

VILLAGE OF BRADLEY

ORDINANCE NO. O-10-14-2

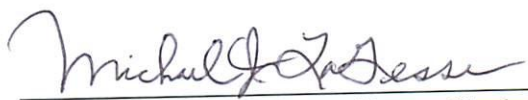
AN ORDINANCE APPROVING AND AUTHORIZING THE GRANT OF A
UTILITY EASEMENT ON A PORTION OF VILLAGE PROPERTY

ADOPTED BY THE
BOARD OF TRUSTEES
VILLAGE OF BRADLEY

This 10 day of NOVEMBER, 2014

Published in pamphlet form by authority of the Board of Trustees of the Village of
Bradley, Kankakee County, Illinois, this 10 day of NOVEMBER,
2014.

CERTIFICATE:


Michael J. LaGessee, Village Clerk



ORDINANCE NO. O-10-14-2

AN ORDINANCE APPROVING AND AUTHORIZING THE GRANT OF A UTILITY EASEMENT ON A PORTION OF VILLAGE PROPERTY

WHEREAS, Capital Telecom Corp. has requested the grant of an approximately 10' x 145' utility easement across a portion of the Village of Bradley's real property identified by parcel identification number 17-09-21-200-25, and known as the site of the Capital Telecom cellular phone tower lease area, located within the Village of Bradley, to allow utilities to provide, operate and maintain electrical and other utility services to said parcel; and

WHEREAS, the Village of Bradley finds that granting the easement is an appropriate public use for this property; and

WHEREAS, the Village of Bradley finds that the easement will allow utility providers to provide, operate and maintain electrical and other utility services to said parcel, and it consents to the utility companies having a utility easement across the property owned by the Village; and

NOW, THEREFORE, IT IS HEREBY ORDAINED by the President and the Trustees of the Village of Bradley, Kankakee County, Illinois:

Section 1. Recitals Incorporated. The above recitals are incorporated into this Ordinance and shall have the same force and effect as though fully set forth herein.

Section 2. Easement Granted. The Village of Bradley hereby grants an approximately 10' x 145' utility easement across a portion of the Village's real property identified by parcel identification no. 17-09-21-200-25 and as indicated on the land survey attached hereto as Exhibit A, to provide, operate and maintain electrical and other necessary utility services to said parcel. The location of the easement shall be located as shown on the attached land survey (Exh. A) and as legally described in the portion titled "Proposed Utility Easement Description" (sheet 2 of 2 [LS2] of Exhibit A).

Section 3. Authority to Execute. The Village President and Village Clerk have the authority to execute and deliver all documents and instruments necessary for the grant of this easement.

Section 4. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All existing ordinances of the Village of Bradley are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 5. Effective Date. The Clerk of the Village of Bradley shall certify to the adoption of this Ordinance and shall cause it to be published in pamphlet form and this Ordinance shall take effect upon its approval and publication in pamphlet form as so certified.

PASSED this 10 day of NOVEMBER, 2014


TRUSTEES:

Jerry Balthazor:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Robert Redmond:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Lori Gadbois:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
George Golwitzer:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Melissa Carrico:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Eric Cyr:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

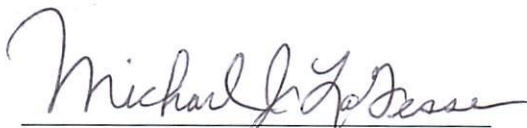
Bruce Adams: Aye - Nay - Absent -

TOTALS: AYE - 6 NAY - 0 ABSENT - 0

APPROVED this 10 day of NOVEMBER, 2014


Bruce Adams, President of the Board of
Trustees of the Village of Bradley

ATTEST:

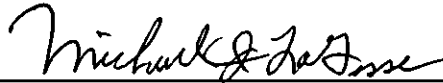

Michael J. LaGesse, Village Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF KANKAKEE)

CERTIFICATION

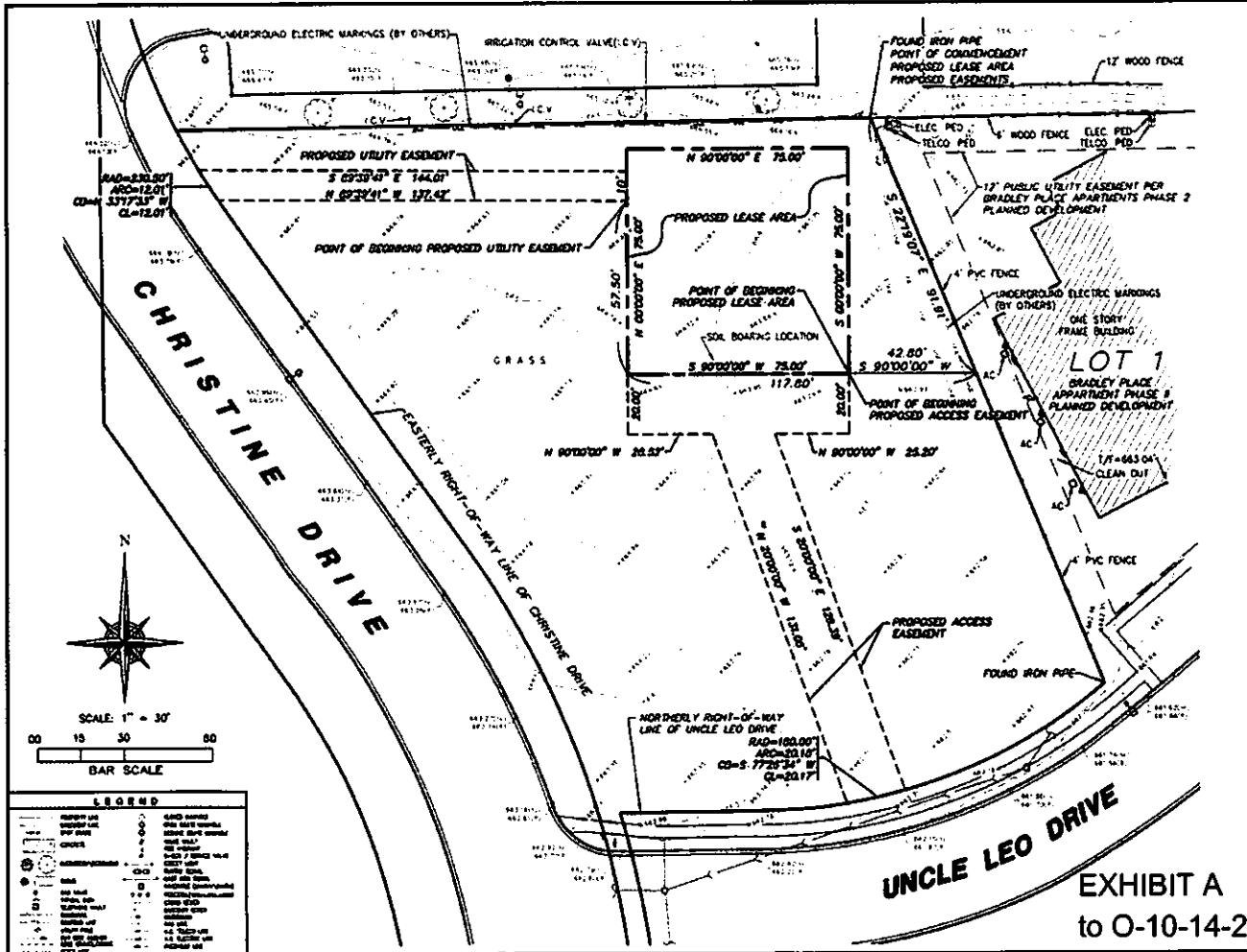
I, Michael J. LaGessee, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. O-10-14-2, “**AN ORDINANCE APPROVING AND AUTHORIZING THE GRANT OF A UTILITY EASEMENT ON A PORTION OF VILLAGE PROPERTY**”, which was adopted by the Village President and Board of Trustees on 10 NOVEMBER, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand in the County of Kankakee and State of Illinois, on 10 NOVEMBER, 2014.



Michael J. LaGessee
Village Clerk

(SEAL)



CAPITAL
 CONSULTING
 CAPITAL SITE DESIGN LLC
 1000 N. WASHINGTON, SUITE 200
 CHICAGO, ILLINOIS 60610
 TEL: 773.329.8000
 FAX: 773.329.8001

APPROVALS

SAC SIGN:	
SAC:	
OPER:	
DES:	
EST:	
CONST:	
A & S:	

WT
 W & L LAND SURVEYING, INC.
 1000 N. WASHINGTON, SUITE 200
 CHICAGO, ILLINOIS 60610
 TEL: 773.329.8000
 FAX: 773.329.8001

PROJECT NO:	014194
DRAWN BY:	REB
CHECKED BY:	PM

CAPITAL SITE
 BRADLEY
 1260 CHRISTINE DRIVE
 BRADLEY, IL 60915
 KANKAKEE COUNTY

SHEET TITLE
 LAND SURVEY

SHEET NUMBER
 LB-1
 SHEET 1 OF 10

EXHIBIT A
 to O-10-14-2

PROPOSED LEASE AREA DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN BRADLEY PLACE APARTMENT PHASE B PLANNED DEVELOPMENT SUBDIVISION; THENCE SOUTH 22 DEGREES 19 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 91.91 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 42.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 75.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 75.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 75.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5625.00 SQUARE FEET, ALL IN KANKAKEE COUNTY, ILLINOIS.

PROPOSED ACCESS EASEMENT DESCRIPTION

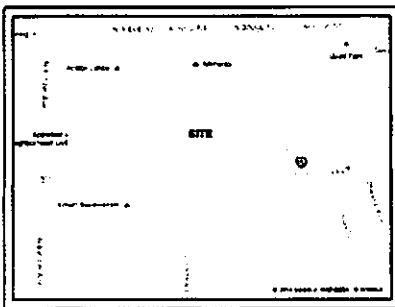
THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN BRADLEY PLACE APARTMENT PHASE B PLANNED DEVELOPMENT SUBDIVISION; THENCE SOUTH 22 DEGREES 19 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 91.91 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LEASE AREA EXTENDED EAST; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 42.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LEASE AREA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 20.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 25.20 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 138.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WINDLE LEO DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE, 20.16 FEET BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET (CHORD BEARS SOUTH 77 DEGREES 26 MINUTES 34 SECONDS WEST, 20.17 FEET); THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS WEST, 131.06 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 28.82 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 28.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LEASE AREA; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LEASE AREA, 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4078.29 SQUARE FEET, ALL IN KANKAKEE COUNTY, ILLINOIS.

PROPOSED UTILITY EASEMENT DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN BRADLEY PLACE APARTMENT PHASE B PLANNED DEVELOPMENT SUBDIVISION; THENCE SOUTH 22 DEGREES 19 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 91.91 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LEASE AREA EXTENDED EAST; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 117.00 FEET TO THE SOUTHWEST CORNER OF SAID LEASE AREA THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 57.50 FEET ALONG THE WEST LINE OF SAID LEASE AREA TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS WEST, 137.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHRISTINE DRIVE; THENCE NORTHWESTERLY ALONG SAID EAST LINE, 12.01 FEET BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.5 FEET (CHORD BEARS NORTH 33 DEGREES 17 MINUTES 33 SECONDS WEST, 12.01 FEET); THENCE SOUTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, 144.01 FEET TO A POINT ON THE WEST LINE OF SAID LEASE AREA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1404.43 SQUARE FEET, ALL IN KANKAKEE COUNTY, ILLINOIS.

NOTES:

1. BENCHMARK - ONE FLANGE BOLT ON HYDRANT, 30.16' SOUTH OF MONZ. ELEVATION=663.04'(NAVD83)
2. PERMANENT INDEX NUMBER: 09-21-200-25
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
4. FIELD WORK COMPLETED: 6/4/14
5. SURVEY PREPARED FOR: W-T COMMUNICATION DESIGN GROUP, LLC
6. LATITUDE: N 41°09'36.87" LONGITUDE: W 087°50'45.79" (NAVD83)
7. SURVEY PREPARED WITH TITLE REPORT PREPARED BY CW SOLUTIONS, EFFECTIVE DATE 05/14/2014.
8. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
9. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.



LOCATION MAP

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPOSED LEASE AREA AND THAT THIS PLAN IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 24th DAY OF AUGUST, 2014, AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

Frank J. Maric
FRANK J. MARIC - PLS #033-003556 EXPIRES 11/30/2014
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004357



EXHIBIT A
to O-10-14-2

CAPITAL
SOLUTIONS

CAPITAL TELECOM ACQUISITION, LLC
1000 W. MONROE, SUITE 200
ROCKFORD, ILLINOIS
61107-0000
P: 815.398.0000

APPROVALS

SAC MGR:	
SAC:	
OPER:	
FIN:	
EQ:	
COMPT:	
A&S:	

NO DATE REVISION DESCRIPTION

WT

W-T LAND SURVEYING, INC.
1000 W. MONROE, SUITE 200
ROCKFORD, ILLINOIS 61107-0000
P: 815.398.0000
F: 815.398.0001
www.wtland.com

PROJECT NO:	014104
DRAWN BY:	REM
CHECKED BY:	REM

CAPITAL SITE
BRADLEY
1280 CHRISTINE DRIVE
BRADLEY, IL 60918
KANKAKEE COUNTY

SHEET TITLE
LAND SURVEY

SHEET NUMBER
LS-2
(SHEET 2 OF 2)