

ORDINANCE 2005 - 23
Approving a Final Plat of Subdivision
HENNEBERRY WOODS – UNIT 2

WHEREAS, Moser Enterprises & Crestview Builders, as owners of the subject property did petition Kendall County for final plat approval for Unit 2 of the Henneberry Woods Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 75.6056 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

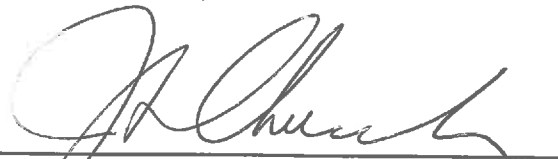
WHEREAS, said petition conforms to the requirements of the Kendall County Subdivision Control Ordinance; and

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 2" and further described as "Group Exhibit B".

IN WITNESS OF, this ordinance has been enacted on April 19, 2004.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

2001-036
HENNEBERRY WOODS - UNIT 2

EXHIBIT

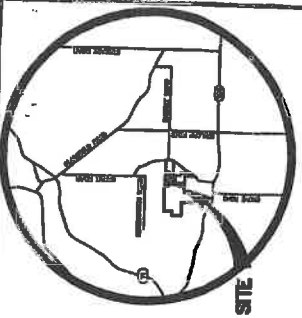
A
DATE 4-6-05

THAT PART OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER AND RUNNING THENCE SOUTH 89°-37'-57" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, A DISTANCE OF 2032.32 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 0°-22'-03" EAST, 222.10 FEET; THENCE SOUTH 30°-33'-54" EAST, 399.99 FEET; THENCE SOUTH 59°-26'-06" WEST, 341.97 FEET; THENCE SOUTH 30°-33'-54" EAST, 70.00 FEET; THENCE SOUTH 59°-26'-06" WEST, 143.40 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, WHOSE CENTER LIES NORTHERLY AND HAS A RADIUS OF 1285.00 FEET, 522.13 FEET, ARC, (CHORD BEARING SOUTH 71°-04'-31" WEST, 518.55 FEET, CHORD); THENCE SOUTH 0°-30'-59" EAST, 206.38 FEET; THENCE SOUTH 89°-29'-01" WEST, 285.00 FEET; THENCE SOUTH 0°-30'-59" EAST, 328.90 FEET; THENCE SOUTH 89°-29'-01" WEST, 100.07 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 305.00 FEET, 77.94 FEET, ARC, (CHORD BEARING SOUTH 82°-09'-48" WEST, 77.73 FEET, CHORD); THENCE NORTH 15°-09'-26" WEST, 195.00 FEET; THENCE SOUTH 73°-16'-03" WEST, 225.97 FEET; THENCE SOUTH 38°-23'-24" WEST, 223.40 FEET; THENCE SOUTH 17°-39'-14" WEST, 254.37 FEET; THENCE SOUTH 0°-30'-59" EAST, 638.95 FEET, TO A POINT ON CURVE; THENCE WESTERLY, ALONG A NON-TANGENT CURVE, WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 496.00 FEET, 519.20 FEET, ARC, (CHORD BEARING SOUTH 88°-55'-36" WEST, 495.82 FEET, CHORD); THENCE NORTH 31°-03'-41" WEST, 239.60 FEET; THENCE NORTH 15°-58'-31" EAST, 71.69 FEET; THENCE NORTH 58°-35'-16" EAST, 370.83 FEET; THENCE NORTH 29°-41'-49" EAST, 108.02 FEET; THENCE NORTH 0°-24'-07" EAST, 200.61 FEET; THENCE NORTH 64°-46'-03" WEST, 144.72 FEET TO A POINT ON CURVE; THENCE NORTHERLY, ALONG A NON-TANGENT CURVE, WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 455.00 FEET, 270.82 FEET, ARC, (CHORD BEARING NORTH 08°-10'-51" EAST, 266.84 FEET, CHORD), TO A POINT OF TANGENCY; THENCE NORTH 8°-52'-14" WEST, 76.73 FEET; THENCE NORTH 81°-07'-46" EAST, 125.00 FEET; THENCE NORTH 8°-52'-14" WEST, 316.84 FEET, TO A POINT ON CURVE; THENCE EASTERLY, ALONG A NON-TANGENT CURVE, WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 965.00 FEET, 19.48 FEET, ARC, (CHORD BEARING NORTH 68°-04'-16" EAST, 19.48 FEET, CHORD); THENCE NORTH 21°-21'-02" WEST, 70.00 FEET; THENCE NORTH 4°-29'-02" WEST, 591.38 FEET; THENCE NORTH 31°-58'-43" WEST, 170.51 FEET; THENCE SOUTH 52°-51'-23" WEST, 236.22 FEET, TO A POINT ON CURVE; THENCE NORTHWESTERLY, ALONG A NON-TANGENT CURVE, WHOSE CENTER LIES SOUTHWESTERLY AND HAS A RADIUS OF 430.00 FEET; 50.03 FEET ARC, (CHORD BEARING NORTH 37°-48'-42" WEST, 50.00 FEET, CHORD); THENCE NORTH 52°-51'-23" EAST, 221.38 FEET; THENCE NORTH 49°-35'-57" WEST, 361.02 FEET; THENCE NORTH 0°-08'-54" WEST, 75.00 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF THE WAA-KEE-SHA RESERVATION; THENCE NORTH 89°-51'-06" EAST, ALONG SAID NORTH LINE, 1899.24 FEET, TO THE EAST LINE OF THE WAA-KEE-SHA RESERVATION; THENCE SOUTH 0°-30'-59" EAST, ALONG SAID EAST LINE, 116.02 FEET, TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH 89°-37'-57" EAST ALONG SAID NORTH LINE, 422.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

FINAL PLAT OF SUBDIVISION OF HENNEBERRY WOODS - UNIT 2

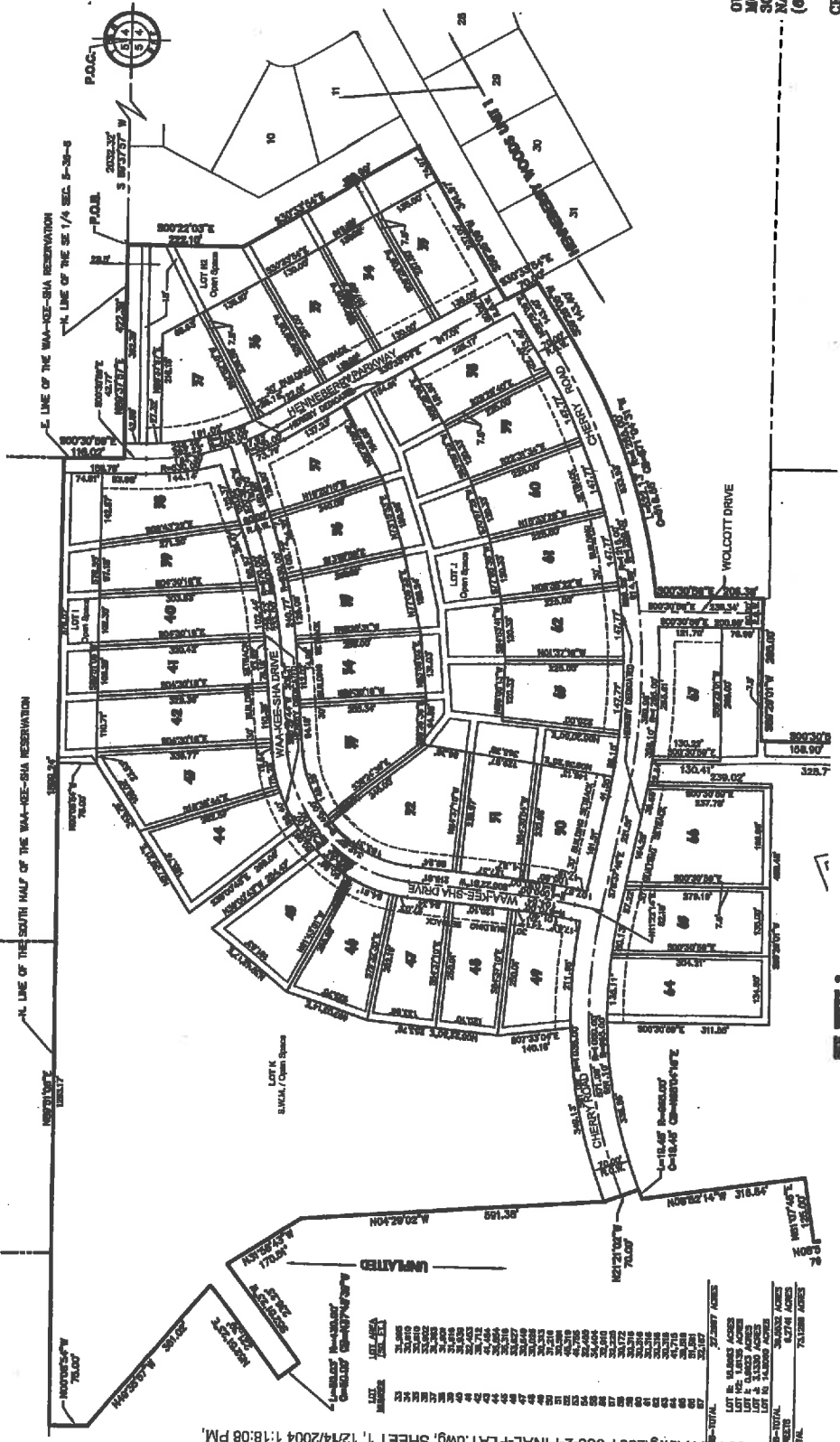
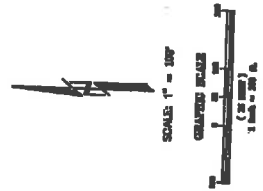
PART OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF WAUKEGON, KENDALL COUNTY, ILLINOIS

EXHIBIT
Group B
DATE 4/10/04



LEGEND
 --- RECORDING/BOUNDARY LINE
 --- BUILDING LINE
 --- PROPERTY LINE
 --- CURB LINE
 --- CONCRETE MONUMENT SET

NOTES:
 1. SEE ALL LOT CORNERS
 2. MONUMENTS SHOWN VARIOUS TYPES ARE, AND
 3. CONCRETE MONUMENT SET
 ON SHEET No. 1



LOT	ACRES
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63	0.120
64	0.120
TOTAL	7.680

OWNER/DEVELOPER:
 MOSER ENTERPRISES, INC.
 300 EAST 6TH AVENUE, SUITE 430
 NAPERVILLE, ILLINOIS 60563
 (630) 430-8000

AND

CREDITIER BUILDERS
 4004 FALCON DRIVE
 NAPERVILLE, ILLINOIS 60564
 (630) 922-0511

INTECH CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 1111 W. MONROE ST. SUITE 100
 NAPERVILLE, ILLINOIS 60563
 (630) 922-0511

REVISION: 12-4-04
 PREPARED: 11-12-04

SHEET No. 1 of 3 JOB No. 2001036-2

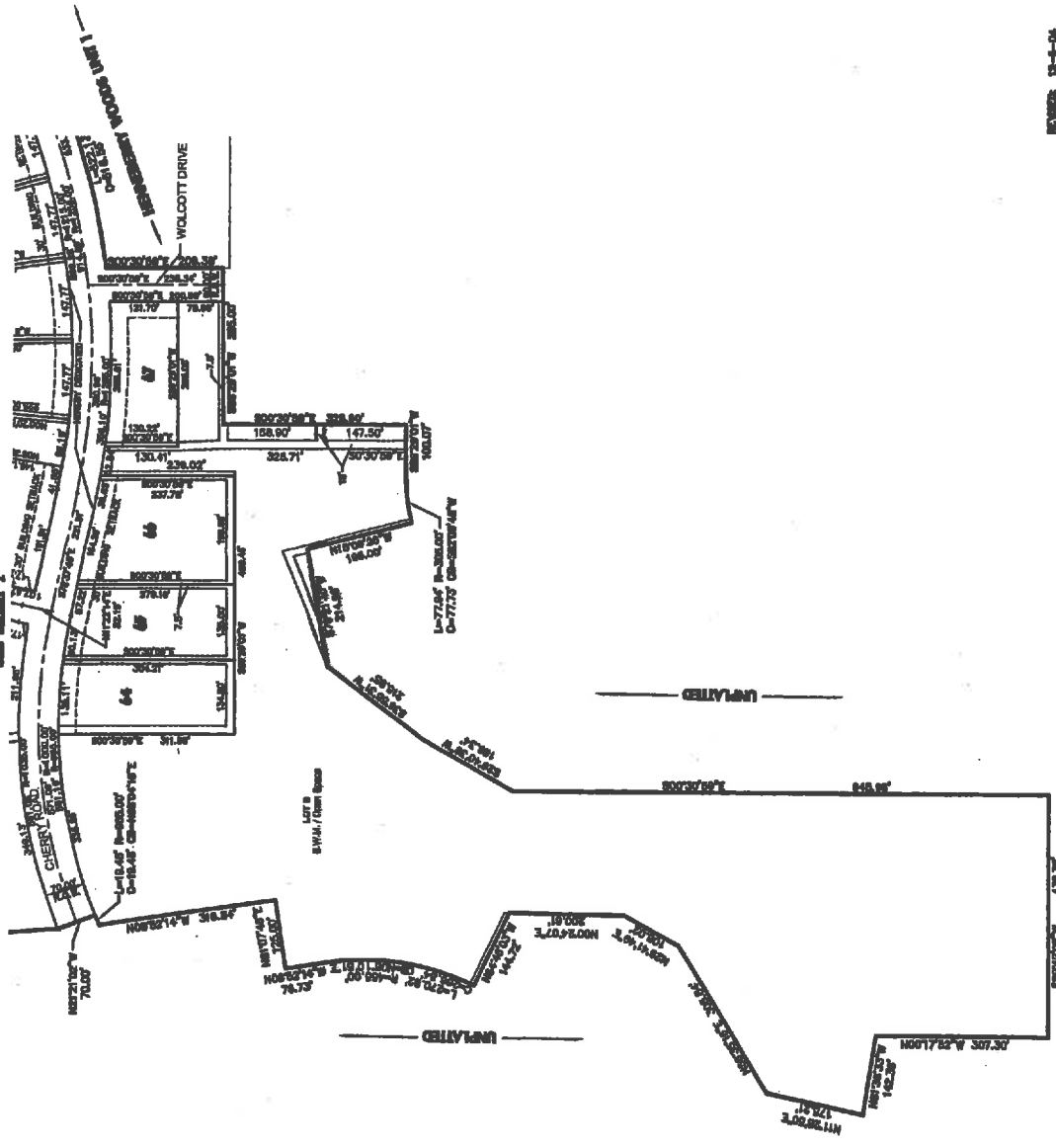
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FINAL PLAT OF SUBDIVISION

OF

HENNEBERRY WOODS - UNIT 2

PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF MCANU-SAY, KENDALL COUNTY, ILLINOIS.



OWNER/DEVELOPER:
 MOSER ENTERPRISES, INC.
 300 EAST 5TH AVENUE, SUITE 430
 NAPERVILLE, ILLINOIS 60563
 (630) 420-3000

AND

CRESTVIEW BUILDERS
 4004 FALCON DRIVE
 NAPERVILLE, ILLINOIS 60564
 (630) 323-0511

INTREN CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 1000 WOODRIDGE AVENUE, SUITE 100
 NAPERVILLE, ILLINOIS 60563
 (630) 220-0330

REVISED: 12-4-04
 PREPARED: 11-18-04

FINAL PLAT OF SUBDIVISION OF HENNEBERRY WOODS - UNIT 2

PART OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN THE COUNTY OF KENDALL, MISSOURI.

SEVERAL COVENANTS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ITS SUCCESSORS AND ASSIGNS, IN ALL STREETS, ALLEYS AND PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, AND EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL OF UTILITIES.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COMMONWEALTH OF MISSOURI (COMO) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA AS SHOWN BY DOTTED LINES ON THIS PLAT, AND EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL OF UTILITIES.

CONDOMINIUM EASEMENT COMPANY (CEC)
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA AS SHOWN BY DOTTED LINES ON THIS PLAT, AND EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL OF UTILITIES.

THE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COMMONWEALTH OF MISSOURI (COMO) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA AS SHOWN BY DOTTED LINES ON THIS PLAT, AND EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL OF UTILITIES.

STORMWATER MANAGEMENT EASEMENT (SME)
OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE STORMWATER MANAGEMENT AND DESIGN OF THE PROJECT, INCLUDING THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING BUT NOT LIMITED TO, DRAINAGE CANALS, SWALES, PONDAGE, AND OTHER FACILITIES NECESSARY TO PROTECT THE ADJACENT PROPERTIES FROM FLOODING AND TO MAINTAIN THE PROPER FUNCTION OF THE STORMWATER MANAGEMENT SYSTEM.

BIKEWAY EASEMENT
A PERMANENT PUBLIC BIKEWAY PATH EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KENDALL, ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE SHADOWNED BIKEWAY AREA SHOWN ON THIS PLAT, AND EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION AND REMOVAL OF UTILITIES.

TOWNSHIP HIGHWAY COMMISSIONER
STATE OF MISSOURI
COUNTY OF KENDALL
COUNTY CLERK
COUNTY CLERK

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INTRECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
SHEET No. 3 of 3 JOB No. 2001.039-2

REVISED: 12-4-04
PREPARED: 11-15-04

PLAT NO. 2001.039-2

HENNEBERRY WOODS

KENDALL COUNTY, ILLINOIS

FINAL LANDSCAPE PLAN UNIT 2

Prepared For:

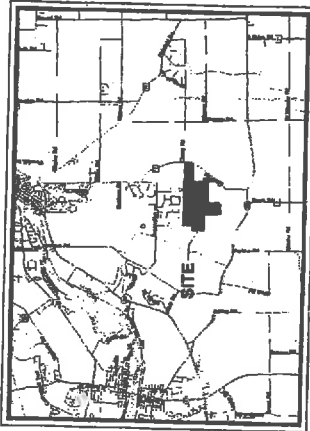
Moser Enterprises, Inc.
 5th Avenue Station
 300 East 5th Avenue
 Naperville, Illinois 60560

MOSER ENTERPRISES, INC.
CRESTVIEW BUILDERS
 4004 Falcon Drive
 Naperville, Illinois 60564

Prepared By:

Schoppe Design Associates
 Landscape Architecture and Land Planning
 128 S. MAIN ST.
 OSWEGO, IL. 60553
 PH (830) 551-3355
 FAX (830) 551-3359

LOCATION MAP



Soil Consultant:
PUTNAM SOIL TESTING, INC.
 1000 W. 10th Street
 Naperville, IL 60563
 630-235-2200

Ecological Consultant:
JF New
 1000 W. 10th Street
 Naperville, IL 60563
 630-235-2200

Civil Engineer:
INTECH CONSULTANTS, INC.
 3413 Wood Avenue, Downers Grove, IL 60515
 630-583-8800 / Fax: 630-583-8802

SHEET INDEX

- C Cover Sheet
- 1 UNIT 2 - North
- 2 UNIT 2 - South
- 3 Specifications & Materials List

GENERAL NOTES

1. Business information obtained from plans prepared by Hensel Construction, Inc. document filed Final Engineering Plans - Henneberrry Woods - Unit 2, dated 11-16-2004.
2. Verify site conditions and information of drawings. Designer shall not be responsible for any discrepancies, omissions, or omissions from the information shown in the Contract Documents. The Owner is not responsible for maintenance of any work not required to be completed by the Designer.
3. Secure and pay for permits, fees and inspections necessary for the proper construction of the work. Comply with codes applicable to this work.
4. Plants and other materials are quantities and summarized for the convenience of the Owner and Designer. The Designer shall not be responsible for the availability of plants and other materials. The Designer shall not be responsible for the availability of plants and other materials. The Designer shall not be responsible for the availability of plants and other materials.
5. Plants to specifications for additional conditions, standards, and notes.
6. Plants are subject to availability. Moser reserves the right to substitute plants of similar value and quality.
7. Plant location of trees, within the rights of way, vary depending on final field conditions.



REVISION	DATE	SHEET NUMBER	REVISION
1	05-28-2004	10	Initial County Review
2	05-28-2004	11	Final Review
3	05-28-2004	12	Final Review
4	05-28-2004	13	Final Review
5	05-28-2004	14	Final Review
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89	05-28-2004	98	Final Review
90	05-28-2004	99	Final Review
91	05-28-2004	100	Final Review

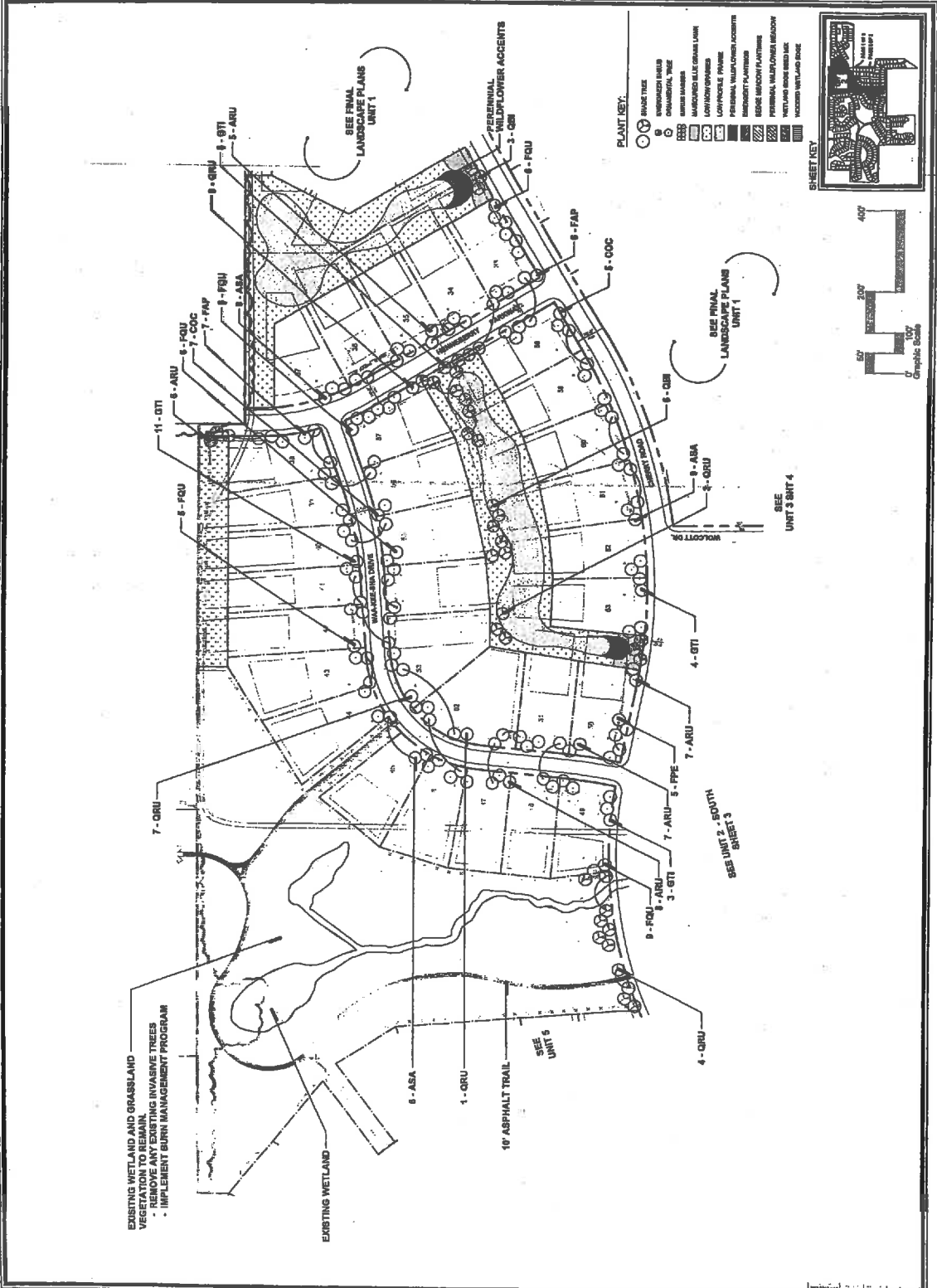
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HENNEBERRY WOODS
 Forest County, Illinois
 UNIT 2 Enlargement

1 of 3



EXISTING WETLAND AND GRASSLAND
 VEGETATION TO REMAIN
 - REMOVE ANY EXISTING INVASIVE TREES
 - IMPLEMENT BURR MANAGEMENT PROGRAM

EXISTING WETLAND

10' ASPHALT TRAIL
 SEE UNIT 5

SEE UNIT 2 SOUTH
 SHEET 1

SEE UNIT 3 SHEET 4

SEE FINAL
 LANDSCAPE PLANS
 UNIT 1

SEE FINAL
 LANDSCAPE PLANS
 UNIT 1

PLANT KEY:

- MAIZE TREE
- BROADLEAF BERRY
- ORNAMENTAL TREE
- SMALL SHRUB
- MANICURED BLUE GRASS LAWN
- LOW/MEDIUM SPRINGS
- GYMNOCLE PAVING
- PERENNIAL VALLEY COVER PLANTS
- SEEDS MIMICRY PLANTING
- PERENNIAL WILDFLOWER BEDDING
- WETLAND SLOPE BEDDING
- WOODS WETLAND EDGE

SHEET KEY



