

**ORDINANCE 2005 - 20**  
Approving a Plat of Resubdivision and Consolidation  
**OWNER'S RESUBDIVISION OF ABELGELDIE DEVELOPMENT**  
**THE BLUFFS (A PLANNED UNIT DEVELOPMENT)**

WHEREAS, Eugene Zizas, as owner of Lot 5 of Owner's Resubdivision of Abergeldie (hereinafter referred to as "Abergeldie"), desired to construct a single-family dwelling on said parcel; and

WHEREAS, said parcel has impressed upon it an access easement along its western edge and a drainage and utility easement generally running north to south dissecting said parcel; and

WHEREAS, Zizas had determined that said easement impressments prohibited the placement of a primary structure satisfactory to his needs; and

WHEREAS, Zizas proceeded to purchase 10,000 square feet of Lot 4 of Abergeldie from Gene & Judy Staberow and 65,000 square feet of Lot 2 of The Bluffs PUD from Theodore & Nancy Poss in order to create a parcel of sufficient size to place a primary structure satisfactory to his needs; and

WHEREAS, said real property transactions have previously been consummated and recorded with the Office of the Kendall County Recorder as one Parcel of Record; and

WHEREAS, said property consists of PIN 01-33-100-020 and portions of PIN's 01-33-100-019 and 01-33-100-021 and is legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, since said real estate transactions have the effect of placing one Parcel of Record in two recorded subdivisions; and

WHEREAS, this action requires amending the Final Plat of each recorded subdivision; and

WHEREAS, Zizas, Robert Carpenter, Gene & Judy Staberow, and Theodore & Nancy Poss did petition the County for said Plat of Resubdivision and Consolidation; and

WHEREAS, this action also requires a zoning map amendment changing the zoning designation of the portion of the unified parcel that presently is in The Bluffs Planned Unit Development from R-2 Residence District to R-3 Residence District, which will be done via separate ordinance; and

WHEREAS, this action also requires an amendment to the Planned Unit Development (PUD) Agreement between The Bluffs Subdivision Homeowner's Association and the County of Kendall amending the geographic area covered by said PUD Agreement, which will be done via separate ordinance.

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 Plat of Resubdivision and Consolidation for said tract of land described in "Exhibit A" and further described as "Group Exhibit B".

*IN WITNESS OF*, this ordinance has been enacted on April 19, 2005.

  
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John A. Church  
Kendall County Board Chairman

  
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Paul Anderson  
Kendall County Clerk

LEGAL DESCRIPTION

LOT 5 OF OWNERS RESUBDIVISION OF ABERGELDIE DEVELOPMENT, IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY ILLINOIS AND ALSO THAT PART OF LOT 4 OF SAID OWNERS RESUBDIVISION OF ABERGELDIE DEVELOPMENT BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 FOR THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 03 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, 280.15 FEET TO THE NORTHEAST CORNER THEREOF, THENCE SOUTH 06 DEGREES 42 MINUTES 05 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, 75.93 FEET; THENCE NORTH 70 DEGREES 55 MINUTES 54 SECONDS WEST, 304.68 FEET TO THE POINT OF BEGINNING AND ALSO THAT PART 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 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 SAID NORTH LINE OF SAID LOT 2, 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; THENCE SOUTH 82 DEGREES 46 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE 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 42 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, 340.97 FEET TO THE POINT OF BEGINNING ALL IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXHIBIT

# A  
DATE 4-14-05

# EXHIBIT OF THE BLUFFS P.U.D.

