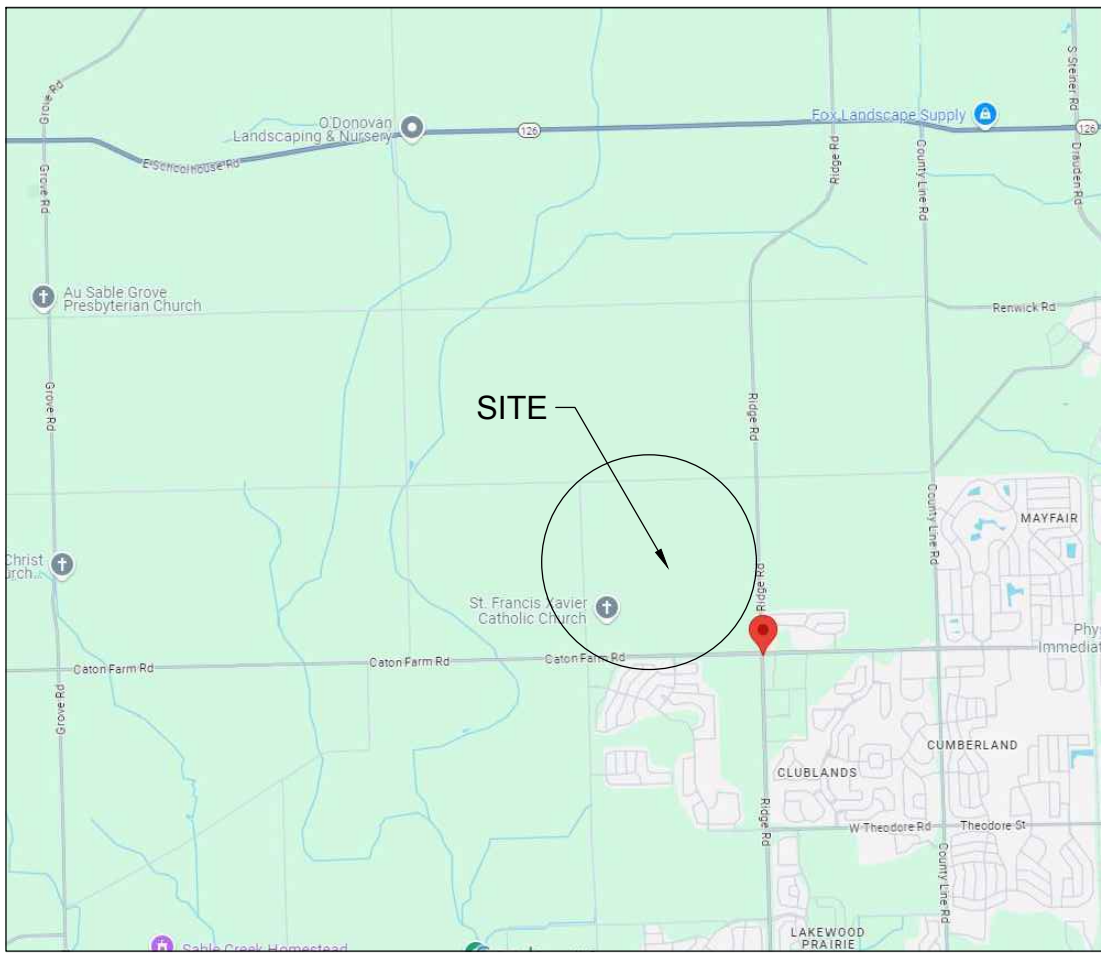




VICINITY MAP
NOT TO SCALE

AREA TABLE

SINGLE FAMILY LOTS	599,046 SQ. FT.	13.7522 AC.
OPEN SPACE	47,291 SQ. FT.	1.0857 AC.
RIGHT OF WAY	217,074 SQ. FT.	4.9833 AC.
HEREBY DEDICATED		

TOTAL AREA THIS SUBDIVISION	863,411 SQ. FT.	19.8212 AC.
-----------------------------	-----------------	-------------

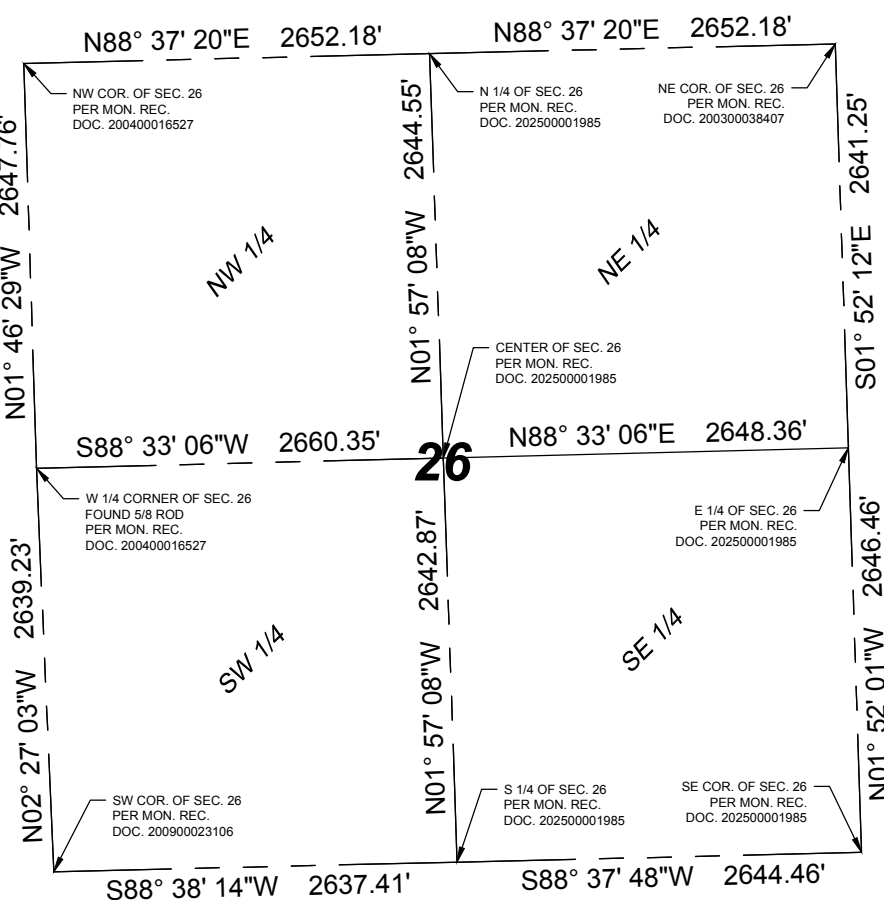
OWNER / DEVELOPER

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



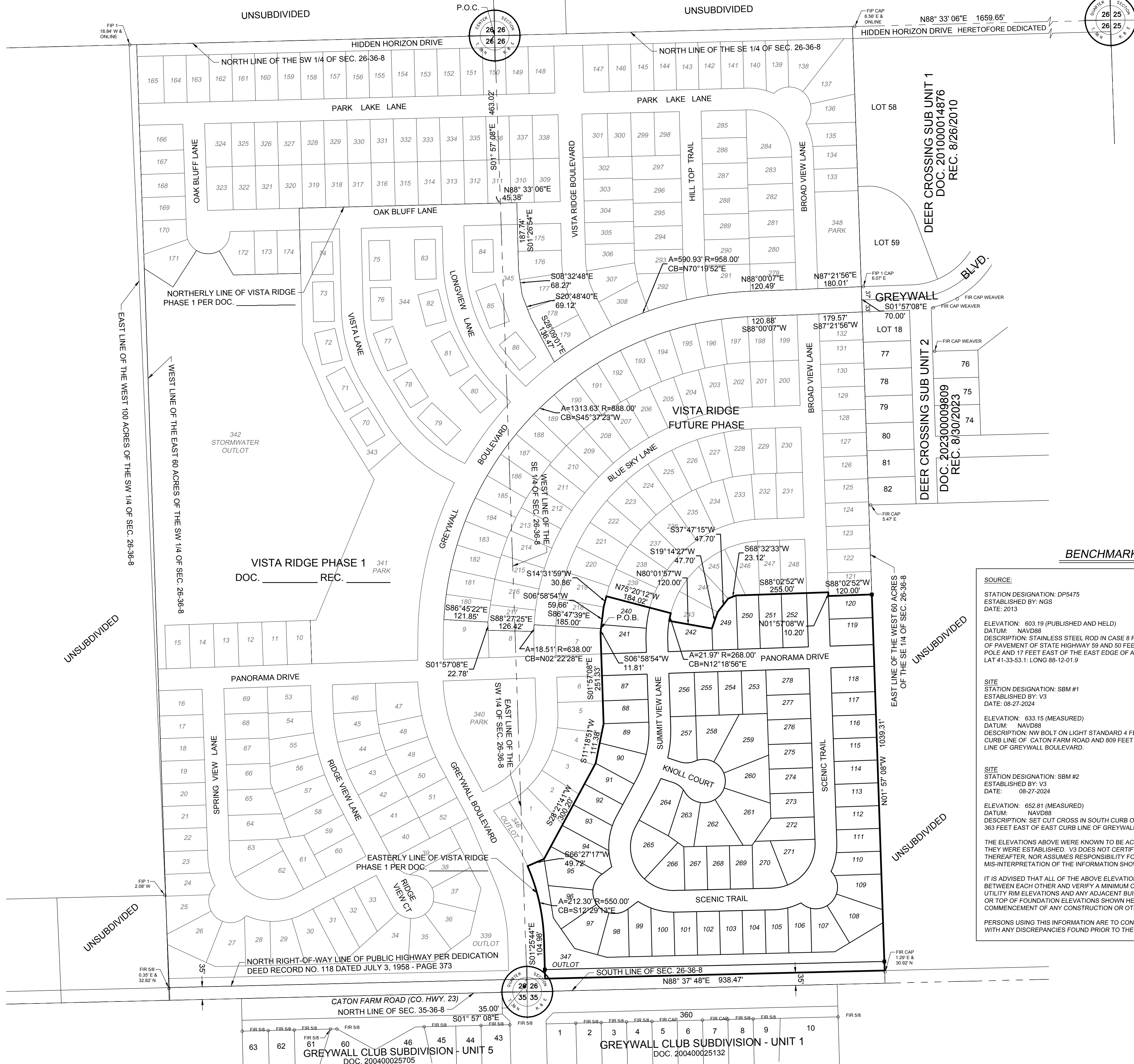
NOTES

- 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 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.



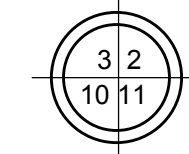
BASIS OF BEARINGS

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

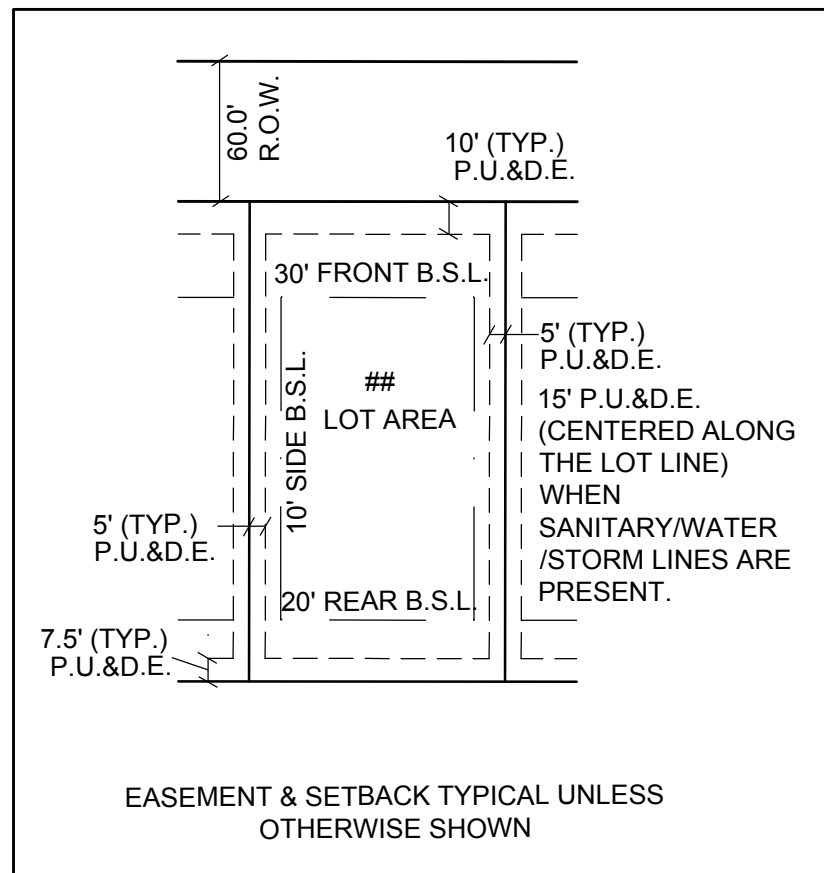


SECTION CORNER

- 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
- (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.



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



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
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

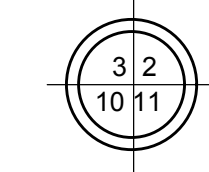
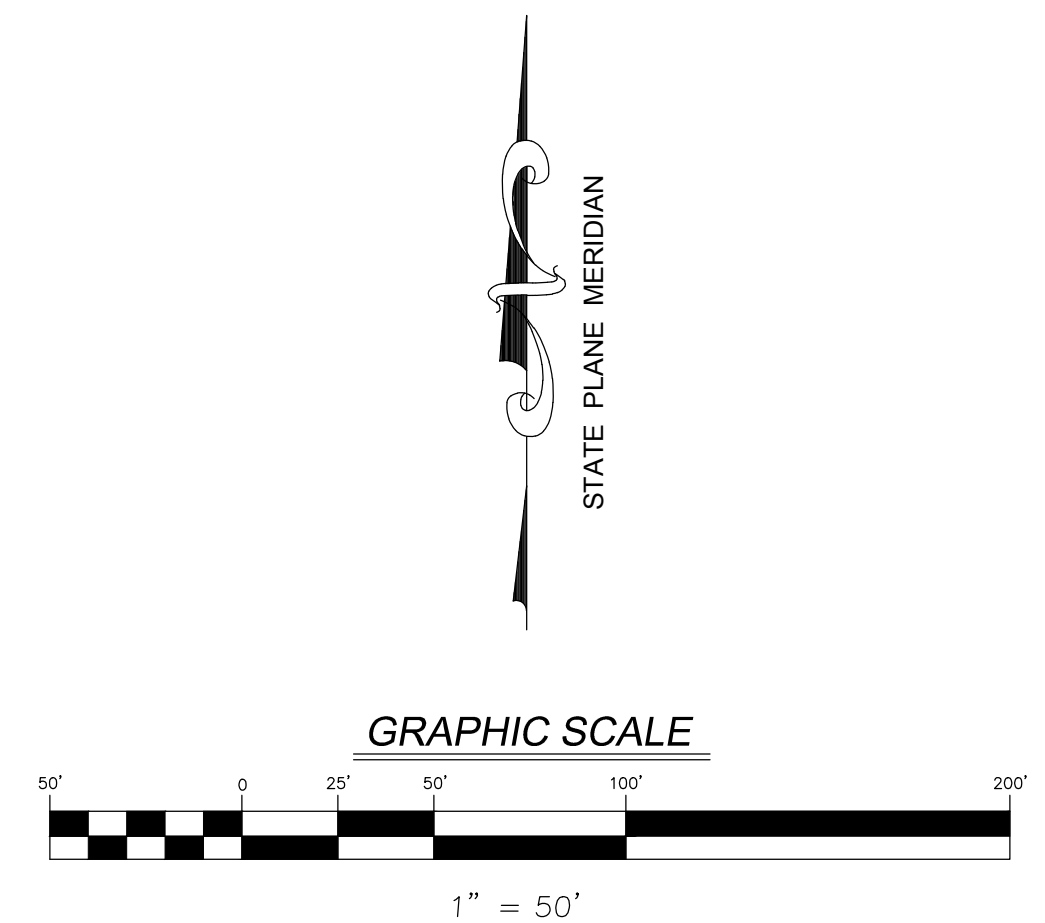
VISTA RIDGE PHASE 2 A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 150'

Project No: 241015
Group No: VP04.2

SHEET NO.
1 of 4

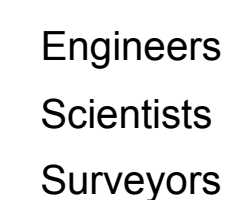
PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



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 |
| P.U.&D. | 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 |



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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			
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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			

VISTA RIDGE PHASE 2 A PLANNED UNIT DEVELOPMENT

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

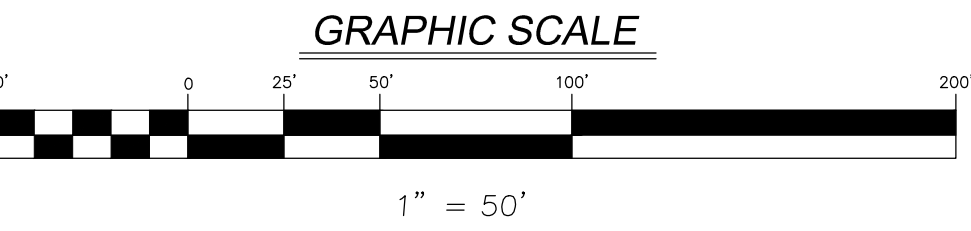
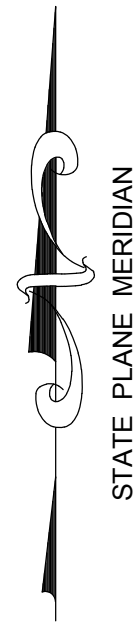
Project No:	241015
Group No:	VP04.2

SHEET NO.
2 of 4

\\4\241015\Drawings\ACAD\SV\VP04.4 Phase 2\FNL241015Phase 2 R5.dwg

RECORD PLAT
OF
VISTA RIDGE PHASE 2 A PLANNED UNIT DEVELOPMENT

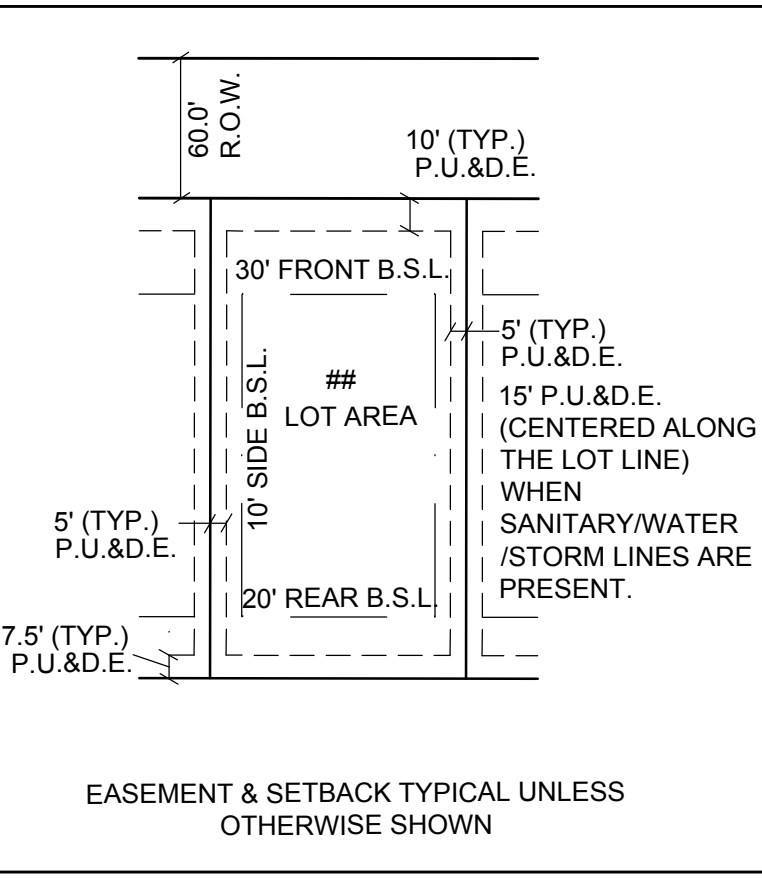
PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



Parcel Table	
Parcel #	Area
87	8750 SF
88	7875 SF
89	9343 SF
90	9225 SF
91	7800 SF
92	7823 SF
93	8582 SF
94	10822 SF
95	11445 SF
96	10160 SF
97	10567 SF
98	8649 SF
99	8941 SF
100	7852 SF
101	7560 SF
102	7560 SF
103	7560 SF
104	7560 SF
105	7620 SF
106	8152 SF

Parcel Table	
Parcel #	Area
107	9628 SF
108	11701 SF
109	9329 SF
110	8184 SF
111	7581 SF
112	7560 SF
113	7560 SF
114	7560 SF
115	7560 SF
116	7560 SF
117	7560 SF
118	8400 SF
119	8942 SF
120	7680 SF
240	8534 SF
241	9236 SF
242	8864 SF
249	8313 SF
250	9220 SF
251	9369 SF

TYPICAL LOT DETAIL
N.T.S.



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Parcel Table	
Parcel #	Area
252	10410 SF
253	8127 SF
254	7800 SF
255	7800 SF
256	8400 SF
257	9119 SF
258	10424 SF
259	16216 SF
260	10828 SF
261	14326 SF
262	11003 SF
263	8431 SF
264	10709 SF
265	11870 SF
266	8983 SF
267	7560 SF
268	7560 SF
269	7560 SF
270	9490 SF
271	10169 SF

Parcel Table	
Parcel #	Area
272	8874 SF
273	8160 SF
274	8160 SF
275	8160 SF
276	8160 SF
277	8160 SF
278	8400 SF
347*	47291 SF

LEGEND

- SECTION CORNER
- 3 2
10 11
- 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
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R RADIUS
P.U.&D.E. 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

AVERAGE LOT AREA = 8940.98 SF
* EXCLUDES OUTLOT 347
TOTAL SINGLE FAMILY LOTS = 67
TOTAL OUTLOTS = 1



Engineers
Scientists
Surveyors

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PREPARED FOR:
McNaughton Development
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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				Project No:	241015
VISTA RIDGE PHASE 2 A PLANNED UNIT DEVELOPMENT				Group No:	VP04.2
DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'
				SHEET NO.	3 of 4

RECORD 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.

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

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.

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

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, 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 _____, 20 ____.

KENDALL COUNTY ENGINEER

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

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

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

KENDALL COUNTY PLAT OFFICER

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

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.

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 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)
) 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 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, 128.42 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 TO THE POINT OF BEGINNING; 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 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 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 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, CONTAINING 19.8212 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



RECORD PLAT

VISTA RIDGE PHASE 2 A PLANNED UNIT DEVELOPMENT

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

Project No: 241015
Group No: VP04.2

SHEET NO. 4
of 4



Engineers
Scientists
Surveyors

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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			