

PRELIMINARY PLAT
"KENNAY FARMS DISTILLING, LLC"
 RE-SUBDIVISION OF LOT 8, 9 AND 10, CITY OF ROCHELLE
 OGLE COUNTY, ILLINOIS

OWNER / DEVELOPER

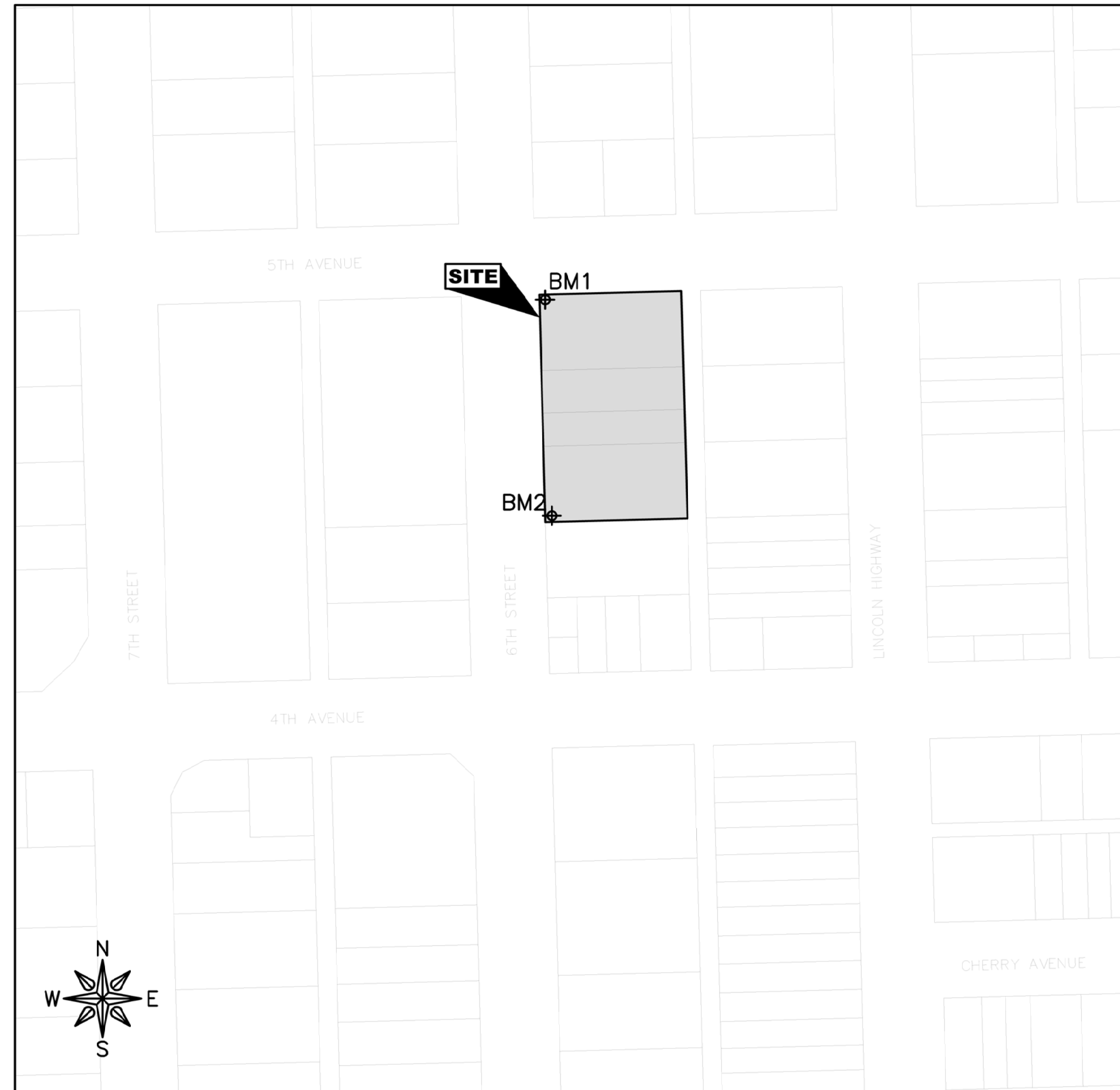
KENNAY FARMS DISTILLING, LLC
 8991 SOUTH PRAIRIE ROAD
 ASHTON, IL 61006

SURVEYOR'S STATEMENT

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of KENNAY FARMS DISTILLING, LLC, 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 27th day of July, 2018.

 Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462



LOCATION MAP
 SCALE: NTS

CURRENT ZONING: B1 COMMERCIAL - CENTRAL BUSINESS

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 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)
 COUNTY OF OGLE)
 NOW, THEREFORE 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

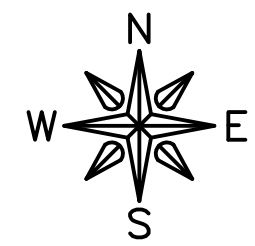
OWNER'S CERTIFICATE

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

 KENNAY FARMS DISTILLING, LLC

DATUM INFORMATION	
VERTICAL CONTROL:	NAVD 88
HORIZONTAL CONTROL:	NAD 83(07) STATE PLANE ILLINOIS WEST ZONE (GRID)
BENCHMARK INFORMATION	
BM1 = CONTROL POINT (CP20) - 5/8"Ø REBAR	N 1916646.68, E 259704.48, ELEV 812.56
BM2 = CONTROL POINT (CP21) - 5/8"Ø REBAR	N 1916465.95, E 2595710.39, ELEV 812.15

FEHR GRAHAM		ILLINOIS
ENGINEERING & ENVIRONMENTAL		IOWA
ILLINOIS DESIGN FIRM NO. 184-003525		WISCONSIN
515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087		
KENNAY FARMS DISTILLING, LLC		JOB NUMBER: 18-666
DATE: 07/27/2018	FIELD WORK COMPLETED: _____	SHEET NUMBER: 1 of 2
FIELD: _____	DRAWN: T.J.L. QA/QC: S.H.	



20 0 20 FEET
 GRAPHIC SCALE IN FEET
 NAD83 IL WEST ZONE - GRID

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- 40' RIGHT-OF-WAY DISTANCE
- () PREVIOUSLY RECORDED AS
- SB1 SOIL BORING
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING POWER POLE
- EXISTING SIGN
- WATER VALVE BOX
- EXISTING GAS MAIN
- EXISTING FIBER LINE
- EXISTING WATER SERVICE
- EXISTING COMMUNICATIONS
- EXISTING OVERHEAD UTILITY
- EXISTING TREE
- EXISTING SPOT GRADE
- 800' EXISTING CONTOUR LINE
- PROPOSED BUILDING
- WATER FLOW
- PROPOSED STORM MANHOLE

PIN 24-24-334-010
 CITY OF ROCHELLE
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-335-004
 DIANE GITTLESON
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-012
 STEVEN L & ROBERTA M BRYANT
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-012
 ROCHELLE MASONIC TEMPLE ASSN
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

RECORD DESCRIPTION:

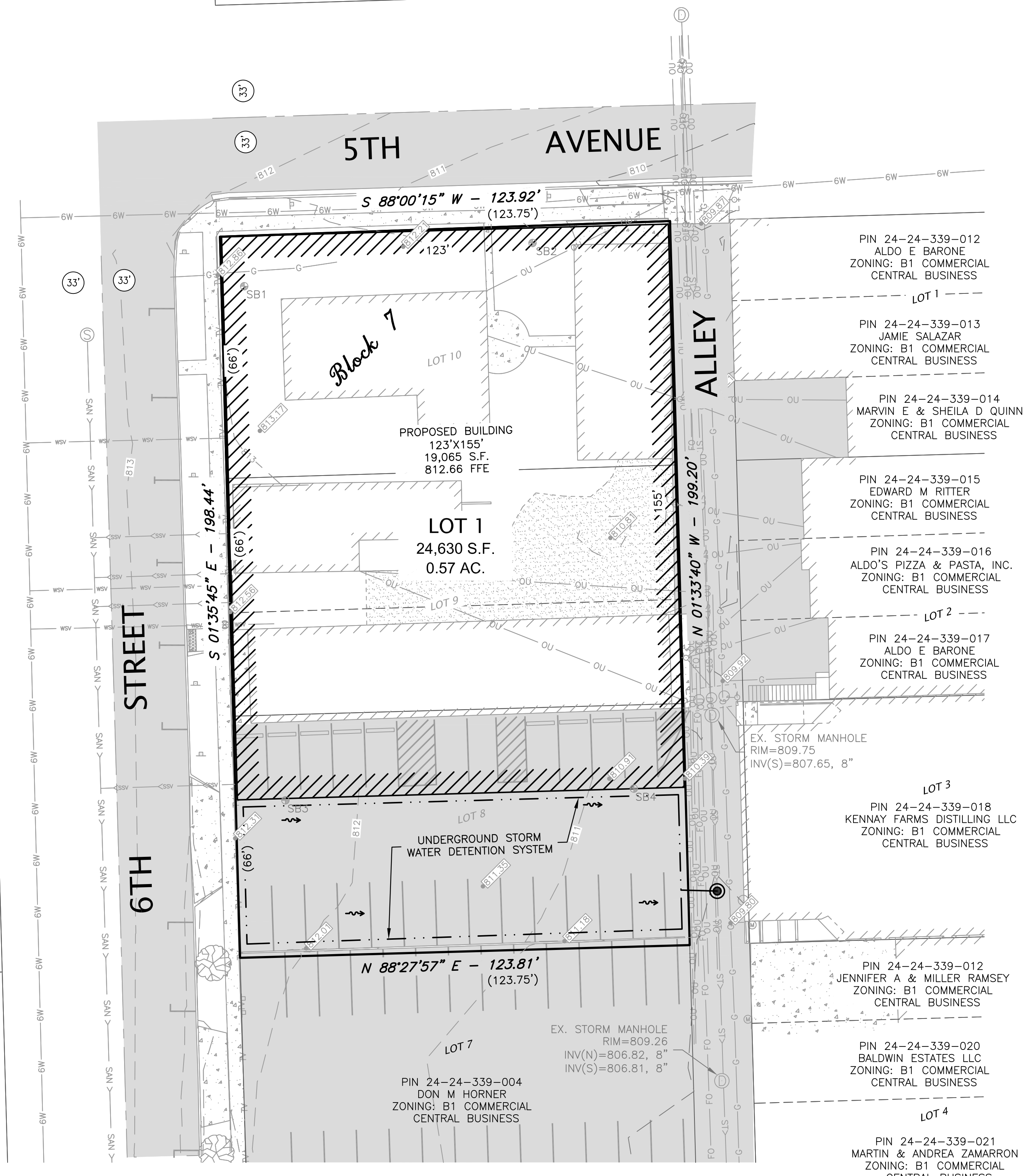
Lot Eight (8), Nine (9) and Ten (10) in Block Seven (7) in the Original Town of Lane, now called the City of Rochelle, according to the Plat thereof recorded in Book D of Plats page 2 as Document No. 9921; situated in the Township of Flagg, the County of ogle and State of Illinois.

NOTE:

- PIN 24-24-399-001
 KENNAY FARMS DISTILLING LLC
 ZONED B1 COMMERCIAL - CENTRAL BUSINESS
- 24-24-399-025
 KENNAY FARMS DISTILLING LLC
 ZONED B1 COMMERCIAL - CENTRAL BUSINESS
- 24-24-399-024
 KENNAY FARMS DISTILLING LLC
 ZONED B1 COMMERCIAL - CENTRAL BUSINESS
- 24-24-339-003
 KENNAY FARMS DISTILLING LLC
 ZONED B1 COMMERCIAL - CENTRAL BUSINESS

PIN 24-24-338-006
 CITY OF ROCHELLE
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-338-007
 DON M & ADAM M HORNER
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS



PIN 24-24-339-012
 ALDO E BARONE
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-013
 JAMIE SALAZAR
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-014
 MARVIN E & SHEILA D QUINN
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-015
 EDWARD M RITTER
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-016
 ALDO'S PIZZA & PASTA, INC.
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-017
 ALDO E BARONE
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

EX. STORM MANHOLE
 RIM=809.75
 INV(S)=807.65, 8"

LOT 3
 PIN 24-24-339-018
 KENNAY FARMS DISTILLING LLC
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-012
 JENNIFER A & MILLER RAMSEY
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-020
 BALDWIN ESTATES LLC
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

PIN 24-24-339-021
 MARTIN & ANDREA ZAMARRON
 ZONING: B1 COMMERCIAL
 CENTRAL BUSINESS

EX. STORM MANHOLE
 RIM=809.26
 INV(N)=806.82, 8"
 INV(S)=806.81, 8"

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

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

KENNAY FARMS DISTILLING, LLC
 DATE: 07/27/2018
 FIELD WORK COMPLETED: _____
 FIELD: _____ DRAWN: TJL QA/QC: SII

JOB NUMBER: 18-666
 SHEET NUMBER: 2 of 2