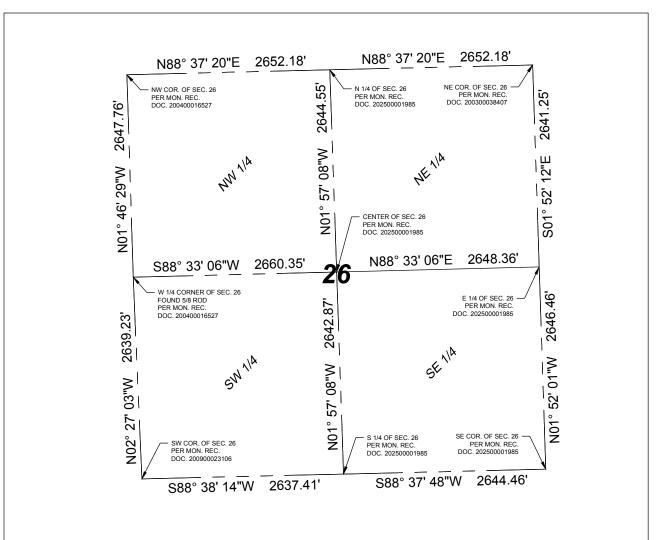
OWNER / DEVELOPER Vista Ridge Investment, LLC 11S220 S. Jackson, St. Burr Ridge, IL 60527-6818 630.325.3400

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

Engineers Surveyors

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

PREPARED FOR:

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

FIP 1— 2.08' W

0.35' E &

02-12-25 REVISED PER CITY COMMENTS 03-18-25 REVISED PER CITY COMMENTS 04-16-25 REVISED PER CITY COMMENTS

CATON FARM ROAD (CO. HWY. 23)

GREYWALL CLUB SUBDIVISION - UNIT 5

NORTH LINE OF SEC. 35-36-8

DOC. 200400025705

REVISIONS DESCRIPTION

SOUTH LINE OF SEC. 26-36-8

RECORD PLAT

VISTA RIDGE PHASE 3, A PLANNED UNIT DEVELOPMENT

UNSUBDIVIDED

NOT INCLUDED

NORTH LINE OF THE SE 1/4 OF SEC. 26-36-8

- NORTHERLY R.O.W. LINE OF GREYWALL BLVD.

A=590.93' R=958.00'

CB=N70°19'52"E

HERETOFORE DEDICATED
PER VISTA RIDGE PHASE 1

10' PU&DE -

HEREBY

LOT 1

VISTA RIDGE

PHASE 3

N19°14'27"E

47.70' 🗍

· HERÉTOFORE DEDICATED -

SCENIC TRAIL

- NORTH RIGHT-OF-WAY LINE OF CATON FARM ROAD

- NORTH RIGHT-OF-WAY LINE OF PUBLIC HIGHWAY PER DEDICATION

DEED RECORD NO. 118 DATED JULY 3, 1958 - PAGE 373

PER VISTA RIDGE PHASE 2

PER VISTA RIDGE PHASE 2

GREYWALL CLUB SUBDIVISION - UNIT 1

DOC. 200400025132

— FIR 5/8 FIR 5/8 FIR 5/8 FIR 5/8 FIR 5/8 FIR 5/8

2 3 4 5 6 7 8 9

A=21.97' R=268.00'

VISTA RIDGE PHASE 2

CB=S12°18'56"W

SOUTHERLY R.O.W. LINE OF GREYWALL BLVD.

N88° 33' 06"E 1659.65'

HERETOFORE DEDICATED

PER DOC. 200700012023,

REC. 04/12/2007

STORMWATER

MANAGEMENT

EASEMENT &

PU.&DE.PER

201000014876

15'X15' MON\ SIGN EASEMENT PER

201000014876

S GREYWALL

HERETOFORE FIR CAP WEAVER

N87°21'56"E 180.01'

70.00'

15' PU&DE

GRANTED

PANORAMA DRIVE

HEREBY

GRANTED

N88°02'52"

115

112

110

109

HIDDEN HORIZON DR

MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

N88° 33' 06"E

S08°32'48"E

S20°48'40"E

A=1313.63' R=888.00'

- 15' PU&DE ·

GRANTED

SEE SHEET 2 OF 2 FOR EASEMENT

N06°58'54"E

CB=N02°22'28" PER VISTA RIDGE PHASE 2

HERETOFORE DEDICATED

HEREBY

<u> 185.00'</u>

R=638.00'

126.42'

26

UNSUBDIVIDED

NORTHERLY LINE OF VISTA RIDGE -

STORMWATER OUTLOT

VISTA RIDGE PHASE 1 341

HERETOFORE DEDICATED

PER VISTA RIDGE PHASE 1

NORTH RIGHT-OF-WAY LINE OF CATON FARM ROAD

PER VISTA RIDGE PHASE 1

PHASE 1 PER DOC.

20

22

NORTH LINE OF THE SW 1/4 OF SEC. 26-36-8

VISTA RIDGE

FUTURE PHASE

HERETOFORE DEDICATED

PER VISTA RIDGE PHASE 1

OAK BLUFF LANE

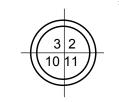
FIP 1— 18.84' W &

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

BASIS OF BEARINGS

GRAPHIC SCALE

LEGEND



SUBDIVISION BOUNDARY LINE

SECTION CORNER

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 RADIUS

PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT DRAINAGE EASEMENT RECORD DATUM

CALCULATED DATUM SET CONCRETE MONUMENT B.S.L. BUILDING SETBACK LINE O FIP FOUND IRON PIPE W/SIZE

BENCHMARK

STATION DESIGNATION: DP5475 ESTABLISHED BY: NGS DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD) 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

STATION DESIGNATION: SBM #1 ESTABLISHED BY: V3 DATE: 08-27-2024

ELEVATION: 633.15 (MEASURED) 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.

STATION DESIGNATION: SBM #2 ESTABLISHED BY: V3 DATE: 08-27-2024

ELEVATION: 652.81 (MEASURED) 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

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY

COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

PROJECT MANAGER: CDB

SCALE: 1" = 150'

RECORD PLAT

THIS PLAT HAS BEEN SUBMITTED FOR

VISTA RIDGE PHASE 3, A PLANNED UNIT DEVELOPMENT

CHECKED BY: CDB

RECORDING BY AND RETURN TO:

ADDRESS:

DRAFTING COMPLETED:

FIELD WORK COMPLETED:

VP04.7 Group No:

SHEET NO. of 2

241015

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 OF ILLINOIS)	
) SS	
COUNTY OF)	
DESCRIBED IN THE ATTACHED PLAT AN SURVEYED, SUBDIVIDED AND PLATTED	RSIGNED IS THE OWNER OF THE LAND ID THEY HAVE CAUSED THE SAME TO BE AS SHOWN BY THE PLAT FOR USES AND DOES HEREBY ACKNOWLEDGE AND ADOPTHEREON INDICATED.
DATED THIS DAY OF	, A.D., 20
OWNER NAME (PRINT)	OWNER NAME (SIGNATURE)
OWNER ADDRESS	
OWNER'S NOTARY CERTIFICATE	
STATE OF ILLINOIS)	
) SS	
) SS	
) SS COUNTY OF)	
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN BNED THIS SUBDIVISION PLAT AS THEIR OW
) SS COUNTY OF	A NOTARY PUBLIC IN AND FOR SAID COUNT DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISION BEFORE ME THIS DAY IN PERSON AND BINED THIS SUBDIVISION PLAT AS THEIR OWN ES AND PURPOSES THEREIN SET FORTH.
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN BNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH.
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN BNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH.
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN BNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH.
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN BNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH.
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN GNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH. HIS DAY OF
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN GNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH. HIS DAY OF
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN GNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH. HIS DAY OF
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN BNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH. HIS DAY OF
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISION BEFORE ME THIS DAY IN PERSON AND BNED THIS SUBDIVISION PLAT AS THEIR OWN ES AND PURPOSES THEREIN SET FORTH. HIS DAY OF
) SS COUNTY OF	DO HEREBY CERTIFY THA PERSONALLY KNOWN TO ME TO B IS/ARE SUBSCRIBED TO THIS SUBDIVISIO BEFORE ME THIS DAY IN PERSON AN GNED THIS SUBDIVISION PLAT AS THEIR OW ES AND PURPOSES THEREIN SET FORTH. HIS DAY OF

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

REGISTRATION EXPIRATION DATE

STATE REGISTRATION NUMBER

KENDALL COUNTY RIGHT TO FARM STATEMENT

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.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KENDALL)

WAS FILED FOR RECORD IN THE THIS INSTRUMENT NO. RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _ O'CLOCK ___.M.

KENDALL COUNTY RECORDER

Engineers Scientists Surveyors

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

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS) COUNTY OF

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

- 1. 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;
- 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

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ ___, A.D., 20 ____.

COUNTY ENGINEER'S CERTIFICATE

NOTARY PUBLIC

STATE OF ILLINOIS COUNTY OF KENDALL

, COUNTY ENGINEER OF KENDALL COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED PLAT AND FOUND IT 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

KENDAL COUNTY ENGINEER

CERTIFICATE OF PLAT OFFICER

KENDALL COUNTY PLAT OFFICER

STATE OF ILLINOIS) COUNTY OF KENDALL)

APPROVED THIS ___ DAY OF _

PREPARED FOR:

McNaughton Development

11S220 S. Jackson, St. 101

Burr Ridge, IL 60527-6818

630.325.3400

VISTA RIDGE PHASE 1

STATE OF ILLINOIS)

CITY COUNCIL CERTIFICATE

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

PLAN COMMISSION CERTIFICATE

COUNTY OF WILL)

CITY CLERK

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) COUNTY OF WILL)

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 ___ DAY OF___

CITY COLLECTOR

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 WTH 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.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KENDALL)

> 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.

> > SCALE 1" = 50'

DRAFTING COMPLETED:

FIELD WORK COMPLETED:

01-16-25

N/A

DRAWN BY:

CHECKED BY: CDB

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

COUNTY CLERK

EASEMENT DETAIL

LOT 1 15' PU&DE -**HEREBY** GRANTED 19.30' S14°31'59"W ____S82° 14' 53"E __122.57' BOUL N14°57'51"E 46.68' S86°47'39"E GREYWAL A=18.73' R=645.50' CB=S03°02'25"W S88° 27' 25"E 111.91' 241 242 S VISTA RIDGE PHASE 2

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 3, 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

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

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; 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 TO THE POINT OF BEGINNING; 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 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 NORTH 06 DEGREES 58 MINUTES 54 SECONDS EAST, 59.66 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 59 SECONDS EAST, 30.86 FEET; THENCE SOUTH 75 DEGREES 20 MINUTES 12 SECONDS EAST, 184.02 FEET; TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 268.00 FEET, HAVING A CHORD BEARING OF SOUTH 12 DEGREES 18 MINUTES 56 SECONDS WEST, 21.97 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 80 DEGREES 01 MINUTES 57 SECONDS EAST, 120.00 FEET; THENCE NORTH 19 DEGREES 14 MINUTES 27 SECONDS EAST, 47.70 FEET; THENCE NORTH 37 DEGREES 47 MINUTES 15 SECONDS EAST, 47.70 FEET: THENCE NORTH 68 DEGREES 32 MINUTES 33 SECONDS EAST. 23.12 FEET; THENCE NORTH 88 DEGREES 02 MINUTES 52 SECONDS EAST, 255.00 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 10.20 FEET; THENCE NORTH 88 DEGREES 02 MINUTES 52 SECONDS EAST, 120.00 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, 781.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 18.0803 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 ___

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.

PROJECT MANAGER: CDB

SCALE: 1" = N/A



241015

VP04.7

SHEET NO.

of 2

Project No:

Group No:

		B			cubartos2@v3co.com
REVISIONS					
NO.	DATE	DESCRIPTION	NO. DATE	DESCRIPTION	RECORD PLAT
1	02-12-25	REVISED PER CITY COMMENTS			
2	03-18-25	REVISED PER CITY COMMENTS			VISTA RIDGE PHASE 3, A PLANNED UNIT DEVELOPMENT
3	04-16-25	REVISED PER CITY COMMENTS			VIOINTIAL OF THE CONTRACT OF T