



# Columbia City Solar Project

**Zoning Map Amendment  
SECS Overlay District  
Whitley County, Indiana**

February 2023  
Revision 0

**Prepared For:**

Columbia City Solar, LLC

**Prepared By:**

TRC Environmental Corporation  
6737 W Washington St  
Suite 2100  
West Allis, WI 53214



---

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b> .....	<b>1</b>
<b>2.0</b>	<b>PROJECT DESCRIPTION</b> .....	<b>2</b>
<b>3.0</b>	<b>PARTICIPATING LANDOWNERS</b> .....	<b>3</b>

### APPENDICES

Appendix A: Project Mapping

- Figure 1 Site Location Map
- Figure 2 Zoning Overlay Map

Appendix B: Zoning Map Amendment Form

Appendix C: Property Legal Descriptions

Appendix D: Notarized Consent Forms

---

## 1.0 Introduction

Columbia City Solar, LLC (Applicant), a wholly owned subsidiary of Leeward Renewable Energy, LLC hereby submits this application to establish a Solar Energy Collection System (SECS) Overlay District on top of the existing zoning districts to construct, operate, and maintain the Columbia City Solar Project, a proposed 100 MW solar farm on approximately 705 acres (Project Area) in Union Township, Whitley County, Indiana (Appendix A, Figure 1). Pursuant to the Whitley County Solar Ordinance, prior to establishing a Commercial SECS (CSECS) facility, a SECS Overlay District should be established that lies on top of the existing zoning districts and is intended to add additional design standards and restrictions beyond those of the underlying zoning districts.

The Project is located on approximately 705 acres of leased property in an area south of US 30, east of S Raber Rd, west of County Road 400 E, and north of E 300 S. The Project has partnered with 4 landowners on properties currently zoned IPM – Industrial Park/Manufacturing or AG – Agricultural (Appendix A, Figure 2). The surrounding land uses adjacent to the Project Area consist of predominantly agricultural and commercial uses as well as some rural residential structures. The purpose of this document is to provide Whitley County with sufficient information to make a determination on the establishment of a SECS Overlay District over the zoning districts within the proposed Project Area.

This document includes the required components of a Zoning Map Amendment, including a Project Description (Section 2), Participating Landowners information (Section 3), Project Mapping (Appendix A), Zoning Map Amendment Form (Appendix B), Legal Descriptions (Appendix C), and Notarized Consent Forms (Appendix D).

---

## 2.0 Project Description

The proposed solar PV farm will be a utility-scale ground-mounted solar farm comprised of solar photovoltaic (PV) modules, tracking system, inverters and medium voltage transformers, underground electrical conduits connecting the PV array blocks with inverters, and a main power transformer located at the Project substation which will be located across the street from the existing AEP Gateway 69kV Substation. The AEP Gateway Substation will serve as the point of interconnection for the Project. The Project will be remotely monitored 24/7. For security, the Project will be fenced with lockable gates and have site security cameras. A series of internal access roads will be used to provide access to Project equipment for future maintenance. These roads are typically compacted earth and/or graveled and will be verified upon final design with the geotechnical engineer recommendations.

The Project will be designed to satisfy the requirements of the Whitley County Solar Ordinance, including required setbacks, structure height and lot coverage requirements, vegetation buffers, and other development standards criteria. Columbia City Solar will be responsible for maintaining the property and will work diligently with consultants and local stakeholders to ensure proper ground cover, vegetation buffers, erosion and sediment control, and stormwater management occurs on the Project site. Vegetation management plans and construction best management practices will also be implemented to promote the establishment of native vegetation and manage overgrowth and invasive plant species. Should the SECS Overlay District request be approved, further documentation addressing the Project design will be provided for Whitley County review with a Development Plan application and subsequent Improvement Location Permit application.

In accordance with the Whitley County Solar Ordinance, a site plan map is not included in this application and will be provided with a Development Plan application, should the SECS Overlay District request be approved; however, the Zoning Overlay Map includes the general Project Area for the Project (Appendix A, Figure 2). Applicant information and other application details are provided in the Zoning Map Amendment Form (Appendix B). While the Project schedule is still being finalized, Columbia City Solar, LLC is targeting a construction start date in 2024, with the site in operation by 2026, pending necessary reviews and approvals.

### 3.0 Participating Landowners

As detailed in Section 1, the zoning district for 12 parcels are proposed to be amended in order to establish a SECS Overlay District on top of the existing zoning districts. In conformance with Whitley County Zoning Ordinance Permitted Zoning Districts (SECS-4) and Permitted Uses (SECS-5), the subject parcels are currently zoned as Industrial Park/Manufacturing (IPM) or Agricultural (AG); the intended use of these parcels will be for a CSECS, Photovoltaic System. Detail on the subject parcels and participating landowners is provided in Table A below. Legal descriptions of the subject properties are provided in Appendix C.

**Table A. Participating Landowners Summary**

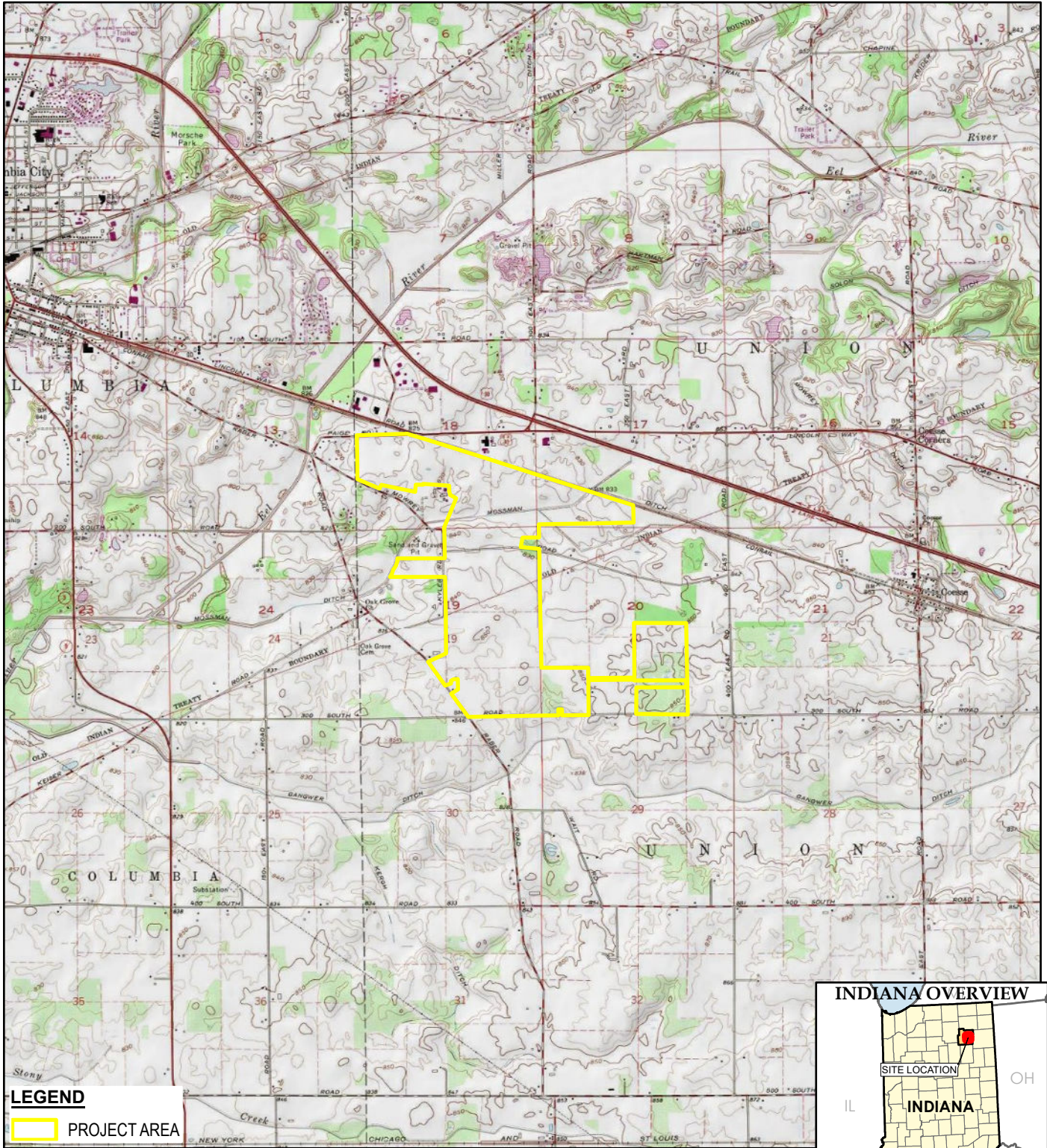
Parcel Designation	Parcel Identification Number (PIN)	Landowner Name <sup>1</sup>	Acreage	Current Zoning
1	92-05-18-000-312.000-012	Schrader, Brent D & Mary A	60.35	Industrial Park / Manufacturing (IPM)
2	92-05-18-000-205.000-012	Schrader, Brent D & Mary A	130.38	IPM
3	92-05-17-000-301.000-012	Schrader, Brent D & Mary A	62	IPM
4	92-05-19-000-101.000-012	Yagel, Jerry L & Soon Ja	34	IPM
5	92-05-19-000-407.000-012	Schrader, Brent D & Mary A	15.82	Agricultural (AG)
6	92-05-19-000-412.000-012	Schrader, Brent D & Mary A	1.5	AG
7	92-05-19-000-103.000-012	Krider, Randall S & Sherry L	42.7	AG
8	92-05-19-000-302.000-012	Schrader, Brent Dee & Mary A	160	AG
9	92-05-19-000-301.002-012	Schrader, Brent Dee & Mary A	5.35	AG
10	92-05-19-000-201.000-012	Schrader, Brent Dee & Mary A	70.71	AG
11	92-05-20-000-301.000-012	Schrader, Brent Dee & Mary A	39.61	AG
12	92-05-20-000-201.902-012	Gordon, Benny B	81.10	AG

<sup>1</sup> Because applicant is different than landowners, Notarized consent forms are provided for each landowner provided in Table A.

It is the intention of Columbia City Solar, LLC to lease the subject properties listed in Table A from the identified participating landowners for the purpose of a CSECS. Notarized Consent Forms that confirm the landowners have accepted this agreement are provided in Appendix D.

## Appendix A: Project Mapping

- Figure 1 – Site Location Map
- Figure 2 – Zoning Overlay Map



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



**TRC**  
 6737 W Washington St.  
 Suite 2100  
 West Allis, WI 53214  
 Phone: 262.879.1212

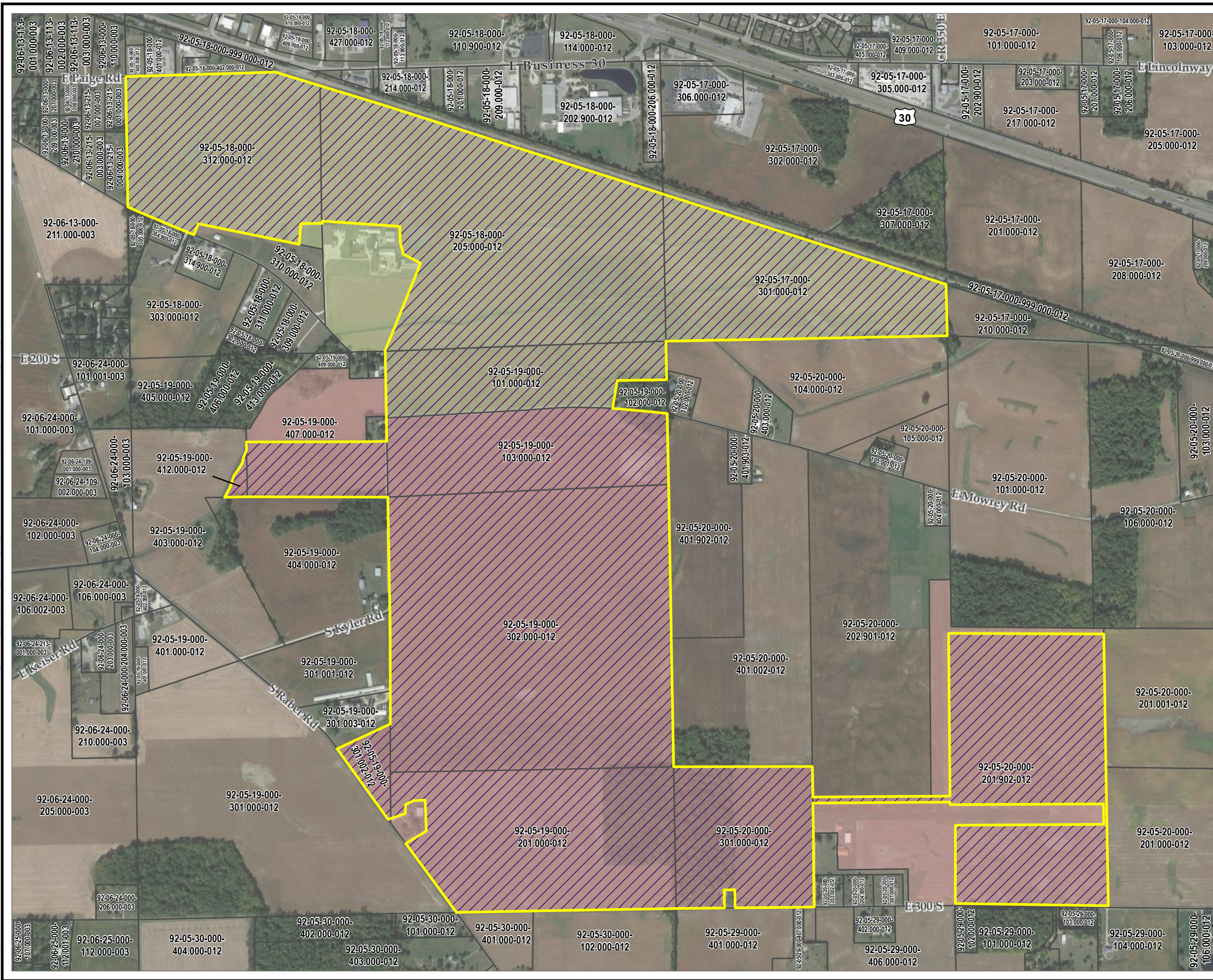
PROJECT: **COLUMBIA CITY SOLAR, LLC  
 COLUMBIA CITY SOLAR PROJECT  
 COLUMBIA CITY, WHITLEY COUNTY, INDIANA**

TITLE: **SITE LOCATION MAP**

DRAWN BY:	R. SUENICHT
CHECKED BY:	N. YUKNIS
APPROVED BY:	N. YUKNIS
DATE:	FEBRUARY 2023
PROJ. NO.:	456276
FILE:	456276-Zoning.aprx

**FIGURE 1**

Coordinate System: NAD 1983 StatePlane Indiana East FIPS 1301 Feet - Map Rotation: 0  
 Saved By: RSUEMNICHT on 2/15/2023, 11:14:03 AM - File Path: T:\PROJECTS\Midwest\WGL\Leeward - Renewable\_Energy\456276 - Columbia - City\_Solar\2-APPC\456276-Zoning\_Overlay - Layout Name: Fig2 - Zoning\_Overlay



**LEGEND**

- PROJECT AREA
  - SECS OVERLAY DISTRICT ZONING AMENDMENT AREA
  - PARCEL BOUNDARY
- ZONING
- IPM - INDUSTRIAL PARK/MANUFACTURING
  - AG - AGRICULTURAL

**NOTES:**

1. BASEMAP IMAGERY FROM GOOGLE, MARCH 2020.
2. PARCEL DATA FROM INDIANA GEOGRAPHIC INFORMATION OFFICE.
3. ZONING INFORMATION FROM WHITLEY COUNTY, INDIANA GIS.



1:10,800  
 1" = 900'  
 0 900 1,800 FEET

PROJECT:		<b>COLUMBIA CITY SOLAR, LLC COLUMBIA CITY SOLAR PROJECT COLUMBIA CITY, WHITLEY COUNTY, INDIANA</b>	
TITLE:		<b>ZONING OVERLAY MAP</b>	
DRAWN BY:	R. SUEMNICHT	PROJ. NO.:	456276
CHECKED BY:	N. YUKNIS	<b>FIGURE 2</b>	
APPROVED BY:	N. YUKNIS		
DATE:	FEBRUARY 2023		
		6737 W WASHINGTON ST. SUITE 2100 WEST ALLIS, WI 53214 PHONE: 262.879.1212	
FILE:	456276-Zoning.aprx		



## Appendix B: Zoning Map Amendment Form

## Appendix C: Property Legal Descriptions

Parcel #1: 92-05-18-000-312.000-012; Schrader, Brent D & Mary A; 60.35 acres

**Part of the Southwest Quarter of Section 18, Township 31 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:**

**Beginning at an iron pin found at the Northwest corner of said Southwest Quarter; thence South 00 degrees 38 minutes 05 seconds East (G.P.S. bearing and used as the basis of bearings for this description) (recorded South), on and along the West line of said Southwest Quarter, a distance of 1220.19 feet (recorded 1218.4 feet), to a Mag nail at the point of intersection with the centerline of Mowrey Road, said Mag nail being at the Northwest corner of a certain 2.37 acre tract of land as recorded in Document Number 2006060578 in the records of Whitley County, Indiana; thence South 66 degrees 35 minutes 10 seconds East (recorded South 65 degrees 45 minutes 25 seconds East), on and along said centerline, also being on and along the North line of said 2.37 acre tract of land, a distance of 275.39 feet (recorded 275.22 feet), to a P.K. nail found at the Northeast corner of said 2.37 acre tract of land, said P.K. nail also being at the Northwest corner of a certain 1.302 acre tract of land as recorded in Document Number 88-10-178 in said records; thence South 67 degrees 15 minutes 45 seconds East (recorded South 66 degrees 26 minutes East), on and along said centerline, also being on and along the North line of said 1.302 acre tract of land, a distance of 309.50 feet to a P.K. nail found at the Northeast corner of said 1.302 acre tract of land; thence South 65 degrees 56 minutes 45 seconds East, on and along said centerline, a distance of 76.79 feet to a Mag nail at the Southwest corner of a certain 9.39 acre tract of land as recorded in Document Number 2004120190 in said records; thence North 27 degrees 36 minutes 14 seconds East (recorded North 26 degrees 54 minutes East), on and along the West line of said 9.39 acre tract of land, a distance of 121.50 feet to a 5/8 inch diameter iron pin capped "Walker" at the Northwest corner of said 9.39 acre tract of land; thence South 78 degrees 00 minutes 50 seconds East (recorded South 78 degrees 43 minutes East), on and along the North line of said 9.39 acre tract of land, a distance of 1202.50 feet to a 5/8 inch diameter iron pin capped "Walker" at the Northeast corner of said 9.39 acre tract of land; thence North 01 degree 08 minutes 28 seconds West (recorded North ), a distance of 1544.11 feet (recorded 1546.6 feet), to a 5/8 inch diameter iron pin capped "Walker" on the South right-of-way line of the Penn Central Railroad, said iron pin being situated 6.4 feet Northwest of and 0.7 feet Northeast of a rail iron post found; thence North 72 degrees 12 minutes 35 seconds West (recorded North 71 degrees 59 minutes West), on and along said South right-of-way line, a distance of 395.41 feet (recorded 352.1 feet), to a Mag nail at the point of intersection with the North line of said Southwest Quarter; thence South 88 degrees 19 minutes 58 seconds West (recorded South 88 degrees 06 minutes West), on and along said North line, being within the right-of-way of Paige Road, a distance of 1447.66 feet (recorded 1479.2 feet), to the point of beginning. Subject to legal right-of-way for Mowrey Road and Paige Road, subject to all legal drain easements, subject to any easements for a transmission line and subject to all other easements of record.**

Containing 61.271 acres of land, more or less

**Except that part of the Southwest Quarter of Section 18, Township 31 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit:**

**Commencing at an iron pin found at the Northwest corner of said Southwest Quarter;**

Columbia City Solar, LLC – Parcel Legal Descriptions

thence South 00 degrees 38 minutes 05 seconds East (G.P.S. bearing and used as the basis of bearings for this description) (recorded South), on and along the West line of said Southwest Quarter, a distance of 1220.19 feet (recorded 1218.4 feet), to a Mag nail at the point of intersection with the centerline of Mowrey Road, said Mag nail being at the Northwest corner of a certain 2.37 acre tract of land as recorded in Document Number 2006060578 in the records of Whitley County, Indiana; thence South 66 degrees 35 minutes 10 seconds East (recorded South 65 degrees 45 minutes 25 seconds East), on and along said centerline, also being on and along the North line of said 2.37 acre tract of land, a distance of 275.39 feet (recorded 275.22 feet), to a P.K. nail found at the Northeast corner of said 2.37 acre tract of land, said P.K. nail also being at the Northwest corner of a certain 1.302 acre tract of land as recorded in Document Number 88-10-178 in said records; thence South 67 degrees 15 minutes 45 seconds East (recorded South 66 degrees 26 minutes East), on and along said centerline, also being on and along the North line of said 1.302 acre tract of land, a distance of 309.50 feet to a P.K. nail found at the Northeast corner of said 1.302 acre tract of land; thence South 65 degrees 56 minutes 45 seconds East, on and along said centerline, a distance of 76.79 feet to a Mag nail at the Southwest corner of a certain 9.39 acre tract of land as recorded in Document Number 2004120190 in said records; thence North 27 degrees 36 minutes 14 seconds East (recorded North 26 degrees 54 minutes East), on and along the West line of said 9.39 acre tract of land, a distance of 121.50 feet to a 5/8 inch diameter iron pin capped "Walker" at the Northwest corner of said 9.39 acre tract of land; thence South 78 degrees 00 minutes 50 seconds East (recorded South 78 degrees 43 minutes East), on and along the North line of said 9.39 acre tract of land, a distance of 972.05 feet for the Place of Beginning of said exception; thence North 8°12'36" East, a distance of 71.78 feet to a point of curvature; thence Northeasterly along a curve to the right of the last described course having a radius of 128.22 feet, an arc distance of 159.95 feet. Thence North 85°25'25" East, a distance of 102.89 feet; thence South 1°08'28" East, a distance of 230.92 feet; thence North 78°00'50" West, a distance of 230.45 feet to the Place of Beginning.

Exception containing 0.922 acres, more or less.

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 2: 92-05-18-000-205.000-012; Schrader, Brent D & Mary A; 130.38 acres

**The East Half of the Southeast Quarter of Section 18, Township 31 North, Range 10 East, except that part lying North of the right of way of the Pittsburgh, Fort Wayne and Chicago Railroad Company.**

**Also, the following tract of land, commencing at the Southeast Corner of the Southwest Quarter of Section 18, Township 31 North, Range 10 East, running from thence West on the South line of said Quarter section 60 rods; thence due North, parallel with the East line of said Quarter Section to the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railway; thence Easterly along the South line of said right-of-way to the East line of said Quarter Section; thence South on said East line to the place of beginning, Except 20 acres off the West side thereof sold to Henry H. Lawrence, and Also Except commencing at a point on the North line of the Northeast Quarter of the Northwest Quarter of Section 19, Township 31 North, Range 10 East, 340 feet West of the Northeast Corner; thence West 315 feet to the East line of an open ditch; thence Northeastwardly 216 feet to a public highway; thence in a Southeastwardly direction 228 feet to the place of beginning, all in Section 18, Township and Range aforesaid.**

**Also, All that Part of the West Half of the Southeast Quarter of Section 18, Township 31 North, Range 10 East, which lies South of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railway.**

Containing 150.68 acres of land, more or less

**EXCEPT THE FOLLOWING DESCRIBED PARCEL BEGINNING AT AN IRON ROD AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, TOWNSHIP 31 NORTH, RANGE 10 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITLEY COUNTY, INDIANA; THENCE NORTH 55°22'56" EAST, A DISTANCE OF 22.37 FEET; THENCE NORTH 22°42'42" EAST, A DISTANCE OF 731.47 FEET; THENCE NORTH 51°31'07" EAST, A DISTANCE OF 115.73 FEET; THENCE NORTH 3°51'51" EAST, A DISTANCE OF 84.30 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVNG A RADIUS OF 369.23 FEET A CHORD BEARING OF NORTH 73°00'58" WEST AND A CHORD DISTANCE OF 193.20 FEET, AN ARC DISTANCE OF 195.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 127.25 FEET A CHORD BEARING OF NORTH 30°58'31" WEST AND A CHORD DISTANCE OF 118.99 FEET, AN ARC DISTANCE OF 123.82 FEET; THENCE NORTH 1°53'13" WEST, A DISTANCE OF 166.43 FEET; THENCE NORTH 86°09'07" WEST, A DISTANCE OF 171.47 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 1°14'13" EAST ALONG SAID WEST LINE, A DISTANCE OF 1180.16 FEET TO THE POINT OF BEGINNING.**

Exception containing 5.491 acres, more or less

**AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL BEGINNING AT AN IRON ROD AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF**

Columbia City Solar, LLC – Parcel Legal Descriptions

**SAID SECTION 18, TOWNSHIP 31 NORTH, RANGE 10 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITLEY COUNTY, INDIANA; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTNACE OF 325.63 FEET MORE OR LESS TO THE EASTERLY CORNER OF TAX PARCEL NUMBER 92-05-18-000-301.000-012; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF TAX PARCEL NUMBERS 92-05-18-000-301.000-012 AND 92-05-18-000-309.000-012 BEING ALSO THE CENTERLINE OF MOWREY ROAD, A DISTANCE OF 357.8 FEET MORE OR LESS TO THE WESTERLY LINE OF TAX PARCEL NUMBER 92-05-18-000-205.000-012; THENCE NORTH 1°08'28" WEST ALONG SAID WESTERLY LINE OF TAX PARCEL NUMBER 92-05-18-000-205.000-012, A DISTANCE OF 959.9 MORE OR LESS; THENCE NORTH 85°25'25" EAST, A DISTANCE OF 17.23 FEET; THENCE NORTH 89°48'19" EAST, A DISTANCE OF 116.54 FEET; SOUTH 83°29'28" EAST, A DISTANCE OF 255.25 FEET; SOUTH 86°09'07" EAST, A DISTANCE OF 173.73 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 1°14'13" EAST ALONG SAID EAST LINE, A DISTANCE OF 1180.16 FEET TO THE PLACE OF BEGINNING.**

Exception containing 14.814 acres, more or less

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 3: 92-05-17-000-301.000-012; Schrader, Brent D & Mary A; 62 acres

**All the Southwest Quarter of Section 17, Township 31 North, Range 10 East of the Second Principal Meridian, which lies South of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad.**

Containing 62 acres of land, more or less

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 4: 92-05-19-000-101.000-012; Yagel, Jerry L & Soon Ja; 34 acres

**COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 10 EAST IN WHITLEY COUNTY, INDIANA;**

**THENCE NORTH 87 DEGREES 45 MINUTES EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER, 2645.0 FEET TO THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER;**

**THENCE SOUTH 00 DEGREES 30 MINUTES EAST ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER, 353.0 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES WEST, 465.0 FEET;**

**THENCE SOUTH 09 DEGREES 15 MINUTES WEST, 268.6 FEET TO THE CENTER LINE OF THE MOWERY ROAD;**

**THENCE NORTH 88 DEGREES 46 MINUTES WEST ALONG THE SAID CENTER LINE, 436.0 FEET;**

**THENCE SOUTH 86 DEGREES 00 MINUTES WEST ALONG THE SAID CENTER LINE, 800.0 FEET;**

**THENCE SOUTH 87 DEGREES 45, MINUTES WEST ALONG THE SAID CENTER LINE, 900.0 FEET TO THE WEST LINE OF THE SAID NORTHEAST QUARTER;**

**THENCE NORTH 00 DEGREES 30 MINUTES WEST ALONG THE SAID WEST LINE, 614.3 FEET TO THE POINT OF BEGINNING, CONTAINING 34.00 ACRES MORE OR LESS AND SUBJECT TO A 20 FOOT WIDE RIGHT-OF-WAY ALONG THE SOUTH AND WEST EDGES FOR THE MOWERY AND KYLER ROADS.**

Containing 34 acres of land, more or less



Parcel 5: 92-05-19-000-407.000-012; Schrader, Brent D & Mary A; 15.82 acres

**Part of the Northwest Quarter of Section 19, Township 31 North, Range 10 East, described as follows, to-wit: Commencing at a point in the East line of said Quarter 256.2 feet South 30 feet East from the Northeast Corner thereof, running thence South 30 minutes East for 349.3 feet; thence South 89 degrees 30 minutes West for 189.4 feet; thence South 30 minutes East for 230 feet; thence North 89 degrees 30 minutes East for 189.4 feet; thence South 30 minutes East for 502.3 feet; thence South 89 degrees 7 minutes West for 1528.2 feet to the center of the John Mossman Ditch; thence North 25 degrees 3 minutes East for 479.3 feet along the center of said Ditch; thence North 11 degrees 16 minutes East 249.3 feet along the center of said Ditch; thence North 33 degrees East for 350.5 feet along the center of said ditch; thence North 47 degrees 25 minutes East for 344.35 feet along the center of said ditch; thence North 89 degrees East for 473.2 feet; thence South 30 minutes East for 115 feet; thence North 89 degrees East for 340 feet to the place of beginning, subject to the right-of-way for the Mowrey Road.**

**EXCEPT A small tract of land in the Southeast Corner of the Northwest Quarter of Section Nineteen (19), Township Thirty-one (31) North, Range Ten (10)-East, being all the land lying South and East of the center line of the existing line of the John F. Mossman Ditch, an open ditch which runs Northeast and Southwest across the Southeast corner of the Northwest quarter of the Northwest quarter of said Section, which tract is bounded on the South by the South line of the Northwest quarter of the Northwest quarter of said Section, being the boundary line between the lands of the grantors and the lands formerly owned by Jessie J. and Kate S. Kyler, and bounded on the East by the East line of the Northwest quarter of the Northwest quarter of said Section, being the boundary line between the lands of the grantors and the lands formerly owned by L. L. Chapman, and being bounded on the North and West by the center-line of said Ditch; the land to contain one and one half (1-1/2) acres, more or less**

Containing 31.78 acres of land, more or less

**Except that Part of the Northwest Quarter of Section 19, Township 31 North, Range 10 East, described as follows, to-wit: Beginning at a point in the East line of said Quarter 256.2 feet South from the Northeast Corner thereof; thence South 30 minutes East (South 0°50'53" East measured) for 349.3 feet (349.22 feet measured); thence South 89 degrees 30 minutes West (South 89°09'07" West measured) for 189.4 feet (188.30 feet measured); thence South 30 minutes East (South 0°50'53" East measured) for 230 feet (230.00 feet measured); thence South 89 degrees 30 minutes West (South 89°09'07" West measured) for 1115.14 feet (measured) to the center of the John Mossman Ditch; thence North 11 degrees 16 minutes East, 175.81 feet along the center of said Ditch; thence North 33 degrees East for 350.5 feet along the center of said ditch; thence North 47 degrees 25 minutes East for 344.35 feet along the center of said ditch; thence North 89 degrees East for 473.2 feet; thence South 30 minutes East for 115 feet; thence North 89 degrees East (North 89°01'40" East measured) for 340 feet (341.85 measured) to the Place of Beginning, subject to the right-of-way for the Mowrey Road.**

Exception containing 15.965 acres, more or less.

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 6: 92-05-19-000-412.000-012; Schrader, Brent D & Mary A; 1.5 acres

**A small tract of land in the Southeast Corner of the Northwest Quarter of Section Nineteen (19), Township Thirty-one (31) North, Range Ten (10)-East, being all the land lying South and East of the center line of the existing line of the John F. Mossman Ditch, an open ditch which runs Northeast and Southwest across the Southeast corner of the Northwest quarter of the Northwest quarter of said Section, which tract is bounded on the South by the South line of the Northwest quarter of the Northwest quarter of said Section, being the boundary line between the lands of the grantors and the lands formerly owned by Jessie J. and Kate S. Kyler, and bounded on the East by the East line of the Northwest quarter of the Northwest quarter of said Section, being the boundary line between the lands of the grantors and the lands formerly owned by L. L. Chapman, and being bounded on the North and West by the center-line of said Ditch.**

Containing 1.5 acres of land, more or less

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 7: 92-05-19-000-103.000-012; Krider, Randall S & Sherry L; 42.7 acres

**The South Half of the North Half of the Northeast Quarter of Section Nineteen (19), Township Thirty-one (31), North of Range Ten (10) East being Forty (40) acres, more or less, Whitley County, Indiana.**

Containing 42.7 acres of land, more or less

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 8: 92-05-19-000-302.000-012; Schrader, Brent D & Mary A; 160 acres

**The South Half of the Northeast Quarter of Section 19, Township 31 North, Range 10 East; also, the North Half of the Southeast Quarter of Section 19, Township 31 North, Range 10 East.**

Containing 160 acres, more or less

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 9: 92-05-19-000-301.002-012; Schrader, Brent D & Mary A; 5.35 acres

**Part of the Southwest Fractional Quarter of Section 19, Township 31 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to wit: Commencing at an iron pin found at the Northeast corner of the Northwest Fractional Quarter of said Section 19; thence S00°-48'-00"E (adjoiner's deed bearing and used as the basis of bearings for this description), on and along the East line of said Northwest Fractional Quarter, a distance of 2445.44 feet to a 5/8-inch iron pin capped "Walker" found at the point of intersection with the South line of the Seek's Village Reserve, said iron pin also being at the Northeast corner of said Southwest Fractional Quarter; thence S00°-22'-30"E, on and along the East line of said Southwest Fractional Quarter, a distance of 743.60 feet to a 5/8-inch iron pin capped "Walker" found at the Southeast corner of a certain 17.415 acre tract of land as recorded in Document Number 2012120551 in the records of Whitley County, Indiana; thence continuing S00°-22'-30"E, on and along said East line, a distance of 304.60 feet to a 5/8-inch iron pin capped "Walker" at the POINT OF BEGINNING; thence continuing S 00°22'30"E, on and along said East line, a distance of 931.00 feet to a Mag nail at the point of intersection with the centerline of Raber Road; thence N35°-52'-00" W, on and along said centerline, a distance of 861.50 feet to a Mag nail, said Mag nail being situated S64°-58'-16"W, a distance of 20.0 feet from a 5/8-inch iron pin capped "Walker"; thence N64°-58'-16"E, a distance of 550.34 feet to the point of beginning. Subject to legal right-of-way for Raber Road, subject to all legal drainage easements and all other easements of record.**

Containing 5.35 acres of land, more or less

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 10: 92-05-19-000-201.000-012; Schrader, Brent D & Mary A; 70.71 acres

**The South half of the Southeast Quarter of Section 19, Township 31 North, Range 10 East of the Second Principal Meridian except therefrom that part which lies South and West of the public highway running Northwest and Southeast through said Quarter and more particularly described as follows: Beginning at the Southwest corner of said half quarter section and running North 12.52 chains to the center of said highway; thence South 36 degrees East, more or less, with the center of said highway 15.25 chains to the South line of said Section 19; thence West with said section line 9.02 chains to the place of beginning.**

Containing 72.67 acres of land, more or less

**EXCEPT THE FOLLOWING DESCRIBED PARCEL COMMENCING AT AN IRON ROD AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, TOWNSHIP 31 NORTH, RANGE 10 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITLEY COUNTY, INDIANA; THENCE NORTH 00°31'15" WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, A DISTANCE OF 850.19 FEET TO THE CENTER OF RABER ROAD FOR THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°31'15" WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, A DISTANCE OF 41.80 FEET; THENCE NORTH 71°15'08" EAST, A DISTANCE OF 145.31 FEET; THENCE NORTH 00°53'15" WEST, A DISTANCE OF 67.93 FEET; THENCE NORTH 56°48'32" EAST, A DISTANCE OF 88.74 FEET; THENCE NORTH 89°44'59" EAST, A DISTANCE OF 117.39 FEET; THENCE SOUTH 00°14'58" WEST, A DISTANCE OF 275.63 FEET; THENCE SOUTH 53°39'22" WEST, A DISTANCE OF 222.86 FEET TO THE CENTERLINE OF RABER ROAD; THENCE NORTH 36°02'19" WEST ALONG SAID CENTERLINE OF RABER ROAD, A DISTANCE OF 250.04 FEET TO THE PLACE OF BEGINNING.**

Exception containing 1.964 acres, more or less

Parcel 11: 92-05-20-000-301.000-012; Schrader, Brent D & Mary A; 39.61 acres

**The Southwest Quarter of the Southwest Quarter of Section Twenty (20), Township Thirty-one (31) North, Range Ten (10) East of the Second Principal Meridian. Subject to all legal highways.**

**EXCEPTING:**

**Part of the Southwest Quarter of Section 20, Township 31 North, Range 10 East of the Second Principal Meridian, Union Township in Whitley County, Indiana, more particularly described as follows:**

**Commencing at a steel disc marking the Southwest corner of said Southwest Quarter; thence North 89 degrees 25 minutes 06 seconds East (GPS grid bearing and basis of bearings to follow), a distance of 453.00 feet along the South line of said Southwest Quarter and within the right-of-way of County Road 300 South to a Dura Nail with a "Miller Firm" identification ring set at the POINT OF BEGINNING of the herein described tract; thence North 00 degrees 34 minutes 54 seconds West, a distance of 170.00 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 89 degrees 25 minutes 06 seconds East, a distance of 100.00 feet parallel with the South line of said Southwest quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 34 minutes 54 seconds East, a distance of 170.00 feet to a Dura Nail with a "Miller Firm" identification ring set on the South line of said Southwest Quarter; thence South 89 degrees 25 minutes 06 seconds West, a distance of 100.00 feet along said South line and within the right-of-way of County Road 300 South to the Point of Beginning. Subject to the right-of-way of County Road 300 South and subject to any and all easements of record.**

Containing 39.61 acres of land, more or less

Columbia City Solar, LLC – Parcel Legal Descriptions

Parcel 12: 92-05-20-000-201.902-012; Gordon, Benny B; 81.10 acres

**THAT PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 20; THENCE NORTH 00°58'14" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (BASIS OF BEARINGS IS GPS OBSERVATIONS (GNSS) AND INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83), A DISTANCE OF 758.10 FEET; THENCE NORTH 89°36'18" EAST, A DISTANCE OF 1407.13 FEET; THENCE NORTH 00°58'26" WEST, A DISTANCE OF 176.67 FEET; ; THENCE SOUTH 89°39'18" WEST, A DISTANCE OF 1455.35 FEET; THENCE NORTH 00°36'24" WEST, A DISTANCE OF 44.43 FEET; THENCE SOUTH 89°36'13" WEST, A DISTANCE OF 1278.44 FEET TO THE WEST LINE OF DEED DOCUMENT NUMBER 2019110011; THENCE NORTH 00°54'26" WEST ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO A NORTHWESTERLY CORNER OF SAID DEED; THENCE NORTH 89°36'13" EAST ALONG A NORTHERLY LINE OF SAID DEED, A DISTANCE OF 1278.70 FEET; THENCE NORTH 00°36'24" WEST, A DISTANCE OF 1512.07 FEET; THENCE SOUTH 89°45'52" EAST, A DISTANCE OF 1470.31 FEET TO THE EAST LINE OF SAID DEED; THENCE SOUTH 00°58'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 2554.20 TO A MAG NAIL ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°14'01" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 1432.76 FEET TO THE PLACE OF BEGINNING.**

Containing 81.102 acres, more or less



## Appendix D: Notarized Consent Forms

# AGENT STATEMENT

Date:	<del>January</del> <sup>February</sup> 14, 2023		
I/We do hereby authorize:	Columbia City Solar, LLC, its representatives and its attorney, Mary E. Solada		
to act as our agent in this matter:	All necessary land use petitions pertaining to the Columbia City Solar project		
on property described as follows:	Parcel ID	Deeded Acres	Leased Acres
	92-05-20-000-201.902-012	118.57	Aprox 83

Entity: Columbia City Solar, LLC

Signature: Benny B. Gordon  
Benny B. Gordon  
3253 E 300 S  
Columbia City, IN 46725

*TODAY'S SIGNATURE SUPERCEDES PREVIOUS DOCUMENT OF SIMILAR NATURE.*

Subscribed and sworn to before me, a Notary Public in and for said County and State, this

14 day of ~~January~~ <sup>February</sup>, 2023.

Notary Public:

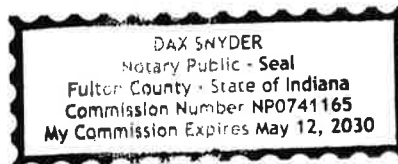
Dax Snyder

Printed name:

Dax Snyder

My Commission expires

May 12, 2030



# AGENT STATEMENT

Date:	January <u>20</u> , 2023		
I/We do hereby authorize:	Columbia City Solar, LLC, its representatives and its attorney, Mary E. Solada		
to act as our agent in this matter:	All necessary land use petitions pertaining to the Columbia City Solar project		
on property described as follows:	Parcel ID	Deeded Acres	Leased Acres
	92-05-19-000-101.000-012	34	34

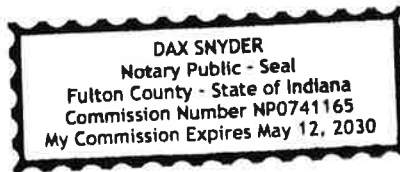
Entity: Columbia City Solar, LLC

Signature: *Jerry L. and Soon Ja Yagel*  
Jerry L. and Soon Ja Yagel  
2470 S Kyler Rd Columbia City, IN  
Columbia City, IN 46725

Subscribed and sworn to before me, a Notary Public in and for said County and State, this  
20 day of January, 2023.

Notary Public: *Dax Snyder*  
Printed name: Dax Snyder

My Commission expires May 12, 2030.



**AGENT STATEMENT**

Date:	January <u>20</u> , 2023		
I/We do hereby authorize:	Columbia City Solar, LLC, its representatives and its attorney, Mary E. Solada		
to act as our agent in this matter:	All necessary land use petitions pertaining to the Columbia City Solar project		
on property described as follows:	Parcel ID	Deeded Acres	Leased Acres
	92-05-19-000-103.000-012	42.7	42.7

Entity: Columbia City Solar, LLC

Signature: Randall S. Krider  
Randall S. Krider  
2470 S. Kyler Rd  
Columbia City, IN 46725

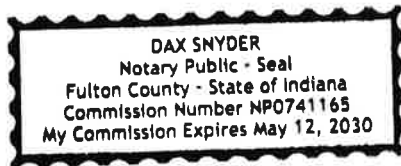
Subscribed and sworn to before me, a Notary Public in and for said County and State, this

20 day of January, 2023.

Notary Public: Dax Snyder

Printed name: Dax Snyder

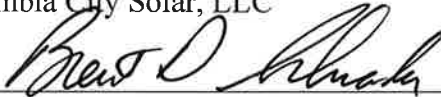
My Commission expires May 12, 2030.



# AGENT STATEMENT

Date:	January <u>20</u> , 2023		
I/We do hereby authorize:	Columbia City Solar, LLC, its representatives and its attorney, Mary E. Solada		
to act as our agent in this matter:	All necessary land use petitions pertaining to the Columbia City Solar project		
on property described as follows:	Parcel ID	Deeded Acres	Leased Acres
	92-05-17-000-301.000-012	62	62
	92-05-19-000-407.000-012	31.78	31.78
	92-05-18-000-312.000-012	61.27	60.2
	92-05-18-000-205.000-012	150.68	131.68
	92-05-19-000-412.000-012	1.5	1.5
	92-05-19-000-201.000-012	72.67	70.67
	92-05-19-000-302.000-012	160	160
	92-05-19-000-301.002-012	5.35	5.35
	92-05-20-000-301.000-012	39.61	39.61

Entity: Columbia City Solar, LLC

Signature:   
Brent D. and Mary A. Schrader  
2393 E. Mowery Road  
Columbia City, IN 46725

Subscribed and sworn to before me, a Notary Public in and for said County and State, this

20 day of January, 2023.

Notary Public: 

Printed name: Dax Snyder

My Commission expires May 12, 2030.

