

ORDINANCE NO. 1763-17

AN ORDINANCE PROPOSING ESTABLISHMENT OF “BACKUP SPECIAL SERVICE AREA #7” FOR THE HAWTHORN TRAILS PHASE THREE SUBDIVISION AND SETTING A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

WHEREAS, on or about November 28, 2016, the Village of Hawthorn Woods granted Hawthorn 45, LLC d/b/a Foxford Communities approval of a special use permit, among other related approvals, for the development of the Hawthorn Trails Phase Three Subdivision, including acceptance of the Declaration of Covenants for the Hawthorn Trails Phase Three Homeowners’ Association; and

WHEREAS, the Declaration of Covenants for Hawthorn Trails Phase Three, Lake County Recorder number 7399535, page 22 of 48, Section 7.10 Backup SSA, states the Municipality may establish a “Special Service Area” to serve as what is commonly referred to as a “Backup Special Service Area” to give the Municipality the power to levy taxes to pay the cost of maintaining the areas required to be maintained by the Association if the Association fails to perform such maintenance and the Municipality chooses to furnish such fees or services.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, that the Mayor and Village Clerk be, and the same are, are hereby authorized to establish a Backup Special Service Area Number 7 for the Hawthorn Trails Phase Three Subdivision, and by the reference, made a part hereof, as follows:

SECTION ONE: The statutory authority for special service areas is set forth in the Special Service Area Tax Law, 35 Illinois Compiled Statutes 200/27, which provides the manner of levying or imposing taxes for the provisions of special services to areas within the boundaries of municipalities.

SECTION TWO: The Village and Board of Trustees find that:

- A. It is in the public interest that the creation of “Backup Special Service Area Number 7”, for the purposes set forth herein, be considered for the approximately 14.717-acre parcel generally located at the northeast corner of Illinois Route 22 and Quentin Road and legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and
- B. The Village of Hawthorn Woods, Illinois (the “Village”), hereby proposes the establishment of a “Backup Special Service Area Number 7” for the SUBJECT REALTY; and
- C. An accurate map of the SUBJECT REALTY is on file in the office of the Village Clerk and is available for public inspection. The establishment of a special service area in the above-described SUBJECT REALTY has not been proposed during the two years preceding the adoption of this Ordinance.

SECTION THREE: The SUBJECT REALTY is compact, contiguous and constitutes a separate and distinct subdivision within the Village; the SUBJECT REALTY will benefit specially from a backup special service area and from the special municipal services to be provided on a backup basis as hereinafter described; the proposed special municipal services are in addition to municipal services provided to the Village as a whole; and it is therefore in the best interest of the Village that the levy of special taxes against the SUBJECT REALTY to finance the special municipal services on a backup basis be considered. In the event the homeowners’ association fails to perform the proper maintenance of the matters described below, the Village would provide municipal services on a backup basis that would include:

- A. Maintenance and repair of the alleys, bike paths, sidewalks and pedestrian ways, stormwater management facilities including retention and detention facilities, channels,

swales, drainage facilities, and landscaping as deemed necessary and appropriate by the Village; and

- B. Maintenance and repair of the box culvert, stormsewer, pedestrian path, landscaping and turf located within the Cypress Grove Subdivision on that portion of the Catalpa Drive right of way, which is between the end of the Catalpa Drive pavement to the north and the southerly end of the Catalpa Drive right of way to the south; and
- C. Surface water detention consisting of mowing, erosion, nuisance and sedimentation control, sediment removal, structural maintenance and replacement, regrading, reseeding, replanting and removal of debris, as deemed necessary and appropriate by the Village; and
- D. Open space/natural areas maintenance consisting of mowing, reseeding, replanting, landscaping, removal of debris, and cleanup, as deemed necessary and appropriate by the Village; and
- E. ROW Improvements plantings consisting of replanting, landscaping, removal of debris, and cleanup and maintenance of monument signs, as deemed necessary and appropriate by the Village; and
- F. Administration and inspection of items A through E above (collectively the “Special Services”).

The proposed term of the “Backup Special Service Area Number 7” would be perpetual and the nature of the Special Service is backup maintenance.

However, under no circumstances shall the provision of such Special Services by the Village or its contractors constitute an acceptance of any personal property or real property within the SUBJECT REALTY by the Village.

SECTION FOUR: A public hearing shall be held on June 26, 2017 at 7:00 p.m. at the Hawthorn Woods Village Hall located at 2 Lagoon Drive in the Village of Hawthorn Woods being the time and place of a meeting of the Village Board of Trustees to consider the establishment of “Backup Special Service Area Number 7” for the SUBJECT PROPERTY legally described and commonly described in Section 2(A) of this Ordinance. At the hearing, there shall also be considered the levy of an annual tax not to exceed the annual rate of \$0.1101 per hundred dollars of the assessed value, as equalized, of the taxable property within the SUBJECT REALTY, said tax only to be levied annually in the event the homeowners’ association for the subdivision fails to perform its maintenance responsibilities set forth in the Declaration of Covenants of Record for the Hawthorn Trails Phase Three Subdivision, from the date of the establishment of a special service area for the SUBJECT REALTY. Said taxes, if levied, shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Special Service Tax Law.

SECTION FIVE: The Village Clerk shall give notice of such hearing in the following manner: Notice of such hearing shall be published at least once, not less than fifteen days prior to the date set for the public hearing in the Daily Herald, which is a newspaper of general circulation in the Village. In addition, notice by mailing shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed “Backup Special Service Area Number 7”. Said notice shall be mailed not less than fifteen days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of said property. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF THE PROPOSED ESTABLISHMENT OF “BACKUP SPECIAL SERVICE AREA NUMBER 7” AND THE LEVY OF A SPECIAL TAX THEREFORE FOR THE HAWTHORN TRAILS PHASE THREE SUBDIVISION IN THE VILLAGE OF HAWTHORN WOODS

NOTICE IS HEREBY GIVEN that the Village Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, shall conduct a Public Hearing on Monday, June 26, 2017, at 7:00 p.m., at the Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois 60047, to consider forming a “Backup Special Service Area Number 7” constituting that contiguous area of the Village which is generally described as the approximately 14.717-acre parcel generally located at the northeast corner of Illinois Route 22 and Quentin Road. More specifically, the “Backup Special Service Area Number 7” includes all of the parcels in the Hawthorn Trails Phase Three Subdivision:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 41 IN CYPRESS GROVE, BEING A SUBDIVISION OF PART OF SAID EAST HALF ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2007, AS DOCUMENT 6117957, AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 19, 2007, AS DOCUMENT 6139886; THENCE SOUTH 52°47'56" EAST 129.51 FEET ALONG THE NORTHEAST LINE OF SAID LOT 41; THENCE SOUTH 9°41'35" EAST 9.57 FEET ALONG THE EAST LINE OF SAID LOT 41; THENCE EASTERLY, ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 135.00 FEET AND A 176.95 FOOT CHORD BEARING SOUTH 39°35'13" EAST, AN ARC DISTANCE OF 192.97 FEET TO A POINT ON THE NORTH LINE OF LOT 42 IN SAID CYPRESS GROVE; THENCE SOUTH 72°12'15" EAST, ALONG SAID NORTH LINE, 29.31 FEET; THENCE NORTH 89°43'05" EAST 72.28 FEET; THENCE SOUTH 0°16'55" EAST 175.95 FEET TO THE NORTH LINE OF LOT 45 IN SAID CYPRESS GROVE; THENCE SOUTH 82°14'45" EAST, ALONG SAID NORTH LINE, 36.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 45; THENCE NORTH 87°28'07" EAST 59.35 FEET TO THE NORTHWEST

CORNER OF LOT 46 IN SAID CYPRESS GROVE; THENCE SOUTH 89°47'46" EAST 85.00 FEET, ALONG THE NORTH LINE OF SAID LOT 46, TO THE NORTHWEST CORNER OF LOT 47 IN SAID CYPRESS GROVE; THENCE SOUTH 88°06'05" EAST 107.09 FEET, ALONG THE NORTH LINE OF SAID LOT 47, TO THE WEST LINE OF CATALPA DRIVE; THENCE NORTH 89°01'53" EAST, ALONG A RADIAL LINE, 75.00 FEET TO A LINE THAT IS 15.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF CATALPA DRIVE; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE, BEING A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 225.00 FEET AND A 314.93 FOOT CHORD BEARING SOUTH 45°22'56" EAST, AN ARC DISTANCE OF 348.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°47'46" EAST, ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF CATALPA DRIVE, 222.02 FEET TO THE WEST LINE OF PROVIDENCE DRIVE; THENCE SOUTH 0°15'16" EAST, ALONG SAID WEST LINE, 137.44 FEET; THENCE SOUTH 4°30'45" WEST, ALONG THE EAST LINE OF OUTLOT A IN SAID CYPRESS GROVE, 136.96 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT A; THENCE NORTH 89°48'37" WEST, ALONG THE SOUTH LINE OF SAID OUTLOT A, 285.05 FEET; THENCE NORTH 80°43'28" WEST, ALONG SAID SOUTH LINE, 166.25 FEET; THENCE NORTH 89°48'37" WEST, ALONG SAID SOUTH LINE, 779.13 FEET; THENCE NORTH 45°02'06" WEST 2.97 FEET THE WEST LINE OF SAID OUTLOT A; THENCE NORTH 0°16'55" WEST, ALONG SAID WEST LINE, 876.54 FEET; THENCE NORTH 89°43'05" EAST, PERPENDICULAR TO SAID WEST LINE, 117.44 FEET TO THE POINT OF BEGINNING; IN LAKE COUNTY, ILLINOIS.

AREA  
14.717 AC  
(more or less)

#### **COMMERCIAL PROPERTY**

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT A IN CYPRESS GROVE, BEING A SUBDIVISION OF PART OF SAID EAST HALF ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2007, AS DOCUMENT 6117957, AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 19, 2007, AS DOCUMENT 6139886; THENCE NORTH 89°48'37" WEST, ALONG THE SOUTH LINE OF SAID OUTLOT A, 285.05 FEET; THENCE NORTH

80°43'28" WEST, ALONG SAID SOUTH LINE, 166.25 FEET; THENCE NORTH 89°48'37" WEST, ALONG SAID SOUTH LINE, 511.21 FEET TO A POINT OF BEGINNING; THENCE NORTH 0°16'55" WEST 650.63 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 63.00 FEET AND A 89.10 FOOT CHORD BEARING NORTH 45°16'55" WEST, AN ARC DISTANCE OF 98.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°43'05" WEST 207.00 FEET TO THE WEST LINE OF AFORESAID OUTLOT A; THENCE SOUTH 0°16'55" EAST, ALONG SAID WEST LINE, 709.32 FEET; THENCE SOUTH 45°02'06" EAST 2.97 FEET TO THE SOUTH LINE OF SAID OUTLOT A; THENCE SOUTH 89°48'37" EAST, ALONG SAID SOUTH LINE, 267.92 FEET TO THE POINT OF BEGINNING; IN LAKE COUNTY, ILLINOIS.

AREA  
4.397 AC  
(more or less)

#### **RESIDENTIAL PROPERTY**

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AREA  
10.320 AC  
(more or less)

An accurate map of said territory is on file in the office of the Village Clerk and is available for public inspection.

The purpose of the public hearing is to consider a proposal for the establishment of a “Backup Special Service Area Number 7” for:

- A. Maintenance and repair of the alleys, bike paths, sidewalks and pedestrian ways, stormwater management facilities including retention and detention facilities, channels, swales, drainage facilities, and landscaping as deemed necessary and appropriate by the Village; and
- B. Maintenance and repair of the box culvert, stormsewer, pedestrian path, landscaping and turf located within the Cypress Grove Subdivision on that portion of the Catalpa Drive right of way, which is between the end of the Catalpa Drive pavement to the north and the southerly end of the Catalpa Drive right of way to the south; and
- C. Surface water detention consisting of mowing, erosion, nuisance and sedimentation control, sediment removal, structural maintenance and replacement, regrading, reseeding, replanting and removal of debris, as deemed necessary and appropriate by the Village; and
- D. Open space/natural areas maintenance consisting of mowing, reseeding, replanting, landscaping, removal of debris, and cleanup, as deemed necessary and appropriate by the Village; and
- E. ROW Improvements plantings consisting of replanting, landscaping, removal of debris, and cleanup and maintenance of monument signs, as deemed necessary and appropriate by the Village; and

F. Administration and inspection of items A through E above (collectively the “Special Services”).

However, under no circumstances would the provision of such Special Services by the Village or its contractors, which may be undertaken by the Village in its discretion without any obligation to do so, constitute an acceptance of any personal property or real property within the SUBJECT REALTY by the Village.

The proposed term of the “Backup Special Service Area Number 7” would be perpetual and the nature of the Special Service is backup maintenance.

All interested persons including all persons owning taxable real property located within such area may file written objections with the Village Clerk and may be heard orally and may object to the formation and boundaries of said “Backup Special Service Area Number 7”, the levy or imposition of the taxes or the provision of special services to said SUBJECT REALTY. The hearing may be adjourned by the Village Board to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51 percent of the electors residing within said Special Area Number 7 and by at least 51 percent of the owners of record of the land included within the boundaries of said Special Service Area Number 7 is filed with the Village Clerk within sixty days following the final adjournment of the public hearing objecting to the creation of said “Backup Special Service Area Number 7”, no such SUBJECT REALTY may be created.

A copy of this public notice shall be filed with the Lake County Clerk’s Office and recorded with the Lake County Recorder’s Office.

PUBLISHED THIS 5th day of June, 2017.

Donna Lobaito

Donna Lobaito, Village Clerk

SECTION SIX: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION SEVEN: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this Ordinance.

SECTION EIGHT: That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

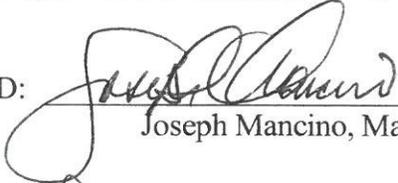
The foregoing Ordinance was passed by a roll call vote as follows:

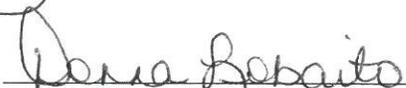
AYES: Hosik, Russo, Corrigan, DiMaggio, David

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

APPROVED:   
Joseph Mancino, Mayor

ATTEST:   
Donna Lobaito, Village Clerk

PASSED: June 26, 2017

APPROVED: June 26, 2017

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF SUBJECT REALTY**

**HAWTHORN TRAILS PHASE THREE SUBDIVISION**

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 41 IN CYPRESS GROVE, BEING A SUBDIVISION OF PART OF SAID EAST HALF ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2007, AS DOCUMENT 6117957, AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 19, 2007, AS DOCUMENT 6139886; THENCE SOUTH 52°47'56" EAST 129.51 FEET ALONG THE NORTHEAST LINE OF SAID LOT 41; THENCE SOUTH 9°41'35" EAST 9.57 FEET ALONG THE EAST LINE OF SAID LOT 41; THENCE EASTERLY, ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 135.00 FEET AND A 176.95 FOOT CHORD BEARING SOUTH 39°35'13" EAST, AN ARC DISTANCE OF 192.97 FEET TO A POINT ON THE NORTH LINE OF LOT 42 IN SAID CYPRESS GROVE; THENCE SOUTH 72°12'15" EAST, ALONG SAID NORTH LINE, 29.31 FEET; THENCE NORTH 89°43'05" EAST 72.28 FEET; THENCE SOUTH 0°16'55" EAST 175.95 FEET TO THE NORTH LINE OF LOT 45 IN SAID CYPRESS GROVE; THENCE SOUTH 82°14'45" EAST, ALONG SAID NORTH LINE, 36.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 45; THENCE NORTH 87°28'07" EAST 59.35 FEET TO THE NORTHWEST CORNER OF LOT 46 IN SAID CYPRESS GROVE; THENCE SOUTH 89°47'46" EAST 85.00 FEET, ALONG THE NORTH LINE OF SAID LOT 46, TO THE NORTHWEST CORNER OF LOT 47 IN SAID CYPRESS GROVE; THENCE SOUTH 88°06'05" EAST 107.09 FEET, ALONG THE NORTH LINE OF SAID LOT 47, TO THE WEST LINE OF CATALPA DRIVE; THENCE NORTH 89°01'53" EAST, ALONG A RADIAL LINE, 75.00 FEET TO A LINE THAT IS 15.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF CATALPA DRIVE; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE, BEING A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 225.00 FEET AND A 314.93 FOOT CHORD BEARING SOUTH 45°22'56" EAST, AN ARC DISTANCE OF 348.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°47'46" EAST, ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF CATALPA DRIVE, 222.02 FEET TO THE WEST LINE OF PROVIDENCE DRIVE; THENCE SOUTH 0°15'16" EAST, ALONG SAID WEST LINE, 137.44 FEET; THENCE SOUTH 4°30'45" WEST, ALONG THE EAST LINE

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AREA  
14.717 AC  
(more or less)

#### **COMMERCIAL PROPERTY**

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AREA  
4.397 AC  
(more or less)

**RESIDENTIAL PROPERTY**

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 41 IN CYPRESS GROVE, BEING A SUBDIVISION OF PART OF SAID EAST HALF ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2007, AS DOCUMENT 6117957, AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 19, 2007, AS DOCUMENT 6139886; THENCE SOUTH 52°47'56" EAST 129.51 FEET ALONG THE NORTHEAST LINE OF SAID LOT 41; THENCE SOUTH 9°41'35" EAST 9.57 FEET ALONG THE EAST LINE OF SAID LOT 41; THENCE EASTERLY, ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 135.00 FEET AND A 176.95 FOOT CHORD BEARING SOUTH 39°35'13" EAST, AN ARC DISTANCE OF 192.97 FEET TO A POINT ON THE NORTH LINE OF LOT 42 IN SAID CYPRESS GROVE; THENCE SOUTH 72°12'15" EAST, ALONG SAID NORTH LINE, 29.31 FEET; THENCE NORTH 89°43'05" EAST 72.28 FEET; THENCE SOUTH 0°16'55" EAST 175.95 FEET TO THE NORTH LINE OF LOT 45 IN SAID CYPRESS GROVE; THENCE SOUTH 82°14'45" EAST, ALONG SAID NORTH LINE, 36.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 45; THENCE NORTH 87°28'07" EAST 59.35 FEET TO THE NORTHWEST CORNER OF LOT 46 IN SAID CYPRESS GROVE; THENCE SOUTH 89°47'46" EAST 85.00 FEET, ALONG THE NORTH LINE OF SAID LOT 46, TO THE NORTHWEST CORNER OF LOT 47 IN SAID CYPRESS GROVE; THENCE SOUTH 88°06'05" EAST 107.09 FEET, ALONG THE NORTH LINE OF SAID LOT 47, TO THE WEST LINE OF CATALPA DRIVE; THENCE NORTH 89°01'53" EAST, ALONG A RADIAL LINE, 75.00 FEET TO A LINE THAT IS 15.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF CATALPA DRIVE; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE, BEING A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 225.00 FEET AND A 314.93 FOOT CHORD BEARING SOUTH 45°22'56" EAST, AN ARC DISTANCE OF 348.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°47'46" EAST, ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF CATALPA DRIVE, 222.02 FEET TO THE WEST LINE OF PROVIDENCE DRIVE; THENCE SOUTH 0°15'16" EAST, ALONG SAID WEST LINE,

137.44 FEET; THENCE SOUTH 4°30'45" WEST, ALONG THE EAST LINE OF OUTLOT A IN SAID CYPRESS GROVE, 136.96 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT A; THENCE NORTH 89°48'37" WEST, ALONG THE SOUTH LINE OF SAID OUTLOT A, 285.05 FEET; THENCE NORTH 80°43'28" WEST, ALONG SAID SOUTH LINE, 166.25 FEET; THENCE NORTH 89°48'37" WEST, ALONG SAID SOUTH LINE, 511.21 FEET; THENCE NORTH 0°16'55" WEST 650.63 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 63.00 FEET AND A 89.10 FOOT CHORD BEARING NORTH 45°16'55" WEST, AN ARC DISTANCE OF 98.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°43'05" WEST 207.00 FEET TO THE WEST LINE OF AFORESAID OUTLOT A; THENCE NORTH 0°16'55" WEST, ALONG SAID WEST LINE, 167.22 FEET; THENCE NORTH 89°43'05" EAST, PERPENDICULAR TO SAID WEST LINE, 117.44 FEET TO THE POINT OF BEGINNING; IN LAKE COUNTY, ILLINOIS.

AREA  
10.320 AC  
(more or less)