

ORDINANCE 2006 - 22
Approving a Final Plat of Subdivision
HENNEBERRY WOODS – UNIT 3

WHEREAS, Moser Enterprises & Crestview Builders, as owners of the subject property did petition Kendall County for final plat approval for Unit 3 of the Henneberry Woods Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 73.132 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 3" and further described as "Group Exhibit B".

IN WITNESS OF, this ordinance has been enacted on March 21, 2006.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

SURVEYOR'S CERTIFICATE

EXHIBIT

A
DATE 3-8-06

STATE OF ILLINOIS)
SS
COUNTY OF Du PAGE)

THIS IS TO STATE THAT I, THOMAS E. FAHRENBACH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, THENCE NORTH 1°-37'-41" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 479.16 FEET, TO THE INTERSECTION OF THE CENTER LINE OF GROVE ROAD WITH THE AFORESAID WEST LINE, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°-37'-41" WEST, ALONG SAID WEST LINE, 1735.87 FEET, TO THE SOUTH LINE OF THE WAA-KEE-SHA RESERVATION; THENCE SOUTH 89°-42'-08" WEST, ALONG SAID SOUTH LINE, 1618.40 FEET; THENCE NORTH 0°-17'-52" WEST, 170.96 FEET; THENCE NORTH 73°-26'-33" EAST, 116.99 FEET; THENCE NORTH 8°-07'-57" EAST, 75.37 FEET; THENCE NORTH 31°-03'-41" WEST, 295.40 FEET; THENCE NORTH 58°-56'-19" EAST, 97.45 FEET, TO A POINT OF CURVE; THENCE EASTERLY, ALONG A CURVE, WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 496.00 FEET, 519.20 FEET, ARC, (CHORD BEARING NORTH 88°-55'-36" EAST, 495.82 FEET, CHORD); THENCE NORTH 0°-30'-59" WEST, 638.95 FEET; THENCE NORTH 17°-39'-14" EAST, 254.37 FEET; THENCE NORTH 38°-23'-24" EAST, 223.40 FEET; THENCE NORTH 73°-16'-03" EAST, 225.97 FEET; THENCE SOUTH 15°-09'-26" EAST, 195.00 FEET, TO A POINT ON CURVE; THENCE EASTERLY, ALONG A NON-TANGENT CURVE, WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 305.00 FEET, 77.94 FEET, ARC, (CHORD BEARING NORTH 82°-09'-48" EAST, 77.73 FEET, CHORD), TO A POINT OF TANGENCY; THENCE NORTH 89°-29'-01" EAST, 100.07 FEET; THENCE NORTH 0°-30'-59" WEST, 328.90 FEET; THENCE NORTH 89°-29'-01" EAST, 285.00 FEET; THENCE SOUTH 0°-30'-59" EAST, 11.92 FEET; THENCE NORTH 89°-29'-01" EAST, 255.00 FEET, TO THE EAST LINE OF THE WAA-KEE-SHA RESERVATION; THENCE SOUTH 0°-30'-59" EAST, ALONG SAID EAST LINE, 1157.41 FEET; THENCE SOUTH 80°-55'-28" EAST, 435.72 FEET; THENCE SOUTH 1°-00'-42" EAST, 853.83 FEET; THENCE SOUTH 88°-58'-47" WEST, 25.00 FEET; THENCE SOUTH 1°-37'-31" EAST, 713.99 FEET, TO THE CENTER LINE OF GROVE ROAD; THENCE SOUTH 33°-24'-54" WEST, ALONG SAID CENTER LINE, 902.45 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG SAID CENTER LINE, ALONG A CURVE, WHOSE CENTER LIES NORTHWESTERLY AND HAS A RADIUS OF 674.10 FEET, 46.20 FEET, ARC, (CHORD BEARING SOUTH 35°-22'-43" WEST, 46.19 FEET, CHORD), MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER STATE THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITHIN THE PREPARATION OF THIS PLAT.

I FURTHER STATE THAT NONE OF THE PROPERTY IN THIS SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF KENDALL, ILLINOIS, DESIGNATED COMMUNITY PANEL NUMBER 170341 100 C, DATED JULY 19, 1982.

DATED AT _____, ILLINOIS, THIS ___ DAY OF _____ A.D., 20__.

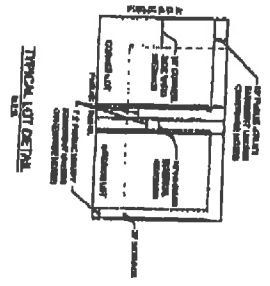
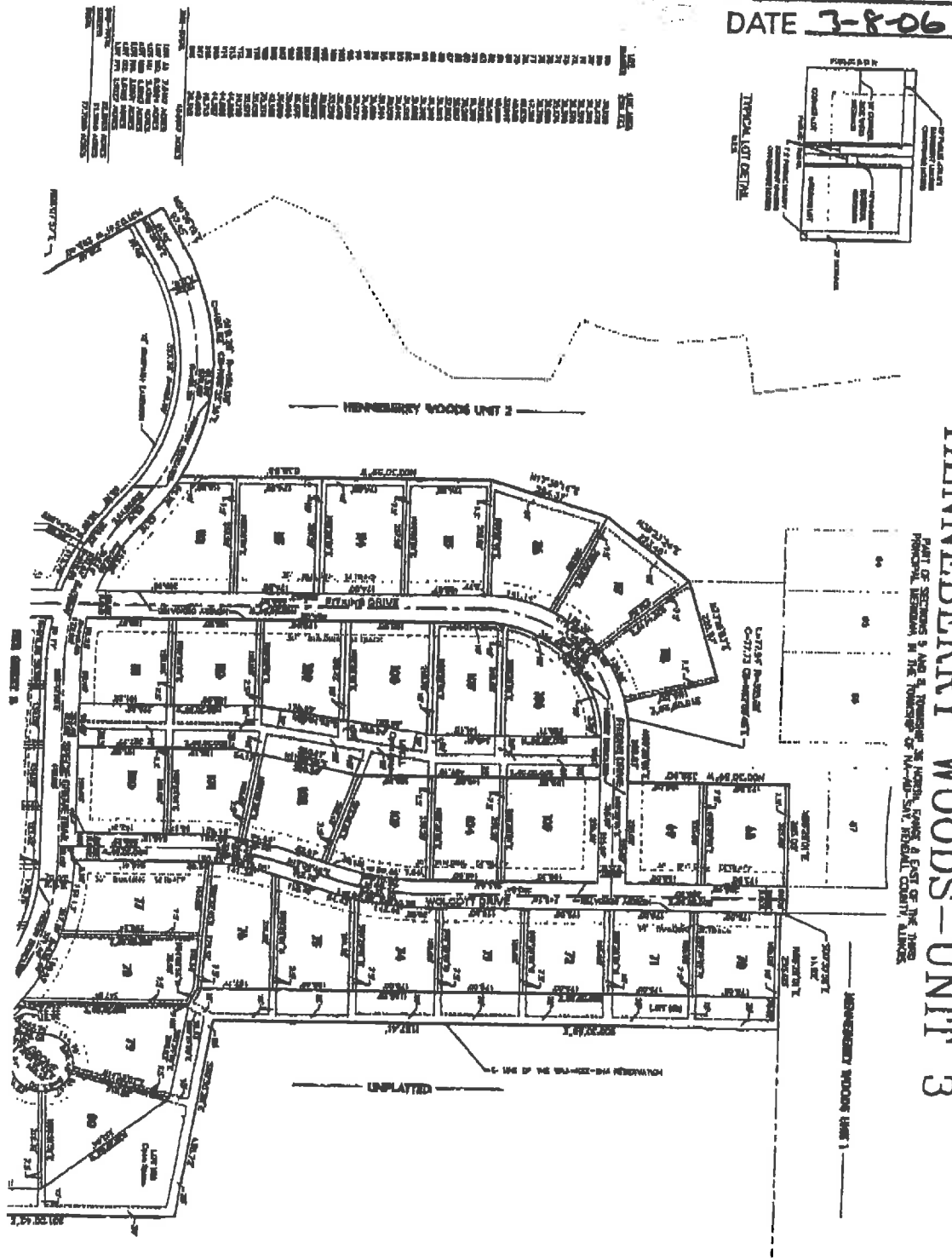
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126
MY LICENSE RENEWS/EXPIRES NOVEMBER 30, 2006.

EXHIBIT

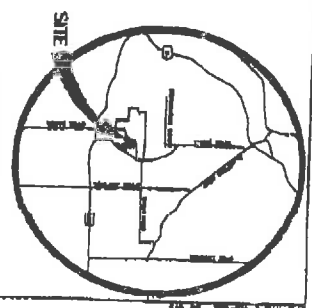
Group B
DATE 3-8-06

FINAL PLAN OF SUBDIVISION OF HENNEBERRY WOODS - UNIT 3

PART OF SECTIONS 3 AND 5, TOWNSHIP 26 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF WASHINGTON, STATE, FRANKLIN COUNTY, IOWA



LOT NO.	AREA (SQ. FT.)	AREA (AC.)
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99	10,000	0.23
100	10,000	0.23



LOCATION MAP
NOT TO SCALE

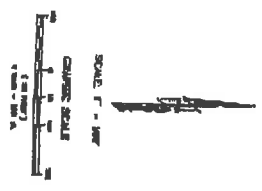
LEGEND

- Subdivision Boundary Line
- Property Line
- 1/4 Section Boundary Line
- Section Boundary Line
- County Boundary Line
- State Boundary Line
- Water
- Unplatted
- Other

THIS PLAN SHALL BE FILED FOR RECORD IN THE PUBLIC RECORDS OF FRANKLIN COUNTY, IOWA, AT THE OFFICE OF THE COUNTY CLERK, FRANKLIN COUNTY, IOWA, AT THE TIME OF THE RECORDING OF THIS PLAN.

DATE: 3/8/06

BY: [Signature]



OWNER:
HENNEBERRY WEST, LLC
300 EAST 5TH AVENUE, SUITE 120
MARIETTA, ILLINOIS 60043
(830) 420-2600

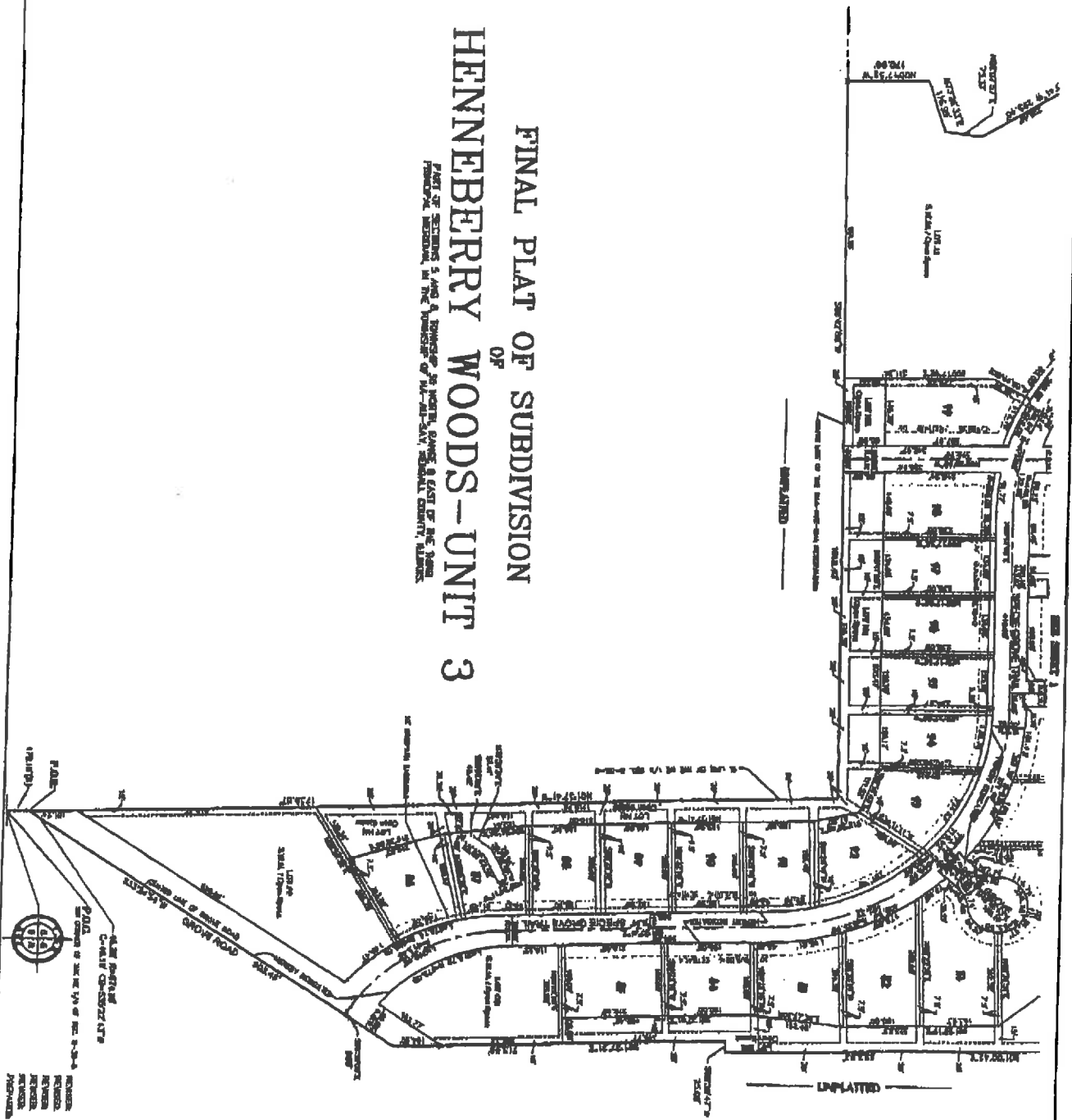
REVISIONS:
2-24-06
1-14-06
10-28-05
2-14-05
1-14-05
12-13-04

WITSON COMMUNITY, INC.
ENGINEER / SURVEYOR
1000 10th St. NE, Grand Rapids, MI 49503
PH: 616-941-1000

SHEET No. 1 of 3 JOB No.: 2001.035-3

FINAL PLAT OF SUBDIVISION OF HENNEBERRY WOODS-UNIT 3

PART OF SECTIONS 1 AND 2, TOWNSHIP 25 NORTH, RANGE 8 EAST OF THE 3RD
PRINCIPAL MERIDIAN, IN THE COUNTY OF MILWAUKEE, WISCONSIN



REVISION 2-13-06
 REVISION 2-14-06
 REVISION 2-14-06
 REVISION 2-14-06
 APPROVED 10-12-06

OWNER:
 HENNEBERRY WOODS, LLC
 500 EAST 5TH AVENUE, SUITE 430
 MILWAUKEE, WISCONSIN 53212
 (414) 488-3000

INTECH CONSULTANTS, INC.
 ENGINEERED / SURVEYED
 1000 W. WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WISCONSIN 53233
 (414) 488-3000

SHEET No. 2 of 3 JOB No. 2004.03-3

HENNEBERRY WOODS

KENDALL COUNTY, ILLINOIS

FINAL LANDSCAPE PLAN UNIT 3

Prepared For:

Moser Enterprises, Inc.
 5th Avenue Station
 300 East 5th Avenue
 Naperville, Illinois 60540

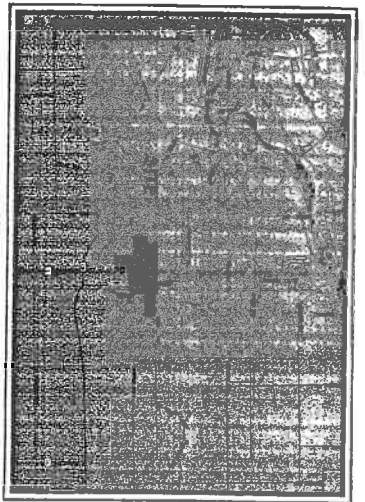
CRISTVIEW BUILDERS
 4004 Falcon Drive
 Naperville, Illinois 60564

Prepared By:

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

PH (830) 551-4335
 FAX (830) 551-3839

LOCATION MAP



SHEET INDEX

- C Cover Sheet
- 1 UNIT 3 Landscape Plan North Section
- 2 UNIT 3 Landscape Plan South Section
- 3 Details & Materials List
- 4 Specifications
- 5 Specifications

GENERAL NOTES

1. Revisions information obtained from plans prepared by Initial Consultant, the document listed Final Engineering Plans - Hennesberry Woods - Unit 3, dated 10/26/2005.
2. Verify site conditions and information of drawings. Promptly report any concealed conditions, mistakes, omissions, or errors in the information shown on the Contract Documents. The Owner is not responsible for unnoted changes or other work required to correct exceptional discrepancies.
3. Secure and post for permit. See and inspectors necessary for the proper execution of this work. Complete when work is complete to this work.
4. Plants and other materials are quarantined and submitted for the convenience of the Owner and jurisdictional agencies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
5. Refer to specifications for additional conditions, standards, and notes.
6. Plant species to be used as indicated. Owner reserves the right to make substitutions which are the same size and of similar value.
7. Final location of trees, within the right of way, may vary depending on final field conditions.

SUBMITTED FOR CLIENT REVIEW AND APPROVAL

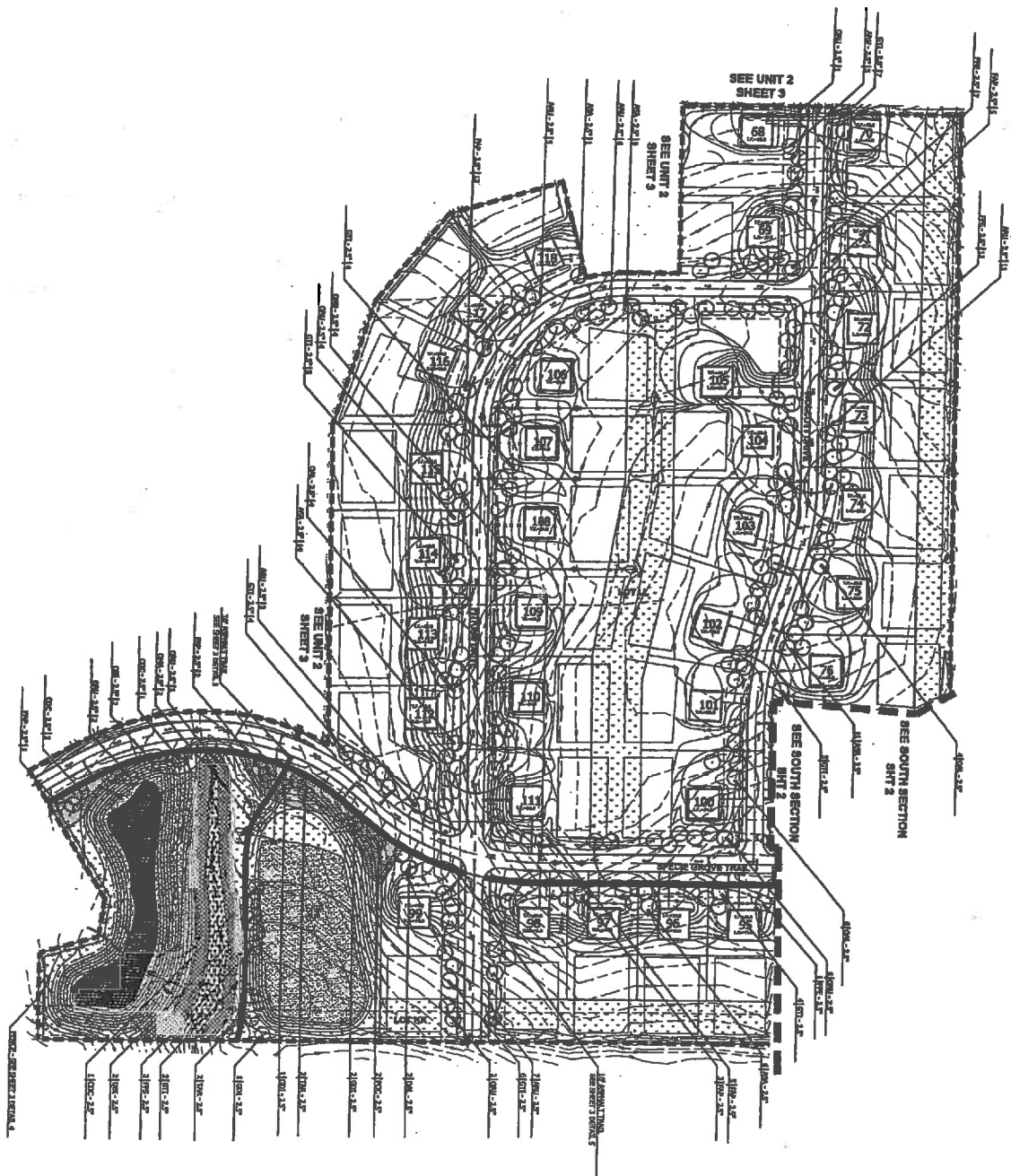
Paul Cookman
 PROJECT MANAGER
 1000 W. 15th Street
 Naperville, IL 60563
 Phone: (830) 554-5851 / Fax: (830) 554-5852

Ecological Consultant:
J/N/E/W
 JENNIFER NEWBERRY
 Project Manager
 1000 W. 15th Street
 Naperville, IL 60563
 Phone: (830) 554-5851 / Fax: (830) 554-5852

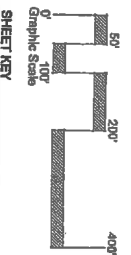
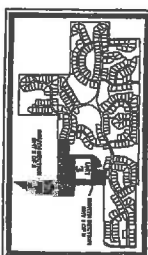
Civil Engineer:
INTIACH CONSULTANTS, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 1000 W. 15th Street
 Naperville, IL 60563
 Phone: (830) 554-5851 / Fax: (830) 554-5852



REVISION	DATE	SHEET NUMBER	PURPOSE
0	11-18-2004	All	Initial County Review
1	01-28-2005	All	County Submittal
2	02-23-2005	All	Reviewed Per Per Paid Charges
3	12-15-2005	All	Reviewed Per Per Paid Charges
4	01-25-2006	All	Reviewed Per Per Paid Charges
5	01-25-2006	All	Reviewed Per Per Paid Charges
6	01-24-2006	All	Reviewed Per Per Paid Charges
7			
8			



SUBMITTED FOR CLIENT REVIEW AND APPROVAL



- LEGEND:**
- (○) SHADE TREE
 - (●) EXISTING PLANT
 - (○) COMMEMORIAL TREE
 - (□) SIGNATURE PLANT
 - (□) TREE 8' SHOW EXISTENCE
 - (□) TREE 10' SHOW EXISTENCE
 - (□) TREE 12' SHOW EXISTENCE
 - (□) TREE 14' SHOW EXISTENCE
 - (□) TREE 16' SHOW EXISTENCE
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 - (□) TREE 374' SHOW EXISTENCE
 - (□) TREE 376' SHOW EXISTENCE
 - (□) TREE 378' SHOW EXISTENCE
 - (□) TREE 380' SHOW EXISTENCE
 - (□) TREE 382' SHOW EXISTENCE
 - (□) TREE 384' SHOW EXISTENCE
 - (□) TREE 386' SHOW EXISTENCE
 - (□) TREE 388' SHOW EXISTENCE
 - (□) TREE 390' SHOW EXISTENCE
 - (□) TREE 392' SHOW EXISTENCE
 - (□) TREE 394' SHOW EXISTENCE
 - (□) TREE 396' SHOW EXISTENCE
 - (□) TREE 398' SHOW EXISTENCE
 - (□) TREE 400' SHOW EXISTENCE

1 OF 5

Henneberry Woods
Kendall County, Illinois

UNIT 3 Landscape Plan
North Section

Project No. 11-12-03
Date: 11/12/03
Scale: AS SHOWN
Author: J. B. Schopp
Checked: J. B. Schopp
Drawn: J. B. Schopp
Title: Landscape Architect

Henneberry Woods
Kendall County, Illinois

UNIT 3 Landscape Plan
North Section

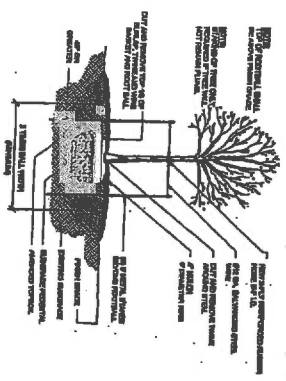
Moser Enterprises, Inc.
5th Avenue Station
300 East 5th Avenue
Naperville, Illinois 60540

CRESTVIEW BUILDERS
4004 Falcon Drive
Naperville, Illinois 60564

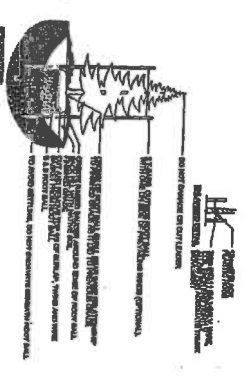
Prepared by:
SCHOPPE DESIGN ASSOCIATES INC.
Landscape Architecture and Land Planning

126 S. MAIN ST.
COSTEO, ILLINOIS 60543

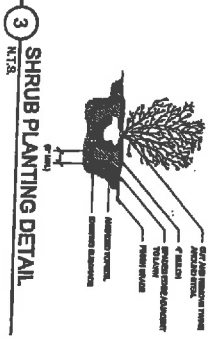
PH: (630) 551-3355
FAX: (630) 551-3639



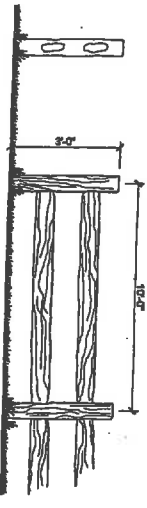
1 TREE PLANTING DETAIL
N.T.S.



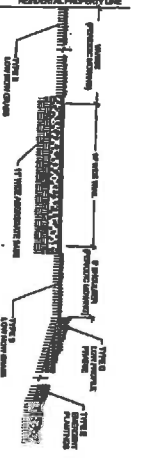
2 EVERGREEN TREE DETAIL
N.T.S.



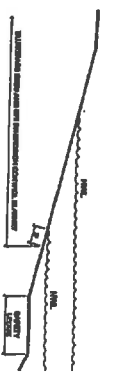
3 SHRUB PLANTING DETAIL
N.T.S.



4 TWO RAIL SPLIT RAIL FENCE
N.T.S.



5 GREENWAY AND TRAIL SECTION
N.T.S.



6 EROSION CONTROL BLANKET
N.T.S.

Seed Type	Quantity	Notes
1	100	...
2	200	...
3	300	...
4	400	...
5	500	...
6	600	...
7	700	...
8	800	...
9	900	...
10	1000	...
11	1100	...
12	1200	...
13	1300	...
14	1400	...
15	1500	...
16	1600	...
17	1700	...
18	1800	...
19	1900	...
20	2000	...

SUBMITTED FOR CLIENT REVIEW AND APPROVAL

3 OF 5

Prepared For: **Henneberry Woods**
Kendall County, Illinois

Project: **Details & Materials List**

Scale: **AS SHOWN**

Drawn: **[Name]**

Checked: **[Name]**

Approved: **[Name]**

Prepared For: **Henneberry Woods**
Kendall County, Illinois

Project: **Details & Materials List**

Scale: **AS SHOWN**

Drawn: **[Name]**

Checked: **[Name]**

Approved: **[Name]**

Prepared For: **Moser Enterprises, Inc.**
5th Avenue Station
300 East 5th Avenue
Naperville, Illinois 60540

Project: **Details & Materials List**

Scale: **AS SHOWN**

Drawn: **[Name]**

Checked: **[Name]**

Approved: **[Name]**

Prepared by: **SCHOPPE DESIGN ASSOCIATES INC.**
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