TO: The President and Board of Trustees Village of Roscoe, Winnebago County, Illinois

PETITION FOR ANNEXATION

The Property Owner, KG2JGS Investments, LLC, and Petitioner, Robert S. Twigg and Lynne M. Twigg, respectfully state under oath:

- 1) Property Owner is the owner of the real estate commonly known as 92XX Sheringham Drive, Roscoe, IL 61073 as depicted on Exhibit "A", attached hereto and incorporated herein by reference (hereinafter "Owner Parcel"). Petitioner is the purchaser of the Owner Parcel and seeks to annex part of Owner Parcel to the Village of Roscoe. Parcel 1 is legally described on Exhibit B and Parcel 3 is legally described on Exhibit C, Parcel 1 and Parcel 3 collectively hereinafter referred to as the "Annexation Property". Parcel 2 is not subject to annexation and will remain zoned A-1 for agricultural use in unincorporated Winnebago County.
- 2) The Annexation Property is not situated within the limits of any municipality but is contiguous to the Village of Roscoe.
- 3) That all owners of record of the Annexation Property are party to this Petition.
- 4) There are no electors residing on the Annexation Property.
- 5) The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

PETITIONERS RESPECTFULLY REQUEST:

- 1) That the above-described Tract be annexed to the Village of Roscoe by ordinance of the President and Board of Trustees of the Village of Roscoe pursuant to §7-1-8 of the Illinois Municipal Code, as amended.
- 2) The Annexation shall be contingent upon the purchase of the Property by the Petitioner. If the Property is not purchased by the Petitioner, the Annexation shall terminate and the Annexation Property shall revert to unincoporated Winnebago County.
- 3) Parcel 1 shall be annexed as RRE for rural residential estate use with a Special Use Permitted for agricultural use to be permitted for any property not used for residential purposes. Parcel 3 shall be annexed and dedicated to the Village of Roscoe for public roadway purposes.
- 4) That such other action be taken as is appropriate in the premises.

Dated: April 10, 2025

PETITIONER:

Robert S. Twigg		
Robert S. 1 wigg		
Lynne M. Twigg		
STATE OF ILLINOIS)	SS
COUNTY OF WINNEBAGO)	33

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Robert S. Twigg and Lynne M. Twigg, (the "Petitioner") are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand an official seal this _____ day of April, 2025.

Notary Public /

OFFICIAL SEAL
KATHERINE A. MURRAY
Commission No. 934161
Notary Public, State of Illinois
My Commission Expires 06/24/25

Dated: April 10, 2025			
PROPERTY OWNER: KG2JG	S Inves	tments, LLC	
Ву:			
Being all of the owners of the pro-	perty sc	eking to be ar	nnexed.
STATE OF ILLINOIS)	cc	
COUNTY OF WINNEBAGO)	SS	

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I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Karl Gasbarra, who is personally known to me to be a Manager of KG2JGS Investments, LLC (the "Property Owner") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same in her capacity as a Manager of Property Owner, appeared before me this day in person and acknowledged that as such Member she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand an official seal this 10th day of April, 2025.

OFFICIAL SEAL
AUSTEN RICHARD BLACK
Notary Public, State of Illinois
Commission No. 996998

My Commission Expires September 17, 2028.

Notary Public

EXHIBIT "A"

CONCEPT PLAN

SEE ATTACHED

Acres and a

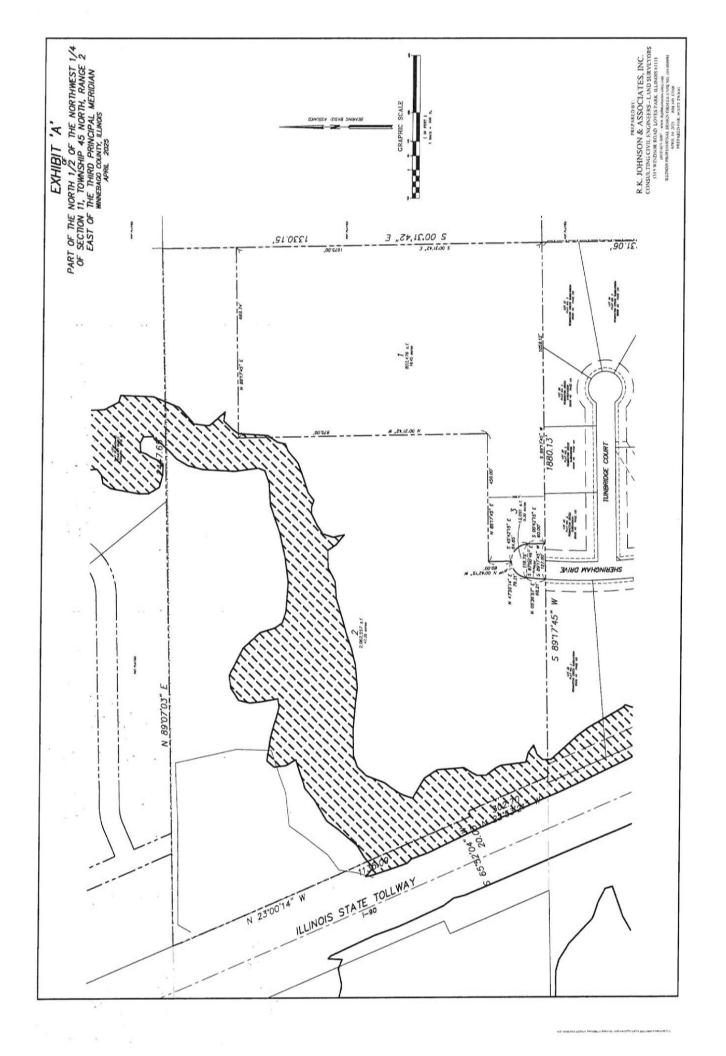


EXHIBIT B PARCEL 1 LEGAL DESCRIPTION HOMESITE

Part of PIN 08-11-100-013

Legal Description:

Part of the North Half of the Northwest Quarter of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Commencing at the Northeast corner of Lot Thirty-two (32) as designated upon Plat No. 3 of Remington Creek Subdivision, being a subdivision of part of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which is recorded in Book 40 of Plats on Page 101B in the Recorder's Office of Winnebago County, Illinois; thence North 89°-17'-45" East, along the North line of said Plat No. 3 of Remington Creek Subdivision, 127.00 feet to the point of beginning of the following described premises, to-wit; thence North 00°-42'-15" West, 60.00 feet to a point of curvature; thence Northwesterly, along a circular curve to the left, having a radius of 60.00 feet, to a point (the chord across said curved course bears North 45°-42'-15" West, 84.85 feet); thence North 00°-42'-15" West, 80.00 feet; thence North 89°-17'-45" East, parallel with the North line of said Plat No. 3 of Remington Creek Subdivision, 450.00 feet; thence North 00°-31'-42" West, parallel with the East line of said Quarter Section, 875.00 feet; thence North 89°-17'-45" East, parallel with the North line of said Plat No. 3 of Remington Creek Subdivision, 669.74 feet to the East line of said Quarter Section; thence South 00°-31'-42" East, along the East line of said Quarter Section, 1075.00 feet to the Northeast corner of said Plat No. 3 of Remington Creek Subdivision; thence South 89°-17'-45" West, along the North line of said Plat No. 3 of Remington Creek Subdivision, 1059.12 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 18.45 Acres.

Prepared by:
R.K. Johnson & Associates, Inc.
1515 Windsor Road
Loves Park, IL 61111
April 10, 2025 Job No. 17168

EXHIBIT C PARCEL 3 LEGAL DESCRIPTION ROADWAY

Part of PIN 08-11-100-013

Legal Description:

Part of the North Half of the Northwest Quarter of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northeast corner of Lot Thirty-two (32) as designated upon Plat No. 3 of Remington Creek Subdivision, being a subdivision of part of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which is recorded in Book 40 of Plats on Page 101B in the Recorder's Office of Winnebago County, Illinois; thence Northeasterly, along a circular curve to the right, having a radius of 1760.00 feet, to a point of curvature (the chord across said curved course bears North 05°-36'-57" East, 68.21 feet); thence Southeasterly, along a circular curve to the right, having a radius of 60.00 feet, to a point (the chord across said curved course bears South 87°-00'-46" East, 119.75 feet); thence South 00°-42'-15" East, 60.00 feet to the North line of said Plat No. 3 of Remington Creek Subdivision; thence South 89°-17'-45" West, along the North line of said Plat No. 3 of Remington Creek Subdivision, 127.00 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 0.30 Acres.

Prepared by: R.K. Johnson & Associates, Inc. 1515 Windsor Road Loves Park, IL 61111 April 10, 2025 Job No. 17168