

Ordinance No. 96- 118

AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR PARKVIEW ESTATES SUBDIVISION, PLAT I, AND RELEASING THE SECURITY FOR CONSTRUCTION THEREOF

WHEREAS, Kemp Industries, Inc. has completed the construction of public improvements in Parkview Estates Subdivision, Plat I, and such improvements have been inspected and approved by the Consulting Engineers for the Village as set forth in a letter dated August 19, 1996, attached hereto as Exhibit A;

WHEREAS, Kemp Industries, Inc. has executed a dedication of public improvements with respect to said Plat in the form mandated by the Village of Chatham Subdivision Ordinance, a copy of which Dedication is attached hereto as Exhibit B.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The Dedication of Public Improvements attached hereto as Exhibit B is approved. The Village of Chatham accepts the public works in Parkview Estates Subdivision, Plat I.

SECTION 2: The security for public improvements in Parkview Estates Subdivision Plat I is released.

SECTION 3: The Clerk shall record the original of the Dedication, Exhibit B hereto, with the Recorder of Deeds of Sangamon County, Illinois.

SECTION 4: This Ordinance is effective immediately.

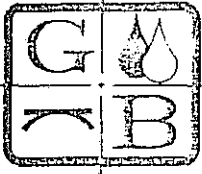
PASSED this 8 day of October, 1996.


VILLAGE PRESIDENT

ATTEST:


Village Clerk

AYES: 6
NAYS: 0
PASSED: 10/8/96
APPROVED: 10/8/96
ABSENT: 0



GREENE & BRADFORD, INC.
OF SPRINGFIELD
CONSULTING ENGINEERS

3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62707
(217) 793-8844
(217) 793-6227 FAX

August 19, 1996

Mr. Del McCord
Village of Chatham
116 East Mulberry
Chatham, IL 62629

RE: Parkview Estates Plat 1
G&B# 93233



Dear Del:

We have reviewed John Reynolds' August 8, 1996 letter for the final reduction in security to release of the above plat. (Previously \$500 was withheld for sidewalk connections.) All as built and other work has been done. I am enclosing our standard form "Dedication of Public Improvements Sign-off".

If you have any questions, please call me at our office.

Respectfully,
GREENE & BRADFORD, INC.

Jay Jessen
Jay Jessen, P.E.

xc: John Myers
Meredith Branham
John Reynolds

JJ/srf
s:\932331.001

EXHIBIT A

John L. Reynolds, Jr.

Professional Land Surveyor
Land Planner
3009 South Sixth Street, Springfield, Illinois 62703

(217) 753-8111

SUBDIVISION DESIGN & LAYOUT
LAND SURVEYING

August 8, 1996

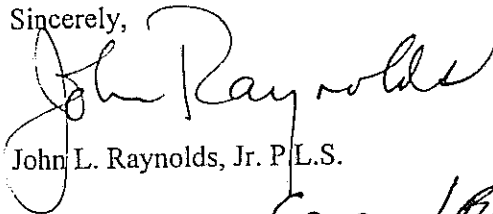
Mr. Jay Jessen
Greene & Bradford, Inc.
3501 Constitution Dr.
Springfield, Illinois 62707

re: Parkview Estates, First Plat

Dear Jay,

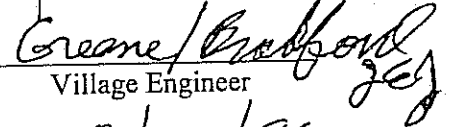
The above plat has a security amount of \$500.00, for approximately 50 l.f. of sidewalk at the entrance. This work is now complete. I request that this security now be released.

Sincerely,



John L. Reynolds, Jr. P.L.S.

Reviewed and Approved:



Village Engineer

8/19/96

Date

cc: George Kemp

[THIS SPACE FOR RECORDER]

**DEDICATION OF PUBLIC IMPROVEMENTS
ATTACHED TO REAL ESTATE AND BILL OF SALE
FOR PERSONAL PROPERTY FOR PARKVIEW ESTATES SUBDIVISION, PLAT I**

This Dedication and Bill of Sale is made by Kemp Industries, Inc., "Grantor" in favor of the Village of Chatham, Illinois, an Illinois municipal corporation.

WHEREAS, Grantor was the owner of certain property platted as Plat I of Parkview Estates Subdivision Village of Chatham, which Plat was recorded on 09/11/92 as document no. 92-036347 with the Recorder of Deeds of Sangamon County, Illinois;

WHEREAS, pursuant to Section 3 of the Illinois Plat Act, the acknowledgement and recording of the Plat was a conveyance in fee simple of such portions of the platted premises as were marked and noted on the Plat as donated or granted to the public, including all easements and rights-of-way;

WHEREAS, pursuant to the Village of Chatham Subdivision Ordinance, the public improvements constructed on the platted premises are not considered to be accepted by the Village of Chatham until the requirements of the Subdivision Ordinance are met and this Dedication of Public Improvements and Bill of Sale for Personal Property is recorded by the Village of Chatham along with a resolution or ordinance accepting the dedication.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the Village of Chatham's acceptance of title to and all further responsibilities with respect to the public improvements contained on said plat of said subdivision, Grantor does hereby dedicate and convey to the Village of Chatham, Illinois all of the improvements to real property included within the roadway rights-of way depicted on said plat, including but not limited to roads, curbs, gutters and sidewalks. Grantor hereby grants, sells, transfers and delivers to the Village of Chatham, Illinois the following goods, chattels, and other items of personal property attached to or constructed within said subdivision:

1. Each and every part and item of a system of storm sewers, within public rights of way of said plat of subdivision for the purpose of collection, transport and flow of storm

EXHIBIT B

waters. This transfer does not include any retention or detention works or drainage swales, ditches and depressions or storm sewers not within a public right of way which will remain the maintenance responsibility of the individual lot owners or the homeowners association, as the case may be.

2. Each and every part and item of a system for the collection, transportation and treatment of sanitary sewage by the sewer system of the Village of Chatham within said plat, excepting those pipes which transport the sewage of a single building into a sewer main and commonly known as a house or building service, and excepting those pipes which are the property of the Springfield Metropolitan Sanitary District.

3. Each and every part and item of a system for distribution of water provided by the waterworks system of the Village of Chatham within said plat, except the pipes which transport water from the meter pit to a building, and commonly known as a house or building service.

4. Each and every part and item of a system for the distribution of electricity provided by the electrical system of the Village of Chatham within said subdivision, except the electrical equipment and wires on the user side of the electric transformer or pedestal and commonly known as a house or building service.

Grantor hereby covenants that it is the lawful owner of the aforescribed goods, chattels and personalty; that subject to the prior dedication of rights to the Village of Chatham in connection with recordation of the Plat it is the lawful owner of the aforescribed improvements to real property; and such items are free from all encumbrances; that Grantor has the right to sell the same or dedicate the same as aforesaid, and that Grantor warrants and will defend the same against the claims and demands of all persons.

Grantor assigns to the Village of Chatham all outstanding warranties and guaranties by any contractor or subcontractor with respect to any public works dedicated or conveyed pursuant to this instrument.

This dedication and sale is effective upon its acceptance by ordinance or resolution of the Village of Chatham, Illinois, and recordation of same with the Recorder of Deeds of Sangamon County, Illinois.

SIGNED AND ACKNOWLEDGED this 16 day of September, 1996.

Kemp Industries, Inc.

By: George T. Kemp
Its ~~President~~ Chairman of the Board

State of Illinois

County of Sangamon

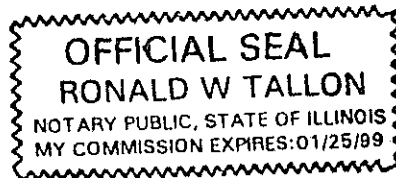
The undersigned, a notary public in and for said County and State, does hereby certify that George Kemp, being personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 16 day of Sept, 1996

Ronald W Tallon
Notary Public

Prepared by/Return to:

John M. Myers
Rabin, Myers & Hanken
Attorney for the Village of Chatham
1300 South 8th Street
P.O. Box 1858
Springfield, IL 62705
(217) 544-5000



ORDINANCE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 96-118, adopted by the President and Board of Trustees of said Village on the 8 day of October, 1996, said Ordinance being entitled:

AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR PARKVIEW ESTATES SUBDIVISION, PLAT I, AND RELEASING THE SECURITY FOR CONSTRUCTION THEREOF

I do further certify that prior to the making of this certificate, the said Ordinance was spread at length upon the permanent records of said Village, where it now appears and remains.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Village this 8 day of October, 1996.

Penny Mooney
Village Clerk