

From: Jacob Dunham <jdunham@manhard.com>
Sent: Tuesday, December 12, 2023 4:01 PM
To: Tansley, Matthew <tansleymatthew@KaneCountyIL.gov>; Aamir, Hira <AamirHira@KaneCountyIL.gov>
Cc: Kevin Coughlin; Cecelia Stephens; Matt Callaghan
Subject: EX: RE: Petition 4622 for December ZBA

Attached is the legal description with the parcel 3 corrected.

Thanks,
Jacob

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Civil Engineering | Surveying | Water Resources Management
Construction Management | Landscape Architecture | Planning



**LEGAL DESCRIPTION
FOR
NESLER ROAD SOLAR SITE**

PARCEL 1:

THAT PART OF THE FOLLOWING PARCEL OF LAND FALLING WITHIN PARCEL J ON ORDINANCE NO. 2003-11-3 RECORDED DECEMBER 30, 2003, AS DOCUMENT NO. 2003K221582:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, BOTH IN TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 23; THENCE NORTH 00 DEGREES 27 MINUTES 17 SECONDS WEST, A DISTANCE OF 100.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 05 MINUTES 26 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, A DISTANCE OF 1249.25 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 34 SECONDS WEST, A DISTANCE OF 245.37 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 26 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, A DISTANCE OF 1251.09 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1516.35 FEET TO THE CENTER LINE AS MONUMENTED OF NESTLER ROAD; THENCE SOUTH 27 DEGREES 43 MINUTES 17 SECONDS WEST, ALONG SAID CENTER LINE AS MONUMENTED, A DISTANCE OF 277.19 TO A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 AND PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1385.46 FEET TO THE POINT OF BEGINNING. BEING SITUATED ON PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SOUTH HALF, 147.30 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 91 DEGREES 23 MINUTES 09 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 981.91 FEET; THENCE WESTERLY AT AN ANGLE OF 88 DEGREES 46 MINUTES 22 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID PARALLEL LINE, 147.29 FEET TO SAID WEST LINE; THENCE NORTHERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES 38 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID WEST LINE, 983.32 FEET TO THE PLACE OF BEGINNING, ALL IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SOUTH HALF, 147.30 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, AT AN ANGLE OF 91 DEGREES

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23 MINUTES 09 SECONDS , MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 981.91 FEET; THENCE EASTERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES 38 SECONDS, MEASURED CLOCKWISE FROM SAID PARALLEL LINE, 615.05 FEET; THENCE NORTHERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES 52 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 139.16 FEET; THENCE NORTHERLY AT AN ANGLE OF 179 DEGREES 44 MINUTES 32 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 40.78 FEET; THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 11 MINUTES 12 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 490.47 FEET; THENCE NORTHERLY, AT AN ANGLE OF 91 DEGREES 22 MINUTES 27 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 800.23 FEET TO SAID NORTH LINE; THENCE WESTERLY, AT AN ANGLE OF 91 DEGREES 22 MINUTES 23 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID NORTH LINE, 132.33 FEET TO THE POINT OF BEGINNING, ALL IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1618.11 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY, AT AN ANGLE OF 90 DEGREES 48 MINUTES 43 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 2566.00 FEET TO A POINT ON A LINE THAT IS 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY, AT AN ANGLE OF 90 DEGREES 11 MINUTES 02 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID PARALLEL LINE, 978.49 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY, AT AN ANGLE OF 89 DEGREES 42 MINUTES 20 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE 1227.65 FEET; THENCE CONTINUING NORTHERLY, AT AN ANGLE OF 179 DEGREES 46 MINUTES 41 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 1327.62 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST CORNER; THENCE WESTERLY, AT AN ANGLE OF 90 DEGREES 42 MINUTES 04 SECONDS, MEASURED CLOCKWISE FROM SAID EAST LINE, ALONG SAID NORTH LINE, 978.59 FEET TO THE POINT OF BEGINNING, ALL IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.