STATE OF ILLINOIS
COUNTY OF KENDALL

ORDINANCE 2004 - 46
Approving a Final Plat of Subdivision
DEERE CROSSING

WHEREAS, B & B Land Development, as owners of the subject property, did petition Kendall County for final plat approval for the Deere Crossing Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 36.9 acres in area generally on the west side of Immanuel Road south of Ament Road in Section 5 of Kendall Township, Kendall County, Illinois (PIN 05-17-300-016); and

WHEREAS, said property is legally described in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, said petition conforms to the requirements of the Kendall County Subdivision Control Ordinance; 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 final plat of subdivision for said tract of land entitled “Deere Crossing” and further described as “Group Exhibit B” subject to the following condition:

1) Review and Approval of the supporting covenants, documents and agreements by all affected agencies and the Kendall County State’s Attorney.

IN WITNESS WHEREOF, this ordinance has been enacted on December 21, 2004.

[Signatures]
John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°38'49" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1119.0 FEET TO AN IRON STAKE FOR A POINT OF BEGINNING; THENCE NORTH 78°59'41" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 100°21'30" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 755.31 FEET TO AN IRON STAKE; THENCE SOUTH 00°38'49" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 79°38'30" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM 440.0 FEET; THENCE NORTH 67°12'44" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 67°51'33" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 1773.21 FEET TO A LINE DRAWN NORTH 00°16'51" EAST FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 271.03 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, TO AN IRON STAKE ON THE SOUTHERLY LINE OF PREMISES CONVEYED TO THEODORE W. SHAW BY AN ADMINISTRATOR'S DEED RECORDED APRIL 4, 1974 AS DOCUMENT NO. 74-1436; THENCE NORTH 00°16'51" EAST ALONG SAID LINE 837.83 FEET TO SAID SOUTHERLY LINE OF THE SHAW PREMISES; THENCE SOUTH 67°12'44" EAST ALONG SAID SOUTHERLY LINE, 1797.82 FEET TO A STONE MONUMENT AT THE SOUTHEAST CORNER OF SAID SHAW PREMISES; THENCE SOUTH 67°07'53" EAST, 783.77 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°38'49" WEST ALONG SAID EAST LINE 227.93 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 36.878 ACRES AS SHOWN BY THE PLAT HEREBY DRAWN WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN 1 ½ MILE OF THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE WHICH HAS ADOPTED AN OFFICIAL PLAN, AND THAT NO PART IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
Final Plat of
Deere Crossing Subdivision
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Storm Water Management and Drainage Consent (S.W.M.D.C.) Declaration

An easement hereby reserved for and granted to, the County of Kendall and its successor and assigns for the installation, maintenance, renovation, removal and removal of improvements and appurtenances to sewer lines and other lands or easements within the same, storm sewer, storm drainage, storm water management facility, water main, and other municipal purposes required by said County, for use and purposes hereinafter designated as Drainage Consent (S.W.M.D.C.) and designated as Storm Water Management Easement.

No structure shall be erected over said areas, but same may be used for landscaping, benches, parking or other purposes, if approved by the County of Kendall, if such use does not or will not interfere with the aforementioned purposes, improvements by others shall be permitted in areas and areas of right as hereinbefore provided.

Public Utility Consent (U.L.C.) Declaration

An easement for burying the utilities and other property with underground communications, poles, cables, T.V. is hereby granted to Commonwealth Edison Company and/or its successors, assignees and transferees, for the purpose of placing said cables in the bed of the street, sidewalk, limits of the property, within the right of way herein described, and shall be permitted by the County of Kendall, for use and purpose, as herein described, to the right of said easement and as it may be necessary, and the right to enter said lines, poles and other property shall be granted to Commonwealth Edison Company and/or its successors, assignees and transferees, free of charge, at any reasonable time, for the purpose of constructing, maintaining, repairing, removing and removing of any such lines, poles and other property, if the same is hereby reserved for purposes herein described. Easements shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Improvements by others shall be permitted in areas and areas of right as hereinbefore provided.

Petty Estate Declaration

An easement for the purpose of construction, maintenance and operation of a path or sidewalk, within which is hereby granted to the owner of the land in the subdivision over those areas herein described on Petty Estate Consent (P.E.C.).

Public Bill Consent

An easement for the purpose of construction, maintenance and operation of a trail or pathway, for use pursuant to the People of the Kendall County, Illinois, the City of Yorkville, Illinois, and County of Kendall, Illinois, over the East 1/2 of the East 20th Street, and said public easement is evidenced on Public Bill Consent (P.B.C.).

State of Illinois: 1/25
County of Kendall: 1/25
Approved by the City Council of the City of Yorkville, Kendall County, Illinois:

day of , 20

City Clerk

State of Illinois: 1/25
County of Kendall:
Approved by the County Board of Kendall County, Illinois:

day of , 20

County Clerk

State of Illinois: 1/25
County of Kendall:
I, Marty Schwartz, do hereby certify that all matters pertaining to the highway regulations as described in the regulations governing plat of subdivision adopted by the County Board of Kendall County, together with those portions of the above plat, have been compiled with.

Deated at Yorkville, Illinois:

day of , 20

Marty Schwartz, Kendall Township Highway Commissioner

State of Illinois: 1/25
County of Kendall:
Subject to the by lot and parceling and site evaluation, demonstrating the ability to construct and operate a staging area capable of creating or avoiding any applicable state and local rules and regulations.

Deated at Yorkville, Illinois:

day of , 20

Steve Gazzard, Kendall County Health Department

State of Illinois: 1/25
County of Kendall:


Kendall County Plat Officer

State of Illinois: 1/25
County of Kendall:


Kendall County Recorder