

ORDINANCE NUMBER 2003 - 07

PRELIMINARY & FINAL PLAT OF SUBDIVISION APPROVAL
BIG GROVE ESTATES SUBDIVISION

WHEREAS, Robert M. Loftus, as owner petitioned the Planning, Building and Zoning Committee for approval of a final plat of subdivision for Big Grove Estates Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 11.89 acres in area, located at the northeast corner of Fern Dell & County Line Roads in Section 18 of Big Grove 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 for said tract of land entitled "Big Grove Estates" and attached as Group Exhibit "B", with the following conditions that:

1. The subdivision will be developed per the *Final Plat of Subdivision* prepared by R.B. & Associates, with a revised date of May 14, 2003.
2. A maximum of one (1) access drive serving each lot in the subdivision.

IN WITNESS OF, this ordinance has been enacted on May 20, 2003

Attest:



Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman

EXHIBIT A

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

THIS IS TO CERTIFY THAT I, RONALD D. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2352, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF SUB-LOT 3 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18 FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 63.38 FEET TO THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0 DEGREES 0 MINUTES EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1891.08 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 33 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, 470.00 FEET; THENCE SOUTH 16 DEGREES 27 MINUTES 55 SECONDS WEST, 779.00 FEET; THENCE SOUTH 4 DEGREES 06 MINUTES 18 SECONDS WEST, 1052.83 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 33 SECONDS WEST PARALLEL WITH SAID SOUTH LINE, 50.89 FEET; THENCE SOUTH 1 DEGREES 23 MINUTES 27 SECONDS WEST, 150.00 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 18; THENCE NORTH 88 DEGREES 36 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LINE, 119.42 FEET TO THE POINT OF BEGINNING BEING LOCATED IN THE TOWNSHIP OF BIG GROVE, KENDALL COUNTY, ILLINOIS.

THE PLAT SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISION HAS BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT OF SUBDIVISION IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 170341-0085-C DATED JULY 19, 1982.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS, THIS January DAY OF January 2003.

Ronald D. Bauer

ILLINOIS REGISTERED LAND SURVEYOR #2352
EXPIRES NOVEMBER 30, 2002



FINAL PLAT OF SUBDIVISION BIG GROVE ESTATES

OF
BENG A SUBDIVISION OF SUB-LOT 3 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.



LEGEND
• CONCRETE MONUMENT
• P.O. IRON
• SET IRON

TOTAL AREA
17,738.3 ACRES
511,322.0 SQ.FT.

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, Surveyor, do hereby certify that I am a duly licensed Surveyor in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office, and that I have not been convicted of any crime involving dishonesty or fraud, and that I am not under any legal disability from practicing my profession.

OWNER'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, do hereby certify that I am the owner of the above described land, and that I have not been convicted of any crime involving dishonesty or fraud, and that I am not under any legal disability from practicing my profession.

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, Notary Public, do hereby certify that I am a duly licensed Notary Public in the State of Illinois, and that I have personally witnessed the signing of the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, Registered Professional Engineer, do hereby certify that I am a duly licensed Professional Engineer in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

COUNTY ENGINEER
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, County Engineer, do hereby certify that I am a duly licensed County Engineer in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, Township Highway Commissioner, do hereby certify that I am a duly licensed Township Highway Commissioner in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

PLAT AND ZONING COMMISSION
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, Plat and Zoning Commission, do hereby certify that I am a duly licensed Plat and Zoning Commission in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

PLAT OFFICER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, Plat Officer, do hereby certify that I am a duly licensed Plat Officer in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

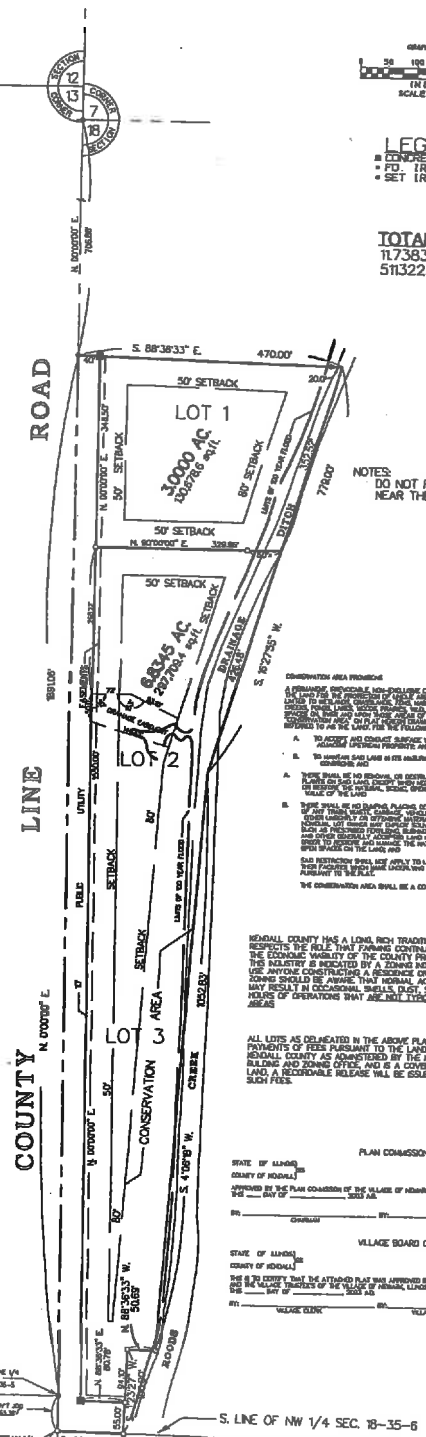
COUNTY BOARD CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, County Board, do hereby certify that I am a duly licensed County Board in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

COUNTY HEALTH DEPARTMENT CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, County Health Department, do hereby certify that I am a duly licensed County Health Department in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, County Clerk, do hereby certify that I am a duly licensed County Clerk in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

COUNTY RECORDER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, County Recorder, do hereby certify that I am a duly licensed County Recorder in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

EASEMENT PROVISIONS
IN FAVOR OF THE ILLINOIS AND MISSOURI
ELECTRIC AND COMMUNICATIONS SERVICE COMPANY
AND
AT&T CABLE TELEVISION COMPANY
The undersigned, _____, do hereby certify that I am a duly licensed Surveyor in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.



NOTES:
DO NOT RECOMMEND BASEMENTS
NEAR THE CONSERVATION AREA

- CONSERVATION AREA PROVISIONS**
- A. To protect and conserve the natural resources of the land, the owner shall not engage in any activity that would result in the destruction or removal of any trees, shrubs, or other vegetation on the land.
 - B. To maintain and enhance the aesthetic appearance of the land, the owner shall not engage in any activity that would result in the construction of any structures or improvements that are not in accordance with the applicable zoning ordinance.
 - C. The owner shall not engage in any activity that would result in the discharge of any pollutants or other substances into any water body or onto the land.
 - D. The owner shall not engage in any activity that would result in the disturbance of any archaeological resources or other historic or cultural resources on the land.
 - E. The owner shall not engage in any activity that would result in the disturbance of any wetlands or other sensitive areas on the land.

KENDALL COUNTY HAS A LONG RICH TRADITION IN AGRICULTURE AND RESPECTS THE RURAL CHARACTER OF THE COUNTY. THE COUNTY PROPERTY THAT SUPPORTS THE RURAL CHARACTER OF THE COUNTY IS A VALUABLE RESOURCE. THE COUNTY BOARD HAS ADOPTED A ZONING ORDINANCE THAT PROVIDES FOR THE PROTECTION OF THE RURAL CHARACTER OF THE COUNTY. THE COUNTY BOARD HAS ADOPTED A ZONING ORDINANCE THAT PROVIDES FOR THE PROTECTION OF THE RURAL CHARACTER OF THE COUNTY.

ALL LOTS AS DESCRIBED IN THE ABOVE PLAT ARE SUBJECT TO THE PAYMENT OF FEES PURSUANT TO THE LAND CASE ORDINANCE OF KENDALL COUNTY AS AMENDED BY THE KENDALL COUNTY BOARD AND ZONING CODE, AND A CONFORMANCE AGREEMENT WITH THE LAND. A RECEIPTABLE RELEASE WILL BE ISSUED UPON PAYMENT OF SUCH FEES.

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, Plan Commission, do hereby certify that I am a duly licensed Plan Commission in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL
I, _____, Village Board, do hereby certify that I am a duly licensed Village Board in the State of Illinois, and that I have personally surveyed and laid out the above described plat, and that the same is a true and correct copy of the original survey and plat on file in my office.

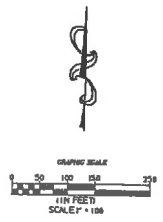
FERN DELL ROAD
S. LINE OF NW 1/4 SEC. 18-35-8
S. 88°36'33" E. 18.42'
S. 88°36'33" E. 47.00'
N. 82°27'30" W. 28.15'
S. 82°27'30" W. 28.15'
N. 82°27'30" W. 28.15'
S. 82°27'30" W. 28.15'
N. 82°27'30" W. 28.15'
S. 82°27'30" W. 28.15'
N. 82°27'30" W. 28.15'
S. 82°27'30" W. 28.15'
N. 82°27'30" W. 28.15'

R.B. & ASSOCIATES
4 WEST MAIN STREET
PLANO, ILLINOIS 60545
(630) 552-7452

REVISED MAY 14, 2003
REVISED APRIL 18, 2003
REVISED MAY 14, 2003

PRELIMINARY PLAT OF SUBDIVISION BIG GROVE ESTATES

OF
BEING A SUBDIVISION OF SUB-LOT 3 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST
OF THE THIRD PRINCIPAL MERIDIAN, BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.

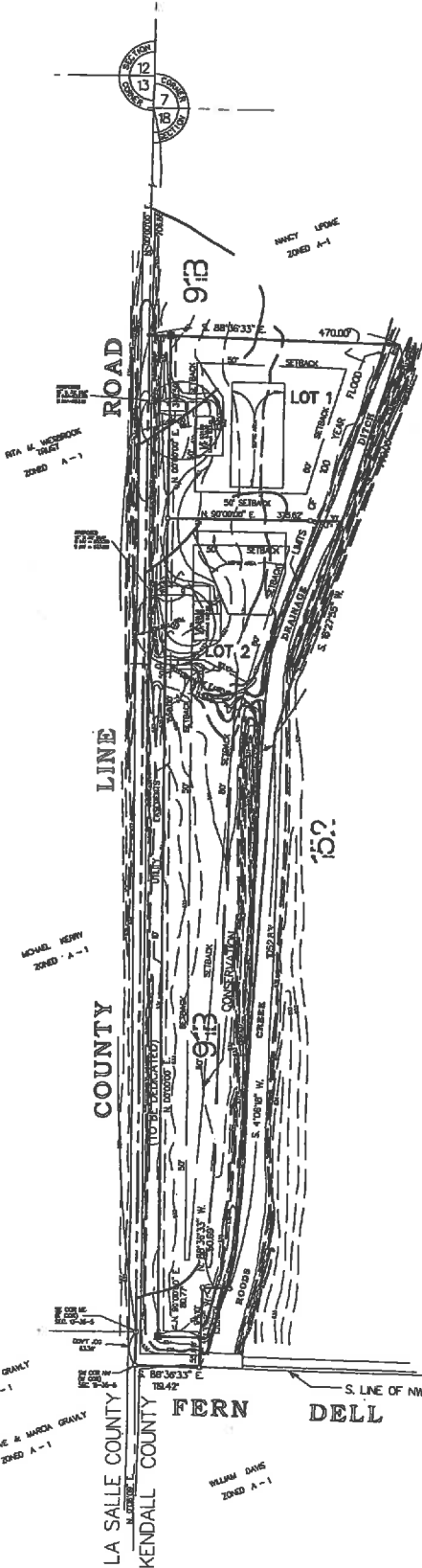


LEGEND
■ CONCRETE MONUMENT
● FD. IRON
● SET IRON

LOT AREAS
LOT 1 = 132,823.45 sq.ft. = 3.0200 AC.
LOT 2 = 297,708.4 sq.ft. = 6.8248 AC.

TOTAL AREA
117,383 ACRES
5,132,220 SQ.FT.

LEGAL DESCRIPTION
That part of Subdivision B in the northwest quarter of Section 18, Township 35 North, Range 6 East of the Third Principal Meridian, Big Grove Township, Kendall County, Illinois, containing a portion of said township section and the southeast quarter of the southeast quarter of the southeast quarter of said township section, to-wit: 3.0200 acres, more or less, and 6.8248 acres, more or less, and 5.13222 acres, more or less, and 5,132,220 square feet, more or less, and the same is divided into two lots, to-wit: Lot 1, containing 3.0200 acres, more or less, and 132,823.45 square feet, more or less, and Lot 2, containing 6.8248 acres, more or less, and 297,708.4 square feet, more or less, and the same is shown on a plat of subdivision filed for record in the office of the County Clerk of Kendall County, Illinois, on this 15th day of April, 2003, and is by reference made a part of this plat of subdivision.



DA. & TAM ROBERT
ZONED A-1

OWNER
BOB LOFTUS
FAXON ROAD
YORKVILLE, IL 60560
(630) 553-5013

LOCATION MAP

MRS. DONALD GRANTLY
ZONED A-1

STEVE & MARCIA GRANTLY
ZONED A-1

WILLIAM DAVIS
ZONED A-1

R.B. & ASSOCIATES
4 WEST MAIN STREET
PLANO, ILLINOIS 60545
(630) 552-7452
Design Firm #184-002836

PREPARED APRIL 18, 2003

DWG. #2001-10933-002 C (PREL)