

ORDINANCE 2000 - 42
Approving a Final Plat of Subdivision
FARM COLONY PHASE III, UNIT 2

WHEREAS, Inland Real Estate Development Corporation, through Farm Colony LLC, did petition Kendall County for approval of a final plat for a subdivision consisting of 16 new, single family lots and a five (5) outlots; and

WHEREAS, the Preliminary Plat of said subdivision was approved in 1996, and the petitioner is requesting an extension of the preliminary plat approval as part of this final plat request; and

WHEREAS, the Kendall County Regional Planning Commission recommended unanimously for approval of the final plat on September 27, 2000, subject to 11 conditions; and

WHEREAS, said Final Plat is in general conformance with the Preliminary Plat and Subdivision Control Ordinances.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves the Final Plat for Farm Colony Phase III, Unit 2 Subdivision, attached as Exhibit "A", with the following conditions to be satisfied prior to recording of the plat:

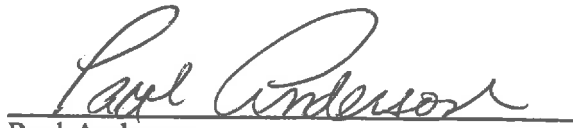
1. All dimensions and angular measurements shall be included on each lot.
2. Any references to overhead lines shall be deleted from the plat.
3. The signature blocks for the City of Yorkville shall be deleted.
4. The Path Easement Provisions shall be amended to reflect the new lot numbering system.
5. A landscaping plan shall be submitted for review and approval.
6. Specific restrictions on the uses of lots 41 to 45, inclusive, shall be included on the plat.
7. Language for the trail easement shall be included on the plat.
8. An access easement shall be provided across Lot 44 to provide road access from the Reservation Road extension rather than Minkler Road for Lot 35, with a restriction on access from Lot 35 to Minkler Road.
9. A notation for the contribution of \$1,350.00 per lot for the Reservation Road extension shall be included on the plat.
10. All lots shall be 45,000 square feet in area, minimum.
11. All outstanding engineering bills shall be paid prior to recording the plat.

IN WITNESS OF, this ordinance has been enacted on October 17, 2000.



John A. Church
Kendall County Board Chairman

Attest:



Paul Anderson
Kendall County Clerk

Accredited
Land Surveying,
Inc.



31 BROADVIEW LANE SUITE 101
FRANKLIN, MA 01864
508-885-1111
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REGISTERED SURVEYORS

Case No.	521808	
Start Date	5/17/00	
Drawn by	TSP	
Designed by		
Checked	GJP	
Approved	GJP	
Change	0118	
No.	Revised/Issue	Date
1	Issued for Review	5/20/00

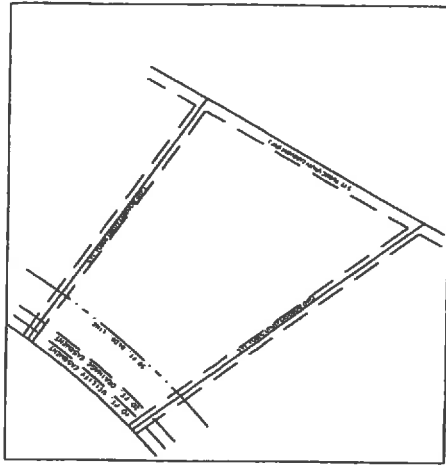
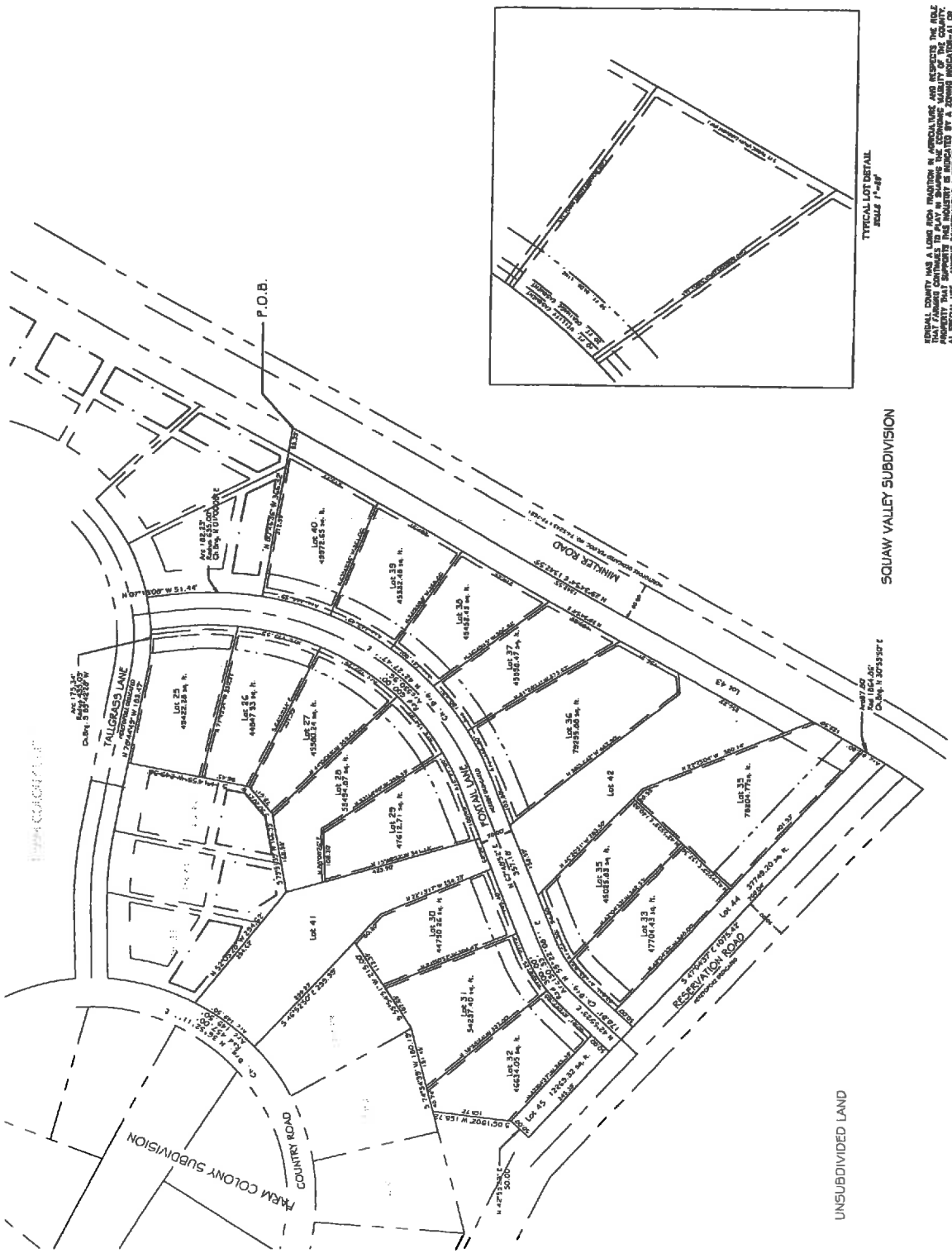


SCALE 1" = 100'

INLAND
REAL ESTATE
DEVELOPMENT
CORPORATION
297 Shiloh Rd.
Franklin, Mass. 01864

PLAN OF SUBDIVISION
FOR
FARM COLONY UNIT 2, PHASE II

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Date	5/12/00	Page	1 OF 2
Scale	1" = 100'		



FRANKLIN COUNTY HAS A LONG AND HONORABLE HISTORY IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN MAINTAINING THE RURAL CHARACTER OF THE COUNTY. A LEGISLATIVE POLICY STATEMENT HAS BEEN ADOPTED BY THE COUNTY BOARD OF SUPERVISORS WHICH SHOULD BE AWARE THAT AGRICULTURE IS AN ESSENTIAL PART OF THE COUNTY'S ECONOMY AND THAT THE COUNTY SHOULD BE AWARE THAT AGRICULTURE IS AN ESSENTIAL PART OF THE COUNTY'S ECONOMY AND THAT THE COUNTY SHOULD BE AWARE THAT AGRICULTURE IS AN ESSENTIAL PART OF THE COUNTY'S ECONOMY.

SQUAW VALLEY SUBDIVISION

UNSUBDIVIDED LAND

