



2020003730

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 4/30/2020 01:12 PM
REC FEE: 75.00

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 13

"KEEP IN FILE"

*Plot Cohixet 11
Slide # 2-C*

CERTIFICATION

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

ORDINANCE 2020-025

**APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY
OF DEKALB, ILLINOIS FOR THE VENTUS TECH SERVICES, LLC
PROJECT.**

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 27th day of April 2020.

WITNESS my hand and the official seal of said City this 28th day of April 2020.



RUTH A. SCOTT, Executive Assistant

Prepared by ~~and return to:~~

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
200 S. Fourth Street
DeKalb, Illinois 60115

APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF DEKALB, ILLINOIS FOR THE VENTUS TECH SERVICES, LLC PROJECT.

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, Ventus Tech Services LLC (the "Owner") is the owner of property legally described in Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Property is further depicted in the form of a Plat of Annexation attached hereto and incorporated herein as Exhibit B (the "Plat of Annexation"); and

WHEREAS, the Property is currently located in Afton Township in unincorporated DeKalb County, contiguous to the City's corporate boundaries, and has no electors residing therein; and

WHEREAS, on March 24, 2020, the City provided due notice in writing by certified mail of the City's action to annex the Property to the Board of Trustees of the DeKalb Fire Protection District, the Board of Trustees of Afton Township, the Supervisor of Afton Township, the Highway Commissioner of Afton Township, and the Clerk of Afton Township as further described in the Affidavit of Service of Notice attached hereto and incorporated herein as Exhibit C (the "Affidavit of Service of Notice"); and

WHEREAS, there is no Public Library District that provides services to the Property, and therefore, there is no need to provide notice of an action to annex the Property to any Public Library District; and

WHEREAS, on April 13, 2020, upon providing due notice, the City and Owner conducted all required public hearings before the City Council on the Annexation and Development Agreement for the Property (the "Annexation Agreement"); and

WHEREAS, on April 22, 2020, upon providing due notice, the City and Owner conducted all required public hearings before the City's Planning and Zoning Commission on the provisions of the Annexation Agreement pertaining to any ordinance relating to subdivision controls, zoning, official plan, building and related restrictions for the Property (the "Zoning Ordinance"); and

WHEREAS, on April 27, 2020, upon providing due notice, the City Council held a public hearing on the vacation of the part of Crego Road that is located within the Property prior to the consideration of this Ordinance (the "Vacation Ordinance"); and

WHEREAS, on April 27, 2020, the Owner and the City approved and executed the

Annexation Agreement which requires that the Property be annexed into the City; and

WHEREAS, the City's corporate authorities have determined that annexing the Property to the City is in the City's best interests and further promotes the public health, safety and welfare;

NOW, THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois, as follows:

SECTION 1: Recitals. The recitals to this Ordinance are true, material, adopted, and incorporated herein as Section 1 to this Ordinance.

SECTION 2: Annexation Approved. The City's corporate authorities approve the annexation of the Property legally described in Exhibit A to this Ordinance and depicted in the Plat of Annexation attached as Exhibit B to this Ordinance. The City's corporate authorities also approve the Plat of Annexation in the form attached as Exhibit B to this Ordinance, and direct that the recordable sized Mylar be executed on behalf of the City by its Mayor and attested to by the City Clerk. Pursuant to 65 ILCS 5/7-1-1, the territory annexed shall extend to the far side of any highway adjacent to the Property that is not already located within the jurisdiction of the City of DeKalb or another municipality.

SECTION 3: Recording Directed. The City's corporate authorities authorize and direct the City Manager or his designee to record and file, upon execution by all of the parties, this Ordinance, the Plat of Annexation, and the Affidavit of Service of Notice with the DeKalb County Clerk and Recorder. The City Manager or his designee shall, by certified mail, return receipt requested, notify any and all post office branches serving the annexed territory and all election authorities having jurisdiction over the annexed territory of this annexation within thirty (30) days of the passage of this Ordinance. The City Manager or his designee shall, by certified mail, return receipt requested, give notice of this annexation to the Illinois Department of Revenue pursuant to 30 ILCS 115/2(b) within 30 days after the annexation.

SECTION 4: Home Rule. This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of DeKalb that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, that this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: Conditions Precedent. Pursuant to Article 4.4 of the Annexation Agreement, this Ordinance shall not be effective until the date that all of the following conditions precedent have occurred:

- A. In accordance with all applicable laws: (i) the City has noticed and held all hearings and taken all other action legally required to be taken before the approval and execution of the Annexation Agreement, (ii) the City's corporate authorities have adopted and approved an ordinance approving the Annexation Agreement, including the Water Agreement attached as Exhibit G to the Annexation Agreement (the "Water Agreement"), and (iii) duly authorized representatives of the City and the Company have fully executed and delivered the Annexation Agreement and the Water Agreement;
- B. The City's corporate authorities have adopted and approved this Ordinance in accordance with all applicable laws; and
- C. In accordance with all applicable laws: (i) the City has noticed and held all hearings and taken all other action legally required to be taken before the adoption of this Ordinance, the Zoning Ordinance, and the Vacation Ordinance.

SECTION 6: Conditions Precedent Satisfied. The City's corporate authorities find and determine that all of the conditions precedent set forth in Section 5 of this Ordinance and Article 4.4 of the Annexation Agreement have occurred and been satisfied as further set forth in the recitals to this Ordinance and by the adoption and approval of this Ordinance:

SECTION 7: Effective Date. As a result of the need to timely record and give notice of the annexation approved herein, the corporate authorities of the City of DeKalb find and determine that this Ordinance shall be effective immediately upon its passage and approval and shall subsequently be published in pamphlet form.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 27th day of April 2020 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Morris, Finucane, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Absent: Smith. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

ATTEST:



RUTH A. SCOTT
Executive Assistant



JERRY SMITH, Mayor



EXHIBIT A
(Legal Description of the Property)

THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SURVEY NAIL REFERENCING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-004286 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 38 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES, EAST ZONE (NAD83)) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 49.06 FEET TO A FOUND ALUMINUM DISK REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-004285 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 45.93 FEET TO THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, PER THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1973-375200 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,599.89 FEET TO A FOUND 1 INCH IRON MATCHING THE TIES THAT REFERENCE THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2006-020095 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,646.05 FEET TO A FOUND MAGNAIL REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2006-012657 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,644.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH 89 DEGREES 41 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,322.41 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 33 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,640.98 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,323.96 FEET TO A FOUND 1 INCH IRON PIPE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,650.91 FEET TO A STONE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1 (REFERENCED BY A FOUND IRON PIPE 0.25 FEET WEST OF THE STONE), PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 1978-413834 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,663.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 907.55 FEET TO THE NORTHEASTERN CORNER OF THE SOUTHERN 55 RODS (907.5 FEET) OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE NORTHERN LINE OF THE SOUTHERN 55 RODS OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,606.19 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, PER THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1973-375200 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 698.92 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 43 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 1,045.63 FEET TO THE POINT OF BEGINNING, CONTAINING 505.329 ACRES, MORE OR LESS.

EXHIBIT C - AFFIDAVIT OF SERVICE OF NOTICE

**AFFIDAVIT OF SERVICE OF NOTICE OF INTENT TO ANNEX
TO THE CITY OF DEKALB**

I, Dan Olson, attest that, as Principal Planner of the City of DeKalb, I caused the attached notices of annexation to be served on the Board of Trustees of the DeKalb Fire Protection District, the Board of Trustees of Afton Township, the Supervisor of Afton Township, the Highway Commissioner of Afton Township, and the Clerk of Afton Township by mailing true and correct copies of the notice, by certified mail, to those individuals at the addresses set forth below their names on the 24th day of March, 2020, at 12:00 p.m.; by depositing the copies in the United States Mail at 200 S. 4th St., DeKalb, Illinois, certified, postage prepaid.

I, Dan Olson, further attest that, as Principal Planner of the City of DeKalb, I caused this Affidavit of Service of Notice of Intent to Annex to the City of DeKalb to be filed and recorded with the Recorder of Deeds of DeKalb County, Illinois.

CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



Dan Olson, Principal Planner, City of DeKalb

LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb City Council at its regular meeting on Monday, April 13, 2020, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on a petition by Ventus Tech Services, LLC for an annexation and development agreement in order to annex the property described below. Approval of the agreement would allow for the construction of a data center and accessory uses in an approximately 970,000 sq. ft. facility with an option to expand. The approximately 505 acres of property is generally located east of State Rt. 23 and south of Gurler Road and containing PIN's 11-01-100-001, 11-01-200-002, 11-01-200-001, 11-02-100-001, 11-02-200-001 and legally described below.

TRACT I: (P.I.N. 11-01-100-001)

THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DEKALB COUNTY, ILLINOIS.

TRACT II: (P.I.N. 11-01-200-002 and P.I.N. 11-01-200-001)

PARCEL 1: (P.I.N. 11-01-200-002)

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS. EXCEPTING THEREFROM PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 337 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 245 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WESTERLY A DISTANCE OF 245 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DEKALB AND STATE OF ILLINOIS.

PARCEL 2: P.I.N. 11-01-200-001)

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 337 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES

TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 245 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WESTERLY A DISTANCE OF 245 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DEKALB AND STATE OF ILLINOIS.

TRACT III: (P.I.N. 11-02-100-001 and P.I.N. 11-02-200-001)

PARCEL 1: (P.I.N. 11-02-100-001)

THE WEST EIGHTY-FIVE (85) ACRES OF THE NORTH ONE HUNDRED FIVE (105) ACRES OF THE NORTH WEST FRACTIONAL QUARTER (NW FR. 1/4) OF SECTION TWO (2); ALSO, THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: COMMENCING AT THE NORTH EAST CORNER OF THE NORTH WEST QUARTER (NW 1/4) OF SECTION TWO (2), THENCE RUNNING SOUTH ON SURVEY LINE TWENTY-SIX (26) CHAINS AND TWENTY-FIVE (25) LINKS, THENCE WEST SEVEN (7) CHAINS AND SIXTY-TWO (62) LINKS, THENCE NORTH TWENTY-SIX (26) CHAINS AND TWENTY-FIVE (25) LINKS, THENCE EAST ON SURVEY LINE SEVEN (7) CHAINS SIXTY-TWO (62) LINKS, TO THE PLACE OF BEGINNING. ALL SITUATED IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOUR (4), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

LESS AND EXCEPT:

THAT PART OF THE NORTH 105 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2 AND THENCE SOUTH 89 DEGREES 21 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2 (THE BEARING FOR THE SAID NORTH LINE OF SAID SECTION 2 BEING ESTABLISHED IN RELATION TO THE ASSUMED BEARING ASSIGNED TO THE CENTER LINE OF ILLINOIS ROUTE 23), A DISTANCE OF 34.82 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTH 89 DEGREES, 32 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2, FOR A DISTANCE OF 60.04 FEET TO A POINT, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 2 DEGREES, 34.5 MINUTES WEST PARALLEL TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24, FOR A DISTANCE OF 1,045.19 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTH 0 DEGREES, 51 MINUTES WEST TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24 FOR A DISTANCE OF 699.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 105 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 2, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES

FROM THE SAID CENTER LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 89 DEGREES, 01 MINUTES WEST, FOR A DISTANCE OF 60.94 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE NORTH 0 DEGREES 46 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1,743.18 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: (P.I.N. 11-02-200-001)

THE NORTH EAST FRACTIONAL QUARTER (NE FRL. 1/4) OF SECTION TWO (2) IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOUR (4), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF DEKALB, IN THE STATE OF ILLINOIS.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 200 South Fourth Street, DeKalb, Illinois, 60115 or the Online Public Comment Submission Form at <https://www.cityofdekalb.com/FormCenter> Further information regarding the petition is also available from the Community Development Department at (815) 748-2070 or on the City of DeKalb's web page at <https://www.cityofdekalb.com/1103/Public-Hearings>

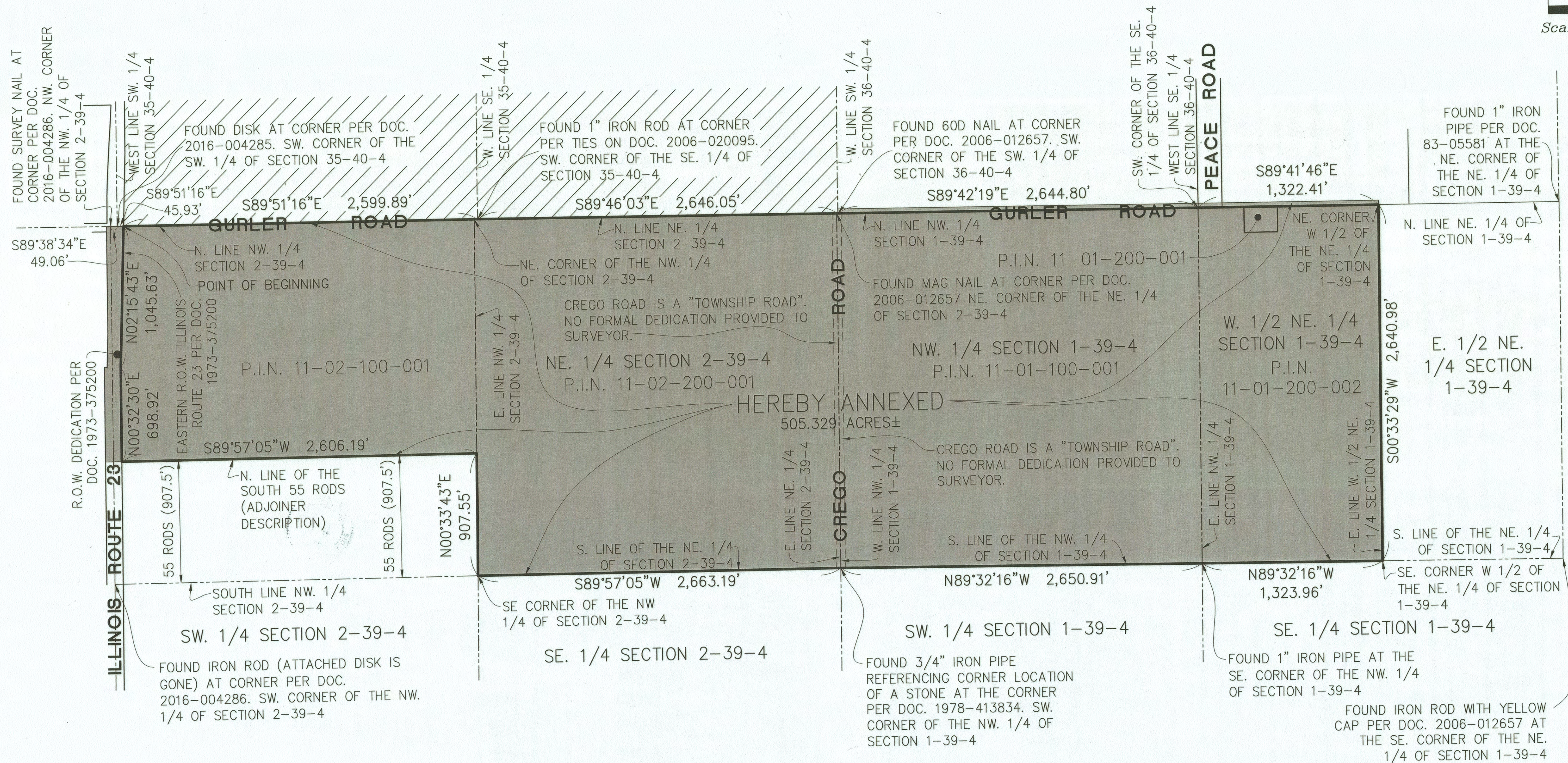
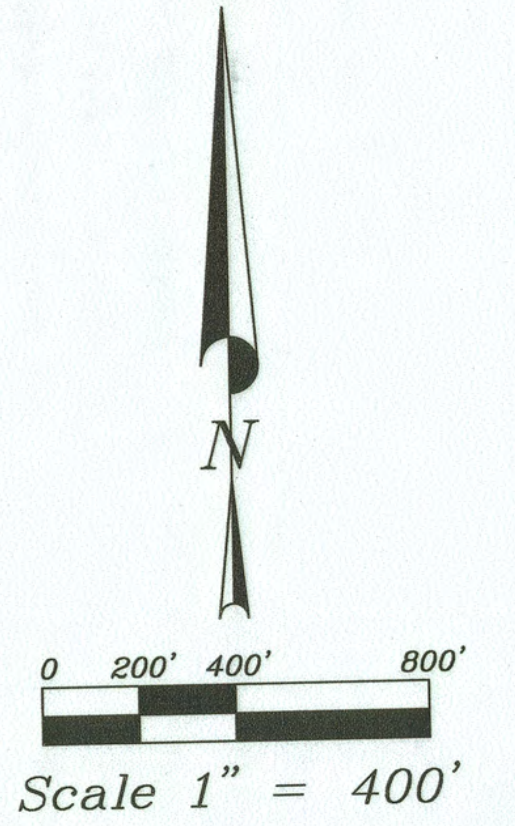
Mayor Jerry Smith

City of DeKalb

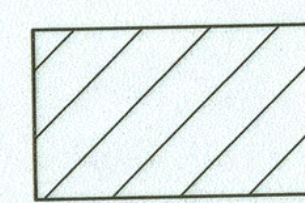


MAP OF THE TERRITORY HEREBY ANNEXED TO THE CITY OF DEKALB, ILLINOIS

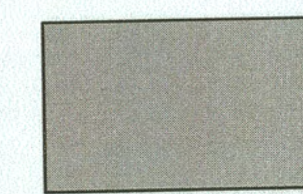
OF
THAT PART OF THE NORTH HALF OF SECTION 1 AND THAT PART OF THE NORTH HALF OF SECTION 2, AND THAT PART OF THE
NORTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, AND THAT PART OF THE SOUTH HALF OF
SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.



PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1. (THE NEW BOUNDARY OF THE ANNEXATION SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED). ADJACENT ROADS ARE SHOWN AS ANNEXED, BECAUSE BY OPERATION OF LAW, ADJACENT ROADS SHALL BE CONSIDERED ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION." 65 ILCS 5/7-1-1.

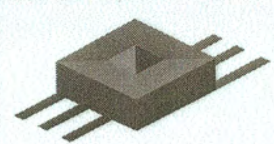


EXISTING CORPORATE LIMITS OF THE CITY OF DEKALB PER OFFICIAL ZONING MAP - DATED 02-28-2020



HEREBY ANNEXED

REVISED: 04-01-2020 PER CITY COMMENTS



JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-000773 Exp. 4/30/21

2020003730

Sheet 1 of 2

11/2-C

Survey No.:	D 4 6 0 j
Ordered By:	Barge Design Solutions
Description:	Plat of Annexation to City of DeKalb
Date Prepared:	March 20, 2020
Scale:	1" = 400'
Field Work:	CWA
Prepared By:	TGW

MAP OF THE TERRITORY HEREBY ANNEXED TO THE CITY OF DEKALB, ILLINOIS

OF

THAT PART OF THE NORTH HALF OF SECTION 1 AND THAT PART OF THE NORTH HALF OF SECTION 2, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, AND THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SURVEY NAIL REFERENCING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-004286 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 38 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES, EAST ZONE (NAD83)) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 49.06 FEET TO A FOUND ALUMINUM DISK REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-004285 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 45.93 FEET TO THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, PER THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1973-375200 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,599.89 FEET TO A FOUND 1 INCH IRON MATCHING TIES THAT REFERENCE THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2006-020095 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,646.05 FEET TO A FOUND MAGNAIL REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2006-012657 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,644.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 41 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,322.41 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 33 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,640.98 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,323.96 FEET TO A FOUND 1 INCH IRON PIPE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,650.91 FEET TO A STONE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1 (REFERENCED BY A FOUND IRON PIPE 0.25 FEET WEST OF THE STONE), PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 1978-413834 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,663.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 907.55 FEET TO THE NORTHEASTERN CORNER OF THE SOUTHERN 55 RODS (907.5 FEET) OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE NORTHERN LINE OF THE SOUTHERN 55 RODS OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,606.19 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, PER THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1973-375200 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 698.92 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 43 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 1,045.63 FEET TO THE POINT OF BEGINNING, CONTAINING 505.329 ACRES, MORE OR LESS.

PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1, (THE NEW BOUNDARY OF THE ANNEXATION SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED). ADJACENT ROADS ARE SHOWN AS ANNEXED, BECAUSE BY OPERATION OF LAW, ADJACENT ROADS SHALL BE CONSIDERED ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION. 65 ILCS 5/7-1-1.

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

THIS IS TO CERTIFY THAT THIS ACCURATE MAP OF TERRITORY ANNEXED IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE CITY OF DEKALB ORDINANCE NO. 2020-025 ADOPTED BY THE CITY COUNCIL OF SAID CITY

ON THE 27th DAY OF April, 2020.

BY: Jerry Smith ATTEST: Ruth A. Scott
MAYOR (PLEASE SIGN & PRINT) EXECUTIVE ASSISTANT (PLEASE SIGN & PRINT)



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT OF ANNEXATION FROM OFFICIAL RECORDS AND PER A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE ANNEXED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MARCH IN THE YEAR 2020.



Timothy G. Wolfe
Timothy G. Wolfe
Illinois Professional Land Surveyor No. 35-003535
Jacob & Hefner Associates
My License Expires November 30, 2020

REVISED: 04-01-2020 PER CITY COMMENTS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/21

2020003730

Sheet 2 of 2

11/2-C

Survey No.:	D 4 6 0 j
Ordered By.:	Barge Design Solutions
Description:	Plat of Annexation to City of DeKalb
Date Prepared:	March 20, 2020
Scale:	1" = 400'
Field Work:	CWA
Prepared By:	TGW

11/2-C

Annexation or Disconnection of Non-Retail Property

2020-025



#BWNKMGV
#CNXX X173 755X XXX7#
CITY OF DEKALB
ATTN: RUTH SCOTT
200 S 4TH ST
DEKALB IL 60115-3733

October 1, 2020



Letter ID: CNXXX173755XXXX7

Account ID: 17752-36992



Dear Local Official:

We have received Annexation Ordinance No. 2020-025 annexing commercial real estate into the corporate limits of the City of DeKalb.

If any business activity is conducted on the annexed property, please contact IDOR immediately in order to ensure the proper registration of the business and allocation of any applicable Illinois sales tax.

If there are residents located within the territory that has been annexed, IDOR may only make changes to your population count pursuant to subsection (b) of Section 2 of the State Revenue Sharing Act (30 ILCS 115/2(b)), which provides that the clerk of the municipality shall report the annexation to IDOR and state the number of residents within the territory that was annexed, based on the last census conducted by the federal, state, or municipal government and certified by the Illinois Secretary of State. In addition, the Act provides that the county in which the annexed territory is located shall verify the number of residents reported by the municipality.

The United States Census Bureau (Census Bureau) reports population by a block or tract of land. Due to confidentiality, they cannot report population on an individual address. Therefore, unless the territory you have annexed is the entire block or tract of land as reported by the Census Bureau, the county will not be able to verify the number of residents within the territory that was annexed, as required by the State Revenue Sharing Act.

If the annexed territory does not meet the above standards, we cannot adjust your population count until the next decennial census or until your municipality has a special census completed by the Census Bureau.

If you need additional information or have questions, please contact us either directly through MyLocalTax, or at the contact information listed below.

Dawn Ross
Revenue Tax Specialist

LOCAL TAX ALLOCATION DIVISION MC 3-500
ILLINOIS DEPARTMENT OF REVENUE
101 WEST JEFFERSON
SPRINGFIELD IL 62702

217 558-3072
217 785-6527 fax
rev.localtax@illinois.gov



Ord 2020-025

164 East Lincoln Highway
DeKalb, Illinois 60115
815.748.2000 • cityofdekalb.com

VIA CERTIFIED MAIL

Local Tax Allocation Division (3-500)
Illinois Department of Revenue
101 W. Jefferson Street
Springfield, Illinois 62702

COPY

Re: Notice of Territory Annexed by the City of DeKalb.

To Whom It May Concern:

Please take notice that the City of DeKalb has annexed property that includes approximately 505 acres of territory identified in the attached copy of the annexation ordinance (2020-025) that has been recorded in the Office of the DeKalb Clerk and Recorder's Office. The annexed territory is described by DeKalb County Property Index Numbers as follows:

11-01-100-001
11-01-200-002
11-01-200-001
11-02-100-001
11-02-200-001

Sincerely,

Ruth A. Scott
Executive Assistant

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <u><i>Paul J. Thorne</i></u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px;"> Local Tax Allocation Division (3-500) Illinois Department of Revenue 101 W. Jefferson St. Springfield, IL 62702 </div>		B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7009 2820 0000 9467 8178			

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 2820 0000 9467 8178

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To *Ill Dept of Rev*
Street, Apt. No.,
or PO Box No. *020-25 + 020-47*
City, State, ZIP+4 _____

PS Form 3800, August 2006 See Reverse for Instructions



164 East Lincoln Highway
DeKalb, Illinois 60115
815.748.2000 • cityofdekalb.com

VIA CERTIFIED MAIL

Mr. Doug Johnson
DeKalb County Clerk and Recorder
DeKalb County Illinois – Elections Division
110 E. Sycamore Street
Sycamore, Illinois 60178

COPY

Re: Notice of Territory Annexed by the City of DeKalb.

Please take notice that the City of DeKalb has annexed property that includes approximately 505 acres of territory identified in the attached copy of the annexation ordinance (2020-025) that has been recorded in the Office of the DeKalb Clerk and Recorder's Office. The annexed territory is described by the following DeKalb County Property Index Numbers:

11-01-100-001
11-01-200-002
11-01-200-001
11-02-100-001
11-02-200-001

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Mr. Doug Johnson DeKalb County Clerk & Recorder DeKalb County Illinois – Elections Division 110 E. Sycamore St. Sycamore, IL 60178		B. Received by (Printed Name) <i>Ben Lubitz</i> C. Date of Delivery <i>10/14/20</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 7009 2820 0000 9467 8161		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here <i>DeKalb County</i>
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ <i>DeKalb County</i>	

Sent To *Elections office*
Street, Apt. No.,
or PO Box No. *0000 020-**
City, State, ZIP+4 *020-47*

PS Form 3800, August 2006 See Reverse for Instructions



164 East Lincoln Highway
DeKalb, Illinois 60115
815.748.2000 • cityofdekalb.com

VIA CERTIFIED MAIL

Postmaster
DeKalb Post Office
600 E. Lincoln Highway
DeKalb, Illinois 60115

COPY

Re: Notice of Territory Annexed by the City of DeKalb.

To Whom It May Concern:

Please take notice that the City of DeKalb has annexed property that includes approximately 505 acres generally located east of Illinois Route 23 and South of Gurler Road. A copy of the recorded annexation ordinance (2020-025) is attached for your records. The annexed territory is described by DeKalb County Property Index Numbers:

11-01-100-001
11-01-200-002
11-01-200-001
11-02-100-001
11-02-200-001

Please have the post office's records revised to reflect the annexation of this territory into the City of DeKalb.

Sincerely,

Ruth A. Scott
Executive Assistant

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DeKalb Post Office
Attn: Postmaster
600 E. Lincoln Hwy.
DeKalb, IL 60115

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samantha Kneepert

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Samantha Kneepert

C. Date of Delivery

9/29/20

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7009 2820 0000 9467 8154

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

7009 2820 0000 9467 8154

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage

\$

Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$

Postmark
Here

Sent to

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions



2020003730

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 4/30/2020 01:12 PM
REC FEE: 75.00

COPY

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 13

"KEEP IN FILE"

*Plot Cohixet 11
Slide # 2-C*

CERTIFICATION

I, RUTH A. SCOTT, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

ORDINANCE 2020-025

**APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY
OF DEKALB, ILLINOIS FOR THE VENTUS TECH SERVICES, LLC
PROJECT.**

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 27th day of April 2020.

WITNESS my hand and the official seal of said City this 28th day of April 2020.



RUTH A. SCOTT, Executive Assistant

Prepared by and return to:

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
200 S. Fourth Street
DeKalb, Illinois 60115

ORDINANCE 2020-025

PASSED: APRIL 27, 2020

APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF DEKALB, ILLINOIS FOR THE VENTUS TECH SERVICES, LLC PROJECT.

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, Ventus Tech Services LLC (the "Owner") is the owner of property legally described in Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Property is further depicted in the form of a Plat of Annexation attached hereto and incorporated herein as Exhibit B (the "Plat of Annexation"); and

WHEREAS, the Property is currently located in Afton Township in unincorporated DeKalb County, contiguous to the City's corporate boundaries, and has no electors residing therein; and

WHEREAS, on March 24, 2020, the City provided due notice in writing by certified mail of the City's action to annex the Property to the Board of Trustees of the DeKalb Fire Protection District, the Board of Trustees of Afton Township, the Supervisor of Afton Township, the Highway Commissioner of Afton Township, and the Clerk of Afton Township as further described in the Affidavit of Service of Notice attached hereto and incorporated herein as Exhibit C (the "Affidavit of Service of Notice"); and

WHEREAS, there is no Public Library District that provides services to the Property, and therefore, there is no need to provide notice of an action to annex the Property to any Public Library District; and

WHEREAS, on April 13, 2020, upon providing due notice, the City and Owner conducted all required public hearings before the City Council on the Annexation and Development Agreement for the Property (the "Annexation Agreement"); and

WHEREAS, on April 22, 2020, upon providing due notice, the City and Owner conducted all required public hearings before the City's Planning and Zoning Commission on the provisions of the Annexation Agreement pertaining to any ordinance relating to subdivision controls, zoning, official plan, building and related restrictions for the Property (the "Zoning Ordinance"); and

WHEREAS, on April 27, 2020, upon providing due notice, the City Council held a public hearing on the vacation of the part of Crego Road that is located within the Property prior to the consideration of this Ordinance (the "Vacation Ordinance"); and

WHEREAS, on April 27, 2020, the Owner and the City approved and executed the

Annexation Agreement which requires that the Property be annexed into the City; and

WHEREAS, the City's corporate authorities have determined that annexing the Property to the City is in the City's best interests and further promotes the public health, safety and welfare;

NOW, THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois, as follows:

SECTION 1: Recitals. The recitals to this Ordinance are true, material, adopted, and incorporated herein as Section 1 to this Ordinance.

SECTION 2: Annexation Approved. The City's corporate authorities approve the annexation of the Property legally described in Exhibit A to this Ordinance and depicted in the Plat of Annexation attached as Exhibit B to this Ordinance. The City's corporate authorities also approve the Plat of Annexation in the form attached as Exhibit B to this Ordinance, and direct that the recordable sized Mylar be executed on behalf of the City by its Mayor and attested to by the City Clerk. Pursuant to 65 ILCS 5/7-1-1, the territory annexed shall extend to the far side of any highway adjacent to the Property that is not already located within the jurisdiction of the City of DeKalb or another municipality.

SECTION 3: Recording Directed. The City's corporate authorities authorize and direct the City Manager or his designee to record and file, upon execution by all of the parties, this Ordinance, the Plat of Annexation, and the Affidavit of Service of Notice with the DeKalb County Clerk and Recorder. The City Manager or his designee shall, by certified mail, return receipt requested, notify any and all post office branches serving the annexed territory and all election authorities having jurisdiction over the annexed territory of this annexation within thirty (30) days of the passage of this Ordinance. The City Manager or his designee shall, by certified mail, return receipt requested, give notice of this annexation to the Illinois Department of Revenue pursuant to 30 ILCS 115/2(b) within 30 days after the annexation.

SECTION 4: Home Rule. This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of DeKalb that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, that this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: Conditions Precedent. Pursuant to Article 4.4 of the Annexation Agreement, this Ordinance shall not be effective until the date that all of the following conditions precedent have occurred:

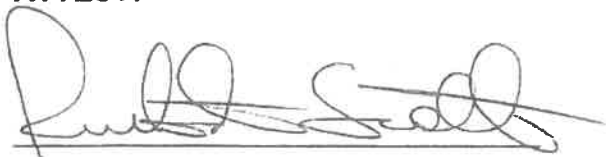
- A. In accordance with all applicable laws: (i) the City has noticed and held all hearings and taken all other action legally required to be taken before the approval and execution of the Annexation Agreement, (ii) the City's corporate authorities have adopted and approved an ordinance approving the Annexation Agreement, including the Water Agreement attached as Exhibit G to the Annexation Agreement (the "Water Agreement"), and (iii) duly authorized representatives of the City and the Company have fully executed and delivered the Annexation Agreement and the Water Agreement;
- B. The City's corporate authorities have adopted and approved this Ordinance in accordance with all applicable laws; and
- C. In accordance with all applicable laws: (i) the City has noticed and held all hearings and taken all other action legally required to be taken before the adoption of this Ordinance, the Zoning Ordinance, and the Vacation Ordinance.

SECTION 6: Conditions Precedent Satisfied. The City's corporate authorities find and determine that all of the conditions precedent set forth in Section 5 of this Ordinance and Article 4.4 of the Annexation Agreement have occurred and been satisfied as further set forth in the recitals to this Ordinance and by the adoption and approval of this Ordinance:

SECTION 7: Effective Date. As a result of the need to timely record and give notice of the annexation approved herein, the corporate authorities of the City of DeKalb find and determine that this Ordinance shall be effective immediately upon its passage and approval and shall subsequently be published in pamphlet form.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 27th day of April 2020 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Morris, Finucane, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Absent: Smith. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

ATTEST:



RUTH A. SCOTT
Executive Assistant



JERRY SMITH, Mayor



EXHIBIT A
(Legal Description of the Property)

THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SURVEY NAIL REFERENCING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-004286 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 38 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES, EAST ZONE (NAD83)) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 49.06 FEET TO A FOUND ALUMINUM DISK REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-004285 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 45.93 FEET TO THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, PER THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1973-375200 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,599.89 FEET TO A FOUND 1 INCH IRON MATCHING THE TIES THAT REFERENCE THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2006-020095 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,646.05 FEET TO A FOUND MAGNAIL REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2006-012657 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,644.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH 89 DEGREES 41 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,322.41 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 33 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,640.98 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,323.96 FEET TO A FOUND 1 INCH IRON PIPE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,650.91 FEET TO A STONE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1 (REFERENCED BY A FOUND IRON PIPE 0.25 FEET WEST OF THE STONE), PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 1978-413834 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,663.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 907.55 FEET TO THE NORTHEASTERN CORNER OF THE SOUTHERN 55 RODS (907.5 FEET) OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG THE NORTHERN LINE OF THE SOUTHERN 55 RODS OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,606.19 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, PER THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1973-375200 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 698.92 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 43 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 1,045.63 FEET TO THE POINT OF BEGINNING, CONTAINING 505.329 ACRES, MORE OR LESS.

EXHIBIT C - AFFIDAVIT OF SERVICE OF NOTICE

**AFFIDAVIT OF SERVICE OF NOTICE OF INTENT TO ANNEX
TO THE CITY OF DEKALB**

I, Dan Olson, attest that, as Principal Planner of the City of DeKalb, I caused the attached notices of annexation to be served on the Board of Trustees of the DeKalb Fire Protection District, the Board of Trustees of Afton Township, the Supervisor of Afton Township, the Highway Commissioner of Afton Township, and the Clerk of Afton Township by mailing true and correct copies of the notice, by certified mail, to those individuals at the addresses set forth below their names on the 24th day of March, 2020, at 12:00 p.m.; by depositing the copies in the United States Mail at 200 S. 4th St., DeKalb, Illinois, certified, postage prepaid.

I, Dan Olson, further attest that, as Principal Planner of the City of DeKalb, I caused this Affidavit of Service of Notice of Intent to Annex to the City of DeKalb to be filed and recorded with the Recorder of Deeds of DeKalb County, Illinois.

CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



Dan Olson, Principal Planner, City of DeKalb

LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb City Council at its regular meeting on Monday, April 13, 2020, at 6:00 p.m. in the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois, on a petition by Ventus Tech Services, LLC for an annexation and development agreement in order to annex the property described below. Approval of the agreement would allow for the construction of a data center and accessory uses in an approximately 970,000 sq. ft. facility with an option to expand. The approximately 505 acres of property is generally located east of State Rt. 23 and south of Gurler Road and containing PIN's 11-01-100-001, 11-01-200-002, 11-01-200-001, 11-02-100-001, 11-02-200-001 and legally described below.

TRACT I: (P.I.N. 11-01-100-001)

THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DEKALB COUNTY, ILLINOIS.

TRACT II: (P.I.N. 11-01-200-002 and P.I.N. 11-01-200-001)

PARCEL 1: (P.I.N. 11-01-200-002)

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS. EXCEPTING THEREFROM PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 337 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 245 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WESTERLY A DISTANCE OF 245 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DEKALB AND STATE OF ILLINOIS.

PARCEL 2: P.I.N. 11-01-200-001)

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 337 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES

TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 245 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WESTERLY A DISTANCE OF 245 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DEKALB AND STATE OF ILLINOIS.

TRACT III: (P.I.N. 11-02-100-001 and P.I.N. 11-02-200-001)

PARCEL 1: (P.I.N. 11-02-100-001)

THE WEST EIGHTY-FIVE (85) ACRES OF THE NORTH ONE HUNDRED FIVE (105) ACRES OF THE NORTH WEST FRACTIONAL QUARTER (NW 1/4) OF SECTION TWO (2); ALSO, THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: COMMENCING AT THE NORTH EAST CORNER OF THE NORTH WEST QUARTER (NW 1/4) OF SECTION TWO (2), THENCE RUNNING SOUTH ON SURVEY LINE TWENTY-SIX (26) CHAINS AND TWENTY-FIVE (25) LINKS, THENCE WEST SEVEN (7) CHAINS AND SIXTY-TWO (62) LINKS, THENCE NORTH TWENTY-SIX (26) CHAINS AND TWENTY-FIVE (25) LINKS, THENCE EAST ON SURVEY LINE SEVEN (7) CHAINS SIXTY-TWO (62) LINKS, TO THE PLACE OF BEGINNING. ALL SITUATED IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOUR (4), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

LESS AND EXCEPT:

THAT PART OF THE NORTH 105 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2 AND THENCE SOUTH 89 DEGREES 21 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2 (THE BEARING FOR THE SAID NORTH LINE OF SAID SECTION 2 BEING ESTABLISHED IN RELATION TO THE ASSUMED BEARING ASSIGNED TO THE CENTER LINE OF ILLINOIS ROUTE 23), A DISTANCE OF 34.82 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTH 89 DEGREES, 32 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2, FOR A DISTANCE OF 60.04 FEET TO A POINT, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 2 DEGREES, 34.5 MINUTES WEST PARALLEL TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24, FOR A DISTANCE OF 1,045.19 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTH 0 DEGREES, 51 MINUTES WEST TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24 FOR A DISTANCE OF 699.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 105 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 2, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES

FROM THE SAID CENTER LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 89 DEGREES, 01 MINUTES WEST, FOR A DISTANCE OF 60.94 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE NORTH 0 DEGREES 46 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1,743.18 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: (P.I.N. 11-02-200-001)

THE NORTH EAST FRACTIONAL QUARTER (NE FRL. 1/4) OF SECTION TWO (2) IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOUR (4), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF DEKALB, IN THE STATE OF ILLINOIS.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 200 South Fourth Street, DeKalb, Illinois, 60115 or the Online Public Comment Submission Form at <https://www.cityofdekalb.com/FormCenter> Further information regarding the petition is also available from the Community Development Department at (815) 748-2070 or on the City of DeKalb's web page at <https://www.cityofdekalb.com/1103/Public-Hearings>

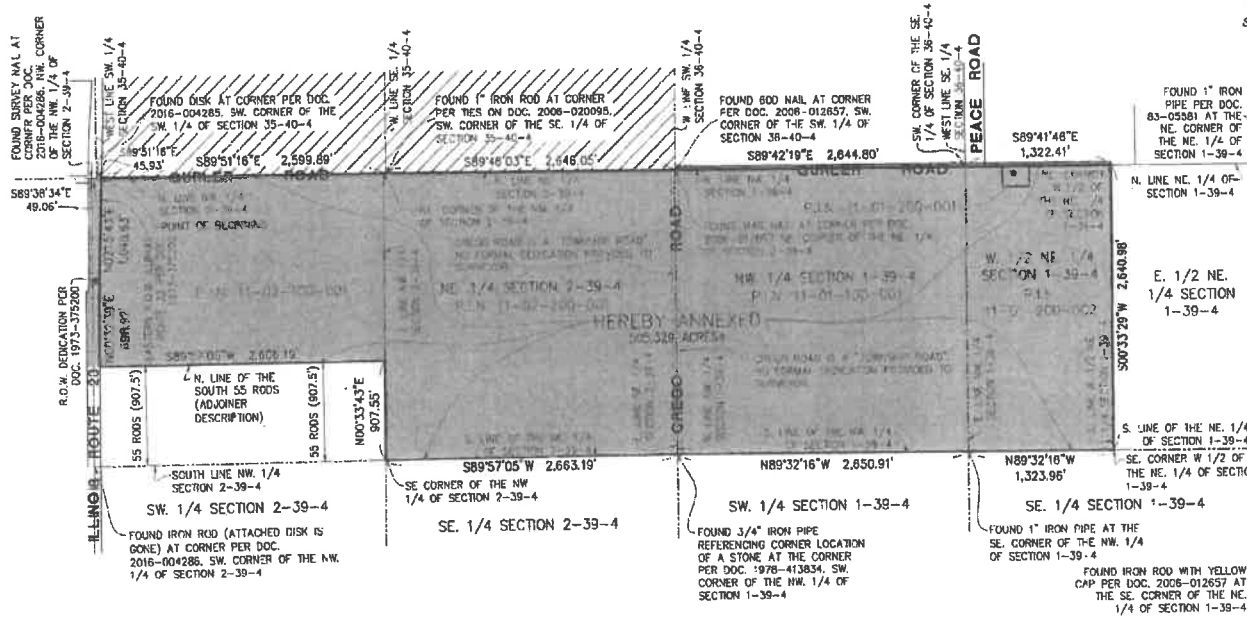
Mayor Jerry Smith

City of DeKalb



MAP OF THE TERRITORY HEREBY ANNEXED TO THE CITY OF DEKALB, ILLINOIS

OF
THAT PART OF THE NORTH HALF OF SECTION 1 AND THAT PART OF THE NORTH HALF OF SECTION 2, AND THAT PART OF THE
NORTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, AND THAT PART OF THE SOUTH HALF OF
SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.



PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1, (THE NEW
BOUNDARY OF THE ANNEXATION SHALL EXTEND TO THE FAR
SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL
OF EVERY HIGHWAY WITHIN THE AREA ANNEXED).
ADJACENT ROADS ARE SHOWN AS ANNEXED, BECAUSE BY
OPERATION OF LAW, ADJACENT ROADS SHALL BE CONSIDERED
ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION
SET FORTH IN THE PETITION FOR ANNEXATION, 65 ILCS 5/7-1-1



EXISTING CORPORATE LIMITS OF THE
CITY OF DEKALB PER OFFICIAL
ZONING MAP - DATED 02-28-2020

HEREBY ANNEXED

REVISED: 04-09-2020 PER CITY COMMENTS



2020003730

Sheet 1 of 2

11/2-C

Survey No.:	P 400 J
Contract No.:	Survey Design Subcontract
Description:	Plat of Annexation to City of Dekalb
Date Prepared:	March 09, 2020
Scale:	1" = 400'

MAP OF THE TERRITORY HEREBY ANNEXED TO THE CITY OF DEKALB, ILLINOIS

OF

THAT PART OF THE NORTH HALF OF SECTION 1 AND THAT PART OF THE NORTH HALF OF SECTION 2, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, AND THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

THAT PART OF THE NORTH HALF OF SECTION 2 AND THAT PART OF THE NORTH HALF OF SECTION 1, ALL IN TOWNSHIP 39 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SURVEY NAIL REFERENCING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2014-04124 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 38 MINUTES 34 SECONDS EAST (BASES OF BEARINGS - ILLINOIS STATE PLANE COORDINATES, EAST ZONE 14A003) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1400 FEET TO A FOUND ALUMINUM DOW REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2016-04124 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 31 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 48.83 FEET TO THE EASTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 23, FEET THAT TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 1943-37009 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 31 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,999.89 FEET TO A FOUND 1 INCH IRON NAIL; THENCE THAT REFERENCING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 2004-012657 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 42 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,644.40 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 41 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 3,025.41 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 33 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 2,640.86 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 33 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 1,514.00 FEET TO A FOUND 1 INCH IRON PIPE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 3,058.16 FEET TO A STONE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1 (REFERENCED BY A FOUND IRON PIPE 0.25 FEET WEST OF THE STONE); PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 1878-11534 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2,485.19 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 33 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 807.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36 (2017.5 FEET) OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 37 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PER SURVEY MONUMENT RECORD RECORDED AS DOCUMENT NUMBER 1975-37000 IN THE OFFICE OF THE DEKALB COUNTY RECORDER; THENCE NORTH 89 DEGREES 33 MINUTES 30 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 800 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 43 SECONDS EAST ALONG SAID EASTERN RIGHT OF WAY LINE 1,040.63 FEET TO THE POINT OF BEGINNING, CONTAINING 505.259 ACRES, MORE OR LESS.

PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1, (THE NEW BOUNDARY OF THE ANNEXATION SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED), ADJACENT ROADS ARE SHOWN AS ANNEXED, BECAUSE BY OPERATION OF LAW, ADJACENT ROADS SHALL BE CONSIDERED ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION, 65 ILCS 5/7-1-1.

CERTIFICATE OF CITY COUNCIL
STATE OF ILLINOIS }
COUNTY OF DEKALB } SS
THIS IS TO CERTIFY THAT THIS ACCURATE MAP OF TERRITORY ANNEXED IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE CITY OF DEKALB ORDINANCE NO. 20-00-0005, ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE 27th DAY OF April, 2020.
BY: Jerrey Smith ATTEST: Ruth A. Scott
Mayor (PLEASE SIGN & PRINT) Recorder (PLEASE SIGN & PRINT)



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DEKALB }

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, AN ALIGNED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT OF ANNEXATION FROM OFFICIAL RECORDS AND FOR A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE ANNEXED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MARCH IN THE YEAR 2020.



Timothy G. Wolfe
Illinois Professional Land Surveyor No. 35-003535
Jacob A. Heffner, Association
My License Expires November 30, 2020

REVISED: 04-01-2020 FOR CITY COMMENTS



2020003730

Sheet 2 of 2

11/2 c

Survey No.:	D 4 8 0 J
Ordered By:	Berge Design Solutions
Drawn/Plotted:	Paul A. Heffner, Inc. City of Dekalb
Date Prepared:	March 20, 2020
Scale:	1" = 600'