

ORDINANCE 2007 - 05
Approving a Final Plat of Subdivision
GLEN NELSON SUBDIVISION

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

WHEREAS, said petition did pertain to a tract of land approximately 11.0323 acres in area generally on the north side of River Road, ¼ mile east of Eldamain Road, in Sections 30 and 31 of Bristol Township, Kendall County, Illinois (PIN's 02-30-400-004, 02-31-201-008, 02-31-201-004); 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; and


WHEREAS, a Variance from the literal interpretation of Ordinance 98-5 that requires a maximum length of 500 feet for a shared private driveway, to allow for a shared private driveway 504 feet in length, was approved by the Planning, Building, and Zoning Committee at its February 5, 2007 meeting; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Glen Nelson Subdivision" and further described as "Group 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.

