

ORDINANCE 2004 - 26

APPROVING A PRELIMINARY PLAT OF SUBDIVISION
HRVATIN SUBDIVISION – LITTLE ROCK TOWNSHIP

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

WHEREAS, said petition did pertain to a tract of land approximately 8.37 acres in area located at the southwest corner of Frazier Road and Sandy Bluff Road in Section 19 of Little Rock Township Kendall County, Illinois ; and

WHEREAS, said property is identified with the tax identification number 01-19-476-002 and is legally described in Exhibit "A"; and

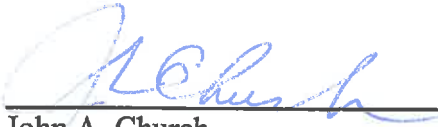
WHEREAS, said petition conforms to the Subdivision Control Ordinance; and

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

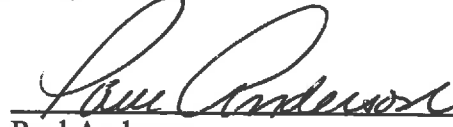
WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary plat of subdivision for said tract of land attached as Exhibit "B", subject to a dedication of an additional twelve (12) feet of right-of-way on Frazier Road and Sandy Bluff Road, in addition to the ten (10) foot trail easement already dedicated on the plat.

IN WITNESS OF, this ordinance has been enacted on August 17, 2004.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

EXHIBIT "A"

PARCEL ONE

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 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.

PARCEL TWO

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 described 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 Line 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.