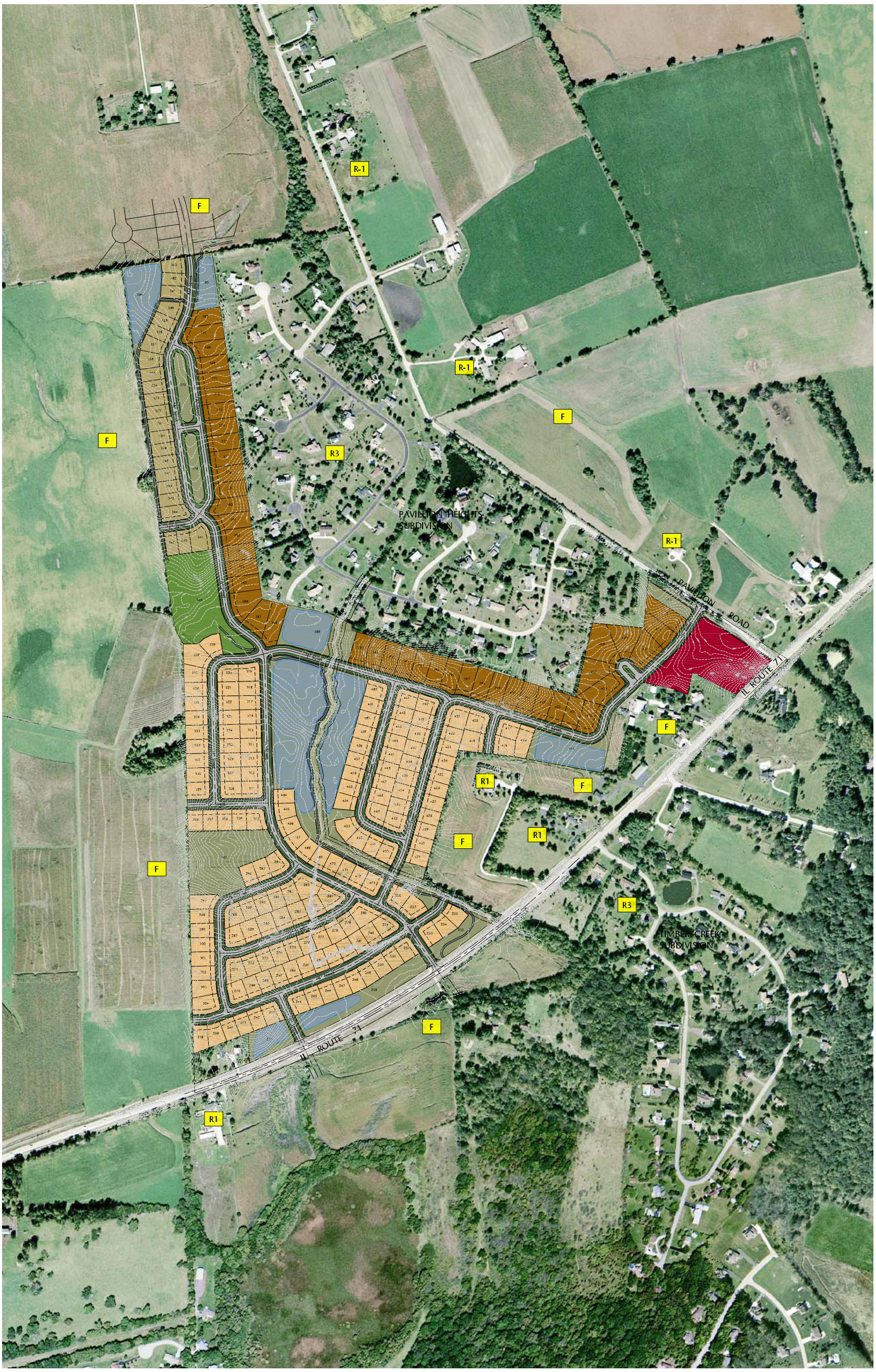
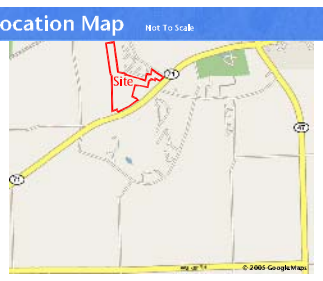


Location Map

Not To Scale



Legal Description

LEGAL DESCRIPTION:

THAT PART OF SECTIONS 6 AND 7, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTIONS 1 AND 12, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 01 DEGREES 45 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 7, 695.70 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE NORTH 73 DEGREES 33 MINUTES EAST ALONG SAID CENTER LINE, 2360 FEET; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6613.32 FEET, A DISTANCE OF 2901.95 FEET; THENCE NORTH 46 DEGREES 02 MINUTES EAST ALONG SAID CENTER LINE 1231.09 FEET FOR THE **POINT OF BEGINNING**; THENCE NORTH 46 DEGREES 02 MINUTES EAST ALONG SAID CENTER LINE 605.23 FEET; THENCE NORTH 57 DEGREES 38 MINUTES 56 SECONDS WEST, BEING ALONG THE ORIGINAL CENTER LINE OF PAVILION ROAD, 305.57 FEET TO A POINT IN THE PRESENT CENTER LINE OF PAVILION ROAD; THENCE NORTH 56 DEGREES 53 MINUTES 40 SECONDS WEST ALONG SAID CENTER LINE 722.02 FEET; THENCE SOUTH 05 DEGREES 23 MINUTES 49 SECONDS WEST 250.70 FEET; THENCE NORTH 84 DEGREES 48 MINUTES 35 SECONDS WEST 229.69 FEET; THENCE SOUTH 12 DEGREES 50 MINUTES 30 SECONDS WEST 540.22 FEET; THENCE NORTH 72 DEGREES 43 MINUTES 25 SECONDS WEST 651.85 FEET; THENCE NORTH 74 DEGREES 02 MINUTES 00 SECONDS WEST 865.88 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 44 SECONDS WEST, 29.83 FEET; THENCE NORTH 44 DEGREES 37 MINUTES 42 SECONDS WEST, 355.42 FEET; THENCE NORTH 78 DEGREES 33 MINUTES 28 SECONDS WEST 435.29 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 27 SECONDS WEST 1008.99 FEET; THENCE NORTH 68 DEGREES 36 MINUTES 29 SECONDS WEST 1205.74 FEET; THENCE SOUTH 80 DEGREES 52 MINUTES WEST 572.60 FEET; THENCE SOUTH 08 DEGREES 22 MINUTES 08 SECONDS EAST 222.64 FEET; THENCE SOUTH 34 DEGREES 17 MINUTES 47 SECONDS EAST 102.58 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 26 SECONDS EAST 86.98 FEET; THENCE SOUTH 55 DEGREES 13 MINUTES 33 SECONDS EAST 160.36 FEET; THENCE SOUTH 06 DEGREES 02 MINUTES 19 SECONDS EAST 655.28 FEET; THENCE SOUTH 44 DEGREES 37 MINUTES 06 SECONDS EAST 600.00 FEET; THENCE NORTH 15 DEGREES 52 MINUTES 06 SECONDS EAST 876.49 FEET; THENCE SOUTH 83 DEGREES 54 MINUTES 40 SECONDS EAST 322.65 FEET; THENCE SOUTH 79 DEGREES 53 MINUTES 54 SECONDS EAST 774.78 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 55 SECONDS EAST 296.93 FEET; THENCE SOUTH 78 DEGREES 17 MINUTES 47 SECONDS EAST 266.30 FEET; THENCE NORTH 25 DEGREES 44 MINUTES 09 SECONDS EAST 203.46 FEET; THENCE SOUTH 68 DEGREES 59 MINUTES 25 SECONDS EAST 222.39 FEET TO THE **POINT OF BEGINNING**, IN THE TOWNSHIPS OF KENDALL AND FOX, KENDALL COUNTY, ILLINOIS.

EXCEPT A DESCRIBED TRACT RECORDED IN DOCUMENT NUMBER 95-07485 AT THE COUNTY RECORDER'S OFFICE.

ALSO EXCEPT A DESCRIBED TRACT RECORDED IN BOOK 648, PAGE 240 AT THE COUNTY RECORDER'S OFFICE.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

A PART OF A TRACT OF LAND DESCRIBED IN BOOK 648, PAGE 228 AT THE COUNTY RECORDER'S OFFICE AND LOCATED IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 01 DEGREES 45 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 7, 695.70 FEET TO THE CENTERLINE OF ILLINOIS ROUTE 71 DEGREES 33 MINUTES EAST ALONG SAID CENTERLINE, 2360 FEET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6613.32 FEET, A DISTANCE OF 2901.95 FEET; THENCE NORTH 46 DEGREES 02 MINUTES EAST ALONG SAID CENTERLINE 1231.09 FEET TO A RAILROAD SPIKE SET AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 2320.95 FEET TO A RAILROAD SPIKE SET; THENCE NORTH 63 DEGREES 11 MINUTES 38 SECONDS WEST A DISTANCE OF 272.88 FEET TO AN IRON PIN SET; THENCE SOUTH 10 DEGREES 49 MINUTES 23 SECONDS WEST A DISTANCE OF 343.25 FEET TO AN IRON PIN SET; THENCE NORTH 46 DEGREES 02 MINUTES 53 SECONDS WEST PARALLEL AND 30 FEET FROM AN EXISTING FENCE A DISTANCE OF 100.00 FEET TO AN IRON PIN SET; THENCE NORTH 37 DEGREES 38 MINUTES 52 SECONDS WEST PARALLEL AND 30 FEET FROM AN EXISTING FENCE A DISTANCE OF 145.30 FEET TO AN IRON PIN SET; THENCE SOUTH 46 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 226.53 FEET TO AN EXISTING WOOD POST; THENCE SOUTH 12 DEGREES 23 MINUTES 13 SECONDS WEST A DISTANCE OF 425.35 FEET TO A SOUTH LINE OF THE PARENT TRACT; THENCE SOUTH 59 DEGREES 47 MINUTES 28 SECONDS EAST ALONG AN INTERMEDIATE SOUTH LINE OF THE PARENT TRACT A DISTANCE OF 125.23 FEET TO AN IRON PIPE FOUND; THENCE NORTH 30 DEGREES 04 MINUTES 35 SECONDS EAST MEASURED ALONG AN INTERMEDIATE EAST LINE OF THE PARENT TRACT A MEASURED DISTANCE OF 259.23 FEET TO AN IRON PIPE FOUND; THENCE SOUTH 78 DEGREES 24 MINUTES 05 SECONDS EAST MEASURED ALONG AN INTERMEDIATE SOUTH LINE OF THE PARENT TRACT A MEASURED DISTANCE OF 265.83 FEET TO A CORNER; THENCE NORTH 25 DEGREES 49 MINUTES 42 SECONDS EAST MEASURED ALONG AN INTERMEDIATE EAST LINE A MEASURED DISTANCE OF 202.74 FEET TO AN IRON PIPE FOUND; THENCE SOUTH 63 DEGREES 54 MINUTES 23 SECONDS EAST MEASURED ALONG AN INTERMEDIATE SOUTH LINE OF THE PARENT TRACT A DISTANCE OF 222.64 FEET TO THE **POINT OF BEGINNING**, ALL LOCATED IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXCEPT A DESCRIBED TRACT RECORDED IN BOOK 648, PAGE 240 AT THE COUNTY RECORDER'S OFFICE.

Site Data Table

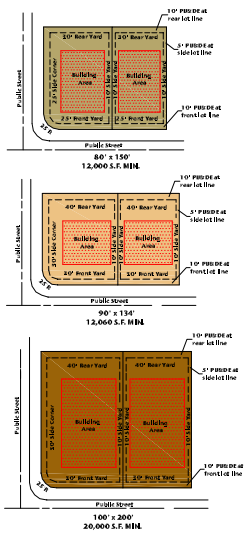
Existing Zoning -	**F-District Farming**
Proposed Zoning -	**R-2/P.U.D./B-3**
Total Single Family Lots -	**224**
Total Site Area -	**149.54 Ac.**
Gross Site Density -	**1.5 D.U./Ac.**
Total Open Space -	**37.0 Ac. - 24.7%**

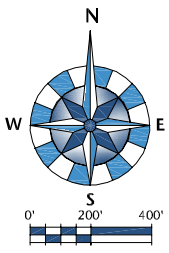
Land Use Legend

Unit Type	No. of Units	Average Lot Area	% of Total Units	Acres	% of Total Acres
Single Family 80' x 150' Lots	23	12,954 S.F.	10.3%	6.84	4.6%
Single Family 90' x 134' Lots	157	13,479 S.F.	70.1%	48.58	32.5%
Single Family 100' x 200' Lots	44	22,443 S.F.	19.6%	22.67	15.2%
Commercial	---	—	---	4.48	3.00%
Open Space	---	—	---	32.47	21.7%
Parks	---	—	---	4.52	3.0%
Internal Roads Right-of-way	---	—	---	28.15	18.8%
External Roads Right-of-way	---	—	---	1.83	1.2%
Total	224		100.00%	149.54	100.00%

Lot Standards

Not To Scale





Chally Farm • Illustrative Plan

City of Yorkville

Sheet 1 of 4

Dated: May 3, 2006

Drawing Number: 4076 P7

© 2006 Land Vision Inc.

Owner & Developer
Wyndham Deerpoint
603 Lindsay Circle
North Aurora, Illinois 60542
P: (630) 966-1000 F: (630) 966-1006

Engineer
Jacob & Hefner Associates, P.C.
815 Campus Drive
Joliet, Illinois 60435
P: (815) 730-6080 F: (815) 730-8369

Land Planner
Land Vision, Inc.
116 West Main Street, Suite 208
St. Charles, Illinois 60174
P: (630) 584-0291 F: (630) 584-0592