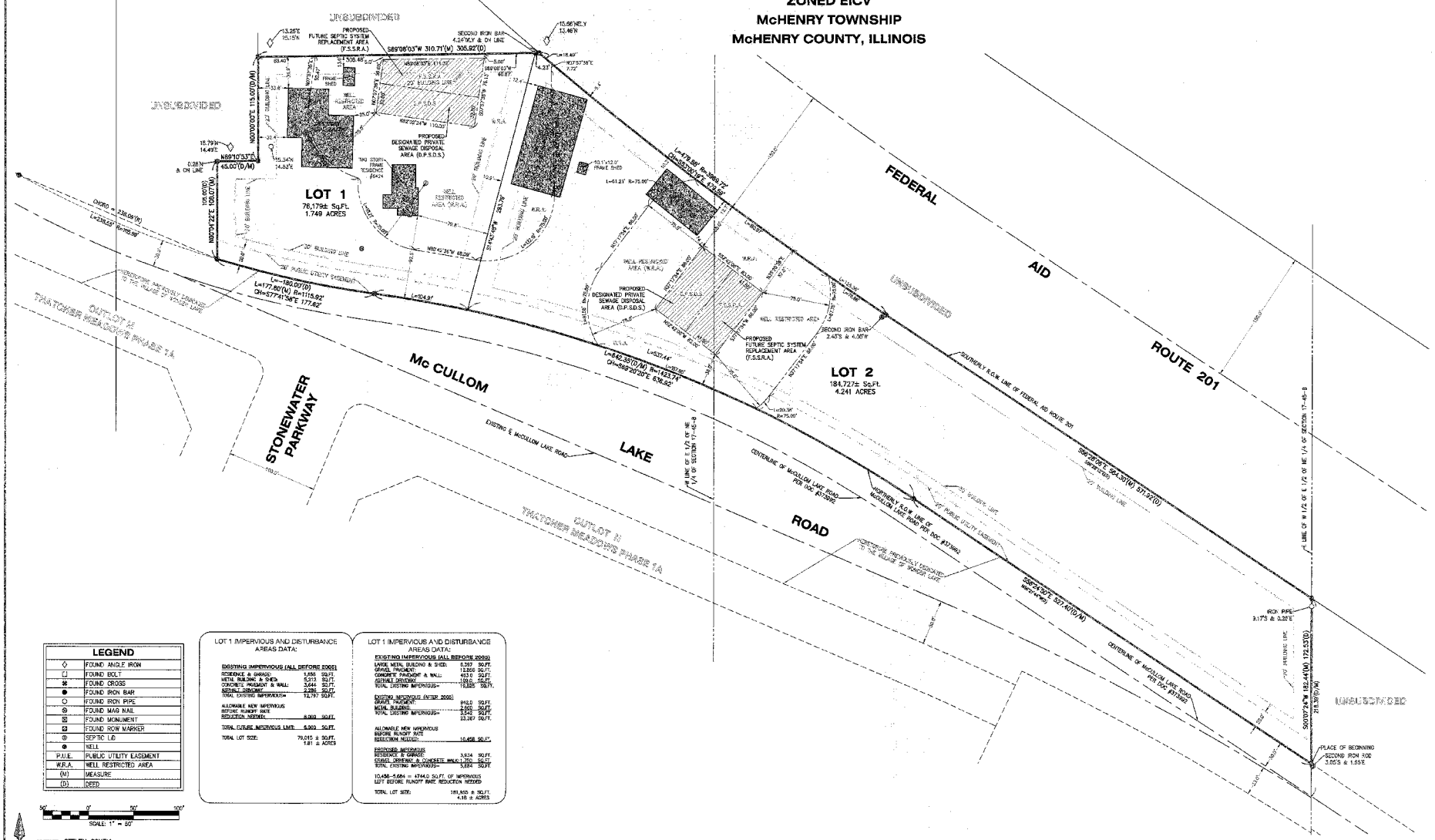
Vanderstappen
Land Surveying, Inc.
www.vandersurv.com
1319 N. Midlothian St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always defend the true property line"

FINAL PLAT
SCHEY'S ESTATES SUBDIVISION

Part of the Northeast Quarter of Section 17, lying North of the right-of-way of McCullom Lake Road, in Township 45 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois

ZONED EICV
McHENRY TOWNSHIP
McHENRY COUNTY, ILLINOIS



LEGEND

◇	FOUND ANGLE IRON
⊡	FOUND BOLT
⊠	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊠	FOUND MONUMENT
⊠	FOUND ROW MARKER
⊕	SEPTIC LID
⊕	WELL
P.U.E.	PUBLIC UTILITY EASEMENT
W.R.A.	WELL RESTRICTED AREA
(M)	MEASURE
(D)	DEED

SCALE: 1" = 50'

LOT 1 IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS (ALL BEFORE 2005)	
RESIDENCE & GARAGE:	1,656 SQ.FT.
METAL BUILDING & SHED:	5,313 SQ.FT.
CONCRETE PAVEMENT & WALL:	3,644 SQ.FT.
ASPHALT DRIVEWAY:	2,186 SQ.FT.
TOTAL EXISTING IMPERVIOUS=	12,797 SQ.FT.
ALLOWABLE NEW IMPERVIOUS BEFORE RUNOFF RATE REDUCTION NEEDED:	6,003 SQ.FT.
TOTAL FUTURE IMPERVIOUS LIMIT:	6,003 SQ.FT.
TOTAL LOT SIZE:	79,015 ± SQ.FT. 1.81 ± ACRES

LOT 1 IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS (ALL BEFORE 2005)	
LARGE METAL BUILDING & SHED:	8,397 SQ.FT.
GRAVEL PAVEMENT:	12,866 SQ.FT.
CONCRETE PAVEMENT & WALL:	403.0 SQ.FT.
ASPHALT DRIVEWAY:	1,060 SQ.FT.
TOTAL EXISTING IMPERVIOUS=	10,925 SQ.FT.
EXISTING IMPERVIOUS (AFTER 2005)	
GRAVEL PAVEMENT:	942.0 SQ.FT.
METAL BUILDING:	2,600 SQ.FT.
TOTAL EXISTING IMPERVIOUS=	3,542 SQ.FT.
	23,387 SQ.FT.
ALLOWABLE NEW IMPERVIOUS BEFORE RUNOFF RATE REDUCTION NEEDED:	10,456 SQ.FT.
PROPOSED IMPERVIOUS	
RESIDENCE & GARAGE:	3,924 SQ.FT.
GRAVEL DRIVEWAY & CONCRETE WALK:	1,760 SQ.FT.
TOTAL EXISTING IMPERVIOUS=	5,684 SQ.FT.
10,456–5,684 = 4774.0 SQ.FT. OF IMPERVIOUS LEFT BEFORE RUNOFF RATE REDUCTION NEEDED	
TOTAL LOT SIZE:	181,810 ± SQ.FT. 4.18 ± ACRES

CLIENT: STEVEN SCHEY
DRAWN BY: TVA CHECKED BY: APG
SCALE: 1"=50' SEC. 17 T. 45 R. 8 W.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 09-17-200-029
JOB NO.: 240403 I.D. FPS
FIELDWORK COMP.: 10/30/24 BK. ____ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

POST OFFICE – WONDER LAKE IL

TAXING DISTRICTS:
McHENRY TOWNSHIP
McHENRY COUNTY
WONDER LAKE FIRE PROTECTION DISTRICT
WONDER LAKE SCHOOL DISTRICT 36
McHENRY HIGH SCHOOL DISTRICT 156
JOHNSBURG LIBRARY DISTRICT
COLLEGE DISTRICT 528 MCC
McHENRY COUNTY CONSERVATION DISTRICT

NOTE 1: NON–RESIDENTIAL STRUCTURES ARE FOR PERSONAL USE ONLY.
NOTE 2: DESIGNATED PRIVATE SEWAGE DISPOSAL AND FUTURE SEPTIC SYSTEM REPLACEMENT AREAS SHALL REMAIN FREE FROM DEVELOPMENT OF ENCROACHMENT FROM WATER WELLS, WATER SERVICE LINES, STRUCTURES, DECKS, PATIOS, DRIVEWAYS, SWIMMING POOLS, STORM WATER STRUCTURES AND UNDERGROUND UTILITIES

Developer & Owner:
Steven & Petrina Schey
6424 McCullom Lake Road
Wonder Lake, Illinois 60097
Phone: 815-388-2175

Mail To:
Steven & Petrina Schey
6424 McCullom Lake Road
Wonder Lake, Illinois 60097
Phone: 815-388-2175

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/21/24	ADDED WELL RESTRICTION AREA	APG
2	2/28/25	ADDED W.R.A., BUILDING LINES, P.U.E.	TVA
3	3/20/25	ADDED IMPERVIOUS DISTURBANCE AREAS	TPS

SCHEYS ESTATES SUBDIVISION SHEET NO. 1 OF 2

Vanderstappen
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www.vanderplat.com
1916 N. Madison St
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

FINAL PLAT
SCHEY'S ESTATES SUBDIVISION

Part of the Northeast Quarter of Section 17, lying North of the Right-of-way of McCullom Lake Road, in Township 45 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois

ZONED EICV
McHENRY TOWNSHIP
McHENRY COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that Steven L. Schey & Petrina M. Schey are the owner of the land described on this plat hereon drawn and shown as subdivided; that they have caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purposes therein set forth as allowed and provided by statute, the subdivision to be known as "Scheys Estates Subdivision", McHenry County, Illinois and they hereby acknowledge and adopt the same, and to the best of their knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision 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 properties because of the construction and development of aforesaid subdivision.

This is to certify, that to the best of our knowledge and belief, the following School Districts serve subject property:
Wonder Lake School District #36
McHenry High School District #156
McHenry County College #528

Owners mailing address:
Steve & Petrina Schey
6424 McCullom Lake Road
Wonder Lake, Illinois 60097
Phone: 815-388-2175

I, (we) do hereby, hereunder set my (our) hand (s) of Seal (s),

this 21 day of MARCH, 2025 A.D.

Steven L Schey — STEVEN L SCHEY (print name)
Owner

Petrina M. Schey — Petrina M Schey (print name)
Owner

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, Linda M. Wolfstieg, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that Steven L. Schey & Petrina M. Schey, are personally known to me to be the same persons whose name are subscribed to the foregoing instrument as Steve Schey and Petrina Schey respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said company for the uses and purposes therein set forth and said secretary did also then and there affix the said corporate seal of said company to the said instrument as his or her own free voluntary act, and as his or her own free voluntary act, and as the free and voluntary act of said company for the uses and purposes set forth.

Given under my hand and notarial seal, this 21 day of March 2025 A.D.

Notary Public — 3-29-2027 My Commission Expires

"OFFICIAL SEAL"
LINDA M. WOLFSTIEG
Notary Public State Of Illinois
Commission No. 891400
My Commission Expires March 29, 2027

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

I, Albert M. Schmitt, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by the construction of this subdivision of any part thereof, or, if such changes occur, adequate 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 not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.

Registered Professional Engineer of Illinois

LICENSED PROFESSIONAL ENGINEER ALBERT M SCHMITT 062-045281 STATE OF ILLINOIS

ZONING ENFORCEMENT OFFICER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This Final Plat approved by the McHenry County Zoning Enforcement Officer

this _____ of _____, 2025 A.D.

Zoning Enforcement Officer

PUBLIC HEALTH CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

No public sewer system exists to serve this parcel. This Final Plat of Subdivision is approved with respect to onsite sewage disposal and the acreage involved has been reviewed in accordance with established soil suitability evaluation procedures.

this _____ day of _____, 2025 A.D.

Public Health Administrator

STAFF PLAT REVIEW CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Approved this _____ day of _____, 2025 A.D.

Staff Plat Review Committee Chairperson

WONDER LAKE VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

This Plat of Subdivision shown hereon are hereby Approved by the President and Board of Trustees of the Village of Wonder Lake, Illinois,

this 2 day of APRIL, 2025 A.D.

President, Board of Trustees

Attest, Village Clerk

VILLAGE OF WONDER LAKE — MCHENRY COUNTY, ILLINOIS

WONDER LAKE VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

I, Jacob Wellbrock, Village Engineer of the Village of Wonder Lake, do hereby certify that this plat meets all of the requirements of Village ordinances.

This 2nd day of April, 2025 A.D.

Village Engineer

RINGWOOD VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

This Plat of Subdivision shown hereon are hereby Approved by the President and Board of Trustees of the Village of Ringwood, Illinois,

this 22nd day of MARCH 2025 A.D.

President, Board of Trustees

Attest, Village Clerk

RINGWOOD VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

I, Taylor Herbert, Village Engineer of the Village of Ringwood, do hereby certify that this plat meets all of the requirements of Village ordinances.

This 28th day of March 2025 A.D.

Village Engineer - GEWALT HAMILTON - HR GREEN, INC

SEAN MURPHY LICENSED PROFESSIONAL ENGINEER 062-062041 STATE OF ILLINOIS

SEAN MURPHY, P.E.
REVIEW ENGINEER

PUBLIC UTILITY EASEMENT PROVISION

An easement for serving the subdivision and other property with electric and communications services is hereby reserved for and granted to

Commonwealth Edison Company,
Cable Television Company or Franchisee
and
AT&T, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement" or "PUE", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "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 over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" or "PUE" without the prior written consent of grantees. After installation of any such facilities, the grade of the 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 that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel, or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas 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" includes 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 or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

NICOR GAS EASEMENT PROVISION

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of nature gas in, over, across, along and upon the surface of the property shown on this plat marked "Easements", "Utility Easement", "Public Utility Easement" "P.U.E.", Public Utility & Drainage Easement", "P.U. & D.E.", "Common Areas or Areas" (or similar designations), street and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this Plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the right herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the 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 that meaning set forth for such term in Section 801/2(e) of the Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

DRAINAGE EASEMENT PROVISION

A permanent non-exclusive easement is hereby reserved for and granted to the County of McHenry and to its successors and assigns in, upon, across, over, under, and through the areas shown by dashed lines and labeled "Drainage Easement" on this plat of subdivision, or where otherwise noted in the above legend for the purpose of installing, constructing, inspecting, operating, maintain storm sewers, drainage ways, stormwater detention and retention facilities, subsurface drainage systems and appurtenances and any and all installations as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work.

In furtherance of the forgoing affirmative rights, the following covenants shall run with said land in perpetuity:

A. No permanent buildings shall be placed on said Drainage Easement;
B. No trees or shrubs shall be placed on said Drainage Easement, but the premises may be used for landscaping and other purposes that do not than or later interfere with the aforesaid uses and rights;
C. There shall be no dredged or fill materials placed upon said Drainage Easement; and,
D. Fences shall not be erected upon said Drainage Easement in any way which will restrict the uses herein granted.

The right is also hereby granted to the Grantee to remove any buildings or structures, to cut down, trim or remove any trees, fences, shrubs, or other plants that interfere with the operation of or access to such drainage facilities in, on, upon, across, under or through said Drainage Easement.

The Grantee shall not be responsible for replacement of any such buildings, structures, improvements, fences, gardens, shrubs or landscaping removed during exercise of the herein given rights. Replacement of items so removed shall be the responsibility of the then lot owner.

Where Drainage Easement areas are also used for electric, telephone, cable TV or gas distribution systems or components, such other utility installations shall be subject to the prior approval of the County of McHenry so as not to interfere with the maintenance of gravity or subsurface flow and stabilization of vegetative ground cover on the above mentioned drainage facilities.

SURVEYOR'S PERMISSION TO RECORD:

Authorization to record this Final Plat of Subdivision is hereby granted to STEVE SCHEY through an appointed or designated thereof,

Signed: _____ (Seal)

Name: STEVE SCHEY

Address: 6424 McCullom Lake Rd.

City & State: WONDER LAKE, IL.

035-003857 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS EXP. 11/30/2026 ARTHUR P. GRIMMACKER WOODSTOCK, ILLINOIS

After recordation of this document please return to:

Mailing address:
Steven & Petrina Schey
6424 McCullom Lake Road
Wonder Lake, Illinois 60097
Phone: 815-388-2175

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the Plat.

I further certify that I have received all statutory fees in connection with the Plat.

Given under my hand and seal of the County at Woodstock, Illinois, this _____ day of _____, 2025 A.D.

McHenry County Clerk

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this _____ day of _____, 2025 A.D., at ____ o'clock ____M. and recorded as

Document Number: _____

County Recorder

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, Arthur P. Grimmacker, an Illinois Registered Land Surveyor, do hereby certify that we have surveyed and subdivided the following described property, and that the Plat as drawn represents said survey and subdivision thereof;

Part of the Northeast Quarter of Section 17, lying North of the right-of-way of McCullom Lake Road as recorded by Document No. 372992, in McHenry County, Illinois, described as follows: Beginning at the point of intersection of the North line of said McCullom Lake Road and the East line of the West Half of the East Half of said Northeast Quarter of Section 17; thence North 56 degrees 21 minutes 44 seconds West, along the North line of McCullom Lake Road 527.4 feet; thence Northwesterly in a curved line convex Northeasterly (radius 1423.74 feet) along the North line of McCullom Lake Road 642.35 feet to a point; thence Northwesterly in a curved line convex Southwesterly (radius 1115.92 feet) along the North line of McCullom Lake Road 180.0 feet; thence North 105.0 feet; thence North 88 degrees 49 minutes 45 seconds East, 45.0 feet; thence North 115.0 feet; thence North 88 degrees 49 minutes 45 seconds East, 305.92 feet to a point in the Southerly right-of-way of Federal Aid Route 201; thence Southeasterly in a curved line convex Southwesterly (radius 3969.72 feet) along the Southerly line of Federal Aid Route 201, 480.993 feet to a point of tangency; thence South 56 degrees 28 minutes 12 seconds East, along the Southerly line of Federal Aid Route 201, 571.32 feet, more or less, to the East line of the West Half of the East Half of the Northeast Quarter of Section 17; thence South along said East line 173.53 feet, more or less, to the Place of Beginning, all in Section 17, Township 45 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

I, further certify, that Scheys Estates Subdivision contains: 5.990 Acres, 260,924.1 Sq.Ft.

I, further certify, that the property, as described, lies within 1 1/2 miles of the corporate limits of the Village of Ringwood and the Village of Wonder Lake, Illinois, both of which have adopted a comprehensive plan.

I, further certify, that based upon examination of the Flood Insurance Rate Map of McHenry County, Illinois, Panel #17111C0086J with an effective date of November 16, 2006 indicates subject property residing within Zone "X" on area determined to be outside the 0.2% chance of annual flooding.

I, further certify, that upon completion of construction, concrete monuments, as shown, and 5/8" iron bars are/will be set at all lot corners and points of change in alignment, as required by the Plat Act (765 ILCS 205/1).

I, further certify, that these professional service conforms to the current Illinois Minimum Standards applicable to a Boundary Survey, as it applies to a Final Plat of Subdivision. All distances are given in feet and decimal thereof.

Given under my hand and seal at, Woodstock, Illinois this the 4th., day of November, 2024.

Illinois Registered Professional Land Surveyor No. 3857
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

ARTHUR P. GRIMMACKER 035-003857 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS EXP. 11/30/2026 WOODSTOCK, ILLINOIS

CLIENT: STEVEN SCHEY
DRAWN BY: TVA CHECKED BY: APG
SCALE: N/A SEC. 17 T. 45 R. 8 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 09-17-200-029
JOB NO.: 240403 I.D. FPS
FIELDWORK COMP.: 10/30/24 BK. ____ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ____

POST OFFICE - WONDER LAKE, IL

TAXING DISTRICTS:
McHENRY TOWNSHIP
McHENRY COUNTY
WONDER LAKE FIRE PROTECTION DISTRICT
WONDER LAKE SCHOOL DISTRICT 36
McHENRY HIGH SCHOOL DISTRICT 156
JOHNSBURG LIBRARY DISTRICT
COLLEGE DISTRICT 528 MCC
McHENRY COUNTY CONSERVATION DISTRICT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/21/24	ADDED WELL RESTRICTION AREA	APG
2	2/25/25	ADDITIONAL VILLAGE CERTIFICATES	TVA

Developer & Owner:
Steven & Petrina Schey
6424 McCullom Lake Road
Wonder Lake, Illinois 60097
Phone: 815-388-2175

Mail To:
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Wonder Lake, Illinois 60097
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SCHEYS ESTATES SUBDIVISION — SHEET NO. 2 OF 2