

**TO THE PRESIDENT AND BOARD OF  
THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS**

**PETITION FOR ANNEXATION**

The Petitioner, **BEL AIR ESTATES, LTD.**, an Illinois corporation, being the sole titleholder to the Annexation Property hereafter identified, respectfully represents as follows:

1. Petitioner is the sole owner of a parcel of land identified by Property Index Number (PIN) 05-01-200-017, located in unincorporated Boone County, Illinois, and consisting of approximately forty (40) acres (the "Unincorporated Parcel").
2. The territory proposed for annexation is a portion of the Unincorporated Parcel, being the northwesternmost 3.438 acres, legally described and depicted in that Annexation Plat, attached hereto and incorporated herein as "Exhibit "A" (the "Annexation Property").
  - A. The Annexation Property is not situated within the limits of any municipality, is contiguous to the present boundaries of the Village of Poplar Grove, and otherwise complies with the statutory requirements for annexation.
  - B. The Annexation Property is vacant with no improvements and has no electors residing on the property.
  - C. Petitioner certifies he, as the President of BEL AIR ESTATES, LTD., has the lawful authority to file this Petition.

WHEREFORE, PETITIONER RESPECTFULLY REQUESTS:

1. That the Annexation Property be annexed to the Village of Poplar Grove, pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.
2. That such other action be taken as appropriate.

Dated this 13<sup>TH</sup> day of JUNE, 2025.

**BEL AIR ESTATES, LTD.**, an Illinois corporation



By: Stephen R. Thomas, President

**ACKNOWLEDGMENT**

STATE OF ILLINOIS                    )  
                                                  ) SS.  
COUNTY OF BOONE                    )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Stephen R. Thomas, as President of BEL AIR ESTATES, LTD., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of BEL AIR ESTATES, LTD., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13<sup>th</sup> day of June, 2025.



Sally A. Norek  
NOTARY PUBLIC

EXHIBIT A  
LEGAL DESCRIPTION

**Plat of Annexation to be filed with Boone County Clerk upon approval.**

LEGAL DESCRIPTION:

A parcel of land being part of the Northeast Quarter of Section 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northwest corner of the Northeast Quarter Section 1; thence South 0 degrees 12 minutes 26 seconds West West line of the Northeast Quarter of said Section 1, a distance feet to the Northwest corner of the premises conveyed by Sue Schuman as to an undivided 49.52% interest, Virginia Ann Summercamp and Lynn Ann Schuman as Trustees under the 2006 Sue Ann Schuman Trust as to an undivided 50.48% interest to Bel Air Estates, Ltd. Warranty Deed recorded January 11, 2021 as Document No. 2021R00289 the Recorder's Office of Boone County, Illinois, said point being Beginning for the hereinafter described parcel of land; thence North degrees 34 minutes 25 seconds East along the North line of said so conveyed, a distance of 880.00 feet; thence South 0 degrees minutes 35 seconds East, perpendicular to the last described course, distance of 170.00 feet to a line being 170.00 feet perpendicularly South of the North line of said premises so conveyed; thence South degrees 34 minutes 25 seconds West along a line being 170.00 perpendicularly distant South of and parallel with the North line premises so conveyed, a distance of 881.88 feet to a point in the of said premises; thence North 0 degrees 12 minutes 26 seconds along the East line of said premises so conveyed, a distance of to the Point of Beginning containing 149,760 square feet, 3.438 more or less, all being situated in the County of Boone and the Illinois.

PIN: A portion of 05-01-200-017

**Depiction Map continued on next page.**

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