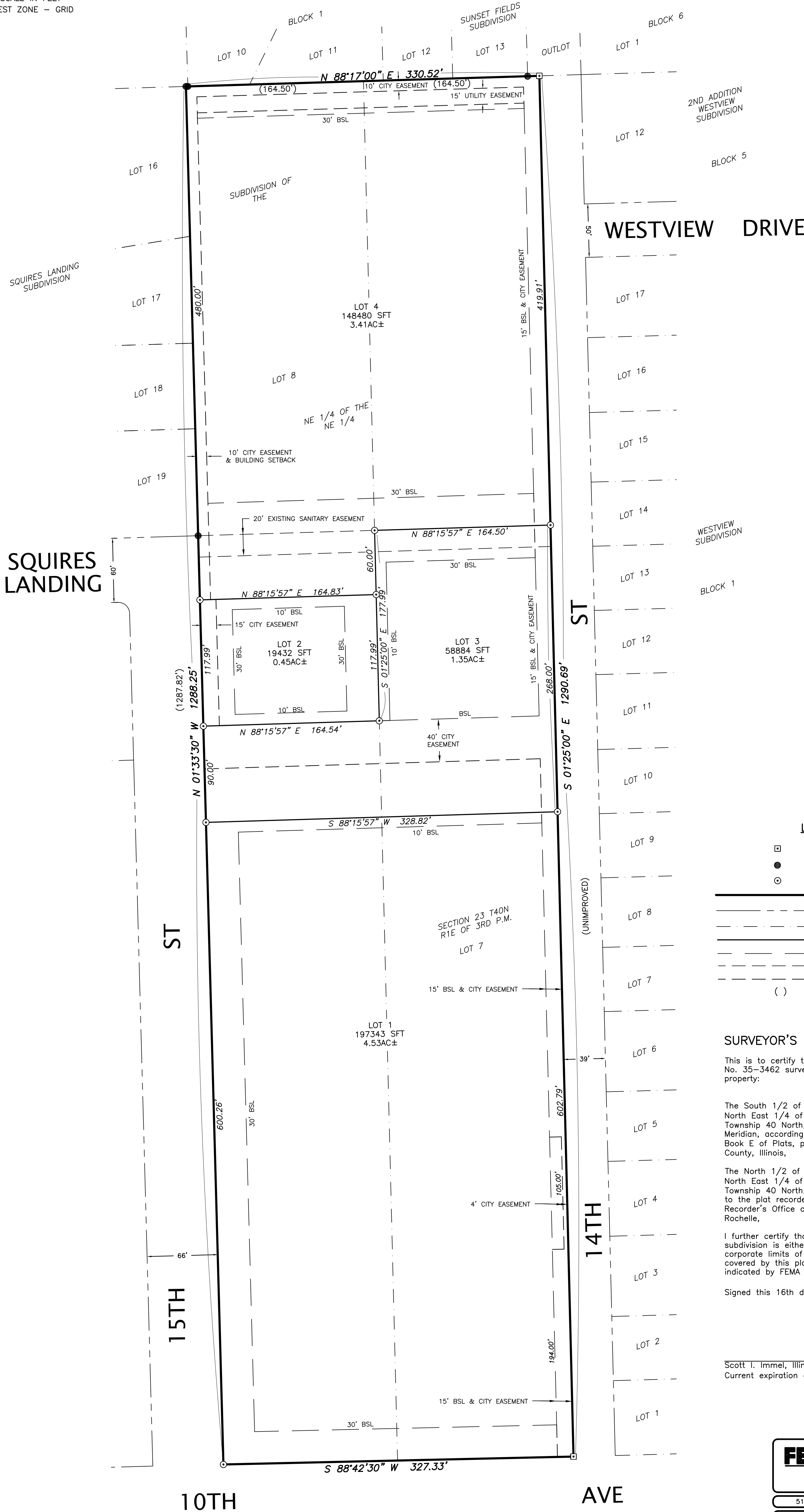
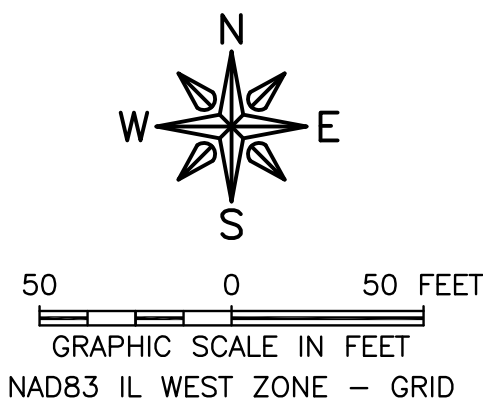


FINAL PLAT  
"ST. PAUL LUTHERAN CHURCH SUBDIVISION"  
LOTS 7 & 8 OF THE SUBDIVISION OF  
NE 1/4 OF NE 1/4, SECTION 23, T40N, R1E, 3rd P.M.  
OGLE COUNTY, ILLINOIS



LEGEND

- SET CONC MARKER
- FOUND MONUMENT
- SET 5/8"Ø REBAR W/FG CAP
- SURVEY BOUNDARY
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EXISTING EASEMENT
- PROPOSED EASEMENT
- RECORD INFORMATION

SURVEYOR'S CERTIFICATE

This is to certify that I, Scott I. Immel Illinois Land Surveyor No. 35-3462 surveyed and subdivided the following described property:

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,

I further certify that the property covered by this plat of subdivision is either in or within a mile and a half of the corporate limits of the City of Rochelle; and that the property covered by this plat of subdivision is located within Zone X as indicated by FEMA FIRM Map 17141C0487E.

Signed this 16th day of June, 2025.

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

Note: Total area is 9.74 acres

**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: 06/16/2025  
FIELD WORK COMPLETED: 11/15/2024  
FIELD: TJJ DRAWN: TJJ QA/QC: SII

JOB NUMBER:  
24-1658  
SHEET NUMBER:  
1 of 2

OWNER’S CERTIFICATE

STATE OF \_\_\_\_\_ )  
(SS  
COUNTY OF \_\_\_\_\_ )

We, \_\_\_\_\_, Owners certify the lands there represented on the plat hereon, do certify that the said plat was prepared at our request and under our direction by, \_\_\_\_\_, IL Registered Land Surveyor for the firm of Fehr Graham. After said lands were duly surveyed by said surveyor, the corners of said lots were marked by substantial iron pins. The parts of the said lands described as streets are hereby dedicated to the City of Rochelle, for use as streets by the public in accordance with the laws of the State of Illinois, governing and controlling the dedication of and uses of ordinance adopted by the City of Rochelle, State of Illinois and those described as follows:

The following protective covenants regulating the use of the property shown hereon are hereby submitted without reservation:

(Covenants)

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By:\_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ )  
(SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a notary public, in and for said County, in said State

aforesaid, a notary public, do hereby certify that \_\_\_\_\_, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal at \_\_\_\_\_, \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

Notary Public (Seal)

My Commission Expires On \_\_\_\_\_

SCHOOL DISTRICT CERTIFICATE

This is to certify that, to the best of my knowledge, the property described in the foregoing Surveyor’s Certificate, which will be known as “ST. PAUL LUTHERAN CHURCH SUBDIVISION”, is located within the boundaries of the following school districts

Rochelle High School Unit #212  
Rochelle Grade School Unit #231  
Kishwaukee College Unit #523

\_\_\_\_\_  
(Owner:)

\_\_\_\_\_  
(Owner:)

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 use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Professional Engineer:\_\_\_\_\_ (Seal)

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

CITY ENGINEER CERTIFICATE

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 land improvements.

Dated at \_\_\_\_\_, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer: (Seal)

\_\_\_\_\_  
License Number:

CITY EASEMENT PROVISIONS

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, and 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 perpetuity: 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 across 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.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
(SS  
COUNTY OF OGLE )

We, the undersigned members of the Plan Commission for the City of Rochelle, Illinois, hereby approve the Plat of "ST. PAUL LUTHERAN CHURCH SUBDIVISION" to the City of Rochelle as set forth above and hereon.

Given under our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President:

\_\_\_\_\_  
Secretary:

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS )  
(SS  
COUNTY OF OGLE )

WHEREAS, \_\_\_\_\_, 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, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk:

\_\_\_\_\_  
Mayor:

COUNTY CLERK 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.

Given under my hand and seal at \_\_\_\_\_, Illinois,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Clerk (Seal)

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 \_\_\_\_\_, 20\_\_\_\_,

at \_\_\_\_\_, Illinois.

\_\_\_\_\_  
Collector of Special Assessments

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

**FEHR GRAHAM**

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

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