

Ordinance No. 96- 114

AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR PRAIRIE GROVE SUBDIVISION, PLATS I AND II, AND RELEASING THE SECURITY FOR CONSTRUCTION THEREOF

WHEREAS, Prairie Grove Corporation, Inc. has completed the construction of public improvements in Prairie Grove Subdivision, Plats I and II, and such improvements have been inspected and approved by the Consulting Engineers for the Village as set forth in a letter dated December 5, 1995 attached hereto as Exhibit A;

WHEREAS, Prairie Grove Corporation, Inc. has executed a dedication of public improvements with respect to said Plat in the form mandated by the Village of Chatham Subdivision Ordinance, a copy of which Dedication 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 approved. The Village of Chatham accepts the public works in Prairie Grove Subdivision, Plats I and II.

SECTION 2: The security for public improvements in Prairie Grove Subdivision, Plats I and II is released.

SECTION 3: The Clerk shall record the original of the Dedication, Exhibit B hereto, with the Recorder of Deeds of Sangamon County, Illinois.

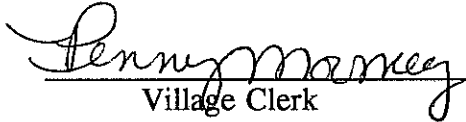
SECTION 4: This Ordinance is effective immediately.

PASSED this 27 day of August, 1996.



VILLAGE PRESIDENT

ATTEST:



Village Clerk

AYES: 5
NAYS: 0
PASSED: 8/27/96
APPROVED: 9/10/96
ABSENT: 1



GREENE & BRADFORD, INC.
OF SPRINGFIELD
CONSULTING ENGINEERS

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

December 5, 1995

Mr. John Raynolds
3009 South Sixth St.
Springfield, IL 62703

RE: Prairie Grove
Plats 1 & 2
G&B# 93198



Dear John:

This letter confirms that the above plat(s) have been released from the Village per the Village Subdivision Ordinance procedures.

Please include the standard Village Deed of Dedication to be signed by the Owner(s) you represent and forward to Mr. John Myers.

Also, black dirt needs to be utilized to fill in the recently poured sidewalk along South Main and Wintergreen Drive.

If you have any questions, please contact me at our office.

Respectfully,
GREENE & BRADFORD, INC.

Jay Jessen
Jay Jessen, P.E.

xc: Jim Skeeters
Meredith Branham / Del McCord - Village of Chatham
John Myers

JJ/srf
disk:lej#3vraynold4.let

EXHIBIT **A**

[THIS SPACE FOR RECORDER]

**DEDICATION OF PUBLIC IMPROVEMENTS
ATTACHED TO REAL ESTATE AND BILL OF SALE
FOR PERSONAL PROPERTY FOR PRAIRIE GROVE SUBDIVISION, PLATS I & II**

This Dedication and Bill of Sale is made by Prairie Grove Corporation, Inc. ("Grantor") in favor of the Village of Chatham, Illinois, an Illinois municipal corporation.

WHEREAS, Grantor was the owner of certain property platted as Plats I and II of Prairie Grove Subdivion, Village of Chatham, Illinois, which Plats were recorded on _____ and _____ as document nos. _____ and _____ respectively 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 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. 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.

SIGNED AND ACKNOWLEDGED this 27 day of August, 1996

Prairie Grove Corporation, Inc.

By: Robert L. Murphy V.P.
Its President
vice

State of Illinois

County of Sangamon

The undersigned, a notary public in and for said County and State, does hereby certify that Robert L. Murphy, 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 27 day of August, 1996


Notary Public

Prepared by/Return to:

John M. Myers
Rabin, Myers & Hanken
Attorney for the Village of Chatham
1300 South 8th Street
P.O. Box 1858
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. 96-___, adopted by the President and Board of Trustees of said Village on the ___ day of _____, 1996, said Ordinance being entitled:

AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR PRAIRIE GROVE SUBDIVISION, PLATS I AND II, AND RELEASING THE SECURITY FOR CONSTRUCTION THEREOF

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 _____, 1996.

Village Clerk