

PRELIMINARY PLAT
"ST. PAUL LUTHERAN CHURCH SUBDIVISION"
LOTS 7 & 8 OF THE SUBDIVISION OF
NE 1/4 OF NE 1/4, SECTION 23, T40N, R1E, 3rd P.M.
OGLE COUNTY, ILLINOIS



LOCATION MAP

SCALE: 1"=300'

Total Area = 9.74AC±

CURRENT ZONING:
R1 - SINGLE-FAMILY - LOW DENSITY RESIDENTIAL,
INTENDED ZONING: R1 - SINGLE-FAMILY - LOW DENSITY RESIDENTIAL
PURPOSE OF LAND: RESIDENTIAL DEVELOPMENT

OWNER / DEVELOPER
ST. PAUL LUTHERAN CHURCH
1415 10TH AVE,
ROCHELLE ILLINOIS, 61068

RECORD DESCRIPTIONS:

The South 1/2 of Lots 7 and 8 of the Subdivision of the North East 1/4 of the North East 1/4 of Section 23, in Township 40 North, Range 1 East of the Third Principal Meridian, according to the Plat of said Subdivision recorded in Book E of Plats, page 60, in the Recorder's Office of Ogle County, Illinois,

The North 1/2 of Lots 7 and 8 of the Subdivision of the North East 1/4 of the North East 1/4 of Section 23, in Township 40 North, Range 1 East of the 3rd P.M., according to the plat recorded in Book E of Plats, page 60, in the Recorder's Office of Ogle County, Illinois, situated in the City of Rochelle,

SURVEYOR'S STATEMENT

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of St. Paul Lutheran Church, 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 for a Topographic Survey, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

Signed this 21st day of April, 2025.

Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462
Current expiration date: November 30, 2026

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS

COUNTY OF OGLE)

WE, THE UNDERSIGNED PLANNING COMMISSION OFFICERS OF THE PLANNING COMMISSION FOR THE CITY OF ROCHELLE, HEREBY CERTIFY APPROVAL OF THE PRELIMINARY PLAN OF AS SET FORTH ABOVE AND HEREON.

WE HEREBY RECOMMEND TO THE CITY BOARD THAT SAID PRELIMINARY PLAN BE APPROVED.

GIVEN UNDER OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____ A.D.

(Seal)

SECRETARY

PRESIDENT

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
SS

COUNTY OF OGLE)

NOW, THERE FORE IT BE RESOLVED BY THE CITY BOARD 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. THIS PRELIMINARY PLAT SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DESCRIBED DATE.

PASSED THIS _____ DAY OF _____, 20____ A.D.

(Seal)

CITY CLERK

PRESIDENT

OWNER'S CERTIFICATE

I DO HEREBY ACKNOWLEDGE RESPONSIBILITY FOR THE INSTALLATION OF ALL ITEMS IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS AS SET FORTH.

ST. PAUL LUTHERAN CHURCH

DATUM INFORMATION
VERTICAL CONTROL: NAVD 88 (BY VRS OBSERVATIONS)
HORIZONTAL CONTROL: NAD 83 STATE PLANE ILLINOIS WEST ZONE (GRID)
BENCHMARK INFORMATION
BM1 = REBAR WITH CAP N 1919869.11, E 2592622.98, ELEV 800.02
BM2 = CONCRETE MONUMENT N 1918934.09, E 2592663.56, ELEV 808.54

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

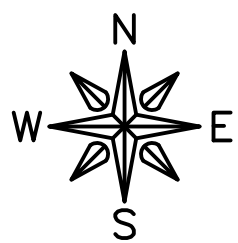
ILLINOIS
IOWA
WISCONSIN

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

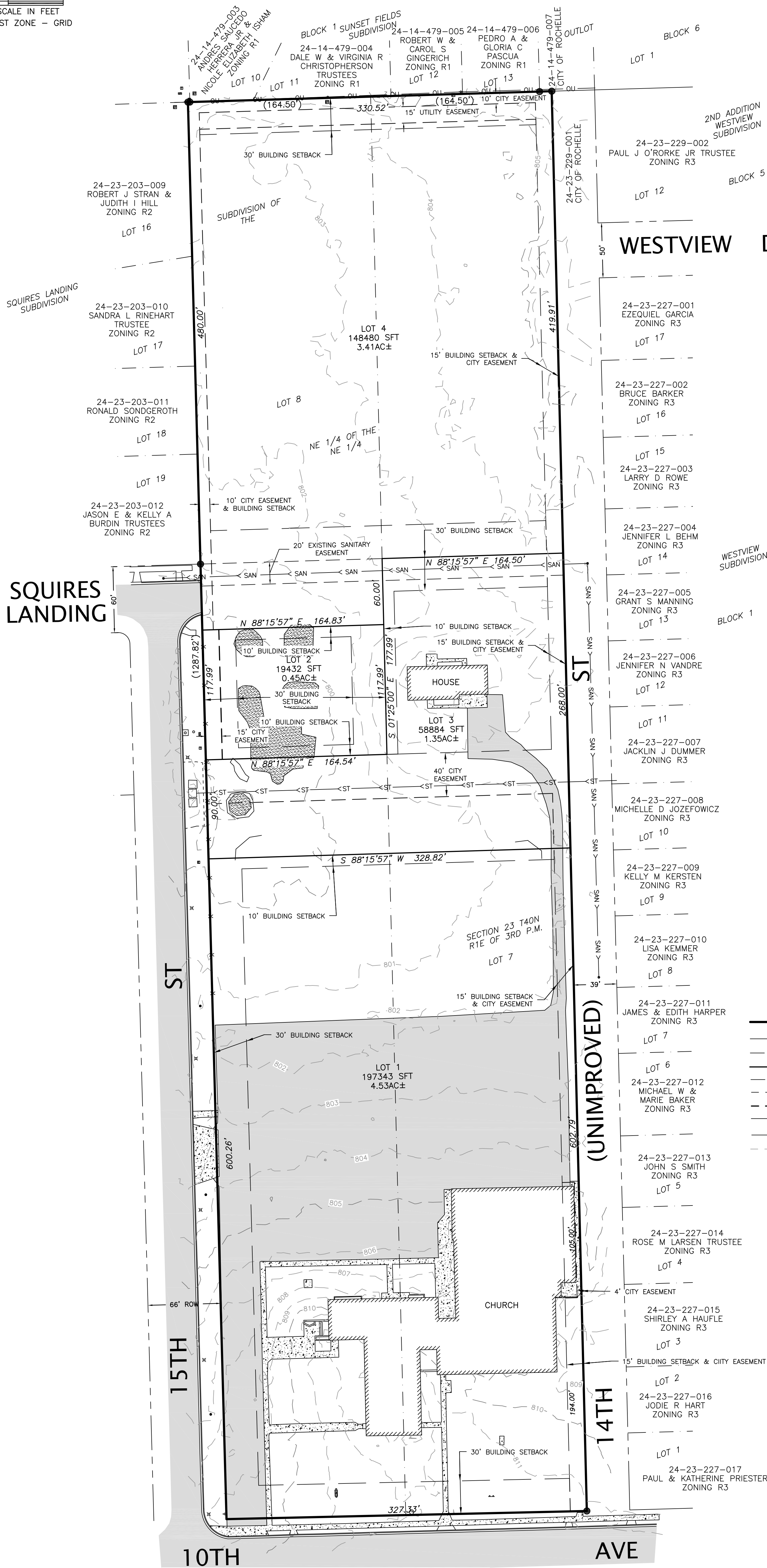
ST. PAUL
LUTHERAN CHURCH
DATE: 05/15/2025
FIELD WORK COMPLETED: 11/15/2024
FIELD: TJJ DRAWN: TJJ QA/QC: SII

JOB NUMBER:
24-1658

SHEET NUMBER:
1 of 2



50 0 50 FEET
GRAPHIC SCALE IN FEET
NAD83 IL WEST ZONE - GRID



LEGEND

- FOUND MONUMENT
- SURVEY BOUNDARY
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING SANITARY SEWER
- EXISTING CONTOUR LINES
- MANHOLE/ INLET
- UTILITY POLE
- LIGHTPOLE
- ASPHALT SURFACE
- CONCRETE
- BUILDING
- RECORD INFORMATION

Note: Total area is 9.74 acres

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