ORDINANCE NUMBER 2003 - 07

PRELIMINARY & FINAL PLAT OF SUBDIVISION APPROVAL
BIG GROVE ESTATES SUBDIVISION

WHEREAS, Robert M. Loftus, as owner petitioned the Planning, Building and Zoning Committee for approval of a final plat of subdivision for Big Grove Estates Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 11.89 acres in area, located at the northeast corner of Fern Dell & County Line Roads in Section 18 of Big Grove Township; and

WHEREAS, said property is legally described in Exhibit “A”; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary and final plat of subdivision for said tract of land entitled “Big Grove Estates” and attached as Group Exhibit “B”, with the following conditions that:

1. The subdivision will be developed per the Final Plat of Subdivision prepared by R.B. & Associates, with a revised date of May 14, 2003.
2. A maximum of one (1) access drive serving each lot in the subdivision.

IN WITNESS OF, this ordinance has been enacted on May 20, 2003.

Attest:

Paul Anderson
Kendall County Clerk

John A. Church
Kendall County Board Chairman
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I, RONALD D. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2352, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF SUB-LOT 3 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18 FOR THE POINT OF BEGINNING: THENCE NORTH 0 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 63.36 FEET TO THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0 DEGREES 0 MINUTES EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1891.06 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 33 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, 470.00 FEET; THENCE SOUTH 18 DEGREES 27 MINUTES 55 SECONDS WEST, 779.00 FEET; THENCE SOUTH 4 DEGREES 08 MINUTES 18 SECONDS WEST, 1292.83 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 33 SECONDS WEST PARALLEL WITH SAID SOUTH LINE, 50.69 FEET; THENCE SOUTH 1 DEGREES 23 MINUTES 27 SECONDS WEST, 150.00 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 18; THENCE NORTH 88 DEGREES 36 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LINE, 119.42 FEET TO THE POINT OF BEGINNING BEING LOCATED IN THE TOWNSHIP OF BIG GROVE, KENDALL COUNTY, ILLINOIS.

THE PLAT SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISION HAS BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT OF SUBDIVISION, IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 170341-0065-C DATED JULY 10, 1982.


[Signature]

ILINOIS REGISTERED LAND SURVEYOR #2352
EXPRES NOVEMBER 30, 2002.
PRELIMINARY PLAT OF SUBDIVISION
BIG GROVE ESTATES
OF
LOT 1 SUB-LOT 3 OF SECTION 13 TOWNSHIP 28 NORTH RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS

LEGEND
+ = CONCRETE PAVEMENT
P.D. = P.D. 
G.R. = G.R.

LOT AREAS
LOT 1 = 2.0913 ACRES = 89,000 SF
LOT 2 = 2.0913 ACRES = 89,000 SF

TOTAL AREA
11.7333 ACRES
513,220.0 SQ.FT.

LEGAL DESCRIPTION

OWNER
BOB LOFTUS
FAKIN ROAD
YORKVILLE, IL 60560
(815) 593-6422

R.B. & ASSOCIATES
4 WEST MAIN STREET
PLANO, ILLINOIS 60545
(815) 593-7452
Design Firm: R&B-060830

PREPARED: APRIL 18, 2003
FINISHED: NOVEMBER 01, 2003

OWNER: BOB LOFTUS
FAKIN ROAD
YORKVILLE, IL 60560
(815) 593-6422

R.B. & ASSOCIATES
4 WEST MAIN STREET
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PREPARED: APRIL 18, 2003
FINISHED: NOVEMBER 01, 2003