

- LEGEND**
- BOUNDARY OF PROPERTY SURVEYED
 - EXISTING RIGHT OF WAY LINE
 - EXISTING LOT LINES
 - EXISTING PROPERTY LINES
 - EXISTING CURB & GUTTER
 - EXISTING EDGE OF PAVEMENT
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING FENCE
 - EXISTING HEDGEROW
 - EXISTING GUARDRAIL
 - GUARDPOST
 - MONITORING WELL
 - MANHOLES
 - CLEANOUT
 - LIGHT POLE
 - TELEPHONE SPLICE BOX
 - UTILITY SPLICE BOX
 - JUNCTION BOX
 - GAS WARNING SIGN
 - GAS VALVE
 - GAS REGULATOR
 - WATER VALVE
 - FIRE HYDRANT
 - BUSH
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE STUMP
 - SIGN
 - MAILBOX
 - HANDHOLE
 - FLAGPOLE
 - FOUND SURVEY MONUMENT IN PLACE
 - RECORDED DIMENSION

LEGAL DESCRIPTION

Part of Lots 1, 4, and all of Lots 2 and 3 of Binz and Davis Subdivision, said subdivision recorded December 2, 1948 in Book "F" of Plats, Page 39 in the Recorder's Office of Ogle County; ALSO Lot 7 and part of Lot 8 in Tilton Manor Subdivision, said subdivision recorded December 14, 1965 in Book "J" of Plats, Page 1 in the Recorder's Office of Ogle County; all situated in the City of Rochelle, Ogle County, Illinois, described as follows:

Beginning at the northeast corner of said Lot 8; thence South 0 degrees 53 minutes 50 seconds West, 199.70 feet on the east line of said Lots 7 and 8 of said Tilton Manor Subdivision, to the southeast corner of said Lot 7; thence South 88 degrees 22 minutes 23 seconds West, 263.88 feet on the south line of said Lot 7, to the southwest corner of said Lot 7, also being the East line of said Binz and Davis Subdivision; thence South 0 degrees 54 minutes 23 seconds West, 20.13 feet on said east line of said Binz and Davis Subdivision, to a point 60.00 feet north of the southeast corner of Lot 4; thence South 88 degrees 22 minutes 23 seconds West, 188.12 feet to the east right of way line of Illinois Route 251; thence North 0 degrees 55 minutes 30 seconds East, 177.75 feet on said east right of way line; thence North 89 degrees 22 minutes 23 seconds East, 188.06 feet to the west line of said Tilton Manor Subdivision; thence North 1 degrees 42 minutes 38 seconds East, 53.13 feet on said west line; thence South 88 degrees 58 minutes 14 seconds East, 114.22 feet; thence North 0 degrees 34 minutes 51 seconds East, 14.70 feet; thence South 87 degrees 47 minutes 11 seconds East, 16.06 feet; thence South 0 degrees 34 minutes 51 seconds West, 7.36 feet; thence South 88 degrees 53 minutes 50 seconds East, 75.98 feet; thence North 0 degrees 53 minutes 50 seconds East, 7.59 feet; thence South 89 degrees 02 minutes 42 seconds East, 57.32 feet to the east line of said Lot 9 of Tilton Manor Subdivision and being on a 130.00 foot radius curve to the left; thence Southwesterly, 13.40 feet on said curve, whose chord bearing is South 03 degrees 51 minutes 04 seconds West, a chord distance of 13.40 feet to the Point of Beginning, containing 2.04 acres, more or less.

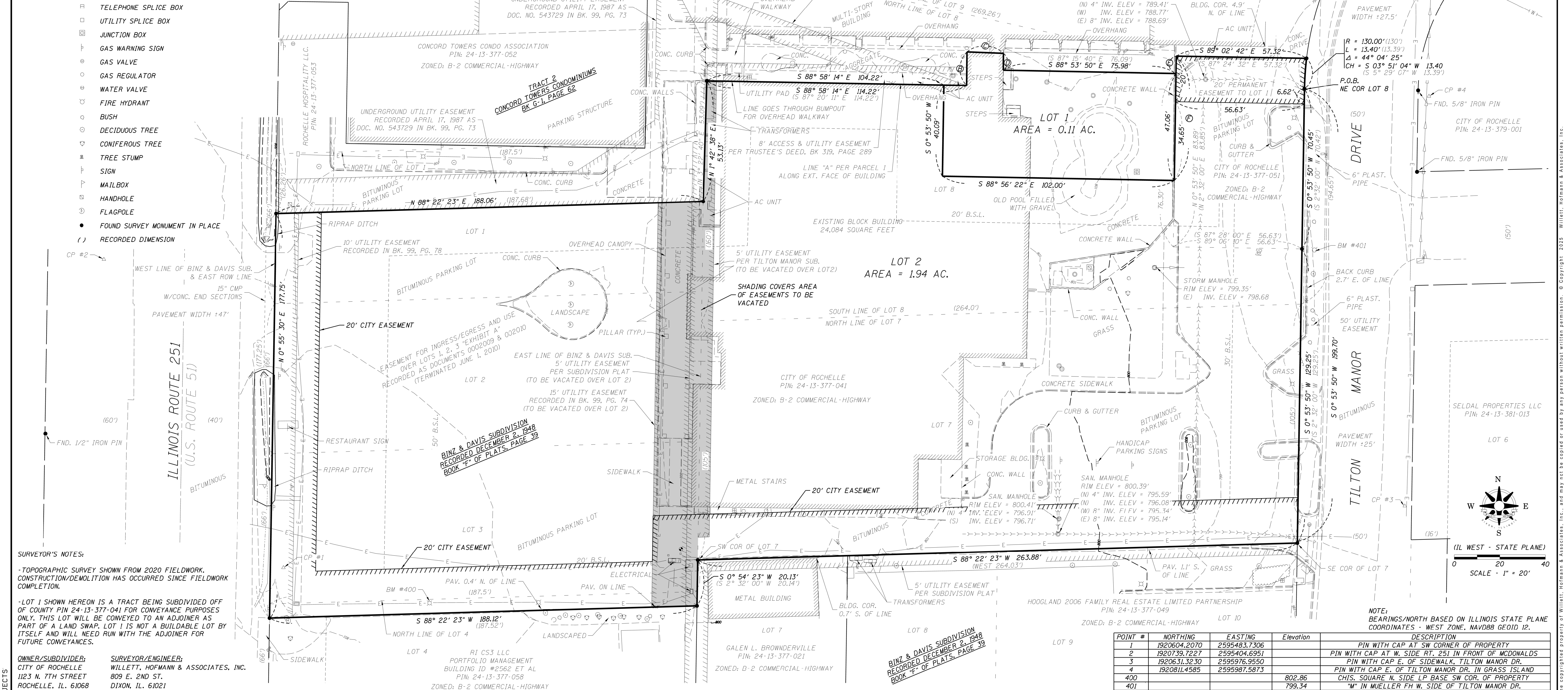
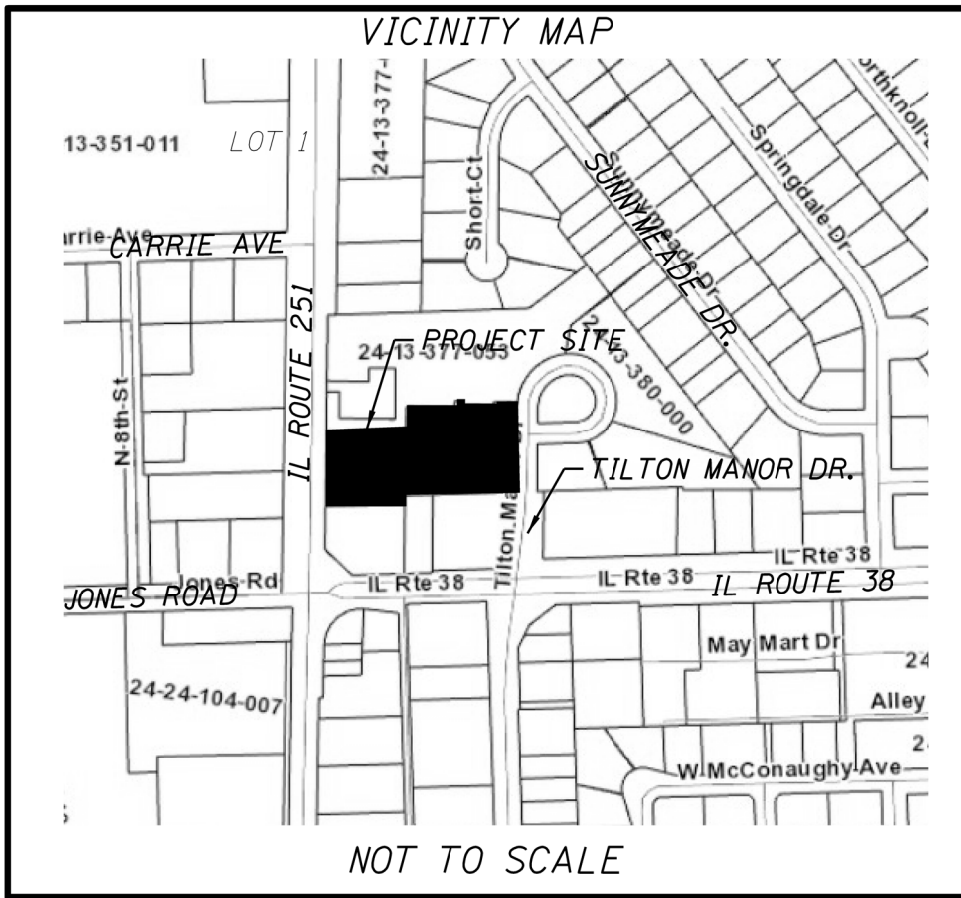
PRELIMINARY PLAT OF VAGABOND SUBDIVISION

A RESUBDIVISION OF LOTS 2 & 3 AND PART OF LOTS 1 & 4 OF BINZ AND DAVIS SUBDIVISION

AND LOT 7 AND PART OF LOT 8 & 9 OF TILTON MANOR SUBDIVISION

CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

- LINE LEGEND**
- B = N 0° 34' 51" E 14.70' ALONG EXT. FACE OF BUILDING
(N 02° 44' 08" E 14.70')
 - C = S 87° 47' 11" E 16.06' ALONG EXT. FACE OF BUILDING, THEN THROUGH TO EAST FACE OF BUILDING
(S 86° 25' 37" E 15.87')
 - D = S 0° 34' 51" W 7.36' ALONG EXT. FACE OF BUILDING
(S 02° 44' 08" W 7.36')
 - E = N 0° 53' 50" E 7.59'
 - F = N 0° 53' 50" E 54.65'



SURVEYOR'S NOTES:

-TOPOGRAPHIC SURVEY SHOWN FROM 2020 FIELDWORK. CONSTRUCTION/DEMOLITION HAS OCCURRED SINCE FIELDWORK COMPLETION.

-LOT 1 SHOWN HEREON IS A TRACT BEING SUBDIVIDED OFF OF COUNTY PIN 24-13-377-041 FOR CONVEYANCE PURPOSES ONLY. THIS LOT WILL BE CONVEYED TO AN ADJOINER AS PART OF A LAND SWAP. LOT 1 IS NOT A BUILDABLE LOT BY ITSELF AND WILL NEED RUN WITH THE ADJOINER FOR FUTURE CONVEYANCES.

OWNER/SUBDIVIDER:
CITY OF ROCHELLE
1123 N. 7TH STREET
ROCHELLE, IL. 61068

SURVEYOR/ENGINEER:
WILLETT, HOFMANN & ASSOCIATES, INC.
809 E. 2ND ST.
DIXON, IL. 61021

REVISION	DATE	BY	REMARKS	DRAWN
				TJK
				CHECKED
				JBR
				APPROVED
				JBR

CITY OF ROCHELLE
2025



WILLETT HOFMANN & ASSOCIATES, INC.
ENGINEERING ARCHITECTURE LAND SURVEYING
809 EAST 2ND STREET, DIXON, IL 61021-0367
TEL: 815-284-3361 DESIGN FIRM: #184-000918

VAGABOND SUBDIVISION
1123 N. 7TH STREET, ROCHELLE, ILLINOIS
PRELIMINARY PLAT

PHASE
☐ PRELIM ☒ FINAL ☐ CONST
☐ PERMIT ☐ BID ☐

WHA No.
1036D20
DATE
05-02-25
SHEET No.
1

POINT #	NORTHING	EASTING	Elevation	DESCRIPTION
1	1920604.2070	2595483.7306		PIN WITH CAP AT SW CORNER OF PROPERTY
2	1920739.7227	2595404.6951		PIN WITH CAP AT W. SIDE RT. 251 IN FRONT OF MCDONALDS
3	1920631.3230	2595976.9550		PIN WITH CAP E. OF SIDEWALK, TILTON MANOR DR.
4	1920811.4585	2595987.5873		PIN WITH CAP E. OF TILTON MANOR DR. IN GRASS ISLAND
400			802.86	CHIS. SQUARE N. SIDE LP BASE SW COR. OF PROPERTY
401			799.34	"M" IN MUELLER FH W. SIDE OF TILTON MANOR DR.