
This Space for Recorder of Deeds

Ordinance No. 00-52

**AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC
IMPROVEMENTS FOR MANOR HILL SUBDIVISION,
PLATS 1 AND 2**

WHEREAS, Charles E. Robbins and Maurice Tippett, the developers of Manor Hill Subdivision, Plats 1, and 2 have completed the construction of public improvements in those plats, and such improvements, except for some sidewalks, have been inspected and approved by the Consulting Engineers for the Village as set forth in a letter attached hereto as Exhibit A;

WHEREAS, the developers have executed dedications of public improvements with respect to Plats 1 and 2 in the form mandated by the Village of Chatham Subdivision Ordinance, which are attached hereto as Exhibits B and C;

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 Dedications of Public Improvements attached hereto as Exhibit B are hereby approved. The Village of Chatham accepts the public works in Manor Hill Subdivision, Plats 1 and 2, except for certain sidewalks as stated in Exhibit A.

SECTION 2: The security for public improvements in Manor Hill Subdivision, Plats 1 and 2, is hereby released, but the letter of credit securing Plat 3 shall also stand as security with respect to outstanding sidewalks in Plats 1 and 2.

SECTION 3: The Clerk shall record this ordinance with the Recorder of Deeds of Sangamon County, Illinois.

SECTION 4: This Ordinance is effective immediately.

PASSED this 26 day of September, 2000.


VILLAGE PRESIDENT

ATTEST:


Village Clerk

AYES: 6
NAYS: 0
PASSED: 9-26-00
APPROVED: 9-26-00

ABSENT:

~~Ø~~ _____



GREENE & BRADFORD, INC.
OF SPRINGFIELD
CONSULTING ENGINEERS

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

August 28, 2000

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

RE: Manor Hill - Plat Nos 1 thru 3
G&B# 93196

Dear Del:

I am in receipt of the bond reduction request from Coombe-Bloxdorf (see attached).

I approve their reduction to \$22,000 and recommend closing Plats 1 and 2. Please note all all sidewalk extensions on Mau Drive were completed.

If you have any questions, please contact our office.

Respectfully,
GREENE & BRADFORD, INC.

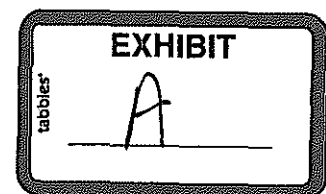
A handwritten signature in cursive script that reads "Jay Jessen".

Jay Jessen, P.E.

xc: Gary Salefski, - Coombe-Bloxdorf
Meredith Branham
John Myers

JJ/srf

J:\93196\CORRES\tr to Del - 8-28-00.wpd



COOMBE - BLOXDORF, P.C.

Engineers/Land Surveyors/Planners

1323 South First Street • Springfield, Illinois 62704

(217) 544-8477 • Fax (217) 544-8483

August 23, 2000
Project 9242
Manor Hill

Mr. Jay Jessen, P.E.
Greene & Bradford
3501 Constitution Drive
Springfield, Illinois 62707

RE: Bond Reduction
Deed of Dedication
Plats 1, 2 & 3 Manor Hill

Dear Mr. Jessen:

Charles Robbins and Tip Tippet would like to update the subdivision bonds and the "Deed of Dedication" for Plats 1, 2 & 3.

The existing Bonds are listed below:

Plat 1	\$ 57,000	Your letter October 14, 1994
Plat 2	16,000	Your letter December 13, 1997
Plat 3	<u>38,000</u>	Your letter September 24, 1998
Total	\$ 111,500	

Remaining sidewalk Quantities are listed below:

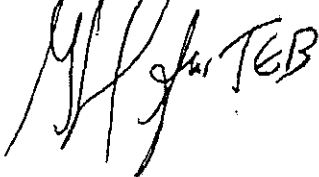
Plat 1	465 L.F.	@	\$ 8.50	=	\$ 3,952.50
Plat 2	652 L.F.	@	8.50	=	5,542.00
Plat 3	945 L.F.	@	8.50	=	<u>8,032.50</u>
			Total		\$ 17,527.00
			X 125%	=	\$ 21,908.75

We should like to remove the bonds in Plats 1 and 2 and leave the bond of Plat 3 of \$22,000 to include all three plats.

Please let me know if this is acceptable.

Very truly yours,

Coombe-Bloxdorf, P.C.
Tom Bartolomucci



**DEDICATION OF PUBLIC IMPROVEMENTS
ATTACHED TO REAL ESTATE AND BILL OF SALE
FOR PERSONAL PROPERTY FOR
MANOR HILL ESTATE SUBDIVISION, PLAT 1**

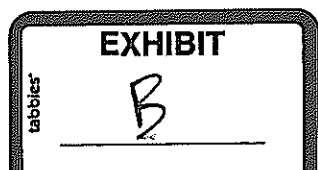
This Dedication and Bill of Sale is made by Charles E. Robbins and Maurice Tippet
"Grantor" in favor of the Village of Chatham, Illinois, an Illinois municipal corporation.

WHEREAS, Grantor was the owner of certain property platted as Plat No. 1 of
Manor Hill Subdivision, and said Plat of Subdivision in the Village of Chatham was
recorded on February 17, 1994 as Document No. 94-07418 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



Appendix A-4 to Subdivision Ordinance

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 waters. This transfer does not include any retention of 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 installed at the direction 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 dedicated to and accepted by the Springfield Metro Sanitary District.

3. Each and every part and item of a system for distribution of water installed at the direction 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 installed at the direction 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.

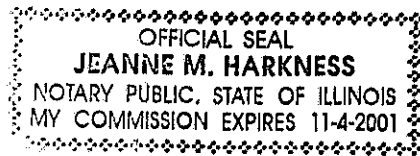
SIGNED AND ACKNOWLEDGED this 30 day of August, 2000

Authorized Signature

SUBSCRIBED AND ACKNOWLEDGED TO before me

this 30 day of August, 2000.

Jeanne M. Harkness
Notary Public



**DEDICATION OF PUBLIC IMPROVEMENTS
ATTACHED TO REAL ESTATE AND BILL OF SALE
FOR PERSONAL PROPERTY FOR
MANOR HILL ESTATE SUBDIVISION, PLAT 2**

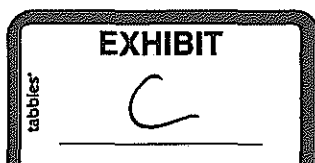
This Dedication and Bill of Sale is made by Charles E. Robbins and Maurice Tippet
"Grantor" in favor of the Village of Chatham, Illinois, an Illinois municipal corporation.

WHEREAS, Grantor was the owner of certain property platted as Plat No. 2 of
Manor Hill Subdivision, and said Plat of Subdivision in the Village of Chatham was
recorded on January 29, 1998 as Document No. 98-04088 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 waters. This transfer does not include any retention of 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 installed at the direction 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 dedicated to and accepted by the Springfield Metro Sanitary District.

3. Each and every part and item of a system for distribution of water installed at the direction 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 installed at the direction 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.

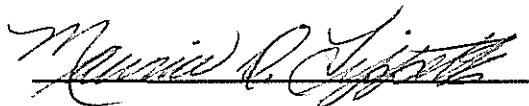
Grantor hereby covenants that it is the lawful owner of the aforescribed goods, chattels and personalty; that subject to the prior dedication of rights to the Village of Chatham in connection with recordation of the Plat it is the lawful owner of the aforescribed improvements to real property; and such 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.

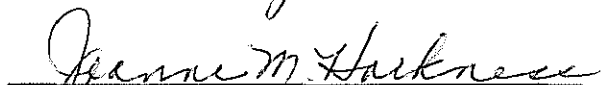
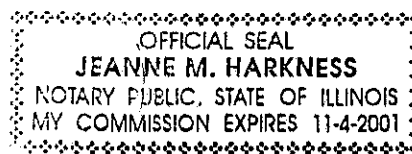
SIGNED AND ACKNOWLEDGED this 30 day of August, 2000.



Authorized Signature

SUBSCRIBED AND ACKNOWLEDGED TO before me

this 30 day of August, 2000.


Notary Public

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. _____, adopted by the President and Board of Trustees of said Village on the _____ day of _____, 2000, said Ordinance being entitled:

**AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC
IMPROVEMENTS FOR MANOR HILL SUBDIVISION,
PLATS 1 AND 2**

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 ____ day of _____, 2000

Village Clerk

Prepared by:
John M. Myers
Rabin, Myers & Hanken, P.C.
1300 South Eighth Street
Springfield, IL 62703

Return to:
Robert Krueger
Village Clerk
Village of Chatham
116 East Mulberry Street
Chatham, IL 62629