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2006R48614

12/18/2006 11:43AM

REC FEE: 20.00

REC REST FEE: 4.00

GIS FEE: 9.00

GIS REST FEE: 1.00

TOTAL: \$34.00

PAGES: 9

DELLA

MARY ANN LAMM

SANGAMON COUNTY RECORDER

This Space for Recorder of Deeds

Ordinance No. 06-70

AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR HURSTBOURNE SUBDIVISION, PLAT 5

WHEREAS, Curtis Development, Inc., the developer of Hurstbourne Subdivision, Plat 5, 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 5 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

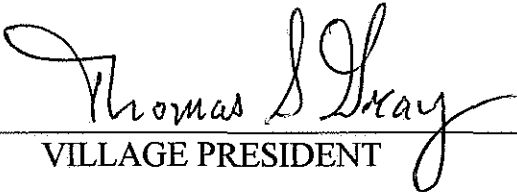
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Hurstbourne Subdivision, Plat 5. All prior letters of credit and performance bonds securing the public improvements in Plat 5 are discharged.

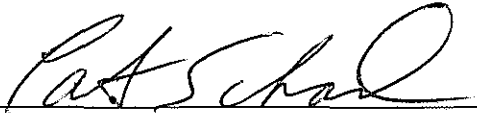
SECTION 2: The Clerk shall record this ordinance with the Recorder of Deeds of Sangamon County, Illinois.

SECTION 3: This Ordinance is effective immediately.

PASSED this 28 day of NOV, 2006.


VILLAGE PRESIDENT

ATTEST:


Village Clerk

AYES: 5 HERR SCHATTEMAN BOYLE McGRATH KAUNAGH
NAYS: 0
PASSED: 11-28-06
APPROVED: 11-28-06
ABSENT: 0



ORDINANCE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

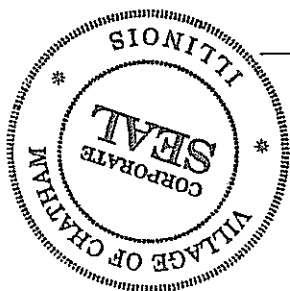
I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 06-70, adopted by the President and Board of Trustees of said Village on the 28 day of NOV, 2006, said Ordinance being entitled:

AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR HURSTBOURNE SUBDIVISION, PLAT 5

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 28 day of NOV, 2006.



[Handwritten Signature]

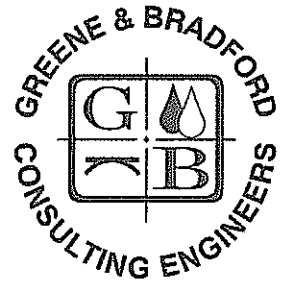
Village Clerk

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

GREENE & BRADFORD, INC.

1905 Montana Drive, Ste. 30
Springfield, Illinois 62704
(217) 793-8844
(217) 793-6227 Fax
www.greeneandbradford.com



July 10, 2006

Mr. Meredith Branham
Village of Chatham
116 East Mulberry
Chatham, IL 62629

RE: Hurstbourne Plat 5
G&B# 00380

Dear Meredith:

I have reviewed the enclosed John Reynolds letter dated June 6, 2006 to remove the final \$4,500 letter of credit and recommend closing this out. Please get with John Myers as soon as possible for the deed of dedication.

Respectfully,
GREENE & BRADFORD, INC.

Jay Jessen, P.E.

Enclosure

cc: John Myers
Pat Schaad
Del McCord
John Reynolds

JJ/sf

J:\00380\CORRES\LTR TO MEREDITH - 7-10-06.DOC

EXHIBIT A

RAYNOLDS, HIGGINBOTHAM & JACOBS, L.L.C.

Land Surveying, Planning & Engineering

1025 South Second Street

Springfield, Illinois 62704

(217) 241-3500

Fax: (217) 241-3525

6-Jul-06

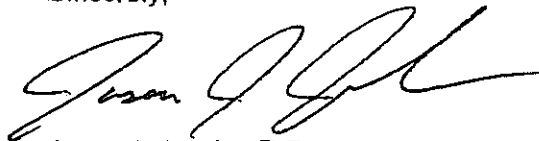
Mr. Jay Jessen, P.E.
Greene & Bradford, Inc.
Village of Chatham
3501 Constitution Dr.
Springfield, IL 62707

Re: Hurstbourne, 5th Addition's Security

Dear Jay:

All improvements within the above mentioned development have been completed and I request that the security be released.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason J. Jacobs". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason J. Jacobs, P.E.

Raynolds, Higginbotham & Jacobs, L.L.C.

[This Space For Recorder of Deeds]

Ordinance No. 06-70

**DEDICATION OF PUBLIC IMPROVEMENTS
ATTACHED TO REAL ESTATE AND BILL OF SALE
FOR PERSONAL PROPERTY
FOR HURSTBOURNE SUBDIVISION, PLAT 5**

This Dedication and Bill of Sale is made by Curtis Development, 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 5 of Hurstbourne 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

EXHIBIT B

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. 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 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.

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 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.

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 plats, 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 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.

