

ORDINANCE 2007 - 07

**APPROVING A PRELIMINARY PLAT OF SUBDIVISION
SHANNON SUBDIVISION – OSWEGO TOWNSHIP**

WHEREAS, James and Lynn Shannon, as owners of the subject property, did petition Kendall County for preliminary plat approval for the Shannon Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 8.1704 acres in area located on the north side of Plainfield Road, ¼ mile east of Southfield Lane, in Sections 35 of Oswego Township, Kendall County, Illinois; and

WHEREAS, said property is identified with the tax identification number 03-35-326-002 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, by a previous action of the County Board, via Ordinance 06-55, a Variance from the separation distance between a public road and a shared private driveway was approved; 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 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

A
DATE 2/2007

A-1 to R-2

THAT PART OF LOT 104 OF COUNTY CLERK'S SUBDIVISION OF A PART OF THE NORTH HALF OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1971 IN BOOK 13 OF PLATS AT PAGE 59, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 104; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT, 765.69 FEET; THENCE SOUTHERLY, PERPENDICULAR TO SAID NORTH LINE, 100.0 FEET; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 71.34 FEET; THENCE SOUTHERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 265.97 FEET TO THE CENTERLINE OF PLAINFIELD ROAD, BEING THE SOUTHERLY LINE OF SAID LOT 104; THENCE WESTERLY, ALONG SAID CENTERLINE, 719.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT, WHICH FORMS AN ANGLE OF 92°20'10" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM), 386.40 FEET TO THE POINT OF BEGINNING IN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS, AND CONTAINING 6.5462 ACRES.

A-1 to R-3

THAT PART OF LOT 105 OF COUNTY CLERK'S SUBDIVISION OF A PART OF THE NORTH HALF OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1971, IN BOOK 13 PLATS AT PAGE 59, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 104; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT, 765.69 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT, 765.69 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY, PERPENDICULAR TO SAID NORTH LINE, 100.0 FEET; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 71.34 FEET; THENCE SOUTHERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 265.97 FEET TO THE CENTERLINE OF PLAINFIELD ROAD, BEING THE SOUTHERLY LINE OF SAID LOT 104; THENCE EASTERLY, ALONG SAID CENTERLINE, 228.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 104; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 356.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 104; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT, 138.63 FEET TO THE POINT OF BEGINNING IN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.6278 ACRES.

EXHIBIT
 # Group B
 DATE 2-2007

PRELIMINARY PLAT OF
SHANNON SUBDIVISION
 OF PART OF THE SOUTH HALF OF SECTION 35, T37N-R8E, 3rd PM
 OSWEGO TOWNSHIP
 KENDAL COUNTY
 ILLINOIS

County Clerk's Subdivision

PLAINFIELD ROAD

105
 200' x 100' x 100' x 100'

106
 200' x 100' x 100' x 100'

107
 200' x 100' x 100' x 100'

108
 200' x 100' x 100' x 100'

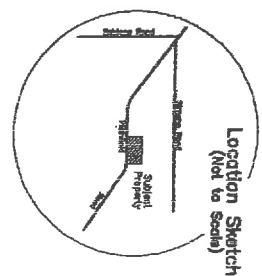
Lot 1

Lot 2

Lot 3

NOTE: Lot 1 and Lot 2 are shown here as they appear to be divided into two lots by the County Clerk's Subdivision of Section 35, Township 37 North, Range 8 East, 3rd PM, Kendall County, Illinois. The County Clerk's Subdivision of Section 35, Township 37 North, Range 8 East, 3rd PM, Kendall County, Illinois, is shown on the attached plat of Section 35, Township 37 North, Range 8 East, 3rd PM, Kendall County, Illinois, dated 11/20/06.

NOTE: This Plat is intended to be used for the purpose of recording the County of Kendall in the State of Illinois.



OWNER/DEVELOPER:
 Phillip D. Young and Associates, Inc.
 1481 E. Plainfield Road
 Oswego, Illinois 60453

Impediment: Lots to be served by individual well and septic systems.
 This property is not being served by the Village of Oswego, Illinois.

Area of Tract = 8,174.0 Acres (Excluding Road)
 7,413.6 Acres

Present Zoning: A-1
 Proposed Zoning: R-2 (Lots 1 and 2)
 R-3 (Lot 3)

- SCALES** (From USGS 7.5 Minute Topographic Map)
- 1:25,000 - Urban 8th Edition, 01 to 25'
 - 1:50,000 - Urbans 8th Edition, 01 to 25'
 - 1:62,500 - Urbans 8th Edition, 01 to 25'
 - 1:125,000 - Urbans 8th Edition, 01 to 25'
- LEGEND**
- Indicates Non State Flood
 - Indicates Low State Set
 - Indicates Line of Erosion
 - Indicates Contour Interval
 - Indicates State Boundary

1:25,000	1:50,000	1:62,500	1:125,000
1:25,000	1:50,000	1:62,500	1:125,000
1:25,000	1:50,000	1:62,500	1:125,000
1:25,000	1:50,000	1:62,500	1:125,000

BRICKMARK - (Architect)

BU1 - Planned in front edge of Present Plat of Section 35, Township 37 North, Range 8 East, 3rd PM, Kendall County, Illinois.

BU2 - Planned in front edge of Present Plat of Section 35, Township 37 North, Range 8 East, 3rd PM, Kendall County, Illinois.

November 29, 2008

JOB NO.	65035
JOB NAME	SHANNON
DWG FILE	06035E
REVISION DATE	11/22/08

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

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 Yorkville, Illinois 60560
 Telephone (830)553-1580