ORDINANCE 2006 - 22
Approving a Final Plat of Subdivision
HENNEBERRY WOODS – UNIT 3

WHEREAS, Moser Enterprises & Crestview Builders, as owners of the subject property did petition Kendall County for final plat approval for Unit 3 of the Henneberry Woods Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 73.132 acres in area located at the SW corner of Grove Road and Cherry Road (extended) in Section 5 of Na-Au-Say Township, Kendall County, Illinois (part of PIN’s 06-05-400-001, 06-05-300-001, 06-06-400-001, 06-07-200-001); 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 “Henneberry Woods – Unit 3” and further described as “Group Exhibit B”.

IN WITNESS OF, this ordinance has been enacted on March 21, 2006.

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
SURVEYOR'S CERTIFICATE

EXHIBIT

# A
DATE 3-8-06

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO STATE THAT I, THOMAS E. FAHRENBACK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, THENCE NORTH 1°-37'-41" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 479.16 FEET, TO THE INTERSECTION OF THE CENTER LINE OF GROVE ROAD WITH THE AFORESAID WEST LINE, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°-37'-41" WEST, ALONG SAID WEST LINE, 1735.87 FEET, TO THE SOUTH LINE OF THE WAA-KEE-SHA RESERVATION; THENCE SOUTH 89°-42'-08" WEST, ALONG SAID SOUTH LINE, 1618.40 FEET; THENCE NORTH 0°-17'-52" WEST, 170.96 FEET; THENCE NORTH 73°-26'-33" EAST, 116.99 FEET; THENCE NORTH 8°-07'-57" EAST, 75.37 FEET; THENCE NORTH 31°-03'-41" WEST, 295.40 FEET; THENCE NORTH 58°-56'-19" EAST, 97.45 FEET, TO A POINT OF CURVE; THENCE EASTERLY, ALONG A CURVE, WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 496.00 FEET, 519.20 FEET, ARC, (CHORD BEARING NORTH 88°-55'-36" EAST, 495.82 FEET, CHORD); THENCE NORTH 0°-30'-59" WEST, 638.95 FEET; THENCE NORTH 17°-39'-14" EAST, 254.37 FEET; THENCE NORTH 38°-23'-24" EAST, 223.40 FEET; THENCE NORTH 73°-16'-03" EAST, 225.97 FEET; THENCE SOUTH 15°-09'-26" EAST, 195.00 FEET, TO A POINT ON CURVE; THENCE EASTERLY, ALONG A NON-TANGENT CURVE, WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 305.00 FEET, 77.94 FEET, ARC, (CHORD BEARING NORTH 82°-09'-48" EAST, 77.73 FEET, CHORD), TO A POINT OF TANGENCY; THENCE NORTH 89°-29'-01" EAST, 100.07 FEET; THENCE NORTH 0°-30'-59" WEST, 328.90 FEET; THENCE NORTH 89°-29'-01" EAST, 285.00 FEET; THENCE SOUTH 0°-30'-59" EAST, 11.92 FEET; THENCE NORTH 89°-29'-01" EAST, 255.00 FEET, TO THE EAST LINE OF THE WAA-KEE-SHA RESERVATION; THENCE SOUTH 0°-30'-59" EAST, ALONG SAID EAST LINE, 1157.41 FEET; THENCE SOUTH 80°-55'-28" EAST, 435.72 FEET; THENCE SOUTH 1°-00'-42" EAST, 853.83 FEET; THENCE SOUTH 88°-58'-47" WEST, 25.00 FEET; THENCE SOUTH 1°-37'-31" EAST, 713.99 FEET, TO THE CENTER LINE OF GROVE ROAD; THENCE SOUTH 33°-24'-54" WEST, ALONG SAID CENTER LINE, 902.45 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG SAID CENTER LINE, ALONG A CURVE, WHOSE CENTER LIES NORTHWESTERLY AND HAS A RADIUS OF 674.10 FEET, 46.20 FEET, ARC, (CHORD BEARING SOUTH 35°-22'-43" WEST, 46.19 FEET, CHORD), MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER STATE THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITHIN THE PREPARATION OF THIS PLAT.

I FURTHER STATE THAT NONE OF THE PROPERTY IN THIS SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF KENDALL, ILLINOIS, DESIGNATED COMMUNITY PANEL NUMBER 170341 100 C, DATED JULY 19, 1982.

DATED AT _____________, ILLINOIS, THIS ___ DAY OF ________ A.D., 20__.

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126
MY LICENSE RENEWS/EXPIRES NOVEMBER 30, 2006.
SUBMITTED FOR CLIENT REVIEW AND APPROVAL