

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ORDINANCE NO. 2005-56

**ENABLING ORDINANCE TO CREATE SPECIAL SERVICE AREA 2005-____ FOR
HAROLD & REBECCA OLIVER D/B/A HRM PROPERTIES AND DEVELOPMENT
(HIGH POINT MEADOWS SUBDIVISION)**

NOW COMES, HAROLD OLIVER & REBECCA OLIVER D/B/A HRM PROPERTIES AND DEVELOPMENT, the Owner of 100% and Developer of HIGH POINT MEADOWS SUBDIVISION and the COUNTY OF KENDALL herein after referred to as COUNTY who agree to create a Back-Up Special Service area upon the following terms and conditions:

WHEREAS, HAROLD OLIVER & REBECCA OLIVER D/B/A HRM PROPERTIES AND DEVELOPMENT wish to provide additional security to the COUNTY OF KENDALL for purposes of guaranteeing unique and special maintenance services to the High Point Meadows Subdivision; and

WHEREAS, the owners of 100% of the subject real property hereinafter described in the attached Exhibit "A" have entered into a Declaration of Covenants and Restrictions for High Point Meadows Subdivision Homeowners Association dated _____ including but not limited to the repair and maintenance of monuments, signage, landscaping, other common area maintenance responsibilities, stormwater facilities , maintenance of the trailways, and administrative

expenses for said Development; and

WHEREAS, the Declaration of Covenants and Restrictions of record dated _____ have provided a primary duty with the Homeowners Association of the High Point Meadows Subdivision to have maintenance and repair responsibility for the above specified purposes; and

WHEREAS, the COUNTY is desirous of providing a back-up mechanism providing for the payment of any cost of maintenance and repair of the above-described purposes as well as any common elements, and subdivision entrance monumentation and signage to the High Point Meadows Subdivision and if the Homeowners Association of the High Point Meadows Subdivision does not satisfactorily, in the opinion of the COUNTY OF KENDALL, maintain those items above listed up to a safe and Functional standard for the residents of said High Point Meadows Subdivision that a mechanism be established in order to provide that services are provided, which shall not become a tax burden on the general citizenry of the COUNTY OF KENDALL; and

WHEREAS, pursuant to 35 ILCS 200\27-5 (2002) et. seq. provides for the creation of Special Tax Service Areas for the provision of governmental service responsibility to be assessed to a given area to finance those maintenance and improvements to the specifically designated area, providing unique and special services contained in said Service Area; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY BOARD OF THE COUNTY OF KENDALL AS FOLLOWS:

SECTION I

That a Special Service Area is created for tax purposes in the High Point Meadows Subdivision covering all platted lots within said SUBDIVISION, known as High Point Meadows

Subdivision.

That the area designated for coverage by said Special Service Area is as set out in the attached Exhibit "A" to this Ordinance.

SECTION II

That said Special Service Area is being created as a secondary source of financing to provide for any maintenance and repair of landscaping, stormwater facilities, subdivision entrance monumentation, and signage within common areas and trailways not carried out by the High Point Meadows Subdivision Homeowners Association as well as the associated administrative expenses incurred by the County.

SECTION III

That prior to the imposition of any levy of taxes pursuant to an act creating a Special Service Area Tax Act, 35 ILCS 200\27-5 (2002) et seq., a hearing shall be held in accordance with said Statute providing for the amount of taxes to be levied, the purposes for which said taxes are levied, and the necessity of levying said tax against the High Point Meadows Subdivision only in the event that the Homeowners Association of said Subdivision does not maintain the above specified improvements, stormwater facilities as well as common areas and trailways, subdivision entrance monumentation and signage of said Subdivision in a safe and useable manner.

SECTION IV

That any tax so levied shall be levied based on the assessed value of each of the taxable units located within said Subdivision. Notification of said levy shall be given in accordance with said Statute above cited in conformance with Illinois Compiled Statutes as to each individual dwelling unit owner on any platted lot in said Subdivision.

SECTION V

The COUNTY OF KENDALL shall have power to issue Bonds pursuant for said Special Service Area Tax Act to complete said work and to levy repayment on an annual real estate tax bill basis against each dwelling unit within the High Point Meadows Subdivision.

THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT UPON ITS PASSAGE AND APPROVAL.

PASSED by the County Board of the County of Kendall, Illinois, this 15th day of MAR., A.D. 2005.


COUNTY CLERK

APPROVED by me, as County Board Chairman of Kendall County, Illinois, this 15th day of MAR., A.D. 2005.


CHAIRMAN

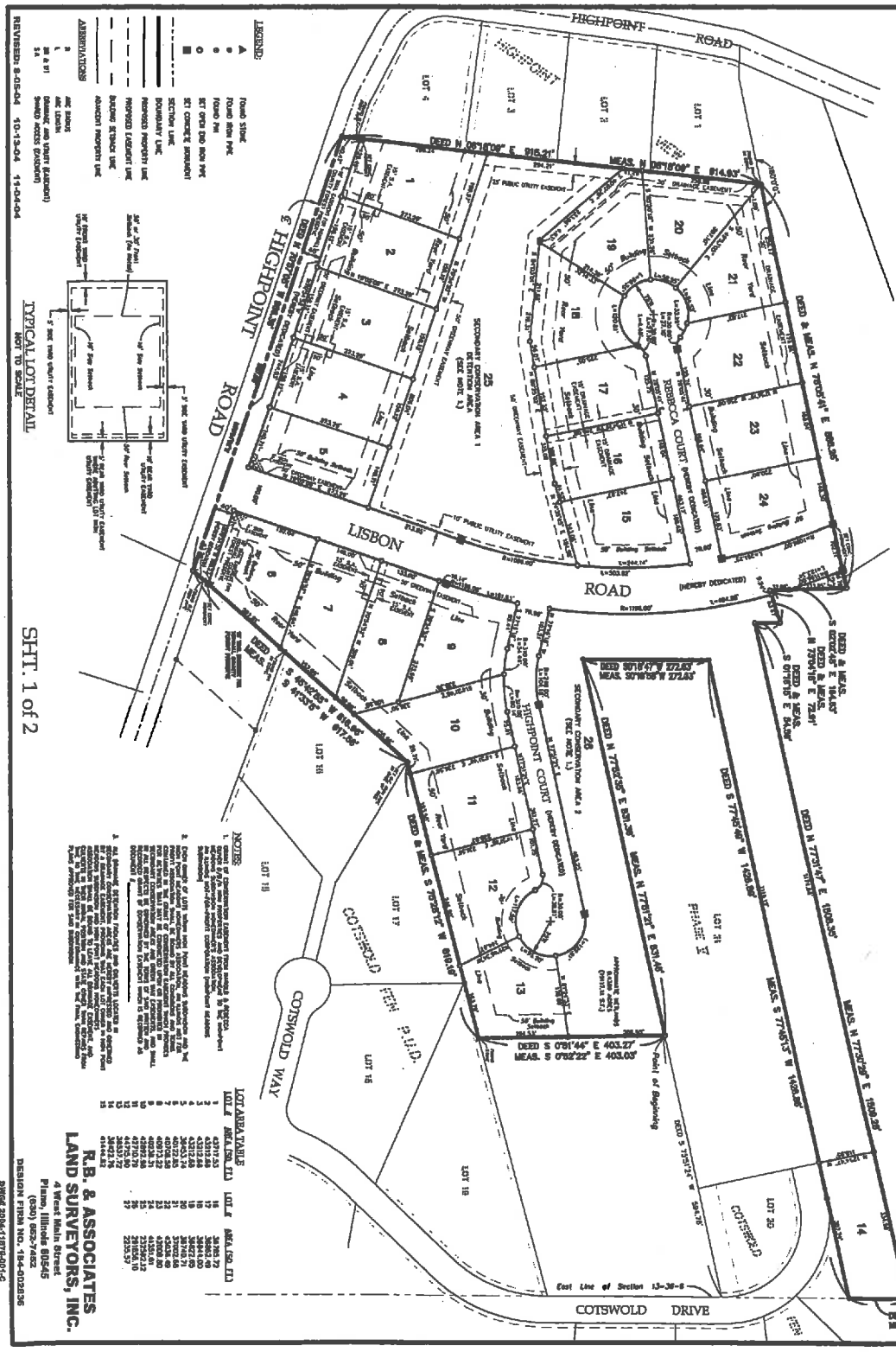
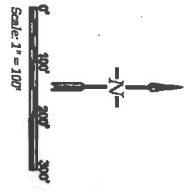
Prepared by & Return to:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

HIGH POINT MEADOWS - LEGAL DESCRIPTION

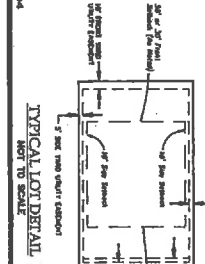
That part of the North Half of Section 13, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of Lot 20 in Cotswold Fen P.U.D., Phase Four, Fox and Kendall Townships, Kendall County, Illinois; thence South 77°51'24" West along the South line of said Lot 20 and the South line of Lot 21 in Phase Five of said Cotswold Fen P.U.D., 594.78 feet for a point of beginning; thence South 00°51'44" East 403.27 feet to a stone monument on the North line of Lot 19 in Phase Three of said Cotswold Fen P.U.D.; thence South 75°29'04" West along said North line and the North line of Lot 17 in Phase Two of said Cotswold Fen P.U.D. 619.05 feet to the northerly corner of Lot 16 in said Phase Two; thence South 41°42'55" West along the northwesterly line of said Lot 16 and said northwesterly line extended 616.96 feet to the center line of Highpoint Road; thence North 70°57'05" West along said center line 986.36 feet to the South east corner of Highpoint View, Fox Township, Kendall County, Illinois; thence North 06°18'09" East along the East line of said Highpoint View, 915.21 feet the Northeast corner thereof; thence North 78°05'41" East along the extension of the North line of said Highpoint View, 888.26 feet; thence South 02°02'48" East 164.63 feet; thence North 73°04'16" East 72.91 feet; thence South 01°16'15" East 54.56 feet; thence North 77°31'47" East 1508.35 feet to the East line of said Section 13; thence South 00°00'50" East along said East line 123.34 feet to the North line of said Lot 21; Phase Five, extended easterly; thence South 77°45'49" West along said extended North line and said North line 1426.89 feet to the Northwest corner of said Lot 21; thence South 00°18'47" West along the West line of said Lot 21, a distance of 272.63 feet to the Southwest corner thereof; thence North 77°52'35" East along the South line of said Lot 21, a distance of 831.36 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 40.929 acres as shown by the plat hereon drawn which is correct representation of said survey.

Exhibit "A"

FINAL PLAT OF HIGHPOINT MEADOWS KENDALL COUNTY, ILLINOIS



- LEGEND**
- ▲ Round Stone
 - Round Iron Peg
 - Round Pin
 - RT OPEN END IRON PIPE
 - RT CONCRETE ANCHORAGE
 - SECTION LINE
 - BOUNDARY LINE
 - REVERSED PROPERTY LINE
 - REVERSED EASEMENT LINE
 - BOUNDARY ATTACHED LINE
 - ALIQUOT PROPERTY LINE
- ABBREVIATIONS**
- 1 AC. ROUND
 - 2 AC. ROUND
 - 3 AC. ROUND
 - 4 AC. ROUND
 - 5 AC. ROUND
 - 6 AC. ROUND
 - 7 AC. ROUND
 - 8 AC. ROUND
 - 9 AC. ROUND
 - 10 AC. ROUND
 - 11 AC. ROUND
 - 12 AC. ROUND
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 - 16 AC. ROUND
 - 17 AC. ROUND
 - 18 AC. ROUND
 - 19 AC. ROUND
 - 20 AC. ROUND
 - 21 AC. ROUND
 - 22 AC. ROUND
 - 23 AC. ROUND
 - 24 AC. ROUND
 - 25 AC. ROUND



SHT. 1 of 2

- NOTES:**
1. THIS PLAT IS A REVISION OF THE PLAT OF HIGHPOINT MEADOWS, KENDALL COUNTY, ILLINOIS, DATED 10-13-04, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID PLAT.
 2. THE TOTAL AREA OF THIS PLAT IS 25 ACRES, 10 SQ. FT.
 3. THE TOTAL AREA OF THE ORIGINAL PLAT WAS 25 ACRES, 10 SQ. FT.
 4. ALL BOUNDARY MEASUREMENTS AND BEARINGS ARE BASED ON THE ORIGINAL PLAT.
 5. THE TOTAL AREA OF THIS PLAT IS 25 ACRES, 10 SQ. FT.
 6. THE TOTAL AREA OF THE ORIGINAL PLAT WAS 25 ACRES, 10 SQ. FT.
 7. ALL BOUNDARY MEASUREMENTS AND BEARINGS ARE BASED ON THE ORIGINAL PLAT.
 8. THE TOTAL AREA OF THIS PLAT IS 25 ACRES, 10 SQ. FT.
 9. THE TOTAL AREA OF THE ORIGINAL PLAT WAS 25 ACRES, 10 SQ. FT.
 10. ALL BOUNDARY MEASUREMENTS AND BEARINGS ARE BASED ON THE ORIGINAL PLAT.
 11. THE TOTAL AREA OF THIS PLAT IS 25 ACRES, 10 SQ. FT.
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 13. ALL BOUNDARY MEASUREMENTS AND BEARINGS ARE BASED ON THE ORIGINAL PLAT.
 14. THE TOTAL AREA OF THIS PLAT IS 25 ACRES, 10 SQ. FT.
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 16. ALL BOUNDARY MEASUREMENTS AND BEARINGS ARE BASED ON THE ORIGINAL PLAT.
 17. THE TOTAL AREA OF THIS PLAT IS 25 ACRES, 10 SQ. FT.
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LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	4371.23	16	3386.72
2	4313.84	17	3884.80
3	4313.84	18	3884.80
4	4313.84	19	3884.80
5	4313.84	20	3884.80
6	4313.84	21	3884.80
7	4313.84	22	3884.80
8	4313.84	23	3884.80
9	4313.84	24	3884.80
10	4313.84	25	3884.80
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24	4313.84		
25	4313.84		

**R.B. & ASSOCIATES
LAND SURVEYORS, INC.**
4 Trent Main Street
Plymouth, Illinois 60545
(630) 652-7422
DESIGN FIRM NO. 184-002825
DNR# 2004-1878001-0

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PASSED by the County Board of the County of Kendall, Illinois, this 15th day of MAR., A.D. 2005.


COUNTY CLERK

APPROVED by me, as County Board Chairman of Kendall County, Illinois, this 15th day of MAR., A.D. 2005.


CHAIRMAN

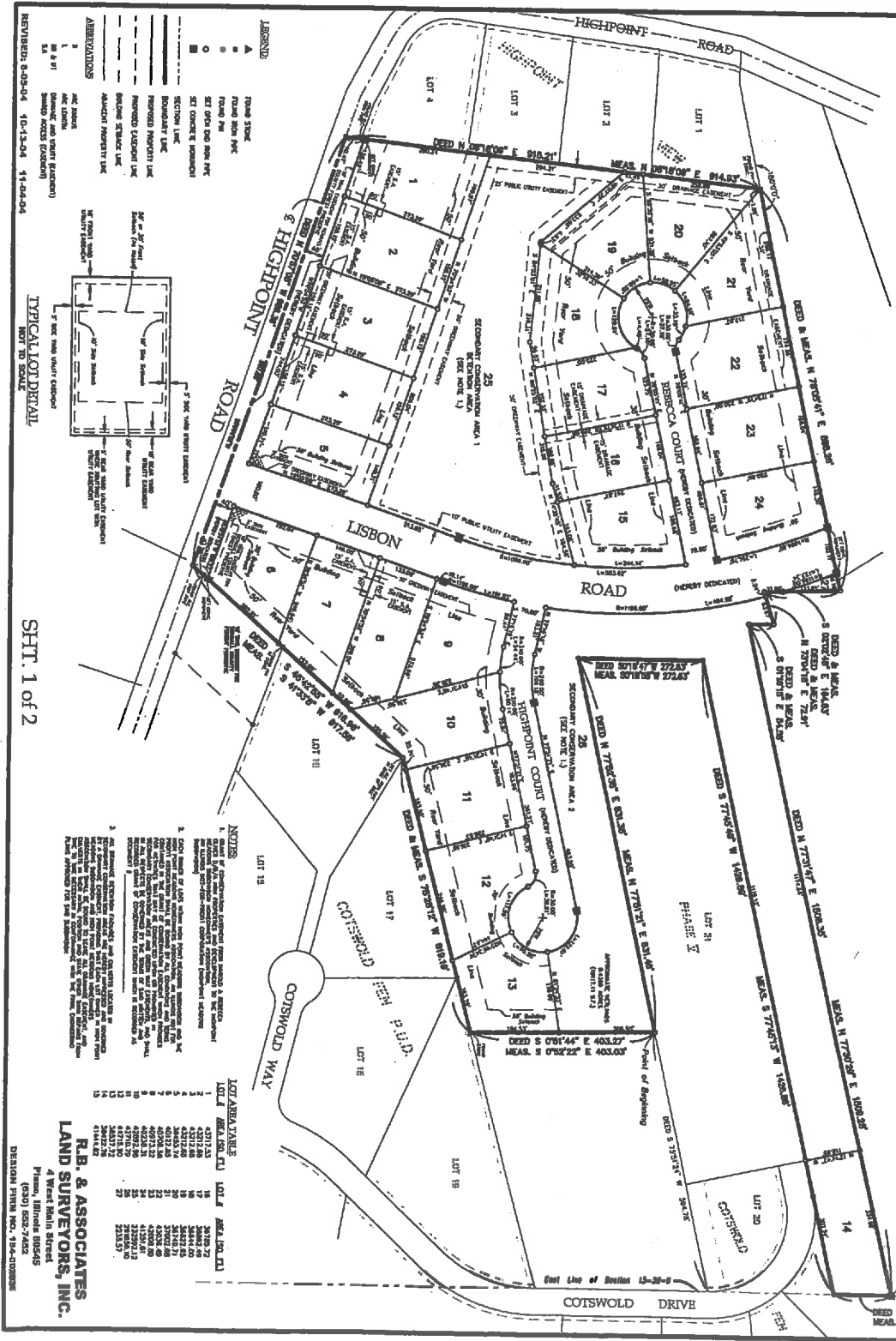
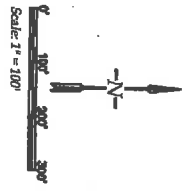
Prepared by & Return to:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

HIGH POINT MEADOWS - LEGAL DESCRIPTION

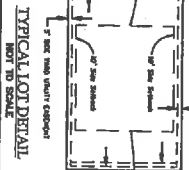
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Exhibit "A"

FINAL PLAT OF HIGHPOINT MEADOWS KENDALL COUNTY, ILLINOIS



- LEGEND**
- ▲ TRIMLINE
 - FROM 200' PER
 - FROM 100' PER
 - SET POINT END 200' PER
 - SET POINT END 100' PER
 - SET POINT END 50' PER
 - SET POINT END 25' PER
 - SECTION LINE
 - BOUNDARY LINE
 - PROPERTY LINE
 - PROPOSED BOUNDARY LINE
 - PROPOSED SECTION LINE
 - PROPOSED TRIMLINE
 - ADJACENT PROPERTY LINE
- ABBREVIATIONS**
- ▲ AC (Acre)
 - sq ft (Square Feet)
 - sq mi (Square Miles)
 - ft (Feet)
 - mi (Miles)
 - ft² (Square Feet)
 - mi² (Square Miles)
- REVISIONS: 0-0-04 10-13-04 11-04-04



SHT. 1 of 2

- NOTES**
1. All bearings and distances are true to the ground.
 2. All bearings are true to the ground.
 3. All distances are true to the ground.
 4. All areas are true to the ground.
 5. All lot numbers are true to the ground.
 6. All lot dimensions are true to the ground.
 7. All lot areas are true to the ground.
 8. All lot boundaries are true to the ground.
 9. All lot corners are true to the ground.
 10. All lot lines are true to the ground.
 11. All lot setbacks are true to the ground.
 12. All lot easements are true to the ground.
 13. All lot encroachments are true to the ground.
 14. All lot encroachments are true to the ground.
 15. All lot encroachments are true to the ground.
 16. All lot encroachments are true to the ground.
 17. All lot encroachments are true to the ground.
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 25. All lot encroachments are true to the ground.
 26. All lot encroachments are true to the ground.
 27. All lot encroachments are true to the ground.

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	43712.53	16	30785.27
2	43712.53	17	30785.27
3	43712.53	18	30785.27
4	43712.53	19	30785.27
5	43712.53	20	30785.27
6	43712.53	21	30785.27
7	43712.53	22	30785.27
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9	43712.53	24	30785.27
10	43712.53	25	30785.27
11	43712.53	26	30785.27
12	43712.53	27	30785.27
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22	43712.53		
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25	43712.53		
26	43712.53		
27	43712.53		

**R.B. & ASSOCIATES
LAND SURVEYORS, INC.**
4 West Main Street
Piquette, Illinois 62452
(618) 552-7422
DESIGN: P. J. B. / 10-13-04
DRAW: S. J. B. / 11-04-04

