

**ORDINANCE 2005 - 55**  
Approving a Final Plat of Subdivision  
**SCHAEFER GLEN**

WHEREAS, Gary Thomas and James Perkins, as owners of the subject property, did petition Kendall County for final plat approval for the Schaefer Glen Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 11.112 acres in area generally on the south side of Schaefer Road west of Eldamain Road and east of Blackhawk Road in Section 25 of Little Rock Township, Kendall County, Illinois (PIN's 01-25-300-012, 01-25-300-013, 01-25-300-014); 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

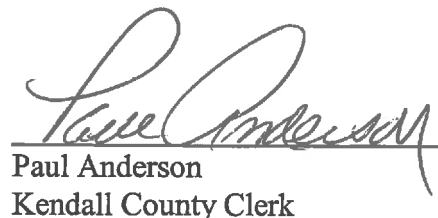
WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Schaefer Glen" 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 20, 2005.

  
\_\_\_\_\_  
John A. Church  
Kendall County Board Chairman

  
\_\_\_\_\_  
Paul Anderson  
Kendall County Clerk

LEGAL DESCRIPTION

**EXHIBIT**

# A  
DATE 7-27-05

PARCEL ONE:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 49 MINUTES, .17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 259.0 FEET; THENCE NORTH 01 DEGREES, 26 MINUTES, 23 SECONDS WEST, 993.27 FEET TO THE EAST, ALONG SAID CENTERLINE, 1,219.85 FEET; THENCE SOUTH 03 DEGREES, 01 MINUTES, 35 SECONDS EAST, 577.15 FEET TO A POINT ON THE SOUTH LINE OF TRACT CONVEYED TO WADE H. AND EDITH R. BENNETT BY A WARRANTY DEED RECORDED OCTOBER 25, 1978 AS DOCUMENT NO. 78-7028, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 473.55 FEET TO A LINE DRAWN NORTH 88 DEGREES, 12 MINUTES, 44 SECONDS EAST FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 995.00 FEET EASTERLY OF SAID SOUTHWEST CORNER; THENCE SOUTH 88 DEGREES, 12 MINUTES, 44 SECONDS WEST, 491.00 FEET; THENCE NORTH 15 DEGREES, 10 MINUTES, 31 SECONDS EAST, 487.33 FEET TO THE SOUTH LINE OF SAID TRACT CONVEYED TO WADE H. AND EDITH R. BENNETT; THENCE NORTH 86 DEGREES, 58 MINUTES, 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, 338.71 FEET TO THE POINT OF BEGINNING IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 49 MINUTES, 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 259.00 FEET; THENCE NORTH 01 DEGREES, 26 MINUTES, 23 SECONDS WEST, 993.27 FEET TO THE CENTER LINE OF SCHAEFER ROAD; THENCE NORTH 86 DEGREES, 42 MINUTES, 41 SECONDS EAST ALONG SAID CENTER LINE, 1,219.85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES, 01 MINUTES, 35 SECONDS EAST, 1,050.70 FEET TO A LINE DRAWN NORTH 88 (PER SURVEY, 86 RECORDED) DEGREES, 12 MINUTES, 44 SECONDS EAST FROM A POINT ON SAID SOUTH LINE WHICH IS 995.00 FEET EASTERLY OF SAID SOUTHWEST CORNER; THENCE NORTH 88 (PER SURVEY, 86 RECORDED) DEGREES, 12 MINUTES, 44 SECONDS EAST, 442.13 FEET TO THE WEST LINE OF LOT 8 AS SHOWN IN PLAT BOOK 4 ON PAGE 36; THENCE NORTH 00 DEGREES, 10 MINUTES, 42 SECONDS WEST ALONG SAID WEST LINE, 1,063.84 FEET TO SAID CENTER LINE, 494.89 FEET TO THE POINT OF

BEGINNING; (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 49 MINUTES, 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 259.00 FEET; THENCE NORTH 01 DEGREES, 26 MINUTES, 23 SECONDS WEST, 993.27 FEET TO THE CENTER LINE OF SCHAEFER ROAD; THENCE NORTH 86 DEGREES, 42 MINUTES, 41 SECONDS EAST ALONG SAID CENTER LINE, 1,219.85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES, 01 MINUTES, 35 SECONDS EAST, 492.32 FEET; THENCE NORTH 88 DEGREES, 03 MINUTES, 30 SECONDS EAST, 470.07 FEET TO THE WEST LINE OF LOT 8 AS SHOWN IN PLAT BOOK 4 ON PAGE 36; THENCE NORTH 00 DEGREES, 10 MINUTES, 42 SECONDS WEST ALONG SAID WEST LINE, 504.10 FEET TO SAID CENTER LINE; THENCE SOUTH 86 DEGREES, 42 MINUTES, 41 SECONDS WEST ALONG SAID CENTER LINE, 494.89 FEET TO THE POINT OF BEGINNING); ALL IN THE LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL THREE:

THE WESTERLY 70 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼; THENCE SOUTH 89 DEGREES 49 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ ; THENCE SOUTH 89 DEGREES 49 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 , 259.0 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 23 SECONDS WEST, 993.27 FEET TO THE CENTERLINE OF SCHAEFER ROAD; THENCE NORTH 86 DEGREES 42 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE, 1219.85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 01 MINUTES 35 SECONDS EAST, 492.32 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 30 SECONDS EAST, 470.07 FEET TO THE WEST LINE OF LOT 8 AS SHOWN IN PLAT BOOK 4 ON PAGE 36; THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS WEST, ALONG SAID WEST LINE, 504.10 FEET TO SAID CENTERLINE; THENCE SOUTH 86 DEGREES 42 MINUTES 41 SECONDS WEST, ALONG SAID CENTERLINE, 494.89 FEET TO THE POINT OF BEGINNING IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.







EXHIBIT  
# Group B  
DATE 7-22-05

PTA of 8

# ENGINEERING PLANS FOR SCHAEFER GLEN SUBDIVISION

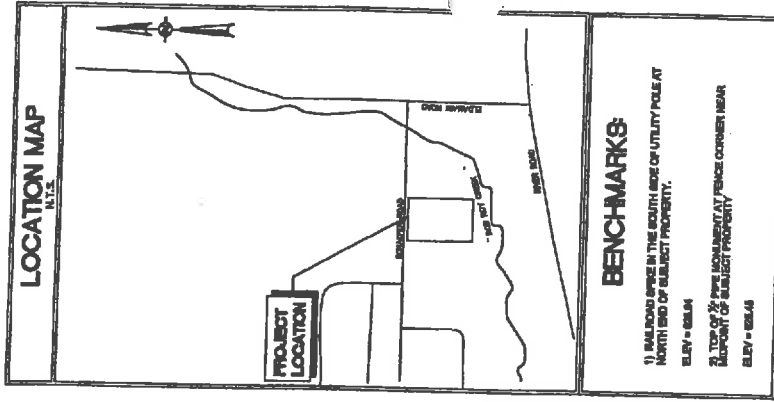
MAY, 2005

LITTLE ROCK TOWNSHIP  
KENDALL COUNTY, IL

INDEX TO SHEETS

1. COVER SHEET
2. DEDICATION AND REDEMPTION CONTROL PLAN
3. SITE GRADING AND UTILITY PLAN
4. THOUSAND DRAINAGE PLAN AND PROFILE
5. GENERAL NOTES AND DETAILS

LEGEND	
---	PROPERTY BOUNDARY
---	EXISTING CONTOUR LINE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATERMAIN
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS SERVICE
---	EXISTING TELEPHONE
---	PROPOSED CONTOUR LINE
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LINE
---	EXISTING FENCELINE
---	PROPOSED FENCELINE
---	EXISTING SPOT SHOT
---	PROPOSED SPOT GRADE
---	PROPOSED SPOT GRADE
---	BLACK
---	RODENT
---	VALVE
---	VALVE VAULT
---	INLET-CURB
---	INLET OR MANHOLE
---	FLARED END SECTION
---	CLEANOUT
---	MANHOLE
---	UTILITY POLE
---	DAY WIRE LOC.
---	P.A. MAIL
---	TELEPHONE
---	UTL. PROTECT.
---	UTILITY POLE
---	TRAPED SIGNAL
---	ELECTRIC VAULT
---	POLE LOCATION
---	GAS VALVE
---	BASE MONUMENT
---	IRON PIN
---	CHERRY MARK
---	BENCHMARK
---	IRON & TACK
---	IRON NAIL
---	OVERLAND RELAY
---	FLOW DIRECTION



**BENCHMARKS**

- 1) BENCHMARK IN THE SOUTH CORNER OF UTILITY POLE AT NORTH END OF SUBJECT PROPERTY.  
ELEV = 624.94
- 2) TOP OF 2" PIPE MONUMENT AT FENCE CORNER NEAR SOUTHWEST CORNER OF SUBJECT PROPERTY.  
ELEV = 624.48

LANDSCAPING PLAN PREPARED BY:  
TWIN OAKS LANDSCAPING  
SOIL REPORT & MAP PREPARED BY:  
Bruce R. Putman  
CFSC (ARCSPAS & ISCA)  
PLAT OF SURVEY AND TOPOGRAPHY BY:  
Philip D. Young and Associates, Inc.  
10078 South Gate Road  
Yorkville, Illinois 62450  
Telephone (630) 563-1560

PROFESSIONAL ENGINEER'S CERTIFICATION  
STATE OF ILLINOIS, COUNTY OF KENDALL  
I, JOHN J. THOMPSON, A LICENSED PROFESSIONAL ENGINEER IN ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE REQUIREMENTS AND I AM A FULLY LICENSED ENGINEER FOR THE EXCLUSIVE USE OF THE STATE OF ILLINOIS.  
GIVEN UNDER MY HAND & SEAL THIS 22nd DAY OF May, 2005

*John J. Thompson*  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
No. 0086-041088 EXP. 03/31/08, 04, 2005

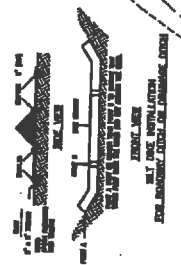
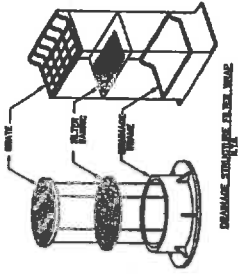
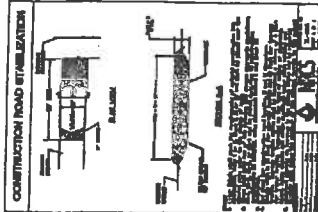
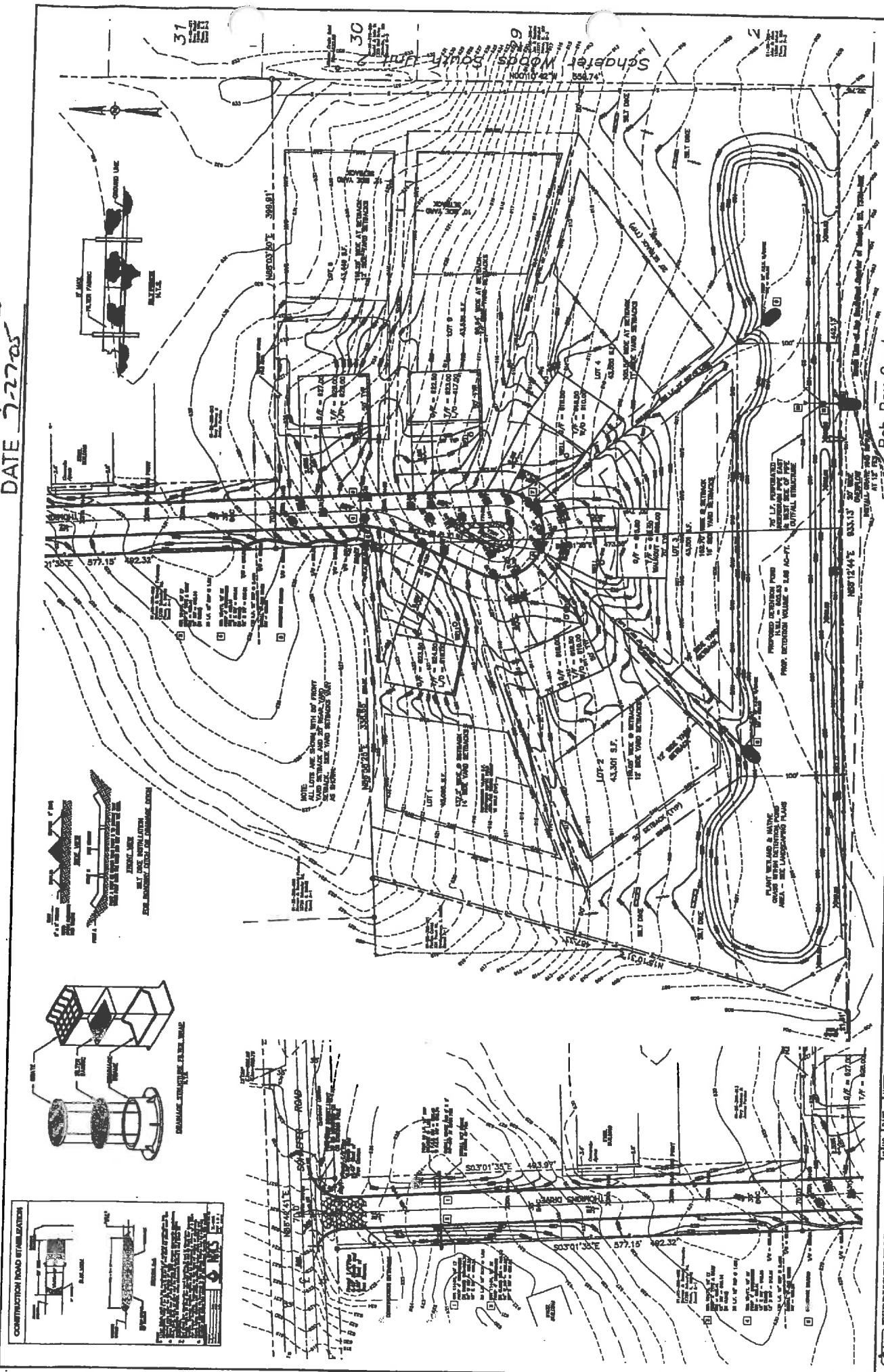


# EXHIBIT

PTS OF 8

# Group B

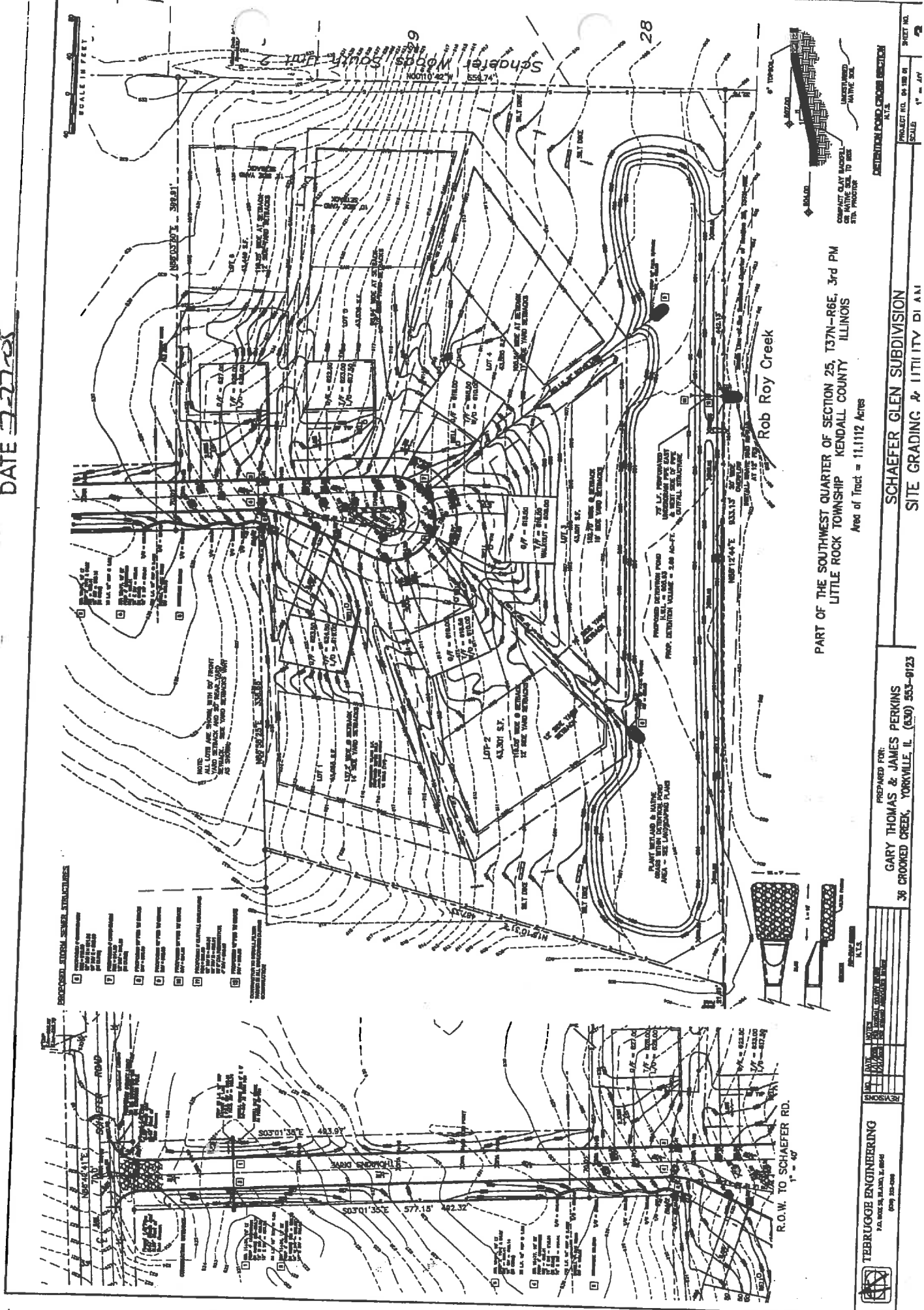
DATE 7-27-05





**EXHIBIT**  
 # Group B  
 DATE 7-27-08

PT 6048



- PROPOSED ROAD, SEWER, STRUCTURES**
- 1 PROPOSED ROAD
  - 2 PROPOSED SEWER
  - 3 PROPOSED STRUCTURE
  - 4 PROPOSED EASEMENT
  - 5 PROPOSED UTILITY
  - 6 PROPOSED FENCE
  - 7 PROPOSED SIGN
  - 8 PROPOSED LIGHT
  - 9 PROPOSED TREE
  - 10 PROPOSED PLANT
  - 11 PROPOSED LANDSCAPE
  - 12 PROPOSED OTHER

PART OF THE SOUTHWEST QUARTER OF SECTION 25, T37N-R6E, 3rd PM  
 LITTLE ROCK TOWNSHIP KENDALL COUNTY ILLINOIS  
 Area of Tract = 11.112 Acres

**SCHAEFER GLEN SUBDIVISION**  
 SITE GRADING & UTILITY PLAN

PREPARED FOR:  
**GARY THOMAS & JAMES PERKINS**  
 36 CROOKED CREEK, YORKVILLE, IL (630) 553-0123

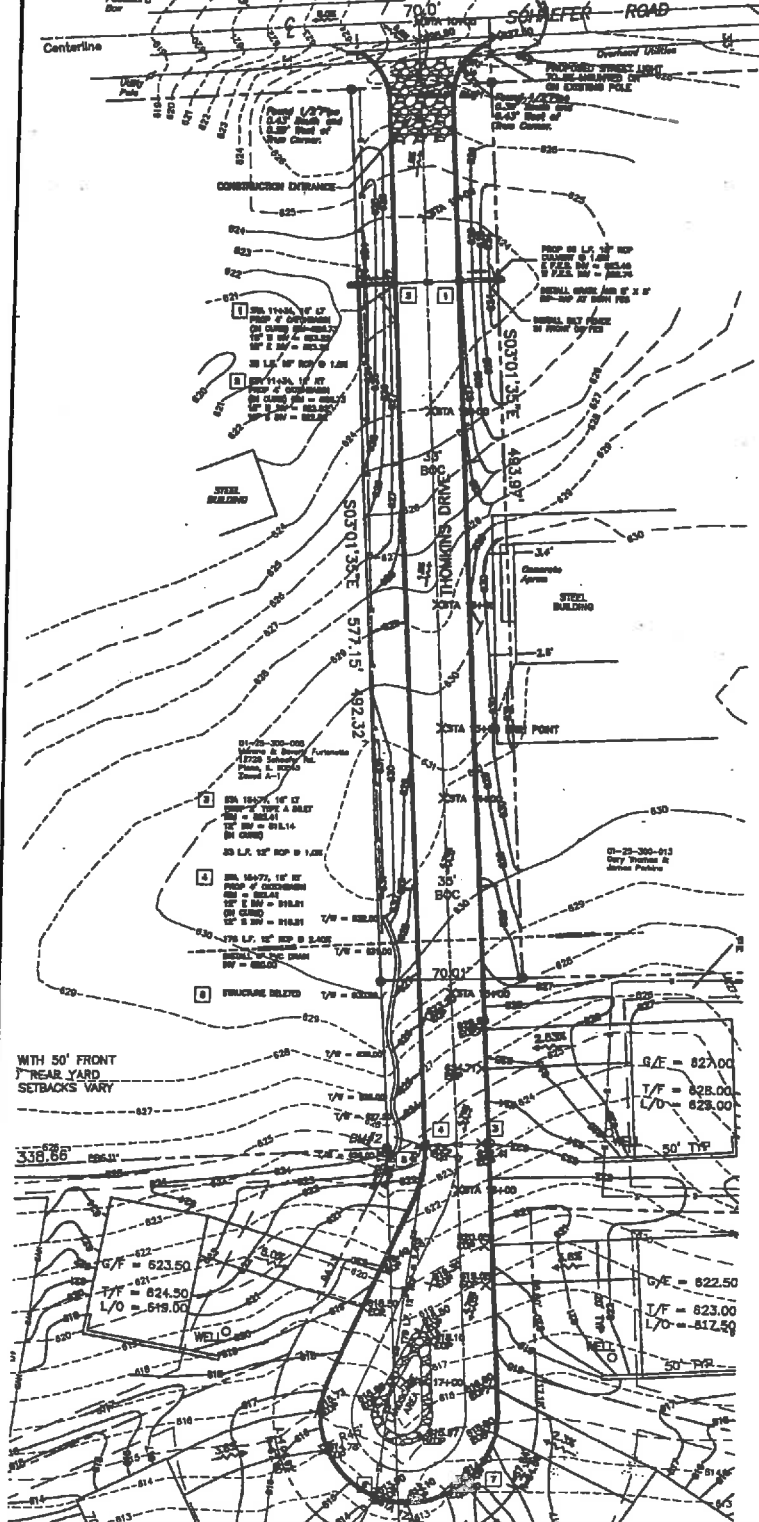
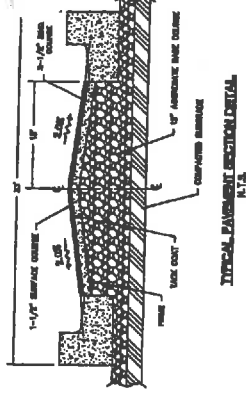
**TEBRUGGE ENGINEERING**  
 741 ROCK ISLAND BLVD. #100  
 YORKVILLE, ILL. 62458  
 (630) 553-0123

PROPOSED ROAD CROSS SECTION  
 N.E.L.  
 UNSTABILIZED  
 COMPANY CLAY MODEL  
 STA. PROJECT TO BE  
 1" = 40'

PROJECT NO. 08-108-01  
 SHEET NO. 2

EXHIBIT  
 # Green B  
 DATE 7-27-05

PT 7048



THOMKINS DRIVE PROFILE

