

ORDINANCE 2007 - 50
Approving a Plat of Vacation and a Drainage Easement Dedication
LOT 2 OF THE BLUFFS SUBDIVISION

WHEREAS, Curtis and Glenda Dobbs are the title owners of Lot 2 of The Bluffs Subdivision as legally described in attached Exhibit "A"; and

WHEREAS, Dobbs desires to construct a principal structure on said Lot 2; and

WHEREAS, said area is encumbered with a 40-foot wide drainage easement; and

WHEREAS, the County's consulting stormwater engineer has reviewed the stormwater calculations provided by the petitioner's engineer and has determined that the existing drainage easement can be vacated; and

WHEREAS, the County's consulting stormwater engineer has advised the County that the proposed 40-foot drainage easement dedication as indicated on Exhibit "B" meets the current stormwater standards of the County; and

WHEREAS, to effect the revised detention easement a Plat of Vacation and a Plat of Dedication as indicated on Exhibit "B" need to be approved by the County Board; and

WHEREAS, said petition conforms to the requirements of the Kendall County Subdivision Control Ordinance; 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 Plat of Vacation and Dedication for Drainage Easement for said tract of land graphically portrayed in Exhibit "B", hereby attached;

IN WITNESS OF, this ordinance has been enacted on October 16, 2007.



John A. Church
Kendall County Board Chairman



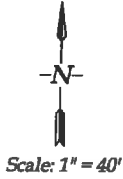
Paul Anderson
Kendall County Clerk

Exhibit "A"

Legal Description

LOT 2 OF THE BLUFFS P.U.D. BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2 FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 223.61 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 17 SECONDS EAST, 273.50 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 06 SECONDS WEST, 75.87 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 128.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 82 DEGREES 46 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 128.45 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 06 DEGREESE 42 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 340.97 FEET TO THE POINT OF BEGINNING, ALL IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PLAT OF VACATION AND DEDICATION FOR DRAINAGE EASEMENT



LEGAL OF PROPERTY OWNED:
OF
LOT 2 OF THE BLUFFS P.U.D. BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, FOR THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 37 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 273.61 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 17 SECONDS EAST, 273.50 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 06 SECONDS WEST, 73.87 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 128.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 82 DEGREES 46 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 128.45 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 06 DEGREES 43 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 348.97 FEET TO THE POINT OF BEGINNING, ALL IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.

LEGEND:

EXISTING EASEMENT
BEING VACATED

PROPOSED EASEMENT
HEREBY DEDICATED



GRISWOLD SPRINGS ROAD

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33-37-6

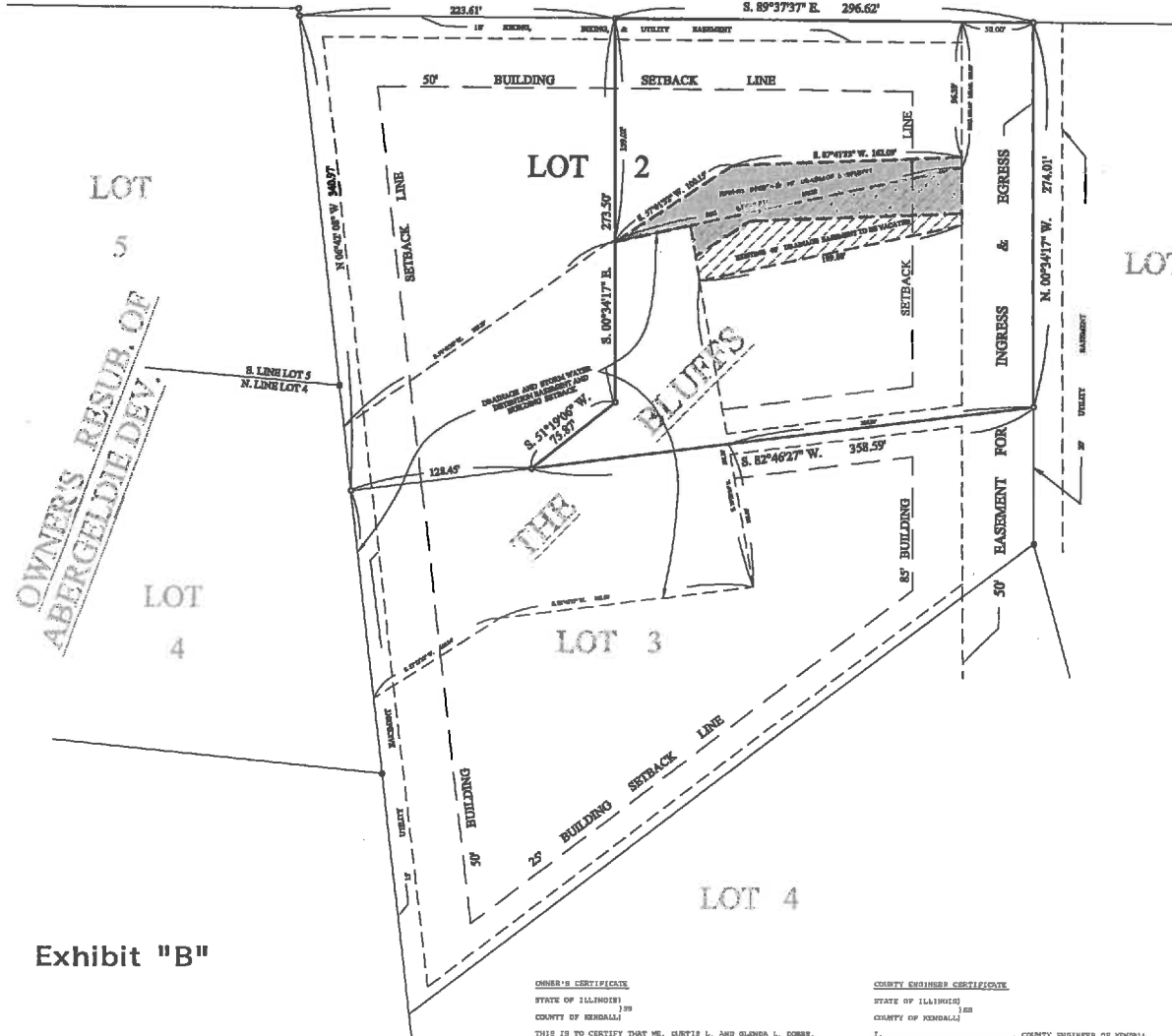


Exhibit "B"

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT WE, CURTIS L. DOBBS, AND GLENDA L. DOBBS, ARE OWNERS OF THE ABOVE DESCRIBED LAND AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USE AND PURPOSE THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

CURTIS L. DOBBS

GLENDA L. DOBBS
1848 GRISWOLD SPRING ROAD
BAMMICH, IL

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF ILLINOIS, DO HEREBY CERTIFY THAT CURTIS L. AND GLENDA L. DOBBS ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT OF VACATED EASEMENT AND ACCORDINGLY INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS HER FREE AND VOLUNTARY ACT.

NOTARY PUBLIC

TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS)
COUNTY OF KENDALL)

I, _____, DO HEREBY CERTIFY THAT ALL METES PERTAINING TO THE HIGHWAY PROVISIONS AS DESCRIBED IN THE REGULATIONS CONCERNING PLATS ADOPTED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS AS THEY PERTAIN TO THE PLAT OF VACATED EASEMENT, HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2007.

TOWNSHIP TIREWAY COMMISSIONER

STATE OF ILLINOIS)
COUNTY OF KENDALL)

I, _____, DO HEREBY CERTIFY THAT ALL METES PERTAINING TO THE TIREWAY PROVISIONS AS DESCRIBED IN THE REGULATIONS CONCERNING PLATS ADOPTED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS AS THEY PERTAIN TO THE PLAT OF VACATED EASEMENT, HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2007.

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL)

I, _____, COUNTY ENGINEER OF KENDALL COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF VACATED EASEMENT HAS BEEN EXAMINED AND HAS BEEN FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2007.

KENDALL COUNTY ENGINEER

KENDALL COUNTY PLAT OFFICER

STATE OF ILLINOIS)
COUNTY OF KENDALL)

APPROVED THIS _____ DAY OF _____, 2007, A.D.

KENDALL COUNTY PLAT OFFICER

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS THIS _____ DAY OF _____, 2007, AT _____ O'CLOCK _____, IN PLAT BOOK _____, PAGE _____.

KENDALL COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL)

THIS IS TO CERTIFY TO CURTIS L. AND GLENDA L. DOBBS, THAT I, RONALD D. BAURE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN KENDALL COUNTY AND STATE, HAVE COMPLETED A PLAT OF VACATED EASEMENT ON THE GROUNDS OF THE PROPERTY DESCRIBED, TO THE CURRENT APPLICABLE ILLINOIS PROFESSIONAL LAND SURVEYOR STANDARDS AND THAT THE PLAT HEREBY DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DERIVED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO USE BY OTHER DOCUMENTATION.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 2nd DAY OF AUGUST, 2007 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR #1355
REGISTRATION EXPIRES 11-30-2008

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF R B & ASSOCIATES LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF R B & ASSOCIATES LAND SURVEYORS, INC.

**R B & ASSOCIATES
LAND SURVEYORS, INC.**
4 West Main Street
Plano, Illinois 60545
(830) 552-7432

DESIGN FIRM NO. 184-004475