



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING COMMISSION AGENDA

Wednesday, April 12, 2023

7:00 PM

Yorkville City Hall Council Chambers
800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: February 8, 2023

Citizen's Comments

Public Hearings

Unfinished Business

New Business

1. **PZC 2023-01** Troy Mertz, on behalf of Bristol Bay Yorkville, LLC, is seeking to amend the recently approved Final Plat in Unit 10 of the Bristol Bay residential subdivision to address an approximately twelve (12) foot shift northwest of a townhome building to avoid a storm sewer line. Bristol Bay Unit 10 is generally located at the northwest intersection of Galena Road and Rosenwinkel Street and is planned for 119 townhome units.

Additional Business

1. **City Council Action Updates**
2. **PZC 2022-25** Giovanna Schmieder, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 0.40-acre parcel located at 105 E Spring Street in Yorkville, Illinois. The real property is located at the northeast corner of the Route 47 (Bridge Street) and Spring Street intersection. The petitioner is seeking to rezone the parcel from the R-2 Single-Family Traditional Residence District to the B-2 Retail Commerce Business District.

Action Item

Rezone

Adjournment

PLANNING & ZONING COMMISSION
City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, February 8, 2023 7:00pm

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the City of Yorkville is allowing remote attendance at this meeting. Social distancing is being encouraged due to the ongoing Covid-19 pandemic.

Meeting Called to Order

Chairman Jeff Olson called the meeting to order at 7:00pm, roll was called and a quorum was established.

All attendees were in person unless otherwise noted.

Roll Call

Danny Williams-yes, Deborah Horaz-yes, Jeff Olson-yes, Richard Vinyard-yes

Absent: Rusty Hyett, Greg Millen

City Staff

Krysti Barksdale-Noble, Community Development Director

Other Guests

Lynn Dubajic Kellogg, City Consultant
Chris Vitosh, Vitosh Reporting Service
Tom Ryan, New Leaf Energy
Jordan Newell, Attorney-Massie & Quick
Dean Smith, New Leaf Energy, via Zoom
Aaron Vanagaitis, Attorney
Mike Dinelli, Mid America Carpentry Regional Council
Mark Johnston, JYJ Inc.
Robert Loftus
Kent & Kristin Shaw
R. Bruce Johnston, JYJ, LLC
Connor Glow, New Leaf Energy, via Zoom

Previous Meeting Minutes December 14, 2022

The minutes were approved as presented on a motion and second by Commissioners Williams and Vinyard, respectively.

Roll call: Horaz-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

Citizen's Comments None

Public Hearings

1. **PZC 2022-24** new Leaf Energy, Inc. dba Beecher Solar 1, LLC, petitioner, on behalf of Robert M. and Ildefonsa Loftus, owners, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and special use authorization. The real property is generally located north and south of the Burlington Northern Santa Fe railroad line, east of Beecher Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to A-1 Agricultural District (contingent on approval of annexation by the City Council). The petitioner is requesting special use permit approval pursuant to Section 10-6-0 of the Yorkville City Code for a solar farm.
2. **PZC 2022-25** Giovanna Schmieder, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification of an approximately 0.40-acre parcel located at 105 E. Spring Street in Yorkville, Illinois. The real property is located at the northeast corner of the Route 47 (Bridge Street) and Spring Street intersection. The petitioner is seeking to rezone the parcel from the R-2 Single-Family Traditional Residence District to the B-2 Retail Commerce Business District.

Chairman Olson said there are two Public Hearings for this meeting. He stated the order of business for the Hearings and swore in those who would give testimony. At approximately 7:02pm he entertained a motion to enter into the Public Hearings. So moved by Commissioners Williams and Horaz, respectively.

Roll call: Horaz-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

(See Court Reporter's full transcript of Public Hearings)

(Both Petitioner's responses and presentation to be included as part of public record)

A motion was made and seconded at about 7:16pm by Ms. Horaz and Mr. Vinyard, respectively, to close the Hearings. Roll call: Olson-yes, Vinyard-yes, Williams-yes, Horaz-yes. Carried 4-0.

Unfinished Business None

New Business

1. **PZC 2022-24 New Leaf Energy** (full description above)

Ms. Noble said this goes to Public Hearing next week for annexation approval contingent upon rezoning and special use approval. There were no issues with the rezoning, but staff had several recommendations and conditions for the special use portion. A photometric plan and glare study were provided. A 7-foot fence will be erected and staff requested slats in the frontage along Beecher Rd. A Knox Box was requested for BKFD and the city building department. The Petitioner will pay a proportionate amount for Beecher Rd. improvements, a landscape plan will be provided and a security guarantee of \$283,078 for potential decommissioning will be escrowed with a 3% inflation rate. A blanket easement was also requested by the city. With those conditions, staff recommends approval of the special use request.

Discussion: Mr. Vinyard asked if there was any conflict with the Comp Plan. Ms. Noble said staff is OK with change of land use. He also asked about fencing with slats only on one side, saying that the area will probably expand in 20-40 years. Mr. Olson added that the land west of Whispering Meadows is owned by the school district, with a new school possible there. Ms. Noble added that the distance from Whispering Meadows is far enough that staff did not ask for additional screening. Commissioner Vinyard also asked about possible contamination of soil or Rob Roy Creek if the solar panels failed. Tom Ryan of New Leaf answered that silicon is used in the panels and he could not imagine any adverse effects.

Ms. Horaz asked about **insolation** (access to sunlight) mentioned in the lease contract, concerned that rays are not blocked. There would be no issues with trees or homes, said Mr. Ryan and they are set back far enough.

Mr. Williams asked if New Leaf Energy has any plans to expand south of the train tracks, which they do not.

Property owner Mr. Robert Loftus commented that when the industrial park on Eldamain was constructed, the owner Mr. Don Hamman, expressed an interest in putting in a storm sewer along the south side of this property.

Action Item

Rezoning

A motion was made and seconded by Mr. Williams and Mr. Vinyard, respectively, for approval of the rezoning request PZC 2022-24. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on February 8, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-1 Single-Family Residential to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of annexation by the City Council, for a property generally located north and south of the Burlington Northern Santa Fe railroad line, east of Beecher Road.

Roll call: Vinyard-yes, Williams-yes, Horaz-yes, Olson-yes. Carried 4-0.

Action Item

Special Use

Chairman Olson entertained a motion for approval of PZC 2022-24 Special Use. So moved by Mr. Williams and seconded by Mr. Vinyard. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on February 8, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation by the City Council, for a property generally located north and south of the Burlington Northern Santa Fe railroad line, east of Beecher Road, subject to staff recommendations in a memo dated February 1, 2023.

Roll call: Williams-yes, Horaz-yes, Olson-yes, Vinyard-yes. Carried 4-0.

2. PZC 2022-25 Giovanna Schmieder (full description above)

Ms. Noble said the property owner is seeking rezoning on a half acre property at 105 E. Spring St., which fronts on Rt. 47. The existing home will be used for a real estate office and the detached garage will be used for storage. The petitioner will install a hard surface drive for parking. The rezoning request is consistent with trends in the area and staff is OK with this request. Ms. Noble also asked that the Petitioner's responses be entered into the public record.

Discussion: Ms. Horaz asked about the impact if the business left and she also noted that the property ingress/egress is located close to the stop light. Ms. Noble replied the property would remain commercial or could be rezoned. Mr. Williams asked if any advertising would be used. Any signage would be covered by the rezoning. Responding to Mr. Vinyard's questions about parking, Ms. Noble replied that there will be 3 spaces, which is based on the square footage.

Action Item

Rezoning

Moved by Mr. Williams to approve PZC 2022-25 rezoning request and seconded by Mr. Vinyard. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on February 8, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the property located at 105 E. Spring Street from R-2 Single-Family Traditional Residence to the B-2 Retail Commerce Business District. Roll call: Horaz-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 4-0.

Additional Business

1. 2022 Year in Review

Ms. Noble said the Year in Review will be on the website soon. The review was compiled by Jason Engberg and talks about development, permits issued and links to developer websites. There is also info about the Senior Lifecycle Living and UDO.

2. City Council Action Updates

The Final Plat for the Bowman Subdivision has been approved

Adjournment

There was no further business and the meeting was adjourned at 7:36pm on a motion by Mr. Williams and second by Mr. Vinyard with a unanimous voice vote.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, February 8, 2023
7:00 p.m.

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PRESENT:

Mr. Jeff Olson, Chairman,
Ms. Deborah Horaz,
Mr. Richard Vinyard,
Mr. Danny Williams.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Marlys Young, Minute Taker.

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1 (WHEREUPON, the following
2 proceedings were in had public
3 hearing:)

4 CHAIRMAN OLSON: There are two public
5 hearings scheduled for tonight's Planning and
6 Zoning Commission meeting. The purpose of this
7 hearing is to invite testimony from members of
8 the public regarding the proposed request that is
9 being considered before this Commission tonight.

10 Public testimony from persons
11 present who wish to speak may be for or may be
12 against the request or to ask questions of the
13 petitioner regarding the request being heard.

14 Those persons wishing to testify are
15 asked to speak clearly, one at a time, and state
16 your name and who you represent, if anyone at
17 all. You are also asked to sign in, which I
18 think everyone did.

19 If you plan to speak tonight during
20 the public hearing as a petitioner or as a member
21 of the public, please stand now, raise your right
22 hand and repeat after me.

23 (Witnesses sworn.)

24 CHAIRMAN OLSON: All right. The way we

1 do this is in the public hearing, we have the
2 petitioners do their presentation and then we
3 have those who wish to speak in favor of the
4 request go first, and then we have those who wish
5 to speak in opposition of the request go second.

6 So to get that started, may I have a
7 motion, please, then to open the public hearing
8 on PZC 2022-24, New Leaf Energy zoning
9 reclassification special use request, and PZC
10 2022-25, rezoning classification on Spring
11 Street?

12 MR. WILLIAMS: So moved.

13 MS. HORAZ: Second.

14 CHAIRMAN OLSON: Roll call vote on that
15 motion, please.

16 MS. YOUNG: Yes. Olson.

17 CHAIRMAN OLSON: Yes.

18 MS. YOUNG: Vinyard.

19 MR. VINYARD: Yes.

20 MS. YOUNG: Williams.

21 MR. WILLIAMS: Yes.

22 MS. YOUNG: Horaz.

23 MS. HORAZ: Yes.

24 MS. YOUNG: Thank you.

1 CHAIRMAN OLSON: All right. The public
2 hearing up for tonight is -- at least the first
3 one is PZC 2022-24 New Leaf Energy, Incorporated,
4 d/b/a Beecher Solar One, LLC, petitioner, on
5 behalf of Robert M. and --

6 Can you help me with that first
7 name? Hdefonsa.

8 MS. NOBLE: Hdefonsa.

9 CHAIRMAN OLSON: One more time for me.

10 MS. NOBLE: Hdefonsa.

11 CHAIRMAN OLSON: Thank you. Loftus,
12 owners, has filed applications with the United
13 City of Yorkville, Kendall County, Illinois,
14 requesting rezoning classification and special
15 use authorization.

16 The real property is generally
17 located north and south of the Burlington
18 Northern Sante Fe railroad line, east of Beecher
19 Road.

20 The petitioner is requesting
21 rezoning approval from R-1 Single-Family Suburban
22 Residential District to A-1 Agricultural District
23 (contingent on approval of annexation by the City
24 Council). The petitioner is requesting special

1 use permit approval pursuant to Section 10-6-0 of
2 the Yorkville City Code for a solar farm.

3 All right. We also have PZC
4 2022-25, Giovanna Schmieder, petitioner, has
5 filed an application with the United City of
6 Yorkville, Kendall County, Illinois, requesting
7 rezoning classification of an approximately
8 0.40-acre parcel located at 105 East Spring
9 Street in Yorkville, Illinois.

10 The real property is located at the
11 northeast corner of the Route 47 and Spring
12 Street intersection. The petitioner is seeking
13 to rezone the parcel from the R-2 Single-Family
14 Traditional Residence District to the B-2 Retail
15 Commerce Business District.

16 All right. Is the petitioner for
17 PZC 2022-24, New Leaf Energy, present and
18 prepared to make a presentation of their proposed
19 request?

20 MR. RYAN: Yes.

21 CHAIRMAN OLSON: By all means. We
22 usually have a podium.

23 MS. NOBLE: I think it --

24 CHAIRMAN OLSON: Yeah. What was your

1 name, sir?

2 MR. RYAN: My name is Tom Ryan.

3 CHAIRMAN OLSON: Tom Ryan.

4 MR. RYAN: New Leaf Energy.

5 CHAIRMAN OLSON: All right.

6 TOM RYAN,

7 having been first duly sworn, testified from the
8 podium as follows:

9 MR. RYAN: Good evening, everybody.

10 Thank you for coming, thanks for having us. Like
11 I said, my name is Tom Ryan. I am the local
12 employee for New Leaf Energy, I am a product
13 developer for the state of Illinois, and why we
14 are here tonight is to inquire about receiving a
15 special use permit and also rezoning.

16 We are one meeting ahead of the City
17 Council, we're supposed to have a -- sorry, do an
18 annexation of the property prior, so this is a
19 little bit out of order, so we're looking to
20 rezone and get a special use permit on this
21 meeting today. So -- Go ahead, one more.

22 So tonight with me I have Jordan
23 Newell, who is our external counsel, and on the
24 line we have two of our civil engineers, Dean

1 Smith and Connor Glow.

2 So I'd be happy to answer any
3 questions, or if anything comes up that I can't,
4 whether in legal or civil terms, they will be
5 happy to step in.

6 So to give you a little history of
7 New Leaf Energy, it is a pretty new name. We are
8 not a new company, the name began around July,
9 but you might have heard of Borrego Solar.
10 Borrego Solar has been around for about 40 years,
11 started about 40 years ago in California, and we
12 progressed and moved our office over to
13 Massachusetts, Lowell, Massachusetts, where we
14 moved our main headquarters, and then from there
15 we spread and have another headquarters in
16 Albany, New York, and now here in Chicago, here
17 in Illinois and Chicago, and that is where I'm
18 based out of.

19 So we are not new to Illinois, we
20 came back here in around 2017, 2018, when first
21 FEJA passed, as you know, and then unfortunately
22 we ran out of capacity on our projects, so we had
23 to start, so we are not new to Illinois, but then
24 we came back when SEJA Financial Job Act passed,

1 so, as you know, you are probably getting a lot
2 more solar projects being proposed. But we are
3 not new to Illinois, been around for a bit, we've
4 had about 40 projects statewide.

5 Just to give a little heads up about
6 some of the things that are happening, some
7 people get a little intimidated by the idea of
8 solar because there is two different kinds of
9 solars. There is utility scale, which you can
10 see from that picture and by the size it's
11 greater than 500 acres, so that is a huge utility
12 scale solar farm.

13 What we're doing here, what we are
14 looking to get a permit for, is a community solar
15 site, which is just about 25, 35 acres. In this
16 case actually we are looking at 19 acres, so it
17 can be done on even a smaller plot of land.

18 So this is the project site we are
19 looking at. It's right down the street here on
20 Beecher Road. It's owned by Bob and Hdefonsa
21 Loftus. It is a parcel of land that is actually
22 in Kendall County, it is not yet in the United
23 City of Yorkville, which we are looking to do, so
24 where we'll be, but it's three parcels of land,

1 pretty small, amounting to about 43 acres, and
2 we're only looking to use 19 acres of that, which
3 is going to be enough to make five megawatts of
4 power, which is a pretty large amount for that
5 small size.

6 We use a fixed till system, which
7 means it's not actually got a tracking system,
8 this is going to be fixed till, so it's going to
9 be stationary, in one position the whole time.

10 The access to this site is coming
11 right off Beecher Road there, so not doing any
12 kind of sitings. Proper wiring is right there,
13 we call it three phase wiring, going down Beecher
14 Road leading to the Com Ed substation up north
15 there.

16 So the reason why we picked this is
17 because it's the perfect land, it's the perfect
18 location as far as substations and the wiring,
19 which you think you can make a solar farm
20 anywhere, but obviously you have to have these
21 criteria to fall into, and luckily Bob and
22 Hdefonsa's land fell right into those criteria.

23 So this gives you a little idea of
24 what the layout looks like on a solar farm if you

1 aren't familiar with it. So the panels are
2 what's called arrays and they're lined up like
3 that, going from -- in this case it's going to
4 the south, facing east and west, and what we do
5 is we hook up to the Com Ed lines right on
6 Beecher Road there. It's called the point of
7 connection, so once we hook up there, everything
8 else, all the wiring throughout the solar farm as
9 we will call it, is underground to all those
10 different arrays, so there is no poles or wires
11 above the solar farm, it's just the solar panels
12 themselves, and the wiring is all below ground,
13 and what we'll do is we'll just have -- the north
14 side is a gravel road which comes off of Beecher
15 leading to the site, and the site will be
16 surrounded completely by a seven-foot high fence
17 just to prevent any accidents from happening or
18 any intruders, whether it's nature or people, and
19 we are observing proper setbacks from Beecher
20 Road there, and then north and south both
21 50 feet, and the rear there, you really have
22 to -- the second parcel there is actually Bob's
23 as well, so we don't really have to worry about
24 setback. We are still in a little ways from Roy

1 Creek, Rob Roy Creek.

2 And so this one is a kind of a step
3 back, like I said, we are one meeting ahead of
4 time, so we are looking to annex the land because
5 we looked at it and I felt like this would be a
6 good way to unify the United City of Yorkville
7 because it seems kind of funny that we have land
8 on the west there that is the United City of
9 Yorkville and on the east, but then you have this
10 little land bridge that is not, so what we are
11 looking to do is to annex this to the city.

12 Then you go to the next one, the
13 issue we have, one of the requests I have tonight
14 is to rezone because what happens, it's in the
15 ordinance, that if you do annex any land to the
16 United City of Yorkville, it has to become an R-1
17 zoned territory, so unfortunately according to
18 the ordinance as well, you cannot have a special
19 use, in this case a solar farm, on an R-1, so we
20 are looking to rezone the newly annexed property
21 contingent to -- the meeting is next week, to an
22 A-1 zoned property, so we can use the special use
23 property to put the solar farm on there.

24 And just to give you some ideas of

1 the benefits of a solar farm, this is just -- a
2 solar farm is only for an interim amount of time.
3 We are not taking over the land for good. I like
4 to call it preservation. So some people say oh,
5 you are taking away the farm land, what I say is
6 we are actually preserving it.

7 So what we do, we have a lease with
8 Bob and Hdefonsa right now for 20 years with the
9 offer to extend, so it's only there temporarily.
10 What it does is actually kind of -- it preserves
11 the land for that amount of time, it makes it
12 like a box store, it provides benefit to the
13 taxes, and you will increase taxes by a lot to
14 the City of Yorkville, but it does not affect the
15 infrastructure, so unlike adding some kind of
16 other common business, such as a box store, we're
17 not going to have a lot of traffic, because once
18 we put those panels in place, we don't have
19 people coming and going from the site every day,
20 they only come a couple times a year to maintain
21 the property and check on the solar panels and
22 the system itself.

23 Another benefit of that is what we
24 do, we don't just put grass down on the site or

1 cement or anything negative in that sense, we put
2 what's called polyanders, so we do research on
3 what the local plants are and we put that
4 underneath the solar panels and any other
5 surrounding land we affect, and what that does is
6 that actually prevents erosion or helps the soil
7 out, so the 20 years to 40 years that it's there,
8 it's actually going to improve the quality of the
9 soil by bringing nutrients that might be lacking
10 and preventing erosion and all that with the root
11 system.

12 And some other benefits of the solar
13 farm is that we will provide some jobs during the
14 construction. We've got 30 to 40 construction
15 jobs, and then long-term, two to four long-term
16 jobs, people checking on the site and
17 maintaining.

18 And I have some other stuff there
19 about the polinators. We don't use any
20 pesticides or fertilizers, so we definitely try
21 to stay organic and don't do any negative
22 pollution on the property.

23 I didn't mention in the last slides
24 either, we don't use any -- the only cement we

1 use is kind of a base for the inverter. The
2 inverter is right there in the center, you can
3 see in that picture, we use cement for the base
4 of that. Other than that, we don't -- unlike a
5 lot of other solar companies or other businesses,
6 we don't use cement. We just put the tracking
7 system -- I'm sorry, the racking system directly
8 into the ground with basically pylons, so there
9 is no cement, so removal of the system is very
10 easy as well. And that's the run-through. If
11 anybody has any questions.

12 CHAIRMAN OLSON: Is there anyone who
13 wishes to speak in favor of the request?

14 (No response.)

15 CHAIRMAN OLSON: Is there anyone who
16 wishes to speak in opposition to the request?

17 (No response.)

18 CHAIRMAN OLSON: Seeing as there are
19 none, we will hold off on questions until the
20 next round. Thank you.

21 MS. NOBLE: Can we ask the petitioner if
22 they want to add their responses and their
23 presentation to the public record?

24 CHAIRMAN OLSON: I would suggest so.

1 MR. RYAN: Yes, please.

2 CHAIRMAN OLSON: Thank you. All right.
3 Any questions right now for the petitioner?

4 (No response.)

5 CHAIRMAN OLSON: Okay. Is the
6 petitioner for PZC 2022-25, 105 East Spring
7 Street present and prepared to make their
8 presentation of their proposed request?

9 MR. VANAGAITIS: I can speak.

10 MS. NOBLE: He needs to be sworn in.

11 CHAIRMAN OLSON: Oh, he does. All
12 right, my friend. State your name, please.

13 MR. VANAGAITIS: Aaron Vanagaitis.

14 CHAIRMAN OLSON: One more time?

15 MR. VANAGAITIS: Aaron Vanagaitis,
16 V-A-N-A-G-A-I-T-I-S.

17 CHAIRMAN OLSON: I think you've done
18 that before, haven't you?

19 MR. VANAGAITIS: Yeah, a few times.

20 AARON VANAGAITIS,
21 having been duly sworn, testified from the podium
22 as follows:

23 CHAIRMAN OLSON: All right. So by all
24 means, go right ahead.

1 MR. VANAGAITIS: So I am Aaron
2 Vanagaitis. I am an attorney representing
3 Giovanna Schmieder. She owns 105 East Spring
4 Street off of 47 and Spring in downtown
5 Yorkville. She is looking to rezone it from a
6 standard residential to a business unit. She is
7 looking to turn it into a standard real estate
8 office. They are not expanding parking there;
9 they would pave the parking lot as discussed
10 yesterday at the committee hearing. Pave the
11 parking lot just to add it so parking can be done
12 there, but it's not going to be an in and out
13 office, there is not going to be a lot of clients
14 coming into the office, it's mainly for her to
15 have her own location for Keller Williams in
16 Oswego -- or in Yorkville, sorry, which would
17 eventually expand to a larger presence with
18 Keller Williams in downtown Yorkville.

19 They are looking to rezone this just
20 for that purpose and rent it out as a couple
21 other office spaces to a local lender as well,
22 but it is going to be a simple real estate office
23 right in downtown, and they've been -- we were in
24 discussion yesterday and that's basically where

1 we are at right now.

2 CHAIRMAN OLSON: Okay. Thank you.

3 MR. VANAGAITIS: Yep.

4 CHAIRMAN OLSON: Is there anyone who
5 wishes to speak in favor of the request?

6 (No response.)

7 CHAIRMAN OLSON: Is there anyone present
8 who wishes to speak in opposition to the request?

9 (No response.)

10 CHAIRMAN OLSON: All right. Thank you.

11 MR. VANAGAITIS: Yep, absolutely.

12 CHAIRMAN OLSON: All right. Since all
13 public testimony regarding these petitions has
14 been taken, may I have a motion to close the
15 taking of testimony and this public portion of
16 the public hearing?

17 MS. HORAZ: So moved.

18 MR. VINYARD: Second.

19 MS. YOUNG: Olson.

20 CHAIRMAN OLSON: Yes.

21 MS. YOUNG: Vinyard.

22 MR. VINYARD: Yes.

23 MS. YOUNG: Williams.

24 MR. WILLIAMS: Yes.

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MS. YOUNG: And Horaz.

MS. HORAZ: Yes.

CHAIRMAN OLSON: All right. The public hearing portion of tonight's meeting is now closed.

(Which were all the proceedings had in the public hearing portion of the meeting.)

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF LASALLE)

4 I, Christine M. Vitosh, a Certified Shorthand
5 Reporter, do hereby certify that I transcribed
6 the proceedings had at the pubic hearing and that
7 the foregoing, Pages 1 through 20 inclusive, is a
8 true, correct and complete computer-generated
9 transcript of the proceedings had at the time and
10 place aforesaid.

11 I further certify that my certificate annexed
12 hereto applies to the original transcript and
13 copies thereof, signed and certified under my
14 hand only. I assume no responsibility for the
15 accuracy of any reproduced copies not made under
16 my control or direction.

17 As certification thereof, I have hereunto set
18 my hand this 24th day of February, A.D., 2023.

19 *Christine M Vitosh*

20 _____
21 Christine M. Vitosh, CSR
22 Illinois CSR No. 084-002883
23
24

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<p>R-1 [3] - 5:21, 12:16, 12:19</p> <p>R-2 [1] - 6:13</p> <p>racking [1] - 15:7</p> <p>railroad [1] - 5:18</p> <p>raise [1] - 3:21</p> <p>ran [1] - 8:22</p> <p>real [4] - 5:16, 6:10, 17:7, 17:22</p> <p>really [2] - 11:21, 11:23</p> <p>rear [1] - 11:21</p> <p>reason [1] - 10:16</p> <p>receiving [1] - 7:14</p> <p>reclassification [1] - 4:9</p> <p>record [1] - 15:23</p> <p>regarding [3] - 3:8,</p>		<p>rezone [6] - 6:13, 7:20, 12:14, 12:20, 17:5, 17:19</p> <p>rezoning [5] - 4:10, 5:14, 5:21, 6:7, 7:15</p> <p>richard [1] - 2:4</p> <p>road [1] - 11:14</p> <p>Road [7] - 1:17, 5:19, 9:20, 10:11, 10:14, 11:6, 11:20</p> <p>Rob [1] - 12:1</p> <p>Robert [1] - 5:5</p> <p>roll [1] - 4:14</p> <p>root [1] - 14:10</p> <p>round [1] - 15:20</p> <p>Route [1] - 6:11</p> <p>Roy [2] - 11:24, 12:1</p> <p>run [1] - 15:10</p> <p>run-through [1] - 15:10</p> <p>RYAN [6] - 6:20, 7:2, 7:4, 7:6, 7:9, 16:1</p> <p>Ryan [3] - 7:2, 7:3, 7:11</p>	<p>started [2] - 4:6, 8:11</p> <p>STATE [1] - 20:1</p> <p>state [3] - 3:15, 7:13, 16:12</p> <p>statewide [1] - 9:4</p> <p>stationary [1] - 10:9</p> <p>stay [1] - 14:21</p> <p>step [2] - 8:5, 12:2</p> <p>still [1] - 11:24</p> <p>store [2] - 13:12, 13:16</p> <p>Street [5] - 4:11, 6:9, 6:12, 16:7, 17:4</p> <p>street [1] - 9:19</p> <p>stuff [1] - 14:18</p> <p>substation [1] - 10:14</p> <p>substations [1] - 10:18</p> <p>Suburban [1] - 5:21</p> <p>suggest [1] - 15:24</p> <p>supposed [1] - 7:17</p> <p>surrounded [1] - 11:16</p> <p>surrounding [1] - 14:5</p> <p>sworn [4] - 3:23, 7:7, 16:10, 16:21</p> <p>system [7] - 10:6, 10:7, 13:22, 14:11, 15:7, 15:9</p>	
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PZC - Public Hearing - February 8, 2023

<p>15:6 Traditional [1] - 6:14 traffic [1] - 13:17 transcribed [1] - 20:4 transcript [2] - 20:8, 20:11 true [1] - 20:7 try [1] - 14:20 turn [1] - 17:7 two [4] - 3:4, 7:24, 9:8, 14:15</p>	<p>3:1 whole [1] - 10:9 Williams [5] - 2:5, 4:20, 17:15, 17:18, 18:23 WILLIAMS [3] - 4:12, 4:21, 18:24 wires [1] - 11:10 wiring [5] - 10:12, 10:13, 10:18, 11:8, 11:12 wish [3] - 3:11, 4:3, 4:4 wishes [4] - 15:13, 15:16, 18:5, 18:8 wishing [1] - 3:14 Witnesses [1] - 3:23 worry [1] - 11:23</p>
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<p>under [2] - 20:12, 20:14 underground [1] - 11:9 underneath [1] - 14:4 unfortunately [2] - 8:21, 12:17 unify [1] - 12:6 unit [1] - 17:6 UNITED [1] - 1:6 United [6] - 5:12, 6:5, 9:22, 12:6, 12:8, 12:16 unlike [2] - 13:15, 15:4 up [7] - 5:2, 8:3, 9:5, 10:14, 11:2, 11:5, 11:7 utility [2] - 9:9, 9:11</p>	
V	Y
<p>V-A-N-A-G-A-I-T-I-S [1] - 16:16 VANAGAITIS [8] - 16:9, 16:13, 16:15, 16:19, 16:20, 17:1, 18:3, 18:11 Vanagaitis [3] - 16:13, 16:15, 17:2 Vinyard [3] - 2:4, 4:18, 18:21 VINYARD [3] - 4:19, 18:18, 18:22 Vitosh [2] - 20:3, 20:20 vote [1] - 4:14</p>	<p>year [1] - 13:20 years [5] - 8:10, 8:11, 13:8, 14:7 yesterday [2] - 17:10, 17:24 York [1] - 8:16 YORKVILLE [2] - 1:6, 1:7 Yorkville [13] - 1:18, 5:13, 6:2, 6:6, 6:9, 9:23, 12:6, 12:9, 12:16, 13:14, 17:5, 17:16, 17:18 YOUNG [9] - 4:16, 4:18, 4:20, 4:22, 4:24, 18:19, 18:21, 18:23, 19:1 Young [1] - 2:10</p>
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	<p>zoned [2] - 12:17, 12:22 zoning [1] - 4:8 ZONING [1] - 1:10 Zoning [1] - 3:6</p>
W	
<p>ways [1] - 11:24 Wednesday [1] - 1:21 week [1] - 12:21 west [2] - 11:4, 12:8 WHEREUPON [1] -</p>	



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: April 6, 2023
Subject: **PZC 2023-01 Bristol Bay – Unit 10 (Final Plat Amendment)**
Proposed Amendment to Final Plat Unit for Multi-Family Townhomes

Request Summary:

The petitioner, Troy Mertz, on behalf of Bristol Bay Yorkville, LLC, is seeking to amend the recently approved Final Plat in Unit 10 of the Bristol Bay residential subdivision to address an approximately twelve (12) foot shift northwest of a townhome building to avoid a storm sewer line. The shift resulted in certain parcel lot lines being adjusted from the previously approved final plat layout. There are no changes proposed to the previously approved number of total lots, areas of building lots, total area of open space or setback distances. Bristol Bay Unit 10 is generally located at the northwest intersection of Galena Road and Rosenwinkel Street and is planned for 119 townhome units.



Bristol Bay Unit 10

United City of Yorkville, Illinois
JMarch 8, 2023



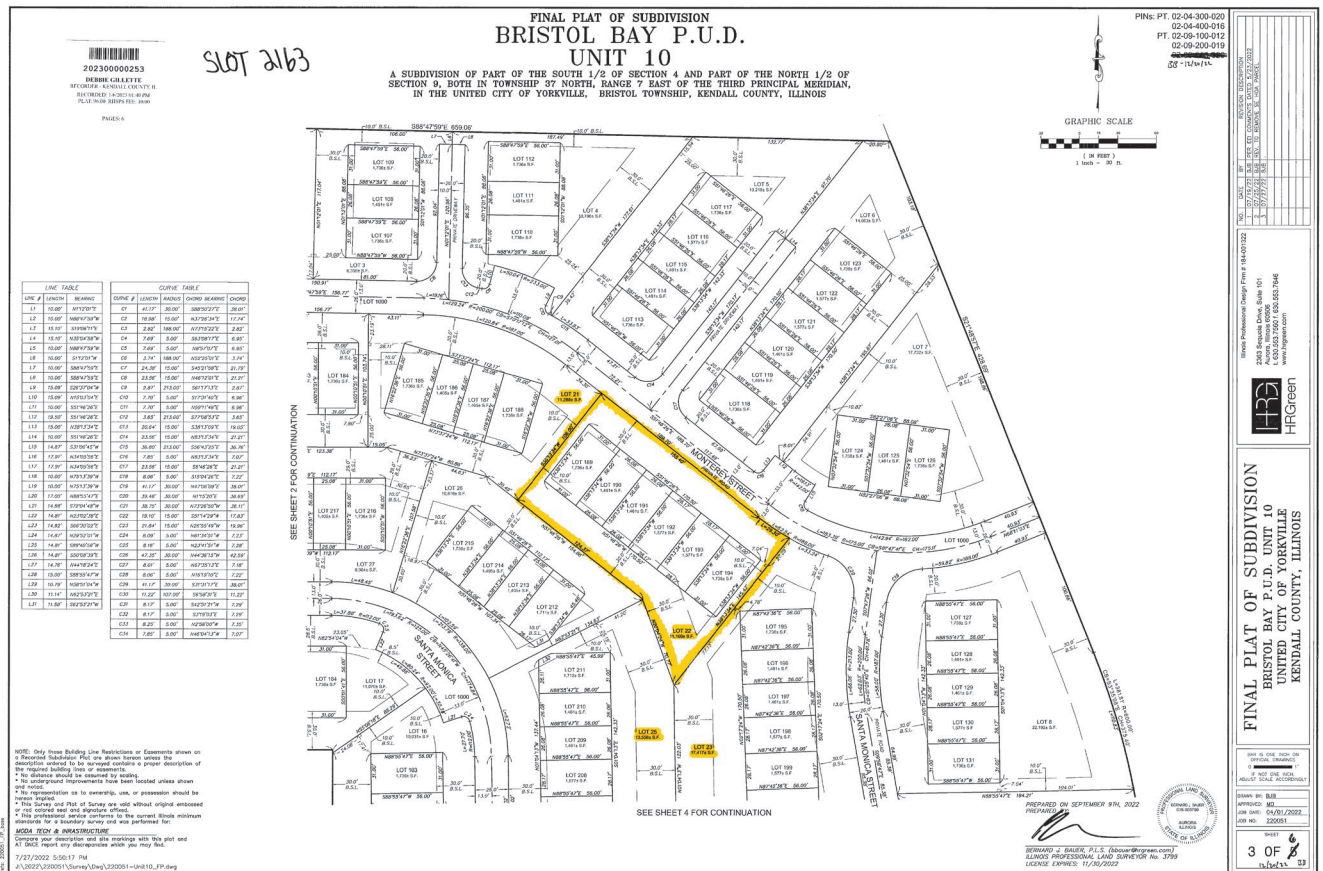
Proposed Unit 10 Final Plat Amendment:

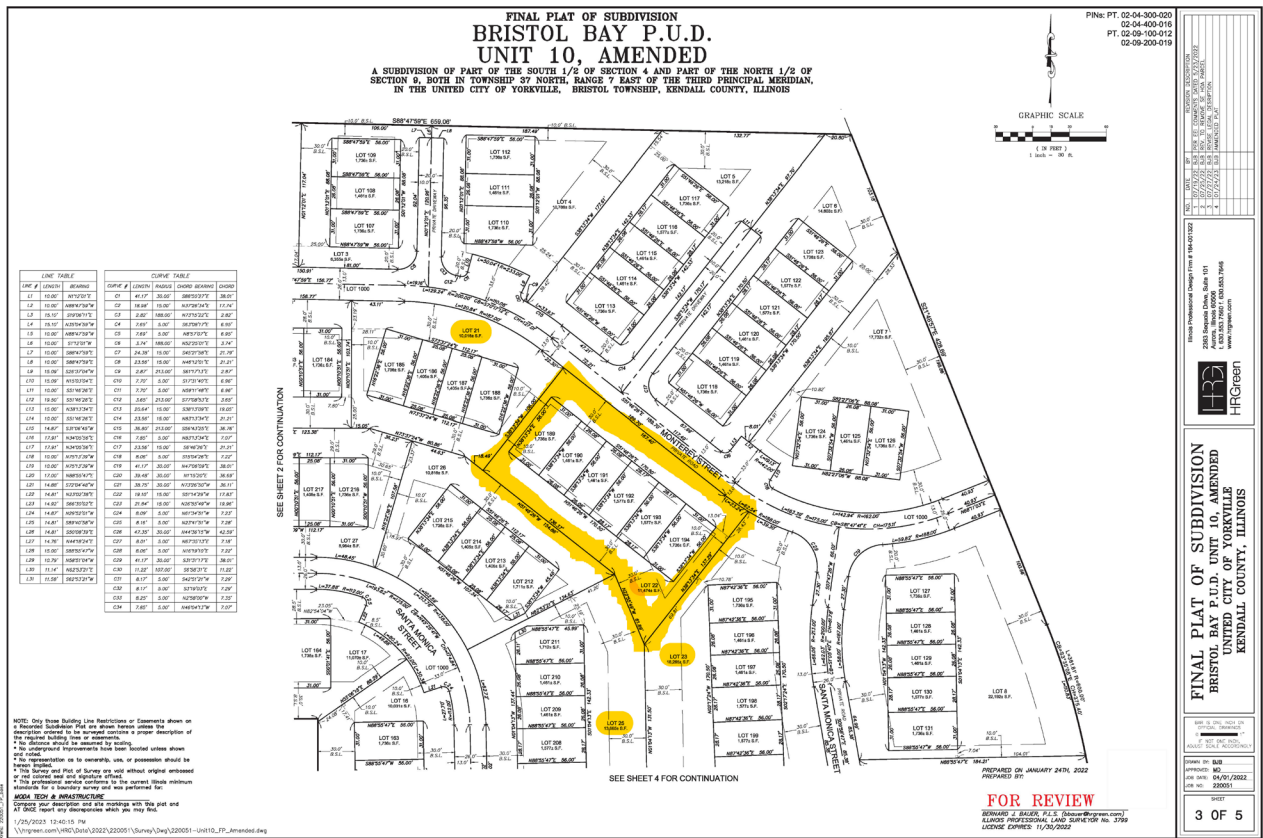
As the Economic Development Committee may recall, the Final Plat of Subdivision for Bristol Bay P.U.D. Unit 10 was approved on July, 26, 2022 and recorded with the Kendall County Recorder's Office as Document No. 202300000253. However, during the process of the petitioner's engineer preparing plats for building permits, it was realized that the location of the property lines for several lots were platted inconsistently with the approved final engineering plans.

The specific lots affected are Lots 189 through 194, this is due to the adjustment of the 6-unit townhome building being shifted approximately twelve feet (12') to the northwest to avoid encroaching upon a storm sewer line. As mentioned previously, the proposed final plat amendment will not affect the previously approved number of total lots, areas of building lots, total area of open space or setback distances. The changes proposed as part of this amended plat area as follows:

LOT(S)	PROPOSED CHANGE
Lots 189-194	Common Lot Line between Lot 21 and Lot 22 shifted northwest 12 feet.
Lot 22 and Lot 23	Common Lot Line between lots is shifted northwest 6 feet.
Lots 22, 23 and 25	Common Corner between lots was shifted north to accommodate the shifted common lot line between Lots 22 and 23.
Lots 22 and 25, Lots 23 and 25	Common Lot Lines were adjusted to accommodate of common corner
Lots 21, 22, 23, and 25	Adjustments in lot areas Lot 21 – 11,288 sq. ft to 10,016 sq. ft. Lot 22 – 11,160 sq. ft. to 11,474 sq. ft. Lot 23 - 17,417 sq. ft. to 18,265 sq. ft. Lot 25 – 13,556 sq. ft. to 13,656 sq. ft.

Below is a copy of the previously approved and recorded Bristol Bay P.U.D. Unit 10 Final Plat and the proposed amended Bristol Bay P.U.D. Unit 10 Final Plat, both prepared by HR Green, for comparison.





Staff Comments:

The proposed Final Plat of Subdivision Bristol Bay P.U.D. Unit 10, Amended has been reviewed by the City’s engineering consultant, Engineering Enterprises Inc. (EEI), for compliance with the Subdivision Control Ordinance’s Standards for Specification. A plan review conducted by the City Engineer, dated March 9, 2023, has determined the amended Final Plat of Subdivision for Bristol Bay Unit 10 is in compliance with local ordinances, specifically the Subdivision Control Ordinance. Therefore, staff supports approval of the proposed final plat amendment.

Per Section 6, paragraph A of the annexation agreement for Bristol Bay (Ord. 2005-34), the City shall act upon any final plat and final engineering or resubmitted final plat and final engineering within sixty (60) days of receipt. Initial receipt of the completed application was on January 30, 2023. Based upon the required City meeting schedule, the final approval of the requested Final Plat Amendment is proposed for April 25, 2023. The petitioner has agreed to this timeline. Should you have any questions regarding this matter; staff will be available at Tuesday night’s meeting.

Proposed Motion:

In consideration of the proposed Final Plat of Subdivision for Bristol Bay P.U.D. Unit 10, Amended, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by HR Green dated last revised 1/24/23, and subject to {insert any additional conditions of the Planning and Zoning Commission} ...

Attachments:

1. Copy of Petitioner's Application
2. Recorded Final Plat of Subdivision Bristol Bay PUD Unit 10 prepared by HR Green dated 07/19/2022
3. Final Plat of Subdivision Bristol Bay PUD Unit 10, Amended, prepared by HR Green date last revised 1/24/2023
4. EEI Letter to the City dated March 9, 2023



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Yorkville, Illinois, 60560
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR FINAL PLAT/REPLAT

INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- One (1) original signed and notarized application.
- Legal description of the property in Microsoft Word.
- Three (3) copies each of the exhibits and proposed drawings. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all the needed documents for the process.

STEP

2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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APPLICATION FOR FINAL PLAT/REPLAT

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plat to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the plat will be considered. City Council will make the final approval of the plat. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SAMPLE MEETING SCHEDULE

MONTH 1

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Plan Council Meeting

MONTH 2

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Economic Development
Committee

MONTH 3

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Planning & Zoning Commission

MONTH 4

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

City Council

Meeting Date

Updated Materials Submitted for Meeting

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.



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APPLICATION FOR FINAL PLAT/REPLAT

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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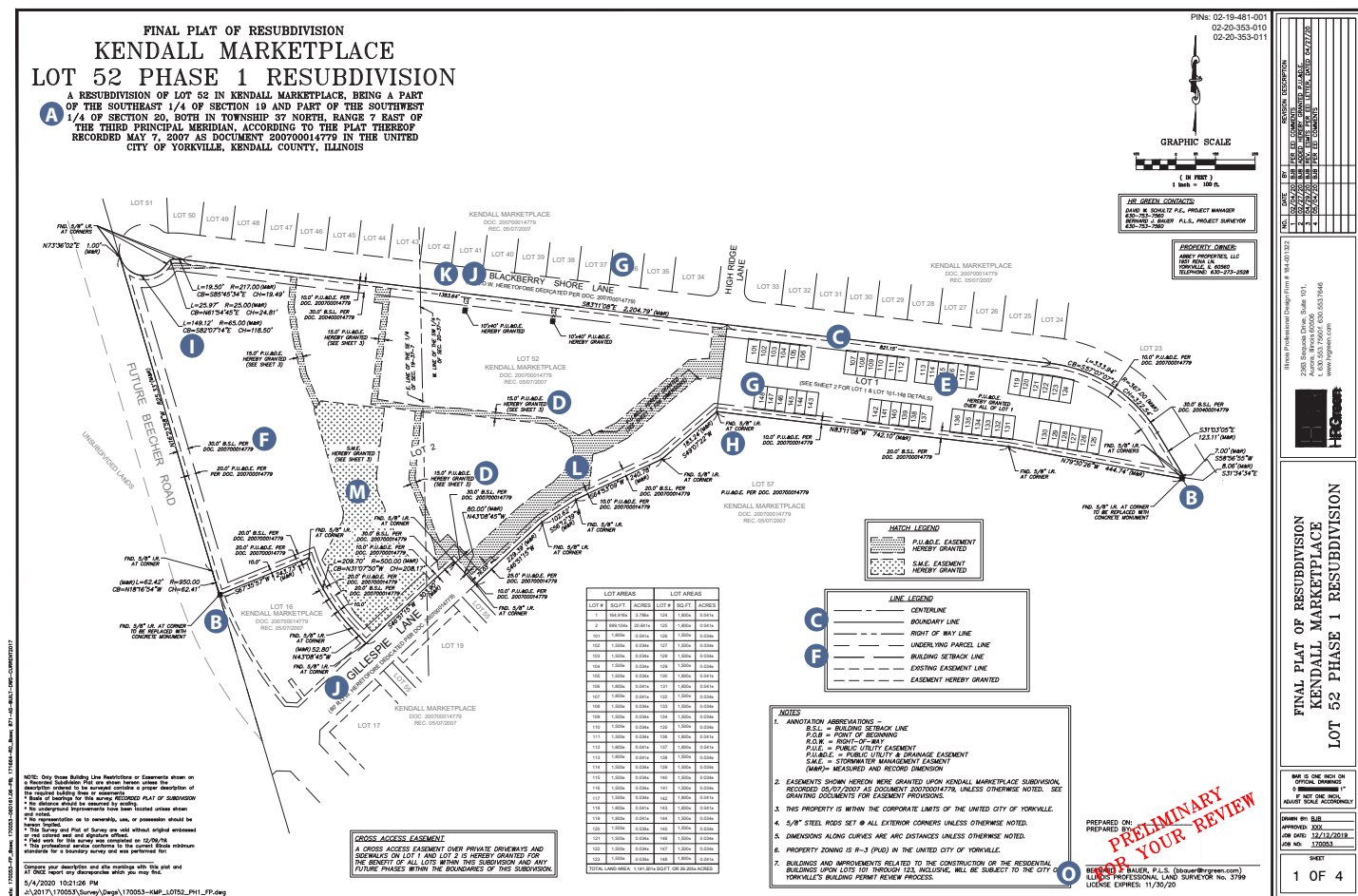
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

The following information must be shown on all final plats and final plats of resubdivision:

- A** Legal Description
- B** Monuments
- C** Exterior Boundary Lines
- D** Widths
- E** Lot Lines
- F** Setback Lines
- G** Consecutive Numbering & Lettering
- H** Lot Angles
- I** Circular Curves
- J** Street Names
- K** Abutment
- L** Dedicated Lands
- M** Watercourses and Drainage
- N** Access to Lake or Streams (not shown)
- O** Survey
- P** Certificates of Approval (not shown)

FINAL PLAT OF RESUBDIVISION EXAMPLE





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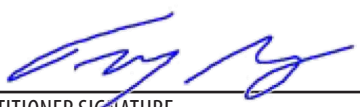
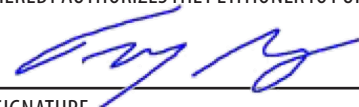
APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
	<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:		Total: \$
	<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	
TOTAL AMOUNT DUE:			



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APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ATTACHMENTS	
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".	
AGREEMENT	
I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.	
I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.	
 _____	
PETITIONER SIGNATURE	
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
 _____	
OWNER SIGNATURE	



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
---------------	----------------------	-------------------

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME	TITLE
	
SIGNATURE*	DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:	LEGAL DEPOSITS:
Up to one (1) acre \$5,000	Less than two (2) acres \$1,000
Over one (1) acre, but less than ten (10) acres \$10,000	Over two (2) acres, but less than ten (10) acres \$2,500
Over ten (10) acres, but less than forty (40) acres \$15,000	Over ten (10) acres \$5,000
Over forty (40) acres, but less than one hundred (100) \$20,000	
In excess of one hundred (100.00) acres \$25,000	



▶ 2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044
▶ HRGREEN.COM

The Final Plat of Bristol Bay P.U.D. Unit 10 was approved by the United City of Yorkville as part of the Bristol Bay P.U.D. approval process and subsequently recorded with the Kendall County Recorder of Deeds on January 6th, 2023 as document 202300000253. During the process of preparing Building Permit Plats, it has come to the attention of the Design Engineer and Subdividing Surveyor that the location of the lot lines for several lots were platted incorrectly. The proposed townhome building located upon Lots 189 through 194, inclusive was shifted 12 feet to the northwest to resolve the conflict, due to a conflict of a building with as storm line. This change was made within the approved engineering plans, but was not reflected upon the Final Subdivision Plat. As such, the Final Plat requires an amendment to correct the erroneous lot lines. The changes contained within the amended plat are as follows:

- Lots 189 through 194, inclusive, and the common line between Lot 21 and Lot 22 were shifted northwest 12 feet.
- Common lot line between Lots 22 and 23 was shifted northwest 6 feet.
- Common Corner between Lot 22, 23 and 25 was shifted north to accommodate the shifted common lot line between Lots 22 and 23.
- Common Lot lines between Lot 22 and 25 & Lots 23 and 25 were adjusted to accommodate no location of common corner.
- Updates to the land areas of Lots 21, 22, 23, and 25

It should be noted that there were no changes to the previously approved number of total lots, areas of building lots, total area of open space or setback distances.



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Aurora, IL 60506
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BRISTOL BAY UNIT 10 – LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 4 AND PART OF THE NORTH HALF OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE RESUBDIVISION OF BRISTOL BAY LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2018 AS DOCUMENT 201800003507, SAID POINT OF BEGINNING ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ROSENWINKLE STREET, PER BRISTOL BAY UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 21, 2005 AS DOCUMENT 200500039532; THENCE SOUTH 21 DEGREES 48 MINUTES 57 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 428.69 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 381.81 FEET, BEING A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CHORD THAT BEARS SOUTH 03 DEGREES 35 MINUTES 08 SECONDS EAST AND A CHORD OF 375.40 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND TANGENT TO LAST DESCRIBED CURVE, 23.35 FEET TO THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED IN QUIT CLAIM DEED, RECORDED AS DOCUMENT 201000008480; THENCE ALONG THE FOLLOWING SEVEN (7) COURSES BEING ALONG THE NORTHERLY, AND WESTERLY LINES OF SAID LANDS; (1) NORTH 75 DEGREES 21 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE SAID RIGHT-OF-WAY LINE, 10.00 FEET; (2) SOUTH 28 DEGREES 31 MINUTES 19 SECONDS WEST, 83.00 FEET; (3) SOUTH 55 DEGREES 40 MINUTES 19 SECONDS WEST, 25.88 FEET; (4) NORTH 75 DEGREES 13 MINUTES 39 SECONDS WEST, PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD, PER DOCUMENT 145193 IN BOOK 163, PAGE 160, 198.37 FEET; (5) NORTH 18 DEGREES 55 MINUTES 03 SECONDS WEST, 18.03 FEET; (6) NORTH 75 DEGREES 13 MINUTES 39 SECONDS WEST, PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, 30.00 FEET; (7) SOUTH 14 DEGREES 46 MINUTES 21 SECONDS WEST, PERPENDICULAR TO SAID NORTHERLY RIGHT-OF-WAY LINE, 80.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 75 DEGREES 13 MINUTES 39 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 302.71 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, BEING A WESTERLY LINE OF THE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 21, 2021 AS DOCUMENT 202100010276; THENCE NORTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE, 330.99 FEET TO A CORNER OF SAID LANDS; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID LANDS, 295.50 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, 106.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 09 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE, 12.74 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, PERPENDICULAR TO LAST DESCRIBED LINE, 26.00 FEET; THENCE NORTHEASTERLY, 46.90 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS NORTH 45 DEGREES 23 MINUTES 45 SECONDS EAST AND A CHORD OF 42.27 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 39 SECONDS EAST, TANGENT TO LAST DESCRIBED CURVE, 20.43 FEET; THENCE NORTHERLY, 42.63 FEET, ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 188.00 FEET, A CHORD THAT BEARS NORTH 07 DEGREES 06 MINUTES 25 SECONDS EAST AND A CHORD OF 42.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 7.69 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CHORD THAT BEARS NORTH 30 DEGREES 25 MINUTES 55 SECONDS WEST AND A CHORD OF 6.95 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 01 SECONDS WEST, TANGENT TO LAST DESCRIBED CURVE, 15.10 FEET; THENCE NORTHERLY, 51.13 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 208.00 FEET, A CHORD THAT BEARS NORTH 22 DEGREES 09 MINUTES 42 SECONDS EAST AND A CHORD OF 51.00 FEET; THENCE SOUTH 61 DEGREES 12 MINUTES 35



SECONDS EAST, 14.42 FEET; THENCE EASTERLY, 8.93 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CHORD THAT BEARS NORTH 67 DEGREES 37 MINUTES 23 SECONDS EAST AND A CHORD OF 7.79 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 34.55 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS NORTH 16 DEGREES 32 MINUTES 11 SECONDS WEST AND A CHORD OF 32.67 FEET; THENCE NORTH 40 DEGREES 28 MINUTES 16 SECONDS EAST, 26.00 FEET; THENCE SOUTHEASTERLY, 16.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS SOUTH 65 DEGREES 28 MINUTES 02 SECONDS EAST AND A CHORD OF 16.48 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 01 SECONDS EAST, 166.22 FEET TO THE SOUTHERLY LINE OF SAID RESUBDIVISION OF BRISTOL BAY LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11; THENCE SOUTH 88 DEGREES 47 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 659.06 FEET TO SAID POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

NOTE: THE LANDS DESCRIBED ABOVE ARE A PORTION OF THE LANDS DESCRIBED AS PARCEL 1-I IN QUIT CLAIM DEED RECORDED APRIL 21, 2021 AS DOCUMENT 202100010276.

PREPARED BY:

A handwritten signature in blue ink, appearing to read 'B. Bauer', written over a horizontal line.

BERNARD J. BAUER, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR #3799

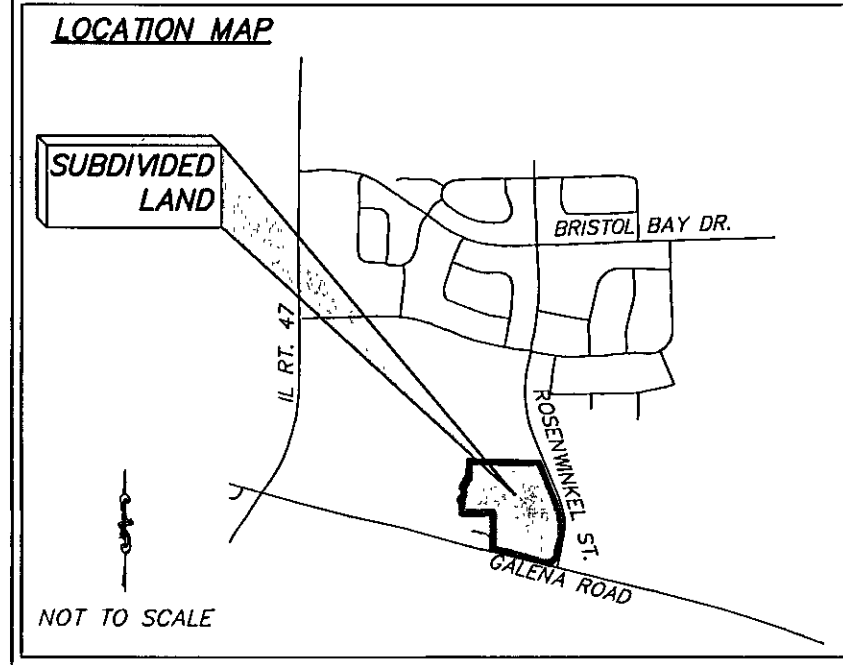
FINAL PLAT OF SUBDIVISION BRISTOL BAY P.U.D. UNIT 10

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
YORKVILLE MODA 3, LLC
340 W. BUTTERFIELD ROAD #20
ELMHURST, IL 60126
TELEPHONE: 630-834-0722

PINS: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
~~02-09-200-020~~
BS-17/12/22



20230000253
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 16/2023 01:40 PM
PLAT: 96.00 RHSPS FEE: 10.00

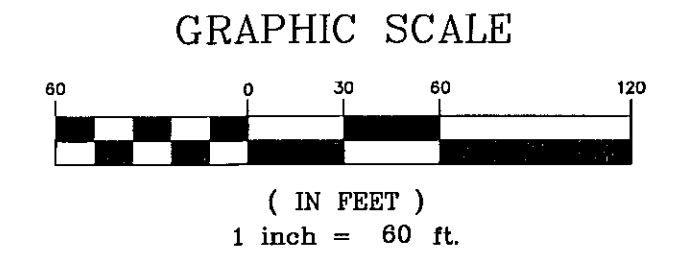
SLOT 2161

PAGES: 6

RESUB. OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11
DOC. 201800003507

SECTION CORNER REESTABLISHED
PER PLATS OF BRISTOL BAY P.U.D. UNITS 1, 9 & 11.
AREA HAS BEEN DISTURBED AS PART OF THE BRISTOL BAY SITE GRADING. NO MONUMENT FOUND OR SET.

POINT OF BEGINNING
FOUND 5/8" IRON ROD AT
SOUTHEAST CORNER OF
RESUB. OF BRISTOL BAY
LOT 2048 - UNIT 9 &
LOT 2049 - UNIT 11



LINE LEGEND

- CENTERLINE
- BOUNDARY LINE
- - - PROPOSED LOT LINE
- BUILDING SETBACK LINE
- - - EXISTING PARCEL LINE
- - - EXISTING UNDERLYING PARCEL LINE
- - - EXISTING RIGHT OF WAY LINE

HATCH LEGEND

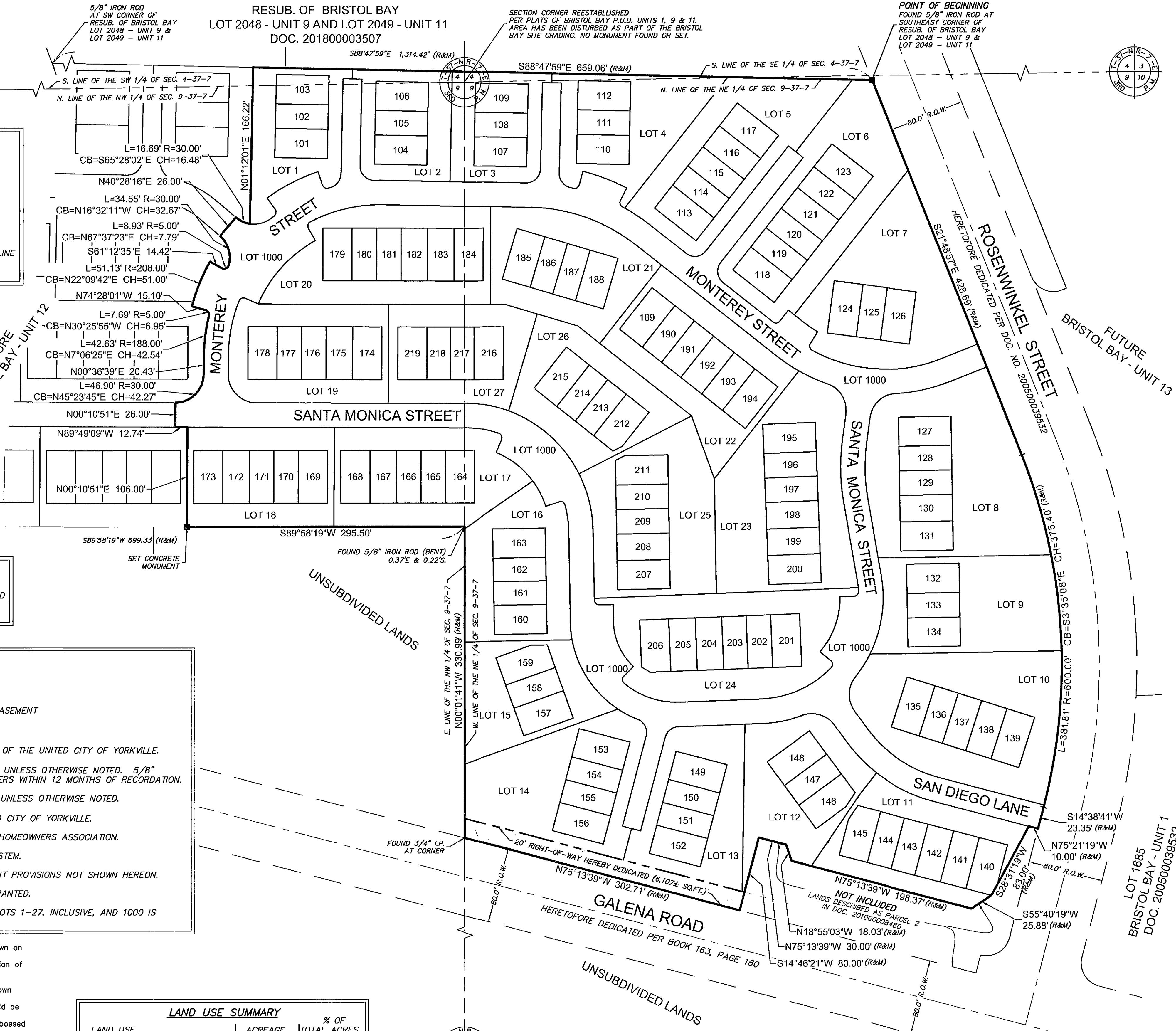
- ▭ DENOTES AREA HEREBY DEDICATED TO THE UNITED CITY OF YORKVILLE FOR PUBLIC RIGHT-OF-WAY

- NOTES:**
- ANNOTATION ABBREVIATIONS -
B.S.L. = BUILDING SETBACK LINE
R.O.W. = RIGHT-OF-WAY
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R&M) = RECORD AND MEASURED
(XXX.XX) = RECORD DIMENSION
 - THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
 - 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED. 5/8" STEEL RODS WILL BE SET AT ALL INTERIOR CORNERS WITHIN 12 MONTHS OF RECORDATION.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY ZONING IS R-3 (P.U.D.) IN THE UNITED CITY OF YORKVILLE.
 - OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - BEARINGS ARE BASED ON LOCAL COORDINATE SYSTEM.
 - SEE COVENANTS AND RESTRICTIONS FOR EASEMENT PROVISIONS NOT SHOWN HEREON.
 - ACCESS EASEMENT OVER LOT 1000 IS HEREBY GRANTED.
 - PUBLIC UTILITY AND DRAINAGE EASEMENT OVER LOTS 1-27, INCLUSIVE, AND 1000 IS HEREBY GRANTED.

LAND USE SUMMARY

LAND USE	ACREAGE	% OF TOTAL ACRES
MULTIFAMILY ATTACHED	11.892± AC.	84.5%
PRIVATE ROADWAYS (LOT 1000)	2.039± AC.	14.5%
RIGHT-OF-WAY	0.140± AC.	1.0%
TOTAL GROSS ACRES	14.071± AC.	100%

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:
MODA TECH & INFRASTRUCTURE
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
7/27/2022 5:50:17 PM
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LOT AREAS		LOT AREAS		LOT AREAS	
LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES
1	7,816±	0.179±	125	1,461±	0.034±
2	6,361±	0.146±	126	1,736±	0.040±
3	6,355±	0.146±	127	1,736±	0.040±
4	10,786±	0.248±	128	1,461±	0.034±
5	13,218±	0.303±	129	1,461±	0.034±
6	14,603±	0.335±	130	1,577±	0.036±
7	17,732±	0.407±	131	1,736±	0.040±
8	22,192±	0.509±	132	1,736±	0.040±
9	14,407±	0.331±	133	1,461±	0.034±
10	20,175±	0.463±	134	1,736±	0.040±
11	10,334±	0.237±	135	1,736±	0.040±
12	14,041±	0.322±	136	1,461±	0.034±
13	9,453±	0.217±	137	1,461±	0.034±
14	10,031±	0.230±	138	1,577±	0.036±
15	11,070±	0.254±	139	1,736±	0.040±
16	8,573±	0.197±	140	1,718±	0.039±
17	9,606±	0.221±	141	1,577±	0.036±
18	12,289±	0.282±	142	1,577±	0.036±
19	11,288±	0.259±	143	1,461±	0.034±
20	11,160±	0.256±	144	1,461±	0.034±
21	17,417±	0.400±	145	1,686±	0.039±
22	15,523±	0.356±	146	1,886±	0.043±
23	13,556±	0.311±	147	1,461±	0.034±
24	10,816±	0.248±	148	1,736±	0.040±
25	8,984±	0.206±	149	1,736±	0.040±
26	10,816±	0.248±	150	1,405±	0.032±
27	1,736±	0.040±	151	1,405±	0.032±
101	1,736±	0.040±	152	1,736±	0.040±
102	1,461±	0.034±	153	1,736±	0.040±
103	1,736±	0.040±	154	1,405±	0.032±
104	1,736±	0.040±	155	1,405±	0.032±
105	1,461±	0.034±	156	1,736±	0.040±
106	1,736±	0.040±	157	1,736±	0.040±
107	1,736±	0.040±	158	1,461±	0.034±
108	1,461±	0.034±	159	1,692±	0.039±
109	1,736±	0.040±	160	1,736±	0.040±
110	1,736±	0.040±	161	1,405±	0.032±
111	1,461±	0.034±	162	1,405±	0.032±
112	1,736±	0.040±	163	1,736±	0.040±
113	1,736±	0.040±	164	1,736±	0.040±
114	1,461±	0.034±	165	1,461±	0.034±
115	1,461±	0.034±	166	1,461±	0.034±
116	1,577±	0.036±	167	1,736±	0.040±
117	1,736±	0.040±	168	1,736±	0.040±
118	1,736±	0.040±	169	1,736±	0.040±
119	1,461±	0.034±	170	1,461±	0.034±
120	1,461±	0.034±	171	1,461±	0.034±
121	1,577±	0.036±	172	1,577±	0.036±
122	1,736±	0.040±	173	1,736±	0.040±
123	1,736±	0.040±			
124	1,736±	0.040±			

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.563.7560 f. 630.563.7646
www.hrgreen.com

HRGreen

**FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET 6
1 OF 6
12/1/22 BS

A PUBLIC UTILITY AND DRAINAGE EASEMENT, IN ACCORDANCE WITH THE EASEMENT PROVISIONS STATED HEREON, IS HEREBY GRANTED OVER ALL AREAS OF LOTS 101-219, INCLUSIVE (EXCEPTING THEREFROM THAT PART OF SAID LOTS ON WHICH A PRINCIPAL RESIDENTIAL BUILDING IS TO BE CONSTRUCTED).

PREPARED BY: SEPTEMBER 9TH, 2022
PREPARED BY: [Signature]



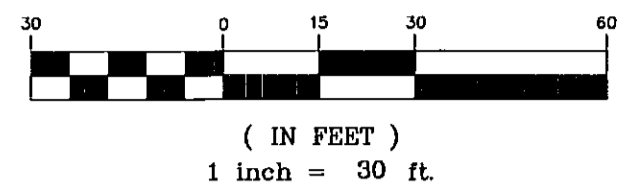
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2022

FINAL PLAT OF SUBDIVISION BRISTOL BAY P.U.D. UNIT 10

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
~~02-09-200-019~~
BB-12/20/22

GRAPHIC SCALE



20230000253

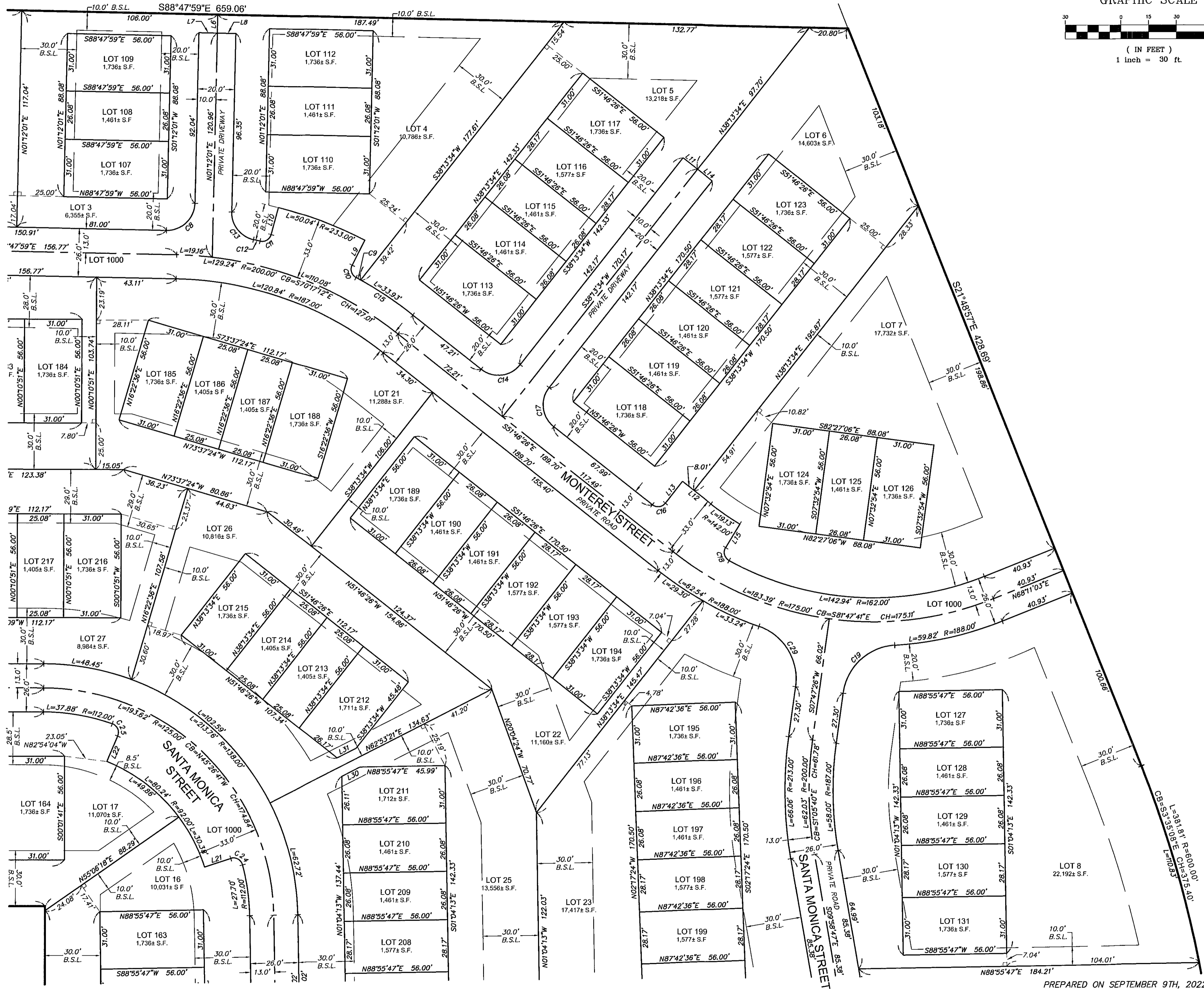
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RECORDER - KENDALL COUNTY, IL
RECORDED: 1/6/2023 01:40 PM
PLAT: 96.00 RISPS FEE: 10.00

PAGES: 6

SLOT 2163

LINE TABLE			CURVE TABLE				
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
L1	10.00'	N172°01'E	C1	41.17'	30.00'	S88°50'27"E	38.01'
L2	10.00'	N88°47'59"W	C2	18.98'	15.00'	N37°26'34"E	17.74'
L3	15.10'	S19°06'11"E	C3	2.82'	188.00'	N73°15'22"E	2.82'
L4	15.10'	N35°04'59"W	C4	7.69'	5.00'	S63°08'17"E	6.95'
L5	10.00'	N88°47'59"W	C5	7.69'	5.00'	N8°57'07"E	6.95'
L6	10.00'	S172°01'W	C6	3.74'	188.00'	N52°25'01"E	3.74'
L7	10.00'	S88°47'59"E	C7	24.38'	15.00'	S45°21'58"E	21.79'
L8	10.00'	S88°47'59"E	C8	23.56'	15.00'	N46°12'01"E	21.21'
L9	15.09'	S26°37'04"W	C9	2.87'	213.00'	S61°17'13"E	2.87'
L10	15.09'	N15°03'04"E	C10	7.70'	5.00'	S17°31'40"E	6.96'
L11	10.00'	S51°46'26"E	C11	7.70'	5.00'	N59°11'48"E	6.96'
L12	19.50'	S51°46'26"E	C12	3.65'	213.00'	S77°08'53"E	3.65'
L13	15.00'	N38°13'34"E	C13	20.64'	15.00'	S38°13'09"E	19.05'
L14	10.00'	S51°46'26"E	C14	23.56'	15.00'	N83°13'34"E	21.21'
L15	14.87'	S31°06'45"W	C15	36.80'	213.00'	S56°43'25"E	36.76'
L16	17.91'	N34°05'56"E	C16	7.85'	5.00'	N83°13'34"E	7.07'
L17	17.91'	N34°05'56"E	C17	23.56'	15.00'	S6°46'26"E	21.21'
L18	10.00'	N75°13'39"W	C18	8.06'	5.00'	S15°04'26"E	7.22'
L19	10.00'	N75°13'39"W	C19	41.17'	30.00'	N47°06'09"E	38.01'
L20	17.00'	N88°55'47"E	C20	39.48'	30.00'	N17°52'0"E	36.69'
L21	14.88'	S72°04'48"W	C21	38.75'	30.00'	N73°26'50"W	36.11'
L22	14.81'	N23°02'38"E	C22	19.10'	15.00'	S51°14'29"W	17.83'
L23	14.92'	S66°30'02"E	C23	21.84'	15.00'	N26°55'49"W	19.96'
L24	14.87'	N29°52'01"W	C24	8.09'	5.00'	N61°34'51"W	7.23'
L25	14.81'	S89°40'58"W	C25	8.16'	5.00'	N23°41'51"W	7.28'
L26	14.81'	S50°08'39"E	C26	47.35'	30.00'	N44°36'15"W	42.59'
L27	14.76'	N44°18'24"E	C27	8.01'	5.00'	N67°35'13"E	7.18'
L28	15.00'	S88°55'47"W	C28	8.06'	5.00'	N16°19'10"E	7.22'
L29	10.79'	N58°51'04"W	C29	41.17'	30.00'	S31°31'17"E	38.01'
L30	11.14'	N62°53'21"W	C30	11.22'	107.00'	S6°58'31"E	11.22'
L31	11.58'	S62°53'21"W	C31	8.17'	5.00'	S42°51'21"W	7.29'
			C32	8.17'	5.00'	S31°19'03"E	7.29'
			C33	8.25'	5.00'	N2°58'00"W	7.35'
			C34	7.85'	5.00'	N46°04'13"W	7.07'

SEE SHEET 2 FOR CONTINUATION



SEE SHEET 4 FOR CONTINUATION

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
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* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INFRASTRUCTURE

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

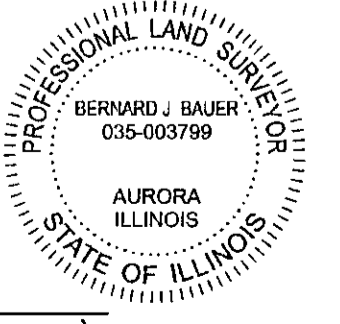
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PREPARED ON SEPTEMBER 9TH, 2022
PREPARED BY:

(Signature)

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2022



FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
3 OF 6
12/20/22

Illinois Professional Design Firm # 184-001322

2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



NO.	DATE	BY	REVISION DESCRIPTION
1	07/19/22	BJB	PER EEL COMMENTS DATED 5/23/2022
2	07/25/22	BJB	REV. TO REMOVE SEE HOA PARCEL
3	07/27/22	BJB	



20230000253

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 1/6/2023 01:40 PM
PLAT: 96.00 RHSPS FEE: 10.00

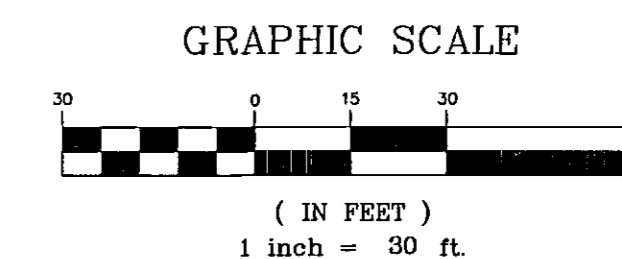
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SLOT 2164

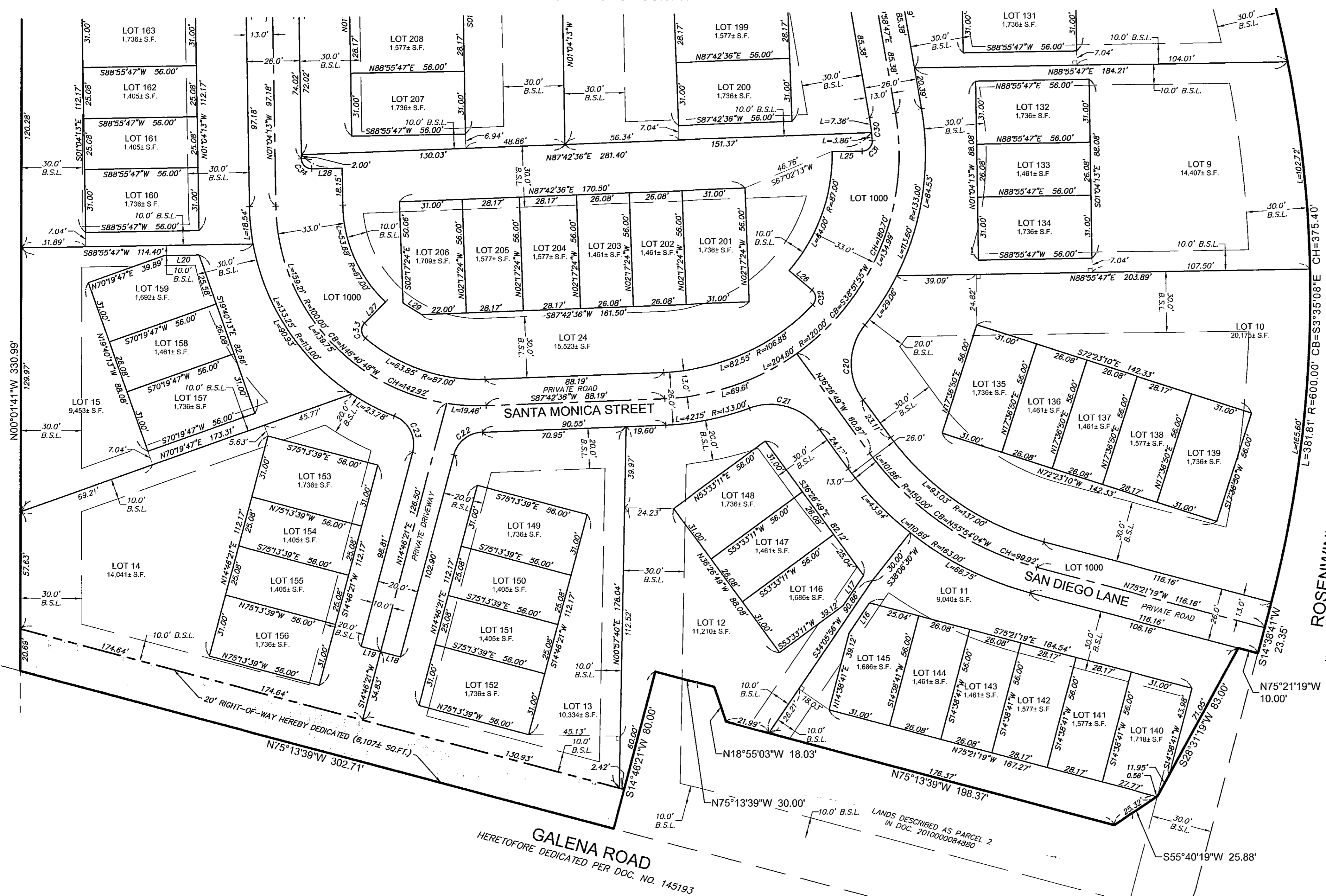
FINAL PLAT OF SUBDIVISION BRISTOL BAY P.U.D. UNIT 10

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PIN: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019
~~02-09-200-020~~
BS-12/21/22



SEE SHEET 3 FOR CONTINUATION



FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10

SLOT 2165



20230000253

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL.
RECORDED: 1/6/2023 01:40 PM
PLAT: 96.00 RISSPS FEE: 10.00

PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WABAGE) S.S.
THIS IS TO CERTIFY THAT BRISTOL BAY P.U.D. A NEIGHBORHOOD
AN INDIVIDUAL OR SINGLE OWNER OF THE PROPERTY DESCRIBED FOREGOING
SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND
PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND
PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE
STYLE AND TITLE HEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR
THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVE FOR ANY
ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FUTURE
AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT
PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN
THE BOUNDARIES OF YORKVILLE, COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT ELMHURST, ILLINOIS, THIS 4 DAY OF OCTOBER, 2022

BRISTOL BAY P.U.D. LLC
CORPORATION NAME
340 W BUTTERFIELD RD #20
ELMHURST, IL 60120
COMPLETE ADDRESS

BY: PRESIDENT: TROY MERTZ
SECRETARY: [Signature]
PRINTED NAME: TROY MERTZ
PRINTED NAME: [Signature]

SEE SHEET 6 FOR
CORRECT OWNER & NOTARY
CERTIFICATES

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WABAGE) S.S.

I, VICTORIA EDWARDS, NOTARY PUBLIC IN AND FOR
THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT TROY MERTZ
AND [Signature] PERSONALLY KNOW ME TO THE PRESIDENT AND
SECRETARY OF BRISTOL BAY P.U.D. LLC AS SHOWN ABOVE, APPEARED BEFORE
ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND
VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES
AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 4 DAY OF OCTOBER, 2022

[Signature] NOTARY PUBLIC
NOTARY PUBLIC
MY COMM. EXPIRES 12/31/2023
MY COMM. NO. 0114029411

MORTGAGEE'S CERTIFICATE

STATE OF NEW YORK)
COUNTY OF NEW YORK) S.S.

HPE (A NY SPV) LLC, HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY
CONSENTS TO THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY
SUBMITS ITS MORTGAGE RECORDED AS DOCUMENT 20220000112 IN THE
OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID STEVEN FISCHER HAS CAUSED THIS INSTRUMENT TO BE
SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT NEW YORK, NEW YORK, THIS
13 DAY OF OCTOBER, 2022.

BANK NAME AND COMPLETE ADDRESS: Piper Canyon Partners
100 E. 59th St, 13th Fl
New York, NY 10022

BY: NAME: Steven Fischer, Authorized
PRINTED NAME & TITLE: Steven Fischer
ATTEST: Marc Brodeur, Director
PRINTED NAME & TITLE: Marc Brodeur

NOTARY CERTIFICATE

STATE OF NEW YORK)
COUNTY OF NEW YORK) S.S.

I, FALLOU KUBECKA, NOTARY PUBLIC IN AND FOR
THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT STEVEN FISCHER
AND MARC BRODEUR PERSONALLY KNOW ME TO THE PRESIDENT AND
SECRETARY OF HPE (A NY SPV) LLC AS SHOWN ABOVE, APPEARED BEFORE
ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND
VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES
AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 13 DAY OF OCTOBER, 2022

FALLOU KUBECKA
Notary Public, State of New York
No. 0114029411
Qualified in New York County
Term Expires August 27, 2023

NOTE: Only those Building Line Restrictions or Easements shown on a
Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the
required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:
MODA TECH & INFRASTRUCTURE
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

9/23/2022 10:19:46 AM
J:\2022\220051\Survey\Dwg\220051-Unit10_FP.dwg

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF
YORKVILLE, ILLINOIS, THIS 16 DAY OF DECEMBER, 2022

[Signature] CHAIRMAN

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE,
ILLINOIS, THIS 28th DAY OF NOVEMBER, 2022

[Signature] CITY ADMINISTRATOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE,
ILLINOIS, BY ORDINANCE NO. 2022-26 AT A MEETING HELD THIS 21st DAY
OF JULY, 2022.

[Signature] CITY CLERK
CITY CLERK
12/9/2022



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE,
ILLINOIS, THIS 20th DAY OF JULY, 2022.

[Signature] MAYOR
MAYOR
11/21/2022

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, BRAD SANDERSON, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO
HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED
GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS 21st DAY OF NOV, 2022

[Signature] CITY ENGINEER

DRAINAGE CERTIFICATE

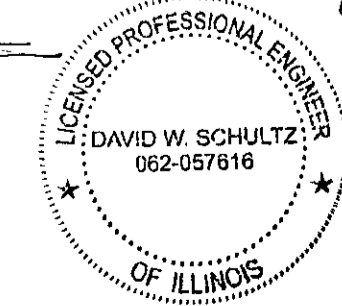
STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

WE, DAVID SCHULTZ, REGISTERED PROFESSIONAL ENGINEER AND TROY MERTZ
OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST
OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY
THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE
WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE
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 THIS
SUBDIVISION.

DATED THIS 23 DAY OF SEPTEMBER, 2022

[Signature] OWNER (OR DULY AUTHORIZED ATTORNEY)

[Signature] REGISTERED PROFESSIONAL ENGINEER



EASEMENT FOR INGRESS AND EGRESS

AN ACCESS EASEMENT IS HEREBY RESERVED TO THE GENERAL PUBLIC FOR VEHICULAR AND
PEDESTRIAN INGRESS AND EGRESS UPON ANY AND ALL PAVED SURFACES OF LOT 1000

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC
AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY,
GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT,
OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACEMENT, RELOCATE AND
REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES,
TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH
UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS, AND
SIGNALS IN, OVER, UNDER, ACROSS, ALONG, THROUGH, OVER, UNDER, THROUGH, OVER, UNDER, THROUGH,
WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED
"EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE
PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON
ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE
PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE,
TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF
EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT
LOTS, AND COMMON AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, SHRUBS, ROOTS,
SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON
THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE
PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR
DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT",
"PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT
OF THE GRANTEES OF ANY SUCH FACILITIES, THE GRADE OF ANY SUCH SUBDIVIDED
PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER
OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE
"CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL
PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN
APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED
DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH
AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING",
AND "COMMON AREAS". THE TERMS "COMMON AREA OR AREAS" INCLUDE "COMMON ELEMENTS" INCLUDE
REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL
PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH
AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER,
UPON WRITTEN REQUEST.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR,
COM ED, COMCAST, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY
THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE
AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (abbreviated P.U. & D.E.)
TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND MAINTAIN
UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF
THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE
CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES
APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND
EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE
RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE
IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY
OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND
INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY
SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE
EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT
NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN
DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY
TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND
DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION,
REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND
TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO, NO PERMANENT
BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY
AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED
FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT
DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED
FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER
SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND
DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS
BEING CROSSED OR RECESSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE
NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE
DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF
ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO
SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR
REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER,
THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND
ROUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE. ON EACH PATCH, ANY
ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE
MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

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 SMOKE, DUST, SOUNDS, NOISE, AND
UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.
THIS INSTRUMENT NO. 20230000253 WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS 6th
DAY OF JANUARY, 2023, AT 1:40 PM O'CLOCK P.M.

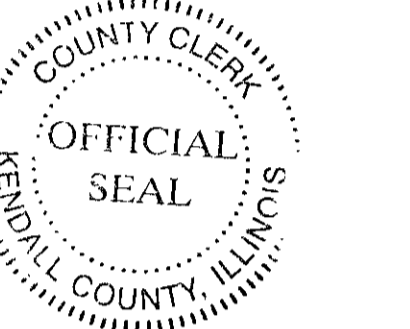
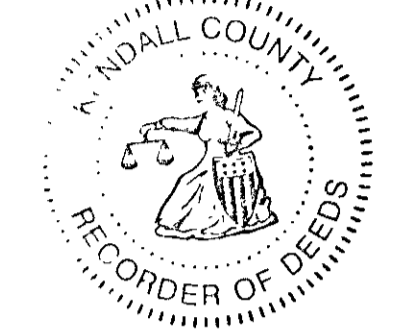
[Signature] RECORDER OF DEEDS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.
I, DEBBIE GILLETTE, 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 3 DAY OF JANUARY, 2023

[Signature] COUNTY CLERK



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT
THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING
DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF THE RESUBDIVISION OF BRISTOL BAY LOT 2048 - UNIT 9 AND LOT
2049 - UNIT 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2018 AS DOCUMENT
201800003507, SAID POINT OF BEGINNING ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF
ROSEBANK STREET, PER BRISTOL BAY P.U.D. UNIT 10, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 21,
2005 AS DOCUMENT 200500039532; THENCE SOUTH 21 DEGREES 48 MINUTES 57 SECONDS EAST, ALONG SAID
WESTERLY RIGHT-OF-WAY LINE, 428.69 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE,
381.81 FEET, BEING A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A
CHORD THAT BEARS SOUTH 03 DEGREES 35 MINUTES 08 SECONDS EAST AND A CHORD OF 378.40 FEET;
THENCE SOUTH 14 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE
TANGENT TO LAST DESCRIBED CURVE, 23.35 FEET TO THE NORTHEASTLY CORNER OF THE LANDS DESCRIBED
IN QUIT CLAIM DEED, RECORDED AS DOCUMENT 20100008490; THENCE ALONG THE FOLLOWING SEVEN (7)
COURSES BEING ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LANDS: (1) NORTH 75 DEGREES 21
MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE SAID RIGHT-OF-WAY LINE, 10.00 FEET; (2) SOUTH 28
DEGREES 31 MINUTES 19 SECONDS WEST, 83.00 FEET; (3) SOUTH 55 DEGREES 40 MINUTES 19 SECONDS WEST,
25.88 FEET; (4) NORTH 75 DEGREES 13 MINUTES 39 SECONDS WEST, PARALLEL WITH THE NORTHERLY
RIGHT-OF-WAY LINE OF SAID GENEVA ROAD, PER DOCUMENT 145193 IN BOOK 163, PAGE 160, 188.37 FEET; (5)
NORTH 18 DEGREES 55 MINUTES 03 SECONDS WEST, 18.03 FEET; (6) NORTH 75 DEGREES 13 MINUTES 39
SECONDS WEST, PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, 30.00 FEET; (7) SOUTH 13 DEGREES 46
MINUTES 21 SECONDS WEST, PERPENDICULAR TO SAID NORTHERLY RIGHT-OF-WAY LINE, 80.00 FEET TO SAID
NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 75 DEGREES 13 MINUTES 39 SECONDS WEST, ALONG SAID
NORTHERLY RIGHT-OF-WAY LINE, 302.71 FEET TO THE WESTERLY CORNER OF SAID
SECTION 9, BEING A WESTERLY LINE OF THE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 21, 2021
AS DOCUMENT 202100010278; THENCE NORTH 00 DEGREES 01 MINUTE 41 SECONDS WEST, ALONG SAID WEST
LINE, 330.89 FEET TO A CORNER OF SAID LANDS; THENCE SOUTH 88 DEGREES 58 MINUTES 19 SECONDS WEST,
ALONG A SOUTHERLY LINE OF SAID LANDS, 285.50 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51
SECONDS EAST, 108.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 09 SECONDS WEST, PERPENDICULAR TO
LAST DESCRIBED LINE, 12.74 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST,
PERPENDICULAR TO LAST DESCRIBED LINE, 26.00 FEET; THENCE NORTHEASTERLY, 46.90 FEET ALONG A CURVE
TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS NORTH 45 DEGREES 23
MINUTES 45 SECONDS EAST AND A CHORD OF 42.27 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 39
SECONDS EAST, TANGENT TO LAST DESCRIBED CURVE, 20.43 FEET; THENCE NORTHERLY, 42.83 FEET, ALONG A
TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 188.00 FEET, A CHORD THAT BEARS
NORTH 07 DEGREES 06 MINUTES 25 SECONDS EAST AND A CHORD OF 42.54 FEET TO A POINT OF REVERSE
CURVATURE; THENCE NORTHEASTERLY, 7.69 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 5.00 FEET, A CHORD THAT BEARS NORTH 30 DEGREES 25 MINUTES 55 SECONDS WEST
AND A CHORD OF 6.95 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 01 SECONDS WEST, TANGENT TO LAST
DESCRIBED CURVE, 15.10 FEET; THENCE NORTHERLY, 91.13 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE
HAVING A RADIUS OF 188.00 FEET, A CHORD THAT BEARS NORTH 07 DEGREES 42 SECONDS EAST
AND A CHORD OF 51.00 FEET; THENCE SOUTH 61 DEGREES 12 MINUTES 35 SECONDS EAST, 14.42 FEET;
THENCE EASTERLY, 8.93 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF
5.00 FEET, A CHORD THAT BEARS NORTH 67 DEGREES 17 MINUTES 17 SECONDS EAST AND A CHORD OF 7.79
FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 34.55 FEET ALONG A TANGENTIAL
CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS NORTH 16
DEGREES 32 MINUTES 11 SECONDS WEST AND A CHORD OF 32.67 FEET; THENCE NORTH 40 DEGREES 28
MINUTES 16 SECONDS EAST, 26.89 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF
30.00 FEET, A CHORD THAT BEARS NORTH 30 DEGREES 25 MINUTES 55 SECONDS WEST AND A CHORD OF 18.48 FEET;
THENCE NORTH 01 DEGREES 12 MINUTES 12 SECONDS EAST, 166.22 FEET TO THE SOUTHERLY LINE OF SAID RESUBDIVISION OF BRISTOL BAY LOT 2048 - UNIT 9 AND LOT
2049 - UNIT 11; THENCE SOUTH 88 DEGREES 47 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY LINE,
659.06 FEET TO SAID POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID
SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO.
17093C00300, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2009 AND FIRM MAP NO. 17093C00303H, BEARING
AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADDED),
AREAS DETERMINED TO BE "OUTSIDE" OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS
FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED
STATUTES 1989, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE
CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY
SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS 9TH DAY OF SEPTEMBER, 2022.

[Signature] BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2022

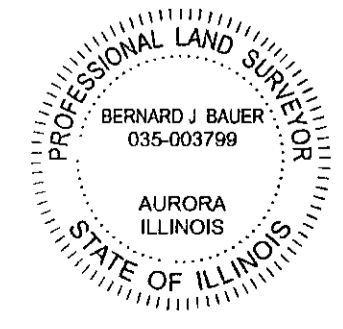


Table with columns: NO., DATE, BY, PER, REV, DESCRIPTION. Contains revision history for the plat.

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
5 OF 6
11/20/22

**FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10**

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

SLOT 2166

PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019

202300000253
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 1-6-2023 01:40 PM
PLAT: 96.00 RHPSPS FEE: 10.00
PAGES: 6

NO.	DATE	BY	REVISION DESCRIPTION
1	07/18/22	BJB	PER ECI COMMENTS DATED 5/23/2022
2	07/25/22	BJB	REV TO REMOVE SF, HOA PARCEL
3	07/27/22	BJB	REVISE LEGAL DESCRIPTION
4	10/06/22	BJB	LOT LINE ADJUSTMENT
5	12/20/22	BJB	SHEET 6 TO CORRECT OWNER/NOTARY CERT

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WABAGE) S.S.

THIS IS TO CERTIFY THAT YORKVILLE MODA I, LLC, AN INDIANAPOLIS, INDIANA CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT ELMHURST, IL, THIS 21 DAY OF DECEMBER, 2022

YORKVILLE MODA I, LLC
CORPORATION NAME
340 W BUTTERFIELD ROAD
ELMHURST IL 60120
COMPLETE ADDRESS

BY: TONY MERTZ SECRETARY
PRESIDENT MANAGER
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WABAGE) S.S.

I, VICTORIA EDWARDS, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT TONY MERTZ AND MANAGER PERSONALLY KNOW ME TO THE PRESIDENT AND SECRETARY OF YORKVILLE MODA I, LLC, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 21 DAY OF DECEMBER, 2022

Victoria Edwards
NOTARY PUBLIC
OFFICIAL SEAL
NOTARY PUBLIC
MY COM. EXPIRES 12/31/2024
MY LIC. NO. 035-003799

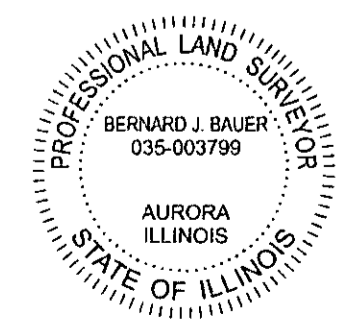
NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

MODA TECH & INFRASTRUCTURE
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
12/20/2022 1:18:19 PM
J:\2022\220051\Survey\Dwg\220051-Unit10_FP.dwg

NOTE:
THIS SHEET WAS ADDED PRIOR TO RECORDATION OF THE PLAT OF CORRECT THE OWNER'S CERTIFICATE APPEARING ON PAGE 5 OF THIS PLAT, WHICH HAD BEEN EXECUTED UNDER THE INCORRECT OWNERSHIP ENTITY.

PREPARED ON DECEMBER 20TH, 2022
PREPARED BY:

Bernard J. Bauer



BAR IS ONE INCH ON OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
6 OF 6

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2024

Illinois Professional Design Firm # 184-001322
2963 Sequoia Drive, Suite 101
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**FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

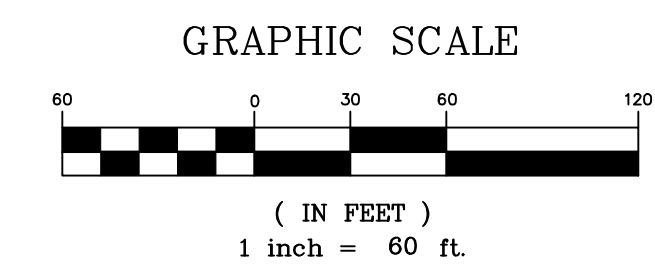
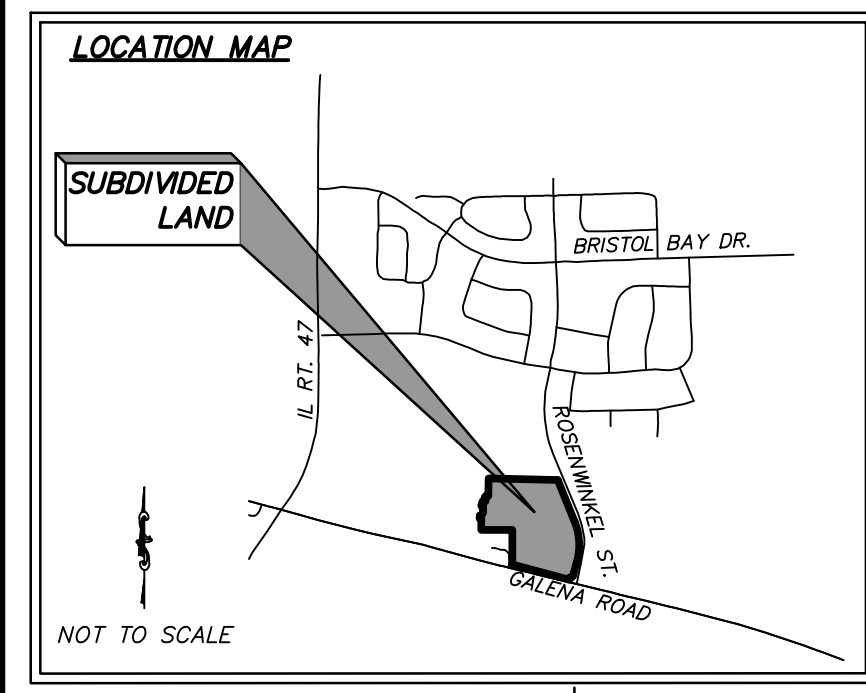
FINAL PLAT OF SUBDIVISION BRISTOL BAY P.U.D. UNIT 10, AMENDED

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
YORKVILLE MODA I, LLC
340 W. BUTTERFIELD ROAD #20
ELMHURST, IL 60126
TELEPHONE: 630-834-0722

PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019



LINE LEGEND

- CENTERLINE
- BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - BUILDING SETBACK LINE
- - - EXISTING PARCEL LINE
- - - EXISTING UNDERLYING PARCEL LINE
- - - EXISTING RIGHT OF WAY LINE

HATCH LEGEND

- [Hatched Box] DENOTES AREA HEREBY DEDICATED TO THE UNITED CITY OF YORKVILLE FOR PUBLIC RIGHT-OF-WAY

- NOTES:**
- ANNOTATION ABBREVIATIONS -
B.S.L. = BUILDING SETBACK LINE
R.O.W. = RIGHT-OF-WAY
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R&M) = RECORD AND MEASURED
(XXX.XX) = RECORD DIMENSION
 - THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
 - 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED. 5/8" STEEL RODS WILL BE SET AT ALL INTERIOR CORNERS WITHIN 12 MONTHS OF RECORDATION.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY ZONING IS R-3 (P.U.D.) IN THE UNITED CITY OF YORKVILLE.
 - OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - BEARINGS ARE BASED ON LOCAL COORDINATE SYSTEM.
 - SEE COVENANTS AND RESTRICTIONS FOR EASEMENT PROVISIONS NOT SHOWN HEREON.
 - ACCESS EASEMENT OVER LOT 1000 IS HEREBY GRANTED.
 - PUBLIC UTILITY AND DRAINAGE EASEMENT OVER LOTS 1-27, INCLUSIVE, AND 1000 IS HEREBY GRANTED.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
 * No distance should be assumed by scaling.
 * No underground improvements have been located unless shown and noted.
 * No representation as to ownership, use, or possession should be hereon implied.
 * This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
 * This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:
MODA TECH & INFRASTRUCTURE
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

LAND USE SUMMARY

LAND USE	ACREAGE	% OF TOTAL ACRES
MULTIFAMILY ATTACHED	11.892± AC.	84.5%
PRIVATE ROADWAYS (LOT 1000)	2.039± AC.	14.5%
RIGHT-OF-WAY	0.140± AC.	1.0%
TOTAL GROSS ACRES	14.071± AC.	100%

A PUBLIC UTILITY AND DRAINAGE EASEMENT, IN ACCORDANCE WITH THE EASEMENT PROVISIONS STATED HEREON, IS HEREBY GRANTED OVER ALL AREAS OF LOTS 101-219, INCLUSIVE (EXCEPTING THEREFROM THAT PART OF SAID LOTS ON WHICH A PRINCIPAL RESIDENTIAL BUILDING IS TO BE CONSTRUCTED).

LOT AREAS		LOT AREAS		LOT AREAS	
LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES
1	7,816±	0.179±	123	1,736±	0.040±
2	6,361±	0.146±	124	1,736±	0.040±
3	6,355±	0.146±	125	1,461±	0.034±
4	10,786±	0.248±	126	1,736±	0.040±
5	13,218±	0.303±	127	1,736±	0.040±
6	14,603±	0.335±	128	1,461±	0.034±
7	17,732±	0.407±	129	1,461±	0.034±
8	22,192±	0.509±	130	1,577±	0.036±
9	14,407±	0.331±	131	1,736±	0.040±
10	20,175±	0.463±	132	1,736±	0.040±
11	9,040±	0.208±	133	1,461±	0.034±
12	11,210±	0.257±	134	1,736±	0.040±
13	10,334±	0.237±	135	1,736±	0.040±
14	14,041±	0.322±	136	1,461±	0.034±
15	9,453±	0.217±	137	1,461±	0.034±
16	10,031±	0.230±	138	1,577±	0.036±
17	11,070±	0.254±	139	1,736±	0.040±
18	8,573±	0.197±	140	1,718±	0.039±
19	9,606±	0.221±	141	1,577±	0.036±
20	12,289±	0.282±	142	1,577±	0.036±
21	10,016±	0.230±	143	1,461±	0.034±
22	11,474±	0.263±	144	1,461±	0.034±
23	18,265±	0.419±	145	1,686±	0.039±
24	15,523±	0.356±	146	1,686±	0.039±
25	13,665±	0.314±	147	1,461±	0.034±
26	10,816±	0.248±	148	1,736±	0.040±
27	8,984±	0.206±	149	1,736±	0.040±
101	1,736±	0.040±	150	1,405±	0.032±
102	1,461±	0.034±	151	1,405±	0.032±
103	1,736±	0.040±	152	1,736±	0.040±
104	1,736±	0.040±	153	1,736±	0.040±
105	1,461±	0.034±	154	1,405±	0.032±
106	1,736±	0.040±	155	1,405±	0.032±
107	1,736±	0.040±	156	1,736±	0.040±
108	1,461±	0.034±	157	1,736±	0.040±
109	1,736±	0.040±	158	1,461±	0.034±
110	1,736±	0.040±	159	1,692±	0.039±
111	1,461±	0.034±	160	1,736±	0.040±
112	1,736±	0.040±	161	1,405±	0.032±
113	1,736±	0.040±	162	1,405±	0.032±
114	1,461±	0.034±	163	1,736±	0.040±
115	1,461±	0.034±	164	1,736±	0.040±
116	1,577±	0.036±	165	1,461±	0.034±
117	1,736±	0.040±	166	1,461±	0.034±
118	1,736±	0.040±	167	1,577±	0.036±
119	1,461±	0.034±	168	1,736±	0.040±
120	1,461±	0.034±	169	1,736±	0.040±
121	1,577±	0.036±	170	1,461±	0.034±
122	1,577±	0.036±	171	1,461±	0.034±
			1000	88,809±	2.039±

REVISION DESCRIPTION

NO.	DATE	BY	REVISION DESCRIPTION
1	07/19/22	BJB	PER ECI COMMENTS DATED 5/23/2022
2	07/25/22	BJB	REV. TO REMOVE SE HOA PARCEL
3	07/27/22	BJB	REVISE LEGAL DESCRIPTION
4	01/24/23	BJB	AMENDED PLAT

Illinois Professional Design Firm # 184-001322
 2363 Sequoia Drive, Suite 101
 Aurora, Illinois 60506
 t. 630.553.7560 f. 630.553.7846
 www.hrgreen.com

FINAL PLAT OF SUBDIVISION BRISTOL BAY P.U.D. UNIT 10, AMENDED UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
 APPROVED: MD
 JOB DATE: 04/01/2022
 JOB NO: 220051

PREPARED ON JANUARY 24TH, 2022
 PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbaue@hrgreen.com)
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
 LICENSE EXPIRES: 11/30/2022

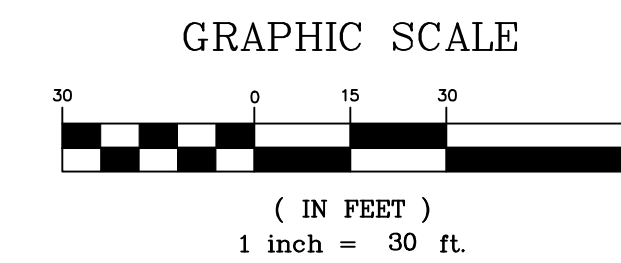
Xrefs: 220051_FP_base

FINAL PLAT OF SUBDIVISION BRISTOL BAY P.U.D. UNIT 10, AMENDED

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

RESUB. OF BRISTOL BAY
LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11
DOC. 201800003507

PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019



LINE #	LENGTH	BEARING
L1	10.00'	N172°01'E
L2	10.00'	N88°47'59"W
L3	15.10'	S19°06'11"E
L4	15.10'	N35°04'59"W
L5	10.00'	N88°47'59"W
L6	10.00'	S112°01'W
L7	10.00'	S88°47'59"E
L8	10.00'	S88°47'59"E
L9	15.09'	S26°37'04"W
L10	15.09'	N15°03'04"E
L11	10.00'	S51°46'26"E
L12	19.50'	S51°46'26"E
L13	15.00'	N38°13'34"E
L14	10.00'	S51°46'26"E
L15	14.87'	S31°06'45"W
L16	17.91'	N34°05'56"E
L17	17.91'	N34°05'56"E
L18	10.00'	N75°13'39"W
L19	10.00'	N75°13'39"W
L20	17.00'	N88°55'47"E
L21	14.88'	S72°04'48"W
L22	14.81'	N23°02'38"E
L23	14.92'	S66°30'02"E
L24	14.87'	N29°52'01"W
L25	14.81'	S89°40'58"W
L26	14.81'	S50°08'39"E
L27	14.76'	N44°18'24"E
L28	15.00'	S88°55'47"W
L29	10.79'	N58°51'04"W
L30	11.14'	N62°53'21"E
L31	11.58'	S62°53'21"W

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	41.17'	30.00'	S88°50'27"E	38.01'
C2	18.98'	15.00'	N37°26'34"E	17.74'
C3	2.82'	188.00'	N73°15'22"E	2.82'
C4	7.69'	5.00'	S63°08'17"E	6.95'
C5	7.69'	5.00'	N8°57'07"E	6.95'
C6	3.74'	188.00'	N52°25'01"E	3.74'
C7	24.38'	15.00'	S45°21'58"E	21.79'
C8	23.56'	15.00'	N46°12'01"E	21.21'
C9	2.87'	213.00'	S61°17'13"E	2.87'
C10	7.70'	5.00'	S17°31'40"E	6.96'
C11	7.70'	5.00'	N59°11'48"E	6.96'
C12	3.65'	213.00'	S77°08'53"E	3.65'
C13	20.64'	15.00'	S38°13'09"E	19.05'
C14	23.56'	15.00'	N83°13'34"E	21.21'
C15	36.80'	213.00'	S56°43'25"E	36.76'
C16	7.85'	5.00'	N83°13'34"E	7.07'
C17	23.56'	15.00'	S6°46'26"E	21.21'
C18	8.06'	5.00'	S15°04'26"E	7.22'
C19	41.17'	30.00'	N47°06'09"E	38.01'
C20	39.48'	30.00'	N1°15'20"E	36.69'
C21	38.75'	30.00'	N73°26'50"W	36.11'
C22	19.10'	15.00'	S51°14'29"W	17.83'
C23	21.84'	15.00'	N26°55'49"W	19.96'
C24	8.09'	5.00'	N61°34'51"W	7.23'
C25	8.16'	5.00'	N23°41'51"W	7.28'
C26	47.35'	30.00'	N44°36'15"W	42.59'
C27	8.01'	5.00'	N67°35'13"E	7.18'
C28	8.06'	5.00'	N16°19'10"E	7.22'
C29	41.17'	30.00'	S31°31'17"E	38.01'
C30	11.22'	107.00'	S6°58'31"E	11.22'
C31	8.17'	5.00'	S42°51'21"W	7.29'
C32	8.17'	5.00'	S31°9'03"E	7.29'
C33	8.25'	5.00'	N2°58'00"W	7.35'
C34	7.85'	5.00'	N46°04'13"W	7.07'

SEE SHEET 3 FOR CONTINUATION

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
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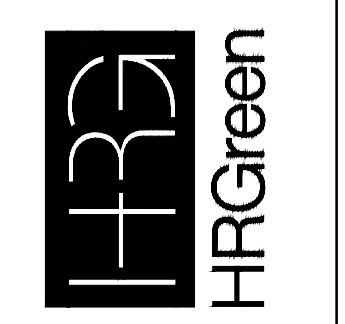
MODA TECH & INFRASTRUCTURE

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

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NO.	DATE	BY	REVISION DESCRIPTION
1	07/19/22	BJB	PER ECI COMMENTS DATED 5/23/2022
2	07/25/22	BJB	REV. TO REMOVE SE HOA PARCEL
3	07/27/22	BJB	REVISE LEGAL DESCRIPTION
4	01/24/23	BJB	AMENDED PLAT

Illinois Professional Design Firm # 184-001322
 2363 Sequoia Drive, Suite 101
 Aurora, Illinois 60506
 t. 630.553.7560 f. 630.553.7646
 www.hrgreen.com



FINAL PLAT OF SUBDIVISION BRISTOL BAY P.U.D. UNIT 10, AMENDED UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS 1" = 30'

DRAWN BY: BJB
 APPROVED: MD
 JOB DATE: 04/01/2022
 JOB NO: 220051

PREPARED ON JANUARY 24TH, 2022
 PREPARED BY:

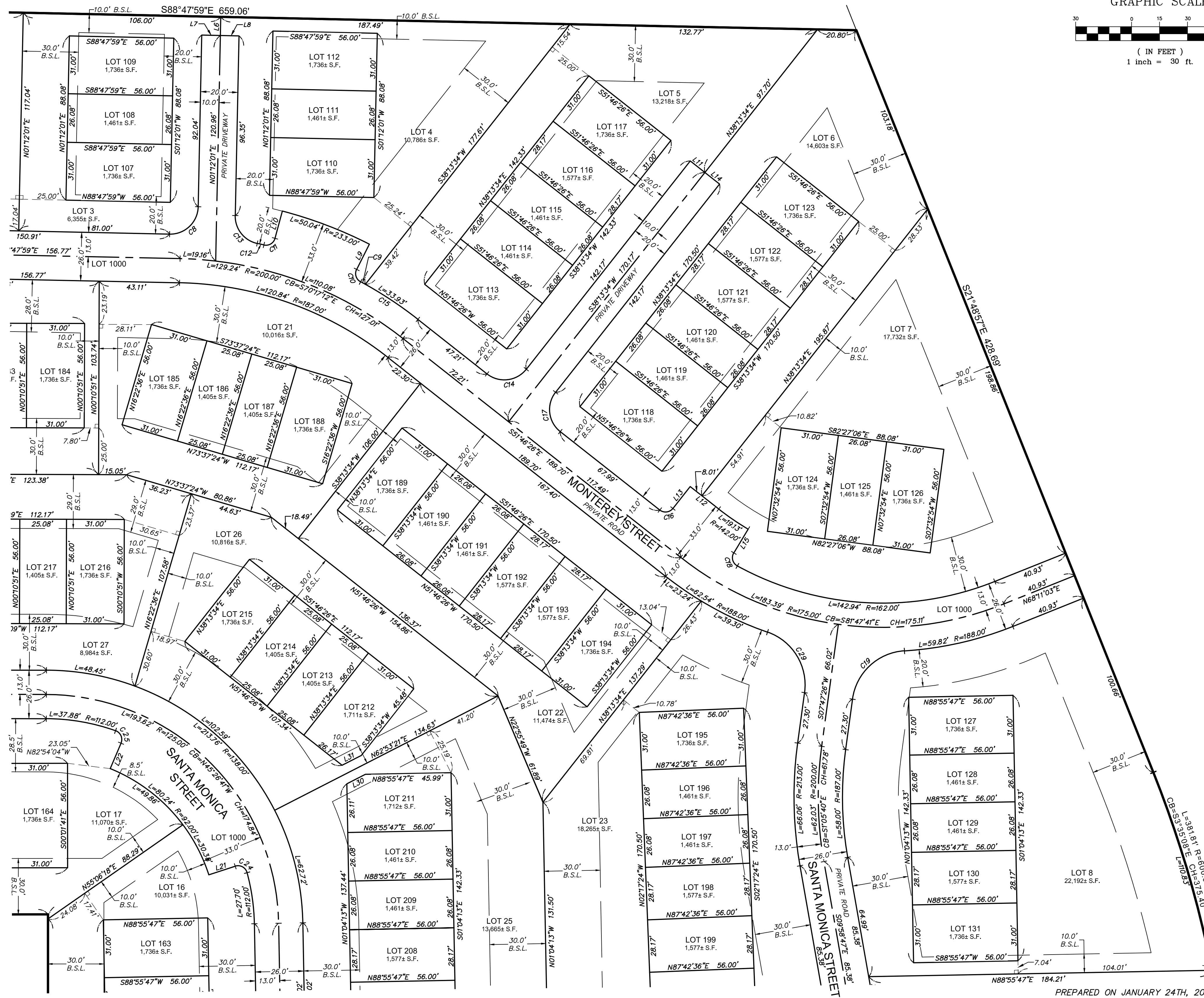
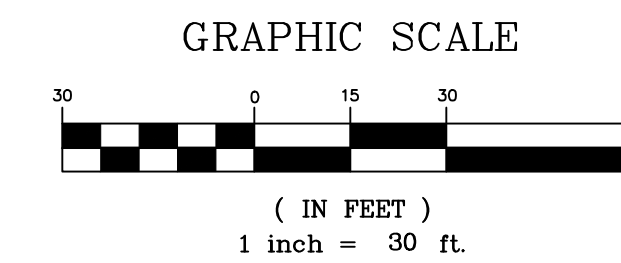
FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbaue@hrgreen.com)
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
 LICENSE EXPIRES: 11/30/2022

FINAL PLAT OF SUBDIVISION BRISTOL BAY P.U.D. UNIT 10, AMENDED

A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4 AND PART OF THE NORTH 1/2 OF SECTION 9, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019



SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

LINE TABLE			CURVE TABLE				
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
L1	10.00'	N17°20'1"E	C1	41.17'	30.00'	S88°50'27"E	38.01'
L2	10.00'	N88°47'59"W	C2	18.98'	15.00'	N37°26'34"E	17.74'
L3	15.10'	S19°06'11"E	C3	2.82'	188.00'	N73°15'22"E	2.82'
L4	15.10'	N35°04'59"W	C4	7.69'	5.00'	S63°08'17"E	6.95'
L5	10.00'	N88°47'59"W	C5	7.69'	5.00'	N8°57'07"E	6.95'
L6	10.00'	S17°20'1"E	C6	3.74'	188.00'	N52°25'01"E	3.74'
L7	10.00'	S88°47'59"E	C7	24.38'	15.00'	S45°21'58"E	21.79'
L8	10.00'	S88°47'59"E	C8	23.56'	15.00'	N46°12'01"E	21.21'
L9	15.09'	S26°37'04"W	C9	2.87'	213.00'	S61°17'13"E	2.87'
L10	15.09'	N15°03'04"E	C10	7.70'	5.00'	S17°31'40"E	6.96'
L11	10.00'	S51°46'26"E	C11	7.70'	5.00'	N59°11'48"E	6.96'
L12	19.50'	S51°46'26"E	C12	3.65'	213.00'	S77°08'53"E	3.65'
L13	15.00'	N38°13'34"E	C13	20.64'	15.00'	S38°13'09"E	19.05'
L14	10.00'	S51°46'26"E	C14	23.56'	15.00'	N83°13'34"E	21.21'
L15	14.87'	S31°06'45"W	C15	36.80'	213.00'	S56°43'25"E	36.76'
L16	17.91'	N34°05'56"E	C16	7.85'	5.00'	N83°13'34"E	7.07'
L17	17.91'	N34°05'56"E	C17	23.56'	15.00'	S6°46'26"E	21.21'
L18	10.00'	N75°13'39"W	C18	8.06'	5.00'	S15°04'26"E	7.22'
L19	10.00'	N75°13'39"W	C19	41.17'	30.00'	N47°06'09"E	38.01'
L20	17.00'	N88°55'47"E	C20	39.48'	30.00'	N115°20'E	36.69'
L21	14.88'	S72°04'48"W	C21	38.75'	30.00'	N73°26'50"W	36.11'
L22	14.81'	N23°02'38"E	C22	19.10'	15.00'	S51°14'29"W	17.83'
L23	14.92'	S66°30'02"E	C23	21.84'	15.00'	N26°55'49"W	19.96'
L24	14.87'	N29°52'01"W	C24	8.09'	5.00'	N61°34'51"W	7.23'
L25	14.81'	S89°40'58"W	C25	8.16'	5.00'	N23°41'51"W	7.28'
L26	14.81'	S50°08'39"E	C26	47.35'	30.00'	N44°36'15"W	42.59'
L27	14.76'	N44°18'24"E	C27	8.01'	5.00'	N67°35'13"E	7.18'
L28	15.00'	S88°55'47"W	C28	8.06'	5.00'	N16°19'10"E	7.22'
L29	10.79'	N58°51'04"W	C29	41.17'	30.00'	S31°31'17"E	38.01'
L30	11.14'	N62°53'21"E	C30	11.22'	107.00'	S6°58'31"E	11.22'
L31	11.58'	S62°53'21"W	C31	8.17'	5.00'	S42°51'21"W	7.29'
			C32	8.17'	5.00'	S31°9'03"E	7.29'
			C33	8.25'	5.00'	N2°58'00"W	7.35'
			C34	7.85'	5.00'	N46°04'13"W	7.07'

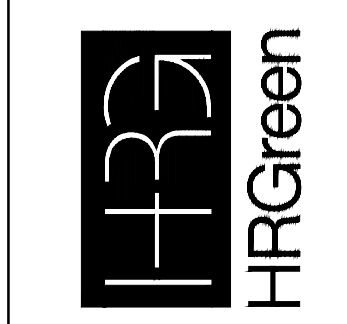
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BRISTOL BAY P.U.D. UNIT 10, AMENDED
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

BAR IS ONE INCH ON OFFICIAL DRAWINGS
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
 APPROVED: MD
 JOB DATE: 04/01/2022
 JOB NO: 220051

SHEET
3 OF 5

FOR REVIEW

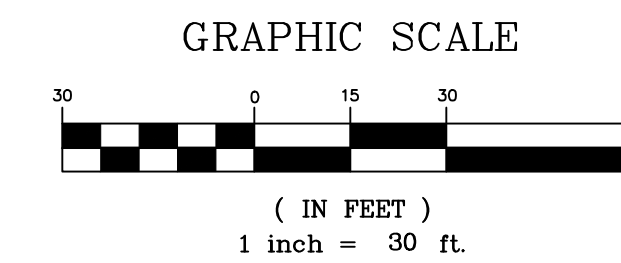
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
 LICENSE EXPIRES: 11/30/2022

Xrefs: 220051_FP_base

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PIN: PT. 02-04-300-020
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PT. 02-09-100-012
02-09-200-019



SEE SHEET 3 FOR CONTINUATION



LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N112°01'E
L2	10.00'	N88°47'59"W
L3	15.10'	S19°06'11"E
L4	15.10'	N35°04'59"W
L5	10.00'	N88°47'59"W
L6	10.00'	S17°21'01"W
L7	10.00'	S88°47'59"E
L8	10.00'	S88°47'59"E
L9	15.09'	S26°37'04"W
L10	15.09'	N15°03'04"E
L11	10.00'	S51°46'26"E
L12	19.50'	S51°46'26"E
L13	15.00'	N38°13'34"E
L14	10.00'	S51°46'26"E
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L19	10.00'	N75°13'39"W
L20	17.00'	N88°55'47"E
L21	14.88'	S72°04'48"W
L22	14.81'	N23°02'38"E
L23	14.92'	S66°30'02"E
L24	14.87'	N29°52'01"W
L25	14.81'	S89°40'58"W
L26	14.81'	S50°08'39"E
L27	14.76'	N44°18'24"E
L28	15.00'	S88°55'47"E
L29	10.79'	N58°51'04"W
L30	11.14'	N62°53'21"E
L31	11.58'	S62°53'21"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	41.17'	30.00'	S88°50'27"E	38.01'
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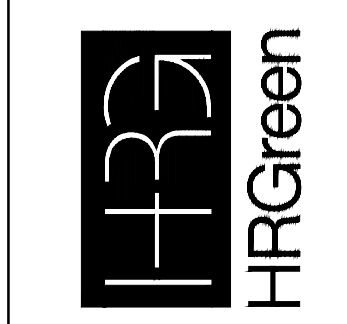
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BRISTOL BAY P.U.D. UNIT 10, AMENDED
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

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 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
 APPROVED: MD
 JOB DATE: 04/01/2022
 JOB NO: 220051

SHEET
4 OF 5

PREPARED ON JANUARY 24TH, 2022
 PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
 LICENSE EXPIRES: 11/30/2022

FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D.
UNIT 10, AMENDED

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PINs: PT. 02-04-300-020
02-04-400-016
PT. 02-09-100-012
02-09-200-019

OWNERSHIP CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____ THIS _____ DAY OF _____, 20____.

CORPORATION NAME _____

COMPLETE ADDRESS _____

BY: PRESIDENT _____ SECRETARY _____

PRINTED NAME _____ PRINTED NAME _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____, PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____ AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

_____ HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS TO THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITS ITS MORTGAGE RECORDED _____ AS DOCUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT _____ DAY OF _____, 20____.

BANK NAME AND COMPLETE ADDRESS: _____

BY: NAME _____ ATTEST: _____

PRINTED NAME & TITLE _____ PRINTED NAME & TITLE _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____, PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____ AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

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CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY ADMINISTRATOR _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS _____ DAY OF _____, 20____.

CITY CLERK _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

WE, _____ REGISTERED PROFESSIONAL ENGINEER AND _____ OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE 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 THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

OWNER (OR DULY AUTHORIZED ATTORNEY) _____

REGISTERED PROFESSIONAL ENGINEER _____

EASEMENT FOR INGRESS AND EGRESS

AN ACCESS EASEMENT IS HEREBY RESERVED TO THE GENERAL PUBLIC FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON ANY AND ALL PAVED SURFACES OF LOT 1000

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEE.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (or similar designation), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS," AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, ON ADJACENT LOTS, AND COMMON AREAS, TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. THIS INSTRUMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING," AND "COMMON AREA." THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, COMCAST, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "UTILITY & DRAINAGE EASEMENT" (abbreviated P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT," INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT," TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT," BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREBY DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREBY GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RE-CROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RE-CROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURBS, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH OR CREEPS SO AS TO RETAIN SUITABLE DRAINAGE TO COLLECT ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

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 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)
COUNTY OF KENDALL) S.S.

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 _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

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 _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF THE RESUBDIVISION OF BRISTOL BAY LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2018 AS DOCUMENT 201800003507, SAID POINT OF BEGINNING ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ROSEWINKLE STREET, PERT BRISTOL BAY UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 21, 2005 AS DOCUMENT 200500039532; THENCE SOUTH 21 DEGREES 48 MINUTES 57 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 428.69 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 381.91 FEET, BEING A TANGENTIAL CURVE, HAVING A RADIUS OF 600.00 FEET, A CHORD THAT BEARS SOUTH 03 DEGREES 35 MINUTES 08 SECONDS EAST AND A CHORD OF 375.40 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND TANGENT TO LAST DESCRIBED CURVE, 23.35 FEET TO THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED IN QUIT CLAIM DEED, RECORDED AS DOCUMENT 201000008486; THENCE ALONG THE FOLLOWING SEVEN (7) COURSES BEING ALONG THE NORTHERLY, AND WESTERLY LINES OF SAID LANDS: (1) NORTH 75 DEGREES 21 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE SAID RIGHT-OF-WAY LINE, 10.00 FEET; (2) SOUTH 28 DEGREES 31 MINUTES 19 SECONDS WEST, 83.00 FEET; (3) SOUTH 55 DEGREES 40 MINUTES 19 SECONDS WEST, 25.88 FEET; (4) NORTH 75 DEGREES 13 MINUTES 38 SECONDS WEST, PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GALLERIA ROAD, PER DOCUMENT 145193 IN BOOK 163, PAGE 160, 198.37 FEET; (5) NORTH 18 DEGREES 55 MINUTES 03 SECONDS WEST, 18.03 FEET; (6) NORTH 75 DEGREES 13 MINUTES 39 SECONDS WEST, PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE, 30.00 FEET; (7) SOUTH 14 DEGREES 46 MINUTES 21 SECONDS WEST, PERPENDICULAR TO SAID NORTHERLY RIGHT-OF-WAY LINE, 80.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 75 DEGREES 13 MINUTES 39 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 302.71 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, BEING A WESTERLY LINE OF THE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 21, 2021 AS DOCUMENT 202100010278; THENCE NORTH 00 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE, 330.99 FEET TO A CORNER OF SAID LANDS; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID LANDS, 295.50 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, 106.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 09 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE, 12.74 FEET; THENCE NORTH 00 DEGREES 51 SECONDS EAST, PERPENDICULAR TO LAST DESCRIBED LINE, 26.00 FEET; THENCE NORTHEASTERLY, 46.90 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS NORTH 45 DEGREES 23 MINUTES 45 SECONDS EAST AND A CHORD OF 42.27 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 39 SECONDS EAST, TANGENT TO LAST DESCRIBED CURVE, 20.43 FEET; THENCE NORTHERLY, 42.63 FEET, ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 188.00 FEET, A CHORD THAT BEARS NORTH 07 DEGREES 06 MINUTES 25 SECONDS EAST AND A CHORD OF 42.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 7.69 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CHORD THAT BEARS NORTH 30 DEGREES 25 MINUTES 55 SECONDS WEST AND A CHORD OF 6.95 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 01 SECONDS WEST, TANGENT TO LAST DESCRIBED CURVE, 51.15 FEET; THENCE NORTHERLY, 51.13 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 208.00 FEET, A CHORD THAT BEARS NORTH 22 DEGREES 09 MINUTES 42 SECONDS EAST AND A CHORD OF 51.00 FEET; THENCE SOUTH 61 DEGREES 12 MINUTES 35 SECONDS EAST, 14.42 FEET; THENCE EASTERLY, 8.93 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5.00 FEET, A CHORD THAT BEARS NORTH 67 DEGREES 37 MINUTES 23 SECONDS EAST AND A CHORD OF 7.79 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 34.55 FEET ALONG A TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS NORTH 16 DEGREES 32 MINUTES 11 SECONDS EAST AND A CHORD OF 32.67 FEET; THENCE NORTH 40 DEGREES 28 MINUTES 16 SECONDS EAST, 26.00 FEET; THENCE SOUTHEASTERLY, 16.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD THAT BEARS SOUTH 65 DEGREES 28 MINUTES 02 SECONDS EAST AND A CHORD OF 16.48 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 01 SECONDS EAST, 166.22 FEET TO THE SOUTHERLY LINE OF SAID RESUBDIVISION OF BRISTOL BAY LOT 2048 - UNIT 9 AND LOT 2049 - UNIT 11; THENCE SOUTH 88 DEGREES 47 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 659.06 FEET TO SAID POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C00306, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2009 AND FIRM MAP NO. 17093C0035H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

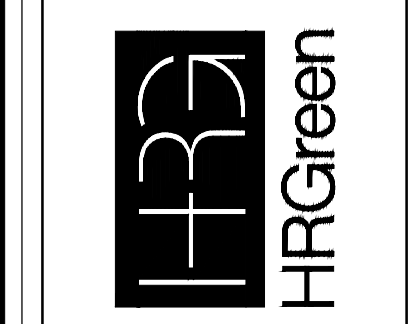
GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS 24TH DAY OF JANUARY, 2023.

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2024

NO.	DATE	BY	REVISION DESCRIPTION
1	07/19/22	BJB	PER EET COMMENTS DATED 5/23/2022
2	07/25/22	BJB	REV. TO REMOVE SE HOA PARCEL
3	07/27/22	BJB	REVISE LEGAL DESCRIPTION
4	01/24/23	BJB	AMENDED PLAT

Illinois Professional Design Firm # 194-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7546
www.hrgreen.com



FINAL PLAT OF SUBDIVISION
BRISTOL BAY P.U.D. UNIT 10, AMENDED
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 04/01/2022
JOB NO: 220051

SHEET
5 OF 5



Engineering Enterprises, Inc.

March 9, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: Bristol Bay - Unit 10
United City of Yorkville, Kendall County, Illinois**

Dear Krysti:

We are in receipt of the following items for the above referenced project, all prepared by HR Green:

- Amended Final Plat of Subdivision – Unit 10 (5 Sheets) dated January 24, 2023
- Plat of Dedication
- Plat of Easement, dated March 7, 2023

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

All documents have been reviewed and found to be acceptable.

If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, PE
Chief Operating Officer / President

BPS/pgw2

pc: Mr. Bart Olson, City Administrator (Via e-mail)
Ms. Erin Willrett, Assistant City Administrator (Via e-mail)
Mr. Jason Engberg, Senior Planner (Via e-mail)
Mr. Eric Dhuse, Director of Public Works (Via e-mail)
Mr. Pete Ratos, Building Department (Via e-mail)
Ms. Dee Weinert, Permit Tech (Via e-mail)
Ms. Jori Behland, City Clerk (Via e-mail)
Mr. Troy Mertz, Moda Tech and Infrastructure (Via e-mail)
Mr. David Schultz, PE, HR Green (Via e-mail)
TNP, PGW2, EEI (Via e-mail)

\\Milkyway\EEI_Storage\Docs\Public\Yorkville\2022\YO2224-DR Bristol Bay Unit -10\Docs\lcoy_PlanReview05_Unit10.doc