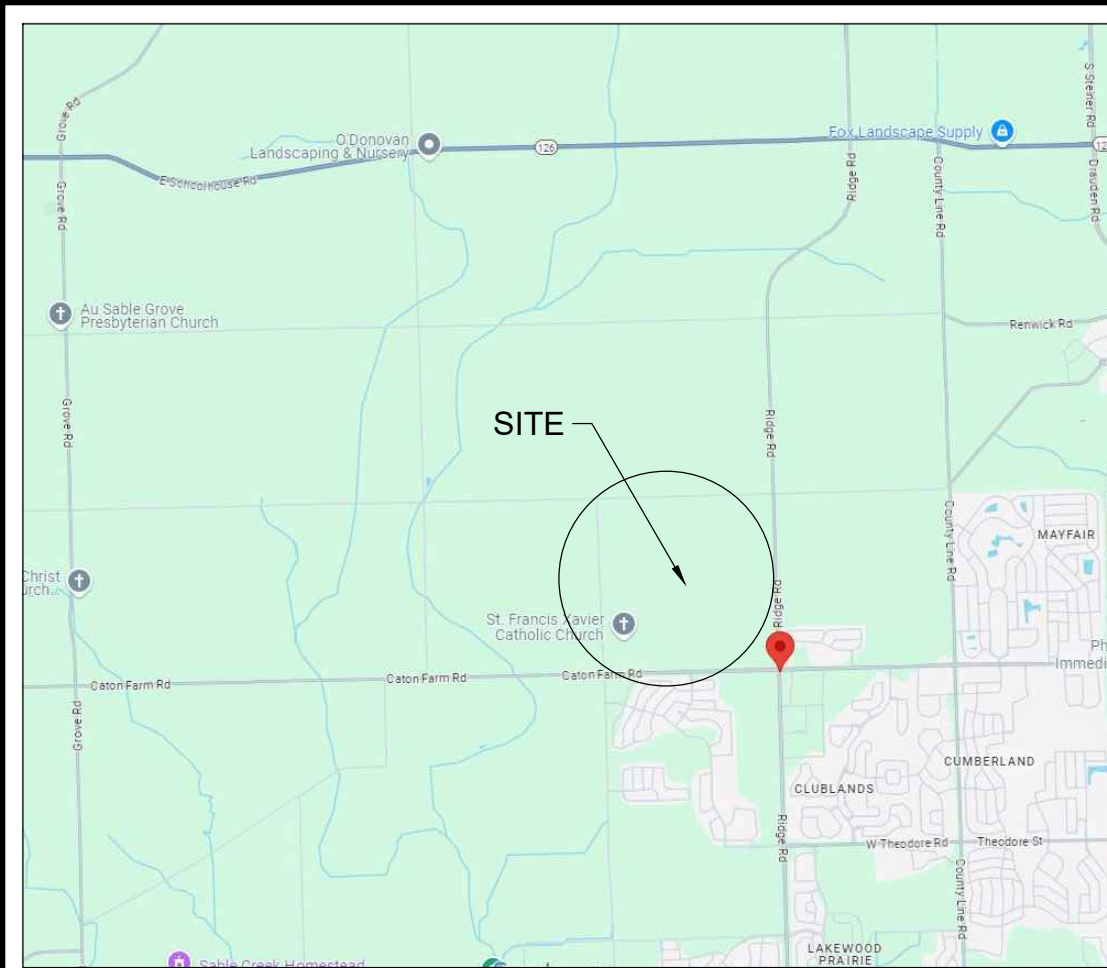


FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

RECORD PLAT OF VISTA RIDGE PHASE 1 RESUBDIVISION 1, A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

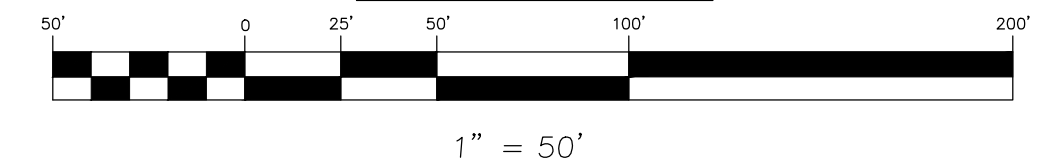
OWNER / DEVELOPER
Vista Ridge Investment, LLC
115220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR
V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-33-52.32432 N LONGITUDE: 88-17-04.93388 W ELLIPSOIDAL HEIGHT: 549.261 SFT GROUND SCALE FACTOR: 1.0000510085 GEOID 18US ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



BENCHMARK

SOURCE:
STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013
ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.
LAT 41-33-53.1 LONG 88-12-01.9

SITE
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 08-27-2024
ELEVATION: 633.15 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NW BOLT ON LIGHT STANDARD 4 FEET SOUTH OF SOUTH CURB LINE OF CATON FARM ROAD AND 809 FEET WEST OF WEST CURB LINE OF GREYWALL BOULEVARD.

SITE
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024
ELEVATION: 652.81 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

LEGEND

- SECTION CORNER
 - SUBDIVISION BOUNDARY LINE
 - UNDERLYING LOT LINE
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - BUILDING SETBACK LINE
 - SECTION LINE
-
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - CB CHORD BEARING
 - A ARC LENGTH
 - R RADIUS
 - PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - VAE VEHICULAR ACCESS EASEMENT
 - (0.00') RECORD DATUM
 - 0.00' CALCULATED DATUM
 - SET CONCRETE MONUMENT
 - B.S.L. BUILDING SETBACK LINE
 - FIP FOUND IRON PIPE W/SIZE

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: _____
ADDRESS: _____

Parcel #	Area
70	6300 SF
71	7700 SF
72	6300 SF
73	7700 SF
74	6300 SF
75	7700 SF
76	6300 SF
77	7700 SF
78	6300 SF
79	7700 SF
80	6300 SF
81	7700 SF
82	6300 SF
83	7700 SF
84	6300 SF
85	7700 SF
86	6300 SF
343	39768 SF
344	86859 SF
345	40652 SF

VISTA RIDGE PHASE 1
DOC. 202500007980
REC. 06/30/25

342
STORMWATER
OUTLOT
491,598 SF
11.2855 AC

STORMWATER
MANAGEMENT
EASEMENT
HERE TOFORE GRANTED
PER DOC. 202500007980
REC. 06/30/25

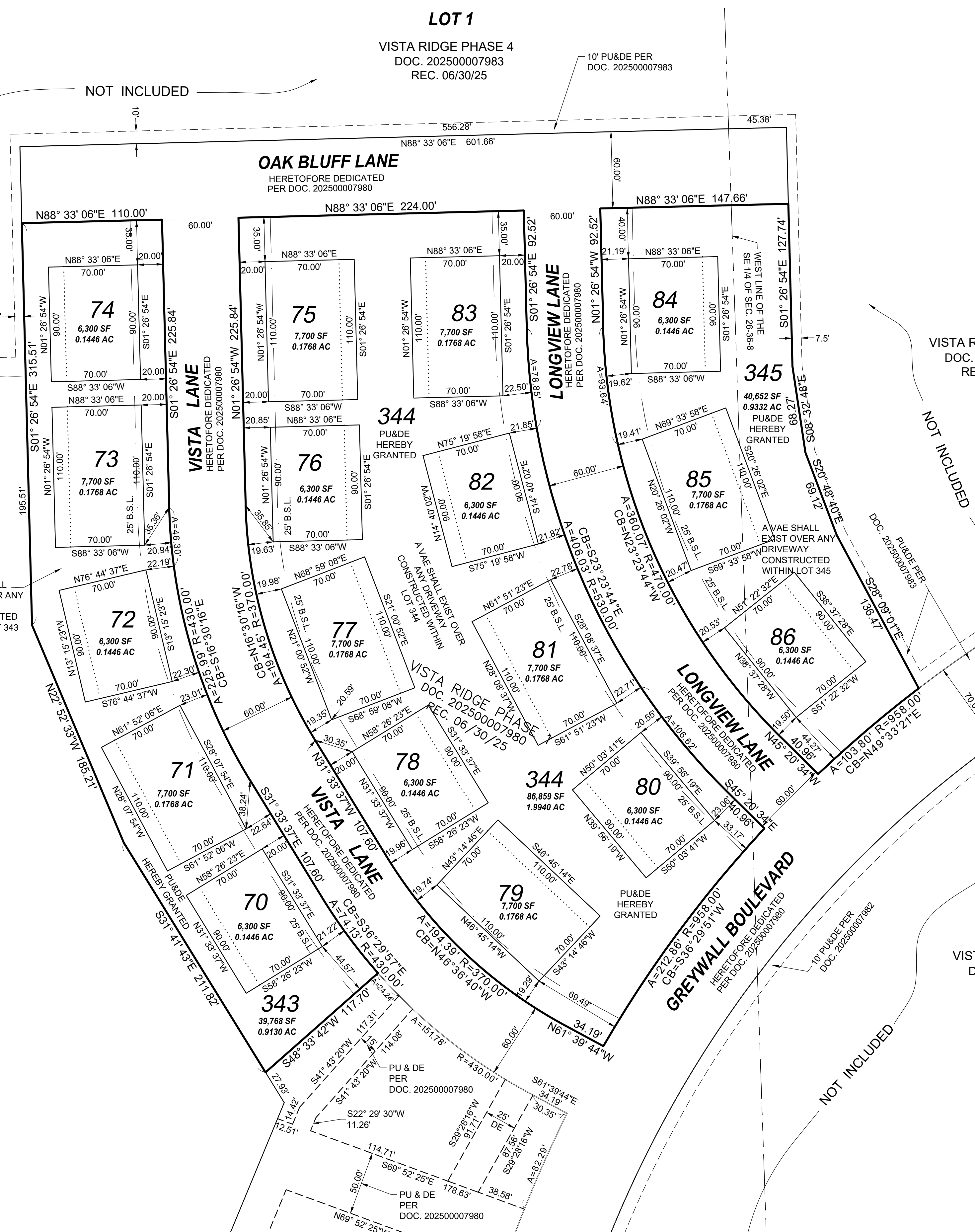
AVERAGE MULTIFAMILY LOT AREA = 6958.82 SF
* EXCLUDES OUTLOTS 343-345

TOTAL MULTIFAMILY FAMILY LOTS = 17
TOTAL OUTLOTS = 3

TOTAL SUBDIVISION = 285,579 SF 6.5560 AC.

NOTES

- ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- FIELD DATUM: DATUM AS ESTABLISHED BY FINAL ENGINEERING PLANS FOR VISTA RIDGE, JOLIET, ILLINOIS PREPARED BY V3 COMPANIES DATED OCTOBER 25TH, 2024 - U.S. SURVEY FOOT. SEE BENCHMARK DETAIL SHOWN HEREON.
- MULTI FAMILY ZONING R-4
- EXCEPTION TO WAIVE THE REQUIRED 25-FT. REAR YARD SETBACK FOR THE TOWNHOUSE UNITS.



NO.		DATE		DESCRIPTION	
1	12-19-25	REVISED PER CITY COMMENTS			

RECORD PLAT			
VISTA RIDGE PHASE 1 RESUBDIVISION 1, A PLANNED UNIT DEVELOPMENT			
DRAFTING COMPLETED:	10-06-25	DRAWN BY:	SPK
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB
PROJECT MANAGER:	CDB	SCALE:	1" = 50'
Project No:	241015.RYAN	Group No:	VP04.1
SHEET NO.	1	of	2

**Engineers
Scientists
Surveyors**

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Ryan Homes
850 East Diehl Road, Suite 120
Naperville, IL 60563
630.325.3400

RECORD PLAT OF VISTA RIDGE PHASE 1 RESUBDIVISION 1, A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N. 06-26-347-003
06-26-347-004
06-26-347-005
06-26-347-006
06-26-347-007
06-26-347-008
06-26-348-001
06-26-348-002
06-26-348-003
06-26-348-004
06-26-348-005
06-26-348-006
06-26-348-007
06-26-348-008
06-26-348-009
06-26-348-010
06-26-349-001
06-26-349-002
06-26-349-003
06-26-349-004

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THEY HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20____.

OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

OWNER ADDRESS

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20____.

IL REGISTERED PROFESSIONAL ENG. OWNER OR ATTORNEY FOR OWNER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

KENDALL COUNTY RECORDER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS / HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT VISTA RIDGE INVESTMENT LLC IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS RECORD PLAT, WHICH HAS BEEN SUBMITTED TO THE CITY OF JOLIET FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE;
2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS: PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202
15732 HOWARD STREET
PLAINFIELD, ILLINOIS 60544

OWNER NAME: VISTA RIDGE INVESTMENT LLC

BY _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED THIS ___ DAY OF _____, A.D., 20____.

KENDALL COUNTY PLAT OFFICER

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE: KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____ DAY OF _____, 20____.

COUNTY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ___ DAY OF _____, A.D., 20____.

APPROVED BY ORDINANCE NO. _____

MAYOR

CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

THIS ___ DAY OF _____, A.D., 20____.

CHAIRMAN OF THE PLAN COMMISSION

SECRETARY

CITY COLLECTORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, JOLIET CITY COLLECTOR, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND HEREIN DESCRIBED.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS
THIS _____ DAY OF _____, 20____.

CITY COLLECTOR

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, COUNTY ENGINEER OF KENDALL COUNTY, DO HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS.

DATED THIS DAY OF _____, 20____.

KENDAL COUNTY ENGINEER

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

VEHICULAR ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF ANY PARTS OF LOTS 70 THRU 86, THEIR SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PROPERTY NOTED ON THIS PLAT AS "VEHICULAR ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS TO, EGRESS FROM, AND ACCESS BETWEEN LOTS 70 THRU 86 AND ADJACENT PUBLIC ROADS. THE GRANTEE MAY CONSTRUCT OR IMPROVE SAID DRIVEWAYS FROM TIME TO TIME AT GRANTEE'S SOLE COST AND EXPENSE. THIS EASEMENT SHALL BE BINDING ON THE PARTIES, THEIR SUCCESSORS, AND ASSIGNS, AND SHALL RUN WITH THE LAND.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE KELLY UTIGARD TO FILE WITH THE KENDALL COUNTY RECORDERS OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 1 RESUBDIVISION 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 70 THROUGH 86, INCLUSIVE, TOGETHER WITH LOTS 343 THROUGH 345 OF VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT IN PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 2025 AS DOCUMENT NUMBER 202500007980, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ___TH DAY OF _____, A.D., 2025.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com



	Engineers Scientists Surveyors	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com	PREPARED FOR: Ryan Homes 850 East Diehl Road, Suite 120 Naperville, IL 60563 630.325.3400	REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12-19-25</td> <td>REVISED PER CITY COMMENTS</td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	1	12-19-25	REVISED PER CITY COMMENTS																						RECORD PLAT VISTA RIDGE PHASE 1 RESUBDIVISION 1, A PLANNED UNIT DEVELOPMENT	Project No: 241015.RYAN Group No: VP04.1
	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION																															
	1	12-19-25	REVISED PER CITY COMMENTS																																		
				DRAFTING COMPLETED: 10-06-25 FIELD WORK COMPLETED: N/A	DRAWN BY: SPK CHECKED BY: CDB	PROJECT MANAGER: CDB SCALE: 1" = N/A	SHEET NO. 2 of 2																														