ORDINANCE 2006 - § 4
Approving a Final Plat of Subdivision
HIGHGROVE

WHEREAS, Beane Homestead, LLC, as owner of the subject property, did petition Kendall County for final plat approval for the Highgrove Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 107.95 acres in area generally on the west side of Grove Road south of Plattville Road in Section 7 of Seward Township, Kendall County, Illinois (PIN’s 09-07-200-003, 09-07-200-012, pt. of 09-07-200-007, 09-07-200-010, 09-07-200-013, 09-07-200-002); 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, including an approval for a variance from the minimum right-of-way and pavement width requirements that was approved by the Planning, Building, and Zoning Committee;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled “Highgrove” and further described as “Group Exhibit B” subject to the review and approval of the supporting covenants, documents and agreements by the Director of Planning, Building, and Zoning, the Kendall County State’s Attorney, and any appropriate agencies; and

BE IT FURTHER ORDAINED, pursuant to the authority vested in it by § 8.06.A.5.b of the Kendall County Zoning Ordinance, that the Kendall County Board approves a house site for Lot 15 in this subdivision to be located within fifty (50) feet of the limit of the 100-year floodplain as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel Number 170341 0090C as revised to reflect the FEMA Letter of Map Revision dated March 27, 2006, and as indicated on the approved Final Plat.

IN WITNESS OF, this ordinance has been enacted on June 20, 2006.

[Signatures]
John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
The Northeast Quarter of Section 7, Township 35 North, Range 8 East of the
Third Principal Meridian (except the South 50 acres thereof and except that part
thereof described as follows: Commencing at the Southeast corner of said
Northeast Quarter; thence North 00°35'24" West along the East line of said
Northeast Quarter, being also along the center line of Grove Road, 1376.0 feet
for the point of beginning; thence South 89°24'38" West at right angles to the last
described course 441.18 feet; thence North 00°31'24" West 580.83 feet; thence
South 89°51'39" West 882.06 feet; thence North 06°31'20" East 370.89 feet;
thence North 89°53'56" East 1276.66 feet to said East line; thence South
00°36'24" East along said East line 944.91 feet to the point of beginning) in
Seward Township, Kendall County, Illinois and containing 94.527 acres more or
less.