

ORDINANCE 2007 - 51
Approving a Final Plat of Subdivision
MATLOCK

WHEREAS, JoAnne Matlock as Owner under the Matlock Trust did file a petition in Kendall County for final plat approval for the Matlock Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 17.76 acres in the area generally located on the south side of Route 71 just east of Pavillion Road which represents a portion of a larger 99.61 acre tract of land in Section 7 of Kendall Township, Kendall County, Illinois with a property identification number of 05-07-201-004; and

WHEREAS, said property is legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Kendall County Board concurred with the findings of the Zoning Board of Appeals in granting a zoning map amendment from A-1 to RPD-3 for the tract legally described above; and

WHEREAS, the Kendall County Board further concurred with the findings of the PBZ Committee in approving a Concept Plan and Preliminary Subdivision plat to allow for the development of a 12 lot residential subdivision that will provide 10 lots for new single-family homes and two open space outlots with a density of 0.6649 dwelling units per buildable acre as permitted in the RPD-3 district; and

WHEREAS, said final plat is in substantial conformance with the Concept Plan and Preliminary Subdivision Plat as approved by the County Board and conforms to the requirements of the Kendall County Subdivision Control Ordinance; and

WHEREAS, said petition generally conforms to the Kendall County Land Resource 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 final plat of subdivision for said tract of land entitled "Matlock" and further described as "Group Exhibit B" subject to the following condition:

- 1) Review and Approval of the supporting covenants, documents and agreements by all affected agencies and the Kendall County State's Attorney.

IN WITNESS OF, this ordinance has been enacted on September 18, 2007.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

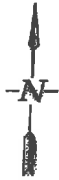
Legal Description

Exhibit "A"

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF "ARCADIA ACRES" RECORDED AS DOCUMENT #78-3111, IN THE OFFICE OF THE KENDALL COUNTY RECORDER OF DEED FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #71, 732.00 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY LINE; THENCE NORTH 48 DEGREES 54 MINUTES 51 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 329.72 FEET TO A POINT OF CURVATURE IN SAID SOUTH LINE; THENCE NORTHEASTERLY ALONG SAID CURVATURE HAVING A RADIUS OF 4458.44 FEET BEING CONCAVE TO THE NORTHWEST, A DISTANCE OF 131.75 FEET TO A POINT WHOSE CHORD BEARS NORTH 50 DEGREES 00 MINUTES 03 SECONDS EAST, 131.74 FEET TO A POINT ON AN OLD CLAIM LINE; THENCE SOUTH 14 DEGREES 02 MINUTES 50 SECONDS EAST ALONG SAID OLD CLAIM LINE, 1056.89 FEET; THENCE SOUTH 82 DEGREES 31 MINUTES 22 SECONDS WEST, 96.06 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 10 SECONDS WEST, 198.75 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF "PAVILLION WOODS" SUBDIVISION; THENCE SOUTH 14 DEGREES 57 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE EXTENDED NORTHERLY, 407.65 FEET TO THE NORTHEAST CORNER OF SAID "PAVILLION WOODS" SUBDIVISION; THENCE NORTH 50 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE NORTHLINE OF "PAVILLION WOODS" AND "ARCADIA ACRES" A DISTANCE OF 954.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

FINAL PLAT MATLOCK SUBDIVISION

OF
THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE
7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF KENDALL, COUNTY
OF KENDALL, STATE OF ILLINOIS.



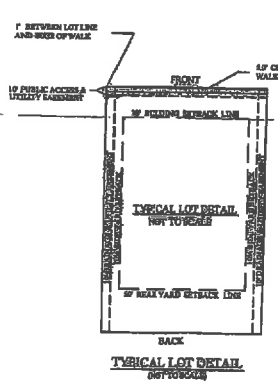
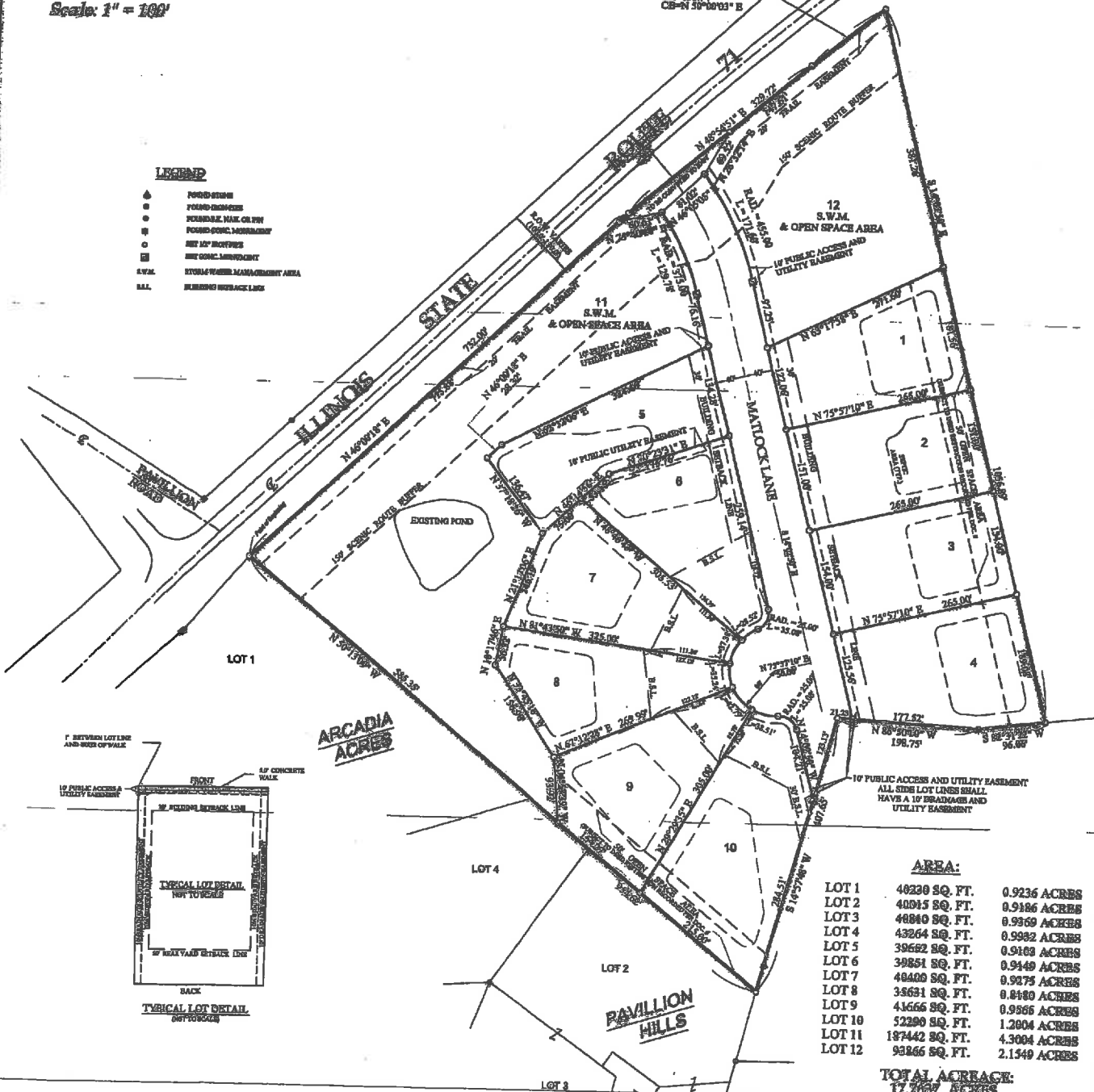
0' 100' 200' 300'

Scale: 1" = 100'

R=4458.44
L=131.77
CB=131.74
CB=N 30°00'00" E

LEGEND

- ▲ FOUND STONE
- FOUND BRICKS
- FOUND NAIL OR PIN
- FOUND CONC. MARKING
- SET 1/2" IRON PINS
- SET CONC. MARKING
- SET CONC. MARKING
- S.W.M. STORM WATER MANAGEMENT AREA
- M.L. BUILDING SURVEY LINE



AREA:

LOT 1	40230 SQ. FT.	0.9236 ACRES
LOT 2	40915 SQ. FT.	0.9386 ACRES
LOT 3	40840 SQ. FT.	0.9369 ACRES
LOT 4	43264 SQ. FT.	0.9982 ACRES
LOT 5	39662 SQ. FT.	0.9189 ACRES
LOT 6	39851 SQ. FT.	0.9149 ACRES
LOT 7	48409 SQ. FT.	0.9375 ACRES
LOT 8	35631 SQ. FT.	0.8180 ACRES
LOT 9	41666 SQ. FT.	0.9586 ACRES
LOT 10	52290 SQ. FT.	1.2004 ACRES
LOT 11	197442 SQ. FT.	4.5004 ACRES
LOT 12	93266 SQ. FT.	2.1549 ACRES

TOTAL ACRES:
17.7667 ACRES

SHORT DESCRIPTION
KENDALL COUNTY HAS A LAND USE TRUST IN ARCADIA AND RESPECTS THE PUBLIC INTEREST IN THE LAND BY RESERVING THE ECONOMIC VALUE OF THE PROPERTY THAT SUPPORTS THE PROPERTY AS A PUBLIC SPACE. THE PUBLIC SPACE SHALL BE MAINTAINED AS A PUBLIC SPACE AND SHALL BE AVAILABLE TO THE PUBLIC FOR RECREATION AND OTHER PURPOSES. THE TRUST SHALL BE ADMINISTERED BY THE BOARD OF SUPERVISORS OF KENDALL COUNTY, ILLINOIS.

**R B & ASSOCIATES
LAND SURVEYORS, INC.**
4 West Main Street
Piana, Illinois 60545
(630) 552-7452
DESIGN FIRM NO. 404-004475
ENR-2008-1418B-CUB-8

