

VILLAGE OF BRADLEY

ORDINANCE NO. O-9-17-3

AN ORDINANCE APPROVING THE SUBDIVISION OF CERTAIN PROPERTY WITHIN
THE CORPORATE LIMITS OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY,
ILLINOIS

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 11 DAY OF SEPTEMBER, 2017

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 11 day of SEPTEMBER, 2017

ORDINANCE NO. O-9-17-3

**AN ORDINANCE APPROVING THE SUBDIVISION OF CERTAIN PROPERTY
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BRADLEY, KANKAKEE
COUNTY, ILLINOIS**

WHEREAS, the President and Board of Trustees of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the land described in Section 2 of this Ordinance (the “Subject Property”), *infra*, is located within the corporate boundaries of the Village; and

WHEREAS, Anchor Construction, LLC (the “Applicant”), has been duly authorized by the owner of the Subject Property to apply, receive approval for, and ultimately record a plat of subdivision over and upon the Subject Property; and

WHEREAS, the Applicant’s application for approval of a subdivision, with all necessary documentation and supporting data (the “Application”), has been submitted to the President and Board of Trustees of the Village by the Village of Bradley Planning and Zoning Commission (the “Plan Commission”); and

WHEREAS, the Plan Commission held a public hearing to consider the Application on September 5, 2017, with notice having been properly given for the same, and at that time made all findings of fact required by and pursuant to the Village of Bradley Code of Ordinances (the “Village Code”); and

WHEREAS, the Plan Commission has recommended that the President and Board of Trustees approve the Application and pass this Ordinance authorizing the Applicant to record a plat of subdivision for the Subject Property; and

WHEREAS, the Plan Commission has supported its recommendation by setting forth its findings of fact in accordance with the requirements of the Village Code; and

WHEREAS, the President and Board of Trustees of the Village hereby approve and adopt the Plan Commission’s findings of fact; and

WHEREAS, the President and Board of Trustees of the Village hereby find that it is in the best interest of the citizens of the Village to grant the Applicant’s Application and pass this Ordinance authorizing the Applicant to record a plat of subdivision over and upon Subject Property.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The President and Board of Trustees hereby find that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. That the President and Board of Trustees of the Village hereby accept the recommendations of the Plan Commission and further authorize the Applicant to record the Final Plat of Subdivision, attached hereto as "Exhibit A" and fully incorporated herein ("Final Plat"), over and against the land legally described in this Section (hereinafter the "Subject Property"). The Subject Property is legally described as follows:

A TRACT OF LAND CONTAINING APPROXIMATELY 3.1 ACRES IN THE SOUTHWEST QUARTER OF SECTION 28, BEING IN LOT 7 OF THE R. O. DANFORTH ESTATES LANDS IN SECTIONS 28, 29 AND 33, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY PLAT OF L. C. LOOKER, COUNTY SURVEYOR, DATED MARCH 23, 1917, AND RECORDED IN BOOK 2, PAGE 228, OF THE COUNTY SURVEYORS RECORDS OF KANKAKEE COUNTY, ILLINOIS, SAID TRACT BEING BOUNDED ON THE SOUTH BY SOLDIER'S CREEK ON THE WEST BY STATE HIGHWAY 49, ON THE NORTH BY LIBERTY STREET OF THE VILLAGE OF BRADLEY, ILLINOIS, AND ON THE EAST BY THE CENTERLINE OF THE OLD HIGHWAY WHICH EXISTED PRIOR TO THE CONSTRUCTION OF STATE HIGHWAY #49, SITUATED IN THE COUNTY OF KANKAKEE, STATE OF ILLINOIS;

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN INSTRUMENT RECORDED MAY 2, 2002 AS DOCUMENT #2002-09875 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 15 IN BLOCK 129 IN NORTH KANKAKEE, IN SAID SECTION 28; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 01 MINUTES 28 SECONDS EAST, 18.146 METERS (59.53 FEET) ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 15, TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF LIBERTY STREET; THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS EAST, 103.352 METERS (339.08 FEET) ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF THE PROPOSED CENTERLINE OFF. A. P. 840 (ILLINOIS ROUTE 50) SECTION (140) BR; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 0.416 METER (1.36 FEET) ALONG SAID CENTERLINE; THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST 25.000 METERS (82.02 FEET) TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF LIBERTY STREET; THENCE SOUTH 55 DEGREES 33 MINUTES 14 SECONDS WEST, 8.308 METERS (27.26 FEET); THENCE SOUTH 50 DEGREES 10 MINUTES 00 SECONDS WEST, 6.705 METERS (22.00 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 173.000 METERS (567.58 FEET); THENCE SOUTH 26 DEGREES 33 MINUTES 54

SECONDS EAST, 11.180 METERS (36.68 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 11.637 METERS (38.18 FEET) TO THE CENTERLINE OF SOLDIER CREEK; THENCE SOUTH 65 DEGREES 49 MINUTES 21 SECONDS WEST, 6.366 METERS (20.88 FEET) ALONG SAID CENTERLINE TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 50; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 206.189 METERS (676.47 FEET) ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF LIBERTY STREET; THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST, 12.808 METERS (42.02 FEET) ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF THE POINT OF BEGINNING, CONTAINING 306 SQUARE METERS (3,294 SQUARE FEET), MORE OR LESS SITUATED IN THE COUNTY OF KANKAKEE AND STATE OF ILLINOIS.

Bearing the Tax PIN: 17-09-28-303-001

Commonly known as: 320 S. Kinzie Avenue, Bradley, Illinois 60915

SECTION 3. The grant of authority to record the Final Plat, as set forth in this Ordinance, is explicitly conditioned upon (1) the Applicant paying all of the Village's professional consulting costs that have arisen as a result of the Village's consideration of the Applicant's Application, as required by the Bradley Village Code; (2) full compliance with all other requirements related to a final plat of subdivision as set forth in the Bradley Village Code; and (3) final approval of such Final Plat by the Village Engineer prior to recordation.

SECTION 4. In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5. That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 6. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 7. That 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 by the Board of Trustees on a roll call vote on the 11 day of Sept., 2017.

TRUSTEES:

GERALD BALTHAZOR	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
ROBERT REDMOND	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input checked="" type="checkbox"/>
LORI GADBOIS	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input checked="" type="checkbox"/>
MICHAEL WATSON	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DON BARBER	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
JACLYN DUGAN-ROOF	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

VILLAGE PRESIDENT:

BRUCE ADAMS Aye - Nay - Absent -

TOTALS: Aye - 4 Nay - 0 Absent - 2

ATTEST:


MICHAEL J. LAGESSE, VILLAGE CLERK

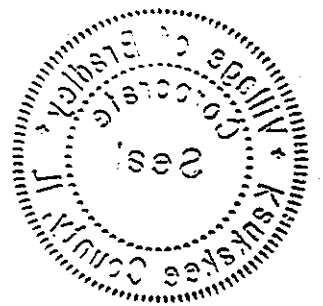
APPROVED this 11 day of SEPTEMBER, 2017.


BRUCE ADAMS, VILLAGE PRESIDENT

ATTEST:


MICHAEL J. LAGESSE, VILLAGE CLERK

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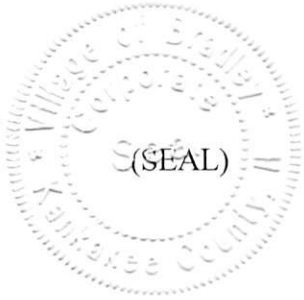


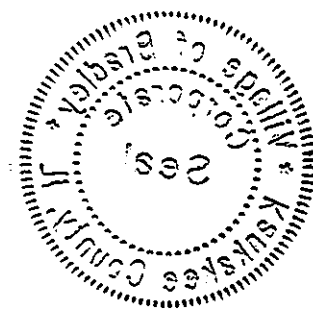
STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

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, perfect, and complete copy of Ordinance number O-9-17-3, "AN ORDINANCE APPROVING THE SUBDIVISION OF CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS," which was adopted by the Village President and Board of Trustees at a meeting held on the 11 day of SEPT., 2017.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 11 day of SEPT., 2017.

Michael J. LaGessee
MICHAEL J. LAGESSE, VILLAGE CLERK





FASTENAL KINZIE AVENUE MINOR SUBDIVISION

PT. SW QUARTER SECTION 28 TOWNSHIP 31 NORTH RANGE 7E EAST

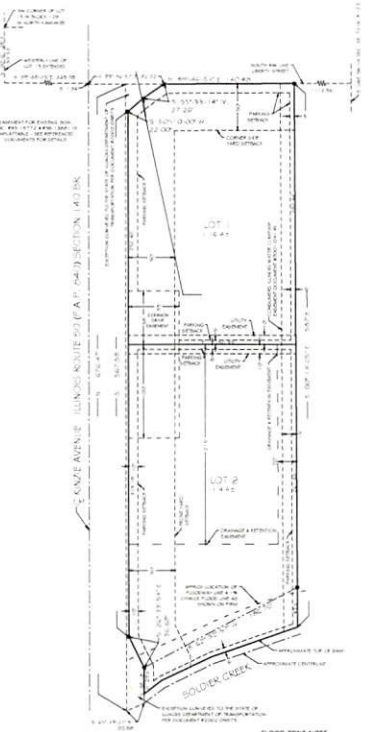
VILLAGE OF BRADLEY COUNTY OF KANKAKEE STATE OF ILLINOIS

7121 GRAPE ROAD
GARDNER, IL 62421
PH: (314) 277-2821
FAX: (314) 277-2361



ANCHOR
CONSTRUCTION, LLC

11111 S. W. 11th St., Suite 100, Ocala, FL 32137
Tel: 352-237-1111
Fax: 352-237-1112
www.anchorconstruction.com



OWNER & SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT FASTENAL COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THIS PLAT AND HAS OBTAINED THE SAME FROM THE PREVIOUS SUBDIVISION AND IS SHOWING HEREON FOR THE FIRST AND FINAL TIME. THE SUBDIVISION IS KNOWN AS "FASTENAL KINZIE AVENUE MINOR SUBDIVISION" IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, AND IS HEREBY RECORDED AS SUCH UNDER THE ABOVE SAID TITLE.

PURSUANT TO THIS TITLE, THE UNDERSIGNED STATES THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, FASTENAL COMPANY HAS MAJOR INTERESTS IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, AND IS HEREBY RECORDED AS SUCH UNDER THE ABOVE SAID TITLE.

DATED THIS _____ DAY OF _____, 2017.

OWNER: _____

NOTARY CERTIFICATE

I, _____, a Notary Public in and for said County in the State of Illinois, do hereby certify that the person whose signature appears in the foregoing instrument is the owner of the land described therein and that the same has been duly recorded in the public records of the County of Kankakee, Illinois, and that the same is hereby recorded as such under the above said title.

DATED THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC: _____

VILLAGE BOARD CERTIFICATE

I, _____, Mayor of the Village of Bradley, Kankakee County, Illinois, do hereby certify that the land described in this plat is within the boundaries of the Village of Bradley, Kankakee County, Illinois, and that the same is hereby recorded as such under the above said title.

DATED THIS _____ DAY OF _____, 2017.

MAYOR: _____

VILLAGE ENGINEER CERTIFICATE

I, _____, Village Engineer of the Village of Bradley, Kankakee County, Illinois, do hereby certify that the land described in this plat is within the boundaries of the Village of Bradley, Kankakee County, Illinois, and that the same is hereby recorded as such under the above said title.

DATED THIS _____ DAY OF _____, 2017.

VILLAGE ENGINEER: _____

COMMON DRIVE EASEMENT

AN EASEMENT IS HEREBY CREATED AND GRANTED FOR THE BENEFIT OF THE OWNER OF ALL LOTS IN THE SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT OF PESTICIDE AND VERMIN CONTROL TO CROSS AND OVER THE AREA OF THE PLAT DESCRIBED AS "FASTENAL KINZIE AVENUE MINOR SUBDIVISION" HEREON.

DRAINAGE & RETENTION EASEMENT

AN EASEMENT IS HEREBY CREATED AND GRANTED FOR THE BENEFIT OF THE OWNER OF ALL LOTS IN THE SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF THE CONSTRUCTION AND RETENTION OF STORM WATER ALIENS AND OVER THE AREA DESCRIBED AS "FASTENAL KINZIE AVENUE MINOR SUBDIVISION" HEREON, TO BE LOCATED WITHIN SAID EASEMENT THAT WOULD IMPAIR THE USE OF SAID EASEMENT FOR THE CONFORMANCE AND RETENTION OF STORM WATER.

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 35 ILCS 200/2 AS AMENDED. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DATE: _____

KEVIN MARONER
REGION 2 ENGINEER

SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBMITTED THE FOLLOWING TO THE PUBLIC RECORDS:

A PLAT FOR LAND CONTAINING APPROXIMATELY 1.1 ACRES IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 7E EAST, IN THE COUNTY OF KANKAKEE, ILLINOIS, AND IS HEREBY RECORDED AS SUCH UNDER THE ABOVE SAID TITLE.

THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SAME IS TRUE AND CORRECT.

DATED THIS _____ DAY OF _____, 2017.

SURVEYOR: _____

COUNTY CLERK CERTIFICATE

I, _____, County Clerk of Kankakee County, Illinois, do hereby certify that the land described in this plat is within the boundaries of the County of Kankakee, Illinois, and that the same is hereby recorded as such under the above said title.

DATED THIS _____ DAY OF _____, 2017.

COUNTY CLERK: _____

PLANNING COMMISSION CERTIFICATE

I, _____, Chairman of the Planning Commission of the Village of Bradley, Kankakee County, Illinois, do hereby certify that the land described in this plat is within the boundaries of the Village of Bradley, Kankakee County, Illinois, and that the same is hereby recorded as such under the above said title.

DATED THIS _____ DAY OF _____, 2017.

CHAIRMAN: _____

PUBLIC UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR THE PUBLIC FOR PUBLIC UTILITY SERVICE AS SHOWN BY THE DOTTED LINES ON THIS PLAT FOR OVERHEAD OR UNDERGROUND FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTY AND THE RIGHT TO USE THE HIGHWAY WHERE NECESSARY INCLUDING THE RIGHT AND AUTHORITY TO CROSS ANY LOTS IN SAID SUBDIVISION WITH Aerial Service TO PROVIDE UTILITY SERVICE. TO TRIM AND KEEP TRIMMED ANY TREES THAT INTERFERE WITH SAID PUBLIC UTILITY EQUIPMENT BUT SAME TO BE USED FOR GARDENING, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT.

PUBLIC UTILITY EASEMENT PROVISIONS

A PERPETUAL PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BRADLEY, AN ILLINOIS MUNICIPAL CORPORATION, THE PUBLIC COMMONWEALTH EDISON COMPANY, ALIENS BELL TELEPHONE COMPANY, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, AQUA ILLINOIS WATER COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OPERATE WATER, GAS, ELECTRIC, FIBER OPTIC, TELEPHONE, CABLE TELEVISION, AND OTHER UTILITIES AND APPLIANCES, INCLUDING BUT NOT LIMITED TO: WATER MAINS, WATER SERVICE FACILITIES AND CONNECTIONS; GAS MAINS AND CABLE TELEVISION LINES AND WIRES (AS CONTRACTS, GAS SUPPLY LINE CONNECTIONS, AND APPLIANCES); FACILITIES FOR UNDERGROUNDING AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS; AND (G) SUCH OTHER UTILITIES, APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED THERETO IN OR UPON ACRES AND UNDER THE SUBDIVISION DESCRIBED HEREON.

FURTHER THAT:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY AND ALIENS BELL TELEPHONE COMPANY, AMERITECH, AUTHORIZED CAT 1 FIBROPHONE

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, SUPPORTS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, REESTALS, EQUIPMENT CABINETS, OR OTHER FACILITIES, USED IN CONNECTION WITH, OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS SIGNALS AND SIGNALS IN OVER UNDER ACRES ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES OR SIMILAR DESIGNATION ON THE PLAT AND MARKED "EASEMENT".

"UTILITY EASEMENT" PUBLIC UTILITY EASEMENT "U" OR SIMILAR DESIGNATION, THE PROPERTY DESIGNATED IN THE DECLARATION OF COMMONWEALTH EDISON OR THE PLAT AS "COMMON AREA OR AREA" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, REPAIR, REPLACE, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE FROM TIME TO TIME, TRIM OR REMOVE TREES, BUSHES, POLES AND SIGNAGE AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OR GRANTED FACILITIES OR IN OR UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES OR SIMILAR DESIGNATION MARKED "EASEMENT" PUBLIC UTILITY EASEMENT "U" OR SIMILAR DESIGNATION, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "COMMONWEALTH PROPERTY ACT" CHAPTER 260 ILLCS 260/1 AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREA" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS OF REAL PROPERTY, THE PLANNED USE AND ENJOYMENT OF WHICH IS OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREA" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACES WITH INTERIOR DRIVeways AND WALLS BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE DISTRICT OR STRUCTURE SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES SHALL BE DONE BY GRANTEE AT COST OF THE GRANTEE/LOT OWNER UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS (STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT) SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REPAIR OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTAINED THEREIN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

FASTENAL KINZIE AVENUE MINOR SUBDIVISION
PT. SW 1/4 SEC. 28, T31N, R7E
VILLAGE OF BRADLEY, COUNTY OF KANKAKEE, STATE OF ILLINOIS

FINAL PLAT

9/05/2017

1 OF 1