

ANNEXATION PLAT

TO THE CITY OF ROCHELLE
OGLE COUNTY, STATE OF ILLINOIS
2019

LEGAL DESCRIPTION

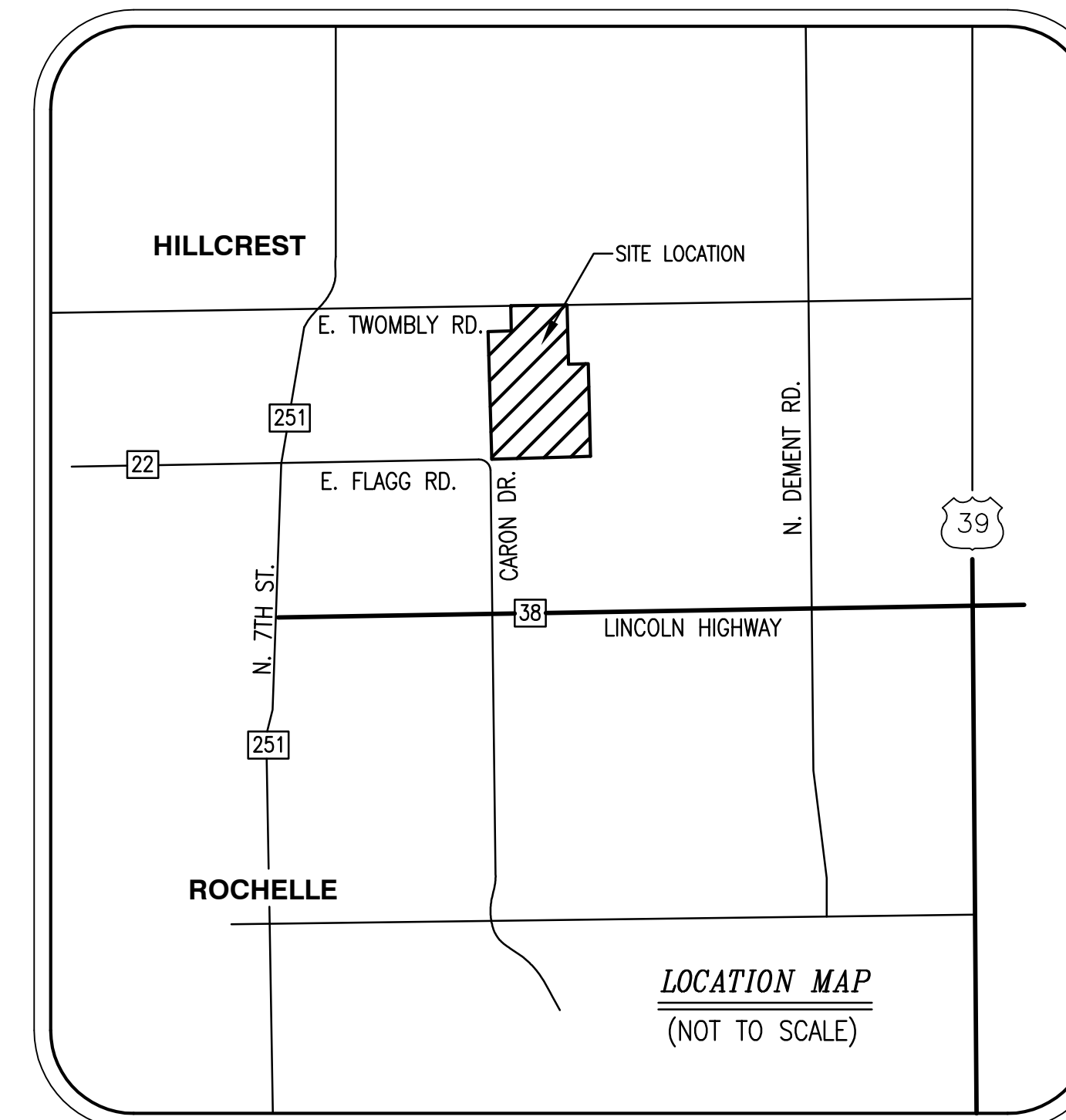
LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED

PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

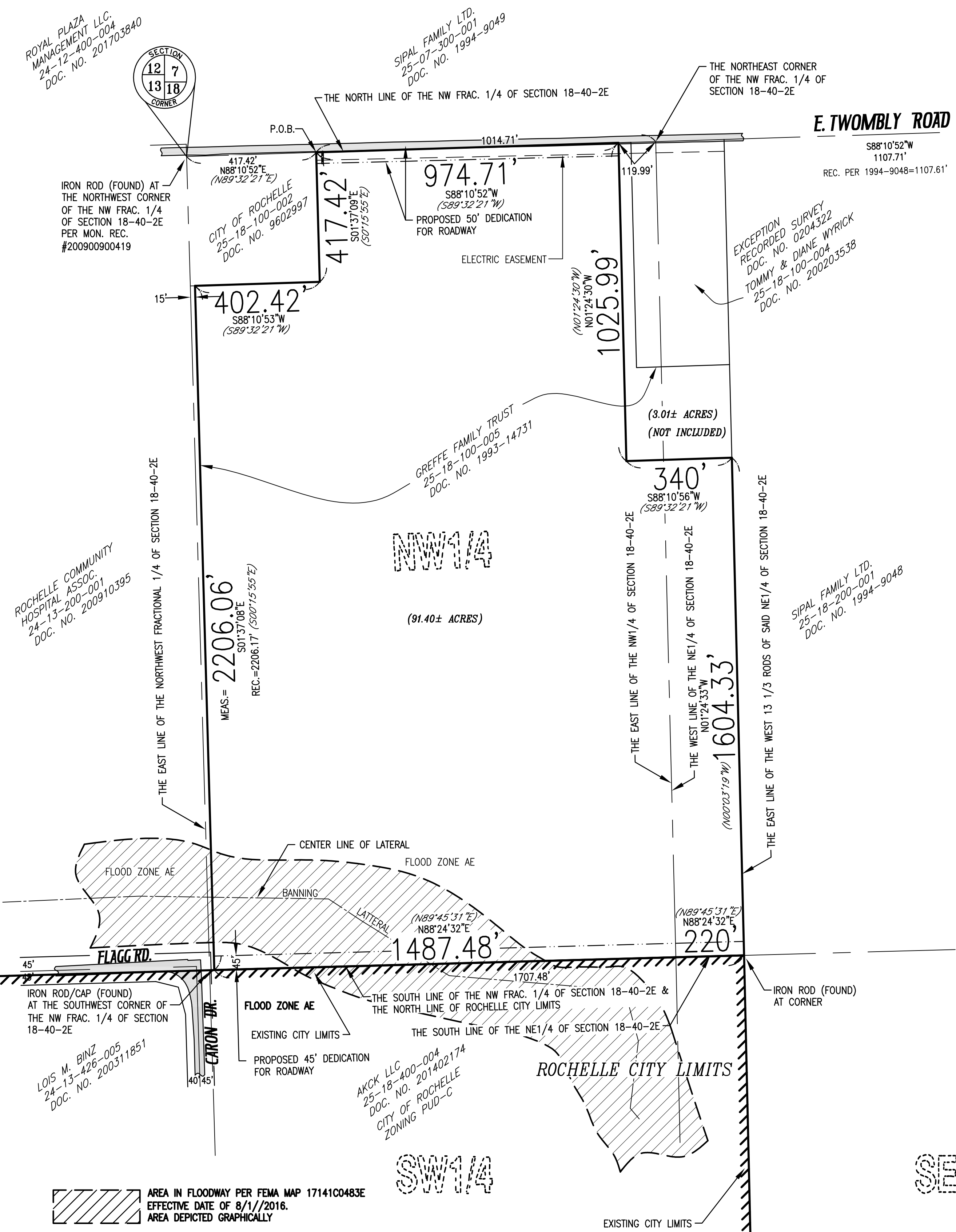
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 32 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE SOUTH 0 DEGREES 15 MINUTES 55 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 417.42 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 21 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 402.42 FEET TO A POINT 15 FEET EAST OF, AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 0 DEGREES 15 MINUTES 55 SECONDS EAST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 2206.17 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 31 SECONDS EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1707.48 FEET TO THE EAST LINE OF THE WEST 13 1/3 RODS OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES 03 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1604.33 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 21 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 340.00 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 19 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1026.00 FEET TO THE NORTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 18, SAID POINT BEING 119.99 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89 DEGREES 32 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 974.71 FEET TO THE POINT OF BEGINNING, CONTAINING 91.40 ACRES, MORE OR LESS, ALL SITUATED IN THE TOWNSHIP OF DEMENT, THE COUNTY OF OGLE, AND THE STATE OF ILLINOIS.

DATE: _____

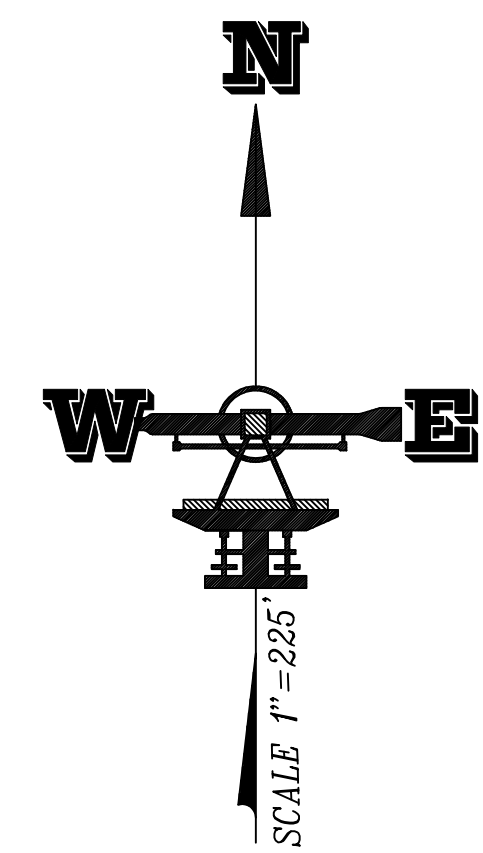
CARL J. KRAUSE III
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3655



ROCHELLE CITY LIMITS



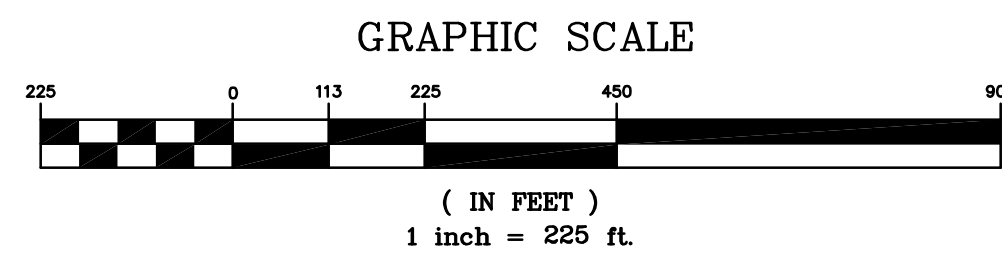
NE 1/4



SURVEYORS GENERAL NOTES

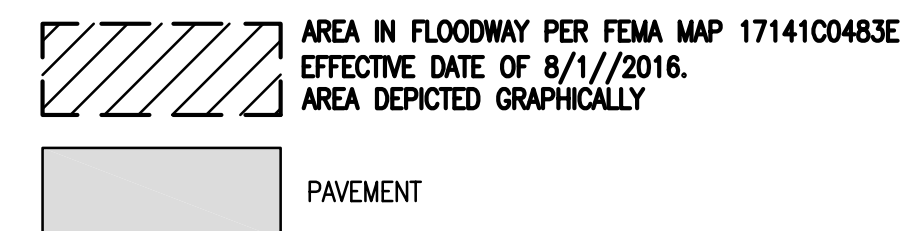
BEARINGS AND DISTANCES ON THIS SURVEY ARE GRID DATUM IS ILLINOIS WEST SPC NAD 83 (2011). PREVIOUS DOCUMENTATION MAY HAVE ASSUMED DATA. THE RELATIONSHIP BETWEEN GRID AND ASSUMED, ONE TO THE OTHER, REMAIN THE SAME.

(N89°45'31" E) BEARING OF RECORD
(N88°24'32" E) GRID BEARING



ELECTRIC EASEMENT - RECORDED DOCUMENT NUMBER 9900572
PART OF THE NORTHWEST QUARTER OF SECTION 18 AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 417.42 FEET EAST AND 25.34 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 18; THENCE NORTH 25.34 FEET TO THE NORTH LINE OF THE SAID NORTHWEST FRACTIONAL QUARTER; THENCE EAST ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER AND THE NORTHEAST QUARTER 1,306.83 FEET TO THE EAST LINE OF THE WEST 13 AND 1/3 RODS (220.00 FEET) OF THE NORTHEAST QUARTER; THENCE SOUTH 36.43 FEET; THENCE WESTERLY 1,306.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES MORE OR LESS, PLUS AN ADDITIONAL 10 FEET OF AIR RIGHTS LOCATED ADJACENT TO AND SOUTH OF THE ABOVE DESCRIBED EASEMENT, ALL SITUATED IN THE TOWNSHIP OF DEMENT, THE COUNTY OF OGLE AND THE STATE OF ILLINOIS.



- NOTES:
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT 18000331495, EFFECTIVE DATE OF JULY 24, 2018.
 2. TITLE COMMITMENT WAS PROVIDED BY THE CLIENT.
 3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
 4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
 5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.



KRAUSE SURVEYING INC.
ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647
"SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"
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DISTANCES ARE MARKED IN FEET AND DECIMALS
ORDER NO.: 181213_ANNEX
ORDERED BY: TIMMONS GROUP/E.R.P., LLC