

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

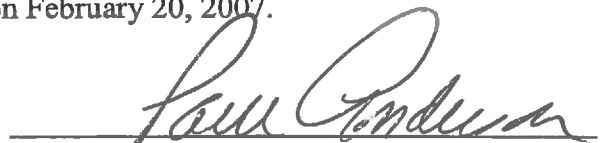
WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

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 OF, this ordinance has been enacted on February 20, 2007.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

EXHIBIT

#

ADATE 2-20-07

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 AN 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

Being Part of the Northeast Quarter of Section 31 and Part of the Southeast Quarter of Section 30, T37N-R7E, 3rd PM

EXHIBIT

Group B
 DATE 2-2007

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

N

SCALE
 1"=100'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Lines of Fence
- Indicates Contour Elevation
- Indicates Soils Boundary

AREA OF TRACT: 13.1492 Acres

LOT AREAS	
Lot 1	158202 sq.ft. = 3.6318 acres
Lot 2	251619 sq.ft. = 5.7764 acres
Lot 3	130680 sq.ft. = 3.0000 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:

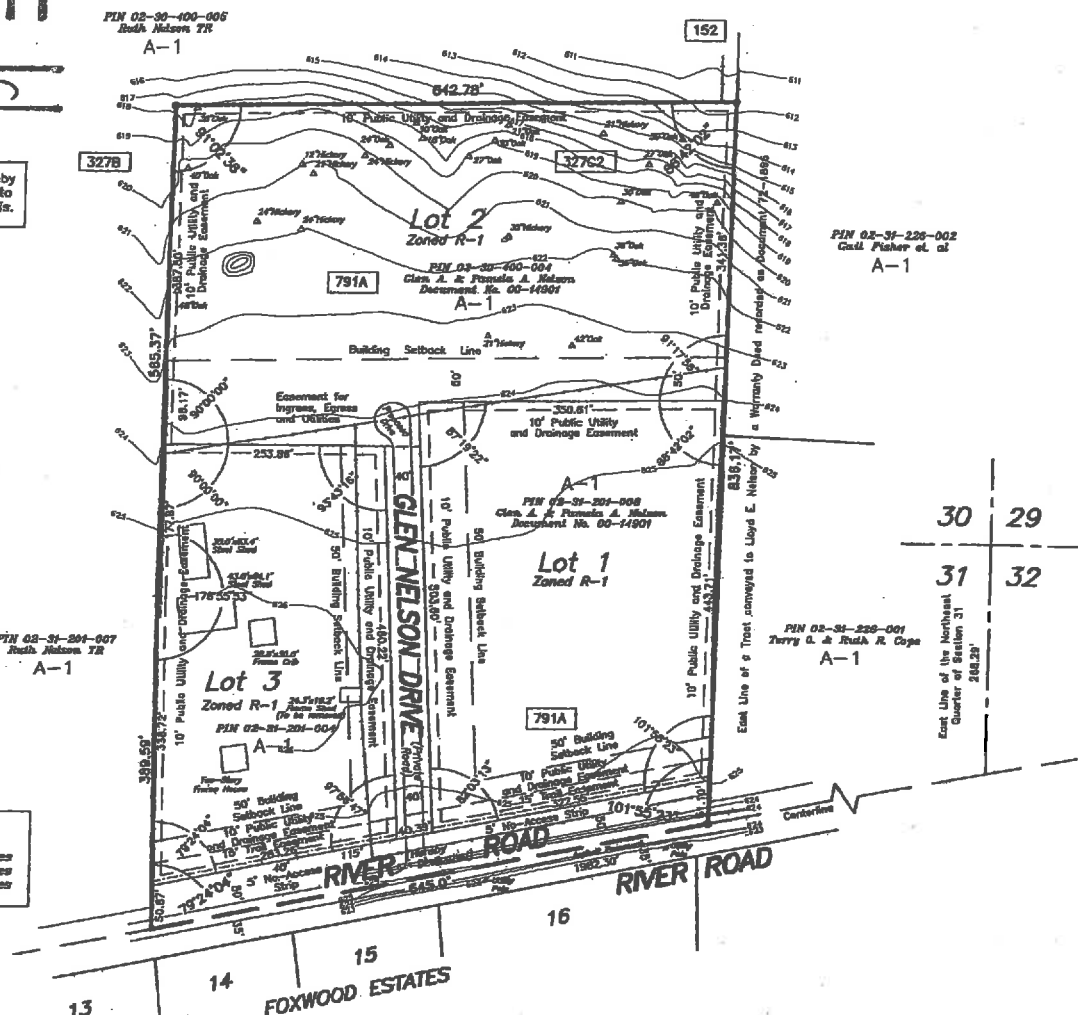
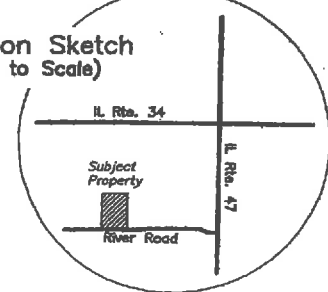
That part of the Southeast Quarter of Section 30 and that Part of the Northeast Quarter of Section 31, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 288.29 feet to the centerline of River Road; thence Southwesterly, along said centerline, 1982.30 feet to a point of beginning; thence Northerly, along a line which forms an angle of 79°24'04" with the last described course, measured counter-clockwise therefrom, 389.59 feet; thence Northerly, along a line which forms an angle of 178°55'53" 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 an 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, 643.0 feet to the point of beginning in Bristol Township, Kendall County, Illinois, and containing 13.1492 acres.

SOILS (From USCS Soils Map)

- 327B Fox Silt Loam, 1 to 4% slopes
- 791A Rush Silt Loam, 0 to 2% slopes
- 327C2 Fox Silt Loam, 4 to 7% slopes, eroded
- 152 Drummer Silty 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 5-foot No-Access Strip.

Location Sketch
 (Not to Scale)



January 4, 2007

JOB NO.	06076
JOB NAME	NELSON
DWG FILE	06076C

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

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