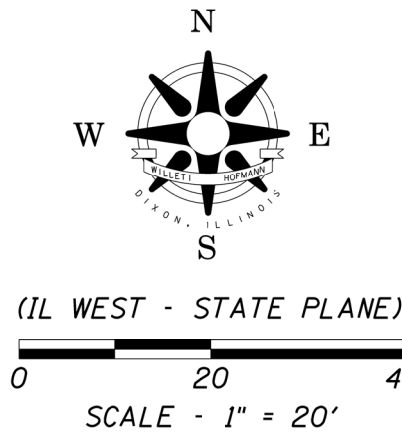


PRELIMINARY PLAT OF ROCHELLE HOSPITALITY SUBDIVISION

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



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

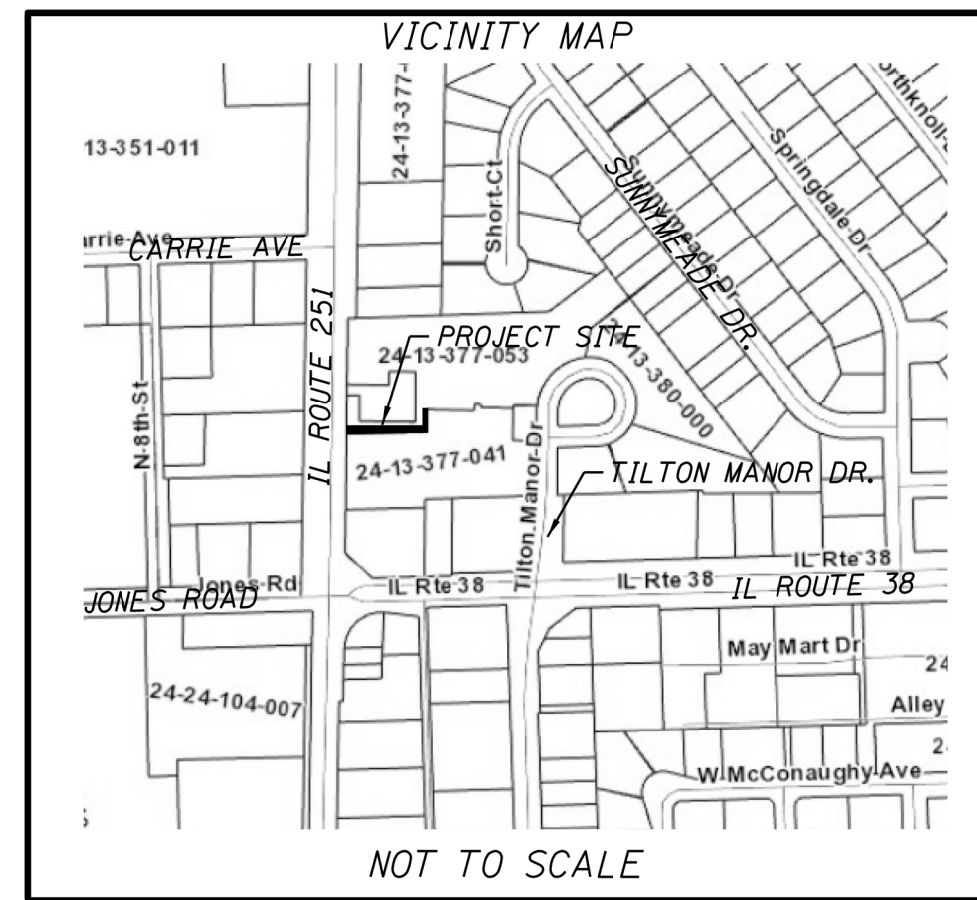
Part of the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Fourth Principal Meridian and Part of Lot 1 of Binz and Davis Subdivision, said subdivision recorded December 2, 1948 in Book "F" of Plats, Page 39 in the Recorder's Office of Ogle County, all situated in the City of 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.

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 24-13-377-053 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.



OWNER/SUBDIVIDER:
ROCHELLE HOSPITALITY LLC
1133 N. 7TH STREET
ROCHELLE, IL. 61068

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

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.

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
T: 815-284-3381 DESIGN FIRM: #184-000918

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

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

WHA No.
1036D20
DATE
05-02-25

SHEET
No.
1