

FINAL PLAT OF
"ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3"
A RE-PLAT OF LOT 3 AND OUTLOT B OF
ROCHELLE BUSINESS AND TECHNOLOGY
PARK PHASE 2 IN SECTION 11, TOWNSHIP
40 NORTH, RANGE 2 EAST OF THE THIRD
PRINCIPAL MERIDIAN, OGLE COUNTY, ILLINOIS
JULY 2026
SHEET 2 OF 2

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 purpose of installing , constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "City facilities" all of 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 communications 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, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining any "storm water management facilities" located on Lot 6 and Lot 7 shown hereon on the plat or the approved site plans and all maintenance or improvements shall be the responsibility of the Landowner of Lot 6 and Lot 7 or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on City Easement; No trees, shrubs shall be placed on said City Easement but the premises may be used for minor landscaping and other purposes, as approved by the Grantee, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said City Easement; and signs shall not be erected upon the City Easement. The right is also hereby granted to the Grantee to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "City facilities" in, upon, across, over, under and through said City Easement.

The Grantee shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

Notwithstanding the foregoing, the City acknowledges and agrees that landowner shall have the right to install and maintain pavement and drive aisles over and cross portions of the City Easement for access, ingress and egress to and from the property to public and private right-of-ways adjacent thereto, subject to the landowner's obligation to repair or replace any damages to such improvements caused by the City in the exercise of its rights hereunder.

Drainage Easement Provisions

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle, the owner of lot 2, (hereinafter the "Grantees"), and to their respective successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Drainage Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing, constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "storm water management facilities" all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, 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 Grantees may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining any "storm water management facilities" located on Lot 6 and Lot 7 shown hereon on the plat or the approved site plans and all maintenance or improvements shall be the responsibility of the Landowner of Lot 6 and Lot 7 or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on Drainage Easements; No trees, shrubs shall be placed on said Drainage Easements but the premises may be used for minor landscaping and other purposes, as approved by the Grantees, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said Drainage Easements; and fences and signs shall not be erected upon the Drainage Easements. The right is also hereby granted to the Grantees to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "storm water management facilities" in, upon, across, over, under and through said Drainage Easements.

The Grantees shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
CITY OF ROCHELLE)

We, the City of Rochelle, Owners of the land represented on the plat hereon, do certify that the said plat was prepared at our request and under our direction by, Dale E. Wallace, Illinois Professional Land Surveyor for the firm of Survey-Tech. After the said surveyor duly surveyed said lands, substantial iron pins or concrete monuments as shown hereon marked the corners of lots. The parts of the said lands described as streets are hereby dedicated to the State of Illinois, for use as streets by the public in accordance with the laws of the State of Illinois, governing and controlling the dedication of and uses of ordinance adopted by the City of Rochelle, State of Illinois.

Dated this ___ day of _____, 2026.

BY: City of Rochelle

Mathew Zeke Joakson
City Manager

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a notary public, in and for said County, in the state aforesaid, a notary public, do hereby and certify that Mathew Zeke Jackson, City Manager, personally known me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act for the uses and purposes therein and set forth.

Given under my hand and Notarial Seal this ___ day of _____, 2026, at _____, Illinois.

Notary Public

My Commission Expires On

SCHOOL DISTRICT CERTIFICATE

This is to certify to the best of our knowledge, we, the City of Rochelle, as Owner of the property herein described in the Surveyor's Certificate, which will be known as "ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3", is located within the boundaries of Rochelle Community Consolidated District No. 231 and Rochelle Township High School District No. 212, Rochelle School District No. 231 in Ogle County, Illinois.

Dated this ___ day of _____, 2026 A.D.

BY: The City of Rochelle

Mathew Zeke Jackson
City Manager

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a notary public, in and for said County, in the state aforesaid, a notary public, do hereby and certify that Mathew Zeke Jackson, City Manager, personally known me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act for the uses and purposes therein and set forth.

Given under my hand and Notarial Seal this ___ day of _____, 2026, at _____, Illinois.

Notary Public

My Commission Expires On

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Pursuant to Chapter 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 use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to adjoining property because of the construction of the subdivision.

Dated this ___ day of _____, 2026.

Samuel C. Tesreau
Professional Engineer No. 062-055018

BY: City of Rochelle

Mathew Zeke Jackson
City Manager

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We, the undersigned members of the Planning Commission for the City of Rochelle, hereby approve the "ROCHELLE BUSINESS AND TECHNOLOGY PARK PHASE 3" to the City of Rochelle as set forth above and hereon.

Given under our hands and seals this ___ day of _____, 2026.

President

Secretary

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

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

Dated at _____, Illinois, this ___ day of _____, 2026.
(Seal)

Samuel C. Tesreau, City Engineer

License Number 062-055018

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

WHEREAS, The City of Rochelle, Owner of the land shown hereon have caused same 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 _____, 2026.

Rose Hueramo, City Clerk

John Bearrows, Mayor

CERTIFICATE OF 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 _____, 2026.

Collector of Special Assessments

COUNTY CLERK 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.

Given under my hand and seal at _____, Illinois, this ___ day of _____, 2026.

County Clerk

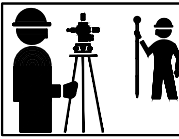
COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Filed for record this ___ day of _____, 2026 at ___ o'clock in Book ___ of Plats, Page ___ and examined. Microfilm Number _____, Document Number _____.

County Recorder:

SHEET 2 OF 2

 SURVEY-TECH A DIVISION OF C.E.S. INC. PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260 104A MAPLE COURT ROCHELLE, ILLINOIS 61068 (815)-562-8771 FAX: (815)-562-6555		
DATE: 7-10-2026	SCALE: 1" = 50'	DRAWN BY: DEW REVISED:
CITY OF ROCHELLE		
FB: OGLE-GPS ACAD: S11226FINAL	CITY OF ROCHELLE OGLE COUNTY	FILE NUMBER: S112-26