

ORDINANCE 2006 - 12
Approving a Final Plat of Subdivision
OAK GROVE

WHEREAS, Ron Tucek, as owner of the subject property, did petition Kendall County for final plat approval for the Oak Grove Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 51.204 acres in area generally on the west side of Highpoint Road south of Legion Road in Sections 7 and 18 of Kendall Township, Kendall County, Illinois (PIN's 05-07-476-003 and 05-18-229-002); 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

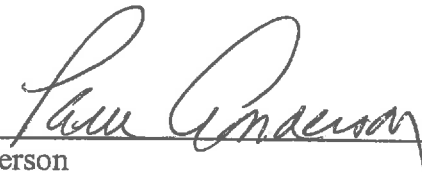
WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Oak Grove" and further described as "Group Exhibit B" subject to the review and approval of the supporting covenants, documents and agreements by the Director of Planning, Building, and Zoning, the Kendall County State's Attorney, and any appropriate agencies.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

EXHIBIT

A
DATE 2-7-06

LEGAL DESCRIPTION

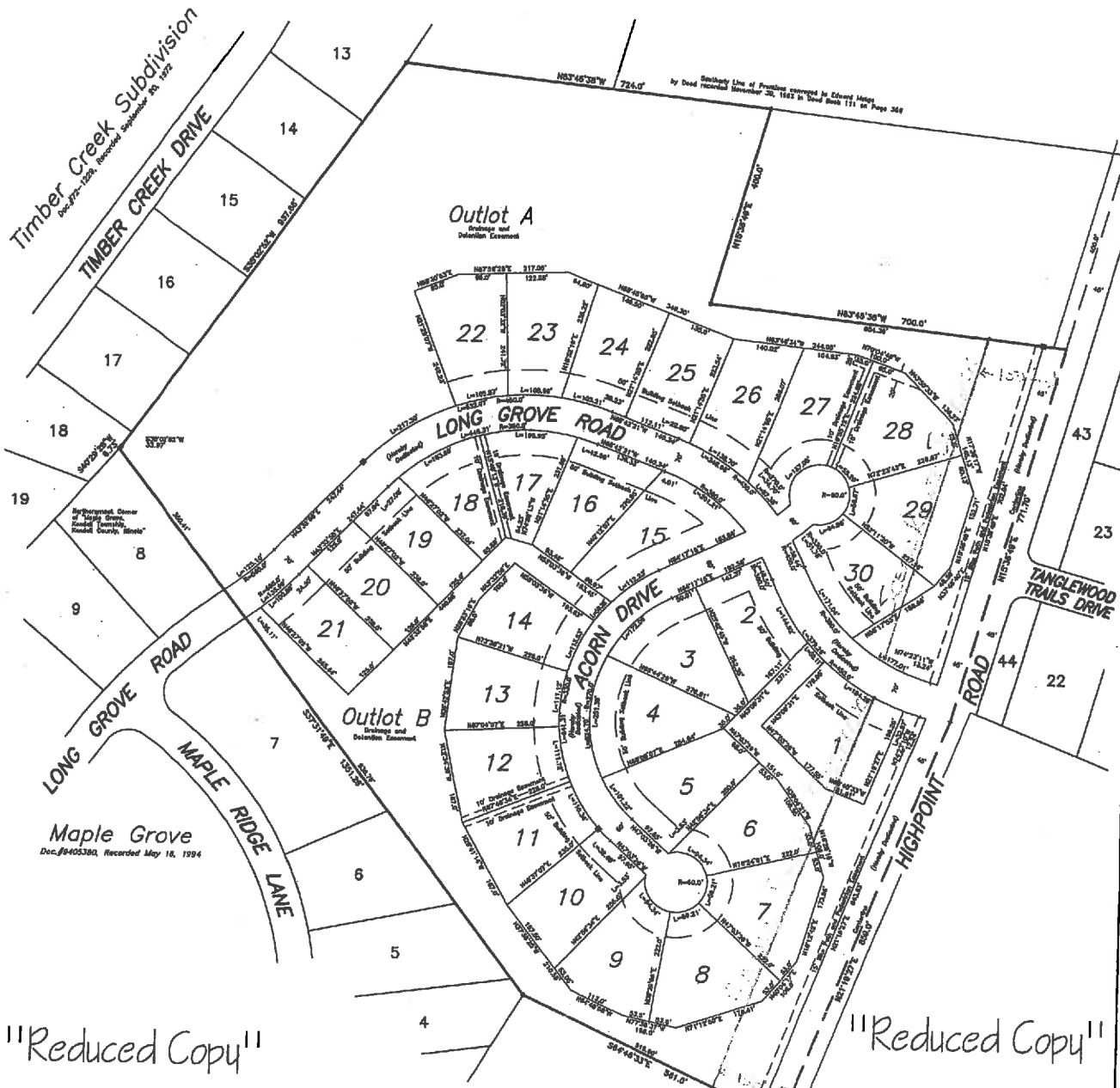
This is to certify that we, James M. Olson Associates, Ltd., Illinois Professional Land Surveyors have surveyed and located improvements on that part of the Southeast Quarter of Section 7, and part of the Northeast Quarter of Section 18, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of Lot 18 in Timber Creek Subdivision; thence southwesterly along the easterly line of said lot, 33.97 feet to an angle point in said easterly line for a point of beginning; thence southwesterly along said easterly line, 6.73 feet to the northernmost corner of Maple Grove, Kendall Township, Kendall County, Illinois; thence South $37^{\circ}31'49''$ East along a northeasterly line of said subdivision, 1351.26 feet to an angle point in said line; thence South $64^{\circ}46'33''$ East along said northeasterly line, 561.0 feet to the center line of Highpoint Road; thence North $21^{\circ}20'04''$ East along said center line, 859.0 feet to an angle point in said center line; thence North $15^{\circ}37'26''$ East along said center line, 771.40 feet to a point which is 400.0 feet, as measured along said center line, southwesterly of the point of intersection of said center line with the southerly line of premises conveyed to Edward Metge by a deed recorded November 30, 1953 in Deed Record Book 111 on page 306; thence North $83^{\circ}45'01''$ West parallel with said southerly line, 700.0 feet; thence North $15^{\circ}37'26''$ East, parallel with said center line, 400.0 feet to said southerly line; thence North $83^{\circ}45'01''$ West along said southerly line, 724.0 feet to said easterly line of Timber Creek Subdivision; thence South $35^{\circ}04'05''$ West along said easterly line, 937.72 feet to the point of beginning in Kendall Township, Kendall County, Illinois and containing 51.204 acres as shown on the plat hereon drawn which is a correct representation of said survey.

"Reduced Copy"

Final Plat of OAK GROVE

"Reduced Copy"

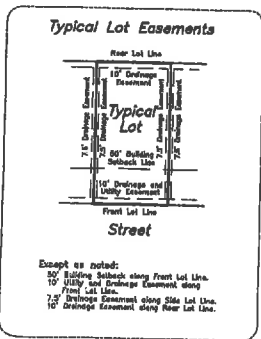
Being Part of the Southeast Quarter of Section 7 and Part of the Northeast Quarter of Section 18, Township 38 North, Range 7 East of the Third Principal Meridian
KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS



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LOT AREAS	
Outlot A	679688 sq.ft. 15.5110 acres
Outlot B	251637 sq.ft. 5.8507 acres
Lot 1	42133 sq.ft.
Lot 2	32468 sq.ft.
Lot 3	34023 sq.ft.
Lot 4	37281 sq.ft.
Lot 5	32818 sq.ft.
Lot 6	33261 sq.ft.
Lot 7	35023 sq.ft.
Lot 8	37479 sq.ft.
Lot 9	34779 sq.ft.
Lot 10	35181 sq.ft.
Lot 11	33225 sq.ft.
Lot 12	33101 sq.ft.
Lot 13	33101 sq.ft.
Lot 14	37308 sq.ft.
Lot 15	40142 sq.ft.
Lot 16	33228 sq.ft.
Lot 17	27482 sq.ft.
Lot 18	27418 sq.ft.
Lot 19	29741 sq.ft.
Lot 20	29750 sq.ft.
Lot 21	30605 sq.ft.
Lot 22	38212 sq.ft.
Lot 23	32242 sq.ft.
Lot 24	31281 sq.ft.
Lot 25	30087 sq.ft.
Lot 26	34103 sq.ft.
Lot 27	27422 sq.ft.
Lot 28	38226 sq.ft.
Lot 29	38378 sq.ft.
Lot 30	35228 sq.ft.



KENDALL COUNTY RIGHT-TO-FARM STATEMENT

Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports the industry is indicated by a zoning indicator - A-1 or A2 Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, lights, noise and unique hours of operations that are not typical in other zoning areas.

NOTICE OF FEES:

All lots as delineated in the above Plat are subject to payments of fees pursuant to the Land Cash Ordinance of Kendall County as administered by the Kendall County Building and Zoning Office, and to a covenant running with the land. A recordable receipt will be issued upon payment of such fees. The building permit applicant shall pay the Land Cash contribution and the Kendall County Highway Fee at the time of applying for each respective building permit.

SCALE
1"=100'

- Indicates Iron Pipe Found
 - Indicates Concrete Monument Set
- 3/4" x 24" Iron Pipe set at all other Lot Corners, Angle Points and Points of Curvature.

NOTE: Bearings are based on a local coordinate system.

OWNER/DEVELOPER:
Ronald Tucek
5020 Douglas Road
Oswego, Illinois 60543

ENGINEER:
Applied Civil Engineering, Inc.
2080 Carolyn Road
Aurora, Illinois 60506

Area of Tract = 51.2066 Acres

Group B
DATE 2-15-06
EXHIBIT

DB NO.	08049
DB NAME	OAK GROVE
WG FILE	05049
REVISION DATE	

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

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

"Reduced Copy"

Final Plat of OAK GROVE

"Reduced Copy"

Being Part of the Southwest Quarter of Section 7 and Part of the Northeast Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian

KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS

SURVEYOR'S CERTIFICATE

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., at the request of the owners of the land described herein, have surveyed, subdivided and platted the land shown hereon to be hereafter known as Oak Grove, Kendall Township, Kendall County, Illinois, being a Subdivision of Part of the Southwest Quarter of Section 7 and a Part of the Northeast Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian in Kendall Township, Kendall County, Illinois, more particularly described as follows:

That part of the Southwest Quarter of Section 7 and that part of the Northeast Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of Lot 12 in "Timber Creek Subdivision", recorded as Document No. 72-1229 on September 20, 1972; thence South 33°15'52" West, along the Eastern Line of said Lot, 33.87 feet to an angle point; thence South 89°16'33" East, along the Eastern Line of said Lot, 40.29 feet to an angle point; thence South 37°31'40" East, along a Northeastern Line of said "Timber Creek Subdivision", 1351.28 feet to an angle point in said line; thence South 84°16'33" East, along said Northeastern Line, 281.6 feet to the centerline of High Point Road; thence North 21°19'57" East, along said centerline, 855.0 feet to an angle point in said centerline; thence North 16°26'49" East, along said centerline, 771.70 feet to a point which is 600 feet, as measured along said centerline, southwesterly of the point of intersection of said centerline with the Southern Line of Primm Road; thence North 83°45'58" West, parallel with said Southern Line, 700.0 feet; thence North 15°36'49" East, parallel with said centerline, 600.0 feet to said Southern Line; thence North 83°45'58" West, along said Southern Line, 784.0 feet to said Eastern Line of "Timber Creek Subdivision"; thence South 37°32'22" West, along said Eastern Line, 537.59 feet to the point of beginning in Kendall Township, Kendall County, Illinois, and containing 51,266 acres.

I also certify that the above described property lies within 1-1/2 miles of the corporate limits of the City of Yorkville which has adopted and properly filed an Official Plan and is zoned in accordance with the Ordinance authorized by Division 12 of Article 11 of the Illinois Municipal Code as Amended.

I also certify that no part of the property above described lies within a special flood hazard area as identified by the Federal Emergency Management Agency based on Flood Insurance Rate Map Panel No. 170341-0078-C with an effective date of July 18, 1992.

I also certify that the attached plat is in compliance with Chapter 100 of the Illinois Revised Statutes. Not of subdivision exterior monuments have been set, that all interior monuments will be set within 12 months of the recordation of this plat, and that all dimensions are shown in feet and decimal parts thereof.

This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated _____, 20__ at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. 2878 (Expires 11/30/06)

COUNTY ENGINEER CERTIFICATE

I, _____, County Engineer of Kendall County, do hereby certify that the enclosed plat has been examined by me and found to comply with the Highway requirements as set forth in the regulations governing plats of subdivided land located by the County Board of Kendall County, Illinois.

Dated this _____ day of _____, 20__

Kendall County Engineer

CITY OF YORKVILLE CITY COUNCIL

Approved by the City Council of the City of Yorkville, Illinois, this _____ day of _____, 20__

Mayor

County Clerk

PLAT OFFICER CERTIFICATE

I, _____, Plat Officer, do hereby certify that the enclosed plat has been examined by me and found to comply with the regulations governing plats of subdivided land located by the County Board of Kendall County, Illinois.

Dated this _____ day of _____, 20__

Plat Officer

PLAT AND ZONING COMMITTEE CERTIFICATE

Approved by the Plat and Zoning Committee, this _____ day of _____, 20__

Plat and Zoning Committee, Chairman

TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE

I, _____, do hereby certify that all matters pertaining to the highway requirements as described in the regulations governing plats adopted by the County Board of Kendall County, insofar as they pertain to the annexed plat, have been completed.

Dated this _____ day of _____, 20__

Township Highway Commissioner

COUNTY BOARD CERTIFICATE

Approved by the County Board of Kendall County, Illinois, this _____ day of _____, 20__

Chairman of County Board

County Clerk

CITY OF YORKVILLE PLAN COMMISSION

Approved by the Plan Commission of the City of Yorkville, Illinois, this _____ day of _____, 20__

City of Yorkville Plan Commission, Chairman

COUNTY HEALTH DEPARTMENT

Issuance of building permits shall be subject to lot soil testing and site evaluation, demonstrating the ability to transmit and operate a sewage disposal system capable of meeting or exceeding applicable state and local rules and regulations.

Approved this _____ day of _____, 20__

Kendall County Health Department

OWNER'S AND SCHOOL CERTIFICATE

This is to certify that we, Ronald E. Tusek and Mildred I. Tusek, are the owners of the property described in the attached Surveyor's Certificate and have caused the same to be surveyed and subdivided as indicated for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title and use of "Oak Grove, Kendall Township, Kendall County, Illinois". We also certify that all of the property herein described is located within the boundaries of Yorkville Community School District (15).

Dated at _____, Illinois this _____ day of _____, 20__

Ronald E. Tusek

Mildred I. Tusek

Owner's Address

NOTARY'S CERTIFICATE

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that Ronald E. Tusek and Mildred I. Tusek, who are personally known to me to be the same persons whose names are subscribed to the foregoing Owner's and School Certificate, appeared before me this day, in person, and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20__

Notary Public
My commission expires _____

COUNTY CLERK CERTIFICATE

This is to certify that I, _____, County Clerk for the County aforesaid, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid agricultural taxes and no redeemable tax sales against any of the real estate described in the foregoing certificate.

Dated this _____ day of _____, 20__

County Clerk

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UTILITY EASEMENT PROVISIONS:

An easement for serving the subdivision and other property with natural gas, electric and communications services is hereby reserved for and granted to COMMONWEALTH EDISON, SRC-AMERICA, CABLE TELEVISION FRANCHISE, INCORPORATED, and their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in conjunction with underground transmission and distribution of natural gas and electricity, sounds, signals, in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked as "Public Utility Easements", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install, maintain, service connections over or under the surface of such lot and common area or areas to serve improvements, thereon, or an adjacent lot, and common areas or areas, the right to cut, trim or remove trees, bushes and roots of any trees which may be necessary incident to the right herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over, upon or across the lot, upon or over the property within the dashed lines marked "Public Utility Easements" without the prior written consent of the Grantor. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(a), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the benefit of the subdivided property, and which is reserved in whole or in part to the benefit of the subdivided property, and which is reserved in whole or in part to the benefit of the subdivided property, and which is reserved in whole or in part to the benefit of the subdivided property, and which is reserved in whole or in part to the benefit of the subdivided property.

Relocation of facilities will be done by Grantee at cost of Grantor/Lot Owner, upon written request.

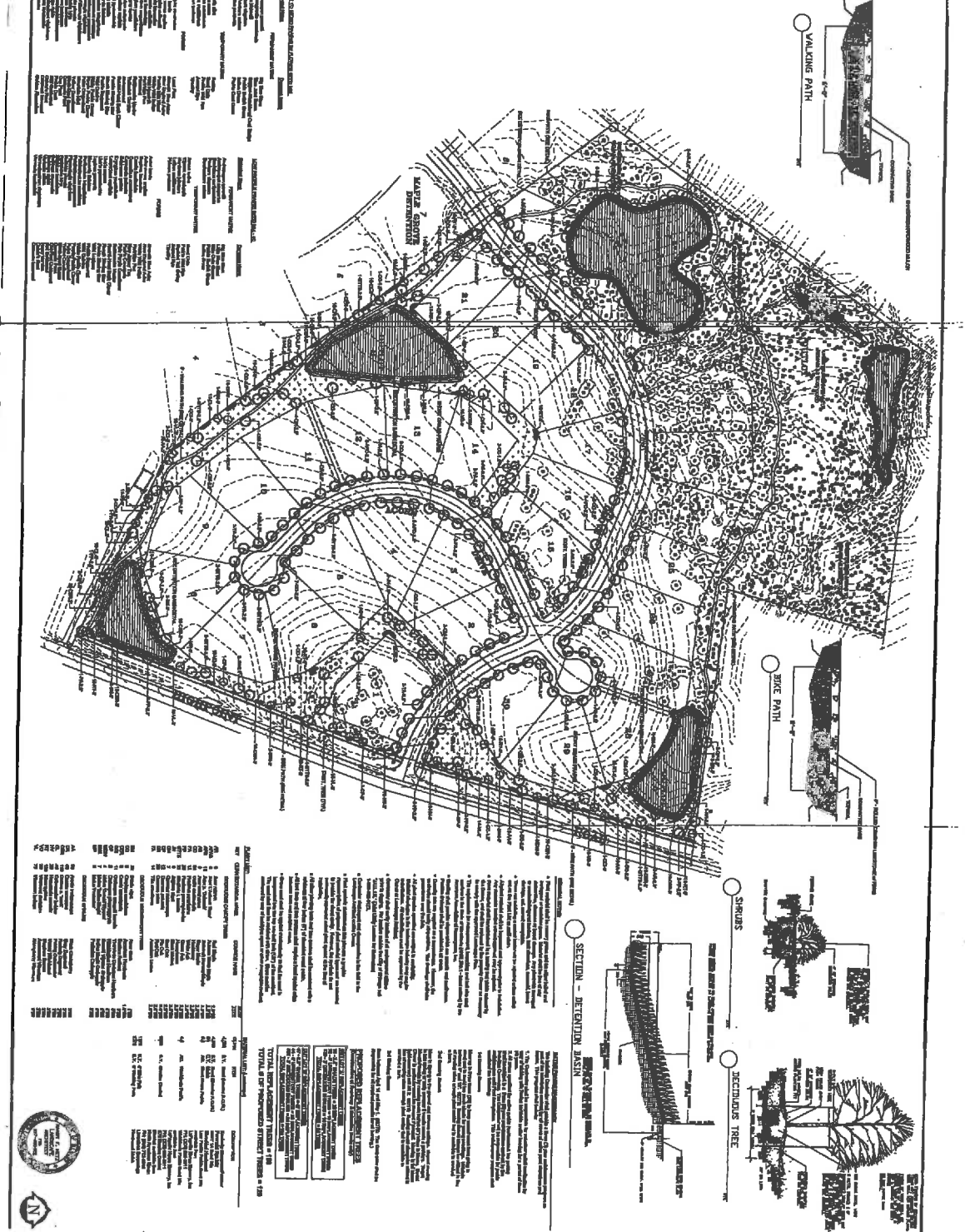
DRAINAGE EASEMENT AND DETENTION EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to the County of Kendall, Illinois, and its successors and assigns over all of the areas marked "Drainage Easement" and "Detention Easement" on the plat hereon shown for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate storm sewers and the storm water detention ponds, together with any and all necessary manholes, catch basins, connections, ditches, roads and other structures and appurtenances as may be deemed necessary by the County to collect, convey, discharge, store, and otherwise dispose of storm water, together with the right of access across the property for necessary men and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other utilities. No permanent buildings shall be placed on said easement. No changes to the topography or permanent buildings shall be placed on said easement area shall be made without the express written consent of said County, but the same may be used for the purposes that do not less or later interfere with the aforesaid rights. The owner of the property shall remain responsible for the maintenance of the storm water detention pond and appurtenances.

QB NO.	09049
QB NAME	OAK GROVE
WG FILE	050498
REVISION DATE	

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

1107B South Bridge Street
Yorkville, Illinois 60580
Telephone (630)553-1580



WALKING PATH
 4'-6" WIDE
 1/2" HIGH

BIRCH PATH
 4'-6" WIDE
 1/2" HIGH

SHRUBS
 12" HIGH
 18" SPACING

DECIDUOUS TREE
 12" HIGH
 18" SPACING



SECTION - DETENTION BASIN

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REVISIONS

- 1. INITIAL LAYOUT - 1-2-00
- 2. REV. BUREAU - 1-25-00
- 3. REV. CALL LETTERS - 1-25-00
- 4. REV. VISUALS - 1-25-00
- 5. CONSTRUCTION DETAILS - 1-25-00
- 6. REV. PLANT MATERIAL - 1-25-00

OAK GROVE SUBDIVISION

Ronald Tuck
 2000 Oak Creek Blvd
 Palmdale, CA 93550

New/Ryan Group, Inc.
 Land Planning
 6800 Canyon Vista Drive
 Palmdale, CA 93550
 Phone: (805) 771-0122
 Fax: (805) 771-0122
 Email: NewRyan@NewRyan.com

Final Landscape Plan
 PROJECT NO: 200 004
 DATE: 11/16/00
 DRAWN: J. SCHMIDT
 CHECKED: J. SCHMIDT
 SHEET: 1

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL SPACING IS FROM CENTER TO CENTER UNLESS OTHERWISE NOTED.

3. ALL PLANT MATERIAL IS TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED THROUGHOUT CONSTRUCTION.

4. ALL PLANT MATERIAL IS TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED THROUGHOUT CONSTRUCTION.

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10. ALL PLANT MATERIAL IS TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED THROUGHOUT CONSTRUCTION.

TOTAL AREA APPROXIMATELY 1.00 ACRES

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TOTAL AREA APPROXIMATELY 1.00 ACRES

LEGEND:

1. 1" = 10' SCALE

2. 1" = 10' SCALE

3. 1" = 10' SCALE

4. 1" = 10' SCALE

5. 1" = 10' SCALE

6. 1" = 10' SCALE

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15. 1" = 10' SCALE

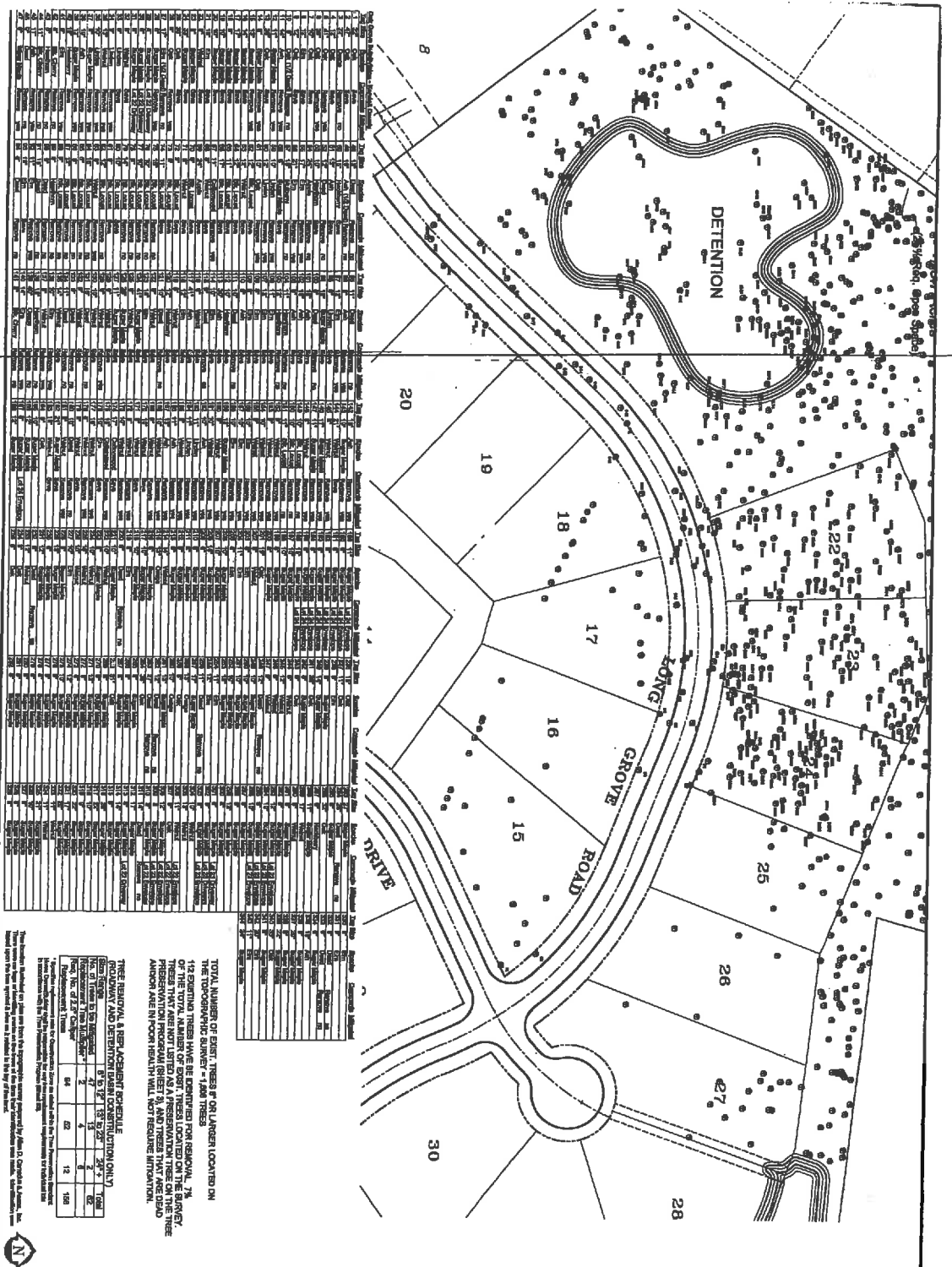
16. 1" = 10' SCALE

17. 1" = 10' SCALE

18. 1" = 10' SCALE

19. 1" = 10' SCALE

20. 1" = 10' SCALE



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REVISIONS

1. PRELIMINARY DESIGN	DATE: 11/15/07
2. SUBMITTAL DESIGN	DATE: 11/15/07
3. FINAL DESIGN	DATE: 11/15/07

OAK GROVE SUBDIVISION

Ronald Tuck
Site Developer

Inou/Ryan Group, Inc.
Lead Planning and Construction
106-A South 8th Street
Suite 1.000
Portland, OR 97208
Tel: 503.733.0000
Email: inou@ryan.com

Tree Survey

PROJECT NO.: 2008 30:
55101-6298A

DATE: 4/22/08
SCALE: 1"=50'-0"
PLANNED BY: Inou/Ryan
DRAWN BY: Inou/Ryan
CHECKED BY: Inou/Ryan

2

TOTAL NUMBER OF BURN TREES & ON-LARGER LOCATED ON 19 REMAINING TREES HAVE BE IDENTIFIED AS BURN TREES THAT ARE NOT LISTED AS A PRESERVATION TREE ON THE BURNER ANNOTATION ARE IN HOOD 18(11) AND NOT RECORDED INFORMATION.

THESE REMAINING & BURN TREES (ON-LARGER LOCATED ON 19 REMAINING TREES HAVE BE IDENTIFIED AS BURN TREES THAT ARE NOT LISTED AS A PRESERVATION TREE ON THE BURNER ANNOTATION ARE IN HOOD 18(11) AND NOT RECORDED INFORMATION.)

HOOD	NO. OF TREES TO BE REMOVED	NO. OF TREES TO BE PRESERVED	TOTAL
18(11)	47	13	60
18(12)	2	2	4
18(13)	64	0	64
18(14)	0	12	12
18(15)	0	148	148

These numbers are based on data and from a photograph survey prepared by Inou/Ryan Development, Inc. and are subject to change. The numbers are based on the information provided to Inou/Ryan Development, Inc. and are subject to change. The numbers are based on the information provided to Inou/Ryan Development, Inc. and are subject to change.

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF LOT AREA	NO. OF TREES	NO. OF BURN TREES	NO. OF ON-LARGER TREES	NO. OF PRESERVED TREES	NO. OF REMOVED TREES	NO. OF DEAD TREES	NO. OF TREES TO BE PRESERVED	NO. OF TREES TO BE REMOVED	TOTAL NO. OF TREES
15	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
16	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
17	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
18	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
19	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
20	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
21	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
22	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
23	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
24	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
25	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
26	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
27	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
28	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
29	10,000	115	1.15%	10	5	5	5	5	0	5	5	10
30	10,000	115	1.15%	10	5	5	5	5	0	5	5	10

