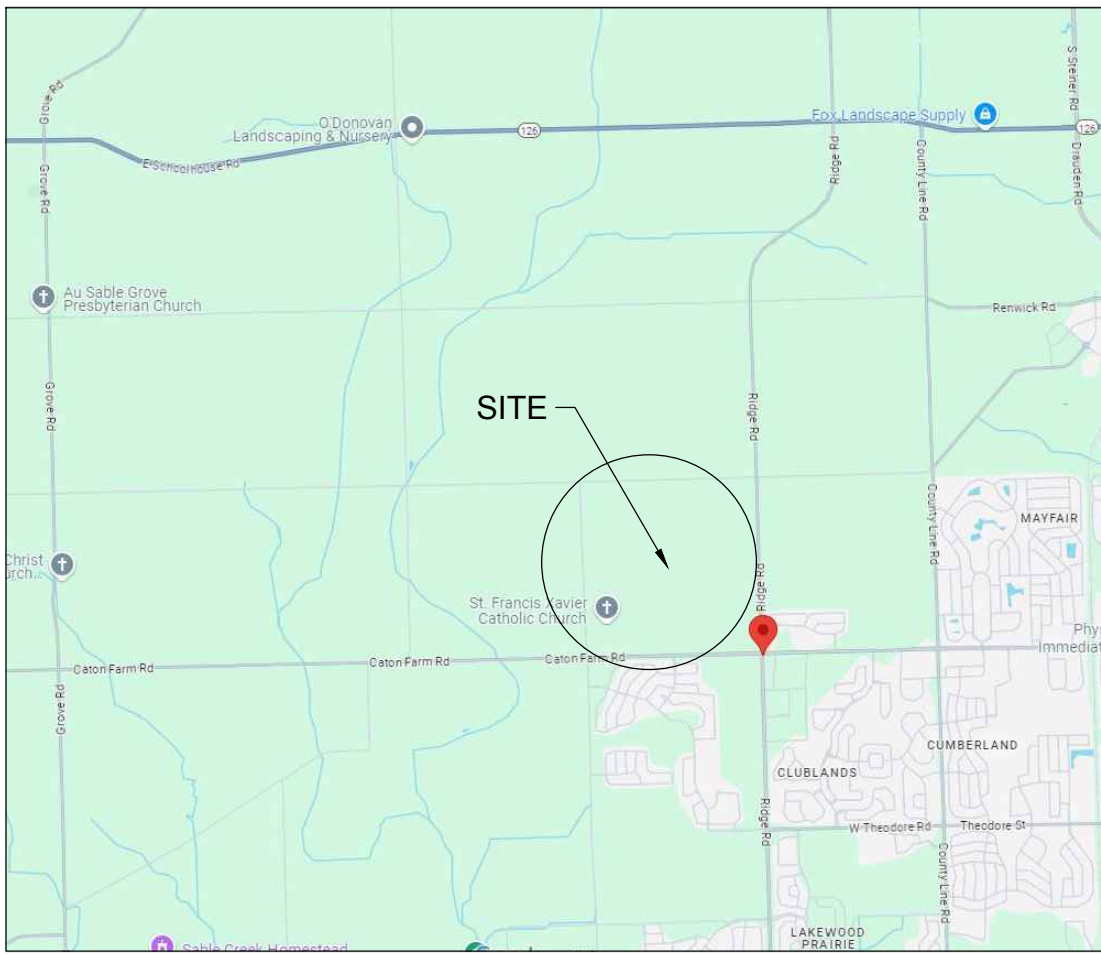




VICINITY MAP
NOT TO SCALE

AREA TABLE

SINGLE FAMILY LOTS	636,336 SQ. FT.	14.8083 AC.
MULTI FAMILY LOTS 322-338	98,020 SQ. FT.	2.2502 AC.
MULTI FAMILY LOTS 339-341	187,559 SQ. FT.	4.3057 AC.
OPEN SPACE / PARK AREAS	759,952 SQ. FT.	17.4462 AC.
RIGHT OF WAY	551,955 SQ. FT.	12.6711 AC.
HEREBY DEDICATED		

TOTAL AREA THIS SUBDIVISION 2,233,822 SQ. FT. 51.2815 AC.

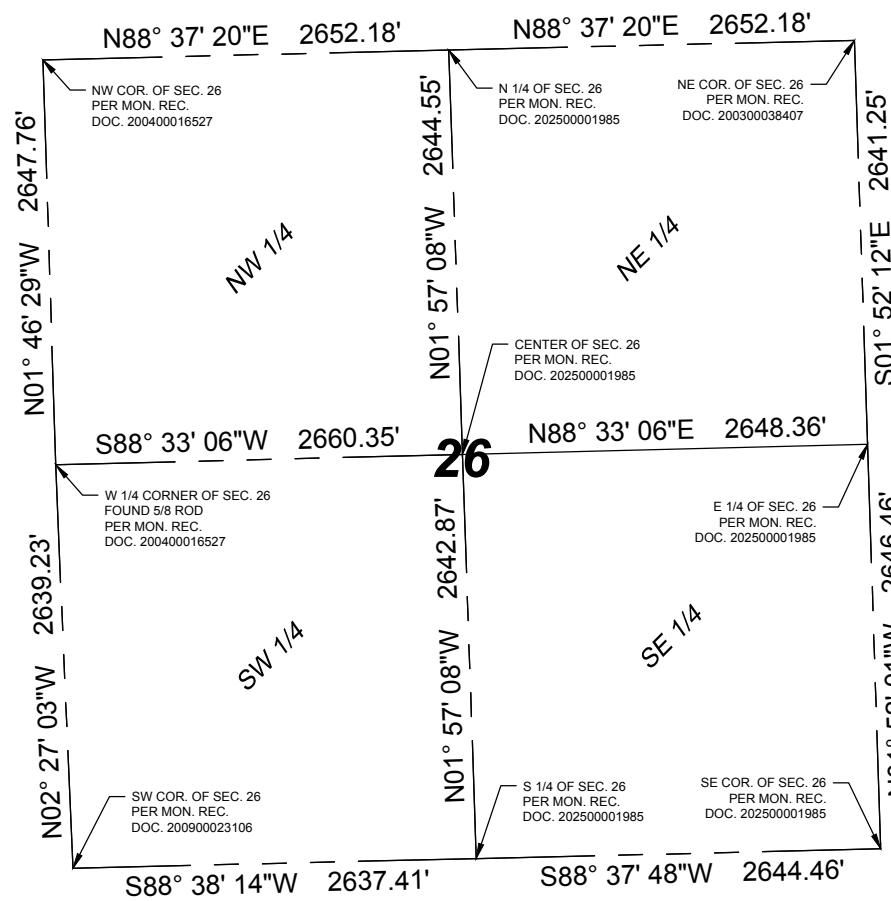
OWNER / DEVELOPER

Vista Ridge Investment, LLC
11S220 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

SECTION 26-36-8



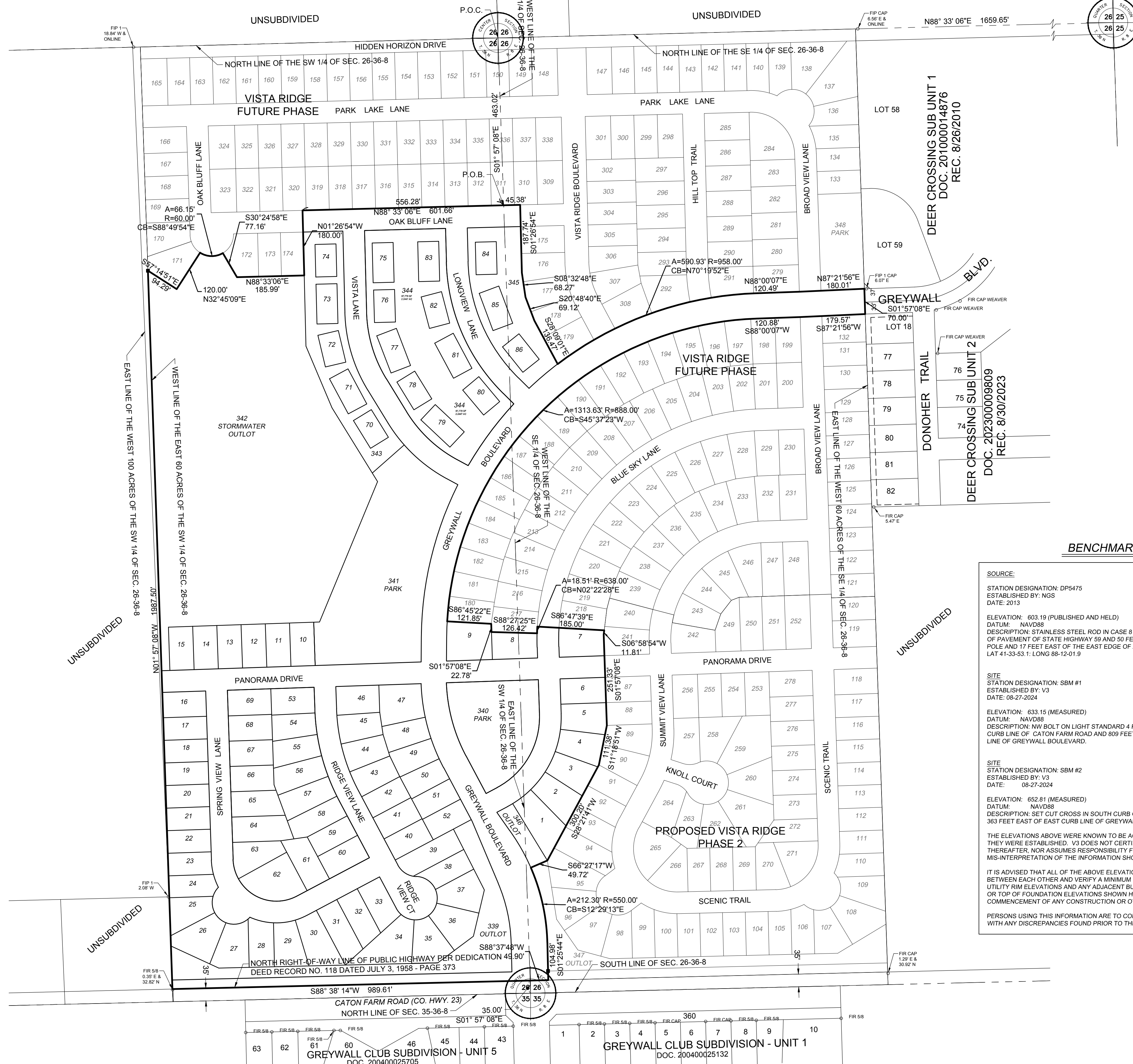
NOTES

- 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.
- SINGLE FAMILY ZONING R-2
MULTI FAMILY ZONING R-4

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, 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.



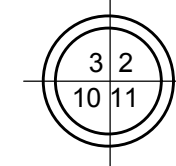
BASIS OF BEARINGS

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



LEGEND

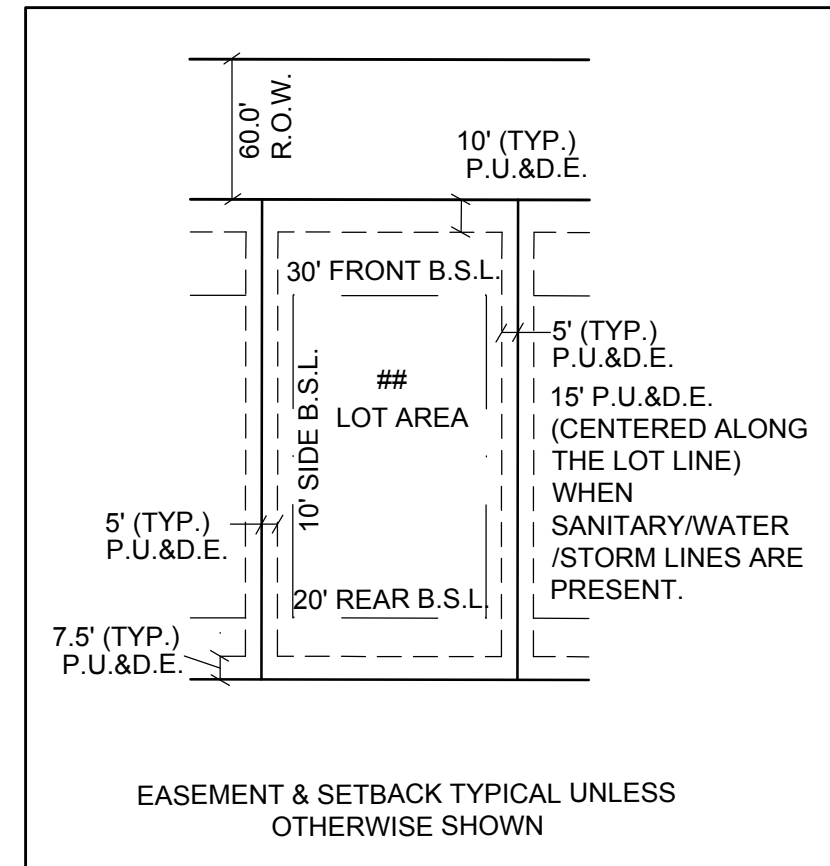


SECTION CORNER

- 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&E PUBLIC UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- VAE VEHICULAR ACCESS EASEMENT
- (0.00') RECORD DATUM
- 0.00' CALCULATED DATUM
- SET CONCRETE MONUMENT
- BUILDING SETBACK LINE
- FIP FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL N.T.S



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

BENCHMARK

SOURCE:

STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD83
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: NAVD83
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: NAVD83
DESCRIPTION: SET OUT 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.

PREPARED FOR:

McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			
2	11-19-24	REVISED PER CITY COMMENTS			
3	01-17-25	REVISED PER CITY COMMENTS			
4	02-12-25	REVISED PER CITY COMMENTS			
5	03-18-25	REVISED PER CITY COMMENTS			
6	04-16-25	REVISED PER CITY COMMENTS			

RECORD PLAT

VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 10-07-24
FIELD WORK COMPLETED: N/A

DRAWN BY: SPK
CHECKED BY: CDB

PROJECT MANAGER: CDB
SCALE: 1" = 150'

Project No: 241015
Group No: VP04.2

SHEET NO.
1 of 6

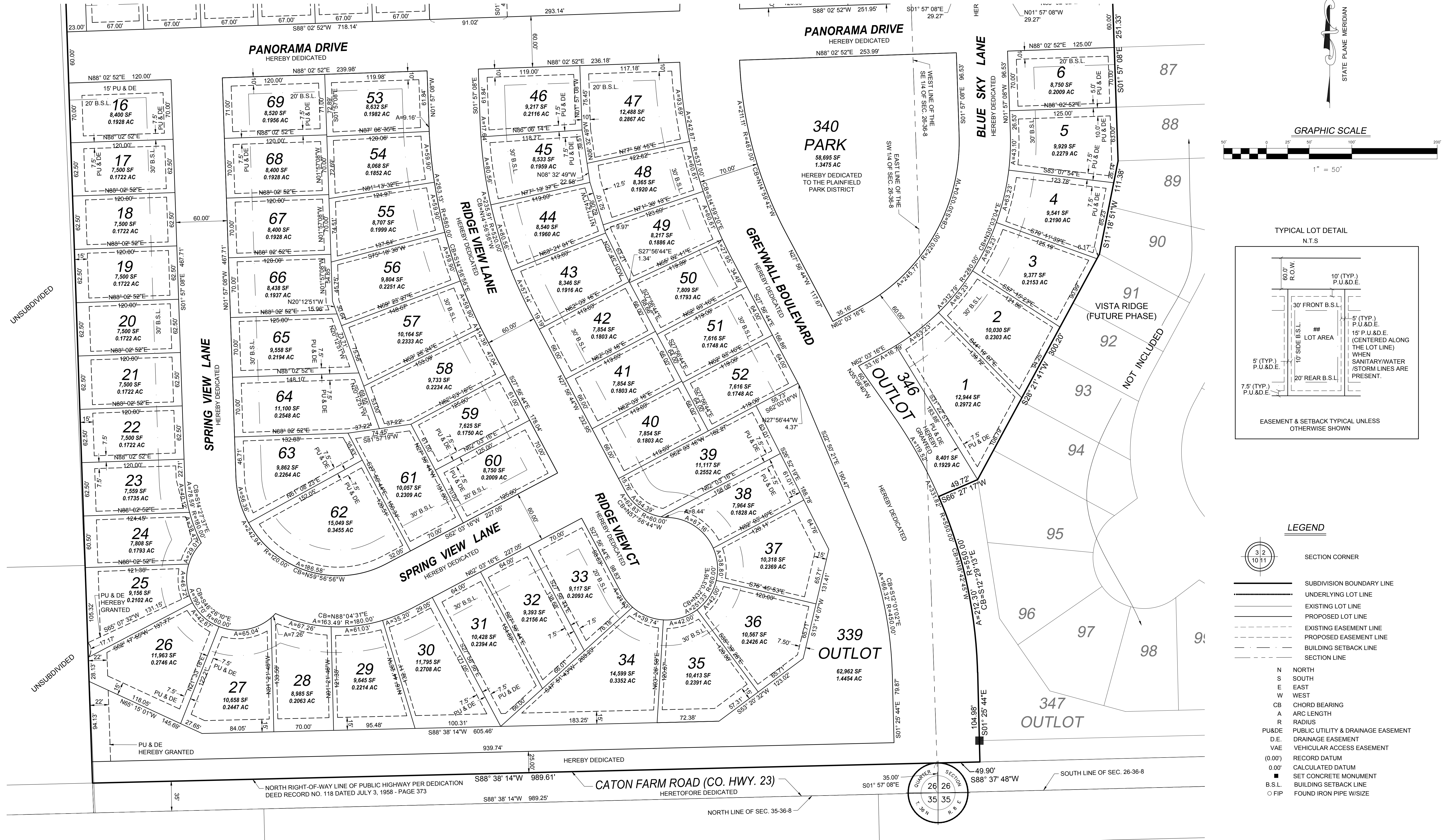


Engineers
Scientists
Surveyors

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

RECORD PLAT
OF
VISTA RIDGE PHASE 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.



Engineers
Scientists
Surveyors

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630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
115220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

NO.			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			
2	11-19-24	REVISED PER CITY COMMENTS			
3	01-17-25	REVISED PER CITY COMMENTS			
4	02-12-25	REVISED PER CITY COMMENTS			
5	03-18-25	REVISED PER CITY COMMENTS			

RECORD PLAT

VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 10-07-24
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = 50'

Project No: 241015
Group No: VP04.2

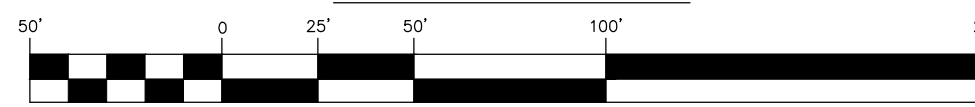
SHEET NO.
2 of 6

RECORD PLAT
OF
VISTA RIDGE PHASE 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.

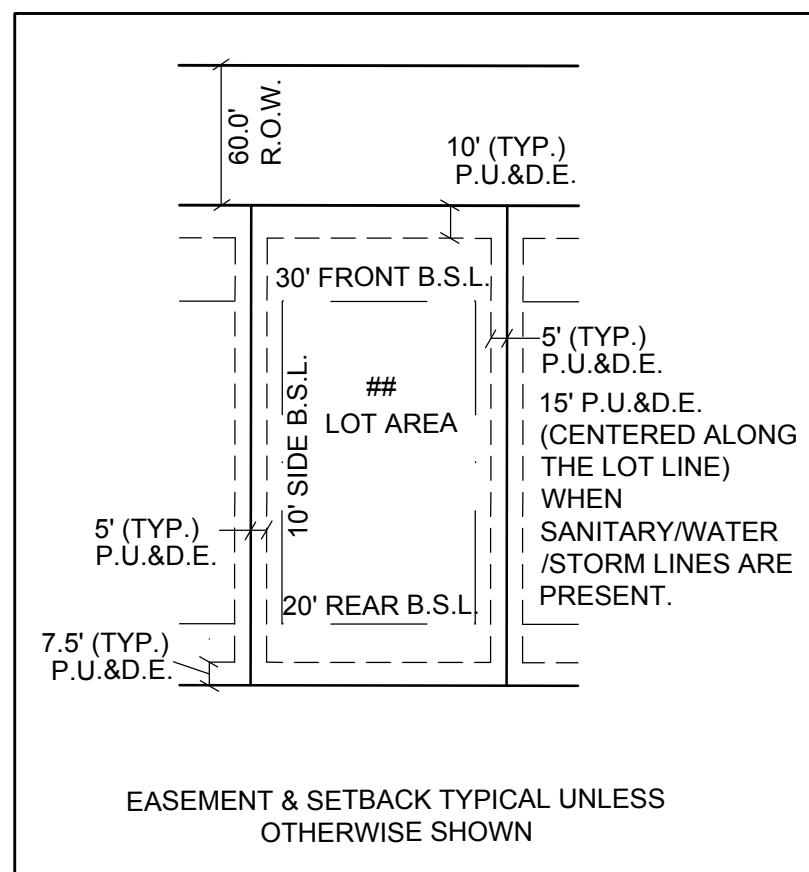
STATE PLANE MERIDIAN

GRAPHIC SCALE

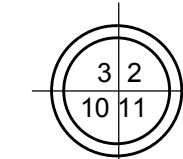


1" = 50'

TYPICAL LOT DETAIL
N.T.S.



LEGEND



SECTION CORNER

- SUBDIVISION BOUNDARY LINE
- UNDERLYING LOT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
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- SECTION LINE

- N NORTH
- S SOUTH
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- 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

342
STORMWATER
OUTLOT

491,598 SF
11.2855 AC
STORMWATER
MANAGEMENT
EASEMENT
HEREBY GRANTED

Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	12944 SF	21	7500 SF	41	7854 SF	61	10057 SF	81	6380 SF		
2	10030 SF	22	7500 SF	42	7854 SF	62	15049 SF	82	5220 SF		
3	9377 SF	23	7559 SF	43	8346 SF	63	9862 SF	83	6380 SF		
4	9541 SF	24	7808 SF	44	8540 SF	64	11100 SF	84	5220 SF		
5	9929 SF	25	9156 SF	45	8533 SF	65	9558 SF	85	6380 SF		
6	8750 SF	26	11963 SF	46	9217 SF	66	8438 SF	86	5220 SF		
7	9446 SF	27	10659 SF	47	12488 SF	67	8400 SF	339*	62962 SF		
8	9023 SF	28	8985 SF	48	8365 SF	68	8400 SF	340*	58695 SF		
9	12993 SF	29	9644 SF	49	8217 SF	69	8520 SF	341*	138296 SF		
10	8040 SF	30	11795 SF	50	7809 SF	70	5220 SF	342*	491598 SF		
11	8040 SF	31	10428 SF	51	7616 SF	71	6380 SF	343*	45648 SF		
12	8040 SF	32	9393 SF	52	7616 SF	72	5220 SF	344*	97779 SF		
13	8040 SF	33	9117 SF	53	8632 SF	73	6380 SF	345*	44132 SF		
14	8040 SF	34	14599 SF	54	8068 SF	74	5220 SF	346*	8401 SF		
15	8040 SF	35	10413 SF	55	8707 SF	75	6380 SF				
16	8400 SF	36	10567 SF	56	9804 SF	76	5220 SF				
17	7500 SF	37	10318 SF	57	10164 SF	77	6380 SF				
18	7500 SF	38	7964 SF	58	9733 SF	78	5220 SF				
19	7500 SF	39	11117 SF	59	7625 SF	79	6380 SF				
20	7500 SF	40	7854 SF	60	8750 SF	80	5220 SF				

AVERAGE SINGLE FAMILY LOT AREA = 9222.23 SF
AVERAGE MULTIFAMILY LOT AREA = 5765.88 SF
* EXCLUDES OUTLOTS 339-346

TOTAL SINGLE FAMILY LOTS = 86
TOTAL OUTLOTS = 8

341
PARK

138,296 SF
3.1748 AC

HEREBY DEDICATED
TO THE PLAINFIELD
PARK DISTRICT

PANORAMA DRIVE

HEREBY DEDICATED

PANORAMA DRIVE

HEREBY DEDICATED

BLUE SKY LANE

RECORD PLAT

VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 10-07-24
FIELD WORK COMPLETED: N/A

DRAWN BY: SPK
CHECKED BY: CDB

PROJECT MANAGER: CDB
SCALE: 1" = 50'

Project No: 241015
Group No: VP04.2

SHEET NO.
3 of 6



Engineers
Scientists
Surveyors

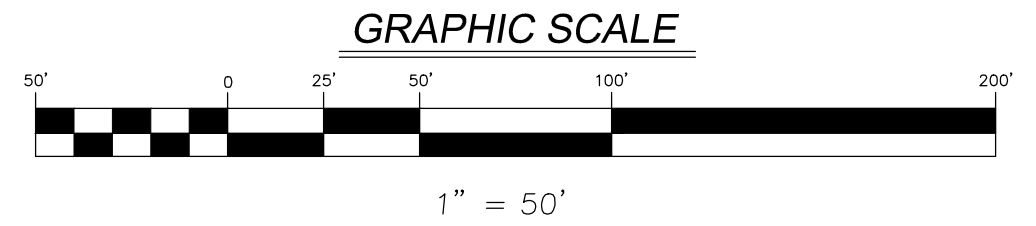
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
115220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

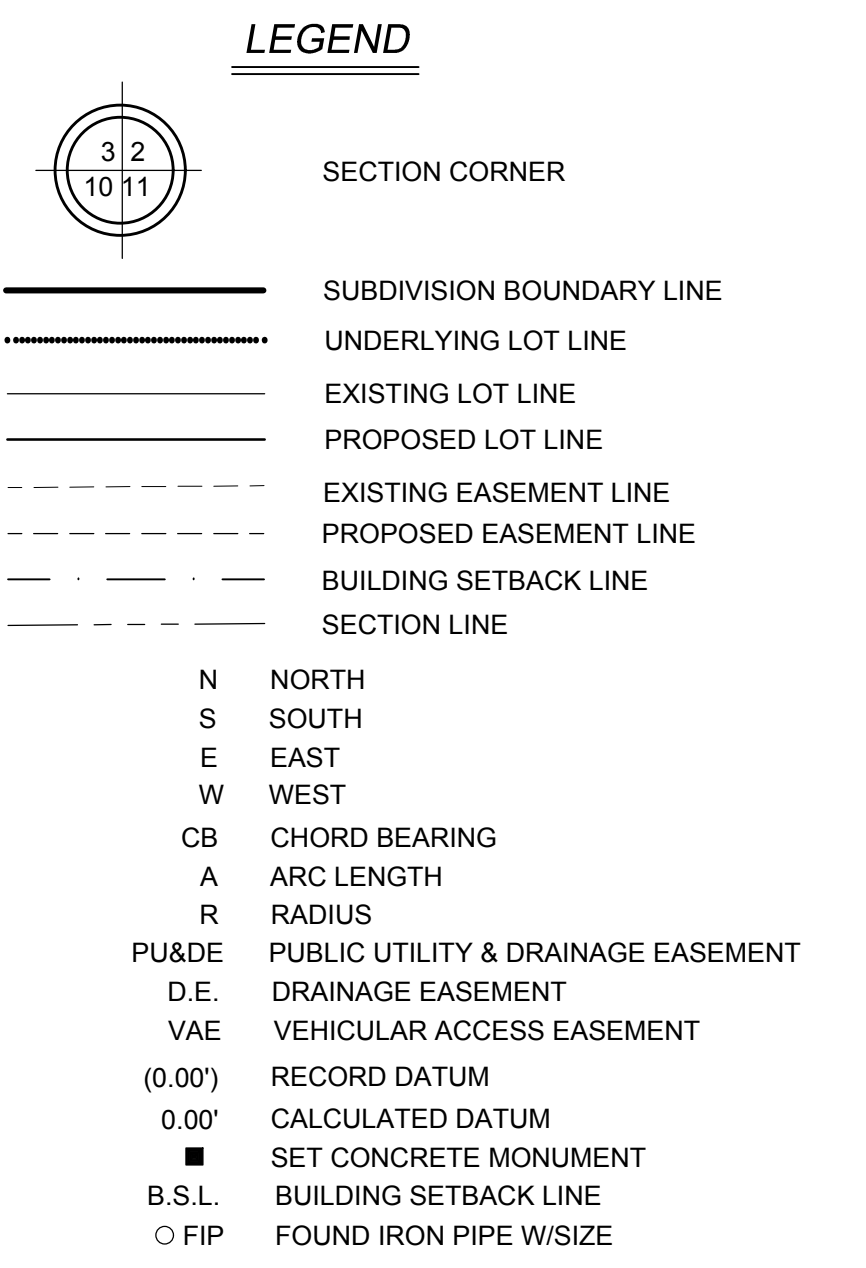
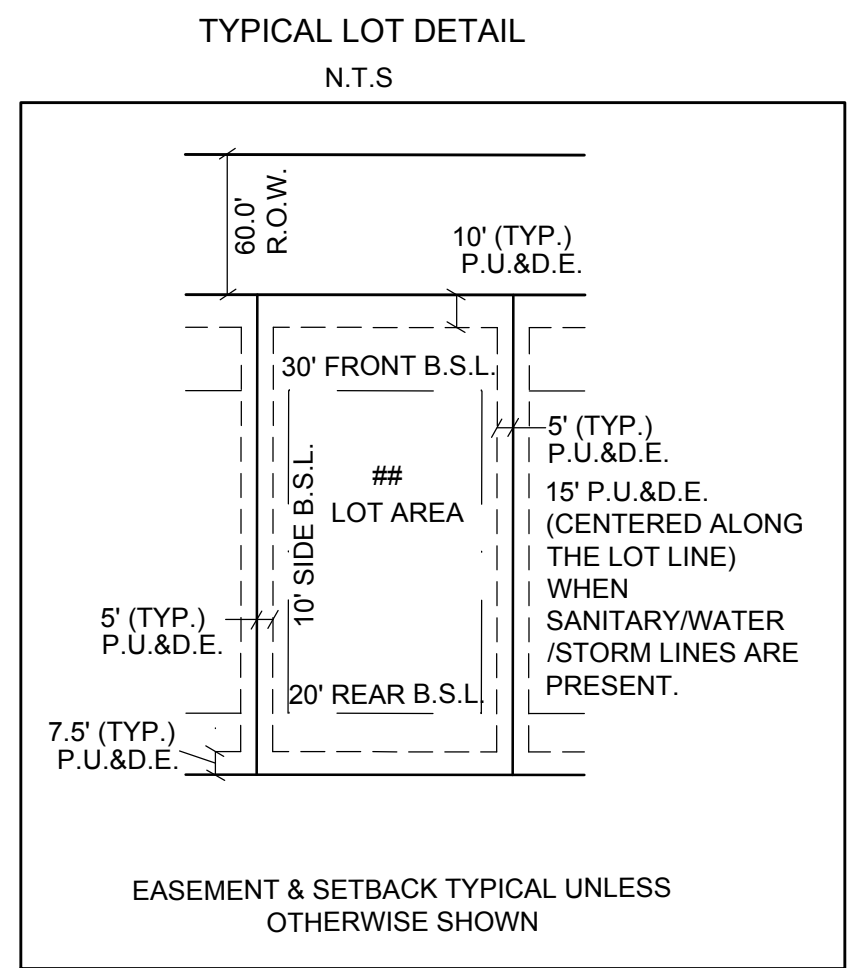
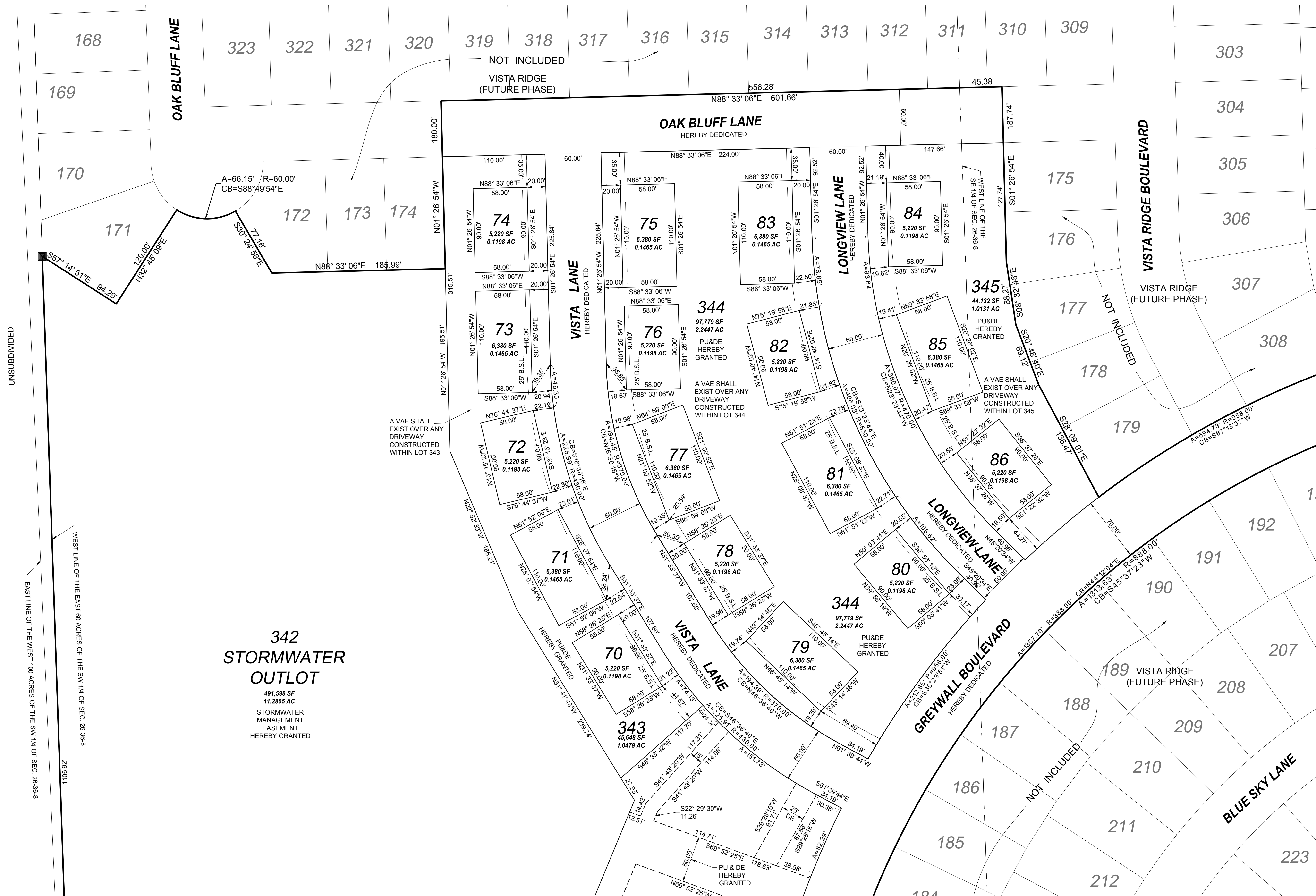
REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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5	03-18-25	REVISED PER CITY COMMENTS			

RECORD PLAT
OF
VISTA RIDGE PHASE 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.



STATE PLANE MERIDIAN



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
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PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

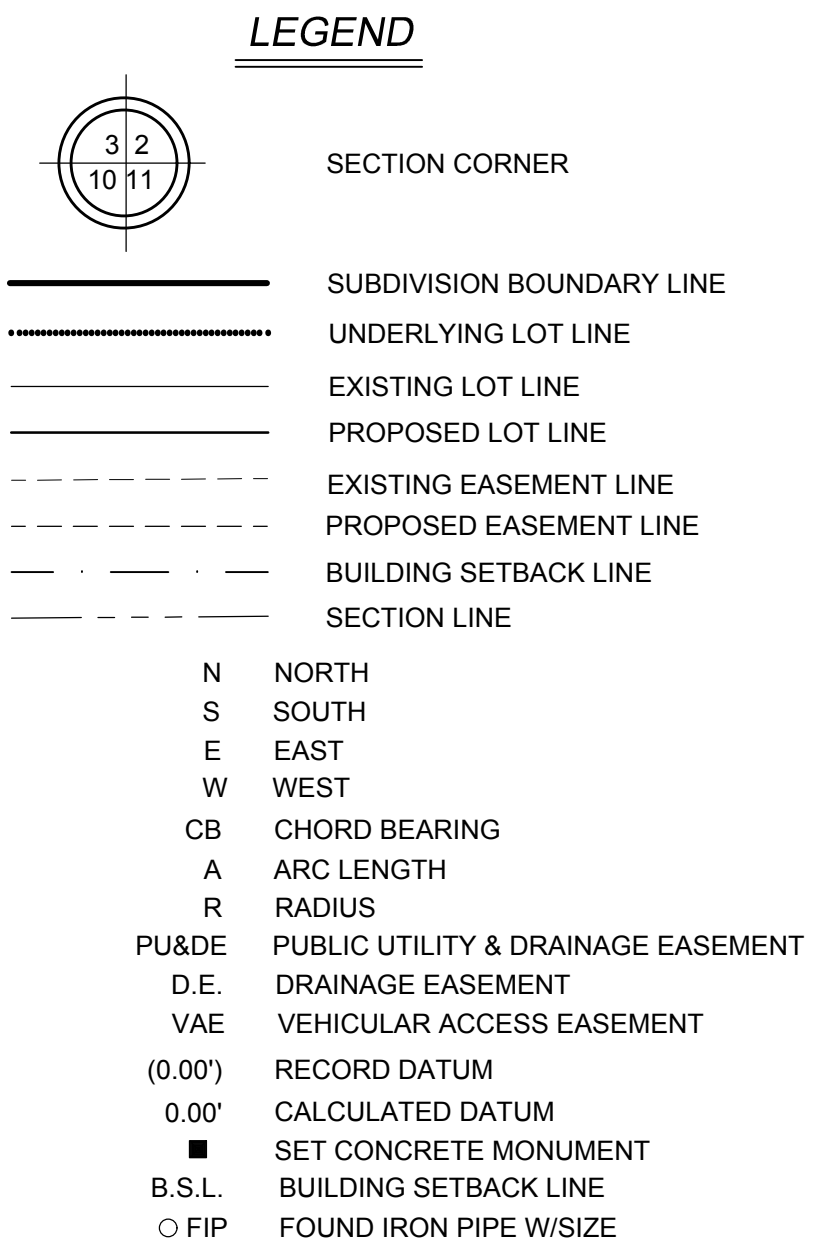
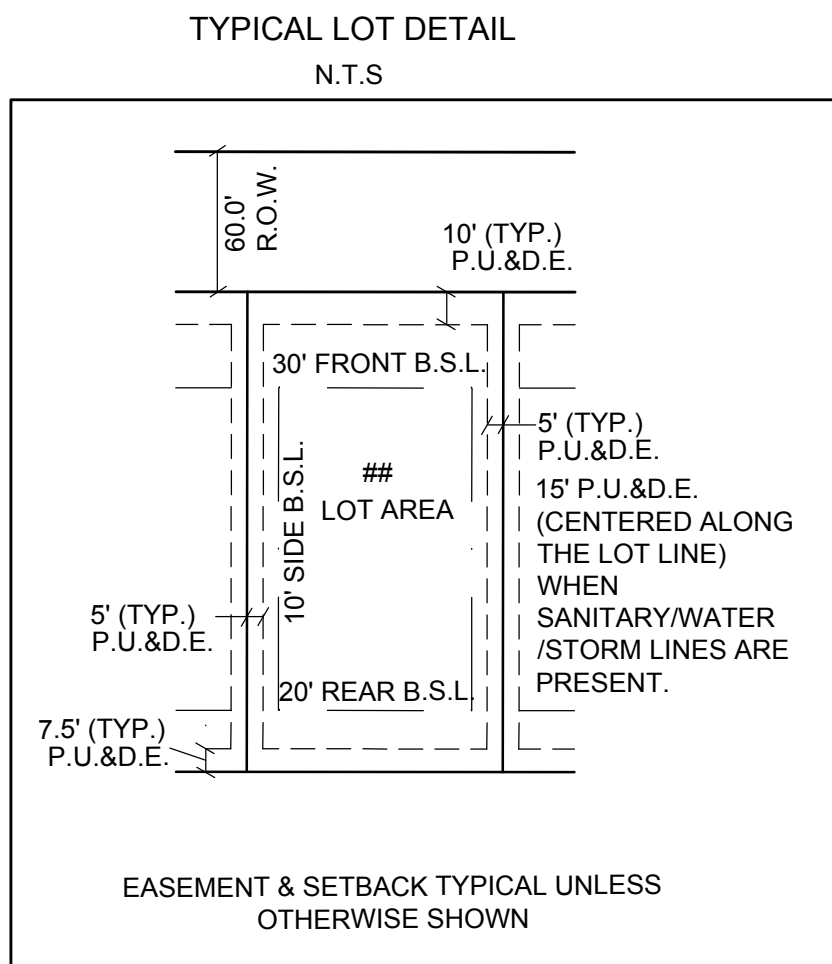
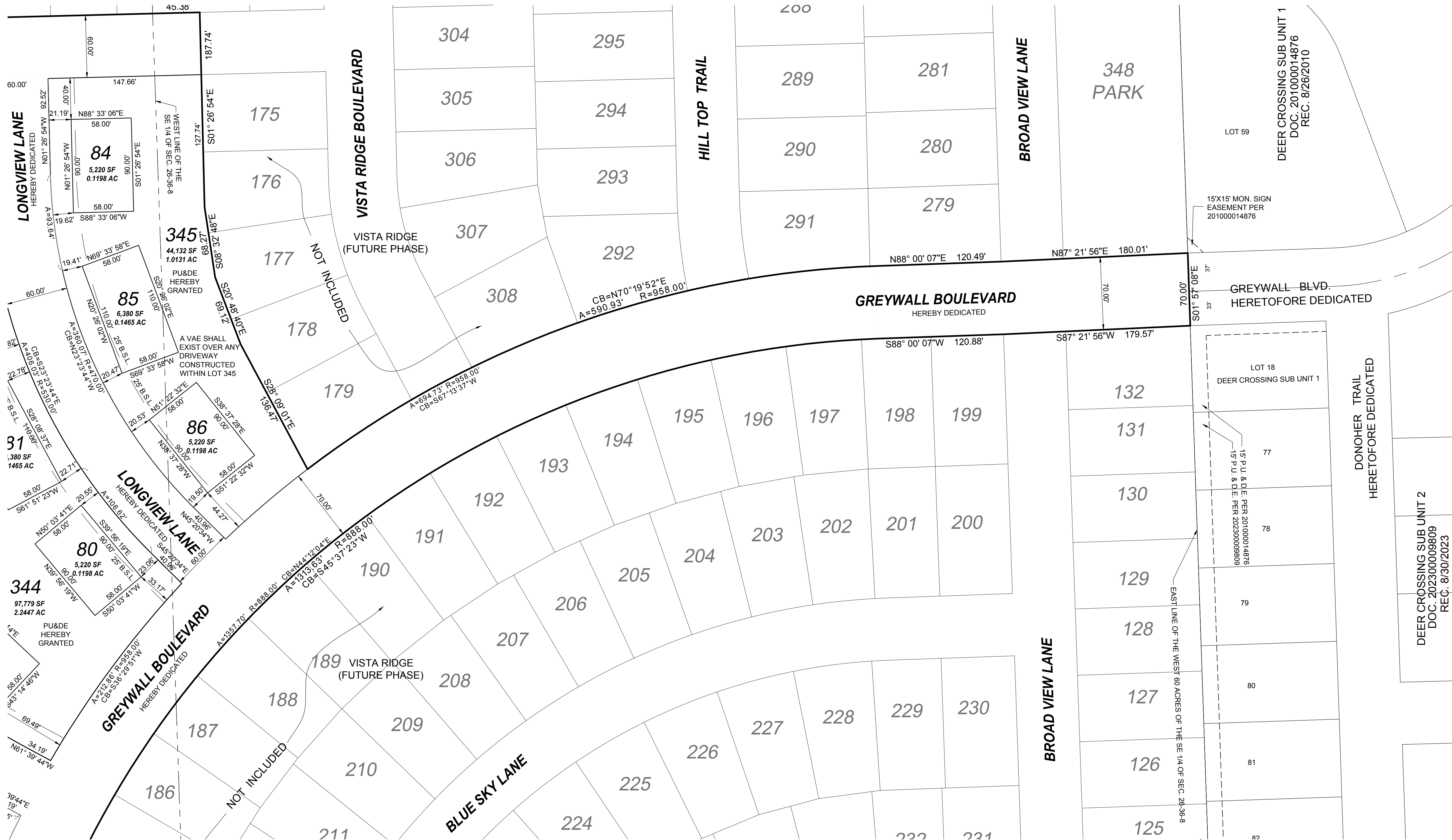
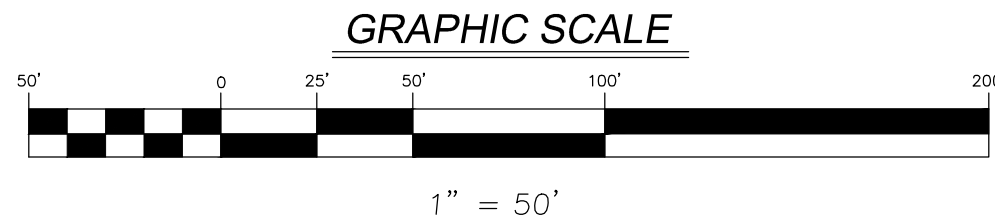
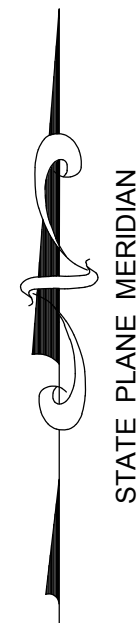
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RECORD PLAT			
VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT			
DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB
PROJECT MANAGER:	CDB	SCALE:	1" = 50'

Project No: 241015
Group No: VP04.2
SHEET NO. 4 of 6

RECORD PLAT
OF
VISTA RIDGE PHASE 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.



Engineers
Scientists
Surveyors

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PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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3	01-17-25	REVISED PER CITY COMMENTS			
4	02-12-25	REVISED PER CITY COMMENTS			
5	03-18-25	REVISED PER CITY COMMENTS			

RECORD PLAT			
VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT			
DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB
PROJECT MANAGER:	CDB	SCALE:	1" = 50'

Project No:	241015
Group No:	VP04.2
SHEET NO.	5 of 6

RECORD PLAT
OF
VISTA RIDGE PHASE 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.

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:

- THAT McNAUGHTON DEVELOPMENT, INC. 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;
- 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: _____

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.

KENDALL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP

NO. _____ AND IS IDENTIFIED AS PERMANENT

REAL ESTATE TAX INDEX NUMBER (PIN) _____

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

DIRECTOR _____

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.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE CITY OF JOLIET, ITS AGENTS, SUCCESSORS AND ASSIGNS OVER, ON UPON AND ACROSS LOT 342 - STORMWATER OUTLOT AND ACCESS - TO ALL FACILITIES NECESSARY FOR THE MANAGEMENT OF STORMWATER ON THE PLAT OF SUBDIVISION FOR THE PURPOSE OF INSPECTING SUCH AREAS, IN THE EVENT THAT THE ASSOCIATION DOES NOT ADEQUATELY MAINTAIN THE FACILITIES TO THE CITY STANDARDS, THE CITY OF JOLIET SHALL GIVE FOURTEEN (14) DAYS WRITTEN NOTICE OF SUCH FAILURE AND SAID NOTICE SHALL INDICATE WHEN THE CITY WILL EXERCISE ITS RIGHT TO REPAIR THE FAULTY PORTION OF THE FACILITIES. IF THE CITY IS REQUIRED TO MAKE REPAIRS, IT SHALL BE ENTITLED TO REIMBURSEMENTS BY THE RESIDENTIAL ASSOCIATION. WRITTEN NOTICE BY THE CITY OF THE INTENT TO REPAIR SHALL NOT BE REQUIRED IF IN THE OPINION OF THE CITY AN EMERGENCY REQUIRING IMMEDIATE ACTION IS REQUIRED. IN THE EXERCISE OF ITS RIGHTS HEREUNDER, THE CITY OF JOLIET SHALL NOT BE DEEMED GUILTY OF ANY MANNER OF TRESPASS.

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 _____ TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 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:

THAT PART OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26 TOGETHER WITH THAT PART OF THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 463.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 45.38 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 187.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 958.00 FEET, A CHORD BEARING OF NORTH 70 DEGREES 19 MINUTES 52 SECONDS EAST 590.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 00 MINUTES 07 SECONDS EAST 120.49 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 56 SECONDS EAST 180.01 FEET TO THE EAST LINE OF THE WEST 60 ACRES OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE 70.00 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 56 SECONDS WEST 179.57 FEET; SOUTH 88 DEGREES 00 MINUTES 07 SECONDS WEST 120.88 FEET TO A POINT OF CURVATURE, THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 888.00 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 37 MINUTES 23 SECONDS WEST, 1313.63 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 22 SECONDS EAST, 121.85 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 22.78 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS EAST, 126.42 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 638.00 FEET, A CHORD BEARING OF NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 18.51 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 47 MINUTES 39 SECONDS EAST, 185.00 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 11.81 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 251.33 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 51 SECONDS WEST, 111.38 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 41 SECONDS WEST, 300.20 FEET; THENCE SOUTH 66 DEGREES 27 MINUTES 17 SECONDS WEST, 49.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 29 MINUTES 13 SECONDS EAST, 212.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 25 MINUTES 44 SECONDS EAST, 104.98 FEET TO THE NORTH RIGHT OF WAY LINE OF CATON FARM ROAD (COUNTY HIGHWAY 23) PER DEDICATION DEED RECORD NO. 118, DATED JULY 3, 1958 - PAGE 373; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 49.90 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88 DEGREES 38 MINUTES 14 SECONDS WEST, 989.61 FEET TO THE WEST LINE OF SAID EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, 1987.50 FEET; THENCE SOUTH 57 DEGREES 14 MINUTES 51 SECONDS EAST, 94.29 FEET; THENCE NORTH 32 DEGREES 45 MINUTES 09 SECONDS EAST, 120.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET, HAVING A CHORD BEARING OF SOUTH 88 DEGREES 49 MINUTES 54 SECONDS EAST, 66.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 30 DEGREES 24 MINUTES 58 SECONDS EAST, 77.16 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 185.99 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 180.00 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.28 FEET TO THE PLACE OF BEGINNING, CONTAINING 51.2815 ACRES, MORE OR LESS.

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

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
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			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			
2	11-19-24	REVISED PER CITY COMMENTS			
3	01-17-25	REVISED PER CITY COMMENTS			
4	02-12-25	REVISED PER CITY COMMENTS			
5	03-18-25	REVISED PER CITY COMMENTS			

RECORD PLAT

VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 10-07-24
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = N/A

Project No: 241015
Group No: VP04.2

SHEET NO.
6 of 6