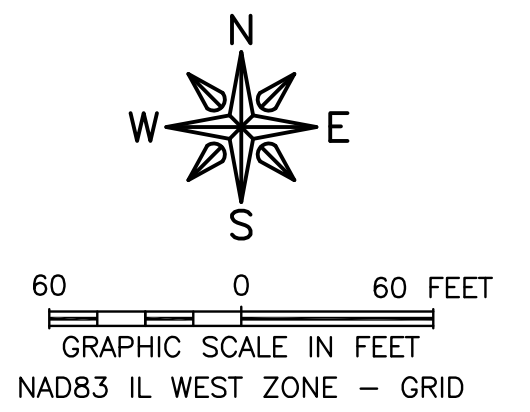


FINAL PLAT

"MANOR COURT OF ROCHELLE ILLINOIS"

RE-SUBDIVISION OF LOT 3 AND PART OF LOT 5, KINGS CROSSING PHASE 1

PART OF N 1/2, SECTION 14, T40N, R1E, 3RD P.M. OGLE COUNTY, ILLINOIS



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY DISTANCE
- SETBACK LINE (SBL)
- NEW OR REVISED EASEMENT
- EXISTING EASEMENT
- VACATED EASEMENT
- ORIGINAL DRAINAGE EASEMENT TO BE VACATED
- NEW REVISED DRAINAGE EASEMENT AREA
- ORIGINAL BIKE PATH EASEMENT TO BE VACATED
- REALIGNED BIKE PATH EASEMENT AREA
- FOUND EXISTING MONUMENT
- POURED CONCRETE AROUND EXISTING MONUMENT

LOT 1 SURVEYOR'S CERTIFICATE

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

Lot Three (3) as designated upon the Final Plat of Kings Crossing-Phase 1, being located in part of the North Half (1/2) of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, City of Rochelle, Ogle County, Illinois, according to the Plat thereof recorded in Plat File D on Page 12 as Document No. 201001000551; situated in the Township of Flagg, the County of Ogle and the State of Illinois;

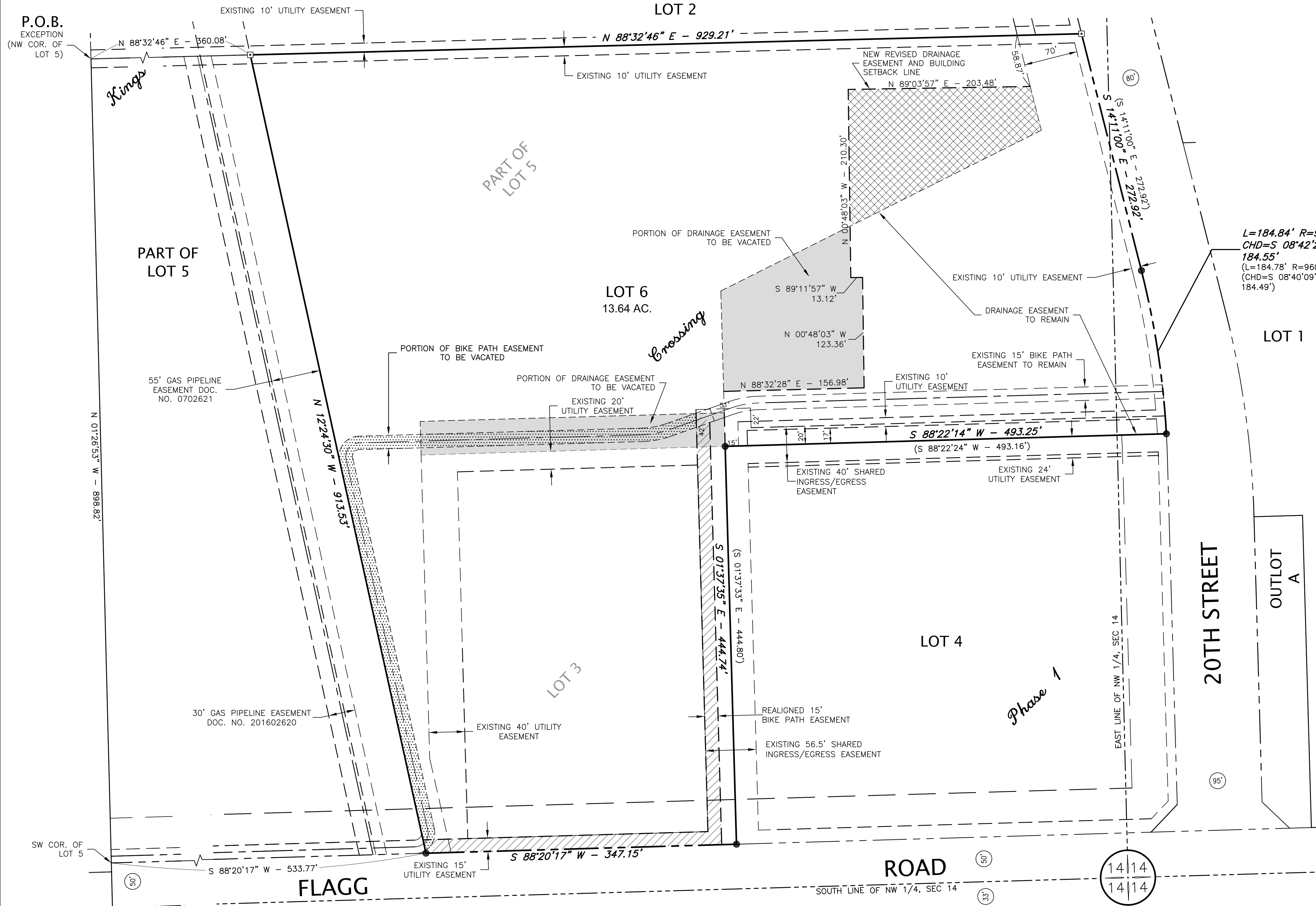
ALSO Lot Five (5) as designated upon the Final Plat of Kings Crossing-Phase 1, being located in part of the North Half (1/2) of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, City of Rochelle, Ogle County, Illinois, according to the Plat thereof recorded in Plat File D on Page 12 as Document No. 201001000551; situated in the Township of Flagg, the County of Ogle and the State of Illinois; EXCEPTING the following described tract: Being a part of Lot Five (5) as designated upon the Final Plat of Kings Crossing-Phase 1, being located in part of the North Half (1/2) of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, City of Rochelle, Ogle County, Illinois, according to the Plat thereof recorded in Plat File D on Page 12 as Document No. 201001000551; situated in the Township of Flagg, the County of Ogle and the State of Illinois, Beginning at the Northwest corner of said Lot 5; thence North 88 degrees 32 minutes 46 seconds East (assumed bearing) on and along the North line of said Lot 5, a distance of 360.08 feet; thence South 12 degrees 24 minutes 30 seconds East a distance of 913.53 feet to the South line of said Lot 5; thence South 88 degrees 20 minutes 17 seconds West on and along last named line a distance of 533.77 feet to the Southwest corner of said Lot 5; thence North 01 degrees 26 minutes 53 seconds West on and along the West line of said Lot 5, a distance of 898.82 feet to the Point of Beginning.

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 17141C0479E.

Signed this 17th 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		
RFMS, INC.		JOB NUMBER: 18-205
DATE: 08/17/2018 FIELD WORK COMPLETED: FIELD: TJ DRAWN: SII QA/QC: JS		SHEET NUMBER: 1 of 2

FINAL PLAT

"MANOR COURT OF ROCHELLE ILLINOIS"

RE-SUBDIVISION OF LOT 3 AND PART OF LOT 5, KINGS CROSSING PHASE 1 PART OF N 1/2, SECTION 14, T40N, R1E, 3RD P.M. OGLE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(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. 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 _____)

I, _____, a notary public, in and for said County, in the 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 _____, 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 "MANOR COURT OF ROCHELLE ILLINOIS", 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 "MANOR COURT OF ROCHELLE ILLINOIS" 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 IOWA WISCONSIN
ENGINEERING & ENVIRONMENTAL ILLINOIS DESIGN FIRM NO. 184-003525		
515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087		
RFMS, INC.		JOB NUMBER: 18-205
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