

**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 OF*, this ordinance has been enacted on December 21, 2004.

  
\_\_\_\_\_  
John A. Church  
Kendall County Board Chairman

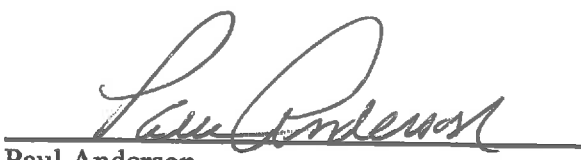
  
\_\_\_\_\_  
Paul Anderson  
Kendall County Clerk

EXHIBIT "A"

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 HEREON 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  
Kendall Township Kendall County Illinois

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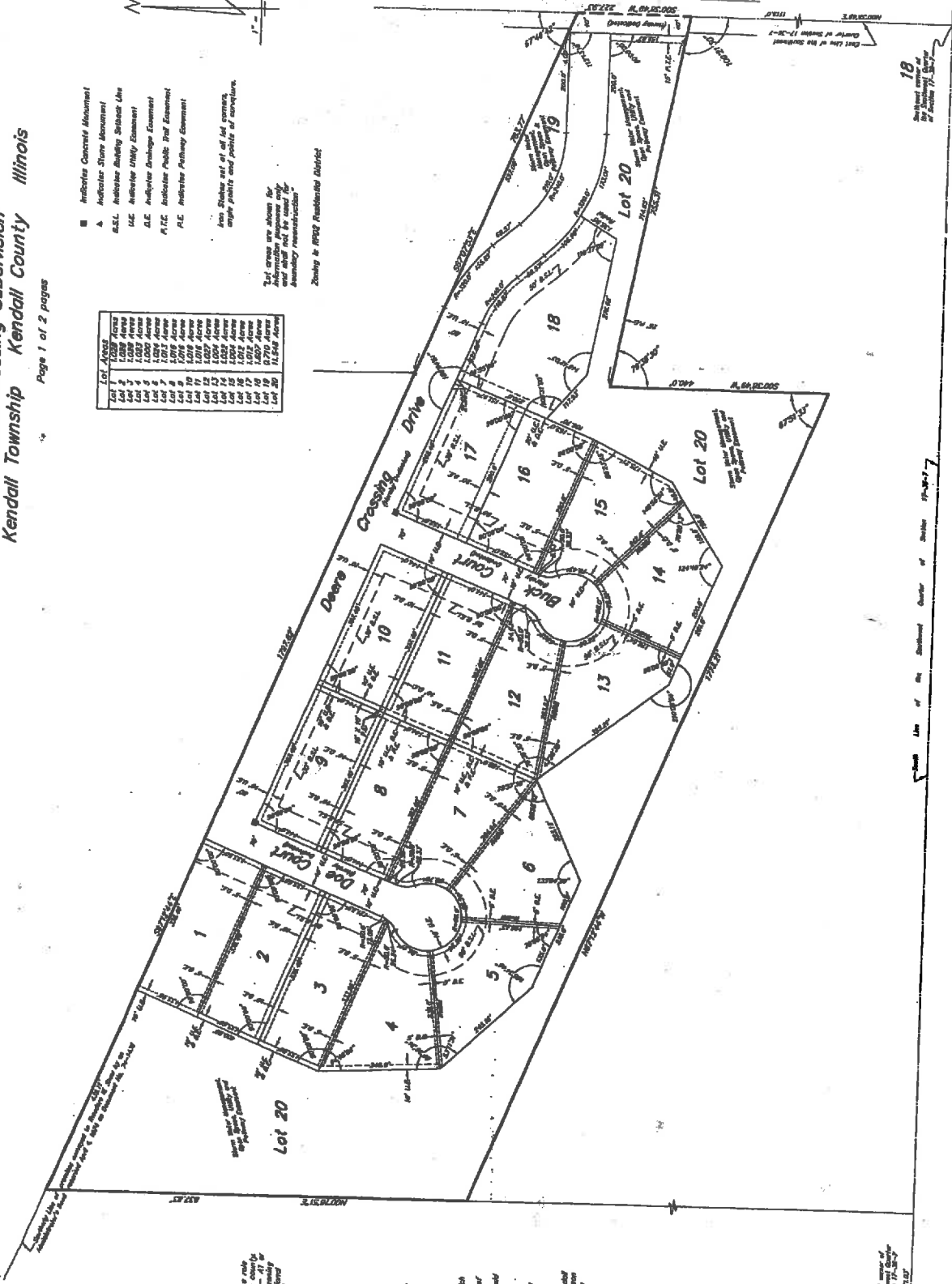
- Indicates Concrete Monument
- ▲ Indicates Stone Monument
- △ S.S.L. Indicates Building Setback Line
- U.S.E. Indicates Utility Easement
- △ S.E. Indicates Drainage Easement
- △ P.T.C. Indicates Public Trail Easement
- △ P.E. Indicates Pathway Easement

Iron Stake set at all lot corners, single points and points of curvature.

Lot areas are shown for each lot and shall not be used for boundary reestablishment.

zoning is R200 Residential District

Lot	Acres
Lot 1	1.028
Lot 2	1.028
Lot 3	1.028
Lot 4	1.028
Lot 5	1.028
Lot 6	1.028
Lot 7	1.028
Lot 8	1.028
Lot 9	1.028
Lot 10	1.028
Lot 11	1.028
Lot 12	1.028
Lot 13	1.028
Lot 14	1.028
Lot 15	1.028
Lot 16	1.028
Lot 17	1.028
Lot 18	1.028
Lot 19	1.028
Lot 20	1.028



All lots attached to the plat herein are subject to payments of fees pursuant to the Local Ordinance of Kendall County, Illinois, as amended by the Kendall County Board of Supervisors, and shall be deemed upon payment of such fees.

Kendall County has a long and honorable history of agriculture and regards the soil as its primary asset. It is the policy of the Board of Supervisors to encourage the development of the county through the use of the soil as a resource and to encourage the development of the county through the use of the soil as a resource and to encourage the development of the county through the use of the soil as a resource.

State of Illinois  
County of Kendall

I, James M. Owen, Illinois Professional Land Surveyor No. 2583, employed by James M. Owen & Sons, Inc., do hereby certify that, under the direction of the Surveyor General, I have surveyed, laid out, and platted the above described land in Kendall County, Illinois, and that the same is shown on the attached plat. The plat is a true and correct copy of the original survey and is subject to the provisions of the Illinois Surveying Act of 1901, as amended, and the rules and regulations of the Board of Surveyors of the State of Illinois. The plat is subject to the provisions of the Illinois Surveying Act of 1901, as amended, and the rules and regulations of the Board of Surveyors of the State of Illinois. The plat is subject to the provisions of the Illinois Surveying Act of 1901, as amended, and the rules and regulations of the Board of Surveyors of the State of Illinois.

James M. Owen  
Illinois Professional Land Surveyor No. 2583  
107 West Madison Street  
Peoria, Illinois 61602  
(309) 692-0000

17  
18  
19  
20

18

19

Final Plat of  
Deere Crossing Subdivision  
Kendall Township Kendall County Illinois

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State of Illinois :  
County of Kendall :

This is to certify that B-B Land Development L.L.C. is the owner of the land described in the foregoing surveyor's certificate, and has caused the same to be surveyed, subdivided and platted as indicated hereon for the uses and purposes herein set forth as allowed and permitted by statute. The subdivision is to be known as "Deere Crossing Subdivision, Kendall Township, Kendall County, Illinois" and we hereby acknowledge and adopt the same under the name and title aforesaid. The property is located in Yorkville Community School District No. 115.

at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Title: \_\_\_\_\_

Notary Public in and for the County and state aforesaid,

do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ (title) \_\_\_\_\_ personally known to \_\_\_\_\_ (title) \_\_\_\_\_

to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and voluntarily acknowledged that as such officers they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NOTARY PUBLIC**

State of Illinois :  
County of Kendall :

Approved by Castle Bank as Mortgagee, dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Title: \_\_\_\_\_  
Title: \_\_\_\_\_

State of Illinois :  
County of Kendall :

This is to certify that I, Paul Anderson, County Clerk in and for the County and State aforesaid, do hereby certify that the annexed plat has been examined and found to comply with the highway requirements as set forth in the regulations governing subdivided land adopted by the County Board of Kendall County, Illinois.

at Yorkville, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Paul Anderson, Kendall County Clerk

State of Illinois :  
County of Kendall :

Francis Kloas, County Engineer, do hereby certify that the annexed plat has been examined and found to comply with the highway requirements as set forth in the regulations governing subdivided land adopted by the County Board of Kendall County, Illinois.

at Yorkville, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Francis Kloas, Kendall County Engineer

State of Illinois :  
County of Kendall :

I, \_\_\_\_\_ a Registered Professional Engineer and \_\_\_\_\_ (or his attorney) submit the topographical and profile studies and, to the best of our knowledge for the drainage of surface waters will not be changed by the construction of this subdivision or thereon, or that if such surface water drainage will be changed, reasonable provisions have been made for collection and diversion of such surface waters into public areas, or drains which the law has a right to use, and that such surface waters will be planned for in accordance with accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

at Yorkville, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

or authorized attorney) \_\_\_\_\_ Registered Professional Engineer No. \_\_\_\_\_

State of Illinois :  
County of Kendall :

Approved by the Plat & Zoning Committee. The lands platted hereon will be served by wells and individual septic facilities.

at Yorkville, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State of Illinois :  
County of Kendall :

Approved by the Plan Commission of the United City of Yorkville, Kendall County, Illinois. \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Storm Water Management and Drainage Easement (D.E.) Declaration**

An easement is hereby reserved for, and granted to, the County of Kendall and its successors and assigns for the installation, maintenance, relocation, removal and removal of improvements and appurtenances to serve these and other lands with sanitary sewer, storm sewer, storm drainage, storm water management facilities, water mains, and other municipal purposes required by said County over, under and upon the areas hereon designated as Drainage Easement (D.E.) and designated as Storm Water Management Easement.

No structure shall be erected over said areas, but some may be used for landscaping, fencing, parking or other purposes, if approved by the County of Kendall, if such use does not then or later interfere with the aforementioned purposes. Improvements by others shall be permitted to cross said areas at right angles thereto.

**Public Utility Easement (U.E.) Declaration**

An easement for serving the subdivision and other property with electric, communications, gas, cable T.V. is also hereby granted to Commonwealth Edison Company, Northern Illinois Gas Company, SBC and any cable T.V. service supplier designated by the County of Kendall (Grantors), their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of gas, cable television, electricity and signals, in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "U.E." and also, as permitted by the County of Kendall, over, under, across, along and upon, the property designated as the plot for streets and alleys, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantors' facilities or in, over or under the property within the dotted lines marked "U.E." without the proper written consent of Grantors. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Improvements by others shall be permitted to cross said areas at right angles thereto.

**Pathway Easement Declaration**

An easement for the purposes of construction, maintenance and operation of a path or walking/bike trail is hereby granted to the owners of all the lots in the subdivision over those areas hereon depicted as Pathway Easement (P.E.).

**Public Trail Easement**

An easement for the purposes of construction, maintenance and operation of a trail or pathway is hereby granted to the People of the Kendall County, Illinois over the East 15.0 feet of Lots 20 and 21. Said public easement is indicated hereon as Public Trail Easement (P.T.E.).

State of Illinois :  
County of Kendall :

Approved by the City Council of the United City of Yorkville, Kendall County, Illinois. \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Clerk \_\_\_\_\_ Mayor \_\_\_\_\_

State of Illinois :  
County of Kendall :

Approved by the County Board of Kendall County, Illinois.

Dated at Yorkville, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Clerk \_\_\_\_\_ Chairman \_\_\_\_\_

State of Illinois :  
County of Kendall :

I, Marty Schwartz, do hereby certify that all matters pertaining to the highway requirements as described in the regulations governing plats adopted by the County Board of Kendall County, Illinois as they pertain to the annexed plat, have been complied with.

Dated at Yorkville, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Marty Schwartz, Kendall Township Highway Commissioner

State of Illinois :  
County of Kendall :

Subject to lot by lot soil testing and site evaluation, demonstrating the ability to construct and operate a sewage disposal system capable of meeting or exceeding all applicable State and local rules and regulations.

Dated at Yorkville, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Steve Curath, Kendall County Health Department

State of Illinois :  
County of Kendall :

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Kendall County Plat Officer

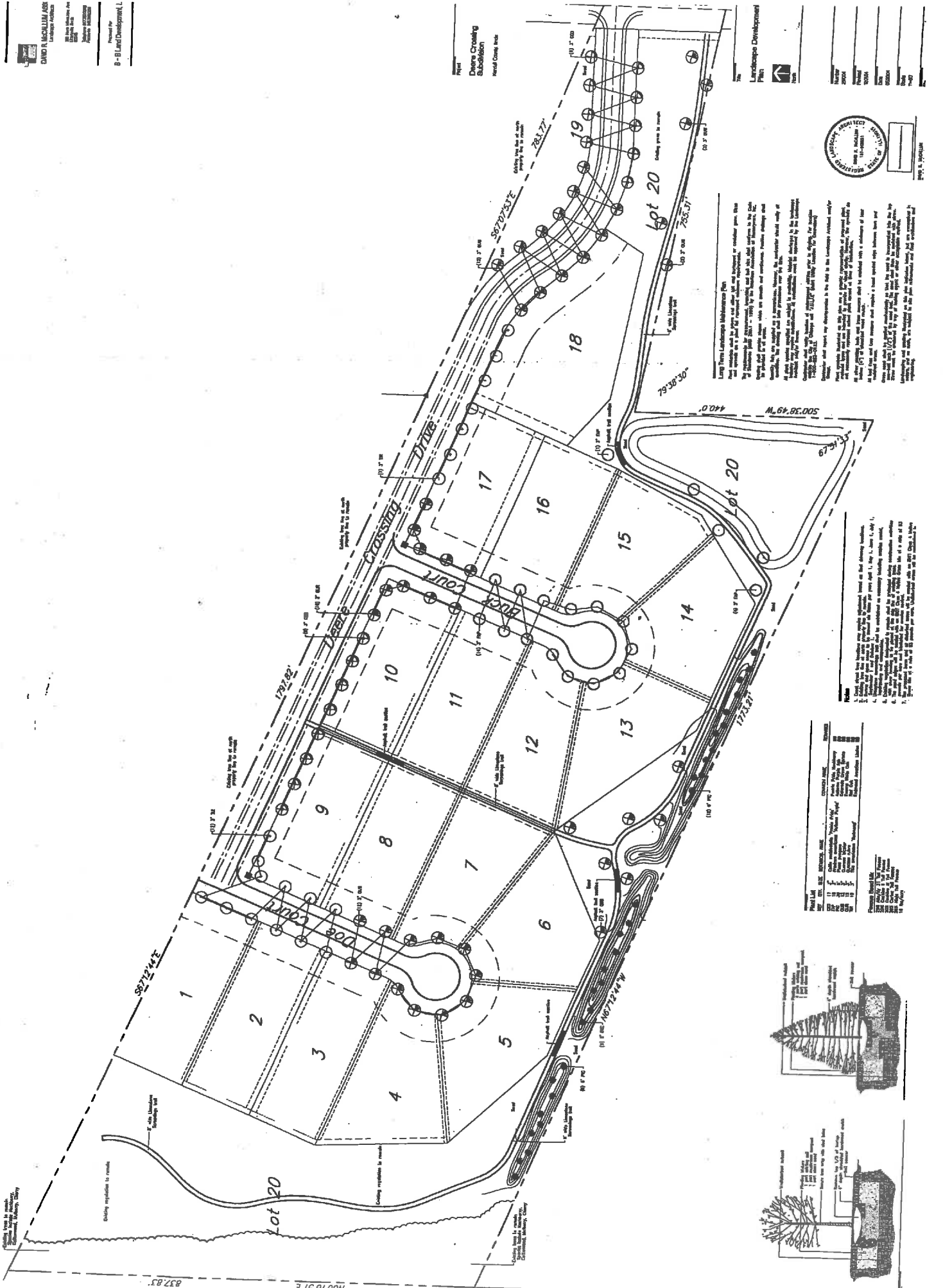
State of Illinois :  
County of Kendall :

This instrument No. \_\_\_\_\_ was filed for record in the Recorder's Office of Kendall County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was recorded in Plat Cabinet \_\_\_\_\_, Slot \_\_\_\_\_, as Document No. \_\_\_\_\_.

DATE	12/15/2011
PROJECT	Davis Crossing
SCALE	AS SHOWN
DESIGNER	DAVID A. MCKILLIP ASS
CLIENT	B-B LAND DEVELOPMENT, L.L.C.
NO. OF SHEETS	10
SHEET NO.	10



FIG. 10, 10/10/11



**Long Term Landscape Maintenance Plan**  
 The owner is to be responsible for the maintenance of the landscape. The owner shall be responsible for the maintenance of the landscape in accordance with the following requirements:  
 1. The owner shall maintain the landscape in accordance with the requirements of the landscape maintenance plan.  
 2. The owner shall maintain the landscape in accordance with the requirements of the landscape maintenance plan.  
 3. The owner shall maintain the landscape in accordance with the requirements of the landscape maintenance plan.  
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10. The owner shall maintain the landscape in accordance with the requirements of the landscape maintenance plan.

NO.	DESCRIPTION	QUANTITY	UNIT
1	Planting vegetation to remain		
2	Planting vegetation to remain		
3	Planting vegetation to remain		
4	Planting vegetation to remain		
5	Planting vegetation to remain		
6	Planting vegetation to remain		
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