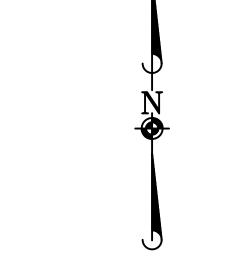
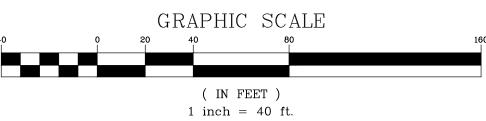
PRELIMINARY PLAT

FIRST RESUBDIVISION OF LAKE LIDA PHASE 1

DEDICATED PER DOCUMENT 0213993

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.





BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATI 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.

GRANTOR'S LEGAL DESCRIPTION

LOTS 7, 8, AND 9 IN LAKE LIDA-PHASE 1 IN THE CITY OF ROCHELLE, ACCORDING TO

SURVEY PREPARED FOR

LINCOLN AVENUE CAPITAL 401 WILSHIRE BOULEVARD, SUITE 1070 SANTA MONICA, CA 90401

OWNER

LAKE LIDA DEVELOPMENT. INC 621 FIRST AVENUE

420 NORTH 6TH ST. ROCHELLE, IL 61068

EXISTING LOT AREA

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

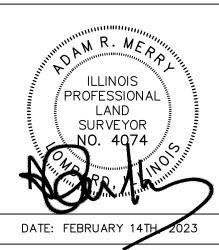
EXISTING ZONING

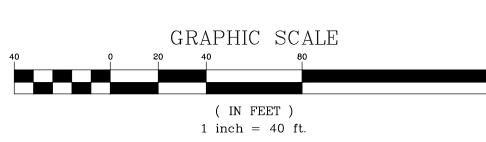
CURRENT AREA ZONED: R5 MULTI-FAMILY - HIGH DENISTY

PROPOSED LOT AREA

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

EXISTING PIN'S





BASIS OF BEARINGS

THE PLAT THEREOF IN PLAT FILE C, PAGE 54, IN THE RECORDER'S OFFICE OF OGLE COUNTY, ILLINOIS

ROCHELLE, ILLINOIS 61068

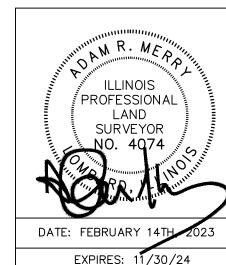
SUBMITTED BY/RETURN TO:

VILLAGE OF ROCHELLE PLANNING AND ZONING COMMISSION

31,626 SQ. FT. (0.726 ACRES) 88,729 SQ. FT. (2.037 ACRES) TOTAL AREA:

RESIDNETAL

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



<u>1"=40'</u> SCALE: SHEET LAC.ROIL.01

PROJ. MGR.: DM

PROJ. ASSOC.: ARM

02/14/23

PHAS

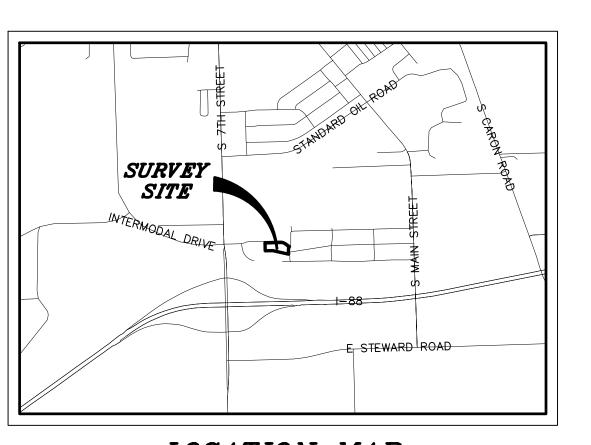
OF

ESUBDIVISION

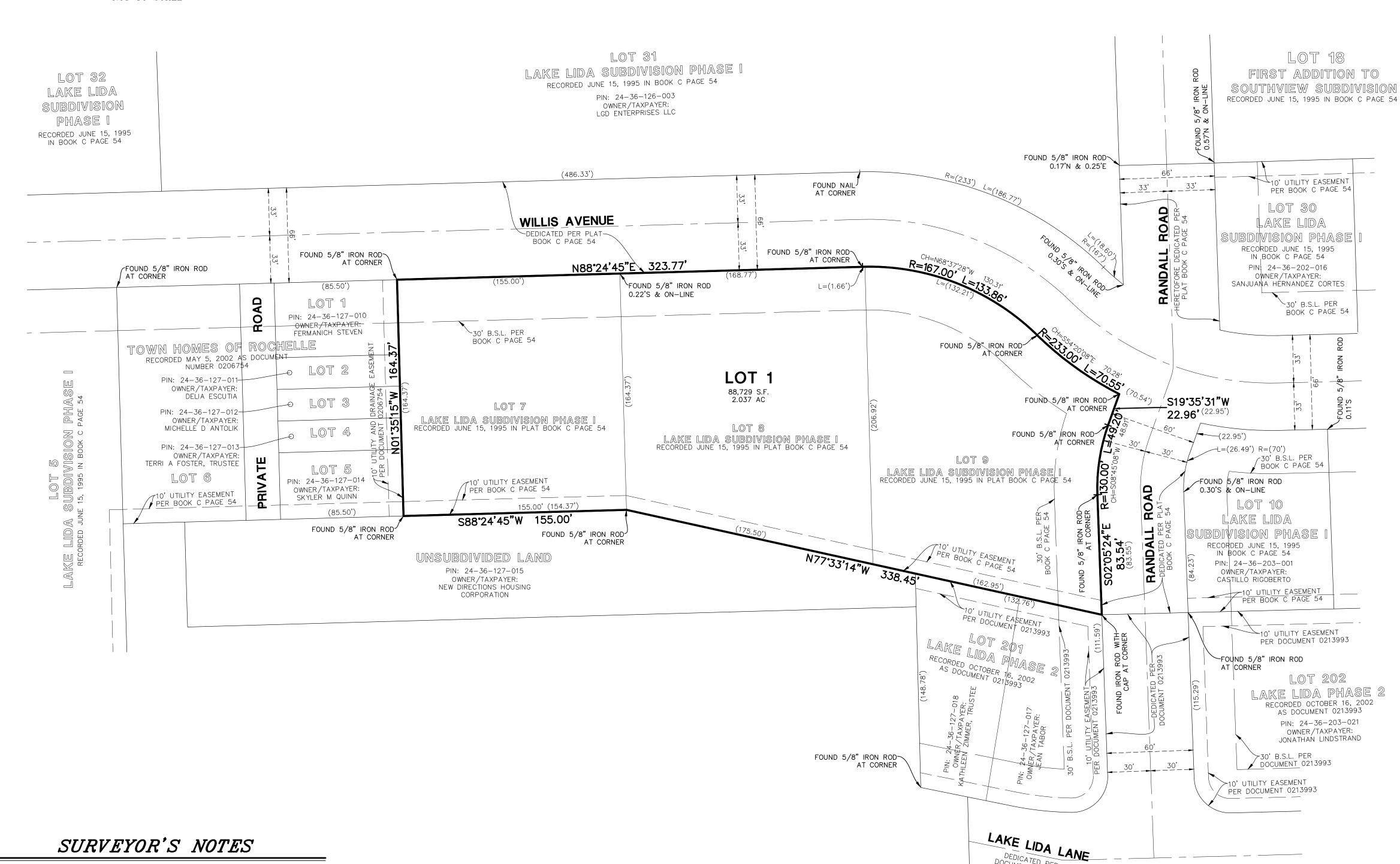
 \blacksquare

ILLINO

ROCHELLE,



LOCATION MAP NOT TO SCALE



SURVEYOR'S NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- 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.
- 3. 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.