

75-00428  
1-5-95

Ordinance No. 94-67

**AN ORDINANCE APPROVING THE ANNEXATION AGREEMENT  
WITH JUDSON BAPTIST CHURCH**

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

**SECTION 1:** That certain annexation agreement attached hereto by and between the Village of Chatham, Illinois and the Judson Baptist Church is hereby approved.

**SECTION 2:** The President is directed to execute said agreement as amended on behalf of the Village, and the proper officers of the Village are authorized and directed to carry out said annexation agreement according to its terms.

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

PASSED this 15 day of November, 1994.

Linda Kuehn  
VILLAGE PRESIDENT

ATTEST:

Penny Mooney  
Village Clerk

AYES:  
NAYS:  
PASSED:  
APPROVED:  
ABSENT:

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. 94-67, adopted by the President and Board of Trustees of said Village on the 15 day of November 1994, said Ordinance being entitled:

**AN ORDINANCE APPROVING THE ANNEXATION AGREEMENT  
WITH JUDSON BAPTIST CHURCH**

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 15 day of November, 1994.

Renny Moomsey  
Village Clerk

## ANNEXATION AGREEMENT

THIS AGREEMENT is between Judson Baptist Church ("Owner") and the Village of Chatham, Illinois ("Village"), and is effective upon its execution by Owner and the Village and approval of this Agreement by Ordinance passed by the corporate authorities of the Village of Chatham, Illinois.

WHEREAS, Owner is the owner of record of certain land, (the "Property") , the legal description of which is attached hereto as Exhibit A, and a map of which is attached hereto as Exhibit B.

WHEREAS, Owner desires annexation of the Property to the Village of Chatham in return for the Village's commitment to provide water service.

WHEREAS, Owner has signed a Petition to annex the Property to the Village conditional on this Agreement.

WHEREAS, Owner desires B-1 zoning for the Property, and the initial zoning of the Property has been considered and recommended by the Village of Chatham Planning Commission pursuant to notice and hearing in accordance with the Village of Chatham Zoning Ordinance;

WHEREAS, Owner has agreed to grant the Village a thirty-foot roadway right-of-way along the northern boundary of the Property for future road development;

WHEREAS; this Agreement is authorized by Section 11-15.1-1 et seq. of the Illinois Municipal Code.

NOW, THEREFORE, the parties agree as follows:

1. Within 30 days of this Agreement becoming effective, or 30 days of the property becoming contiguous to the Village of Chatham, whichever is later, the Village shall pass an ordinance annexing the Property to the Village. Simultaneously with the annexation of the Property, the Village shall adopt an ordinance zoning the Property B-1 under the then-current edition of the Village of Chatham Zoning Ordinance.

2. Owner shall, within 30 days of execution of this Agreement by the Village, execute a document substantially in the form exemplified by Exhibit C hereto dedicating the north 30 feet of the Property for public use as a roadway.

3. Within one year of signing this Agreement, the Village shall at its expense, provide water utility service to the boundary of the property at a location to be determined by the Village. If the Village can obtain the proper regulatory permits and easements, the Village intends to install a 4" or larger water main along the eastern boundary of the property. Owner shall grant whatever easements for that purpose the Village may reasonably require.

4. The Covenants set forth herein shall be a covenant running with the land. This Agreement shall be recorded by the Village in the Office of the Recorder of Deeds of Sangamon County, Illinois.

5. This Agreement shall be effective only when signed by both parties and when approved by Ordinance adopted by the corporate authorities of the Village of Chatham, Illinois. This Agreement shall be effective for a term of 20 years after its execution by the Village.

AGREED this 15 day of November, 1994.

Part of the Northeast Quarter of the Northeast Quarter of Section 1,  
Township 14 North, Range 6 West of the Third Principal Meridian,  
described more particularly as follows:

Commencing at an iron pipe marking the Northeast corner of the  
aforementioned Section 1, thence South 90 degrees 00 minutes 00 seconds  
West along the section line a distance of 96.94 feet to the true point  
of beginning, thence South 00 degrees 01 minutes 32 seconds West a  
distance of 15.00 feet to an iron pipe on the existing Westarly Right-  
of-Way line of Illinois Route 4, thence South 56 degrees 30 minutes 06  
seconds East along said right-of-way line a distance of 42.30 feet to  
an iron pipe, thence continuing along said right-of-way line South 00  
degrees 24 minutes 01 seconds East a distance of 421.31 feet to an iron  
pin, thence North 89 degrees 59 minutes 34 seconds West a distance of  
550.39 feet to an iron pin, thence North 00 degrees 24 minutes 01  
seconds West a distance of 460.52 feet to a point on the section line,  
thence North 90 degrees 00 minutes 00 seconds East along the section  
line a distance of 625.40 feet to the true point of beginning. Said  
tract contains 6.961 acres, more or less, all in the County of  
Sangamon, State of Illinois.

Basis of bearing is South 90 degrees 00 minutes 00 seconds West along  
the Section line.

EXHIBIT A

ORDERED BY: ILLINOIS STATE CONVENTION

FOUND PIPE  
0.32' N & 0.07' E  
OF TRUE COR.

TOWNSHIP ROAD

FOUND PIPE  
0.00' E & 0.66' S  
OF TRUE COR.

SECTION LINE

635.63' R  
625.68' M

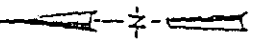
6.963 ACRES

MONUMENTS FOUND ARE RECORDED  
IN PLAT OF SURVEY AT THE RECORDER  
OF DEEDS, SANGAMON COUNTY COURT-  
HOUSE AS DOCUMENT NO. 807744.

3.035 ACRES

DEED FOR THE "SOUTH 200 FEET"  
EXCEPTION, RECORDED AS DOCUMENT  
NO. 952995 IN THE RECORDER OF  
DEEDS, SANGAMON COUNTY COURTHOUSE.

SCALE: 1"=100'



FOUND PIPE  
0.00' N & 9.98' W  
OF TRUE COR.

16.01' M  
15.80' R  
42.51' M  
42.22' R

FOUND PIPE AT  
NE COR SEC 1  
T14N R6W JRD PM

ILL. ROUTE 4

ISSUED FROM  
SECTION 68,  
R14TON ROW  
NO. 2

EXISTING ROW

LINE

--- 421.26' M ---

610.79' R  
621.26' M

89° 36' 38"

--- 560.62' M ---

90° 23' 22"

P.L.

--- 460.62' M ---

660.62' R  
660.62' M

200.00' R  
200.00' M

200.00' R  
200.00' M

DEDICATION OF LAND FOR PUBLIC PURPOSES

THE JUDSON BAPTIST CHURCH ("Grantor"), for One Dollar and other good and valuable consideration, hereby grants, conveys and dedicates to the Village of Chatham, Illinois, an Illinois municipal corporation, the north thirty feet of that tract of land described in Exhibit A hereto. Said land is dedicated for public use for use as a roadway and also for all other uses customarily incident to a roadway, including but not limited to the construction, reconstruction, repair and maintenance of a road, drainage works, water lines and works, and sanitary and storm sewer lines and works. This dedication is made this 15<sup>th</sup> day of November, 1994.

THE JUDSON BAPTIST CHURCH

Rose M. Milton  
BY: AUTHORIZED OFFICER

Rose M. Milton MODERATOR  
PRINT NAME AND TITLE

Barbara L. Bahlow  
BY: AUTHORIZED OFFICER

BARBARA L. BAHLOW FIN. SECRETARY  
PRINT NAME AND TITLE

Laura B. Rollet  
BY: AUTHORIZED OFFICER

Laura B. Rollet Treasurer  
PRINT NAME AND TITLE

Michele Patridge  
BY: AUTHORIZED OFFICER

Michele Patridge, Clerk  
PRINT NAME AND TITLE

EXHIBIT C

THE JUDSON BAPTIST CHURCH

Rose M. Middleton  
BY: AUTHORIZED OFFICER

ROSE M. MIDDLETON MODERATOR  
PRINT NAME AND TITLE

Barbara L. Bahlow  
BY: AUTHORIZED OFFICER

BARBARA L. BAHLOW FIN. SECRETARY  
PRINT NAME AND TITLE

Laura B. Rollet  
BY: AUTHORIZED OFFICER

Laura B. Rollet Treasurer  
PRINT NAME AND TITLE

Michele S. Patridge  
BY: AUTHORIZED OFFICER

Michele S. Patridge Clerk  
PRINT NAME AND TITLE

VILLAGE OF CHATHAM, ILLINOIS,

By: Linda Kester  
Its President

ATTEST:

Penney Moseley  
Village Clerk



STATE OF ILLINOIS                    )  
  ) ss.  
COUNTY OF SANGAMON                )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

the Judson Baptist Church Officers, Rose M. Miller, Moderator; Barbara  
L. Bahlow, Fin. Secreatry; Laura B. Rollet, Treasurer and Michele  
Patridge, Clerk

being personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he signed, sealed and delivered said instrument as their free and voluntary act for the purposes set forth therein.



Casandra Cole  
Notary Public

Dated this 15<sup>th</sup> day of September, 1994