

ORDINANCE 2004 - 49
Approving a Final Plat of Subdivision
TANGLEWOOD TRAILS

WHEREAS, Tanglewood Development Corporation, as owners of the subject property, did petition Kendall County for final plat approval for the Tanglewood Trails Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 67.6 acres in area generally on the east side of Highpoint Road south of Legion Road in Sections 7, 8, 17, and 18 of Kendall Township, Kendall County, Illinois (PINs 05-07-477-001, 05-08-351-002, 05-17-100-001, and 05-18-227-001); 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;

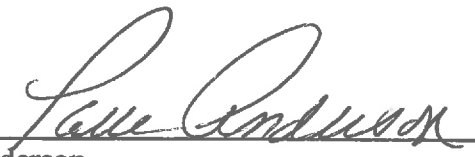
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Tanglewood Trails" and further described as "Group Exhibit B" subject to the following condition:

- 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

TANGLEWOOD TRAILS SUBDIVISION
LEGAL DESCRIPTION OF PROPERTY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF SECTION 8, PART OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, WOODLAND ACRES, AS SHOWN BY THE PLAT RECORDED SEPTEMBER 23, 1971 AS DOCUMENT 71-3652; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID WOODLAND ACRES, 920.58 FEET TO THE CENTER LINE OF LEGION ROAD; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 18012" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 495.72 FEET FOR A POINT OF BEGINNING, THIS LINE HEREINAFTER REFERRED TO AS LINE "A;" THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 8037" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 995.19 FEET TO THE CENTER LINE OF HIGHPOINT ROAD; THENCE SOUTHERLY ALONG SAID HIGHPOINT ROAD CENTER LINE, WHICH FORMS AN ANGLE OF 9502" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 2074.64 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 146 WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 54.12 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 12908" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 1615.82 FEET TO LINE "A" EXTENDED FROM THE NORTH; THENCE NORTHERLY ALONG SAID EXTENDED LINE "A," 2472.93 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

Final Plat
of
**Tanglewood
Trails**

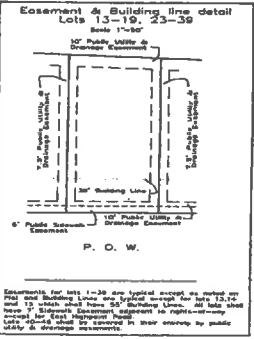
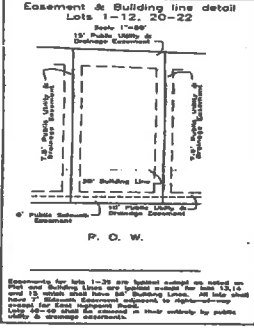
Being a subdivision of part of the Southwest quarter of Section 7, part of the Northeast quarter of Section 8, part of the Northwest quarter of Section 17 and part of the Northeast quarter of Section 18, all in Township 24 North, Range 7 East of the Third Principal Meridian in Tarrant County, Texas.

Green area 27,690 ACRES



Note:
Iron pins at all lot corners except as noted.
The plat lands are subject to the terms and conditions contained in that certain "Board of Construction Agreement" recorded concurrently herewith.
No recorded plat shall be constructed on lots 10 through 22, both inclusive.
Lots adjacent to Common areas shall have the right to easement and use public utilities where necessary, recorded concurrently herewith.
Construction Easements as depicted herein are granted by a document recorded concurrently herewith.

Lot No.	Area (sq. ft.)	Area (acres)	Owner
1	13,200	0.30	...
2	13,200	0.30	...
3	13,200	0.30	...
4	13,200	0.30	...
5	13,200	0.30	...
6	13,200	0.30	...
7	13,200	0.30	...
8	13,200	0.30	...
9	13,200	0.30	...
10	13,200	0.30	...
11	13,200	0.30	...
12	13,200	0.30	...
13	13,200	0.30	...
14	13,200	0.30	...
15	13,200	0.30	...
16	13,200	0.30	...
17	13,200	0.30	...
18	13,200	0.30	...
19	13,200	0.30	...
20	13,200	0.30	...
21	13,200	0.30	...
22	13,200	0.30	...
23	13,200	0.30	...
24	13,200	0.30	...
25	13,200	0.30	...
26	13,200	0.30	...
27	13,200	0.30	...
28	13,200	0.30	...
29	13,200	0.30	...
30	13,200	0.30	...
31	13,200	0.30	...
32	13,200	0.30	...
33	13,200	0.30	...
34	13,200	0.30	...
35	13,200	0.30	...
36	13,200	0.30	...
37	13,200	0.30	...
38	13,200	0.30	...
39	13,200	0.30	...
40	13,200	0.30	...
41	13,200	0.30	...
42	13,200	0.30	...
43	13,200	0.30	...
44	13,200	0.30	...
45	13,200	0.30	...



Developer/Owner:
Tanglewood Development Corp
P.O. Box 128
11000 Lytle Road
Austin, Texas 78757

Surveyor:
Craig R. Knoke
1111 Commerce Drive
Austin, Texas 78757

Tanglewood Trails

PREPARED FOR:
Tanglewood Development Corp.
11000 Lytle Road
Austin, Texas 78757
830-761-8018

Craig R. Knoke & Associates
Civil Engineers, P.C.
1111 Commerce Drive • Suite 200 • Austin, Texas 78757 • Phone 830-761-8018 • Fax 830-761-8018

DATE: 3-2-04
FILE: 2-079871
JOB NO: 2-079

SHEET NO:
1
2

Final Plat of Tanglewood Trails

State of Illinois } S.S.
County of Kane }

This is to certify that Tanglewood Trails, L.L.C. is the owner of the above shown and described on the attached plat and by its duly authorized manager has in each corner located the marks to set corners and lines, and approved same inasmuch as the same comply with the laws of the State and with the provisions of the Act of March 27th 1909, the said plat hereby laid within the boundaries of Township Community School District 118.

Dated at LaPorte, Illinois this _____ day of _____, A.D. 2004.

By _____
Manager
Tanglewood Trails, L.L.C.

State of Illinois } S.S.
County of Kane }

I, _____, being a duly qualified surveyor in and for the County of Kane, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office, and that the same was duly recorded in the office of the County Clerk of Kane County, Illinois, on this _____ day of _____, A.D. 2004.

Henry Public

State of Illinois } S.S.
County of Kane }

Beaumont Bank, as holder of a mortgage offering the lands stated herein, hereby consents to the execution of the attached plat _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kane }

I, _____, being a duly qualified surveyor in and for the County of Kane, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office, and that the same was duly recorded in the office of the County Clerk of Kane County, Illinois, on this _____ day of _____, A.D. 2004.

Henry Public

State of Illinois } S.S.
County of Kendall }

I, _____, being a duly qualified surveyor in and for the County of Kendall, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office, and that the same was duly recorded in the office of the County Clerk of Kendall County, Illinois, on this _____ day of _____, A.D. 2004.

County Clerk

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of DuPage }

This is to certify that John Cole Hoffman, as owner of the above shown and described on the attached plat and by its duly authorized manager has in each corner located the marks to set corners and lines, and approved same inasmuch as the same comply with the laws of the State and with the provisions of the Act of March 27th 1909, the said plat hereby laid within the boundaries of Township Community School District 118.

Dated at LaPorte, Illinois this _____ day of _____, A.D. 2004.

By _____
Manager
Tanglewood Trails, L.L.C.

Henry Public

State of Illinois } S.S.
County of Kendall }

I, _____, being a duly qualified surveyor in and for the County of Kendall, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office, and that the same was duly recorded in the office of the County Clerk of Kendall County, Illinois, on this _____ day of _____, A.D. 2004.

County Clerk

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)

State of Illinois } S.S.
County of Kendall }

Accepted and approved by the Board of Health of the City of Yorkville, Illinois, on this _____ day of _____, A.D. 2004.

By _____
(Title)



Required Kendall County
"Right-To-Farm" statement:
Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in making the economic viability of the county. Property that supports the industry is protected as a special resource. "Right-To-Farm" laws are designed to protect the viability of agriculture in the county. The laws are designed to protect the viability of agriculture in the county. The laws are designed to protect the viability of agriculture in the county.

Tanglewood Trails

PREPARED FOR
Tanglewood Development Corp.
1187 Commerce Drive
LaPorte, Illinois 60147
830-248-1370

Craig A. Knoche & Associates
Civil Engineers, P.C.
1187 Commerce Drive • Geneva, Illinois 60135 • Phone (630) 409-4000 • Fax (630) 409-4001

DATE: 8-2-04
SHEET NO: 2
JOB NO: 2-075

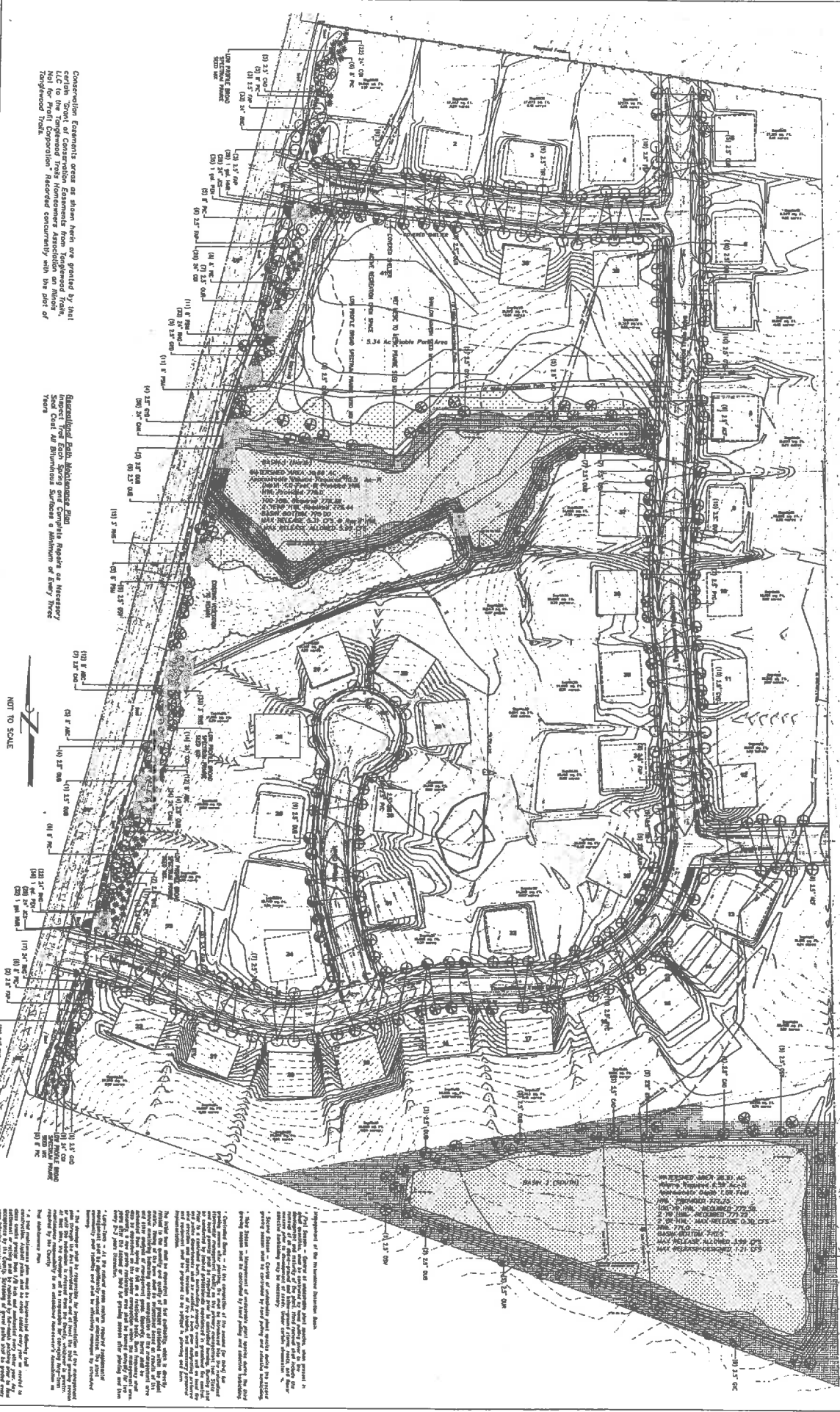
DATE	DESCRIPTION

LANDSCAPE PLAN

**TANGLEWOOD TRAILS
HIGHPOINT RD SOUTH OF LEGION
YORKVILLE, ILLINOIS**

Creigh R. Knoche & Associates CIVIL ENGINEERS, P.C.
465 S. WASHINGTON ST., YORKVILLE, ILL. 62458
TEL. (618) 438-1111

NO. 1-14-04
JOB NO. 04-030
DATE 3-27-04
C4.0



Construction Elevation notes on sheet herein are granted by that certain "Joint Homeowners Association" of the Tanglewood Trails LLC to the "Proposed Home Owners Association" of the Tanglewood Trails LLC for their use and enjoyment of the subject property. This agreement is subject to the terms and conditions set forth in the attached "Declaration of Condominium" and "Covenants, Conditions and Restrictions" recorded concurrently with the plat of the subject property.

Geographical Data, Measurements, Elevation, etc. are shown on this plan and are intended to be used in connection with the construction of the improvements shown hereon. They are not to be construed as a warranty of any kind by the Engineer.



PREPARED AND DRAWN BY: CREIGH R. KNOCH
CHECKED BY: CREIGH R. KNOCH
DATE: 3-27-04
JOB NO. 04-030
PROJECT: TANGLEWOOD TRAILS
SHEET NO. C4.0
SCALE: AS SHOWN
DATE PLOTTED: 3-27-04

REVISIONS

NO.	DATE	DESCRIPTION
1	3-27-04	ISSUED FOR PERMIT

NOTES:

1. This plan was prepared in accordance with the requirements of the Illinois Department of Transportation (IDOT) and the Illinois State Survey Commission (ISSC).
2. All elevations are in feet above mean sea level (AMSL).
3. The site is subject to the following zoning ordinance: Yorkville, Illinois, Ordinance No. 1-14-04.
4. The plan shows the proposed improvements and the existing conditions of the site.
5. The plan is intended to be used in connection with the construction of the improvements shown hereon.
6. The plan is not to be construed as a warranty of any kind by the Engineer.