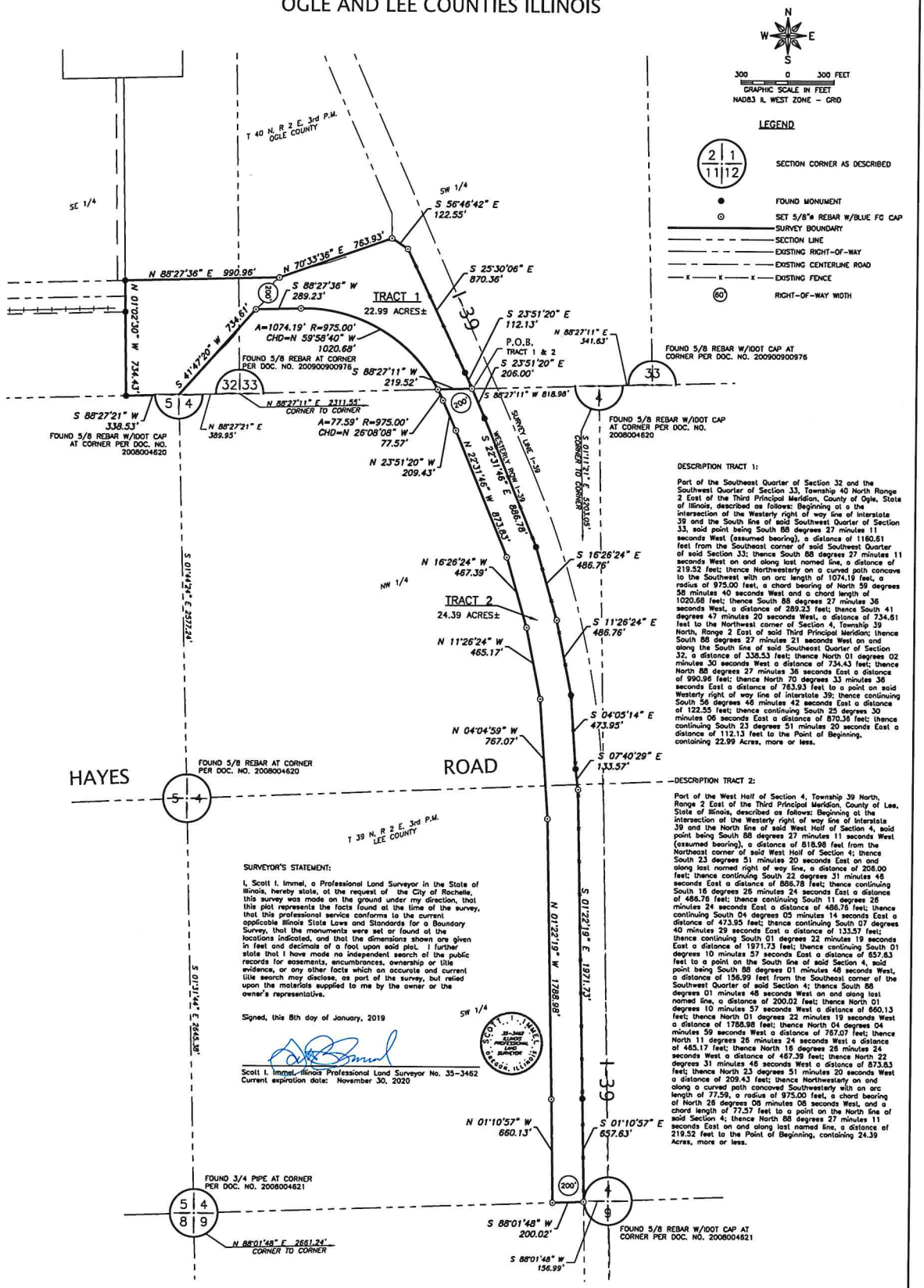
CITY OF ROCHELLE RAILROAD RIGHT-OF-WAY PLAT
PART OF SE 1/4, SEC. 32, SW 1/4, SEC. 33, T40N, R2E AND W 1/2, SEC. 4, T39N, R2E, 3rd P.M.
OGLE AND LEE COUNTIES ILLINOIS



DESCRIPTION TRACT 1:

Part of the Southeast Quarter of Section 32 and the Southwest Quarter of Section 33, Township 40 North Range 2 East of the Third Principal Meridian, County of Ogle, State of Illinois, described as follows: Beginning at a the intersection of the Westerly right of way line of Interstate 39 and the South line of said Southwest Quarter of Section 33, said point being South 88 degrees 27 minutes 11 seconds West (assumed bearing), a distance of 1160.61 feet from the Southeast corner of said Southwest Quarter of said Section 33; thence South 88 degrees 27 minutes 11 seconds West on and along last named line, a distance of 219.52 feet; thence Northwesterly on a curved path concave to the Southwest with an arc length of 1074.19 feet, a radius of 975.00 feet, a chord bearing of North 59 degrees 58 minutes 40 seconds West and a chord length of 1020.68 feet; thence South 88 degrees 27 minutes 36 seconds West, a distance of 289.23 feet; thence South 41 degrees 47 minutes 20 seconds West, a distance of 734.61 feet to the Northwest corner of Section 4, Township 39 North, Range 2 East of said Third Principal Meridian; thence South 88 degrees 27 minutes 21 seconds West on and along the South line of said Southeast Quarter of Section 32, a distance of 338.53 feet; thence North 01 degrees 02 minutes 30 seconds West a distance of 734.43 feet; thence North 88 degrees 27 minutes 36 seconds East a distance of 990.96 feet; thence North 70 degrees 33 minutes 36 seconds East a distance of 763.93 feet to a point on said Westerly right of way line of interstate 39; thence continuing South 56 degrees 46 minutes 42 seconds East a distance of 122.55 feet; thence continuing South 25 degrees 30 minutes 06 seconds East a distance of 870.36 feet; thence continuing South 23 degrees 51 minutes 20 seconds East a distance of 112.13 feet to the Point of Beginning, containing 22.99 Acres, more or less.

DESCRIPTION TRACT 2:

Part of the West Half of Section 4, Township 39 North, Range 2 East of the Third Principal Meridian, County of Lee, State of Illinois, described as follows: Beginning at the intersection of the Westerly right of way line of Interstate 39 and the North line of said West Half of Section 4, said point being South 88 degrees 27 minutes 11 seconds West (assumed bearing), a distance of 818.98 feet from the Northeast corner of said West Half of Section 4; thence South 23 degrees 51 minutes 20 seconds East on and along last named right of way line, a distance of 206.00 feet; thence continuing South 22 degrees 31 minutes 46 seconds East a distance of 886.78 feet; thence continuing South 16 degrees 26 minutes 24 seconds East a distance of 486.76 feet; thence continuing South 11 degrees 26 minutes 24 seconds East a distance of 486.76 feet; thence continuing South 04 degrees 05 minutes 14 seconds East a distance of 473.95 feet; thence continuing South 07 degrees 40 minutes 29 seconds East a distance of 133.57 feet; thence continuing South 01 degrees 22 minutes 19 seconds East a distance of 1971.73 feet; thence continuing South 01 degrees 10 minutes 57 seconds East a distance of 657.63 feet to a point on the South line of said Section 4, said point being South 88 degrees 01 minutes 48 seconds West, a distance of 156.99 feet from the Southeast corner of the Southwest Quarter of said Section 4; thence South 88 degrees 01 minutes 48 seconds West on and along last named line, a distance of 200.02 feet; thence North 01 degrees 10 minutes 57 seconds West a distance of 660.13 feet; thence North 01 degrees 22 minutes 19 seconds West a distance of 1788.98 feet; thence North 04 degrees 04 minutes 59 seconds West a distance of 767.07 feet; thence North 11 degrees 26 minutes 24 seconds West a distance of 465.17 feet; thence North 16 degrees 26 minutes 24 seconds West a distance of 487.39 feet; thence North 22 degrees 31 minutes 46 seconds West a distance of 873.83 feet; thence North 23 degrees 51 minutes 20 seconds West a distance of 209.43 feet; thence Northwesterly on and along a curved path concaved Southwesterly with an arc length of 77.59, a radius of 975.00 feet, a chord bearing of North 26 degrees 08 minutes 08 seconds West, and a chord length of 77.57 feet to a point on the North line of said Section 4; thence North 88 degrees 27 minutes 11 seconds East on and along last named line, a distance of 219.52 feet to the Point of Beginning, containing 24.39 Acres, more or less.

SURVEYOR'S STATEMENT:

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the request of the City of Rochelle, 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 Boundary Survey, that the 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 the survey, but relied upon the materials supplied to me by the owner or the owner's representative.

Signed, this 8th day of January, 2019

Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462
Current expiration date: November 30, 2020

SCOTT I. IMMEL 35-3462 ILLINOIS PROFESSIONAL LAND SURVEYOR DECATUR, ILLINOIS

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-000805
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CITY OF ROCHELLE	JOB NUMBER: 16-970
DATE: 01/08/2019 REVISED FIELD WORK COMPLETED: __/__/2017 FIELD: RDM/TJJ/DRAWN: SB QA/QC: DI	SHEET NUMBER: 1 of 1

PLOT DATE: 1/9/19 © 2017 FEHR GRAHAM