

STATE OF ILLINOIS)
) ss.
COUNTY OF KANE)

**PETITION REQUESTING THE ANNEXATION AND REZONING
OF CERTAIN TERRITORY TO THE CITY OF GENEVA,
A MUNICIPAL CORPORATION, KANE COUNTY, ILLINOIS**

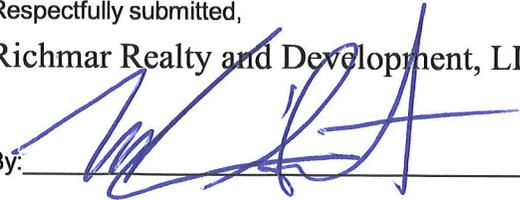
TO: MAYOR KEVIN BURNS, CLERK ROGER GODSKESEN
 and THE CITY COUNCIL OF THE CITY OF GENEVA,
 a Municipal Corporation

The undersigned Petitioner, Richmar Realty and Development, LLC, Kane County, Illinois, hereby requests that the territory described in the attached Exhibit "A" be annexed to the City of Geneva, Kane County, Illinois, and in support thereof, states as follows:

1. That the territory herein described is contiguous to the City of Geneva boundaries.
2. That there are no electors residing within said territory.
3. ~~That this Petition is signed by the Superintendent of Schools and Secretary of the Board of Education, which Board of Education is the owner of record of the territory. - (stricken)~~
4. An accurate map of the territory herein described, which contains the description of said territory is attached hereto as Exhibit "B".
5. That this Petition is hereby filed with the Clerk of the City of Geneva pursuant to statute in such case made and provided, i.e. 65 ILCS 5/7-1-8 (2003).

The undersigned Petitioner further requests that, upon annexation, the territory described in the attached Exhibit A and depicted on the attached Exhibit B be rezoned to the Spec. Use, I1 Light Industrial Dist., PUD (zoning classification).

Respectfully submitted,
Richmar Realty and Development, LLC

By:  2/16/23

Mark E. Sorrentino, Manager
Print Name

**ANNEXATION AND REZONING PETITION
GENEVA OAKS BUSINESS PARK
EXHIBIT A**

Legal Descriptions, Property Index Numbers, Addresses and Owners

Parcel No.: 12-12-300-063

Parcel No.: 12-12-400-029

Legal Description:

That part of the South Half of Section 12, Township 39 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 12; thence North 89 degrees 17 minutes 43 seconds East along the South line of said Southeast Quarter 298.98 feet to the Westerly line of a tract of land conveyed to H.H. Simpson by Warranty Deed recorded as Document 1271011; thence North 00 degrees 36 minutes 00 seconds East along said Westerly line 132.0 feet; thence South 85 degrees 07 minutes 00 seconds West 470.60 feet; thence South 00 degrees 15 minutes 00 seconds East 413.30 feet to the former center line of County Farm Road; thence South 82 degrees 31 minutes 00 seconds West along said former center line 100.60 feet; thence North 00 degrees 15 minutes 00 seconds West 420.2 feet for a point of beginning; thence South 85 degrees 59 minutes 43 seconds West along a line, which if extended, intersects the Northeast corner of a tract of land conveyed to William E. Schultz and wife by Document 690638, 154.83 feet to the Westerly line extended Southerly of Lot 4 of the Assessment Map of Martin Schock Estate according to the Plat thereof filed in Plat Book 20 at Page 23 in the Recorder's Office of Kane County, Illinois; thence North 00 degrees 27 minutes 54 seconds East along the Westerly line extended of said Lot 697.38 feet to a point that is 30.0 feet Southerly of the Southwest corner of said Lot; thence South 84 degrees 55 minutes 42 seconds East 726.34 feet to a point on the Westerly line of said Simpson Tract that is 708.10 feet North 00 degrees 36 minutes 00 seconds East of the point of intersection of said Westerly line with the South line of said Southeast Quarter; thence South 00 degrees 36 minutes 00 seconds West along the Westerly line of said Simpson Tract 576.10 feet; thence South 85 degrees 07 minutes 00 seconds West 470.60 feet; thence South 86 degrees 26 minutes 35 seconds West 99.97 feet to the point of beginning, in Geneva, Kane County, Illinois.

Property Owner: Geneva Land Company, LLC, a Wyoming limited liability company

Address: vacant land north of Fabyan Parkway, Kane County, Illinois

Parcel No.: 12-12-400-004

Parcel No.: 12-13-200-001

Legal Description

That part of the South Half of Section 12 and part of the North Half of Section 13, Township 39 North, Range 8, East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of Section 12 aforesaid, 4.53 chains East of the Southwest corner of the Southeast Quarter thereof; thence North 00 degrees 36 minutes East, 132 feet; thence South 85 degrees 07 minutes West, 222.02 feet; thence South 00 degrees 36 feet West, 351.64 feet; thence South 34 degrees 20 minutes East, 38.62 feet to the angle point in the center line of the Old Road; thence North 55 degrees 40 minutes East along the center of the Old Road, 242.6 feet; thence North 00 degrees 36 minutes East, 133.6 feet to the point of beginning, in the Township of Geneva, Kane County, Illinois.

Property Owner: Fabyan Office Plaza, LLC, a Wyoming limited liability company

Address: 33W480 Fabyan Parkway, West Chicago, IL 60185

Parcel No.: 12-13-100-013

Parcel No.: 12-12-300-022

Legal Description

That part of the South half of Section 12 and part of the North half of Section 13, in Township 39 North, Range 8 East of the Third Principal Meridian, Described as follows: Commencing at the Southeast corner of said Southwest Quarter of Section 12, in Township 39 North, Range 8 East; thence Easterly along the South line of said Section 12, a distance of 298.98 feet; thence North 00 degrees 36 minutes East, 132.0 feet; thence South 85 degrees 07 minutes West 222.02 feet for the point of beginning; thence South 00 degrees 36 minutes West 351.64 feet; thence South 34 degrees 20 minutes East 38.62 feet to an angle point in the centerline of the Old Road; thence South 79 degrees 05 minutes West along said center line, 264.88 feet; thence North 00 degrees 36 minutes East 413.42 feet; thence North 85 degrees 07 minutes East 248.52 feet to the point of beginning in Kane County, Illinois

Property Owner: Geneva Contractor's Yard, LLC, a Wyoming limited liability company

Address: vacant land, north side of Fabyan Parkway, Kane County, Illinois

Parcel No.: 12-12-300-064

Parcel No.: 12-13-100-012

Legal Description

That part of the Southwest Quarter of Section 12 and part of the Northwest Quarter of Section 13, Township 39 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 12; thence North 89 degrees 17 minutes 43 seconds East along the South line of said Southeast Quarter 298.98 feet to the Westerly line of a tract of land conveyed to H.H. Simpson by Warranty Deed recorded as Document 1271011; thence North 00 degrees 36 minutes 00 seconds East along said Westerly line 132.0 feet; thence South 85 degrees 07 minutes 00 seconds West 470.6 feet for a point of beginning; thence South 00 degrees 15 minutes 00 seconds East 413.30 feet to the former center line of County Farm Road; thence South 82 degrees 31 minutes 00 seconds West along said former center line 100.60 feet; thence North 0 degrees 15 minutes 00 seconds West 420.20 feet; thence North 86 degrees 26 minutes 35 seconds East 99.97 feet to the point of beginning, in Geneva Township, Kane County, Illinois

Property Owner: Fabyan Vacant Lot 1, LLC, a Florida limited liability company

Address: vacant land, north side of Fabyan Parkway, Kane County, Illinois

Parcel No.: 12-13-100-040

Parcel No.: 12-12-300-068

Legal Description

That part of the Southwest Quarter of Section 12 and part of the Northwest Quarter of Section 13, Township 39 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Southwest Quarter of said Section 12; thence East along the South line of Section 12, 298.98 feet; thence North 00 degrees 36 minutes East, 132.0 feet; thence South 85 degrees 07 minutes West, 470.6 feet; thence South 00 degrees 15 minutes East, 413.30 feet to the center line of Former County Farm Road; thence South 82 degrees 31 minutes West along said center line, 100.60 feet; thence North 0 degrees 15 minutes West, 420.20 feet for a point of beginning; thence South 85 degrees 59 minutes 43 seconds West along a line which, if extended, intersects the Northeast corner of a tract of land conveyed to William E. Schultz and wife by deed recorded as Document 690638, 170.17 feet to a point on said line that is 678.61 feet North 85 degrees 59 minutes 43 seconds East of the Northeast corner of said Schultz Tract; thence South at an angle of 93 degrees 45 minutes 16 seconds measured clockwise from the last described course 397.07 feet to the North line of Fabyan Parkway as established by Document 1160180; thence North 90 degrees 01 minutes 03 seconds East along said North line, 169.80 feet to a line drawn South 00 degrees 15 minutes East from the point of beginning; thence North 00 degrees 15 minutes West 390.26 feet to the point of beginning in Geneva Township, Kane County, Illinois

Property Owner: Fabyan Vacant Lot 1, LLC, a Florida limited liability company

Address: vacant land, north side of Fabyan Parkway, Kane County, Illinois

Parcel No.: 12-13-100-039

Parcel No.: 12-12-300-067

Legal Description

That part of the Southwest Quarter of Section 12 and part of the Northwest Quarter of Section 13, Township 39 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Southwest Quarter of said Section 12; thence East along the South line of Section 12, 298.98 feet; thence North 00 degrees 36 minutes East 132.0 feet; thence South 85 degrees 07 minutes West 470.60 feet; thence South 00 degrees 15 minutes East 413.30 feet to the center line of County Farm Road; thence South 82 degrees 31 minutes West along said center line 100.60 feet; thence North 00 degrees 15 minutes West 420.20 feet; thence South 85 degrees 59 minutes 43 seconds West along a line which, if extended, intersects the Northeast corner of a tract of land conveyed to William E. Schultz and wife by deed recorded as Document 690638, 170.17 feet to a point on said line that is 678.61 feet North 85 degrees 59 minutes 43 seconds East of the Northeast corner of said Schultz tract for a point of beginning; thence Westerly along the last described course, 282.30 feet to the Easterly line of the Dawn Boulevard as recorded by Document 98K029217, thence Southerly at an angle of 93 degrees 48 minutes 11 seconds measured clockwise from the last described course, 360.49 feet to the Northerly line of Fabyan Parkway per Document 1160180; thence Easterly at an angle of 89 degrees 58 minutes 08 seconds measured clockwise from said Easterly line, 282.00 feet; thence Northerly parallel with said Easterly line, 379.07 feet to the point of beginning, in Geneva Township, Kane County, Illinois

Property Owner: Fabyan Vacant Lot II, LLC, a Florida limited liability company

Address: vacant land, north side of Fabyan Parkway, Kane County, Illinois

**ANNEXATION AND REZONING PETITION
GENEVA OAKS BUSINESS PARK
EXHIBIT B**

(1st page of Plat of Annexation)

