

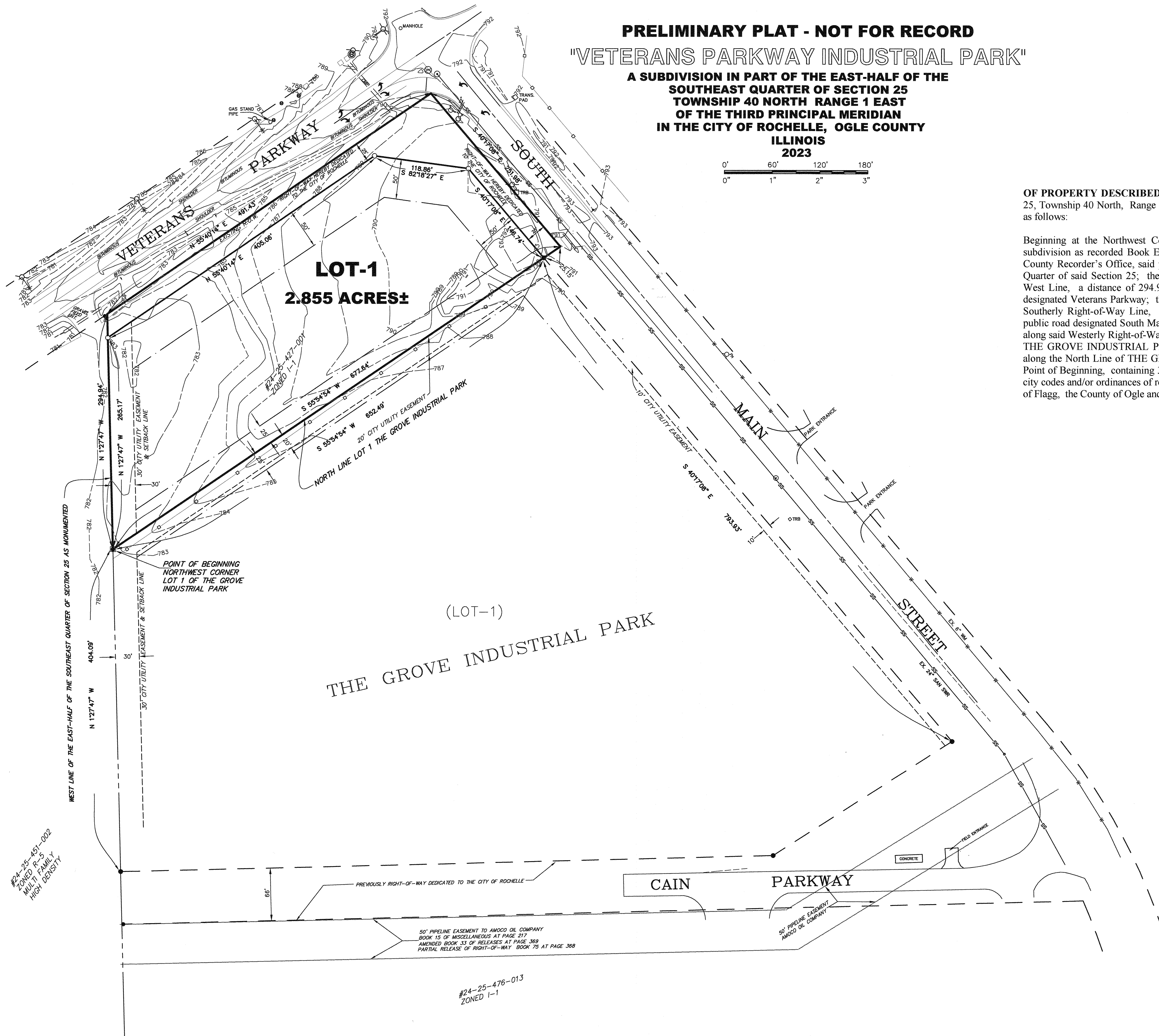
PRELIMINARY PLAT - NOT FOR RECORD
"VETERANS PARKWAY INDUSTRIAL PARK"
A SUBDIVISION IN PART OF THE EAST-HALF OF THE
SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 40 NORTH RANGE 1 EAST
OF THE THIRD PRINCIPAL MERIDIAN
IN THE CITY OF ROCHELLE, OGLE COUNTY
ILLINOIS
2023



LEGAL DESCRIPTION

OF PROPERTY DESCRIBED AS: Part of the East-half of the Southeast Quarter of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

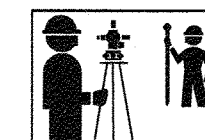
Beginning at the Northwest Corner of Lot 1 of THE GROVE INDUSTRIAL PARK, a subdivision as recorded Book E of Plats, page 18, as Document No. 202103624 in the Ogle County Recorder's Office, said point being on the West Line of the East-half of the Southeast Quarter of said Section 25; thence North 01 degrees 27 minutes 47 seconds West along said West Line, a distance of 294.94 feet to the Southerly Right-of-Way Line of a public road designated Veterans Parkway; thence North 55 degrees 40 minutes 14 seconds East along said Southerly Right-of-Way Line, a distance of 491.43 to the Westerly Right-of-Way Line of a public road designated South Main Street; thence South 40 degrees 17 minutes 08 seconds East along said Westerly Right-of-Way Line, a distance of 251.98 feet to the Northeast Corner of the THE GROVE INDUSTRIAL PARK; thence South 55 degrees 54 degrees 54 seconds West along the North Line of THE GROVE INDUSTRIAL PARK, a distance of 677.64 feet to the Point of Beginning, containing 3.346 acres, more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, the County of Ogle and the State of Illinois.



LEGEND

●	BOUNDARY OF SURVEY
■	MONUMENT FOUND
○	NAIL FOUND
□	5/8" REBAR SET
⊠	SURVEY NAIL SET
⊞	CONCRETE WITH 5/8" REBAR
—	CENTERLINE
- - -	SECTION LINE
- · - · -	RIGHT-OF-WAY LINE
- · - · -	CITY OF ROCHELLE UTILITY EASEMENT
- · - · -	BUILDING SETBACK LINE
W	WATERMAIN
SS	SANITARY SEWER
⊙	SANITARY MANHOLE
⊙	GAS VALVE WITH VAULT
⊙	GAS VALVE WITH BOX
1	1 POST SIGN
2	2 POST SIGN
⊙	VALVE VAULT
⊙	POWER POLE
⊙	POWER POLE WITH GUY
⊙	POWER POLE WITH LIGHT
⊙	FIRE HYDRANT
⊙	TELEPHONE RISER BOX
□	FENCE LINE

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: 4-20-2023	SCALE: 1" = 60'	DRAWN BY: DEW REVISED:
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CITY OF ROCHELLE

FB: ROCHELLE GPS ACAD: S13223	FILE NUMBER: S132-23
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