

VILLAGE OF BRADLEY

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RESOLUTION NO. R-01-24-03

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR BRADLEY 315  
TIF UNIT 1

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 8<sup>th</sup> DAY OF January, 2024

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Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,  
Kankakee County, Illinois this 8<sup>th</sup> day of January, 2024

RESOLUTION NO. R-01-24-05

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR  
BRADLEY 315 TIF UNIT 1**

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**WHEREAS**, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions 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 Village of Bradley (the “Owner”), is the owner of certain property that is legally described and depicted on the Final Plat of Bradley 315 TIF Unit 1, attached hereto as Exhibit A and fully incorporated herein (the “Final Plat”); and

**WHEREAS**, the Owner previously filed an application with the Village seeking the approval of the Final Plat; and

**WHEREAS**, on Tuesday, January 2, 2024, the Village of Bradley Planning and Zoning Commission (“Plan Commission”) considered the Owner’s application and request and recommended that the Corporate Authorities of the Village approve the Final Plat; and

**WHEREAS**, the Corporate Authorities hereby concur in and adopt the Plan Commission’s recommendation; and

**WHEREAS**, the Corporate Authorities have determined that approving the Final Plat is in the best interests of the Village and its citizens.

**NOW THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1.** The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2.** The Corporate Authorities hereby approve the Final Plat of Subdivision for Bradley 315 TIF Unit 1, attached hereto as Exhibit A and fully incorporated herein, and the Village officially accepts any and all easement areas and other dedications indicated thereon. All necessary signatures and approvals required on the Final Plat will be made by the respective Village officials including, but not limited to, the Village President, Village Clerk, and Village Engineer, subject to final approval by the Village Engineer.

**SECTION 3.** Upon receipt of a fully signed and approved copy of the Final Plat, the Village Clerk is and shall be authorized and directed to record a copy of said Final Plat in the office of the Kankakee County Recorder. Upon receipt of confirmation that said Final Plat has been duly recorded, the Village Clerk shall transmit a copy of such confirmation to the Owner.

**SECTION 4.** In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution 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 Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 5.** All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

**SECTION 6.** The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

**SECTION 7.** This Resolution 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 8<sup>th</sup> day of January, 2024.

<b>TRUSTEES:</b>	Aye	Nay	Absent
RYAN LEBRAN	<u>✓</u>	_____	_____
BRIAN BILLINGSLEY	<u>✓</u>	_____	_____
DARREN WESTPHAL	<u>✓</u>	_____	_____
BRIAN TIERI	<u>✓</u>	_____	_____
GRANT D. VENDENHOUT	<u>✓</u>	_____	_____
GENE JORDAN	<u>✓</u>	_____	_____

**VILLAGE PRESIDENT:**

MICHAEL WATSON      Aye – \_\_\_\_\_      Nay – \_\_\_\_\_      Absent – \_\_\_\_\_

**TOTALS:**                      Aye – 6      Nay – 0      Absent – 0

**ATTEST:**  
  
 \_\_\_\_\_  
 KELLY BRZA, VILLAGE CLERK

**APPROVED** this 8<sup>th</sup> day of January, 2024.

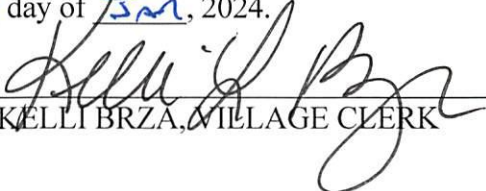
  
 \_\_\_\_\_  
 MICHAEL WATSON, VILLAGE PRESIDENT

**ATTEST:**  
  
 \_\_\_\_\_  
 KELLY BRZA, VILLAGE CLERK

STATE OF ILLINOIS            )  
  )        §§  
COUNTY OF KANKAKEE    )

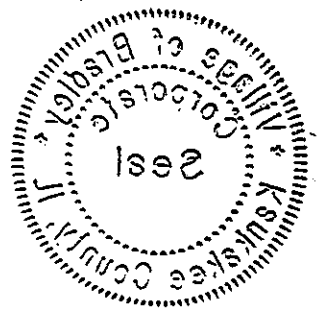
I, Kelli Brza, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number R-01-24-03, "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR BRADLEY 315 TIF UNIT 1," which was adopted by the Village Corporate Authorities at a meeting held on the 8<sup>th</sup> day of Jan, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 8<sup>th</sup> day of Jan, 2024.

  
KELLI BRZA, VILLAGE CLERK



1900



# **EXHIBIT A**

## BRADLEY 315 TIF UNIT 1 LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING WEST OF THE WEST LINE OF NORTHFIELD MEADOWS BOULEVARD AND WINANS AVENUE AND NORTH OF THE NORTH LINE OF NORTHFIELD MEADOWS FOURTH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2003 AS DOCUMENT NUMBER 2003-13139: A TRACT OF LAND BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 56 MINUTES 28 SECONDS WEST A DISTANCE OF 35.05 FEET TO AN IRON ROD, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING FOR THIS LAND DESCRIPTION; THENCE NORTH 86 DEGREES 36 MINUTES 47 SECONDS WEST A DISTANCE OF 612.05 FEET TO AN IRON ROD; THENCE NORTH 62 DEGREES 51 MINUTES 43 SECONDS WEST A DISTANCE OF 43.05 FEET TO AN IRON ROD; THENCE NORTH 17 DEGREES 05 MINUTES 52 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 57 A DISTANCE OF 221.96 FEET TO AN IRON ROD; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 57 WITH A RADIUS OF 2964.93 FEET, AN ARC LENGTH OF 917.26 FEET AND HAVING A CHORD BEARING OF NORTH 25 DEGREES 56 MINUTES 27 SECONDS WEST WITH A DISTANCE OF 913.60 FEET TO AN IRON ROD; THENCE NORTH 31 DEGREES 50 MINUTES 23 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 57 A DISTANCE OF 419.00 FEET TO AN IRON ROD; THENCE NORTH 47 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 57 A DISTANCE OF 7.84 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 1158.88 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES 18 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 180.02 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 55 MINUTES 24 SECONDS EAST A DISTANCE OF 60.00 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES 18 MINUTES 24 SECONDS EAST A DISTANCE OF 478.11 FEET TO AN IRON ROD; THENCE NORTH 86 DEGREES 40 MINUTES 39 SECONDS EAST A DISTANCE OF 658.14 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 46 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 2595.98 FEET TO THE POINT OF BEGINNING, EXCEPTING THE FOLLOWING: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 18 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 179.97 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 55 MINUTES 24 SECONDS EAST A DISTANCE OF 60.00 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 180.02 FEET TO AN IRON ROD ON THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST ALONG LAST SAID LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 108 NORTHFIELD MEADOWS SUBDIVISION FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2003 AS DOCUMENT NUMBER 200313139: THENCE NORTH 57 DEGREES 32 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 108, 149.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 09 MINUTES 32 SECONDS WEST 208.08 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 142.00 FEET, AN ARC LENGTH OF 33.32 FEET AND A CHORD BEARING OF NORTH 84 DEGREES 33 MINUTES 47 SECONDS EAST; THENCE NORTH 77 DEGREES 50 MINUTES 28 SECONDS EAST 161.82 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 154.50 FEET, AND A CHORD BEARING OF SOUTH 03 DEGREES 43 MINUTES 51 SECONDS EAST TO THE NORTHEAST CORNER OF

SAID LOT 108; THENCE SOUTH 57 DEGREES 32 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 108, 162.91 FEET TO THE POINT OF BEGINNING.

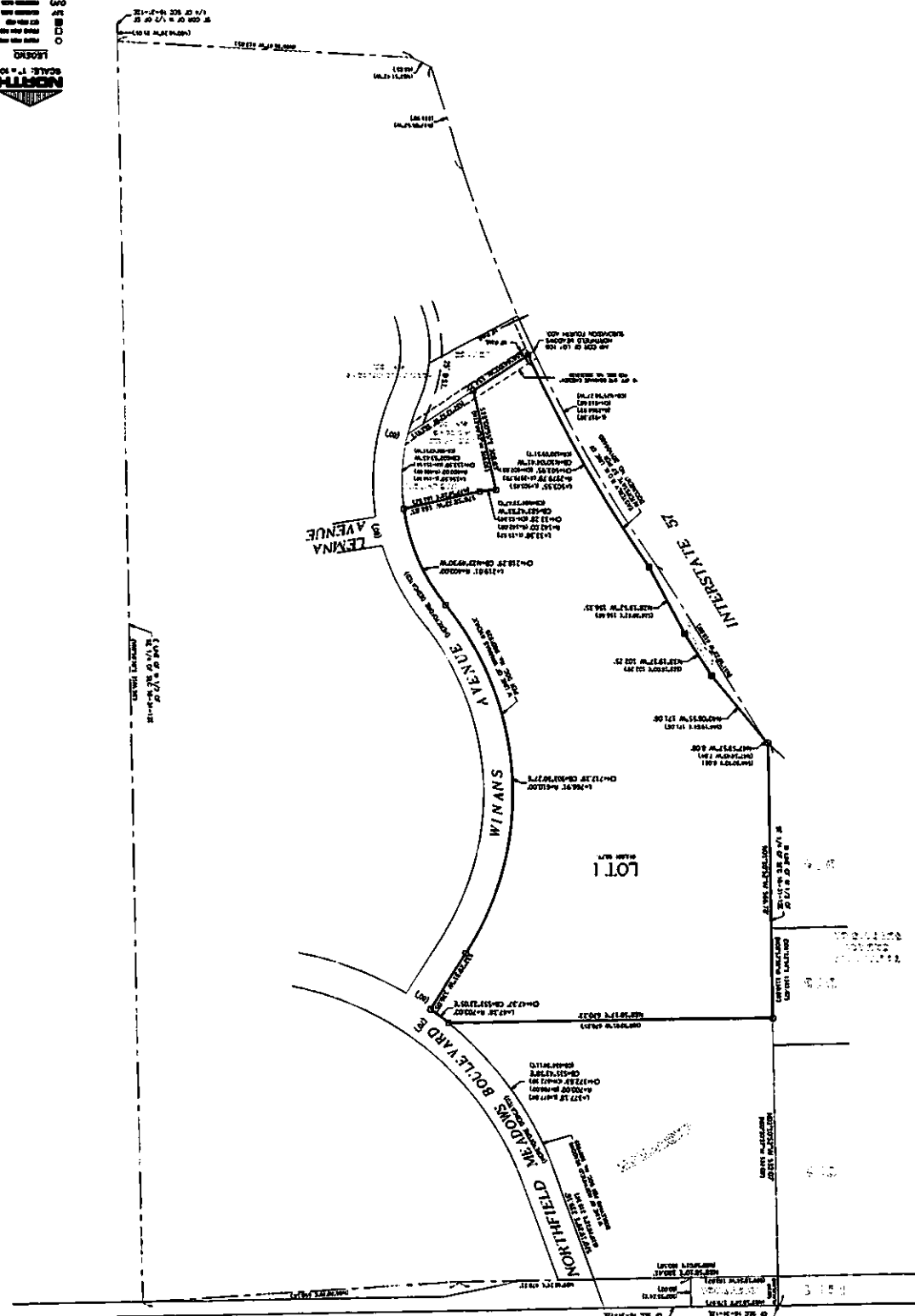
ALSO EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31, RANGE 12 EAST OF THIRD PRINCIPAL MERIDIAN WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATOR SYSTEM EAST ZONE (NAD 83), KANKAKEE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREE 12 MINUTES 34 SECONDS EAST 1142.40 FEET, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FAI 57 FOR THE BEGINNING; THENCE SOUTH 44 DEGREES 30 MINUTES 30 SECONDS EAST 8.08 FEET; THENCE SOUTH 40 DEGREES 19 MINUTES 01 SECOND EAST 171.06 FEET; THENCE SOUTH 33 DEGREES 16 MINUTES 00 SECONDS EAST 102.29 FEET; THENCE SOUTH 28 DEGREES 20 MINUTES 32 SECONDS EAST 156.48 FEET; THENCE SOUTHEASTERLY 503.44 FEET ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 30 DEGREES 05 MINUTES 51 SECONDS EAST 502.85 FEET, TO THE NORTHWESTERLY LINE OF LOT 108 IN NORTHFIELD MEADOWS SUBDIVISION FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2003 AS DOCUMENT NUMBER 200313139; THENCE SOUTH 56 DEGREES 44 MINUTES 05 SECONDS WEST 14.98 FEET, ALONG SAID NORTHWESTERLY LINE OF LOT 108, TO THE NORTHEASTERLY RIGHT-OF-WAY OF FAI 57; THENCE NORTHWESTERLY 511.67 FEET ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 30 DEGREES 09 MINUTES 14 SECONDS WEST 511.04 FEET, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF FAI 57; THENCE NORTH 32 DEGREES 28 DEGREES 39 WEST 427.73 FEET, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF FAI 57, TO THE POINT OF BEGINNING, CONTAINING 0.358 ACRE, MORE OR LESS (15597 SQUARE FEET, MORE OR LESS), SITUATED IN KANKAKEE COUNTY, STATE OF ILLINOIS.

ALSO EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 01 SECONDS EAST, 380.58 FEET TO THE WEST LINE OF NORTHFIELD MEADOWS BOULEVARD AS DEDICATED ON PLAT OF NORTHFIELD MEADOWS SUBDIVISION THIRD ADDITION, RECORDED AS DOCUMENT NUMBER 9801929; THENCE SOUTH 19 DEGREES 28 MINUTES 22 SECONDS EAST, ALONG SAID WEST LINE, 239.34 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 377.04 FEET, A CHORD BEARING SOUTH 34 DEGREES 54 MINUTES 11 SECONDS EAST, 372.50 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 01 SECONDS WEST, 670.35 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 27 SECONDS WEST ALONG SAID WEST LINE, 532.00 FEET TO THE POINT OF BEGINNING.



NORTH  
 SCALE: 1" = 100'  
 LEGEND  
 1. 1/4" = 100'  
 2. 1/2" = 100'  
 3. 3/4" = 100'  
 4. 1" = 100'  
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 99. 24 3/4" = 100'  
 100. 25" = 100'



**BRADLEY 315 T1F UNIT 1**  
 BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE THIRD PRINCIPAL QUARTER OF  
 SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
 KANKAKEE COUNTY, ILLINOIS

# BRADLEY 315 TIF UNIT 1

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS

### OWNERSHIP & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANKAKEE ) 55

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND DESCRIBED IN THIS PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

PURSUANT TO 185 ILCS 205/1, THE UNDERSIGNED STATES THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE ABOVE DESCRIBED SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE BRADLEY SCHOOL DISTRICT #81 AND BRADLEY BOULEVARD COMMUNITY HIGH SCHOOL DISTRICT #207 OF KANKAKEE COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

### PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANKAKEE ) 55

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, AT A MEETING HELD ON \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

BY \_\_\_\_\_  
CHAIRMAN  
ATTEST \_\_\_\_\_  
SECRETARY

### SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANKAKEE ) 55

THIS IS TO CERTIFY THAT I, MARK J. SCHERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING WEST OF THE WEST LINE OF NORTHFIELD MEADOWS BOULEVARD AND NORTH OF THE NORTH LINE OF NORTHFIELD MEADOWS FOURTH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2023 AS DOCUMENT NUMBER 202313139, A TRACT OF LAND BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16 IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A RAILROAD BIRK AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE NORTH 20 DEGREES 56 MINUTES 47 SECONDS WEST A DISTANCE OF 33.05 FEET TO AN IRON ROD, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING FOR THIS LAND DESCRIPTION, THENCE NORTH 86 DEGREES 28 MINUTES 47 SECONDS WEST A DISTANCE OF 112.05 FEET TO AN IRON ROD, THENCE NORTH 40 DEGREES 51 MINUTES 43 SECONDS WEST A DISTANCE OF 43.05 FEET TO AN IRON ROD, THENCE NORTH 17 DEGREES 25 MINUTES 32 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 57 A DISTANCE OF 27.36 FEET TO AN IRON ROD, THENCE NORTHWESTERLY ON A CURVE TO THE LEFT ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 57 WITH A RADIUS OF 284.8 FEET AND AN ARC LENGTH OF 81.24 FEET AND HAVING A CHORD BEARING OF NORTH 25 DEGREES 54 MINUTES 37 SECONDS WEST WITH A DISTANCE OF 81.89 FEET TO AN IRON ROD, THENCE NORTH 31 DEGREES 55 MINUTES 22 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 57 A DISTANCE OF 419.20 FEET TO AN IRON ROD, THENCE NORTH 47 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 57 A DISTANCE OF 1.84 FEET TO AN IRON PIPE, THENCE NORTH 30 DEGREES 32 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 118.88 FEET TO AN IRON ROD, THENCE NORTH 88 DEGREES 18 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 140.22 FEET TO AN IRON ROD, THENCE SOUTH 40 DEGREES 55 MINUTES 24 SECONDS EAST A DISTANCE OF 48.89 FEET TO AN IRON ROD, THENCE NORTH 89 DEGREES 18 MINUTES 24 SECONDS EAST A DISTANCE OF 181.11 FEET TO AN IRON ROD, THENCE NORTH 86 DEGREES 42 MINUTES 39 SECONDS EAST A DISTANCE OF 68.14 FEET TO AN IRON ROD, THENCE SOUTH 20 DEGREES 56 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 738.84 FEET TO THE POINT OF BEGINNING EXCEPTING THE FOLLOWING: THAT PART OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE NORTH 89 DEGREES 18 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 178.87 FEET TO AN IRON ROD, THENCE SOUTH 00 DEGREES 55 MINUTES 18 SECONDS EAST A DISTANCE OF 88.20 FEET TO AN IRON ROD, THENCE SOUTH 89 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 182.22 FEET TO AN IRON ROD ON THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE NORTH 00 DEGREES 55 MINUTES 18 SECONDS WEST ALONG SAID LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 108 NORTHFIELD MEADOWS SUBDIVISION FOURTH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2023 AS DOCUMENT NUMBER 202313139, THENCE NORTH 57 DEGREES 32 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 108, 184.22 FEET TO THE POINT OF BEGINNING, THENCE NORTH 13 DEGREES 08 MINUTES 32 SECONDS WEST 204.38 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG A CURVE CONVEY TO THE NORTH HAVING A RADIUS OF 143.92 FEET, AN ARC LENGTH OF 33.32 FEET AND A CHORD BEARING OF NORTH 84 DEGREES 32 MINUTES 18 SECONDS EAST, THENCE NORTH 77 DEGREES 18 MINUTES 28 SECONDS EAST 141.32 FEET TO A POINT OF CURVE, THENCE SOUTHWESTERLY ALONG A CURVE CONVEY TO THE WEST HAVING A RADIUS OF 400.30 FEET, AN ARC LENGTH OF 114.50 FEET, AND A CHORD BEARING OF SOUTH 29 DEGREES 45 MINUTES 11 SECONDS EAST TO THE NORTHWEST CORNER OF SAID LOT 108, THENCE SOUTH 37 DEGREES 33 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 108, 163.81 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 01 DEGREE 12 MINUTE 34 SECONDS EAST 1142.40 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FAI 57 FOR THE BEGINNING, THENCE SOUTH 44 DEGREES 20 MINUTES 20 SECONDS EAST 8.58 FEET, THENCE SOUTH 40 DEGREES 19 MINUTES 21 SECONDS EAST 171.36 FEET, THENCE SOUTH 33 DEGREES 18 MINUTES 30 SECONDS EAST 102.29 FEET, THENCE SOUTH 28 DEGREES 29 MINUTE 32 SECONDS EAST 154.48 FEET, THENCE SOUTHWESTERLY 502.44 FEET ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 30 DEGREES 05 MINUTES 11 SECONDS EAST 622.81 FEET TO THE NORTHWESTERLY LINE OF LOT 108 IN NORTHFIELD MEADOWS SUBDIVISION FOURTH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2023 AS DOCUMENT NUMBER 202313139, THENCE SOUTH 54 DEGREES 44 MINUTES 58 SECONDS WEST 11.88 FEET, ALSO SAID NORTHWESTERLY LINE OF LOT 108, TO THE NORTHWESTERLY RIGHT-OF-WAY OF FAI 57, THENCE NORTHWESTERLY 511.87 FEET ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 36 DEGREES 58 MINUTES 18 SECONDS WEST 511.87 FEET, ALSO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FAI 57, THENCE NORTH 33 DEGREES 28 SECONDS WEST 427.73 FEET, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FAI 57, TO THE POINT OF BEGINNING, CONTAINING 238 ACRES, MORE OR LESS (11987 SQUARE FEET, MORE OR LESS), SITUATED IN KANKAKEE COUNTY, STATE OF ILLINOIS.

ALSO EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE SOUTH 00 DEGREES 20 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 620.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 18 MINUTES 24 SECONDS EAST 182.22 FEET TO THE WEST LINE OF NORTHFIELD MEADOWS BOULEVARD AS DEICATED ON PLAT OF NORTHFIELD MEADOWS SUBDIVISION THIRD ADDITION, RECORDED AS DOCUMENT NUMBER 9841929, THENCE SOUTH 19 DEGREES 28 MINUTE 32 SECONDS EAST, ALONG SAID WEST LINE, 278.24 FEET TO A POINT OF CURVE WHOSE CHORD TO THE NORTH IS THENCE ALONG SAID CURVE HAVING A RADIUS OF 702.00 FEET AN ARC LENGTH OF 377.24 FEET, A CHORD BEARING SOUTH 34 DEGREES 34 MINUTE 11 SECONDS EAST, 372.30 FEET, THENCE SOUTH 00 DEGREES 20 MINUTE 27 SECONDS WEST, 472.20 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 20 MINUTE 27 SECONDS WEST ALONG SAID WEST LINE, 132.00 FEET TO THE POINT OF BEGINNING.

- I DO FURTHER CERTIFY THAT:
- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FROM MAP NUMBER 17061C021E, DATED 01-20-2010.
  - ALL LOT CORNERS HAVE BEEN STAKED WITH 5/8 INCH BY 24 INCH IRON RODS OR EQUIVALENT ACCORDING TO THE PLAT AS ANNOTED.
  - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
  - THIS SUBDIVISION CONTAINS 14.09 ACRES.
  - THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS.

DATED THIS 18th DAY OF NOVEMBER, A.D. 2023.

MARK J. SCHERHOLZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
075-07126 LICENSE, EXPIRES NOVEMBER 30, 2024



### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANKAKEE ) 55

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE OWNERSHIP & SCHOOL DISTRICT CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS SHOWN HEREON AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL IN KANKAKEE COUNTY, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

NOTARY PUBLIC

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANKAKEE ) 55

I, DAN HENDRICKSON, COUNTY CLERK OF KANKAKEE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OF SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

KANKAKEE COUNTY CLERK

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANKAKEE ) 55

APPROVED BY THE VILLAGE ENGINEER OF BRADLEY, ILLINOIS, ON \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

JGEL GREER, ENGINEER P.E. #062-062941

PIN No: 17-09-16-000-030

**MGA** CIVIL ENGINEERING SURVEYING  
**M GINGERICH GEREUX & ASSOCIATES**  
Professional Design Firm License # 184-021808  
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JOB NUMBER: M02-20 DR BY: CAG SHEET 3 OF 2