ORDINANCE 2007 - 04

APPROVING A PRELIMINARY PLAT OF SUBDIVISION
GLEN NELSON SUBDIVISION – BRISTOL TOWNSHIP

WHEREAS, Glen and Pamela Nelson, as owners of the subject property, did petition Kendall County for preliminary plat approval for the Glen Nelson Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 11.0323 acres in area located on the north side of River Road, ¾ mile east of Eldamain Road, in Sections 30 and 31 of Bristol Township, Kendall County, Illinois; and

WHEREAS, said property is identified with the tax identification numbers 02-30-400-004, 02-31-201-008, and 02-31-201-004 and is legally described in Exhibit “A”; and

WHEREAS, said petition conforms to the 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 preliminary plat of subdivision for said tract of land attached as Exhibit “B”.

IN WITNESS WHEREOF, this ordinance has been enacted on February 20, 2007.

John A. Church  
Kendall County Board Chairman

Paul Anderson  
Kendall County Clerk
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 268.29 FEET TO THE CENTERLINE OF RIVER ROAD; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, 1726.95 FEET TO A POINT OF BEGINNING; THENCE NORTHERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 82°03'13" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 368.92 FEET; THENCE WESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 86°20'00" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 235.35 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 82°36'44" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 565.37 FEET; THENCE EASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 91°02'38" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 642.78 FEET TO THE EAST LINE OF A TRACT CONVEYED TO LLOYD E. NELSON BY A WARRANTY DEED RECORDED AS DOCUMENT 72-1896, AS SAID LINE IS MONUMENTED AND OCCUPIED; THENCE SOUTHERLY, ALONG SAID LINE WHICH FORMS AND ANGLE OF 88°42'02" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 836.17 FEET TO SAID CENTERLINE OF RIVER ROAD; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE WHICH FORMS AN ANGLE OF 101°55'23" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 389.65 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 11.0323 ACRES.
PRELIMINARY PLAT OF
GLEN NELSON SUBDIVISION
BRISTOL TOWNSHIP
KENDALL COUNTY
ILLINOIS

EXHIBIT # G

DATE 1-2000

NOTE: The 15-foot final easement is hereby granted and dedicated (but not conveyed) to the County of Kendall in the State of Illinois.

AREA OF TRACT: 13.1492 Acres

PRESENT ZONING:
A1

PROPOSED ZONING:
R1 (One-Family Estate Residence District)

DEVELOPER:
Glen A. & Pamela A. Nelson
11327 River Road
Plano, IL 60545

LEGAL DESCRIPTION OF TRACT:
That part of the Southeast Quarter of Section 30 and that part of the
Northeast Quarter of Section 31, Township 37 North, Ranges 7 East of the
Third Principal Meridian described as follows: Commencing at the Northeast
Corner of said Northeast Quarter; thence Southwesterly along the East line of
said Northeast Quarter, 108.20 feet to the centline of River Road; thence
Southwesterly, along said centline, 1982.50 feet for a point of beginning;
thence Northeasterly, along a line which forms an angle of 79° 23' 25" with the
last described course, measured counter-clockwise therefrom, 736.07 feet;
thence Northwesterly, along a line which forms an angle of 10° 23' 23" with the
last described course, measured counter-clockwise therefrom, 360.37 feet;
thence Northerly, along a line which forms an angle of 91° 02' 25" with the
last described course, measured counter-clockwise therefrom, 842.78 feet
to the East line of a Tract conveyed to Lloyd E. Nelson by a Warranty Deed
recited as Document 72-1680, as said Line is monumented and occupied;
thence Southwesterly, along said Line which forms an angle of 89° 43' 10" with
the last described course, measured counter-clockwise therefrom, 826.17
feet to said East line of River Road; thence Southwesterly, along said
centline which forms an angle of 10° 23' 23" with the last described course,
measured counter-clockwise therefrom, 646.00 feet to the point of beginning
in Bristol Township, Kendall County, Illinois, and containing 13.1492 acres.

SOILS (From USCS Soils Map)

- 3270
  Fox Silt Loam, 1 to 4% slopes
- 791A
  Rust Silt Loam, 0 to 2% slopes
- 32702
  Fox Silt Loam, 4 to 7% slopes, eroded
- 152
  Drummer Silt Clay Loam

NOTE: Lots 1 and 2 have no direct access to River Road and access is granted to River Road only
through the private road known as Glen Nelson Drive. Lot 3 may access River Road through the 40-foot
wide opening in the 3-foot No-Access Strip.

January 4, 2007

Phillip D. Young and Associates, Inc.
LAND SURVEYING — TOPOGRAPHIC MAPPING — Lic.#184-002775
11076 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580