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2008R35410

09/16/2008	09:38AM
REC FEE:	15.00
REC REST FEE:	4.00
GIS FEE:	9.00
GIS REST FEE:	1.00
RHSP FEE:	10.00
TOTAL:	\$39.00
PAGES:	4

CHRISTINE

MARY ANN LAMM

SANGAMON COUNTY RECORDER

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
PLAT FIVE, THE WILLOWS
CHATHAM, ILLINOIS**

Legal Description:

Part of the East Half of the Northwest Quarter of Section 8, Township 14 North, Range 5 West, of the Third Principal Meridian, described more particularly as follows:

Beginning at an iron pipe marking the Northeast Corner of the East Half of the Northwest Quarter of the aforementioned Section 8, thence South 00 degrees 10 minutes 52 seconds East along the Quarter Section Line a distance of 1443.18 feet to an iron pipe marking the Northeast Corner of Lot 34 of The Willows Subdivision, Plat 1, thence North 89 degrees 57 minutes 14 seconds West a distance of 140.01 feet to an iron pipe, thence North 63 degrees 53 minutes 24 seconds West a distance of 55.76 feet to an iron pipe, thence North 89 degrees 58 minutes 46 seconds West a distance of 133.95 feet to a mag nail marking the Northwest Corner of Lot 47 of The Willows Subdivision, Plat 1, thence North 00 degrees 11 minutes 17 seconds West along the East Line of The Willows Subdivision, Plat 4, a distance of 1094.30 feet to a mag nail marking the Northeast Corner of said Plat 4, thence South 80 degrees 57 minutes 33 seconds West along the North Line of Plat 4, a distance of 319.94 feet to a mag nail marking the Northwest Corner of said Plat 4, thence North 00 degrees 23 minutes 47 seconds West a distance of 324.02 feet to an iron pipe marking the Northeast Corner of Lot 97 of The Willows Subdivision, Plat 3, thence North 89 degrees 57 minutes 55 seconds East along the Section Line a distance of 645.25 feet to the point of beginning. Said parcel contains 130.29 acres, more or less, all in the County of Sangamon, State of Illinois.

Basis of bearing is South 00 degrees 10 minutes 52 seconds East along the Quarter Section Line.

Tax Identification No. 29-08.0-126-012

PREPARED BY AND RETURN TO:

Gregory P. Sgro
Sgro, Hanrahan & Durr, LLP
1119 S. Sixth Street
Springfield, IL 62703


**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
PLAT FIVE, THE WILLOWS
CHATHAM, ILLINOIS**

This Declaration is dated this 15 day of September, 2008, by The Willows, LLC (hereafter the "Declarant"), and is expressly intended to be applicable to Plat Five of The Willows Subdivision.

- A. The Declarant is the developer of a subdivision located in Chatham, Sangamon County, Illinois, commonly known as "The Willows" as more fully shown by the Plat of Subdivision filed among the land records of Sangamon County, Illinois as 2004-R-21184 on April 28, 2004.
- B. The Declarant has proposed Plat 5 of said Subdivision as is more fully shown by Exhibit A attached hereto (hereafter called the "Property").
- C. That a portion of the Property will drain onto another property adjacent to and east of the Property, which is currently owned by the City of Springfield, Illinois (hereafter "City").
- D. That the City has proposed a License Agreement for Installation of Storm Sewer System in the form attached hereto as Exhibit B (hereafter "License").
- E. That the Village of Chatham has agreed to undertake the perpetual maintenance responsibilities imposed by the License but has requested that the owners of lots within the Property be responsible for any remediation or replacement of said storm sewer system in the event that its removal is mandated by the City.
- F. The Declarant hereby declares that the Property shall be held transferred, sold, conveyed and occupied subject to the covenants, conditions and restrictions set forth herein and in particular, the mandate of the preceding paragraph regarding remediation or replacement following removal.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed and sealed on the date first written above.

DECLARANT: THE WILLOWS, LLC

By: 
Its Manager

563 09 08

No. L & W 1030

AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF A LICENSE AGREEMENT WITH THE WILLOWS, L.L.C. TO ACCOMMODATE THE INSTALLATION OF A STORM SEWER SYSTEM FOR THE WILLOWS SUBDIVISION FOR THE OFFICE OF PUBLIC UTILITIES

WHEREAS, The Willows, L.L.C. owns property on the east edge of the Village of Chatham, Illinois, that is adjacent to land owned by the City of Springfield, and

WHEREAS, The Willows, L.L.C. is planning to develop a subdivision on this property, known as The Willows, and

WHEREAS, the storm sewer system for said development will necessitate an extension onto property owned by the City with an outfall to an existing grassy waterway also on City property, and

WHEREAS, this project will require certain modifications and improvements to said waterway, and

WHEREAS, this ordinance grants and authorizes execution of a License Agreement with The Willows, L.L.C. whereby the business will construct and maintain storm sewers and waterway modifications over and across property of the City of Springfield Office of Public Utilities, and

WHEREAS, the Office of Public Utilities is agreeable to the storm sewer system as proposed by The Willows, L.L.C., and

WHEREAS, ownership and maintenance of this storm sewer system will eventually be under the jurisdiction of the Village of Chatham, Illinois, and

WHEREAS, a copy of the License Agreement with The Willows, L.L.C. shall be on file in the City of Springfield Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS:

Section 1. The Council of the City of Springfield, Illinois, hereby approves and authorizes execution of a License Agreement between the City of Springfield, Illinois, the "Licensor," and The Willows, L.L.C., the "Licensee," a copy of which shall be on file with the City of Springfield Office of the City Clerk, granting The Willows, L.L.C. authority to construct and maintain storm sewers and waterway modifications over and across property of the City of Springfield Office of Public Utilities.

Section 2. The Mayor and the City Clerk are hereby authorized and empowered to execute said License Agreement with The Willows, L.L.C. on behalf of the City of Springfield Office of Public Utilities.

Section 3. The City Clerk shall record a copy of this Ordinance and License Agreement with the Sangamon County Recorder of Deeds.

Section 4. This Ordinance shall become effective immediately upon its passage and recording with the City of Springfield Office of the City Clerk.

PASSED: 9/2 2008
RECORDED: 9/15 2008
ATTEST: [Signature]

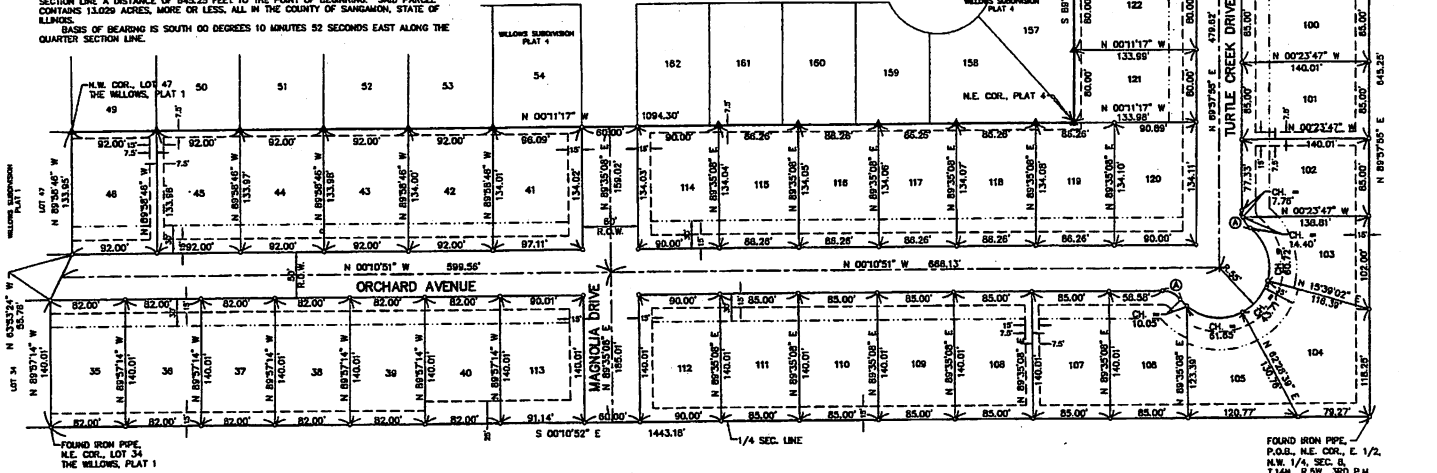
SIGNED: 9/14/08
[Signature]
MAYOR

Approved as to legal sufficiency:
8-13-08
Office of the Corporation Counsel/Date
Requested by the Office of Public Utilities/Cahnman

LEGAL DESCRIPTION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:
 BEGINNING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 8, THENCE SOUTH 00 DEGREES 10 MINUTES 52 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1443.18 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 34 OF THE WILLOWS SUBDIVISION, PLAT 1, THENCE NORTH 89 DEGREES 57 MINUTES 14 SECONDS WEST A DISTANCE OF 140.01 FEET TO AN IRON PIPE, THENCE NORTH 63 DEGREES 53 MINUTES 24 SECONDS WEST A DISTANCE OF 85.76 FEET TO AN IRON PIPE, THENCE NORTH 89 DEGREES 56 MINUTES 46 SECONDS WEST A DISTANCE OF 133.85 FEET TO A MAG NAIL MARKING THE NORTHWEST CORNER OF LOT 47 OF THE WILLOWS SUBDIVISION, PLAT 1, THENCE NORTH 00 DEGREES 11 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE WILLOWS SUBDIVISION, PLAT 4, A DISTANCE OF 1094.30 FEET TO A MAG NAIL MARKING THE NORTHEAST CORNER OF SAID PLAT 4, THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF PLAT 4 A DISTANCE OF 319.94 FEET TO A MAG NAIL MARKING THE NORTHWEST CORNER OF SAID PLAT 4, THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST A DISTANCE OF 140.01 FEET TO AN IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 97 OF THE WILLOWS SUBDIVISION, PLAT 3, THENCE NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST ALONG THE SECTION LINE A DISTANCE OF 845.25 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 13.029 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.
 BASIS OF BEARING IS SOUTH 00 DEGREES 10 MINUTES 52 SECONDS EAST ALONG THE QUARTER SECTION LINE.

FINAL PLAT WILLOWS SUBDIVISION PLAT NO. 5 CHATHAM, ILLINOIS



THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE VILLAGE BOARD FOR APPROVAL BY THE CHATHAM PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS AS SET FORTH IN SECTION 23.

BY: *Samuel H. Haly*
 CHAIRMAN
 DATED: 9/8/08
 CHATHAM PLANNING COMMISSION
 APPROVED: *Thomas J. O'Neil*
 PRESIDENT, CHATHAM, ILLINOIS
 ATTESTED: *Patricia A. ...*
 VILLAGE CLERK, CHATHAM, ILLINOIS
 DATE: 9/9/2008



I DO HEREBY CERTIFY THAT IN THE MONTH OF MARCH, 2008 I WAS A SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND MADE UNDER MY DIRECT SUPERVISION AND THE FOREGOING PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY.
 [Signature]
 ILLINOIS PROFESSIONAL LAND SURVEYOR # 2590

- NOTES:**
1. ALL FRONT YARD SETBACKS SHALL BE THIRTY (30) FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
 2. ALL EASEMENTS SHALL BE FIFTEEN (15) FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
 3. EASEMENTS SHOWN ALONG SIDE LOT LINES SHALL BE CENTERED ALONG THE LOT LINE UNLESS SPECIFICALLY SHOWN OTHERWISE.
 4. ALL DIMENSIONS ALONG CURVED LINES ARE CHORD DIMENSIONS.

CURVE DATA

Δ = 51°18'04"
 R = 24.00'
 L = 22.33'
 T = 12.81'
 CHORD = 21.85'

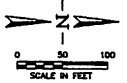
ENGINEER / LAND SURVEYOR
 GREENE & BRADFORD, INC.
 3501 CONSTITUTION DRIVE
 SPRINGFIELD, ILLINOIS 62707
 (217) 783-8844

OWNER / DEVELOPER
 THE WILLOWS, L.L.C.
 BUREAU SQ RD
 P.O. BOX 372
 SPRINGFIELD, ILLINOIS 62705

TOTAL AREA THIS PLAT = 213.029 ACRES

LEGEND

- IRON PIPE (SET)
- IRON PIPE (FOUND)
- MAG NAIL
- - - SETBACK LINE
- - - UTILITY/DRAINAGE/CATV EASEMENT LINE



NO PART OF THIS FINAL PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FINAL PLAT
 GREENE & BRADFORD, INC.
 DATE: 02/25/09
 SHEET NO. 2
 TOTAL SHEETS: 2
 SCALE: AS SHOWN
 PROJECT NO. 08-001