

ILLINOIS ROUTE 251
(U.S. ROUTE 51)
NORTH 7TH STREET

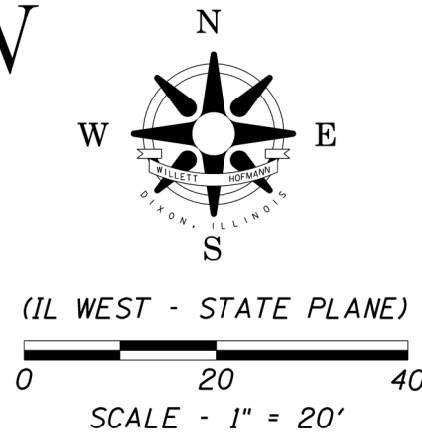
- LEGEND
- BOUNDARY OF PROPERTY SURVEYED
 - EXISTING RIGHT OF WAY LINE
 - EXISTING LOT LINES
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - FOUND SURVEY MONUMENT IN PLACE
 - CORNERS TO SET AFTER SITEWORK
 - RECORDED DIMENSION

SURVEYOR'S NOTE:

-LOT 1 SHOWN HEREON IS A TRACT BEING SUBDIVIDED OFF OF COUNTY PIN 24-13-377-053 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.

FINAL PLAT OF ROCHELLE HOSPITALITY SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN
AND PART OF LOT 1 OF BINZ AND DAVIS SUBDIVISION ALL IN THE
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



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 _____, 2022.

Rochelle Hospitality, LLC

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 _____, 2022.

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 _____, 2022.

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 _____, 2022.
at _____, Illinois.

Collector of Special Assessments _____

Printed _____

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

WHEREAS, _____ Owner(s) 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 _____, 2022.

Mayor _____

City Clerk _____

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 _____, 2022.

City of Rochelle Title Registered Professional Engineer

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

Filed for record this _____ day of _____, 2022 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 _____, 2022.

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 _____

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

We, the undersigned, members of the Planning Commission for the City of Rochelle, Illinois, hereby approve the Plat of Rochelle Hospitality Subdivision as set forth above and hereon.

Given under our hands and seals this _____ day of _____, 2022.

President _____

Secretary _____

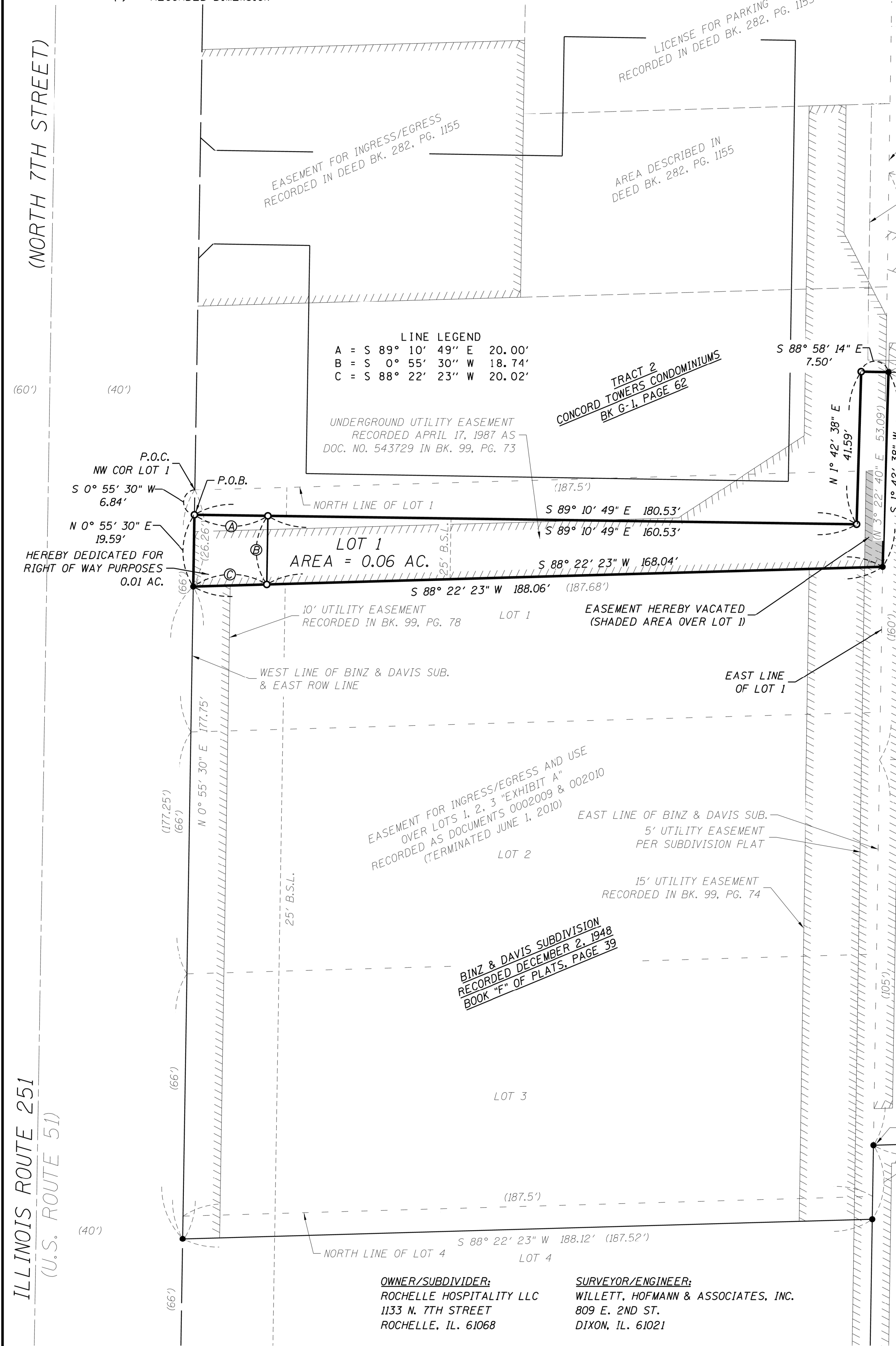
ILLINOIS DEPARTMENT OF TRANSPORTATION

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 _____, 2022.

Deputy Director of Highways
Region 2 Engineer _____



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LEE)

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 Rochelle Hospitality Subdivision.

Part of the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Fourth Principal Meridian and Part of Lot 1 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, all situated in the City of Rochelle, Ogle County, Illinois, described as follows:

Commencing at the northwest corner of said Lot 1; thence South 0 degrees 55 minutes 30 seconds West, 6.84 feet on the west line of said Lot 1 and the east right of way line of U.S. Route 251, to the Point of Beginning; thence South 89 degrees 10 minutes 49 seconds East, 180.53 feet; thence North 1 degree 42 minutes 38 seconds East, 41.59 feet; thence South 88 degrees 58 minutes 14 seconds East, 7.50 feet to the west line of Tilton Manor Subdivision, said subdivision recorded December 14, 1965 in Book "J" of Plats, Page 1 in said Recorder's Office; thence South 1 degree 42 minutes 38 seconds West, 53.13 feet on said west line, to a point on the east line of said Lot 1; thence South 88 degrees 22 minutes 23 seconds West, 188.06 feet to the said west line of Lot 1 and said east right of way line; thence North 0 degrees 55 minutes 30 seconds East, 19.59 feet on west line and said east right of way line, to the Point of beginning, containing 0.07 acre, more or less.

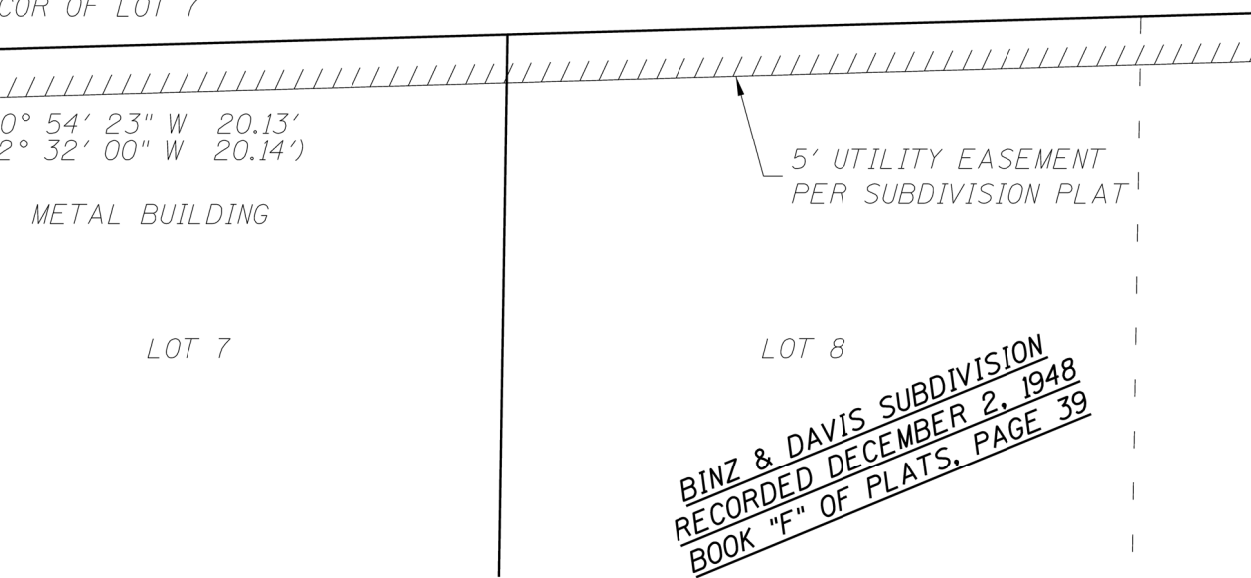
I further state that this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards, that monuments were set or found at the locations indicated, 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. 1714IC0487E. Effective Date August 17, 2016.

Signed at Dixon, Illinois, this _____ day of _____, 2022.

Jeffrey B. Rohde - Illinois Professional Land Surveyor No. 35-3906
Current Expiration date: 30 November 2022



OWNER/SUBDIVIDER:
ROCHELLE HOSPITALITY LLC
1133 N. 7TH STREET
ROCHELLE, IL. 61068

SURVEYOR/ENGINEER:
WILLETT, HOFMANN & ASSOCIATES, INC.
809 E. 2ND ST.
DIXON, IL. 61021

REVISION	DATE	BY	REMARKS

DRAWN TJK
CHECKED JBR
APPROVED JBR

CITY OF ROCHELLE
2022



WILLETT HOFMANN
& ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING
809 EAST 2ND STREET, DIXON, IL 61021-0367
T: 815-284-3361 DESIGN FIRM: #184-000918

ROCHELLE HOSPITALITY SUBDIVISION
1133 N. 7TH STREET, ROCHELLE, ILLINOIS
SUBDIVISION PLAT

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

WHA No.	SHEET No.
1036D20	1
DATE	03-01-22