

**ORDINANCE 2007- 09**  
Approving a Final Plat of Subdivision  
**HENNEBERRY WOODS – UNIT 4**

WHEREAS, Moser Enterprises & Crestview Builders, as owners of the subject property did petition Kendall County for final plat approval for Unit 4 of the Henneberry Woods Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 101.5353 acres in area located at the SW corner of Grove Road and Cherry Road (extended) in Section 5 of Na-Au-Say Township, Kendall County, Illinois (part of PIN's 06-05-400-001, 06-05-300-001, 06-06-400-001, 06-07-200-001); and

WHEREAS, said property is legally described in Exhibit "A" attached hereto and made a part hereof; and

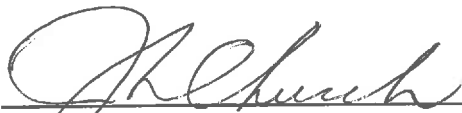
WHEREAS, said petition conforms to the requirements of the Kendall County Subdivision Control Ordinance; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Henneberry Woods – Unit 4" and further described as "Group Exhibit B".

*IN WITNESS OF*, this ordinance has been enacted on February 20, 2007.



John A. Church  
Kendall County Board Chairman



Paul Anderson  
Kendall County Clerk

# EXHIBIT

# A  
DATE 2-20-07

## HENNEBERRY WOODS - UNIT 4

### LEGAL DESCRIPTION

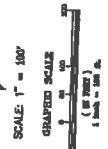
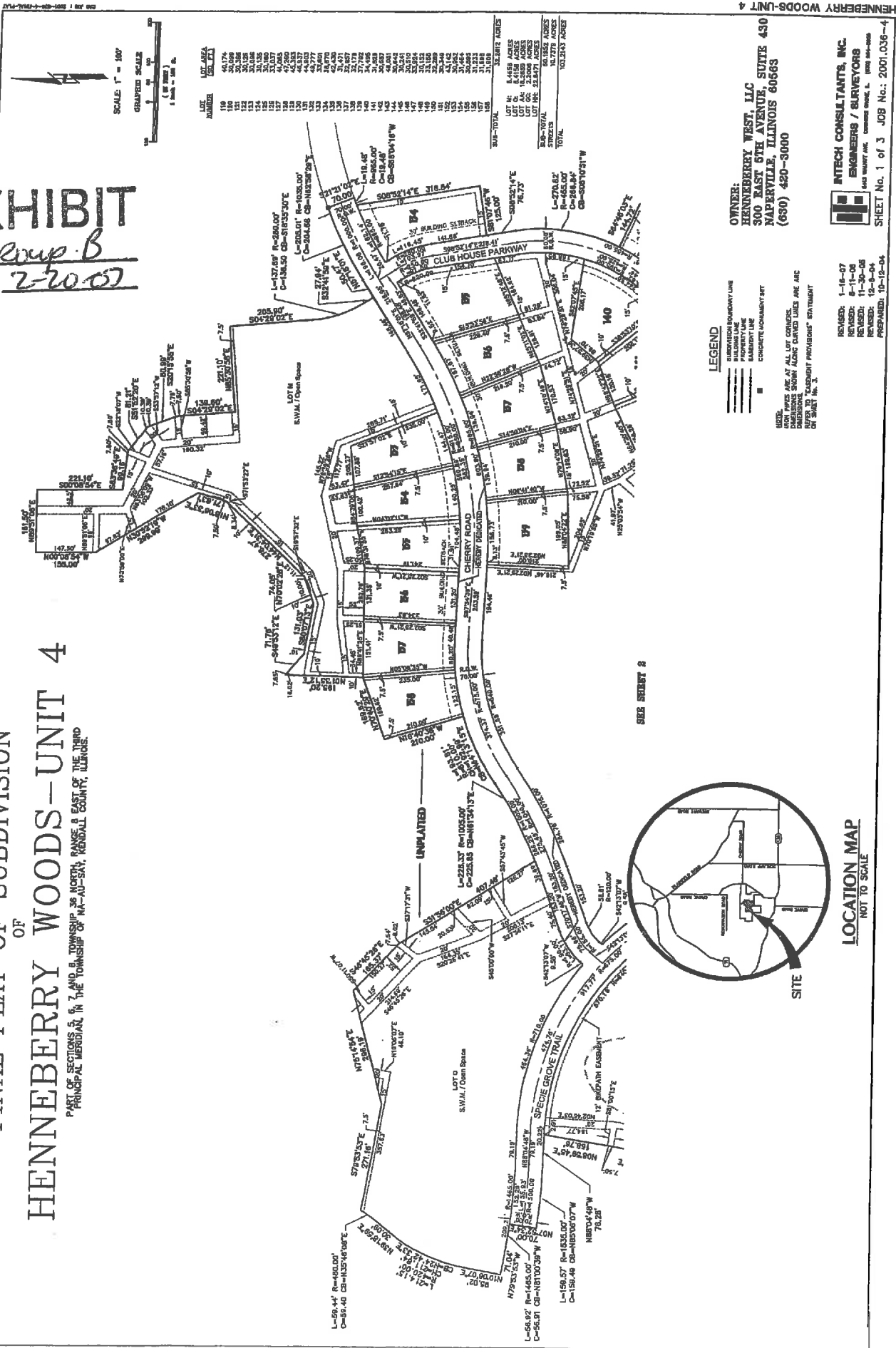
THAT PART OF SECTIONS 5, 6, 7 AND 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, WITH THE SOUTH LINE OF THE WAA-KEE-SHA RESERVATION SAID POINT BEING 1735.87 FEET NORTH OF THE CENTER LINE OF GROVE ROAD, AS MEASURED ALONG SAID WEST LINE OF THE NORTHEAST QUARTER, THENCE SOUTH 89° - 42' - 08" WEST ALONG SAID SOUTH LINE, 1618.40 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 8° - 42' - 08" WEST ALONG SAID SOUTH LINE, 1021.83 FEET, THENCE NORTH 1° - 42' - 43" WEST, 58.68 FEET, TO A POINT ON CURVE, THENCE NORTHEASTERLY ALONG A

THENCE NORTH 29° - 10' - 23" EAST 170.45 FEET, THENCE NORTH 85° - 38' - 25" WEST, 205.00 FEET, TO A POINT ON CURVE, THENCE NORTHERLY ALONG A NON-TANGENT CURVE, WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 760.00 FEET, 183.56 FEET, ARC, (CHORD BEARING NORTH 19° - 10' - 34" EAST, 133.36 FEET, CHORD), THENCE SOUTH 75° - 42' - 26" EAST, 235.00 FEET, THENCE NORTH 10° - 27' - 23" EAST 158.10 FEET, THENCE NORTH 8° - 50' - 45" EAST, 188.76 FEET, THENCE NORTH 86° - 04' - 45" WEST, 76.28 FEET, TO A POINT OF CURVE, THENCE WESTERLY, ALONG A CURVE, WHOSE CENTER LIES NORTHERLY AND HAS A RADIUS OF 1505.00 FEET, 158.57 FEET, ARC, (CHORD BEARING NORTH 85° - 06' - 07" WEST, 169.49 FEET, CHORD), THENCE NORTH 7° - 52' - 34" EAST, 70.00 FEET, TO A POINT ON CURVE, THENCE WESTERLY, ALONG A CURVE WHOSE CENTER LIES NORTHERLY AND HAS A RADIUS OF 1465.00 FEET, 56.92 FEET, ARC, (CHORD BEARING NORTH 81° - 00' - 09" WEST, 56.91 FEET, CHORD), TO A POINT OF TANGENCY, THENCE NORTH 79° - 58' - 55" WEST, 71.04 FEET, THENCE NORTH 10° - 05' - 07" EAST, 95.02 FEET, TO A POINT ON CURVE, THENCE NORTHEASTERLY ALONG A CURVE WHOSE CENTER LIES SOUTHEASTERLY AND HAS A RADIUS OF 420.00 FEET, 214.15 FEET, ARC, (CHORD BEARING NORTH 24° - 42' - 38" EAST, 211.84 FEET, CHORD), TO A POINT OF TANGENCY, THENCE NORTH 39° - 18' - 59" EAST, 30.09 FEET, TO A POINT ON CURVE, THENCE NORTHEASTERLY ALONG A CURVE WHOSE CENTER LIES NORTHWESTERLY AND HAS A RADIUS OF 480.00 FEET, 59.44 FEET, ARC, (CHORD BEARING NORTH 35° - 46' - 08" EAST, 59.40 FEET, CHORD), THENCE SOUTH 79° - 53' - 53" EAST 271.16 FEET, THENCE NORTH 75° - 14' - 54" EAST, 296.19 FEET, THENCE SOUTH 46° - 45' - 26" EAST, 165.37 FEET, THENCE SOUTH 31° - 58' - 00" EAST, 407.46 FEET, TO A POINT ON CURVE, THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE, WHOSE CENTER LIES NORTHWESTERLY AND HAS A RADIUS OF 1005.00 FEET, 226.33 FEET, ARC, (CHORD BEARING NORTH 61° - 24' - 12" EAST, 225.95 FEET, THENCE SOUTH 4° - 21' - 00" EAST, 139.60 FEET, THENCE NORTH 85° - 30' - 58" EAST, 221.10 FEET, THENCE SOUTH 4° - 29' - 02" EAST, 205.00 FEET, TO A POINT ON CURVE, THENCE SOUTHERLY ALONG A CURVE WHOSE CENTER LIES EASTERLY AND HAS A RADIUS OF 260.00 FEET, 137.89 FEET, ARC, (CHORD BEARING SOUTH 18° - 30' EAST, 136.50 FEET, CHORD), TO A POINT OF TANGENCY, THENCE SOUTH 32° - 41' - 59" EAST, 27.94 FEET, THENCE NORTH 57° - 18' - 01" EAST, 50.00 FEET, TO POINT OF CURVE, THENCE EASTERLY, ALONG A CURVE WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 1035.00 FEET, 205.01 FEET, ARC, (CHORD BEARING NORTH 62° - 51' - 29" EAST, 204.68 FEET, CHORD), THENCE SOUTH 21° - 21' - 02" EAST, 70.00 FEET, TO A POINT ON CURVE, THENCE WESTERLY, ALONG A NON-TANGENT CURVE WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 965.00 FEET, 19.48 FEET, ARC, (CHORD BEARING SOUTH 66° - 04' - 16" WEST, 19.48 FEET, CHORD), THENCE SOUTH 8° - 52' - 14" EAST, 316.84 FEET, THENCE SOUTH 81° - 07' - 48" WEST, 128.00 FEET, THENCE SOUTH 8° - 52' - 14" EAST, 76.73 FEET, TO A POINT OF CURVE, THENCE SOUTHERLY, ALONG A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 455.00 FEET, 270.82 FEET, ARC, (CHORD BEARING SOUTH 8° - 10' - 51" WEST, 266.84 FEET, CHORD), THENCE SOUTH 64° - 46' - 03" EAST, 144.72 FEET, THENCE SOUTH 0° - 24' - 07" WEST, 200.61 FEET, THENCE SOUTH 29° - 41' - 49" WEST 108.02 FEET, THENCE SOUTH 58° - 35' - 16" WEST, 370.83 FEET, THENCE SOUTH 15° - 58' - 31" WEST, 71.69 FEET, THENCE SOUTH 31° - 03' - 41" EAST, 239.60 FEET, THENCE SOUTH 58° - 56' - 19" WEST, 97.45 FEET, THENCE SOUTH 31° - 03' - 41" EAST, 295.40 FEET, THENCE SOUTH 8° - 07' - 57" WEST, 75.37 FEET, THENCE SOUTH 73° - 26' - 33" WEST, 116.99 FEET, THENCE SOUTH 0° - 17' - 52" EAST, 170.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

**EXHIBIT**  
 # Group B  
 DATE 2-20-07

**FINAL PLAT OF SUBDIVISION**  
 OF  
**HENNEBERRY WOODS - UNIT 4**

PART OF SECTIONS 5, 7 AND 8, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF MAPLE-SIX, MENARD COUNTY, ILLINOIS.

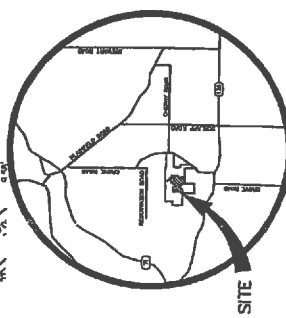


LOT NUMBER	LOT AREA (SQ. FT.)
10	40,174
11	30,386
12	30,386
13	30,386
14	30,386
15	30,386
16	30,386
17	30,386
18	30,386
19	30,386
20	30,386
21	30,386
22	30,386
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100	30,386
101	30,386
102	30,386
103	30,386
104	30,386
105	30,386

**LEGEND**  
 SUBDIVISION BOUNDARY LINE  
 SUBDIVISION LINE  
 EASEMENT LINE  
 CONCRETE MONUMENTARY BERT

**NOTES:**  
 1. ALL PLOTS ARE AT ALL LOT CORNERS.  
 2. DIMENSIONS SHOWN ALONG CHANGED LINES ARE ACCORDING TO "EASEMENT PROVISIONS" SET FORTH ON SHEET No. 1.

REVISIONS:  
 1-16-07  
 8-11-08  
 11-30-08  
 12-2-04  
 12-12-04

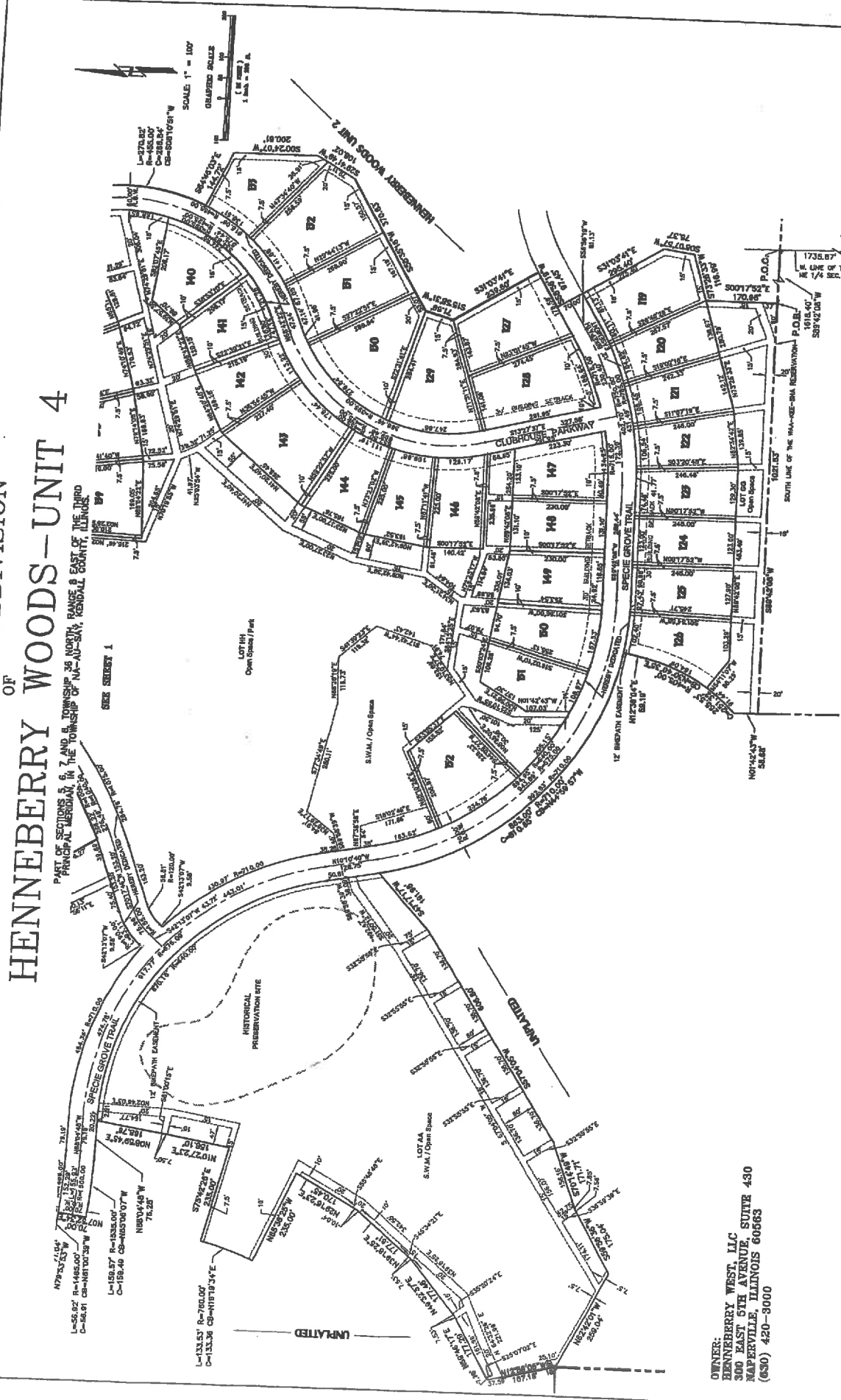


**OWNER:**  
 HENNEBERRY WEST, LLC  
 300 EAST 6TH AVENUE, SUITE 430  
 NAPERVILLE, ILLINOIS 60563  
 (630) 420-3000

**INTECH CONSULTANTS, INC.**  
 ENGINEERS / SURVEYORS  
 645 WABASH AVE. SUITE 200  
 NAPERVILLE, ILLINOIS 60563  
 SHEET No. 1 of 3 JOB No.: 2001.036-4

# FINAL PLAT OF SUBDIVISION OF HENNEBERRY WOODS—UNIT 4

PART OF SECTIONS 8, 7 AND 6, TOWNSHIP 28 NORTH, RANGE 8 EAST OF THE 10TH  
PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



**INTCH CONSULTANTS, INC.**  
 ENGINEERS / SURVEYORS  
 403 NORTH AL. GARDNER AVE. L. 60308-0404  
 SHEET No. 2 of 3 JOB No.: 2001.036-4  
 REVISION: 1-16-07  
 REVISION: 8-11-08  
 REVISION: 11-30-08  
 REVISION: 12-8-04  
 PREPARED: 10-18-04

**OWNER:**  
 HENNEBERRY WEST, LLC  
 300 EAST 5TH AVENUE, SUITE 450  
 NAPERVILLE, ILLINOIS 60563  
 (630) 420-8000

# FINAL PLAT OF SUBDIVISION OF HENNEBERRY WOODS - UNIT 4

PART OF SECTIONS 6, 7 AND 8, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRDO  
PRINCIPAL MERIDIAN, IN THE COUNTY OF HENNEBERRY, ILLINOIS

**OWNER AND DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINMENT AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND SHALL BE RESPONSIBLE FOR THE OBTAINMENT AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.**

OWNER AND DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINMENT AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND SHALL BE RESPONSIBLE FOR THE OBTAINMENT AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.

**APPROVED BY THE BOARD OF SUPERVISORS OF HENNEBERRY COUNTY, ILLINOIS:**

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

**APPROVED BY THE COUNTY ENGINEER:**

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

**APPROVED BY THE COUNTY CLERK:**

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

**APPROVED BY THE COUNTY BOARD OF SUPERVISORS:**

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

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**APPROVED BY THE COUNTY CLERK:**

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

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DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

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DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

**APPROVED BY THE COUNTY CLERK:**

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

**APPROVED BY THE COUNTY BOARD OF SUPERVISORS:**

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2001

# HENNEBERRY WOODS

KENDALL COUNTY, ILLINOIS

## FINAL LANDSCAPE PLAN UNIT 4

Prepared For:

**Moser Enterprises, Inc.**  
 401 South Main Street  
 Suite 300  
 Naperville, Illinois 60540

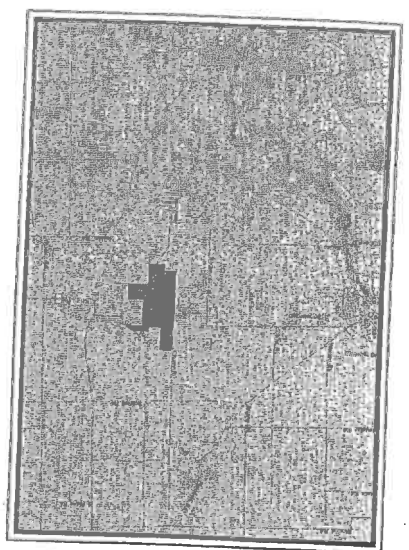
**CRESTVIEW BUILDERS**  
 4431 White Ash Lane  
 Naperville, Illinois 60564

Prepared By:

**SCHOPPE DESIGN ASSOCIATES INC.**  
 Landscape Architecture and Land Planning  
 126 S. MAIN ST.  
 OSWEGO, IL 60543

PH (630) 551-3355  
 FAX (630) 551-3639

LOCATION MAP



SHEET INDEX

- C Cover Sheet
- 1 UNIT 4 LANDSCAPE PLAN - North & West Section
- 2 UNIT 4 LANDSCAPE PLAN - South Section
- 3 Details & Materials List
- 4 Specifications
- 5 Specifications

GENERAL NOTES

1. Base map information obtained from other prepared by Interch Consultants, Inc. document titled Final Engineering Plans - Henneberry Woods - Unit 4, dated 05-14-2008.
2. Verify site conditions and information of drawings. Promptly report any concealed conditions, deficiencies, or omissions from the information shown in the Contract Documents. The Owner is not responsible for unreasonable changes or extra work required to correct Unreported discrepancies. Comply with codes applicable to this work.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work.
4. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Confirm and make adjustments in quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
4. Refer to specifications for additional conditions, standards, and notes.
5. Plant species as shown are subject to availability. Moser reserves the right to make substitutions which are the same size and of similar habit.
7. Final location of trees, within the right of way, may vary depending on final field conditions.

Soil Consultant:  
**MUTMAN SOIL TESTING, INC.**  
 1000 W. 11th Street  
 Naperville, IL 60563  
 Phone: (630) 394-5551 / Fax: (630) 394-5852

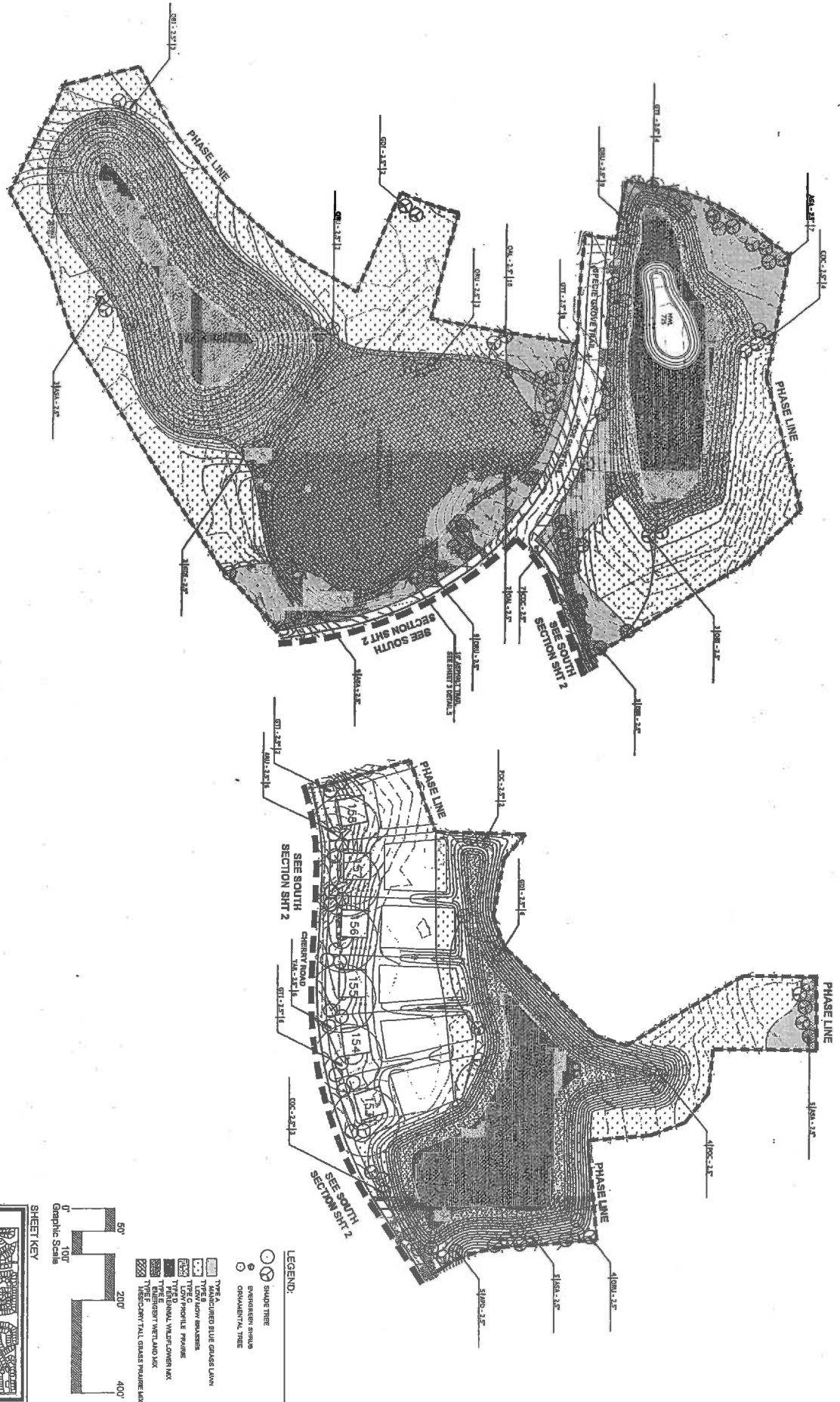
Ecological Consultant:

**JFNEW**  
 From Nature's Side's a Landscape Solutions  
 2000 N. Naperville Rd.  
 Naperville, IL 60563  
 Phone: (630) 394-5551 / Fax: (630) 394-5852

**INTERCH CONSULTANTS, INC.**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 5413 White Avenue, Downers Grove, IL 60515  
 Phone: (630) 394-5551 / Fax: (630) 394-5852

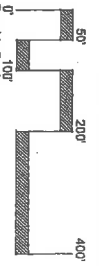


REVISION	DATE	SHEET NUMBER	PURPOSE
0	08-26-2008	AI	Initial Client Review
1	09-22-2008	AI	Revised Per Client Comment
2	12-16-2008	AI	Revised Per County Comment
3	01-11-2007	AI	Revised Per County Comment
4			
5			
6			
7			
8			

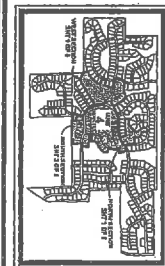


**LEGEND:**

- SHADE TREE
- EMERGENT SHRUB
- ORNAMENTAL TREE
- TREE A ACQUIRED BLUE GRASS LAWN
- TREE B
- TREE C LOW PROFILE PRAIRIE
- TREE D PERSONAL WATER/GARDEN BOX
- TREE E EMERGENT WETLAND BOX
- TREE F TURFGRASS/TALL GRASS PRAIRIE MIX



**SHEET KEY**



**HENNEBERRY WOODS**  
Kendall County, Illinois

**UNIT 4 LANDSCAPE PLAN**  
North & West Section

Prepared For:  
**Moser Enterprises, Inc.**  
401 South Main Street  
Suite 300  
Naperville, Illinois 60540

**CRESTVIEW BUILDERS**  
INCORPORATED  
4004 Falcon Drive  
Naperville, Illinois 60564

Prepared By:  
**SCHOPPE DESIGN ASSOCIATES INC.**  
Landscape Architecture and Land Planning

124 S. MAIN ST.  
OSWEGO, ILLINOIS 60543

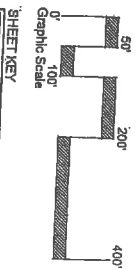
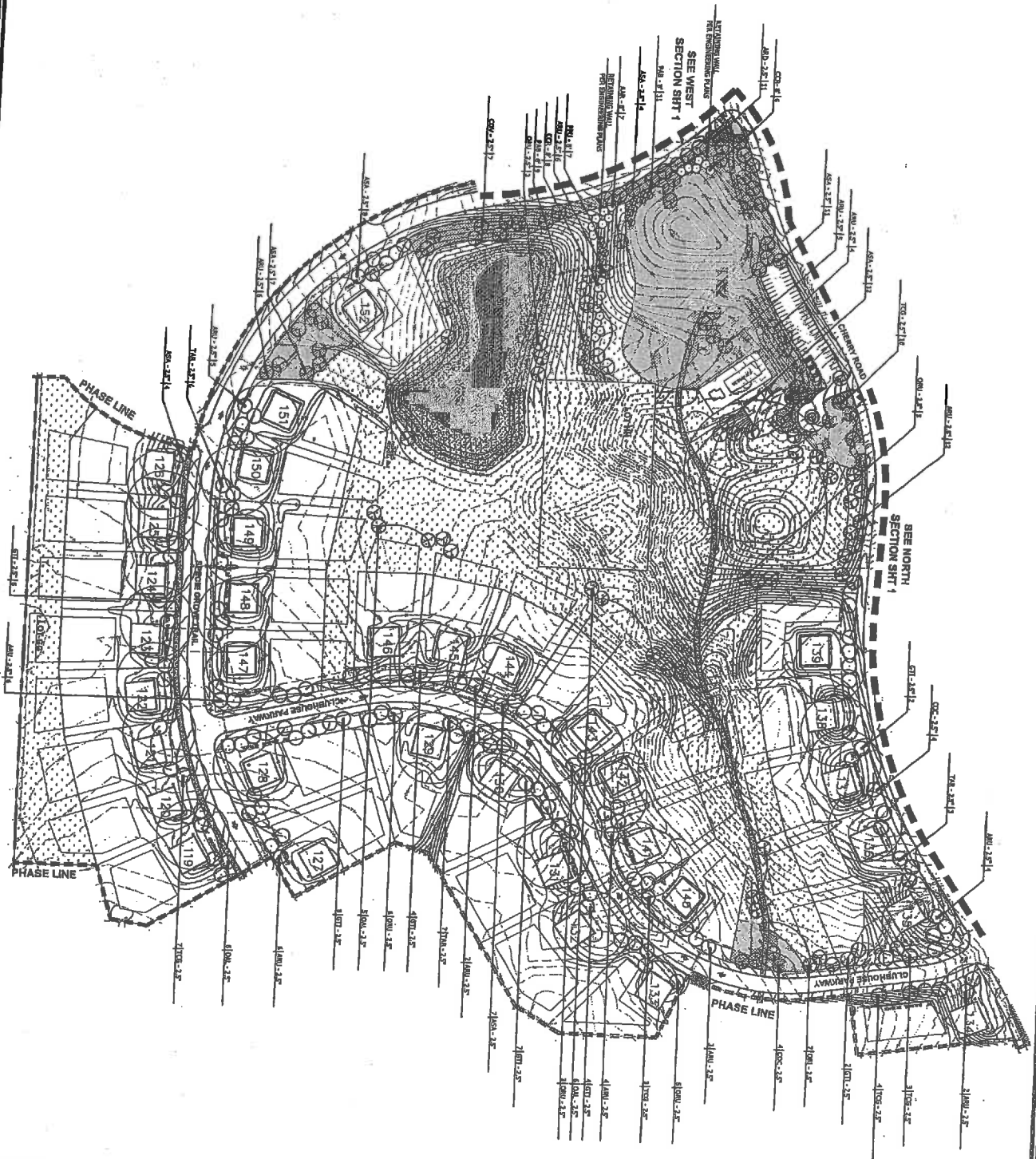
PH. (630) 551-3333  
FAX (630) 551-3639

**1 OF 5**

Revisions:

No.	Date	Description
1	08/28/2005	ISSUE FOR PERMITS
2	09/01/2005	REVISED PER PERMITS
3	09/01/2005	REVISED PER PERMITS
4	09/01/2005	REVISED PER PERMITS
5	09/01/2005	REVISED PER PERMITS
6	09/01/2005	REVISED PER PERMITS
7	09/01/2005	REVISED PER PERMITS
8	09/01/2005	REVISED PER PERMITS
9	09/01/2005	REVISED PER PERMITS
10	09/01/2005	REVISED PER PERMITS

Drawn: [Name]  
Scale: 1" = 100'  
Date: 08/28/2005  
Job #: 05-112-000  
File #: HENNEBERRY WOODS UNIT 4  
Sheet: 1 OF 5



- LEGEND:**
- SHADE TREE
  - ⊙ C/EVERGREEN SHRUB
  - ⊙ ORNAMENTAL TREE
  - TYPE A: MANICURED BLUE GRASS LAWN
  - TYPE B: TYPICAL MOW GRASSES
  - TYPE C: TYPICAL FESCUE PRAIRIE
  - TYPE D: TYPICAL BIRCH WOODLAND
  - TYPE E: TYPICAL PINE WOODLAND
  - TYPE F: TYPICAL WETLAND
  - TYPE G: TYPICAL SWAMP
  - TYPE H: TYPICAL WETLAND
  - TYPE I: TYPICAL WETLAND
  - TYPE J: TYPICAL WETLAND
  - TYPE K: TYPICAL WETLAND
  - TYPE L: TYPICAL WETLAND
  - TYPE M: TYPICAL WETLAND
  - TYPE N: TYPICAL WETLAND
  - TYPE O: TYPICAL WETLAND
  - TYPE P: TYPICAL WETLAND
  - TYPE Q: TYPICAL WETLAND
  - TYPE R: TYPICAL WETLAND
  - TYPE S: TYPICAL WETLAND
  - TYPE T: TYPICAL WETLAND
  - TYPE U: TYPICAL WETLAND
  - TYPE V: TYPICAL WETLAND
  - TYPE W: TYPICAL WETLAND
  - TYPE X: TYPICAL WETLAND
  - TYPE Y: TYPICAL WETLAND
  - TYPE Z: TYPICAL WETLAND

**2 OF 5**

Prepared by: **SCHOPPE DESIGN ASSOCIATES INC.**  
 Landscape Architecture and Land Planning  
 174 S. MAIN ST.  
 OSTEGO, ILLINOIS 60543  
 PH: (630) 551-3353  
 FAX: (630) 551-3639

**HENNEBERRY WOODS**  
 Kendall County, Illinois  
**UNIT 4 LANDSCAPE PLAN**  
 South Section

Prepared For: **Moser Enterprises, Inc.**  
 401 South Main Street  
 Suite 300  
 Naperville, Illinois 60540

**CRESTVIEW BUILDERS**  
 4004 Falcon Drive  
 Naperville, Illinois 60564

Prepared by: **SCHOPPE DESIGN ASSOCIATES INC.**  
 Landscape Architecture and Land Planning  
 174 S. MAIN ST.  
 OSTEGO, ILLINOIS 60543  
 PH: (630) 551-3353  
 FAX: (630) 551-3639







