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2018R14554

07/17/2018 10:21AM

REC FEE: 33.00

TOTAL: \$33.00

PAGES: 8

DEBRA

JOSHUA A. LANGFELDER
SANGAMON COUNTY RECORDER

Please Invoice and send back to:

Village of Chatham
Attn: Patrick McCarthy
117 E. Mulberry St.
Chatham, IL 62629

Document Title: Partial Plat at Ironbridge Estates
• Ordinance 18-41

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 18-41

**AN ORDINANCE APPROVING A PARTIAL PLAT OF EASEMENT VACATION AT
IRONBRIDGE ESTATES, SECOND ADDITION**

DAVE KIMSEY, Village President
AMY DAHLKAMP, Village Clerk

TERRY FOUNTAIN
BRETT GERGER
NINA LINDHORST
RYAN MANN
MATT MAU
PAUL SCHERSCHEL
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Chatham
on July 10th, 2018

Prepared by -
Sorling Northrup - 1 N. Old State Capitol Plaza, Suite 200, Springfield, IL 62705

ORDINANCE NO. 18- 4

AN ORDINANCE APPROVING A PARTIAL PLAT OF EASEMENT VACATION AT IRONBRIDGE ESTATES, SECOND ADDITION

WHEREAS, the Village of Chatham (“Village”), Sangamon County, State of Illinois, is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code; and

WHEREAS, a Partial Plat of Easement Vacation, attached as Exhibit A, was presented to and reviewed by the Planning Commission on June 21, 2018; and

WHEREAS, as utilities are not located and no longer necessary at the location, the Planning Commission recommended approval of the Partial Plat of Easement Vacation; and

WHEREAS, the Village Board finds it to be in the best interests of the Village to approve the Partial Plat of Easement Vacation, attached as Exhibit A, and authorizes the recording of same.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Chatham, County of Sangamon, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Approval of Easement Vacation. The Board of Trustees of the Village hereby approve Partial Plat of Easement Vacation, attached as Exhibit A, and authorize said to be recorded with the Sangamon County Recorder.

Section 3. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to

the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Chatham prior to the effective date of this ordinance.

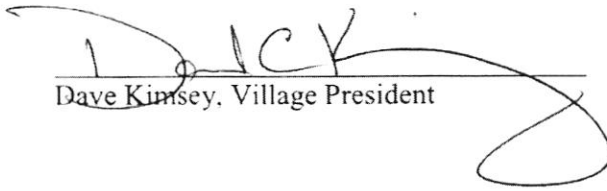
Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 10th day of July, 2018.

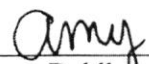
	YES	NO	ABSENT	PRESENT
TERRY FOUNTAIN	X			
BRETT GERGER	X			
NINA LINDHORST			X	
RYAN MANN	X			
MATT MAU	X			
PAUL SCHERSCHEL	X			
DAVE KIMSEY				
TOTAL	5	0	1	

APPROVED by the President of the Village of Chatham, Illinois this 10th day of

July, 2018.


Dave Kimsey, Village President

Attest:


Amy Dahlkamp, Village Clerk

2018 15 14 2018

OWNER: MOUGHAN DEVELOPMENT, INC.
3140 COCKRELL LANE
SPRINGFIELD, ILLINOIS 62711

PARTIAL PLAT OF EASEMENT VACATION

(SEE SHEET 2 OF 2 SHEETS FOR CERTIFICATES)

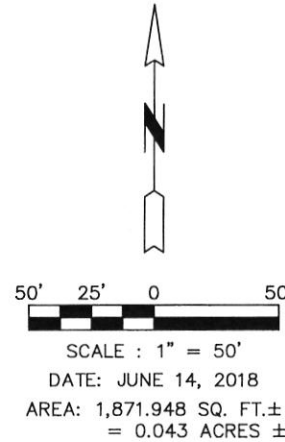
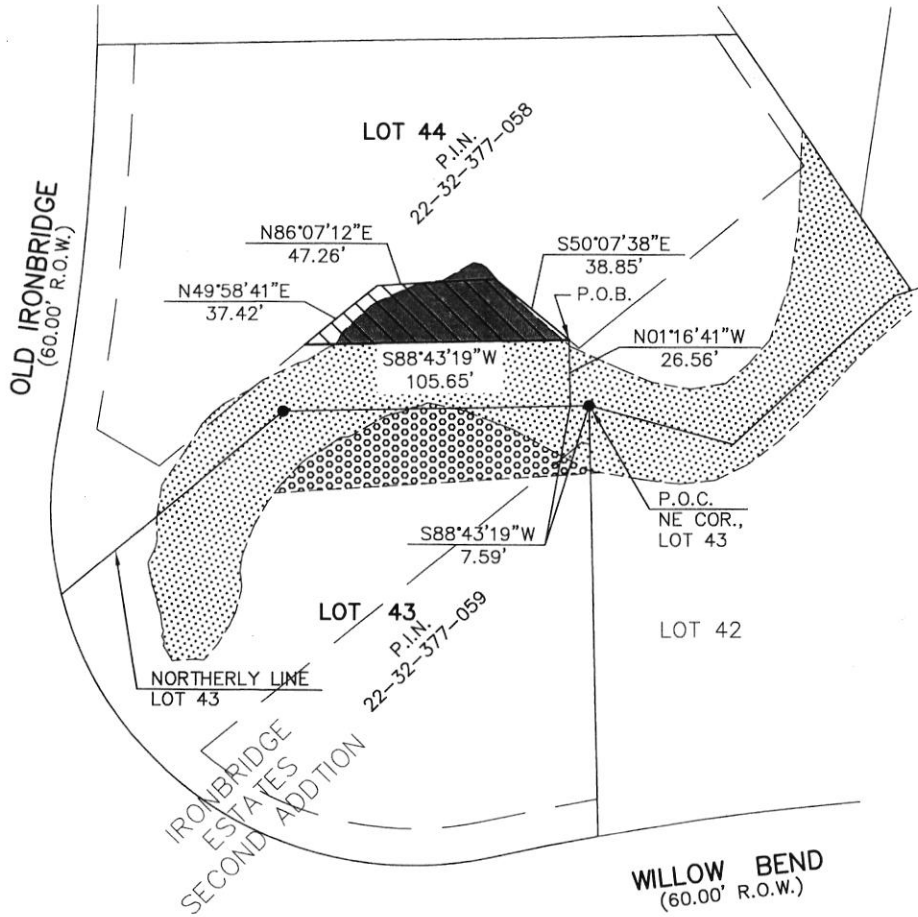
Part of Lot 44 in Ironbridge Estates Second Addition, Chatham, Sangamon County, Illinois, being a part of the East Half of the Southwest Quarter of Section 32, Township 15 North, Range 5 West of the Third Principal Meridian.

MEC
MARTIN ENGINEERING COMPANY of Illinois
CONSULTING ENGINEERS/LAND SURVEYORS
(ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004556)
3695 SOUTH 6TH STREET FRONTAGE ROAD WEST, SPRINGFIELD, ILLINOIS 62703
Phone : (217) 698-8900, Fax : (217) 698-8922, E-Mail : mecmail@martinengineeringco.com

WOODSIDE TOWNSHIP

PART OF P.I.N. 22-32-377-058

*This Partial Plat of Easement Vacation revises Ironbridge Estates Second Addition Final Plat recorded July 11, 2016 as Document No. 2016R17838.



LEGEND

- 5/8" IRON PIN FOUND
- EXISTING UTILITY, CATV, AND/OR DRAINAGE EASEMENT
- UTILITY, CATV, AND/OR DRAINAGE EASEMENT AREA TO BE VACATED
- LIMITS OF APPROXIMATE COMPUTED 100 YEAR FLOOD ELEVATION
- 100 YEAR FLOODPLAIN AREA BE VACATED
- NEW LIMITS OF COMPUTED 100 YEAR FLOOD ELEVATION

FIELD WORK COMPLETED JUNE, 2018.

BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83 - WEST ZONE).

DATE: JUNE 14, 2018
AREA: 1,871.948 SQ. FT.±
= 0.043 ACRES ±

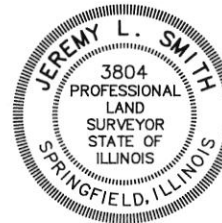
NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0410F, (EFFECTIVE DATE: AUGUST 2, 2007).

PART OF THIS PLAT IS LOCATED WITHIN A COMPUTED 100 YEAR FLOODPLAIN ELEVATION AND SHOWN HEREON.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT, IN THE MONTH OF JUNE, 2018, I MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804
DATE SIGNED : JUNE 14, 2018
LICENSE EXP. DATE : NOV. 30, 2018

SHEET 1 OF 2 SHEETS

OWNER: MOUGHAN DEVELOPMENT, INC.
3140 COCKRELL LANE
SPRINGFIELD, ILLINOIS 62711

CERTIFICATES



SURVEYORS CERTIFICATE

I hereby certify that this Partial Plat of Vacation correctly represents a survey made by me of part of the utility, catv and/or drainage easement on Lot 44 of a Subdivision known as Ironbridge Estates Second Addition recorded as Document 2016R17838 in the Sangamon County Recorder's Office, being described as follows:

Part of the utility, catv and/or drainage easement on Lot 44 of Ironbridge Estates Second Addition recorded as document number 2016R17838, Chatham, Sangamon County, Illinois being more particularly described as follows:

Commencing at an iron pin found at the Northeast corner of Lot 43 in said Ironbridge Estates Second Addition; thence South 88 degrees 43 minutes 19 seconds West on the North line of said Lot 43, a distance of 7.59 feet to a point; thence North 01 degrees 16 minutes 41 seconds West, a distance of 26.56 feet to the point of beginning.

From said point of beginning; thence South 88 degrees 43 minutes 19 seconds West, a distance of 105.65 feet; thence North 49 degrees 58 minutes 41 seconds East, a distance of 37.42 feet; thence North 86 degrees 07 minutes 12 seconds East, a distance of 47.26 feet; thence South 50 degrees 07 minutes 38 seconds East, a distance of 38.85 feet to the point of beginning, containing (1,871.948 square feet) 0.043 acres, more or less.

The above described Part of the utility, catv and/or drainage easement shall be vacated.

Iron reinforcement rods identify all lot corners as shown on said plat, and all measurements are given in feet and decimals thereof. All streets and drives and easements designated on said plat are intended for public use.

I further certify that no part of this Partial Plat of Easement Vacation is located within a special flood hazard area as identified by the Federal Emergency Management Agency as show on said Plat.

ACCEPTANCE CERTIFICATE

THE PARTIAL PLAT OF EASEMENT VACATION OF THIS SUBDIVISION LOT IS RECOMMENDED TO THE VILLAGE BOARD FOR APPROVAL BY THE CHATHAM PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN § 155.073.

BY :	<u>Janet Jones</u>	<u>6-21-18</u>
	CHAIRMAN - CHATHAM PLANNING COMMISSION	DATE
	<u>Don C. King</u>	<u>7-11-18</u>
	VILLAGE PRESIDENT	DATE
	<u>Amy Dallkamp</u>	<u>7-10-18</u>
	VILLAGE CLERK	DATE

Given under my hand and seal at Springfield, Illinois on

JUNE 14, 2018

[Signature]
Illinois Professional Land Surveyor No. 3804
Jeremy L. Smith
Expires 11/30/2018

