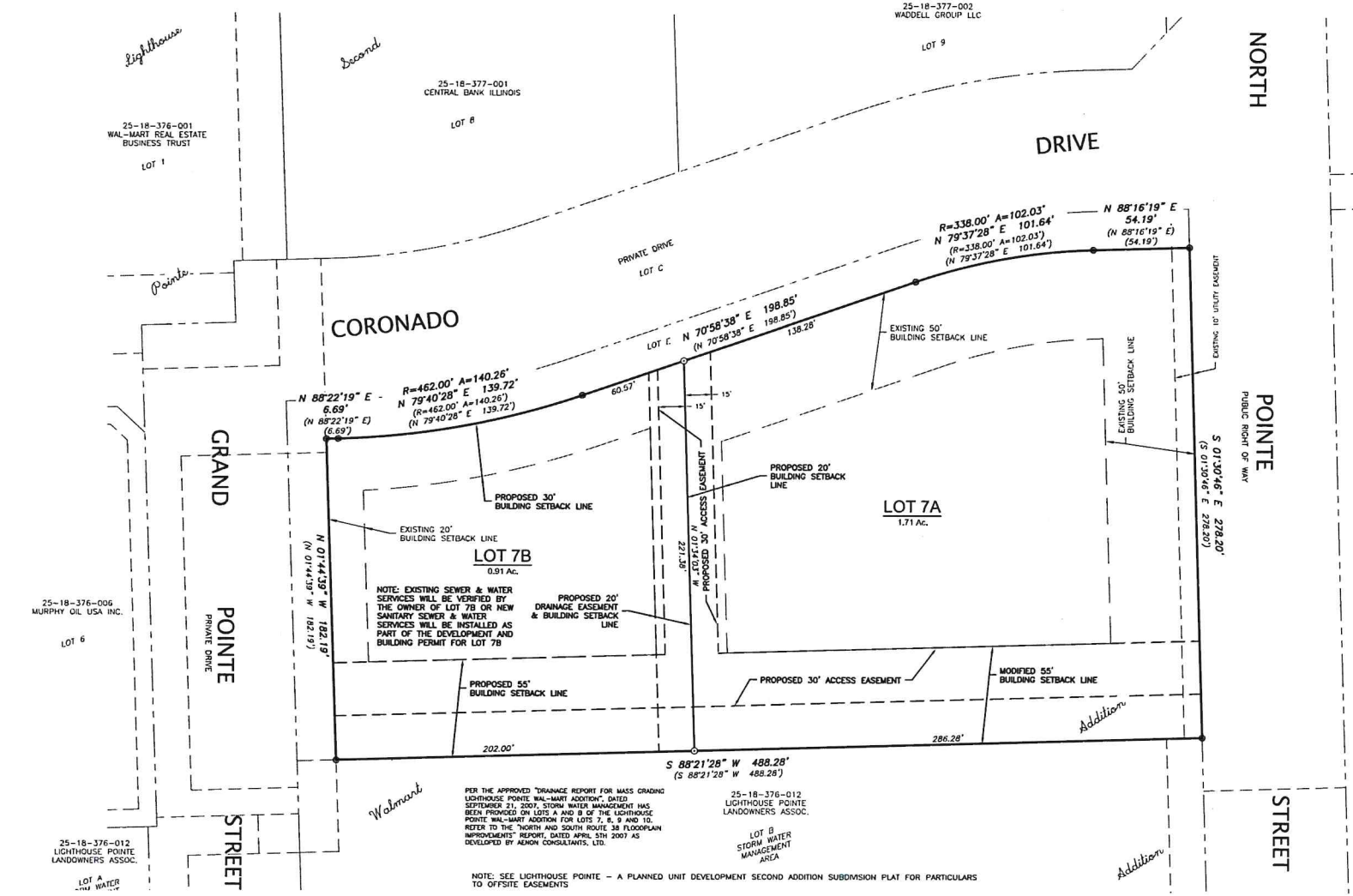
FINAL PLAT OF SUBDIVISION
RE-SUBDIVISION OF LOT 7 IN LIGHTHOUSE POINTE SECOND ADDITION
PART OF SECTION 18, T40N, R2E, 3rd P.M.
OGLE COUNTY, ILLINOIS

N
W E
S

30 0 30 FEET
GRAPHIC SCALE IN FEET
NAD83 IL WEST ZONE - GRID



NOTE: SEE LIGHTHOUSE POINTE – A PLANNED UNIT DEVELOPMENT SECOND ADDITION SUBDIVISION PLAT FOR PARTICULARS TO OFFSITE EASEMENTS

LEGEND

- ● FOUND MONUMENT
- ⊙ SET 5/8"ø REBAR W/FG CAP
- ( ) RECORD INFORMATION

SURVEYOR'S CERTIFICATE

This is to certify that I, Scott I. Immel, an Illinois Professional Land Surveyor Number 35-3462, at the request of ROCHELLE CROSSINGS, LLC have surveyed, subdivided and platted the following described property to be known as RE-SUBDIVISION OF LOT 7 IN LIGHTHOUSE POINTE SECOND ADDITION. I further certify that this plat is a true and correct representation of said survey and that all dimensions are in feet and decimals thereof.

Lot 7 in LIGHTHOUSE POINTE SECOND ADDITION as Document no. 1200498 in the Ogle County Recorder's Office, part of Section 18, Township 40 North, Range 2 East of the Third Principal Meridian, Ogle County, Illinois.

I hereby certify that all of this Plat of RE-SUBDIVISION OF LOT 7 IN LIGHTHOUSE POINTE SECOND ADDITION is located within the Corporate Limits of the City of Rochelle.

I hereby also certify that part of this Plat of LIGHTHOUSE POINTE SECOND ADDITION is located within a SPECIAL FLOOD HAZARD AREA as designated upon FEMA LOMR-F 07-05-3614R issued and approved April 16, 2008, also upon FIRM Community-Panel No. 17141C0491D effective December 17, 2010 and upon FIRM Community-Panel No. 17141C0483D effective December 17, 2010, but that all PLANNED SPECIAL FLOOD HAZARD AREAS are contained in easements or on land granted to the City of Rochelle and that no part of the PLANNED buildable area of all lots depicted on said Plat are located within said PLANNED SPECIAL FLOOD HAZARD AREA. To date, the map revision has not been completed. Therefore, the current FIRM Community-Panel No. 17141C0491D effective December 17, 2010 and FIRM Community-Panel No. 17141C0483D effective December 17, 2010 regulates the NFIP and SFHA. Any future development must comply with the FIRM effective as of the date of development and must be in accordance with the Rochelle Municipal Code.

Note: Per State of Illinois Survey Standards, all exterior corners have been set. Interior corners will be set with 5/8" diameter rebar prior to any conveyances or no later than one year after the recording of this plat.

Dated this 17th day of July, 2023

Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462
Current expiration date: November 30, 2024

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

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-001333
ILLINOIS
IOWA
WISCONSIN

FINAL PLAT OF SUBDIVISION
RE-SUBDIVISION OF LOT 7 IN LIGHTHOUSE POINTE SECOND ADDITION
PART OF SECTION 18, T40N, R2E, 3rd P.M.
OGLE COUNTY, ILLINOIS

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, Scott I. Immel, Illinois Professional 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.

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 _____

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

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 "RE-SUBDIVISION OF LOT 7 IN LIGHTHOUSE POINTE SECOND ADDITION", 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:)

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_____.

_____ (Seal)
City Engineer:

_____
License Number:

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 "RE-SUBDIVISION OF LOT 7 IN LIGHTHOUSE POINTE SECOND ADDITION" 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. 184-003925
ILLINOIS
IOWA
WISCONSIN
515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

ROCHELLE CROSSINGS, LLC

JOB NUMBER: 23-743

DATE: 09/08/2023 REVISED
FIELD WORK COMPLETED:
FIELD: TW DRAWN: SH QA/QC: JS

SHEET NUMBER: 2 of 2

P:3018 FEHR GRAHAM