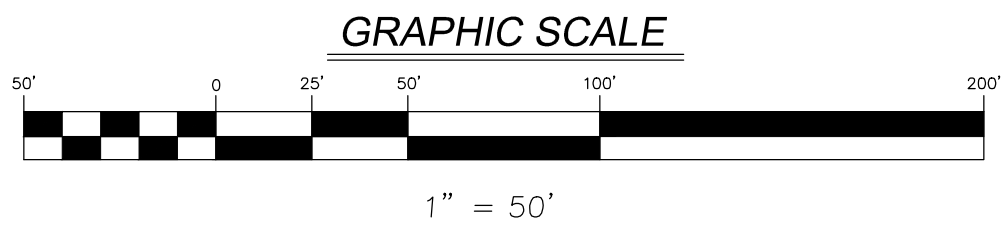


THIS PLAT IS NOT
FOR RECORD

FINAL PLAT
OF
VISTA RIDGE PHASE 2
A PLANNED UNIT DEVELOPMENT

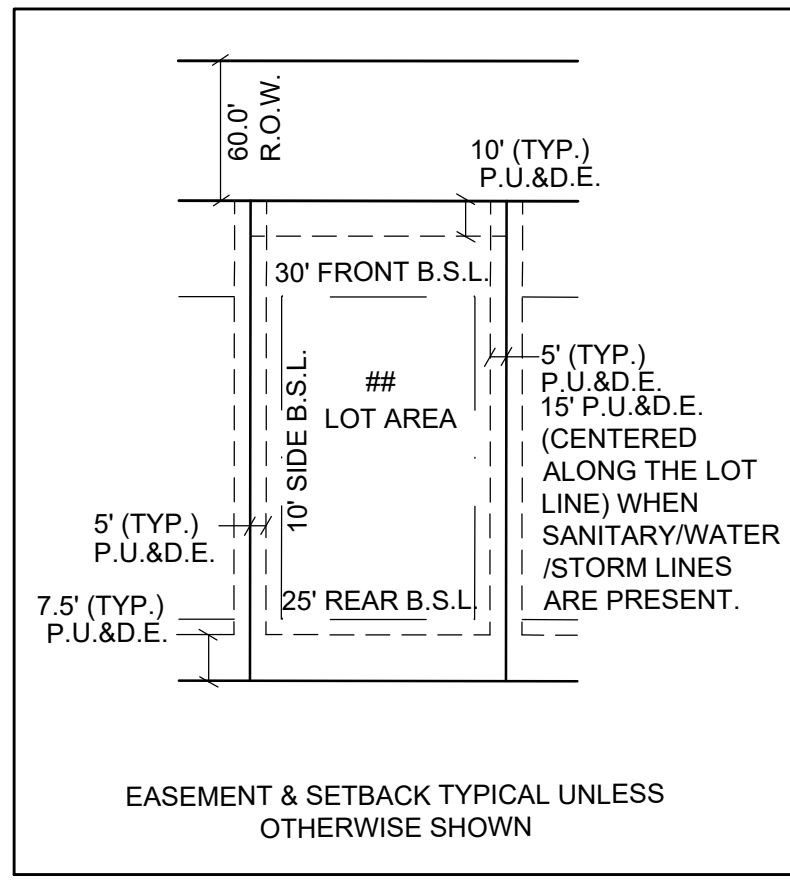
PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



LEGEND		DESCRIPTION
EXISTING	PROPOSED	
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

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
(0.00')		RECORD DATUM
0.00'		CALCULATED DATUM
■		SET CONCRETE MONUMENT
B.S.L.		BUILDING SETBACK LINE
○ FIP		FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL
N.T.S.



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

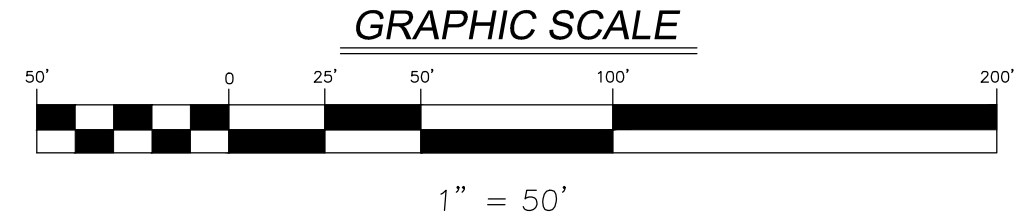
NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS						
2	11-19-24	REVISED PER CITY COMMENTS						
3	1-20-25	REVISED PER CITY COMMENTS						
4	3-19-25	REVISED PER CITY COMMENTS						
5	4-16-25	REVISED PER CITY COMMENTS						

FINAL PLAT				Project No:		241015
VISTA RIDGE PHASE 2 A PLANNED UNIT DEVELOPMENT				Group No:		VP04.7
DRAFTING COMPLETED:	10-07-24	DRAWN BY:	MG	PROJECT MANAGER:	CDB	SHEET NO.
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = 50'	2 of 4

THIS PLAT IS NOT
FOR RECORD

FINAL PLAT
OF
VISTA RIDGE PHASE 2
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



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

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

(0.00') RECORD DATUM

0.00' CALCULATED DATUM

SET CONCRETE MONUMENT

B.S.L. BUILDING SETBACK LINE

FIP FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL
N.T.S.



Engineers
Scientists
Surveyors

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115220 S. Jackson, St. 101
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NO.		DATE		DESCRIPTION	
1	11-13-24	REVISED	PER CITY COMMENTS		
2	11-19-24	REVISED	PER CITY COMMENTS		
3	1-20-25	REVISED	PER CITY COMMENTS		
4	3-19-25	REVISED	PER CITY COMMENTS		
5	4-16-25	REVISED	PER CITY COMMENTS		

FINAL PLAT
VISTA RIDGE PHASE 2
A PLANNED UNIT DEVELOPMENT

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

DRAWN BY: MG
CHECKED BY: RMW

PROJECT MANAGER: CDB
SCALE: 1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 3 of 4

THIS PLAT IS NOT
FOR RECORD

FINAL PLAT
OF
VISTA RIDGE PHASE 2
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.

Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
87	8750 SF	107	9628 SF	252	10410 SF	272	8874 SF
88	7875 SF	108	11701 SF	253	8127 SF	273	8160 SF
89	9343 SF	109	9329 SF	254	7800 SF	274	8160 SF
90	9225 SF	110	8184 SF	255	7800 SF	275	8160 SF
91	7800 SF	111	7581 SF	256	8400 SF	276	8160 SF
92	7823 SF	112	7560 SF	257	9119 SF	277	8160 SF
93	8582 SF	113	7560 SF	258	10424 SF	278	8400 SF
94	10822 SF	114	7560 SF	259	16216 SF	347*	47291 SF
95	11445 SF	115	7560 SF	260	10828 SF		
96	10160 SF	116	7560 SF	261	14326 SF		
97	10567 SF	117	7560 SF	262	11003 SF		
98	8649 SF	118	8400 SF	263	8431 SF		
99	8941 SF	119	8942 SF	264	10709 SF		
100	7852 SF	120	7680 SF	265	11870 SF		
101	7560 SF	240	8534 SF	266	8983 SF		
102	7560 SF	241	9236 SF	267	7560 SF		
103	7560 SF	242	8864 SF	268	7560 SF		
104	7560 SF	249	8313 SF	269	7560 SF		
105	7620 SF	250	9220 SF	270	9490 SF		
106	8152 SF	251	9369 SF	271	10169 SF		

AVERAGE LOT AREA = 8940.98 SF
* EXCLUDES OUTLOT 347

NOTES

- The right of way widths, pavement widths, and pavement thicknesses indicated on this sheet are minimums required by the City of Joliet. Greater dimensions may be provided and the City of Joliet may require greater dimensions as determined by the City. The developer/contractor shall review the plat and the plans to confirm the various widths indicated on this sheet and shall report any discrepancy to the City prior to proceeding with construction.
- The location of proposed utilities as indicated hereon are based upon the experience of the City of Joliet and are so indicated to ensure the orderly development of the land. Strict adherence to the indicated location is required. Requests to change the location of the proposed utilities shall be submitted in writing to the City of Joliet. Utilities not meeting these requirements shall be removed and replaced as directed by the City of Joliet.
- Arterial street and divided arterial streets are to be coordinated with the City of Joliet.
- Local residential streets require only stop bars and crosswalk markings. Markings shall be thermoplastic in accordance with IDOT Standard Specifications. Refer to such drawings covering pavement markings, street signs and traffic control signs. A plan of proposed pavement markings shall be submitted to the City of Joliet for approval.
- Vertical curves shall be provided with algebraic differences of 1.2% or greater and meet the following: minimum length of 100 feet, minimum K value of 25.
- Minimum curb radius at the intersection of two local streets shall be twenty (20') feet and the minimum curb radius at an intersection not involving local streets shall be twenty-five (25') feet.
- The cross slope on all streets, including intersections, shall be two (2%) percent or less.
- Subbase and subgrade shall be tested in accordance with the Standard Specifications. Compaction testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City prior to placing any material on the subbase subgrade. Once in place density test shall be completed for each lift according to the Standard Specifications.
- Adequacy of subgrade shall be determined solely by the City based on a contractor performed proof roll with a fully loaded tri axle dump truck.
- The contractor shall submit a detailed paving plan to the City. The paving plan shall show the location and type of jointing to be used in the construction. The location and type of jointing shall meet the requirements of the IDOT Standard Specifications.
- Hot-Mix Asphalt & Portland Cement Concrete shall be tested in accordance with the Standard Specifications. Testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City for review. All existing practice and procedures shall meet IDOT QA/QC requirements.
- Mix designs shall be submitted to the City for approval prior to construction of pavement. Chemical modification of soils per IDOT Standard Specifications shall be performed at the direction of the City of Joliet and be completed to a minimum depth of 14 inches. The mix design shall be determined in accordance with IDOT design procedures for soil modification or stabilization. The proposed design and construction procedure shall be submitted to the City. Unsatisfactory soil modifications, as determined by the City, may require an increase in depth of the aggregate base or binder. Geogrid may be used in lieu of, or in conjunction with, the chemical modification of soils, as directed by the City.
- Minor arterials, arterials, and major arterials cross sections shall be determined by the IDOT pavement design manual and be approved by the Director of Public Works.
- All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall be accompanied by a warranty bond for a period of three (3) years upon acceptance of the improvements.
- All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall not thereafter be cut or opened for a period of ten years for construction/reconstruction and five years for overlays. If a street is to be opened during the moratorium period, the applicant will be subject to additional paving requirements as determined by the Director of Public Works.
- Curb flag shall be 9 inches minimum or match pavement thickness, whichever is greater.

PAVEMENT LEGEND

- Hot-Mix Asphalt, Surface Course, IL-9.5, Mix "D", N50, 1.5"
- Hot-Mix Asphalt, Binder Course, IL-19.0, N50, 2.5"
- Hot-Mix Asphalt, Binder Course, IL-19.0, N50, 4"
- Sub-Base Granular Material, Type B, CA-06, 10"
- Sub-Base Granular Material, Type B, CA-06, 6"
- Sub-Base Granular Material, Type B, CA-06, 4"
- Combination Concrete Curb & Gutter, Type B6.12 / M3.12
- Portland Cement Concrete Sidewalk, 5" Thick
- Bituminous Material Prime Coat
- Aggregate Prime Coat
- Strip Reflective Crack Control Treatment (as required)
- Longitudinal Joint Sealant (LJS)

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR Voids @ Ndes
FLEXIBLE DEPTH PAVEMENT	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm), 1.5"	4% @ 50 Gyr
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2.5"	4% @ 50 Gyr
DRIVEWAYS	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm)	4% @ 50 Gyr

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YDIN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR PG70-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE.

SPECIAL PROVISIONS: FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.

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.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 2, 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)
COUNTY OF DUPAGE) SS

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 WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, 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; 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 86 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 WESTERLY, 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 TO THE POINT OF BEGINNING; THENCE SOUTH 08 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 SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO WEST, HAVING A RADIUS OF 550.00 FEET, HAVING A CHORD BEARING OF SOUTH 12 DEGREES 29 MINUTES 19 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 NORTH 88 DEGREES 37 MINUTES 48 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, 938.47 FEET TO THE EAST LINE OF SAID WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE, 1039.31 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 52 SECONDS WEST, 120.00 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST, 10.20 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 52 SECONDS WEST, 255.00 FEET; THENCE SOUTH 68 DEGREES 32 MINUTES 33 SECONDS WEST, 23.12 FEET; THENCE SOUTH 37 DEGREES 47 MINUTES 15 SECONDS WEST, 47.70 FEET; THENCE SOUTH 19 DEGREES 14 MINUTES 27 SECONDS WEST, 47.70 FEET; THENCE NORTH 80 DEGREES 01 MINUTES 57 SECONDS WEST, 120.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 268.00 FEET, HAVING A CHORD BEARING OF NORTH 12 DEGREES 18 MINUTES 56 SECONDS EAST, 21.97 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 75 DEGREES 20 MINUTES 12 SECONDS WEST, 184.02 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 59 SECONDS WEST, 30.86 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 59.66 FEET TO THE PLACE OF BEGINNING.

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, 2025.
cdbartosz@v3co.com



Engineers
Scientists
Surveyors

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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

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			

FINAL PLAT

VISTA RIDGE PHASE 2
A PLANNED UNIT DEVELOPMENT

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

Project No: 241015
Group No: VP04.7

SHEET NO. 4
of 4