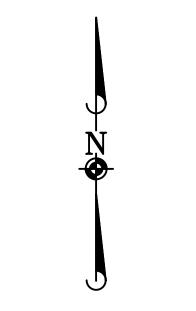
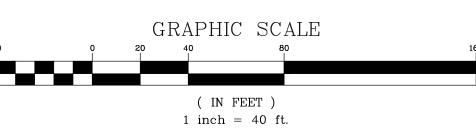
SURVEY SITE E STEWARD ROAD

FINAL PLAT

FIRST RESUBDIVISION OF LAKE LIDA PHASE 1

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS.





BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL—TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

OWNER

LAKE LIDA DEVELOPMENT, INC 621 FIRST AVENUE ROCHELLE, ILLINOIS 61068

SUBMITTED BY/RETURN TO:

VILLAGE OF ROCHELLE PLANNING AND ZONING COMMISSION 420 NORTH 6TH ST. ROCHELLE, IL 61068

EXISTING LOT AREA

LOT 7 AREA: 25,477 SQ. FT. (0.585 ACRES) LOT 8 AREA: 31,626 SQ. FT. (0.726 ACRES) 31,626 SQ. FT. (0.726 ACRES) 88,729 SQ. FT. (2.037 ACRES) LOT 9 AREA: TOTAL AREA:

PROPOSED LOT AREA

LOT 1: 88,729 SQ. FT. (2.037 ACRES)

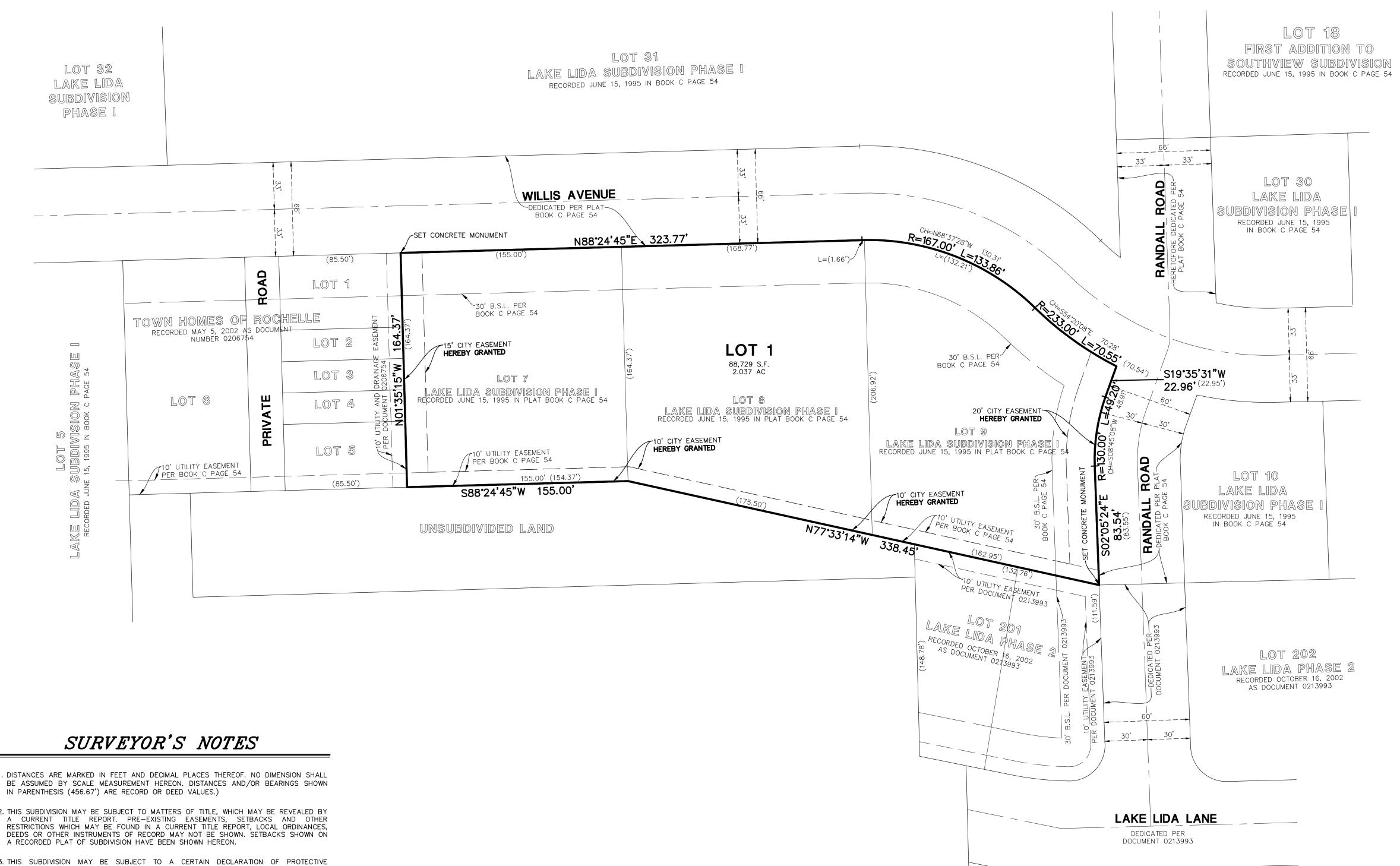
PIN'S

24-36-127-003 (LOT 7) 24-36-127-004 (LOT 8) 24-36-127-005 (LOT 9)

SHEET INDEX

 SHEET	1	OF	2:	BOUNDARY INFORMATION, PROPERTY AREA, SURVEYOR'S NOTES
SHEET	2	OF	2:	CERTIFICATES

LOCATION MAP NOT TO SCALE



- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN
- 2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN. SETBACKS SHOWN ON
- 3. THIS SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
- 4. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
- 5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

PHAS LIDA SUBDIVIS OF ROCHELLE, **ESUBDIVISION**

PROJ. MGR.: DM

PROJ. ASSOC.: ARM

LAC.ROIL.01

SCALE:

03/27/23

<u>1"=40'</u>

SHEET

FINAL PLAT

FIRST RESUBDIVISION OF LAKE LIDA PHASE 1

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE THIS IS TO CERTIFY THAT LAKE LIDA DEVELOPMENT, INC., IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE FIRST RESUBDIVISION OF LAKE LIDA PHASE 1 AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE. LOT NUMBER(S) SCHOOL DISTRICT ROCHELLE COMMUNITY CONSOLIDATED DISTRICT NO. 231 ROCHELLE TOWNSHIP HIGH SCHOOL DISTRICT NO. 212 DATED THIS _____, A.D., 20__. OWNER'S NAME AND ADDRESS LAKE LIDA DEVELOPMENT, INC 621 FIRST AVENUE ROCHELLE, ILLINOIS 61068 PRINTED NAME AND TITLE NOTARY CERTIFICATE STATE OF ILLINOIS COUNTY OF _____ IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, A NOTARY PUBLIC, DO HEREBY AND CERTIFY THAT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____, 20___. NOTARY PUBLIC MORTGAGEE CONSENT THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF _____, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., ____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN. DATED: _____, A.D., 20__. MORTGAGEE'S NAME AND ADDRESS PRINTED NAME AND TITLE ATTEST: _____ PRINTED NAME AND TITLE MORTGAGEE NOTARY PUBLIC STATE OF _____) COUNTY OF _____) PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ _ WHO ARE PERSONALLY KNOWN TO ME TO BE THE

SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME

INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D. 20__.

THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS

NOTARY PUBLIC

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
) SS COUNTY OF OGLE)
,, 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.
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, 20
COUNTY CLERK
CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF ILLINOIS)) SS
COUNTY OF OGLE) DO HEREBY CERTIFY THAT THERE ARE DELINQUENT OR UNPAID CURRENT OR FORFEITED SOCIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND NCLUDED IN THE PLAT.
DATED THIS DAY OF, 20, AT, ILLINOIS.
COLLECTOR OF SPECIAL ASSESSMENTS
PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)) SS
COUNTY OF OGLE)
WE, THE UNDERSIGNED MEMBERS OF THE PLAN COMMISSION FOR THE CITY OF ROCHELLE, HEREBY APPROVE THE PLAT OF FIRST RESUBDIVISION OF LAKE LIDA PHASE 1 TO THE CITY OF ROCHELLE AS SET FORTH ABOVE AND HEREON.
GIVEN UNDER OUR HANDS AND SEALS THIS DAY OF, 20
PRESIDENT
SECRETARY
CITY ENGINEER CERTIFICATE
STATE OF ILLINOIS)) SS
COUNTY OF OGLE)
,, DO HEREBY CERTIFY THAT 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 20
CITY ENGINEER
LICENSE NUMBER:
CITY COUNCIL ACCEPTANCE RESOLUTION
STATE OF ILLINOIS)) SS
COUNTY OF OGLE) WHEREAS, LAKE LIDA DEVELOPMENT, INC., OWNERS 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,
LLINOIS. 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, 20
CITY CLERK
MAYOR
COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)) SS
COUNTY OF OGLE)
FILED FOR RECORD THIS DAY OF, 20 AT O'CLOCK IN
BOOK OF PLATS, PAGE AND EXAMINED. MICROFILM NUMBER, DOCUMENT NUMBER
COUNTY RECORDER

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED. REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF, A.D., 20	0
DV	
BY: OWNER/ATTORNEY	

RANDALL A. DRUECK, ILLINOIS LICENSED PROFESSIONAL ENGINEER ILLIONS REGISTRATION NUMBER 062-041852 LICENSE EXPIRES NOVMEBER 30, 2023

<u>CITY EASEMENT PROVISIONS (C.E.)</u>

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 THE STORM WATER DETENTION/RETENTION FACILITIES SHOWN HEREON ON THE PLAT OR CONSTRUCTION PLANS AND ALL MAINTENANCE OR IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE LANDOWNER OR PROPERTY OWNER'S ASSOCIATION.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE FOLLOWING COVENANTS SHALL RUN WITH SAID LAND IN

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.

PERMISSION TO RECORD

STATE OF ILLINOIS COUNTY OF DUPAGE)

I, ADAM R. MERRY AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2023. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 11TH DAY OF MAY, A.D. 2023

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074 LICENSE EXPIRES NOVEMBER 30, 2024

SURVEYORS CERTIFICATE

STATE OF ILLINOIS COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRÁWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 7, 8, AND 9 IN LAKE LIDA-PHASE 1 IN THE CITY OF ROCHELLE, ACCORDING TO THE PLAT THEREOF IN PLAT FILE C, PAGE 54, IN THE RECORDER'S OFFICE OF OGLE COUNTY, ILLINOIS

SUBDIVIDED PROPERTY CONTAINS 2.037 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF ROCHELLE, OGLE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17141C0498E WITH AN EFFECTIVE DATE OF AUGUST 17, 2016 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS DEFINITION IS PER THE FLOOD INSURANCE RATE MAP. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF MAY, A.D. 2023.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074 LICENSE EXPIRES NOVEMBER 30, 2024

MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025



ILLINOIS **PROFESSIONAL**

LAND

SURVEYOR

NO. 4074

S ILLINO SUB ROCHELLE

PHA

AKE

0

BDIVISION

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PROJ. MGR.: DM PROJ. ASSOC.: ARM DRAWN BY: NAL 03/27/23 SCALE: <u>NTS</u> SHEET

LAC.ROIL.01