

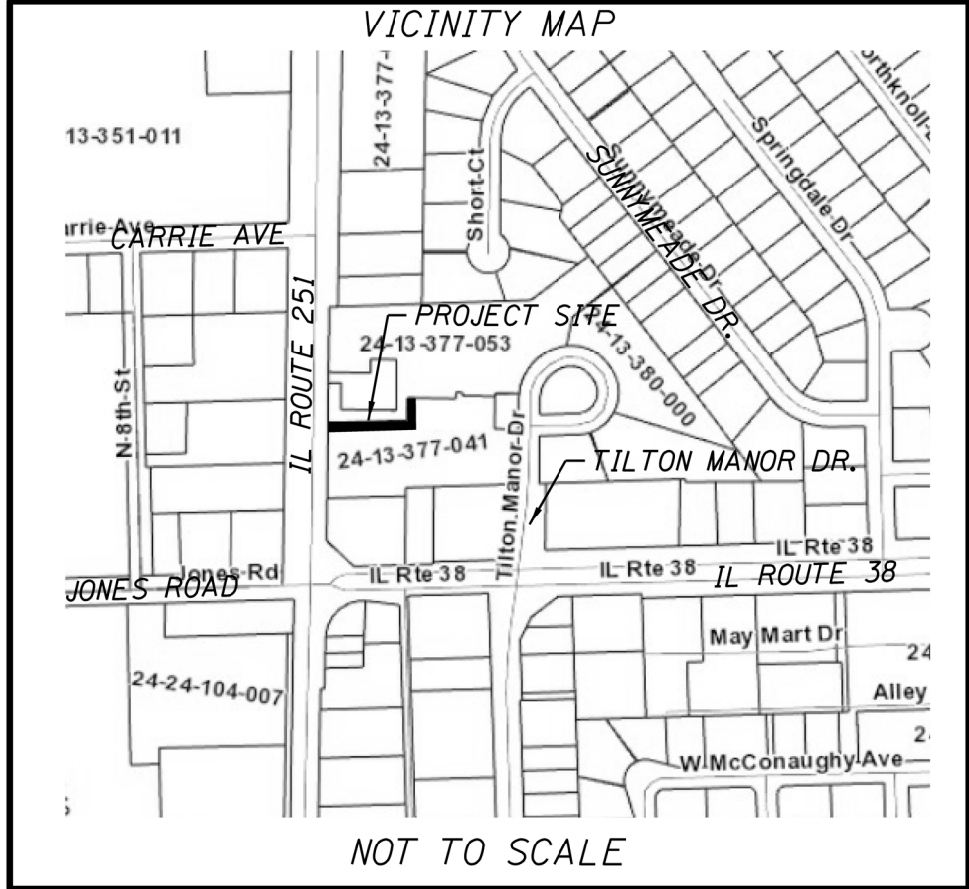
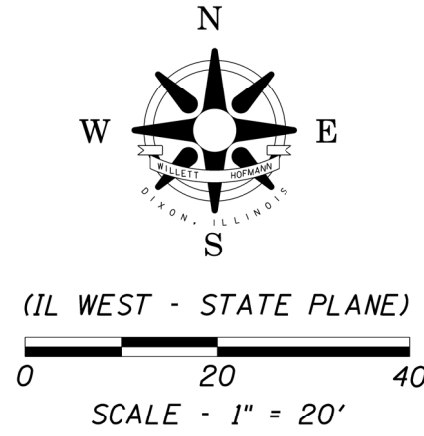
CITY EASEMENT PROVISIONS:

PERMANENT EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ROCHELLE (HEREINAFTER THE "GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "CITY EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION OR WHERE OTHERWISE NOTED IN THE LEGEND CONTAINED HEREIN, FOR THE PURPOSES OF INSTALLING; CONSTRUCTING; INSPECTING; OPERATING; DRAINING; REPLACING; RENEWING; ALTERING; ENLARGING; REMOVING; REPAIRING; CLEANING AND MAINTAINING "CITY FACILITIES" WHICH INCLUDE, BUT ARE NOT LIMITED TO: STORM SEWERS; DRAINAGE MAINS; DITCHES; STORM WATER DETENTION AND RETENTION; FACILITIES; SUBSURFACE DRAINAGE SYSTEMS; SANITARY SEWER MAINS; WATER MAINS; ELECTRIC AND COMMUNICATION CONDUITS; CABLES AND WIRES; STREET LIGHT POLES, FIXTURES AND FOUNDATIONS; METERING FACILITIES; CONCRETE OR ASPHALT SIDEWALKS OR MULTI-USE PATHS; AND, OTHER APPURTENANCES INCLUDING ANY AND ALL; MANHOLES; INLETS; CATCH BASINS; PIPES; END SECTIONS; UTILITY BOXES; CONNECTIONS; AND WITHOUT LIMITATION SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY PERSONNEL, CONTRACTORS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS AND USES, THE FOLLOWING COVENANTS SHALL RUN WITH THE LAND PLATTED HEREON IN PERPETUITY, NO BUILDINGS SHALL BE PLACED ON A CITY EASEMENT; AND NO TREES OR SHRUBS SHALL BE PLACED ON A CITY EASEMENT, BUT THE LAND THEREIN MAY BE USED FOR: MINOR LANDSCAPING; PLACEMENT OF FENCING; AND OTHER PURPOSES APPROVED BY THE GRANTEE THAT DO NOT THEN OR LATER INTERFERE WITH THE FOREGOING AFFIRMATIVE RIGHTS AND USES; THERE SHALL BE NO DREDGED OF EMBANKMENT FILL MATERIAL PLACED UPON A CITY EASEMENT; AND, SIGNS SHALL NOT BE ERECTED UPON A CITY EASEMENT. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE; TO REMOVE ANY BUILDINGS, STRUCTURES, PAVEMENTS, SIDEWALKS, FENCES AND SIGNS; AND, TO CUT DOWN, TRIM OR REMOVE TREES SHRUBS, PLANTS, AND OTHER VEGETATION OR LANDSCAPING THAT INTERFERE WITH THE OPERATION, INSTALLATION, MAINTENANCE OR ACCESS TO CITY FACILITIES IN, UPON, ACROSS, OVER, UNDER AND THROUGH ANY CITY EASEMENT, THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, PAVEMENT, SIDEWALKS; FENCES; SIGNS; TREES, SHRUBS; PLANTS; AND, OTHER VEGETATION OR LANDSCAPING REMOVED OR TRIMMED DURING EXERCISE OF THE HEREIN GIVEN AND DESCRIBED RIGHTS AND USES. REPLACEMENT OF ITEMS SO REMOVED OR TRIMMED SHALL BE THE RESPONSIBILITY OF THE THEN LANDOWNER.

NOTWITHSTANDING ANY OF THE FOREGOING, THE GRANTEE ACKNOWLEDGES AND AGREES THAT THE LANDOWNER(S) SHALL HAVE THE RIGHT AT THEIR OWN EXPENSES TO CONSTRUCT, MAINTAIN, AND UTILIZE PAVEMENT, DRIVEWAYS AND ASSOCIATED APPURTENANCES OVER AND ACROSS ANY CITY EASEMENT FOR ACCESS AND INGRESS TO THE LAND FROM, AND EGRESS FROM THE LAND TO, PUBLIC AND PRIVATE RIGHT-OF-WAYS ADJACENT THERETO; SUBJECT TO THE LANDOWNER'S OBLIGATION TO REPAIR OR REPLACE ANY DAMAGE TO SUCH IMPROVEMENTS CAUSED BY THE GRANTEE IN THE EXERCISE OF ITS RIGHTS AND USES HEREUNDER.

FINAL PLAT OF ROCHELLE HOSPITALITY SUBDIVISION
A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN
AND PART OF LOT 1 OF BINZ AND DAVIS SUBDIVISION ALL IN THE
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



TRACT 3
CONCORD TOWERS CONDOMINIUMS
BK G-1, PAGE 62

TRACT 2
CONCORD TOWERS CONDOMINIUMS
BK G-1, PAGE 62

TILTON MANOR SUBDIVISION
RECORDED DECEMBER 14, 1965
BOOK "J" OF PLATS, PAGE 1

5' UTILITY EASEMENT
PER SUBDIVISION PLAT

WEST LINE OF TILTON MANOR SUB.

EASEMENT FOR INGRESS/EGRESS
RECORDED IN BK. 78, PG. 323
(VACATED)

10' UNDERGROUND ELECTRICAL FACILITIES
EASEMENT RECORDED OCTOBER 29, 1975
IN BK. 63 OF MISCELLANEOUS, PG. 830 & 832

SOUTH LINE OF LOT 9
NORTH LINE OF LOT 8 (269.26')

8' ACCESS & UTILITY EASEMENT
PER TRUSTEE'S DEED, BK 319, PAGE 289

S 88° 58' 14" E 114.22' (S 87° 20' 11" E 114.22')

S 88° 58' 14" E 7.50'

S 88° 58' 14" E 104.22'

S 88° 58' 14" E 114.22' (S 87° 20' 11" E 114.22')

S 0° 53' 30" W 53.13'

S 0° 53' 50" W 40.09'

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF LEE)

I, Jeffrey B. Rohde, an Illinois Professional Land Surveyor, hereby state that at the request of the property owners shown hereon, I have subdivided and platted shown hereon and to be now known as Rochelle Hospitality Subdivision.

Part of the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Fourth Principal Meridian and Part of Lot 1 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, all situated in the City of Rochelle, Ogle County, Illinois, described as follows:

Commencing at the northwest corner of said Lot 1; thence South 0 degrees 55 minutes 30 seconds West, 6.84 feet on the west line of said Lot 1 and the east right of way line of U.S. Route 251, to the Point of Beginning; thence South 89 degrees 10 minutes 49 seconds East, 180.53 feet; thence North 1 degree 42 minutes 38 seconds East, 41.59 feet; thence South 88 degrees 58 minutes 14 seconds East, 7.50 feet to the west line of Tilton Manor Subdivision, said subdivision recorded December 14, 1965 in Book "J" of Plats, Page 1 in said Recorder's Office; thence South 1 degree 42 minutes 38 seconds West, 53.13 feet on said west line, to a point on the east line of said Lot 1; thence South 88 degrees 22 minutes 23 seconds West, 188.06 feet to the said west line of Lot 1 and said east right of way line; thence North 0 degrees 55 minutes 30 seconds East, 19.59 feet on west line and said east right of way line, to the Point of beginning, containing 0.07 acre, more or less.

I further state that this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards, that monuments were set or found at the locations indicated, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

I further state that I have made no independent search of the public records for esements, encumbrances, ownership or title evidence, or any other facts which an accurate and current title search may disclose, as part of this survey, but have relied upon the materials supplied to me by the owner's representative.

This is to certify that the parcels included in this record of deed are in Zone X
Zone X are areas determined to be outside the 0.2% annual chance floodplain, as identified for Ogle County, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map No. 17141C0487E. Effective Date August 17, 2016.

Signed at Dixon, Illinois, this _____ day of _____ 2025.

Jeffrey B. Rohde - Illinois Professional Land Surveyor No. 35-3906
Current Expiration date: 30 November 2026

SW COR OF LOT 7

S 0° 54' 23" W 20.13'
(S 2° 32' 00" W 20.14')

5' UTILITY EASEMENT
PER SUBDIVISION PLAT

SURVEYOR'S NOTE:

-LOT 1 SHOWN HEREON IS A TRACT BEING
SUBDIVIDED OFF OF COUNTY PIN 24-18-377-053
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.

LOT 7

LOT 8

BINZ & DAVIS SUBDIVISION
RECORDED DECEMBER 2, 1948
BOOK "F" OF PLATS, PAGE 39

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Pursuant to 765 ILCS 205/2, we hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into water retention areas, public use areas, or drains which the subdivider has the right to sue, and that such surface waters will not be deposited on the property of adjoining lands in such concentration as may cause damage to the adjoining property because of the construction of the subdivision.

IN WITNESS WHEREOF, the owners have caused this instrument to be signed by its Owner's or Owner's Representative

on this _____ day of _____ 2025.

City of Rochelle Title Registered Professional Engineer

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Filed for record this _____ day of _____ 2025 at _____ o'clock, _____M, in

Book _____ of Plats, page _____, as Document No. _____ and examined.

County Recorder

COUNTY CLERK'S TAX CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____ County Clerk of Ogle County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County at my office in Oregon, in said County, this _____ day of _____ 2025.

County Clerk

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

_____ are the Owner(s) of the land described in the Surveyor's Certificate on the foregoing Plat, and as the Owner(s), do hereby state that to the best of their knowledge, all of the lots in this Subdivision lie within:

Rochelle Elementary District #231
Rochelle Township High School District #212

OWNER

PRINT NAME

ATTEST

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We, the undersigned, members of the Planning Comission for the City of Rochelle, Illinois, hereby approve the Plat of Rochelle Hospitality Subdivision as set forth above and hereon.

Given under our hands and seals this _____ day of _____ 2025.

President

Secretary

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS)
COUNTY OF LEE)

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a highway permit for access is required of the owner of the property prior to construction within State rights-of-way. A plan that meets requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Dated this _____ day of _____ 2025.

Deputy Director of Highways
Region 2 Engineer

REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

CITY OF ROCHELLE
2025



ROCHELLE HOSPITALITY SUBDIVISION
1133 N. 7TH STREET, ROCHELLE, ILLINOIS
SUBDIVISION PLAT

PHASE	WHA No.	SHEET No.
<input type="checkbox"/> PRELIM <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> CONST	1036D20	1
<input type="checkbox"/> PERMIT <input type="checkbox"/> BID <input type="checkbox"/> _____	DATE 05-05-25	