ORDINANCE NUMBER 2003 - 04 A

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

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

<u>WHEREAS</u>, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

<u>NOW, THEREFORE, BE IT ORDAINED</u>, 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.

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

Attest:

John A. Church

Kendall County Board Chairman

Paul Anderson

Kendall County Clerk

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 35 MINUTES EAST DEED), 300.11 FEET TO THE CENTER LINE OF FANNIE ROAD AS THENCE SOUTH 75 DEGREES 30 MINUTES EAST DEED), 300.11 FEET TO THE CENTER LINE OF FANNIE ROAD AS ALONG ME CAST DEED, 300.11 FEET TO THE CENTER LINE OF FANNIE ROAD AS ALONG ME CAST DEED, 300.11 FEET TO THE CENTER LINE OF SAID DEGREES OF MINUTES EAST DEED), ALONG SAID EAST LINE, THE NORTHWESTERLY SAID SECTION 19, THENCE SOUTH 07 DEGREES SO MINUTES EAST ALONG THE EAST LINE OF SAID NORTHEAST ORNING, THENCE SOUTH 07 DEGREES SO MINUTES SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST WAS ALONG THE LAND THE WESTERLY BELONGING TO ONE ALDRICH, SAID LINE ASSURED TO A POINT ON THE WEST LINE OF SAID SECTION 19, THENCE SOUTH WE SAID SHAPEN LAND, 19-36-6; THENCE NORTH LINE OF SAID SECTION 19, SAID SOUTH OF SAID SHAPEN LINE OF SAID SECTION 19, SAID FINNIE GAND EAST LINE, THENCE NORTH 14 DEGREES SO MINUTES SECONDS EAST LINE OF SAID SECTION 19, SAID SOUTH NORTH LINE OF SAID SHAPEN LINE, THENCE NORTH 14 DEGREES 38 MINUTES SECONDS EAST LINE OF SAID SHAPEN LINE, THENCE NORTH 14 DEGREES 38 MINUTES SECONDS EAST LINE OF SAID SHAPEN LINE, THENCE NORTH 14 DEGREES 54 MINUTES SECONDS EAST LINE, THENCE NORTH 14 DEGREES 54 MINUTES SECONDS EAST LINE OF SECONDS WEST ALONG SAID MONUMENTED CENTER LINE, SAID POINT IN SAID CENTER LINE, THENCE NORTH 14 DEGREES 54 MINUTES SECONDS EAST PROMINGS. THENCE OF LESS, ALL IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOS, SOUTH 18 DEGREES 17 MINUTES SOUTH 18 DEGREES 17 MINUTES SOUTH SAID SECONDS WEST ALONG SAID SHAPEN LINE, 54.63 TO THE POINT OF BEGINNING. THENCE OF LESS, ALL IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOS, SOUTH SOUTH 18 DEGREES 17 MINUTES SOUTH SAID SECONDS EAST TO PEED SOUTH SAID SOUTH SAID SECONDS EAST TO SECONDS WEST ALONG SAID SAID TO THE POINT OF BEGINNING. THENCE OF SECONDS EAST MONE SAID SAID SAID SAID SA

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EXHIBIT A

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STATE OF ILLINOIS) S.S CDUNTY OF KENDALL)

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A.D., 2002.

Given under my hand and seal this _____ day of

Whele Preferenced Land Surveyor No. (Expires: Vevernber 30, 2004)

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SCHOOL DISTRICT BOUNDARY STATEMENT

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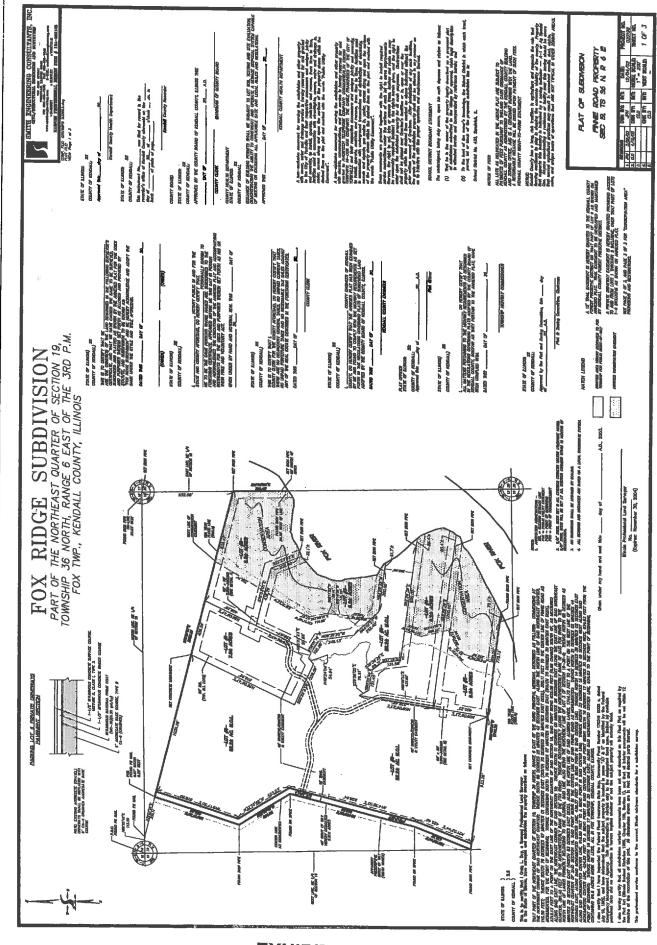
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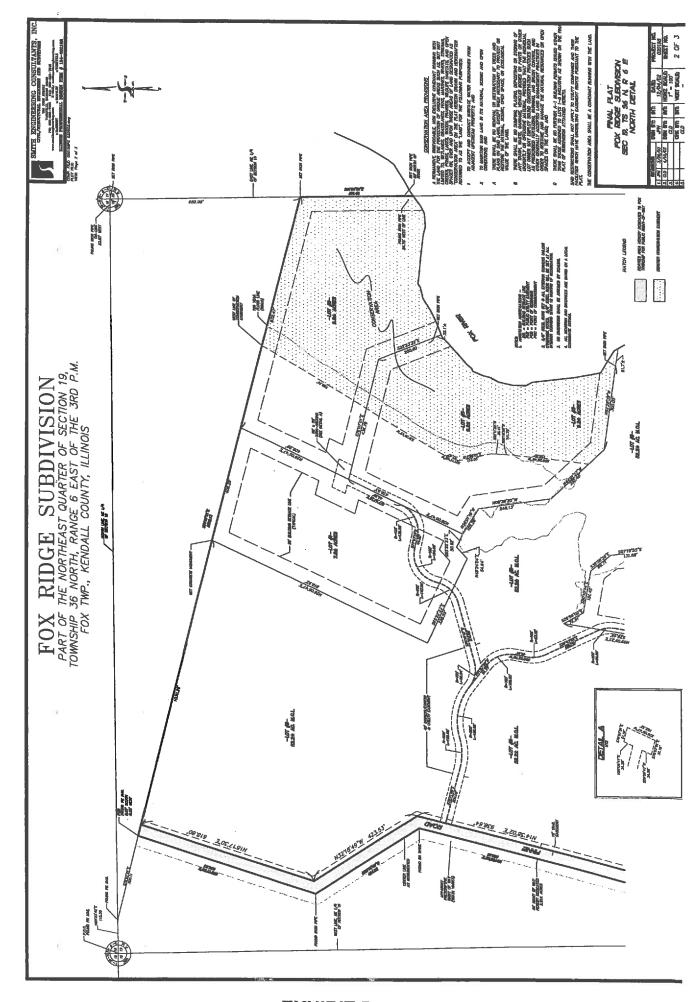
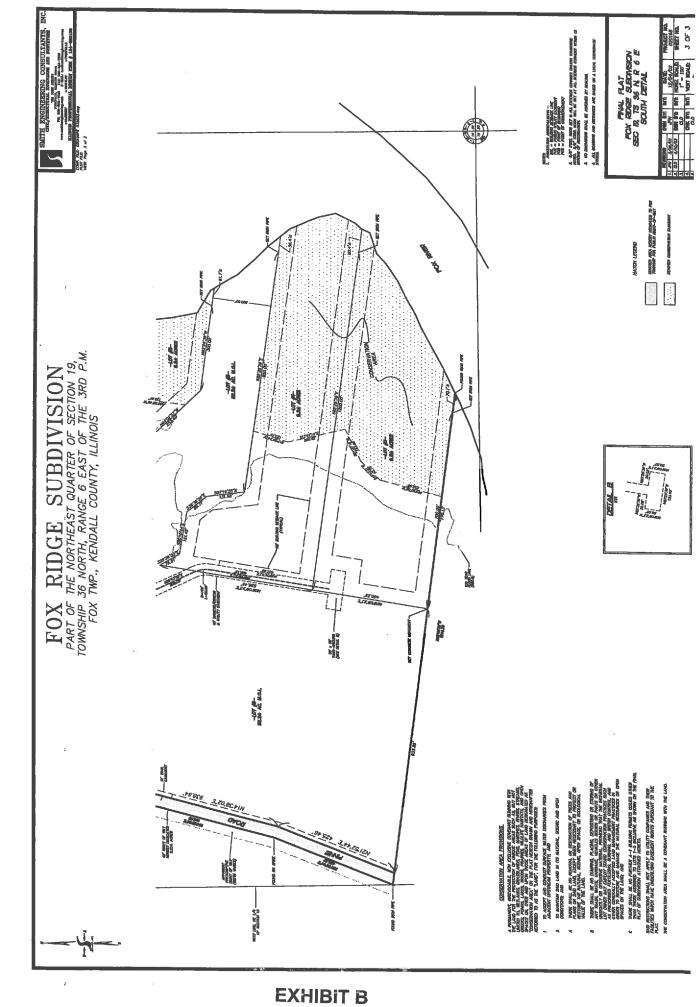


EXHIBIT B



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SMITH ENGINEERING CONSULTANTS

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NEWDALL COUNTY RIGHT-TO-FARM STATEMENT

Approved this day of

PLAT OPPICER STATE OF ALMOSS



FINNE ROAD PROPERTY SEC 19, TS 36 N, R 6 E PLAT OF SUBDIVISION

(2) To the best of the sumer's knowledge, the School District in which each treet, percel, lot or block of the proposed subdivision Hes in (1) That he is the sener of the property legaly described on a proposal plot of subdiships submitted to the Winger for province, which lage description is allocked harele and incorporatels by reference hearth; and

School District No. 430, Schoolsh, A.

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SCHOOL DISTRICT BOUNDARY STATEMENT

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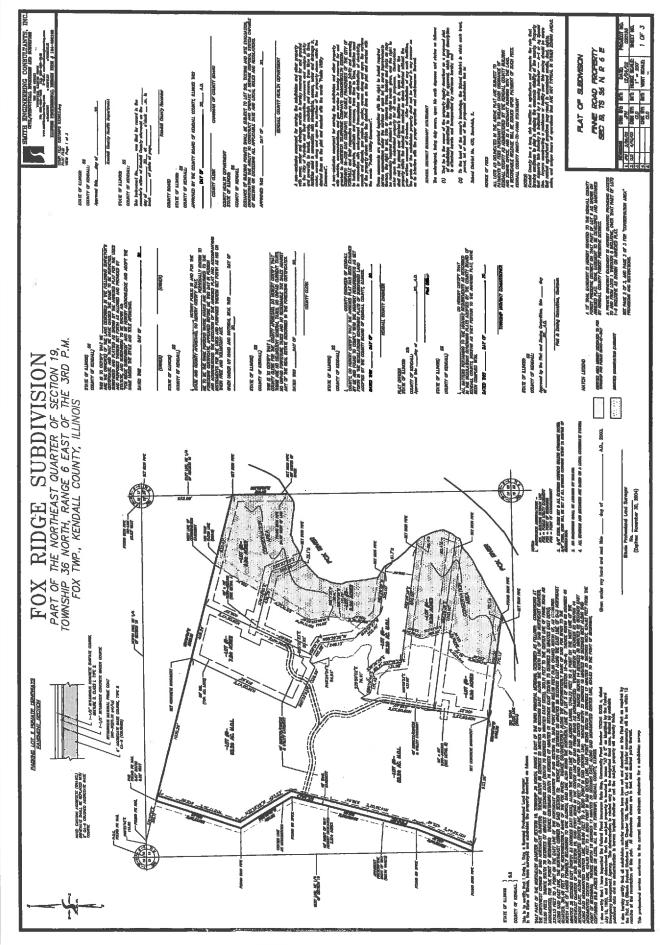
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Windle Professional Land Surveyor No. (Expires: November 30, 2004) Given ander my hand and sent this

A.D., 2002.



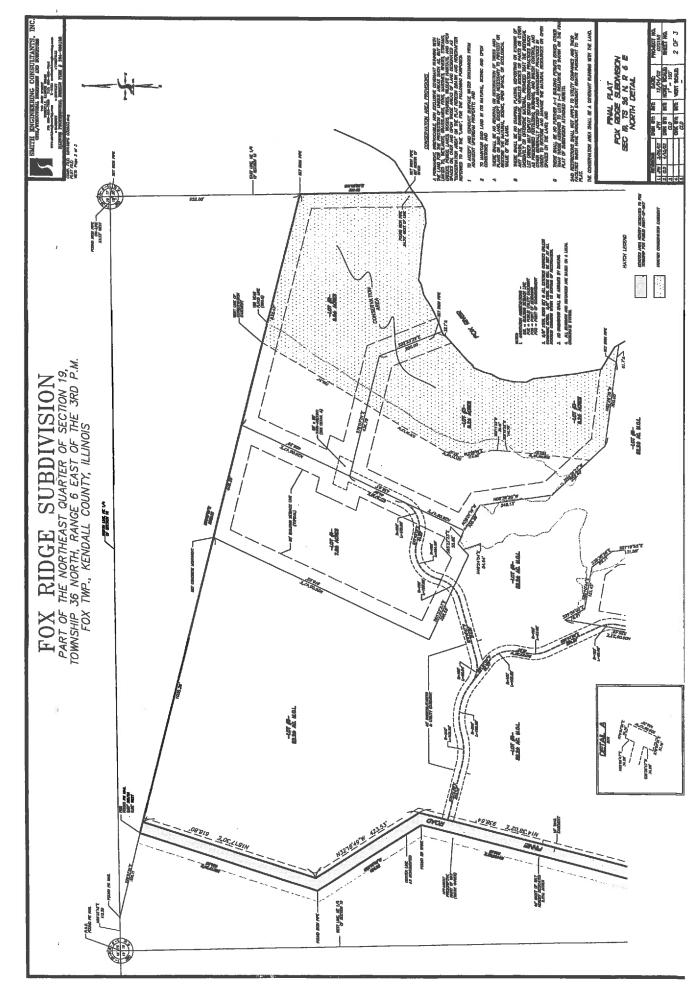
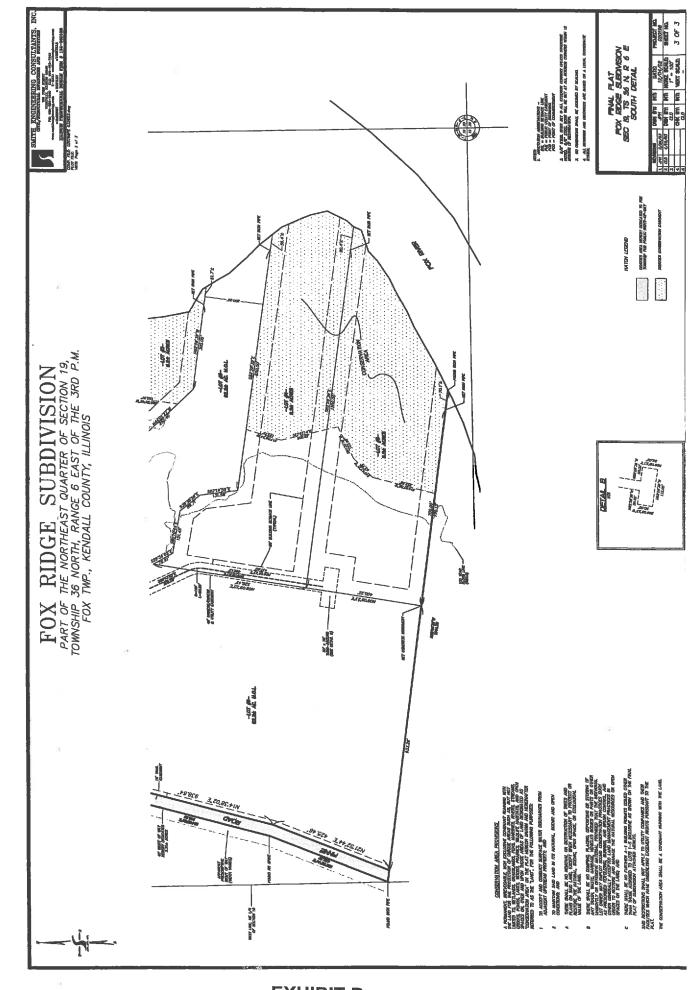


EXHIBIT B



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