

ORDINANCE 2005 - 09
Approving a Final Plat of Subdivision
HIGHPOINT MEADOWS

WHEREAS, HRM Properties, as owners of the subject property, did petition Kendall County for final plat approval for the Highpoint Meadows Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 40.27 acres in area generally on the north side of Highpoint Road south of Illinois Route 71 in Section 13 of Fox Township, Kendall County, Illinois (PIN 04-13-251-002); 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

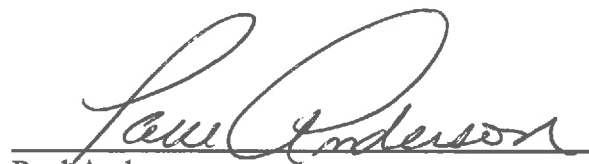
WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Highpoint Meadows" and further described as "Group Exhibit B" subject to review and approval of the supporting covenants, documents and agreements by all affected agencies and the Kendall County State's Attorney.

IN WITNESS OF, this ordinance has been enacted on February 15, 2005.



John A. Church
Kendall County Board Chairman

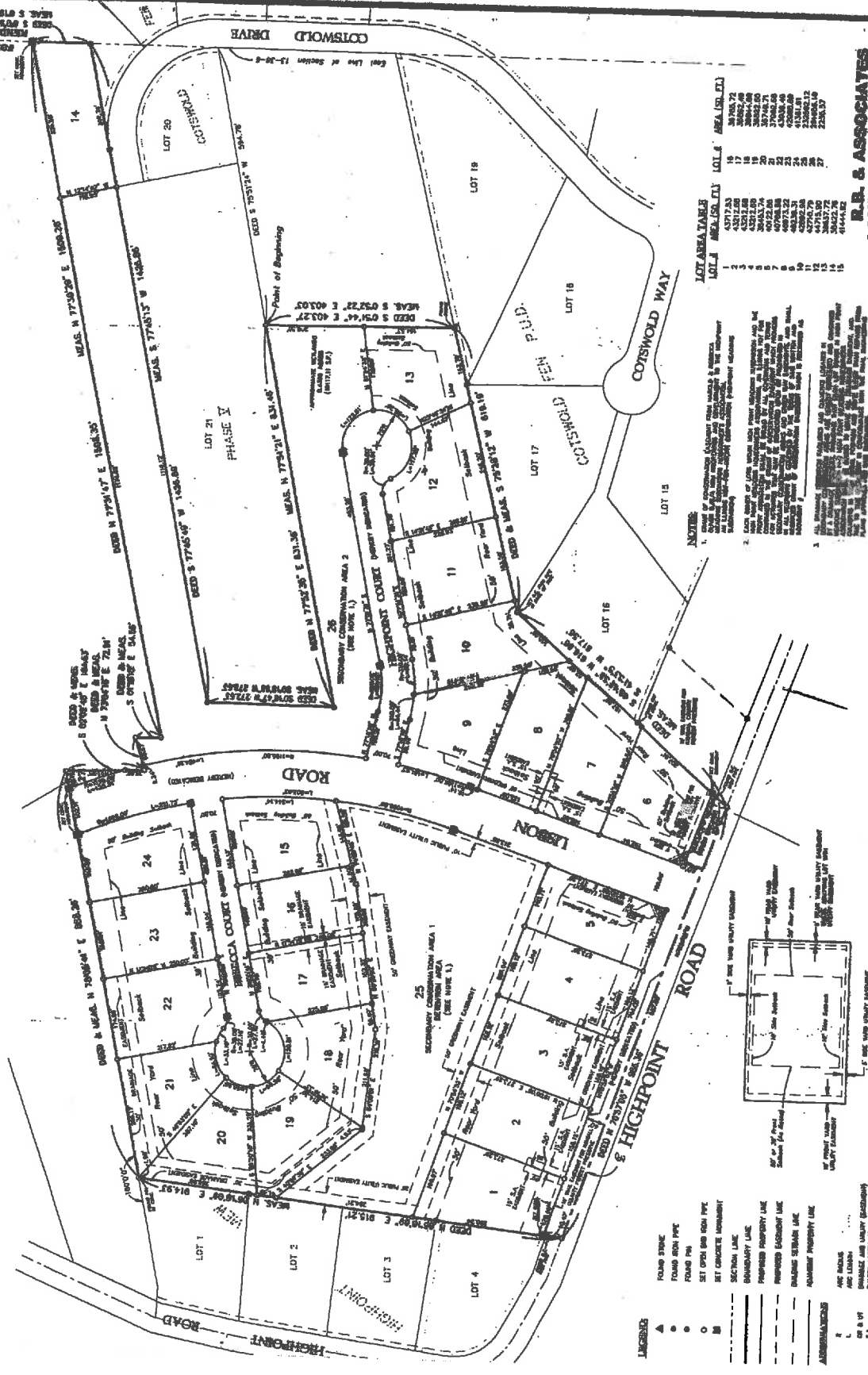
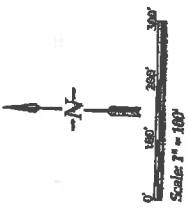


Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

That part of the North Half of Section 13, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of Lot 20 in Cotswold Fen P.U.D., Phase Four, Fox and Kendall Townships, Kendall County, Illinois; thence South $77^{\circ}51'24''$ West along the South line of said Lot 20 and the South line of Lot 21 in Phase Five of said Cotswold Fen P.U.D., 594.78 feet for a point of beginning; thence South $00^{\circ}51'44''$ East 403.27 feet to a stone monument on the North line of Lot 19 in Phase Three of said Cotswold Fen P.U.D.; thence South $75^{\circ}29'04''$ West along said North line and the North line of Lot 17 in Phase Two of said Cotswold Fen P.U.D. 619.05 feet to the northerly corner of Lot 16 in said Phase Two; thence South $41^{\circ}42'55''$ West along the northwesterly line of said Lot 16 and said northwesterly line extended 616.96 feet to the center line of Highpoint Road; thence North $70^{\circ}57'05''$ West along said center line 986.36 feet to the South east corner of Highpoint View, Fox Township, Kendall County, Illinois; thence North $06^{\circ}18'09''$ East along the East line of said Highpoint View, 915.21 feet the Northeast corner thereof; thence North $78^{\circ}05'41''$ East along the extension of the North line of said Highpoint View, 888.26 feet; thence South $02^{\circ}02'48''$ East 164.63 feet; thence North $73^{\circ}04'16''$ East 72.91 feet; thence South $01^{\circ}16'15''$ East 54.56 feet; thence North $77^{\circ}31'47''$ East 1508.35 feet to the East line of said Section 13; thence South $00^{\circ}00'50''$ East along said East line 123.34 feet to the North line of said Lot 21; Phase Five, extended easterly; thence South $77^{\circ}45'49''$ West along said extended North line and said North line 1426.89 feet to the Northwest corner of said Lot 21; thence South $00^{\circ}18'47''$ West along the West line of said Lot 21, a distance of 272.63 feet to the Southwest corner thereof; thence North $77^{\circ}52'35''$ East along the South line of said Lot 21, a distance of 831.36 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 40.929 acres as shown by the plat hereon drawn which is correct representation of said survey.

FINAL PLAN OF HIGHPOINT MEADOWS KENDALL COUNTY, ILLINOIS



- LEGEND:**
- ▲ FOUND STAKE
 - FOUND IRON PIPE
 - FOUND PIN
 - SET GROUND IRON PIPE
 - SET CONCRETE MONUMENT
 - SECTION LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - EXISTING PROPERTY LINE
- ABBREVIATIONS:**
- PVC RADIUS
 - ARC LENGTH
 - S. L. OF
 - STANDARD MERIDIAN

NOTES:

1. THIS PLAN IS A REVISION OF THE PREVIOUS PLAN AND THE BOUNDARIES AND AREAS SHOWN HEREON ARE THE RESULT OF A RE-SURVEY AND THE BOUNDARIES AND AREAS SHOWN HEREON ARE THE RESULT OF A RE-SURVEY AND THE BOUNDARIES AND AREAS SHOWN HEREON ARE THE RESULT OF A RE-SURVEY.
2. THE AREA OF THIS PLAN IS 100,000 SQUARE FEET AND THE BOUNDARIES AND AREAS SHOWN HEREON ARE THE RESULT OF A RE-SURVEY AND THE BOUNDARIES AND AREAS SHOWN HEREON ARE THE RESULT OF A RE-SURVEY.
3. THE AREA OF THIS PLAN IS 100,000 SQUARE FEET AND THE BOUNDARIES AND AREAS SHOWN HEREON ARE THE RESULT OF A RE-SURVEY AND THE BOUNDARIES AND AREAS SHOWN HEREON ARE THE RESULT OF A RE-SURVEY.

LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
1	4377.33	.099
2	4377.33	.099
3	4377.33	.099
4	4377.33	.099
5	4377.33	.099
6	4377.33	.099
7	4377.33	.099
8	4377.33	.099
9	4377.33	.099
10	4377.33	.099
11	4377.33	.099
12	4377.33	.099
13	4377.33	.099
14	4377.33	.099
15	4377.33	.099
16	4377.33	.099
17	4377.33	.099
18	4377.33	.099
19	4377.33	.099
20	4377.33	.099
21	4377.33	.099
22	4377.33	.099
23	4377.33	.099
24	4377.33	.099
25	4377.33	.099

**R.B. & ASSOCIATES
LAND SURVEYORS, INC.**
4 West Main Street
P.O. Box 1000
Kendall County, Illinois 62550
(618) 242-1000

SHT. 1 of 2

TYPICAL LOT DETAIL
NOT TO SCALE

REVISIONS: 04-06 10-06-06 11-04-06

FINAL PLAT OF HIGH POINT MEADOWS KENDALL COUNTY, ILLINOIS

VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS APPROVED BY THE PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF HIGH POINT MEADOWS, ILLINOIS, ON THE _____ DAY OF _____ 2004 A.D.

APPROVED: VILLAGE CLERK _____ VILLAGE PRESIDENT _____

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

COUNTY RECORDER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

I, _____, Notary Public for the State of Illinois, do hereby certify that the above described plat was presented to me by the proper authorities and that it is in accordance with the laws of the State of Illinois.

DATED THIS _____ DAY OF _____ 2004 A.D.

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

I, _____, Notary Public for the State of Illinois, do hereby certify that the above described plat was presented to me by the proper authorities and that it is in accordance with the laws of the State of Illinois.

DATED THIS _____ DAY OF _____ 2004 A.D.

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

I, _____, Notary Public for the State of Illinois, do hereby certify that the above described plat was presented to me by the proper authorities and that it is in accordance with the laws of the State of Illinois.

DATED THIS _____ DAY OF _____ 2004 A.D.

**R.B. & ASSOCIATES,
LAND SURVEYORS, INC.**
A Limited Liability Company
Professional Land Surveyors
(P.L.S.) LICENSE NO. _____
DESIGNER LICENSE NO. _____
REGISTERED PROFESSIONAL ENGINEER (P.E.) LICENSE NO. _____

COUNTY RECORDER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

PLAT AND ZONING COMMISSIONER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

PLAT GRADER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

COUNTY BOARD CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

COUNTY HEALTH DEPARTMENT CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

PLAT COMMISSIONER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.



SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

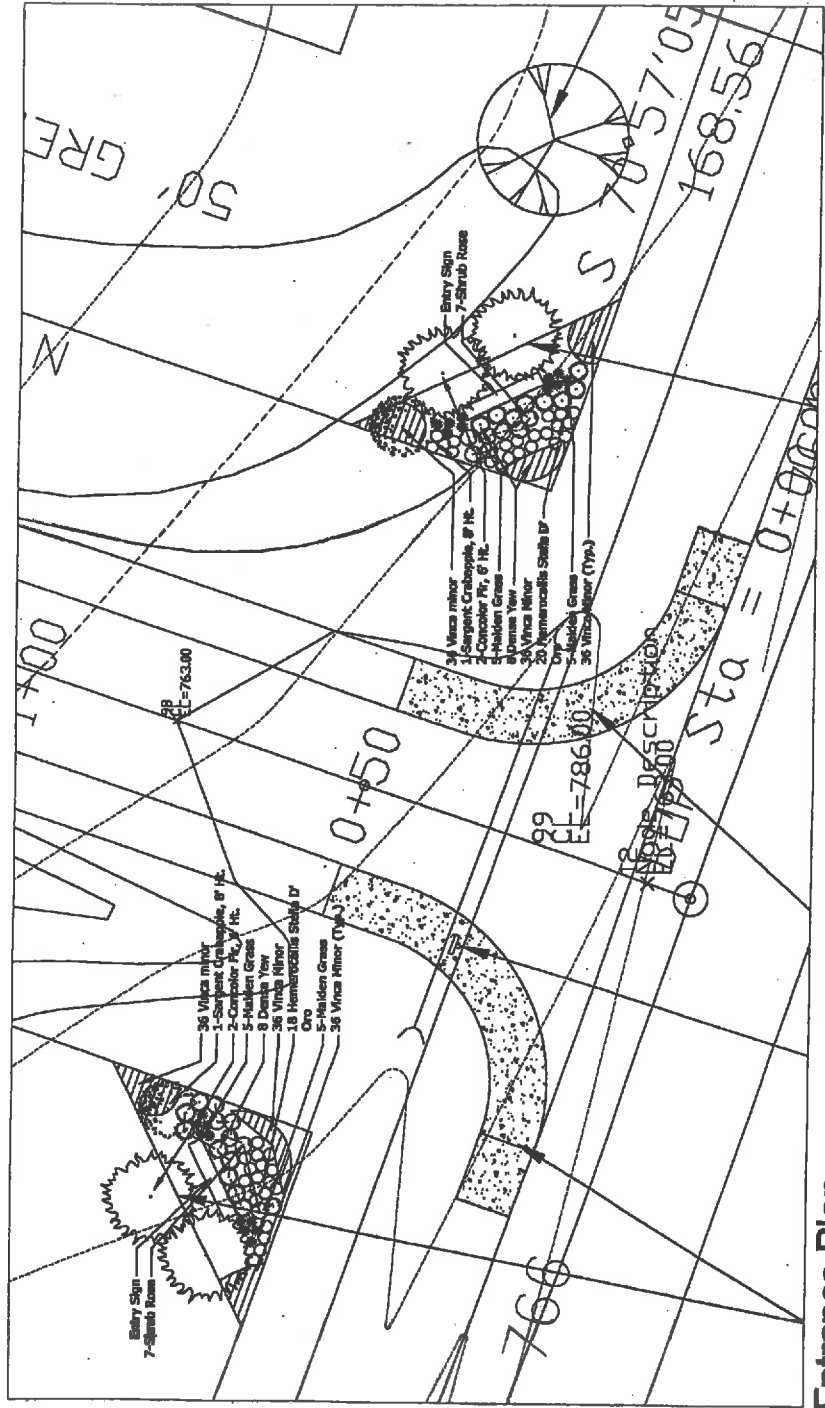
REGISTERED PROFESSIONAL ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND THAT IT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS RELATIVE TO THE RECORDING OF PLATS.

DATED THIS _____ DAY OF _____ 2004 A.D.

PLANT LIST

Tree	Common Name	Latin Name
2'- 1/2" Caliper	Sargent Crabapple	<i>Malus x sargentii</i>
Common Name	Common Name	Latin Name
2'- 1/2" Caliper	Common Name	Latin Name
2'- 1/2" Caliper	Common Name	Latin Name



Entrance Plan
 Scale: 1" = 10'



Entry Landscape Plan

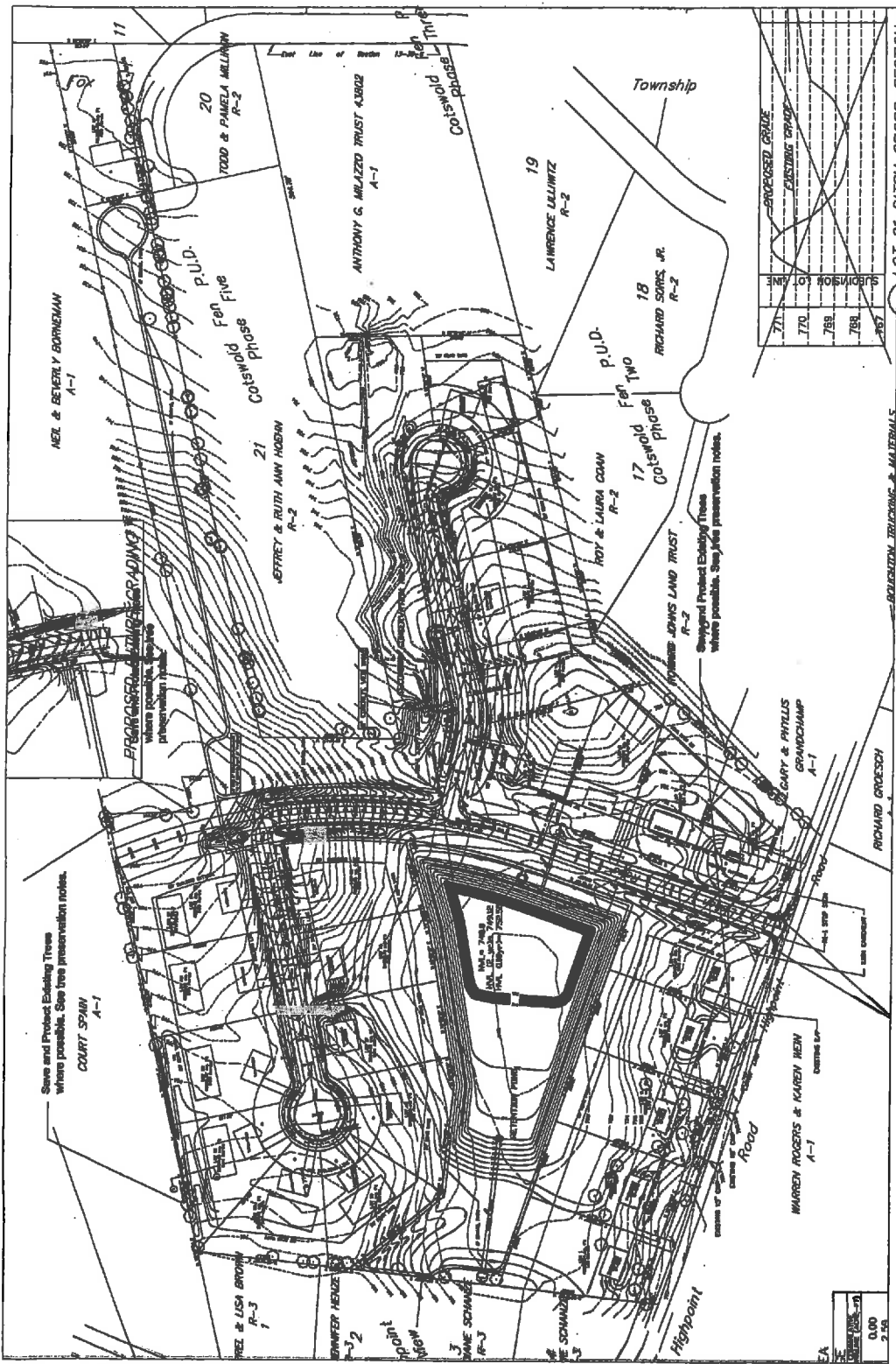
Highpoint Meadows
 Fox Township



Sheet No. 2 of 2
 Date: 12/15/2015
 Scale: 1" = 10'

TREE PRESERVATION

1. Contractor is responsible for locating all utilities prior to beginning construction. Contact 311.6. at 888-882-9123.
2. All trees shall be saved and protected unless otherwise noted. Grading, where possible shall be minimized to save trees on lots. Do not operate vehicles near above materials under the drip line of existing trees. Place construction fence around single tree or small tree groupings at their drip line to prevent this from being disturbed.
3. All trees, under 2" diameter, which are of good health, shall be saved, marked with spray paint (red or blue), and shall be protected with a 2" diameter plastic tree guard. Trees to be removed shall be removed. The first group to be removed shall be immediately removed to their final location. These shall be removed with a tree spade and immediately planted in their new location. The second group to be removed shall be removed prior to final planting. These shall be carefully hand dug with their roots intact, balled and burlapped prior to construction beginning on the site. The trees shall be placed with burlap at their base. Protect relocated trees and plants with proper watering until they can be re-planted.
4. Plants shall be watered in the day they are planted.
5. Relocated plants contained shall have underlying bags eliminated at each tree and watered as follows:
 - 2 x 2 weeks for four weeks
 - 2 x 2 weeks for next eight weeks
 - 2 x 2 weeks for next 2 months
 - 1 x 2 months for next 2 months
 - 1 x 2 months for next 2 months
6. Instead of night construction fence around each tree relocated with tree spade (or tree groupings) shall be placed around the trees. Fences shall be maintained to 2" drip line of trees. Fences shall be maintained until all site work is complete. Do not store or transport any soil or materials within protection fence.
7. All existing and relocated trees shall be maintained with a 2" diameter flag, 2" depth of burrwood structural wood.



PROPOSED GRADE	EXISTING GRADE
771	770
770	769
769	768
768	767

UPLAND DESIGN LTD
 1000 West 10th Street, Suite 1000
 Vancouver, BC V6H 2G6
 604-681-1111

Tree Preservation Plan

Highpoint Meadows
 Fox Township

Scale	1" = 100'
North	North
Sheet	5 of 5
Date	8/1/20
Drawn	8/1/20
Checked	
Approved	