

ORDINANCE NUMBER 2003 - 04A

**PRELIMINARY & FINAL PLAT OF SUBDIVISION APPROVAL
FOX RIDGE**

WHEREAS, the Fox Ridge Trust petitioned Kendall County for approval of a preliminary and final plat for Fox Ridge with a map amendment for five (5) A-1 Building Permits; and

WHEREAS, said petition did pertain to a tract of land approximately 99.80 acres in area, located at 9221 Finnie Road in Fox Township; and

WHEREAS, said property is legally described in Exhibit "A"; 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 and final plat of subdivision with five (5) A-1 Building Permits for said tract of land entitled "Fox Ridge", with the following conditions that:


1. Add a conservation easement on the property where primary natural resources exist such as the existing tree cover along the Fox River;
2. Revise the plat to comply with the 400' lot width requirement set forth in A-1 zoning district for lots 1, 2 & 5;
3. Identify significant tree preservation areas on the plat;
4. Avoid placing wells and septic systems near existing trees and root systems;
5. Dedicate 40' of ROW along Finnie Road;
6. Indicate 10' easements for trails that are proposed within the site;
7. The private drive serving the 5 lots be constructed to meet County local street requirements;
8. AG exemption will lapse once A-1 BPs are issued;
9. Farming will continue on the remaining 40 acres of the property.

State of Illinois
County of Kendall

Zoning Petition
#0233

IN WITNESS OF, this ordinance has been enacted on April 15, 2003.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

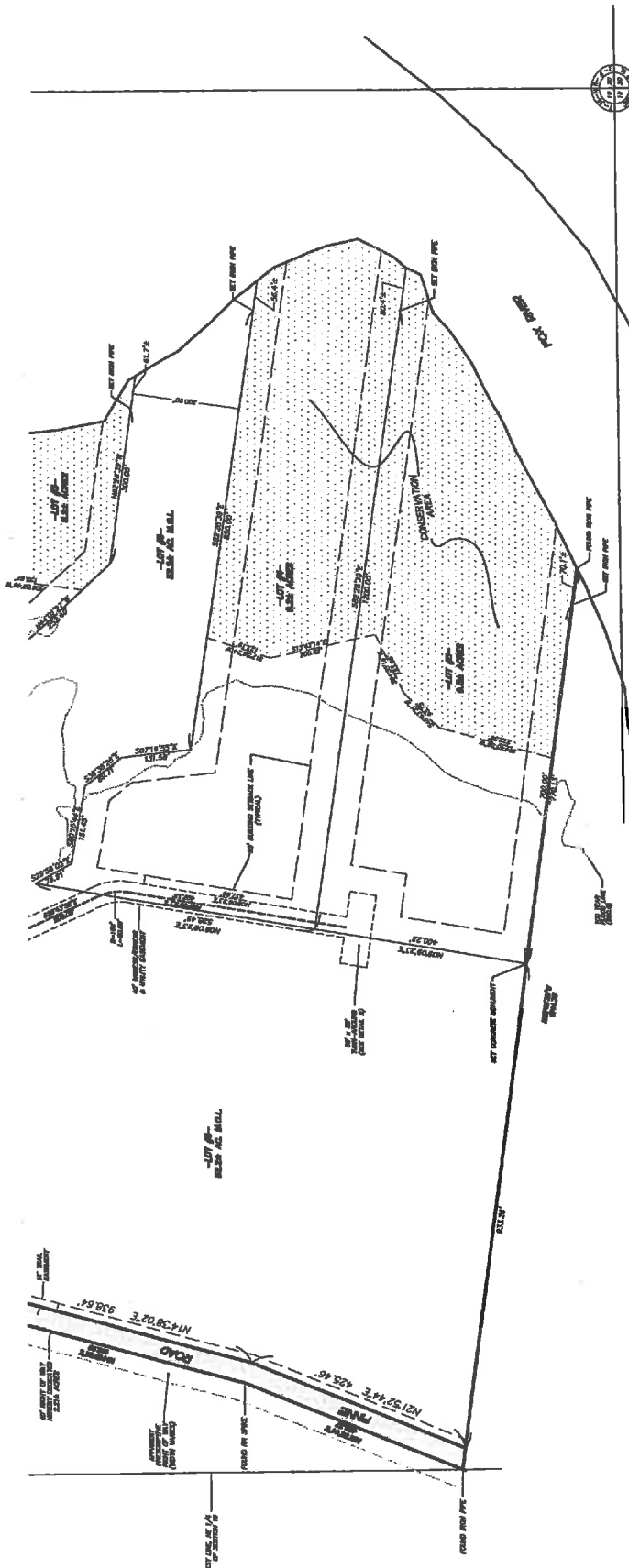
LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 25 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 115.50 FEET; THENCE SOUTH 76 DEGREES 07 MINUTES 01 SECONDS EAST (SOUTH 75 DEGREES 30 MINUTES EAST DEED), 300.11 FEET TO THE CENTER LINE OF FINNIE ROAD AS MONUMENTED, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 76 DEGREES 07 MINUTES 01 SECONDS EAST (SOUTH 75 DEGREES 30 MINUTES EAST DEED), 2312.13 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, SAID POINT BEING 652.08 FEET (8.88 CHAINS) SOUTH OF AS MEASURED ALONG SAID EAST LINE, THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 01 DEGREES 00 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 391.48 FEET TO THE NORTHWESTERLY BANK OF THE FOX RIVER; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BANK OF SAID FOX RIVER TO THE NORTH LINE OF LANDS FORMERLY BELONGING TO ONE ALDRICH, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOT 3 OF SECTION 19--36--6; THENCE NORTH 82 DEGREES 45 MINUTES 32 SECONDS EAST (NORTH 83 DEGREES EAST DEED), ALONG THE NORTH LINE OF SAID ALDRICH LANDS, 1744.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, SAID POINT BEING IN THE CENTER LINE OF SAID FINNIE ROAD AS MONUMENTED; THENCE NORTH 21 DEGREES 52 MINUTES 44 SECONDS EAST, ALONG SAID MONUMENTED CENTER LINE, 438.37 FEET TO A BEND POINT IN SAID CENTER LINE; THENCE NORTH 14 DEGREES 38 MINUTES 02 SECONDS EAST ALONG SAID MONUMENTED CENTER LINE, 918.99 FEET TO A BEND POINT IN SAID CENTER LINE; THENCE NORTH 32 DEGREES 18 MINUTES 49 SECONDS WEST ALONG SAID MONUMENTED CENTER LINE, 424.92 FEET TO A BEND POINT IN SAID CENTER LINE, SAID POINT BEING SOUTH 18 DEGREES 17 MINUTES 30 SECONDS WEST, 634.63 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 18 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG SAID MONUMENTED CENTER LINE, 634.63 TO THE POINT OF BEGINNING, CONTAINING 99.8 ACRES MORE OR LESS, ALL IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PIN #04-19-100-001

EXHIBIT A

FOX RIDGE SUBDIVISION
 PART OF THE NORTHEAST QUARTER OF SECTION 19,
 TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE 3RD P.M.
 FOX TWP., KENDALL COUNTY, ILLINOIS



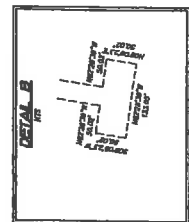
CONSERVATION AREA PROVISIONS.

A. PERMANENT, IMPERMEABLE, NON-DRAINING CONCREMENT RUNNING WITHIN THE BOUNDARIES OF THE CONSERVATION AREA SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES. THE CONSERVATION AREA SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES. THE CONSERVATION AREA SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES.

B. THERE SHALL BE NO PLANTING, PLACING, EXCAVATING OR STAKING OF ANY KIND, INCLUDING BUT NOT LIMITED TO, STAKES, POSTS, OR OTHER MARKERS, IN THE CONSERVATION AREA. THE CONSERVATION AREA SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES.

C. THERE SHALL BE NO EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE CONSERVATION AREA. THE CONSERVATION AREA SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES.

D. THE CONSERVATION AREA SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES. THE CONSERVATION AREA SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES.



NOTICE

1. ALL DIMENSIONS AND DISTANCES ARE GIVEN IN FEET AND INCHES.

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NO.	DATE	DESCRIPTION	BY	SCALE	PROJECT NO.
1	12/20/02	FINAL PLAN	SMITH	AS SHOWN	10000000
2	12/20/02	FINAL PLAN	SMITH	AS SHOWN	10000000
3	12/20/02	FINAL PLAN	SMITH	AS SHOWN	10000000
4	12/20/02	FINAL PLAN	SMITH	AS SHOWN	10000000
5	12/20/02	FINAL PLAN	SMITH	AS SHOWN	10000000

FINAL PLAN
FOX RIDGE SUBDIVISION
SEC 19, T36 N, R 6 E
SOUTH DETAIL

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