

ORDINANCE 200⁵ - 22
Approving a Final Plat of Subdivision
HRVATIN ACRES

WHEREAS, Arthur Hrvatin, as owner of the subject property, did petition Kendall County for final plat approval for the Hrvatin Acres Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 8.37 acres in area generally at the southwest corner of Sandy Bluff Road and Frazier Road in Section 19 of Little Rock Township, Kendall County, Illinois (PIN 01-19-476-002); and

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

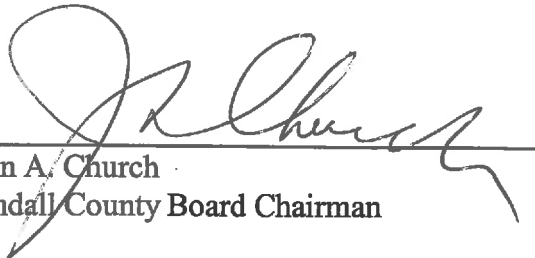
WHEREAS, said petition conforms to the requirements of the Kendall County Subdivision Control Ordinance; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

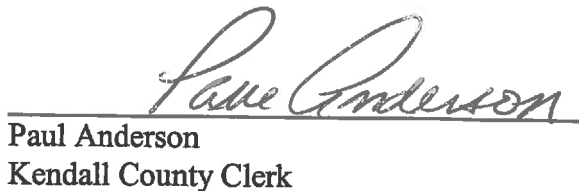
WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Hrvatin Acres" and further described as "Group Exhibit B".

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



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

EXHIBIT

A
DATE 4-5-05

LEGAL DESCRIPTION

That part of the South Half of Section 19, Township 37 North, Range 6 East of the third Principal Meridian, described as follows: Commencing at the Southwest corner of the North Half of the Northwest Quarter of Section 30, Township and Range aforesaid; thence South 86°44' East along the South line of the North Half of the North Half of said Section 30, 954.42 feet to the West line of the East Half of the Northwest Quarter of said Section 30; thence North 2°46'36" East along said center line 413.85 feet; thence South 68°44' East along said center line 1827.40 feet; thence South 68°44' East 163.61 feet; thence South 51°09' East 553.07 feet for the point of beginning; thence South 51°09'00" East 104.71 feet; thence North 28°13'35" West 455.90 feet; thence North 11°38'04" West 246.24 feet to the center line of Frazier Road as originally established; thence South 78°21'56" West, along said center line, 288.13 feet to a point on a line drawn North 3°49'25" West from the point of beginning, said line also being the easterly line of a tract of land described in book 648, page 105; thence South 3°49'25" East along said line, 520.24 feet to the point of beginning; in Little Rock Township, Kendall County, Illinois.

That part of the South Half of Section 19, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the North Half of the Northwest Quarter of Section 30, Township and Range aforesaid; thence South 86°44' East along the South line of the North Half of the North Half of said Section 30 954.42 feet to the West line of the East Half of the Northwest Quarter of said Section 30; thence North 2°46'36" East along said West Line and along the West line of the East Half of the Southwest Quarter of said Section 19, 3094.91 feet to the center line of Frazier Road as originally established; thence South 72°27' East along said center line 413.85 feet; thence South 68°44' East along said center line 1827.40 feet; thence South 68°44' East 163.61 feet; thence South 51°09' East 553.07 feet; thence South 51°09' East 104.71 feet for the point of beginning; thence South 51°09' East 104.71 feet to the west line of a tract of land described in warranty deed recorded October 16, 1990 as document 906584; thence North 28°48'20" East 33.13 feet along a northwesterly line describer in said warranty deed; thence South 60°53'33" East 291.50 feet along a northerly line described in said warranty deed, to the West of Unit One, Sugar Brook Estates; thence North 11°24'45" East, along said West Line, 645.01 feet; thence South 78°50'34" West 269.29 feet to a point on a line drawn North 28°13'35" East from the point of beginning; thence South 28°13'35" West along said line, 455.90 feet to the point of beginning; in Little Rock Township, Kendall County, Illinois.

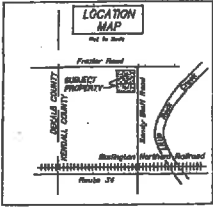
Hrvatín Subdivision

Little Rock Township

Kendall County

Illinois

Part of Section 18, Township 37 North, Range 7, East of the Third Principal Meridian



SCALE
1"=50'

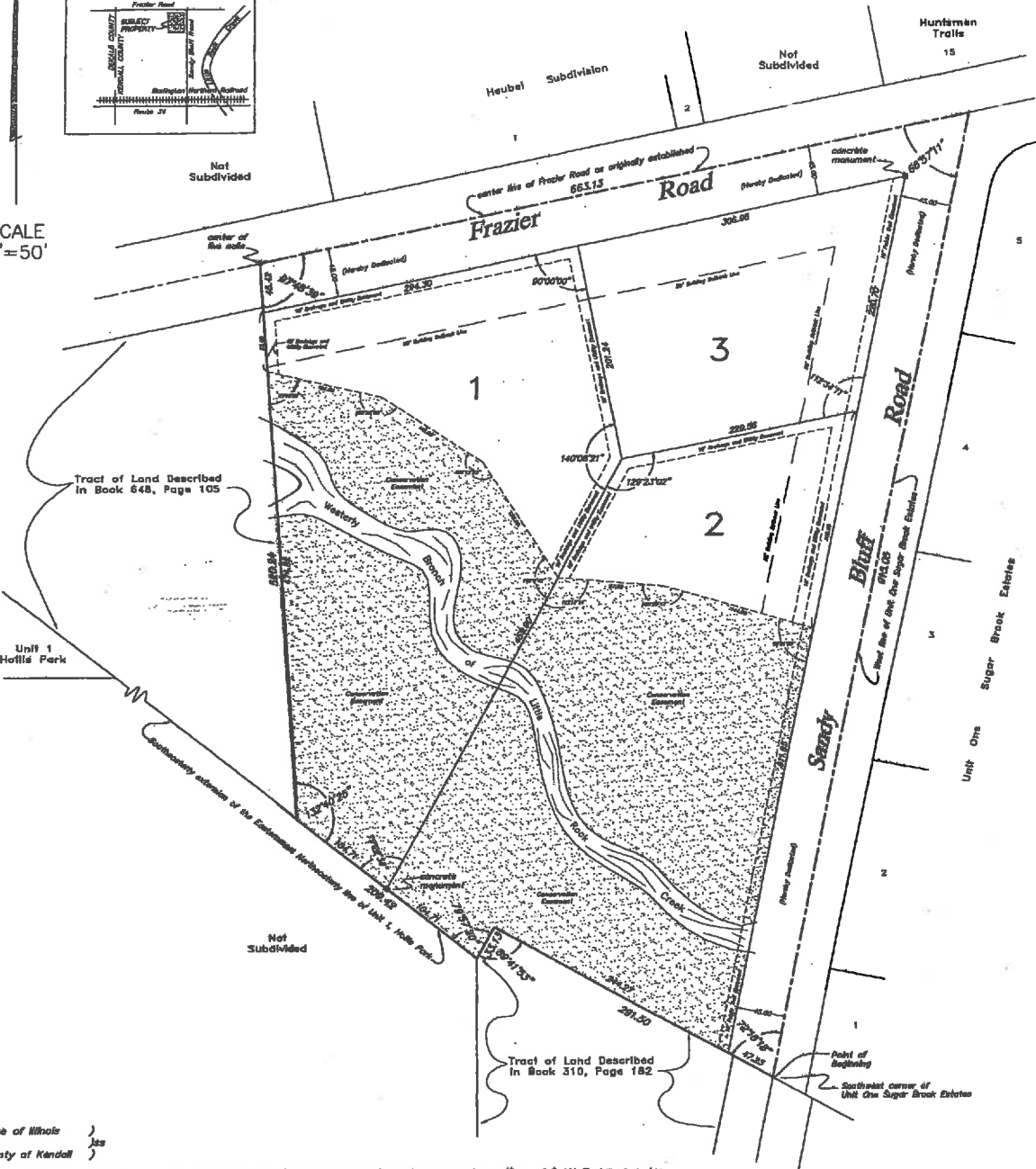


EXHIBIT
Group B
DATE 4-5-05

State of Illinois)
County of Kendall)

This is to certify that I, Scott F. Ammons, an Illinois Professional Land Surveyor and an officer of Scott F. Ammons, Inc., (Illinois Professional Design Firm No. 184-003584), state that I have surveyed, subdivided and plotted that part of the Southeast Quarter of Section 18, Township 37 North, Range 7, East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of Unit One Sugar Brook Estates; thence Northerly along the West line of said Unit One, 315.06 feet to the center line of Frazier Road as originally established; thence westerly along said center line forming an angle of 68°57'11" with the last described course (measured clockwise therefrom) 683.13 feet to an easterly line of a tract of land described in book 648, page 105; thence southerly along said line, forming an angle of 87°48'39" with the last described course (measured clockwise therefrom) 520.24 feet to a line described in book 187, page 107A as the southeasterly extension of the easterly northwesterly line of Unit 1, Hollis Park; thence Easterly along said extension line forming an angle of 132°40'25" with the last described course (measured clockwise therefrom) 208.42 feet to a west line of a tract of land described in book 310, page 182; thence northeasterly along a west line of said tract forming an angle of 79°57'20" with the last described course (measured clockwise therefrom) 33.13 feet to the North line of said tract of land; thence easterly along said North line forming an angle of 99°41'53" with the last described course (measured counter-clockwise therefrom) 981.50 feet to the point of beginning, in Little Rock Township, Kendall County, Illinois and containing 8.982 acres as shown on the plat hereon drawn which is a correct representation of said survey and subdivision. I further certify that the foregoing described tract is located within one and one-half miles of the corporate limits of a city having adopted a city plan and that a part of said tract is located within a special flood hazard area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Panel 15 of 125, Community Panel No. 170341 00150, Map Revised May 15, 2002. All distances are given in feet and decimal parts thereof.

Dated at Yorkville, Illinois, March 22, 2005.

Scott F. Ammons
Illinois Professional Land Surveyor No. 3458 (Expires 11/30/16)

AREA TABULATION

Lot 1	128,787 Square Feet
Lot 2	141,352 Square Feet
Lot 3	53,359 Square Feet

Square footages shown herein are for informational purposes only and shall not be used for boundary reconstruction.

NOTES

Iron pipes (3/4 inch diameter) shall be at all lot corners unless shown otherwise.

B NO.	041108
B NAME	HRVATIN
G FILE	041108

SFA Land Surveying
Professional Land Surveying Corporation #184-003584

P.O. Box 1
Yorkville, Illinois
Telephone (830) 575