

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

FINAL PLAT

"KENNAY FARMS DISTILLING, LLC"

RE-SUBDIVISION OF LOT 8, 9 AND 10, CITY OF ROCHELLE OGLE COUNTY, ILLINOIS

LEGEND

- ⊙ SET 5/8"Ø REBAR W/FG CAP
- ⊠ CONCRETE POURED AROUND SET 5/8"Ø REBAR W/FG CAP
- SURVEY BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- () PREVIOUSLY RECORDED AS



SURVEYOR'S CERTIFICATE


This is to certify that I, Scott I. Immel, an Illinois Professional Land Surveyor, have surveyed the following described property:

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 City of Rochelle, Township of Flagg, County of Ogle and State of Illinois, more accurately described as follows: Beginning at the Northeast corner of said Lot 10; thence South 01 degrees 33 minutes 40 seconds East (assumed bearing) on and along the East line of said lots 10, 9 and 8, a distance of 199.20 feet to the Southeast corner of said Lot 8; thence South 88 degrees 27 minutes 57 seconds West on and along the South line of said Lot 8, a distance of 123.81 feet to the Southwest corner of said Lot 8; thence North 01 degrees 35 minutes 45 seconds West on and along the West line of said Lots 8, 9 and 10, a distance of 198.44 feet to the Northwest corner of said Lot 10; thence North 88 degrees 00 minutes 15 seconds East on and along the North line of said Lot 10, a distance of 123.92 feet to the Point of Beginning, containing 0.57 acres, more or less.

as shown by the attached plat, which is a correct representation of said survey and subdivision. All distances are given in feet and decimal parts thereof.

I further certify that the property covered by this plat of subdivision is within 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 15th day of August 2018


 Illinois Professional Land Surveyor No. 35-3462
 Current expiration date: November 31, 2018



FEHR GRAHAM		ILLINOIS IOWA WISCONSIN
ENGINEERING & ENVIRONMENTAL ILLINOIS DESIGN FIRM NO. 184-003525		
515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087		
KENNAY FARMS DISTILLING, LLC		JOB NUMBER: 18-666
DATE: 08/14/2018	FIELD WORK COMPLETED: _____	SHEET NUMBER: 1 of 2
FIELD: _____	DRAWN: TJL	QA/QC: SII

FINAL PLAT

"KENNAY FARMS DISTILLING, LLC"

RE-SUBDIVISION OF LOT 8, 9 AND 10, CITY OF ROCHELLE OGLE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

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. 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.

Dated this _____ day of _____, 20_____.

By: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a notary public, in and for said County, in the state

of 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 _____, Illinois

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 "KENNAY FARMS DISTILLING, LLC", 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_____.

City Engineer: _____ (Seal)

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 "KENNAY FARMS DISTILLING, LLC" 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 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: 08/14/2018	SHEET NUMBER: 2 of 2
FIELD WORK COMPLETED: _____	
FIELD: _____ DRAWN: TJL QA/QC: SII	