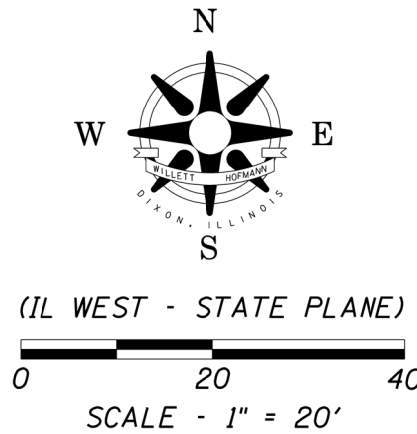


FINAL PLAT OF VAGABOND SUBDIVISION
A RESUBDIVISION OF LOTS 2 & 3 AND PART OF LOTS 1 & 4 OF BINZ AND DAVIS SUBDIVISION
AND LOT 7 AND PART OF LOT 8 & 9 OF TILTON MANOR SUBDIVISION
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



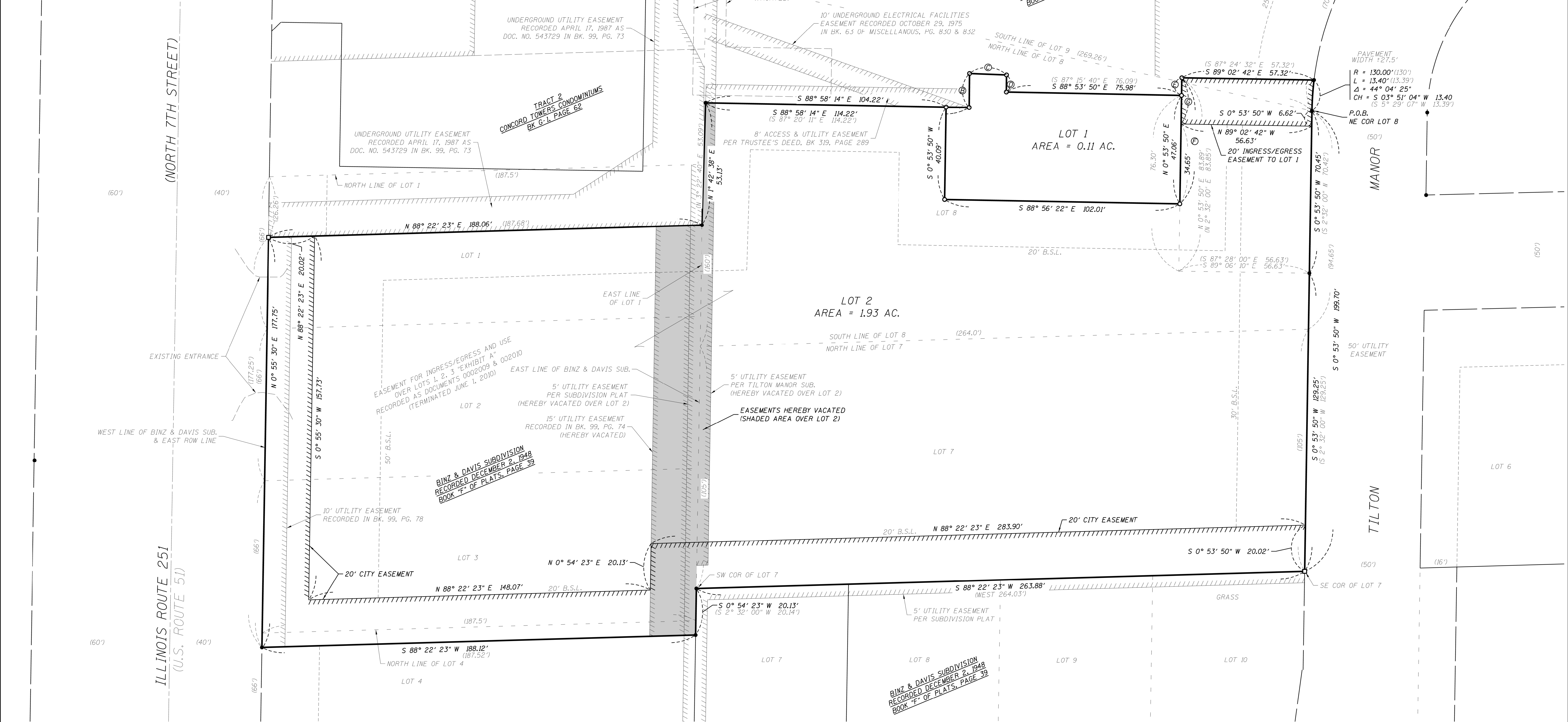
LINE LEGEND

B =	N 0° 34' 51" E	14.70'
	(N 02° 44' 08" E 14.70')	
C =	S 87° 47' 11" E	16.06'
	(S 86° 25' 37" E 15.87')	
D =	S 0° 34' 51" W	7.36'
	(S 02° 44' 08" W 7.36')	
E =	N 0° 53' 50" E	7.59'
F =	N 0° 53' 50" E	54.65'
G =	N 0° 53' 50" E	20.00'

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

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

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



REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

CITY OF ROCHELLE
2025

WILLET HOFMANN & ASSOCIATES INC.
ENGINEERING ARCHITECTURE LAND SURVEYING
809 EAST 2ND STREET, DIXON, IL 61021-0367
T: 815-284-3381 DESIGN FIRM: #184-000918

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

PHASE	<input type="checkbox"/> PRELIM	<input checked="" type="checkbox"/> FINAL	<input type="checkbox"/> CONST
	<input type="checkbox"/> PERMIT	<input type="checkbox"/> BID	<input type="checkbox"/>

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

5/5/2025 10:18:45 AM = PLOTTED Heevyplctcf 20250505 10:18:45 AM = PLOTTED FILE : S:\PROJECTS\7D20 Hickory SURVEY\Proposed Subdivision\7D20_Hickory_Sub_Final.dgn

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

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 Vagabond Subdivision.

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.

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 easements, 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

SURVEYOR'S NOTES:

- 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.

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 Vagabond Subdivision as set forth above and hereon.

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

President

Secretary

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We as owners, of the land represented hereon, do hereby state that this plat was prepared at our request and under our direction, by Jeffrey B. Rohde, Illinois Professional Land Surveyor for the firm of WILLETT HOFMANN & ASSOCIATES, INC.

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

NOTARY PUBLIC

I, the undersigned, a Notary Public in and for the County of Ogle and State of Illinois, do hereby certify that _____ and _____ are personally known to me to be the same persons whose names are subscribed to the foregoing owner's certificate and school statement, appeared before me this day in person and acknowledged the execution of the statement as their free and voluntary act.

Given under my hand and Notarial Seal this _____ day of _____, 2025.

NOTARY PUBLIC

CITY ENGINEER CERTIFICATION

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required improvements.

Dated at Rochelle, Illinois, this _____ day of _____, 2025.

Samuel Tesreau, City Engineer

License Number

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Dated this _____ day of _____, 2025.
at _____, Illinois.

Collector of Special Assessments

Printed

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

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

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 WAYS; 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.

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

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

WHEREAS, _____, Owner(s) of the land shown hereon have caused ame to be subdivided and platted as shown, and

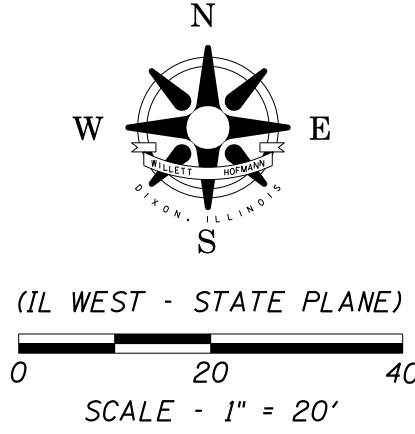
WHEREAS, the said land lies within the Corporate Limits of the City of Rochelle, Ogle County, Illinois.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Rochelle, that the plat hereon be accepted and approved subject to the provisions of all applicable Ordinances of the City of Rochelle.

Passed this _____ day of _____, 2025.

Mayor

City Clerk



LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINES
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- FOUND SURVEY MONUMENT IN PLACE
- SET 5/8" IRON PIN
- SET CONCRETE MONUMENT
- RECORDED DIMENSION

REVISION	DATE	BY	REMARKS

DRAWN	TJK
CHECKED	JBR
APPROVED	JBR

CITY OF ROCHELLE
2025



VAGABOND SUBDIVISION
1123 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	
<input type="checkbox"/> PERMIT <input type="checkbox"/> BID <input type="checkbox"/>	DATE 05-05-25	2