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*This Space for Recorder of Deeds*

Ordinance No. 05-26

**AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC  
IMPROVEMENTS FOR BRECKENRIDGE MANOR SUBDIVISION,  
PLAT 1**

WHEREAS, Breckenridge Development Corporation, the developer of Breckenridge Manor Subdivision, Plat 1, has completed the construction of public improvements in those plats, and such improvements have been inspected and approved by the consulting engineer for the Village, as set forth in a letter attached hereto as Exhibit A;

WHEREAS, the developer has executed a dedication of public improvements with respect to Plat 1 in the form mandated by the Village of Chatham Subdivision Ordinance, which is attached hereto as Exhibit B;

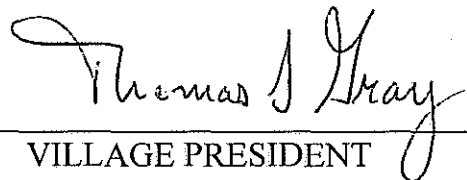
*NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:*

**SECTION 1:** The Dedication of Public Improvements attached hereto as Exhibit B is hereby approved. The Village of Chatham accepts the public works in Breckenridge Manor Subdivision, Plat 1, except for sidewalks on lots 19, 20 and 71, which will be dedicated as part of Plat 2. Illinois National Bank Letter of Credit No. 05-00009 in the amount of \$14,100, which secured the public improvements in Plat 1, is discharged.

**SECTION 2:** The Clerk shall record this ordinance with the Recorder of Deeds of Sangamon County, Illinois.

**SECTION 3:** This Ordinance is effective immediately.

PASSED this 14 day of JUNE, 2005.

  
VILLAGE PRESIDENT

ATTEST:

  
Village Clerk



AYES: 5 HERR SCHATTEMAN BOYLE MCCARTHY MCBRATH  
NAYS: 0  
PASSED: 6-14-05  
APPROVED: 6-14-05  
ABSENT: 1 KAVANAGH

**GREENE & BRADFORD, INC.**

3501 Constitution Drive  
Springfield, Illinois 62711  
(217) 793-8844  
(217) 793-6227 Fax  
www.greeneandbradford.com



May 31, 2005

John Raynolds  
1025 South Second Street  
Springfield, IL 62703

RE: Breckenridge Manor - Plats 1 & 2  
~~CONFIDENTIAL~~

Dear John:

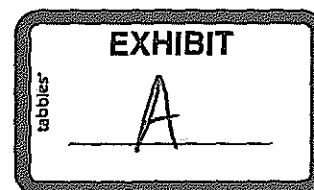
I am in receipt of your May 26, 2005 letter and will void our 5/17 letter for the above subdivision. Accordingly, I recommend approval of closing out Plat 1 and rolling leftover sidewalk to Plat 2 letter of credit for the amount of \$64,300. This will replace the \$52,000/\$75,000 letter of credit for Plat 1 and 2 respectively. I have enclosed the deed of dedication for Plat 1.

Respectfully,  
GREENE & BRADFORD, INC.

  
Jay Jessen, P.E.

cc: Meredith Branham, Village of Chatham  
Al Young, Remax Professionals

J:\02029\CORRESP\tr to Raynolds- 5-31-05.doc



May 26 05 10:13a

John Reynolds

217-241-3525

P. 2

**JOHN RAYNOLDS, INC.**  
 Land Surveying, Planning & Engineering  
 1025 South Second Street  
 Springfield, Illinois 62704  
 (217) 241-3500  
 Fax: (217) 241-3525  
 May 26, 2005

Mr. Jay Jessen, P.E.  
 Greene & Bradford, Inc.  
 Village of Chatham  
 3501 Constitution Dr.  
 Springfield, IL 62707

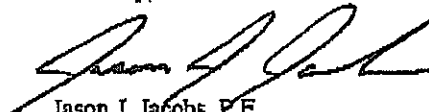
Dear Jay:

The improvements remaining to complete construction for Breckenridge Manor, 1st and 2nd Additions are as follows:

Unit	Item	Original Quantity	Unit Price	Remaining Quantity	Remaining Quantity
S.F.	4" CONCRETE SIDEWALK	20753	\$2.38	20753	\$49,392.14
L. SUM	PUNCH LIST ITEMS	1	\$2,000.00	1	\$2,000.00
				Total Remaining	\$51,392.14
				X	1.25
					\$64,240.18

I ask that the securities for Breckenridge Manor, 1st and 2nd Additions be combined and adjusted to \$84,300.00

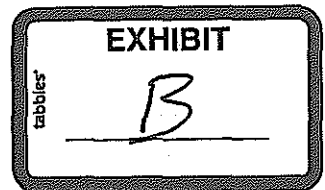
Sincerely,



Jason J. Jacobs, P.E.  
 John Reynolds, Inc.

[This Space For Recorder of Deeds]

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



This Dedication and Bill of Sale is made by Breckenridge Development Corporation ("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 Breckenridge Manor Subdivision, Village of Chatham, 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 Plats 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 plats 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 plats, including but not limited to roads, curbs, gutters and sidewalks (except for sidewalks on lots 19., 20, and 71, which are not as yet constructed and will be dedicated along with the improvements in Plat II). 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:

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

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 plats, 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.

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 plats, except the pipes which transport water from the meter pit to a building, and commonly known as a house or building service.

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 plats of 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 Plats 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 13 day of JUNE, 2005.

BRECKENRIDGE DEVELOPMENT CORPORATION

By: Jinda K. Young  
Its President

STATE OF ILLINOIS            )  
  )  
COUNTY OF SANGAMON        )

The undersigned, a notary public in and for said County and State, does hereby certify that Al Young, 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 13<sup>th</sup> day of June, 2005

*Theresa S. Singer*  
Notary Public

Prepared by/Return to:

John M. Myers  
Rabin, Myers & Hanken  
Attorney for the Village of Chatham  
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. 05-26, adopted by the President and Board of Trustees of said Village on the 14 day of JUNE, 2005, said Ordinance being entitled:

**AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR BRECKENRIDGE MANOR SUBDIVISION, PLAT 1**

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 14 day of JUNE, 2005

Pat Lohr  
Village Clerk



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

Return to:  
Patrick Schad  
Village Clerk  
Village of Chatham  
116 East Mulberry Street  
Chatham, IL 62629