



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: April 22, 2010

SUBJECT: Annexation Case 2010-A-02, Voluntary Annexation of Properties in Somerset Subdivision Nos. 1, 2, 3, and 4 and adjacent tracts

Introduction

Staff is requesting that the City Council consider the attached ordinance on Monday, April 26, 2010 to annex 54 properties located in Somerset Subdivision Nos. 1, 2, 3 and 4 along with adjacent tracts to the west of these properties. (See Exhibit A) Fifty-two of the properties to be annexed in the Somerset Subdivision have been developed with single-family homes. The remaining two lots were platted as outlots and serve as drainage for the subdivision. The adjacent tracts are owned by Donald Flessner, the developer of the Somerset Subdivision, and remain undeveloped. The properties to be annexed contain 89.368 acres. In addition, 5.97 acres of right-of-way associated with Airport Road, Fieldcrest Drive, Somerset Drive and Brownfield Road will be annexed. (See Exhibit B) The properties are required to be annexed per an annexation agreement between the City of Urbana and the developer of the Somerset Subdivision.

Background

As a prerequisite for receiving sanitary sewer to serve the territory to be subdivided as the Somerset Subdivision, the developer was required to enter into an annexation agreement with the City of Urbana. Since the Subdivision has developed in phases, the developer, Donald Flessner/Flessner Development Company, entered into three different annexation agreements with the City of Urbana as follows:

Ordinance No.	Date Passed	Territory Covered
9495-8	July 18, 1994	Somerset Subdivision No. 1, 2, and 3
2002-09-112	October 7, 2002	Somerset Subdivision No. 4
2006-07-085	July 17, 2006	Somerset Subdivision No. 5 and adjacent tracts

The final annexation agreement enacted in 2006 stipulated that the property to be subdivided as Somerset Subdivision No. 5 was to be annexed immediately since the property was contiguous with the corporate boundaries of the City of Urbana. Somerset Subdivision No. 5 lies west of the Landis Farm Subdivision and was annexed on October 16, 2006 (Ordinance No. 2006-10-126). The annexation agreement also stipulated that the undeveloped tracts owned by the developer be annexed to the City of

Urbana within 760 days of the recording date of the Final Subdivision Plat of Somerset Subdivision No. 5. The undeveloped tracts bridge the gap between Urbana's corporate boundaries and the remaining phases of the Somerset Subdivision (Phases No. 1, 2, 3, and 4) and therefore requires the annexation of these properties as well.

The Final Subdivision Plat for the Somerset Subdivision No. 5 was recorded on December 4, 2006. Based on that annexation agreement the properties are subject to annexation by January 14, 2009, which is 760 days from the date of recording of the final subdivision plat. Per the annexation agreement, property owners must submit a signed annexation petition to cause annexation of their property. Following preliminary research and Legal consultation concerning the annexation process, city staff initiated the annexation process in August of 2009. The following steps were taken:

- August 13, 2009 - An initial letter was sent to all property owners that outlined the annexation process, provided an annexation information sheet, included an annexation petition, and announced the date of an informational meeting.
- August 25, 2009 - An informational meeting was held to introduce Alderman Dennis Roberts, discuss the annexation process, outline available city services, discuss the impact on property taxes and answer questions. Fourteen property owners were in attendance.
- September 18, 2009 - Deadline for submission of signed petitions.
- October 21, 2009 - Second letter sent to property owners for which signed petitions had not been received.
- November 6, 2010 - Second deadline for submission of signed petitions.
- November 20, 2009 - Third letter, sent by certified mail, to property owners for which signed petitions had not been received.
- December 4, 2009 - Final deadline for submission of signed petitions.
- March 5, 2010 - Letter sent to all property owners indicating City's intent to proceed with annexation and outlining the steps and dates for annexation.

Zoning and Future Land Use

The properties to be annexed in the Somerset Subdivision Nos. 1, 2 and 3 are currently zoned County R-1, Single Family Residence and would automatically convert to City R-1, Single-Family Residential upon annexation. The properties to be annexed in the Somerset Subdivision No. 4 and the adjacent tracts are currently zoned County R-2, Single Family Residence and would automatically convert to City R-2, Single-Family Residential upon annexation. The 2005 Urbana Comprehensive Plan identifies the future land use for these properties as "Residential". The subject property is either already developed with or proposed to be developed with single-family homes. This proposed zoning would be consistent with the use of the property and with the future land use designation of the subject property by the 2005 Urbana Comprehensive Plan.

Discussion

A total of 70 properties are subject to annexation under the above noted annexation agreements. Signed petitions have been received for 57 or 81% of the 70 properties. All but one of these 57 properties (2412 Somerset Drive) are included in the attached ordinance and are being annexed under what is known as the "voluntary annexation" process. Due to the large number of petitions received, a list of pertinent information is provided in Exhibit C for the properties to be annexed. Copies of annexation petitions

will be provided upon request. The property known as 2412 Somerset Drive cannot yet be annexed, because it will not be contiguous to the corporate boundaries of Urbana, based on the annexation petitions received. Once contiguous, staff will proceed with annexation of this property.

Signed petitions have not yet been received from 13 property owners. Three of these properties will be wholly surrounded once the subject 56 properties are annexed. State law allows municipalities to annex wholly surrounded areas such as these which are smaller than 60 acres, and lack owner petitions. It should be noted that doing so would be in conformance with approved annexation agreements with the developer/property owner. Staff is proposing that these three properties be considered by City Council for annexation through the “non-voluntary annexation” process. Staff has prepared a separate memorandum included in Council’s packet to address the annexation of these properties. Once the above described voluntary and non-voluntary processes are completed, 10 properties will remain to be annexed. City Legal staff will be seeking legal action to bring these 10 properties into compliance with the approved annexation agreement.

Fiscal Impact

A cost-benefit projection has been completed for the annexation of all of the property in the Somerset Subdivision Nos. 1, 2, 3 and 4, and the adjacent tracts. (See Exhibit D) The cost-benefit projection is a yearly projection of city related revenues (property, utility and motor fuel taxes) and expenses (street maintenance, nuisance enforcement and fire district payments). Benefits will also be realized by the Urbana Free Library and the Urbana Park District. City staff is working to annex the majority of the properties in the Somerset Subdivision by June 30, 2010. The City will receive property taxes for fiscal year 2010, payable in 2011, for properties annexed and properly recorded with the Champaign County Recorder of Deeds by this date.

Recommendation

Staff recommends that the Committee of the Whole forward the attached ordinance to the City Council’s regular meeting on May 3, 2010 and approve the ordinance to annex certain property in the Somerset Subdivision Nos. 1, 2, 3, and 4 and adjacent farmland into the City of Urbana, Illinois.

Prepared by:

Lisa Karcher, AICP, Planner II

Attachments: Draft Ordinance to Annex
Exhibit A: Annexation Location Map
Exhibit B: Annexation Plat
Exhibit C: List of Owners submitting Annexation Petitions
Exhibit D: Somerset Cost-Benefit Projection

cc: Property Owners
John Hall, Champaign County Planning and Zoning Department

ORDINANCE NO. 2010-04-028

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF URBANA

(Multiple Lots in Somerset Subdivision Nos. 1, 2, 3, and 4, and Adjacent Tracts/Annexation Case No. 2010-A-02)

WHEREAS, the hereinafter described territory is situated in unincorporated territory adjacent to and contiguous to the City of Urbana, Illinois, and is part of the Carroll Fire Protection District, and includes certain territory within Urbana Township; and

WHEREAS, a Notice was given to the Trustees of said Fire Protection District, the Board of Township Trustees, and the Township Commissioner of Highways, said notices being mailed on April 13, 2010 notifying them that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, May 3, 2010; and

WHEREAS, written petitions signed by all of the Owners of Record and at least fifty-one percent (51%) of the electors residing therein, of all land within such territory, has been filed with the City Clerk of the City of Urbana, Illinois, requesting annexation thereof to the City of Urbana; and

WHEREAS, the City Council passed the following ordinances approving and authorizing the execution of annexation agreements pertaining to Somerset Subdivision Nos. 1, 2, 3, and 4, and adjacent tracts: Ordinance No. 9495-8 passed July 18, 1994; Ordinance No. 2002-09-112 passed October 7, 2002; and Ordinance No. 2006-07-085 passed July 17, 2006; and

WHEREAS, the territory to be annexed by this Ordinance in Somerset Subdivision Nos. 1, 2, and 3 is presently located within Champaign County's R-1, Single Family Residence Zoning District and upon annexation will be directly converted to City R-1, Single-Family Residential Zoning District; and

WHEREAS, the territory to be annexed by this Ordinance in Somerset Subdivision No. 4 and the adjacent undeveloped tracts are presently located within Champaign County's R-2, Single Family Residence Zoning District and upon annexation will be directly converted to City R-2, Single-Family Residential Zoning District; and

WHEREAS, it has been determined that said petitions comply with all requirements of the law therefore; and

WHEREAS, the majority of the Members of the Council are of the opinion that it would be for the best interests of the people of the City of Urbana, Illinois, that said territory be annexed to and made a part of the said City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS:

Section 1. That the following described real estate, be and the same are hereby annexed to the City of Urbana, Illinois:

A part of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Lots 102 through 106 inclusive of "Somerset Subdivision No. 1 and a Replat of Tract D of Brownfield Subdivision 1st Plat and Tract E of Brownfield Subdivision 2nd Plat", as shown on a plat recorded August 24, 1994 as Document Number 1994R22638 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Also;

Lots 207, 209 through 212 inclusive, 215 and 216, all in "Somerset Subdivision No. 2 and a Replat of Tract E of Brownfield Subdivision 2nd Plat", as shown on a plat recorded February 14, 1996 as Document Number 1996R03310 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Also;

Lots 317, 319 through 322 inclusive, 326, 329, 331, 332 and 333, all in "Somerset Subdivision No. 3 and a Replat of Tract B of Brownfield Subdivision 1st Plat and Tract E of Brownfield Subdivision 2nd Plat", as shown on a plat recorded November 4, 1998, as Document Number 1998R33828 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Also;

Lots 401, 402, 404 through 422 inclusive, 424 through 428 inclusive, 430 through 434 inclusive and Outlot 1, all in "Somerset Subdivision No. 4", as shown on a plat recorded October 24, 2003 as Document Number 2003R48237 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Also;

Tract 1:

The West 1 acre of the South 2 acres of Lot 19, and all of Lots 20, 23, 24, 25, 26 and 27, in Assessor's Subdivision of the North Half of Section 3, Township 19 North, Range 3 East of the Third Principal Meridian, and the Southwest Quarter of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois

Also;

Tract 2:

The North 13 acres of Lot 5 of the Subdivision of the East Half of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, being Lot 5 of a Subdivision of the Estate of John Brownfield Sr. deceased and known on the Assessor's Book as Lot 19 of a Subdivision of the North Half of said Section 3 as aforesaid, in Champaign County, Illinois.

Also;

Tract 3:

The Southwest Quarter of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Also;

Tract 4:

A portion of the East 4 acres of Lot 7 of a ReSubdivision of Lots 23, 24, 25 and 26 of a Subdivision of the West Half of the Southwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, as shown by plat recorded in Plat Book "A" at Pages 181 and 182, said portion being described as follows:

Beginning at the Northeast corner of said Lot 7; thence West along the North line of Lot 7, a distance of 83.50 feet; thence Southeasterly along a line forming an angle of 45°42'50" with the last described line, to the North right-of-way line of the Public Highway that runs Northeasterly along said North right-of-way line to the East line of said Lot 7; thence North along the said East line to the place of beginning, in Champaign County, Illinois.

Also;

Tract 5:

All of the following described real estate lying West of the road commonly referred to as Brownfield Road:

Beginning at the Northwest corner of the East half of the Southwest quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian; running thence East 12.39 chains; thence South 4.03 chains; thence West 12.398 chains; thence North 4.03 chains to the place of beginning: Also commencing 4 chains and 3 links South of the Northwest corner of the Northeast Quarter of Southwest Quarter of Section 3, Township 19, Range 9 East of the Third Principal Meridian; and running thence East 66 rods and 3 $\frac{3}{4}$ links; thence South 48 rods 10 $\frac{1}{2}$ links; thence West 66 rods and 3 $\frac{3}{4}$ links; and thence North 48 rods and 10 $\frac{1}{2}$ links to the place of beginning, in Champaign County Illinois

EXCEPT;

Those parts of Tracts 1, 2, 3, 4, and 5 contained in the following subdivisions: Somerset Subdivision #1, as per plat recorded as Document 94R22638, Somerset Subdivision #2, as per plat recorded as Document 96R3310, Somerset Subdivision #3, as per plat recorded as

Document 98R33828, Somerset Subdivision #4, as per plat recorded as Document 2003R48237 and Somerset Subdivision #5, as per plat recorded as Document 2006R33111.

Said annexation containing 89.368 acres, more or less, all situated in Champaign County, Illinois.

Together with the following described adjacent public Right-of-Way which is by operation of the law, automatically annexed with the adoption of an annexation ordinance pertaining to this tract:

A part of Section 3, Township 19 North, Range 9 East of the 3rd P.M. and a part of Section 34, Township 20 North, Range 9 East of the 3rd P.M., all in Champaign County, Illinois, being further described as;

That portion of the Airport Road, Fieldcrest Drive, Somerset Drive and Brownfield Road right-of-way lying adjacent to the herein annexed tracts, encompassing 5.97 acres, more or less.

The above described territory is more commonly known by the addresses, and referenced by the Champaign County Parcel Index Number (PIN) as specified in the following table. The table includes the corresponding lot number that is noted in the above legal description.

LOCATION ADDRESS	PIN NUMBER	LOT NUMBER
2708 SOMERSET DR	30-21-03-126-012	102
2706 SOMERSET DR	30-21-03-126-013	103
2705 SOMERSET DR	30-21-03-129-003	104
2707 SOMERSET DR	30-21-03-129-002	105
2709 SOMERSET DR	30-21-03-129-001	106
2704 SOMERSET DR	30-21-03-126-016	207
2610 SOMERSET DR	30-21-03-126-018	209
2608 SOMERSET DR	30-21-03-126-019	210
2606 SOMERSET DR	30-21-03-126-020	211
2605 SOMERSET DR	30-21-03-129-009	212
2701 SOMERSET DR	30-21-03-129-006	215
2703 SOMERSET DR	30-21-03-129-005	216
2604 SOMERSET DR	30-21-03-126-022	317
2510 SOMERSET DR	30-21-03-126-024	319
2508 SOMERSET DR	30-21-03-126-025	320
2506 SOMERSET DR	30-21-03-126-026	321
2504 SOMERSET DR	30-21-03-126-027	322
2408 SOMERSET DR	30-21-03-126-031	326
2507 SOMERSET DR	30-21-03-129-012	329
2601 SOMERSET DR	30-21-03-129-014	331
2603 SOMERSET DR	30-21-03-129-015	332
N/A	30-21-03-129-016	333
2307 AIRPORT RD	30-21-03-129-031	401
2710 N FIELDCREST DR	30-21-03-129-030	402
2706 N FIELDCREST DR	30-21-03-129-028	404

LOCATION ADDRESS	PIN NUMBER	LOT NUMBER
2704 N FIELDCREST DR	30-21-03-129-027	405
2702 N FIELDCREST DR	30-21-03-129-026	406
2610 N FIELDCREST DR	30-21-03-129-025	407
2608 N FIELDCREST DR	30-21-03-129-024	408
2606 N FIELDCREST DR	30-21-03-129-023	409
2604 N FIELDCREST DR	30-21-03-129-022	410
2602 N FIELDCREST DR	30-21-03-129-021	411
2510 N FIELDCREST DR	30-21-03-129-020	412
2508 N FIELDCREST DR	30-21-03-129-019	413
2506 N FIELDCREST DR	30-21-03-129-018	414
2504 N FIELDCREST DR	30-21-03-129-017	415
2305 E AIRPORT RD	30-21-03-130-017	416
2709 N FIELDCREST DR	30-21-03-130-016	417
2707 N FIELDCREST DR	30-21-03-130-015	418
2705 N FIELDCREST DR	30-21-03-130-014	419
2703 N FIELDCREST DR	30-21-03-130-013	420
2701 N FIELDCREST DR	30-21-03-130-012	421
2609 N FIELDCREST DR	30-21-03-130-011	422
2605 N FIELDCREST DR	30-21-03-130-009	424
2603 N FIELDCREST DR	30-21-03-130-008	425
2601 N FIELDCREST DR	30-21-03-130-007	426
2511 N FIELDCREST DR	30-21-03-130-006	427
2509 N FIELDCREST DR	30-21-03-130-005	428
2505 N FIELDCREST DR	30-21-03-130-003	430
2503 N FIELDCREST DR	30-21-03-130-002	431
2501 N FIELDCREST DR	30-21-03-130-001	432
2502 N FIELDCREST DR	30-21-03-126-033	433
2406 SOMERSET DR	30-21-03-126-032	434
UNDEVELOPED TRACT	30-21-03-101-003	-
UNDEVELOPED TRACT	30-21-03-151-004	-
2101 BROWNFIELD ROAD (PART OF)	30-21-03-177-010 (PART OF)	-
N/A	30-21-03-130-018	Outlot 1

Section 2. That the City Clerk be authorized and directed to record a certified copy of this Ordinance together with an accurate map of the territory herein above described in the Recorder's Office of Champaign County, Illinois before June 30, 2010.

Section 3. That the City Clerk be authorized and directed to file, for record, a certified copy of this Ordinance together with an accurate map of

the territory hereinabove described in the Office of the County Clerk and County Election Authority of Champaign County, Illinois.

Section 4. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the real property in Somerset Subdivision Nos. 1, 2, and 3 herein annexed as R-1, Single-Family Residential.

Section 5. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the real property in Somerset Subdivision No. 4 and adjacent tracts herein annexed as R-2, Single-Family Residential.

Section 6. The territory annexed herein is assigned to City of Urbana Ward 5.

Section 7. To avoid uncertainty regarding public safety responsibilities concerning the property herein annexed, this Ordinance shall take effect at noon on the 13th day of May, 2010 following its passage by the Urbana City Council.

PASSED by the City Council this _____ day of _____, 2010.

AYES:

NAYS:

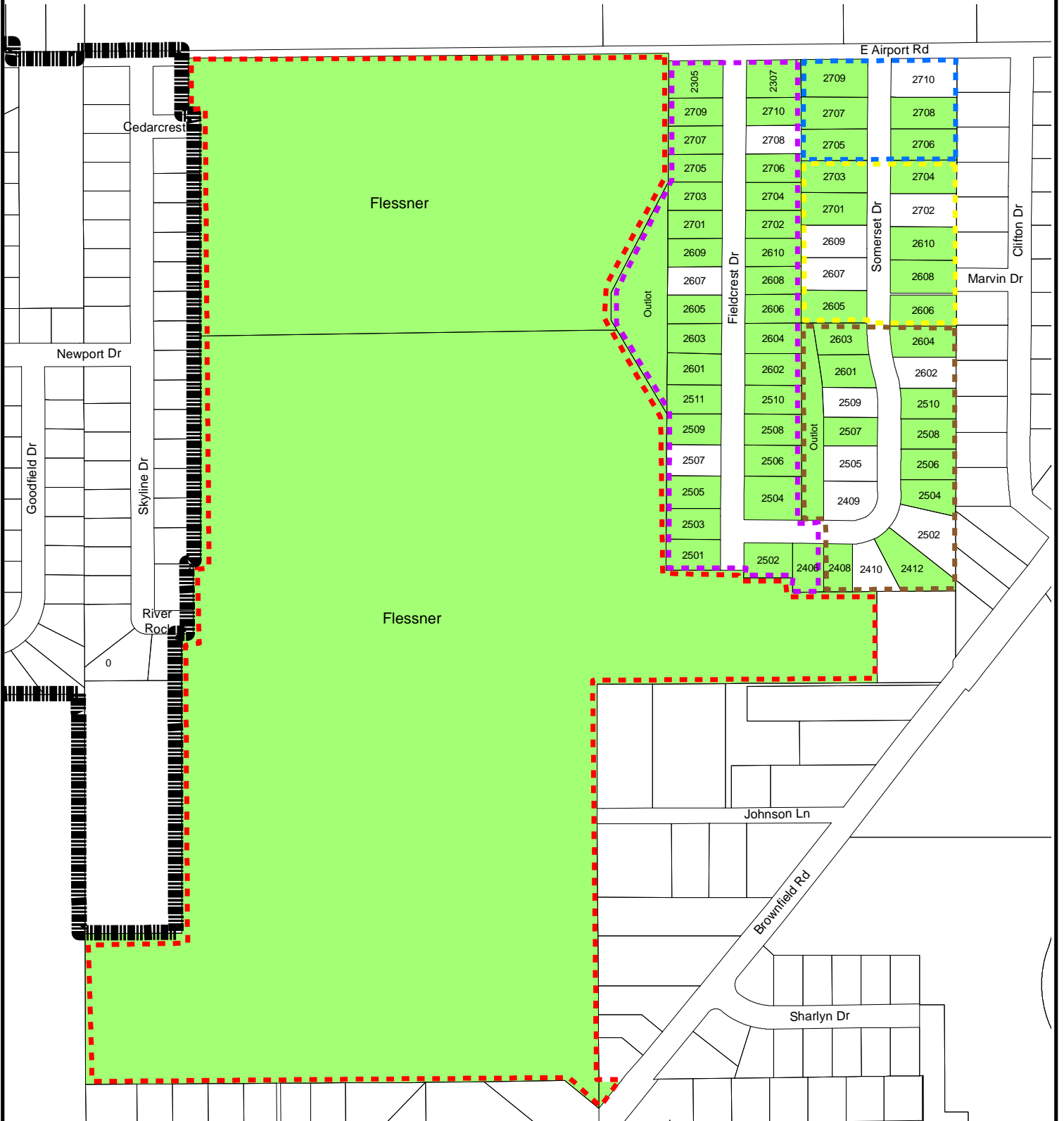
ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2010.

Laurel Lunt Prussing, Mayor

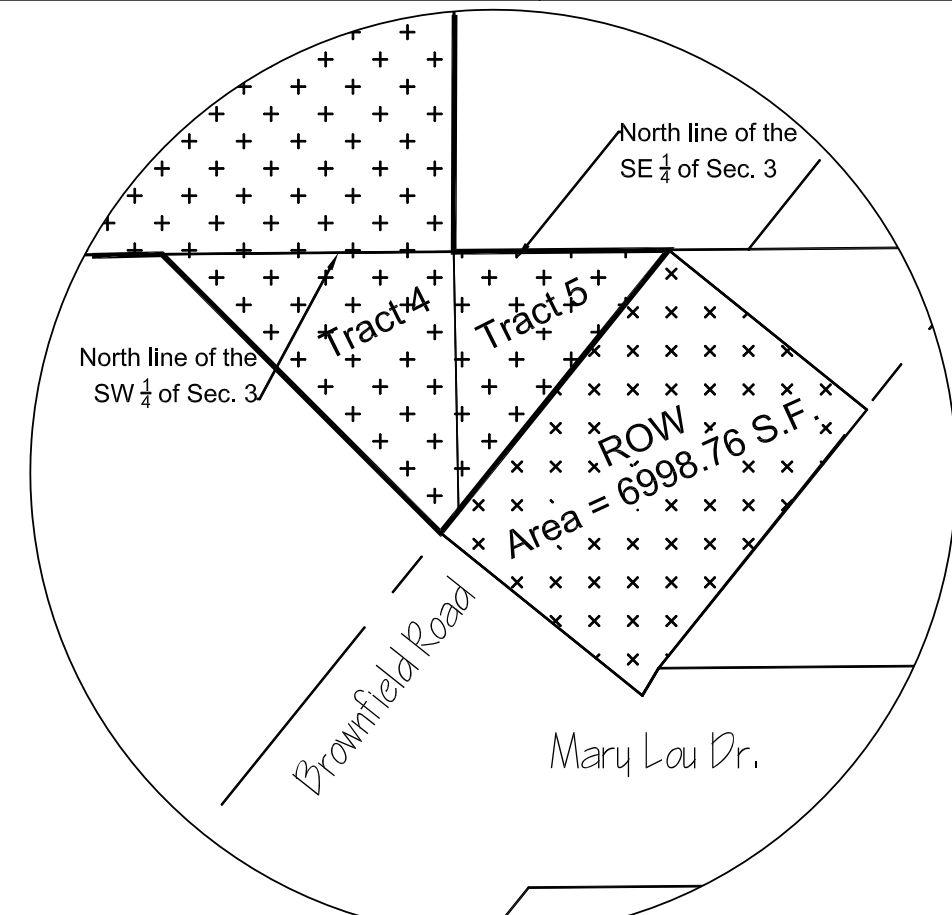
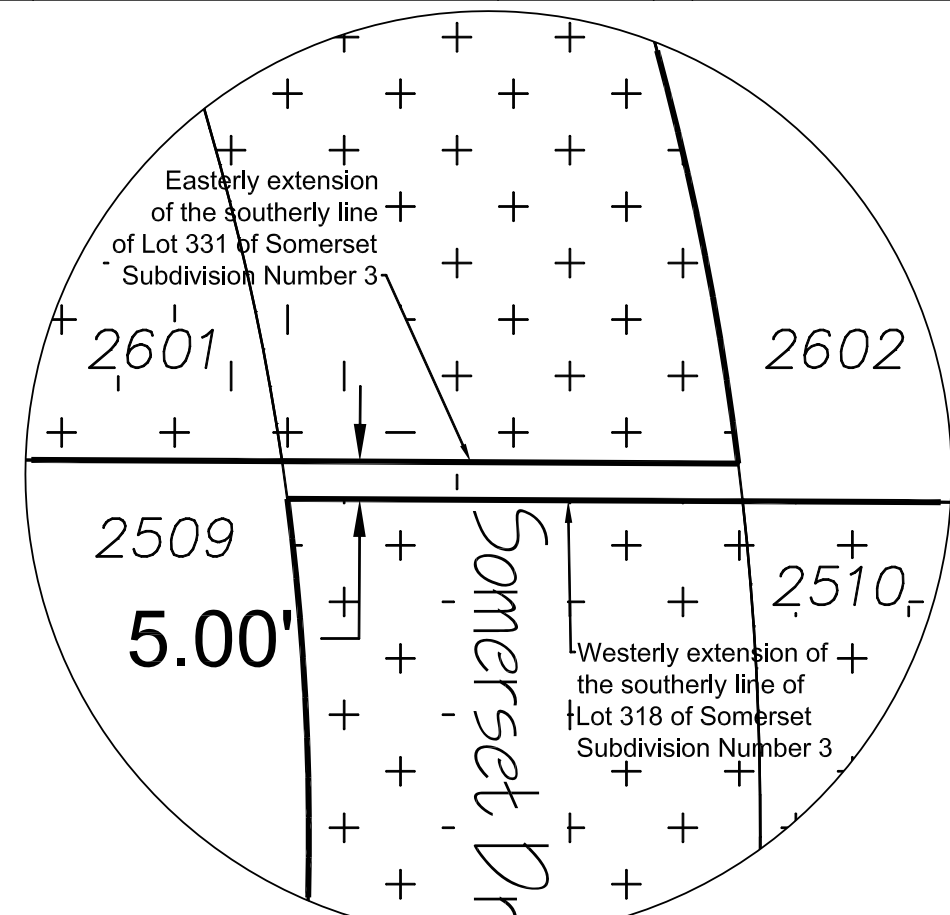
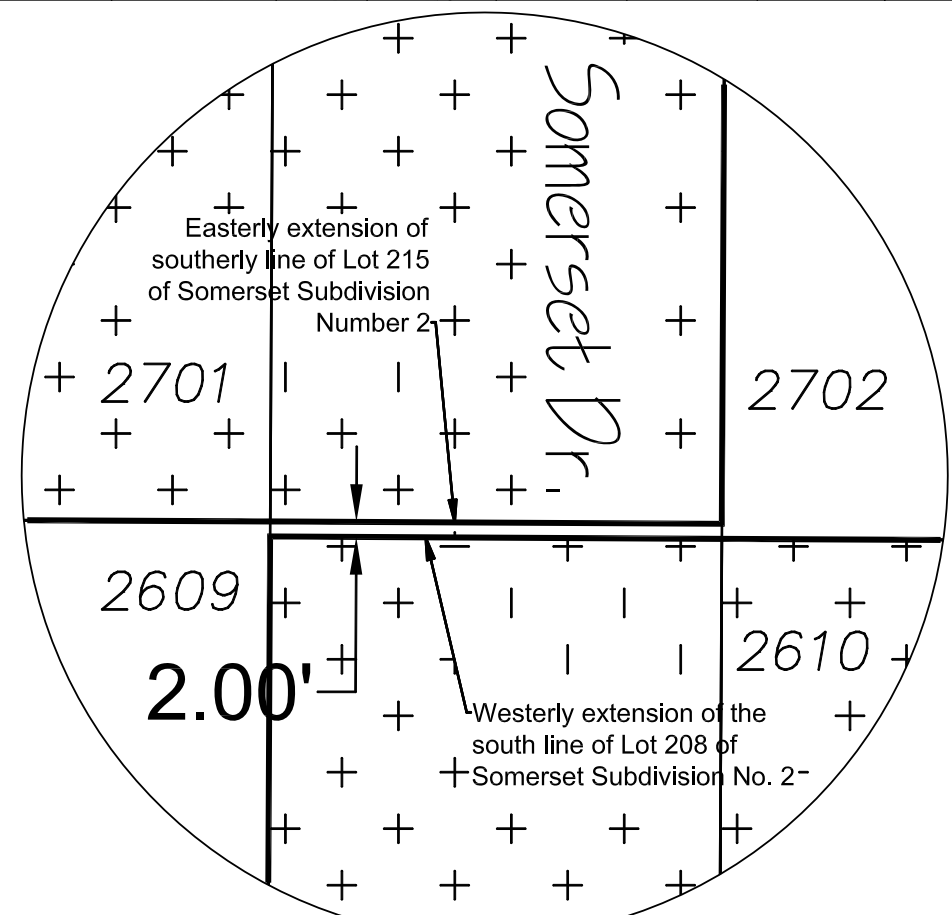
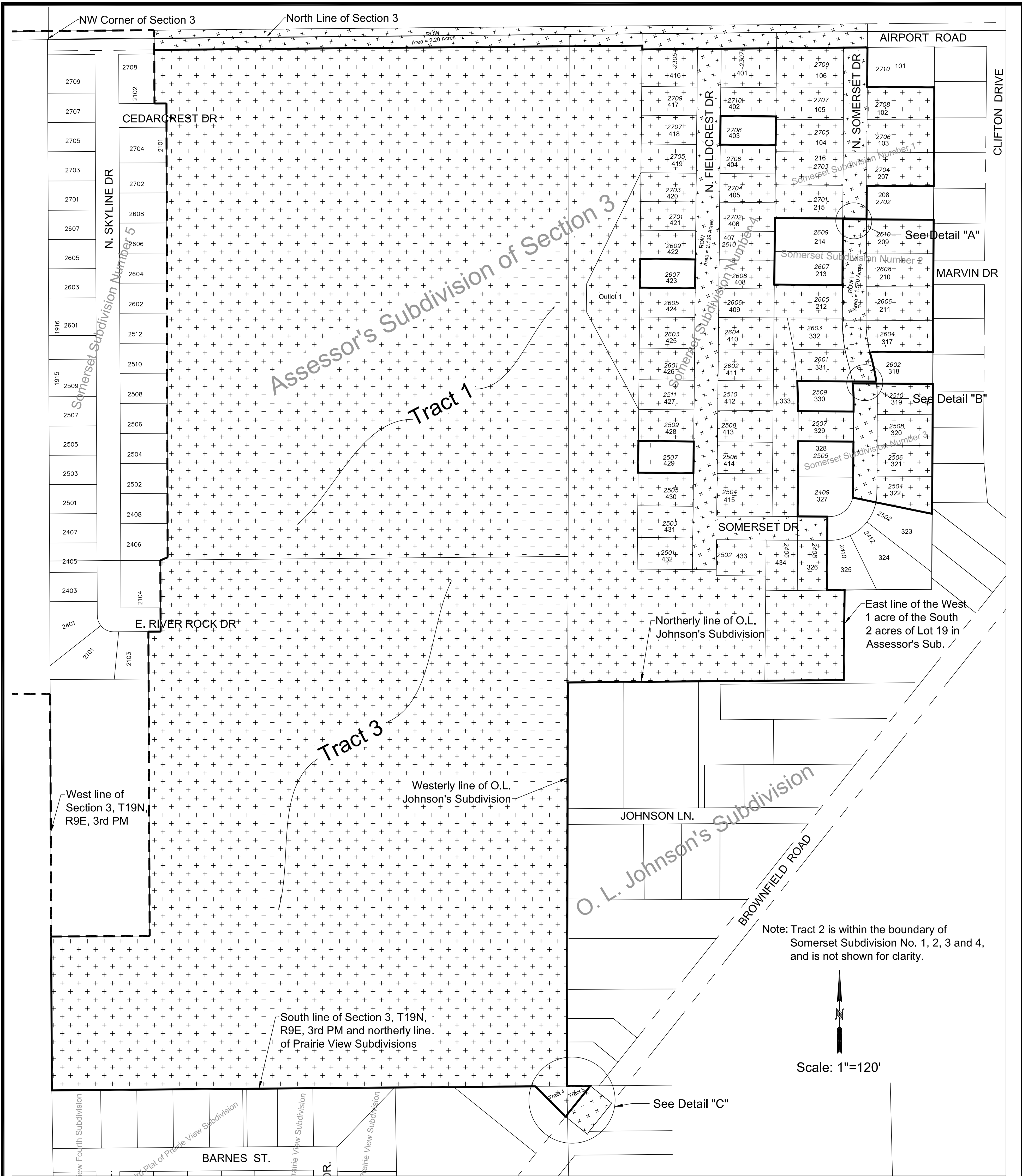
Exhibit A: Location Map



SOMERSET SUBDIVISION

- Somerset Subdivision No. 1
- Somerset Subdivision No. 2
- Somerset Subdivision No. 3
- Somerset Subdivision No. 4
- Flessner Tracts
- Signed Petition Received
- Petition Not Received
- Corporate Limits





MAP SHOWING AREA ANNEXED BY CITY ORDINANCE #2010-XX-XXX
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE: April XX, 2010

AREA OF ANNEXATION	+++++
EXISTING CITY LIMITS	-----
NEW CITY LIMITS	=====
RIGHT OF WAY LINE	-----
PROPERTY ADDRESS	2702
LOT NUMBER	416

ENGINEERING DIVISION
CITY ENGINEER/PUBLIC WORKS DIRECTOR
DRAWN BY: B.W.F. 3/30/2010
CHECKED: W.R.G. 4/05/2010
Page 1 of 2

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Tract 2:

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Also;

Tract 5:

All of the following described real estate lying West of the road commonly referred to as Brownfield Road:

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Said annexation containing 89.368 acres, more or less, all situated in Champaign County, Illinois.

Together with the following described adjacent public Right-of-Way which is by operation of the law, automatically annexed with the adoption of an annexation ordinance pertaining to this tract:

A part of Section 3, Township 19 North, Range 9 East of the 3rd P.M. and a part of Section 34, Township 20 North, Range 9 East of the 3rd P.M., all in Champaign County, Illinois, being further described as;

That portion of the Airport Road, Fieldcrest Drive, Somerset Drive and Brownfield Road right-of-way lying adjacent to the herein annexed tracts, encompassing 5.97 acres, more or less.

**PROPERTIES TO BE ANNEXED
SOMERSET SUBDIVISION
(Annexation Case No. 2010-A-02)**

Location Address	PIN#	Lot #	Owner
2708 SOMERSET DR	30-21-03-126-012	102	NGUYEN THANG V & DUyen TRAN
2706 SOMERSET DR	30-21-03-126-013	103	WILKINS DONALD & SALLIE
2705 SOMERSET DR	30-21-03-129-003	104	WARNER KRISTIN
2707 SOMERSET DR	30-21-03-129-002	105	JONES DAVID L.
2709 SOMERSET DR	30-21-03-129-001	106	SEEDS DERALD D & PATSY
2704 SOMERSET DR	30-21-03-126-016	207	CHAMPANINE SICHAN & MONE
2610 SOMERSET DR	30-21-03-126-018	209	CONRAD STEVEN C
2608 SOMERSET DR	30-21-03-126-019	210	KERKERING THOMAS & LOUANN
2606 SOMERSET DR	30-21-03-126-020	211	MESSMANN DAVID & MARCIA
2605 SOMERSET DR	30-21-03-129-009	212	BUTLER BRADLEY BRIAN
2701 SOMERSET DR	30-21-03-129-006	215	SCHAPER HENRY & RAVEWAN
2703 SOMERSET DR	30-21-03-129-005	216	TURNER RANDALL L
2604 SOMERSET DR	30-21-03-126-022	317	OHNSTAD DENNIS
2510 SOMERSET DR	30-21-03-126-024	319	VANG BRUCE T & XIONG JULIA
2508 SOMERSET DR	30-21-03-126-025	320	WILLIAMS GLENN
2506 SOMERSET DR	30-21-03-126-026	321	DUKE JERRY & SUSAN
2504 SOMERSET DR	30-21-03-126-027	322	DANIELS DENNIS & SANDRA
2408 SOMERSET DR	30-21-03-126-031	326	TIMMONS JOHN & KATHERINE
2507 SOMERSET DR	30-21-03-129-012	329	KINCAID FLOYD W & THERESA
2601 SOMERSET DR	30-21-03-129-014	331	WADHAMS DORIS IRENE
2603 SOMERSET DR	30-21-03-129-015	332	MILLER TRAVIS C & NICOLE M
N/A	30-21-03-129-016	333	HOMEOWNER'S ADSSOCIATION
2307 AIRPORT RD	30-21-03-129-031	401	MILLER ANDREA BRETT
2710 N FIELDCREST DR	30-21-03-129-030	402	LORIN EMILY A
2706 N FIELDCREST DR	30-21-03-129-028	404	COOK JANE E
2704 N FIELDCREST DR	30-21-03-129-027	405	CASE MATHEW S & LISA
2702 N FIELDCREST DR	30-21-03-129-026	406	HABBEN RANDY L & LINDA J
2610 N FIELDCREST DR	30-21-03-129-025	407	BARANCE DAVID G
2608 N FIELDCREST DR	30-21-03-129-024	408	UNZICKER JACOB & MELANIE
2606 N FIELDCREST DR	30-21-03-129-023	409	GHRIST TIMOTHY & MARNIE
2604 N FIELDCREST DR	30-21-03-129-022	410	SCHMIDT MICHAEL C & ELIZABETH J
2602 N FIELDCREST DR	30-21-03-129-021	411	RARDIN JANET
2510 N FIELDCREST DR	30-21-03-129-020	412	MCDUFFY JEFFERY LYNN & CAROL JILL
2508 N FIELDCREST DR	30-21-03-129-019	413	KEODARA MICKE & VILAYPHONE
2506 N FIELDCREST DR	30-21-03-129-018	414	MOUSHON FRED H & RHEA S
2504 N FIELDCREST DR	30-21-03-129-017	415	RICE SHAUGHNESSY D & MICHELLE
2305 E AIRPORT RD	30-21-03-130-017	416	EASTER LOWELL & ANNA

Location Address	PIN#	Lot #	Owner
2709 N FIELDCREST DR	30-21-03-130-016	417	ANDERSON RONALD J & ELSIE
2707 N FIELDCREST DR	30-21-03-130-015	418	MCDANIEL CYRUS & DAWN
2705 N FIELDCREST DR	30-21-03-130-014	419	SANTROCK HAROLD LEE & TONITA A
2703 N FIELDCREST DR	30-21-03-130-013	420	KUMLER RYAN
2701 N FIELDCREST DR	30-21-03-130-012	421	CHENEY MICHAEL R
2609 N FIELDCREST DR	30-21-03-130-011	422	NEISWENDER DUSTIN J
2605 N FIELDCREST DR	30-21-03-130-009	424	DETAMORE CHAD
2603 N FIELDCREST DR	30-21-03-130-008	425	HRONEK JAMES & KAREN
2601 N FIELDCREST DR	30-21-03-130-007	426	SCHIFF LUANN & KUMLER SHARON
2511 N FIELDCREST DR	30-21-03-130-006	427	ABBOTT CHRISTOPHER M & ELIZABETH
2509 N FIELDCREST DR	30-21-03-130-005	428	SOUTCHAY SENGCHANG & SOUPHAPONE
2505 N FIELDCREST DR	30-21-03-130-003	430	MCCALL CASH E & DIANE I
2503 N FIELDCREST DR	30-21-03-130-002	431	PRENDERGAST LETITIA A
2501 N FIELDCREST DR	30-21-03-130-001	432	CARSWELL VERNON L & TAMMY
2502 N FILEDCREST DR	30-21-03-126-033	433	MAY JOHN SHEPHARD
2406 SOMERSET DR	30-21-03-126-032	434	SEHREST DARRELL S & LAVONNA M
FLESSNER TRACT	30-21-03-101-003	-	FLESSNER DONALD TRUST
FLESSNER TRACT	30-21-03-151-004	-	FLESSNER DONALD TRUST
N/A	30-21-03-130-018	Outlot 1	FLESSNER DONALD L

Somerset Cost-Benefit Projection

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-2018	2018-2019	2019-2020	2020-2021
Revenues:											
Property Tax Rev.	41,618	43,283	45,014	46,815	48,687	50,635	52,660	54,766	56,957	59,235	61,605
Utility Tax Rev.	14,750	15,340	15,954	16,592	17,255	17,946	18,663	19,410	20,186	20,994	21,834
Motor Fuel Tax Rev.	5,595	5,651	5,707	5,765	5,822	5,880	5,939	5,999	6,059	6,119	6,180
Total Revenues	\$61,963	\$64,274	\$66,675	\$69,171	\$71,765	\$74,461	\$77,263	\$80,175	\$83,202	\$86,348	\$89,619
Expenses:											
Street Maintenance	500	505	510	515	520	526	531	536	541	547	552
Nuisance Enforcement	800	808	816	824	832	841	849	858	866	875	884
Fire District Payments	1,243	1,034	807	559	291	0	0	0	0	0	0
Total Expenses	\$2,543	\$2,347	\$2,133	\$1,899	\$1,644	\$1,366	\$1,380	\$1,394	\$1,408	\$1,422	\$1,436
Net Revenues:	\$59,420	\$61,926	\$64,542	\$67,272	\$70,121	\$73,094	\$75,883	\$78,781	\$81,794	\$84,927	\$88,183

Assumptions:

1. 70 households and ~216 residents per 2000 Census data
2. Property tax estimate based on 2009 City tax rate of 1.2942 per \$100 EAV (EAV data from County Clerk)
3. Utility tax estimate based on adjusted average per household provided by Finance Dept.
4. Motor Fuel Tax Calculated from \$25.90 per capita for 2009, adjusted 1% annually thereafter
5. Fire Protection District payments are for 5 years on a declining scale (Yr 1, 100%; Yr 2, 80%; Yr 3, 60%; etc.)
6. 4% annual inflation