

RESOLUTION NO. 15-14

**A RESOLUTION PROVIDING FOR
FINAL PLAT APPROVAL FOR PHASE THREE OF MEADOW ESTATES**

WHEREAS, the Village Board adopted Resolution 06-02 on February 13, 2006 approving the Preliminary Plat for Meadow Estates subdivision with 94 total lots, including 19 multi-family dwellings, one commercial outlot and the remaining lots to be utilized for detached single-family dwelling units; and

WHEREAS, the Village's Engineer, Chamlin & Associates, approved the First Phase Final Plat on October 16, 2006 after amending the preliminary plat to move the location of the park property and changed a majority of the multi-family dwellings into single-family detached units; and

WHEREAS, the developer of the subdivision, Scaggs Construction, Inc. desired to update the existing Preliminary Plat to properly reflect the intended future phasing of construction within the subdivision whereby the remaining 50 residential lots shall be constructed utilizing four additional phases in order to properly construct and complete all of the requisite public improvements; and

WHEREAS, Mark Scaggs petitioned the Plan Commission on behalf of Scaggs Construction, Inc. to request final Plat Approval for Phase Three of the subdivision to allow the construction of single-family detached residential units of lots 1,2,3,57,58, and 59; and

WHEREAS, the Plan Commission reviewed the October 8th, 2015 petition for Phase 3 final plat approval for the subdivision that received proper public notice within the October 14, 2015 edition of the Morris Herald and conducted a public hearing on the matter at its meeting of November 2, 2015; and

WHEREAS, with the unanimous vote of those present, the Plan Commission recommended the adoption of the Phase 3 Final Plat as presented at its November 16, 2015 Meeting to the Village Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF COAL CITY, GRUNDY & WILL COUNTIES, ILLINOIS AS FOLLOWS:

1. That the above recitals are hereby incorporated into the body of this Resolution and restated as set forth herein.

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2. Additional phases shall require Scaggs Construction, Inc. to properly fund, and construct public improvements according to the standards set forth in the Coal City Village Code. No certificate of occupancy shall be issued within future phases until proper installation of all public improvements have been installed to the satisfaction of the Village of Coal City and/or its representative(s).

3. Final Plat Approval for Phase 3 of Meadow Estates is provided according to the depiction attached hereto as Attachment A and must be recorded by Scaggs Construction, Inc. at the Grundy County Recorder's Office according to the standards set forth within the Village Code.

SO RESOLVED this 23rd day of November, 2015, at Coal City, Grundy and Will Counties, Illinois.


AYES: 5

NAYS: 0

ABSENT: 1

ABSTAIN: 0

VILLAGE OF COAL CITY



Terry Halliday, President

Attest:



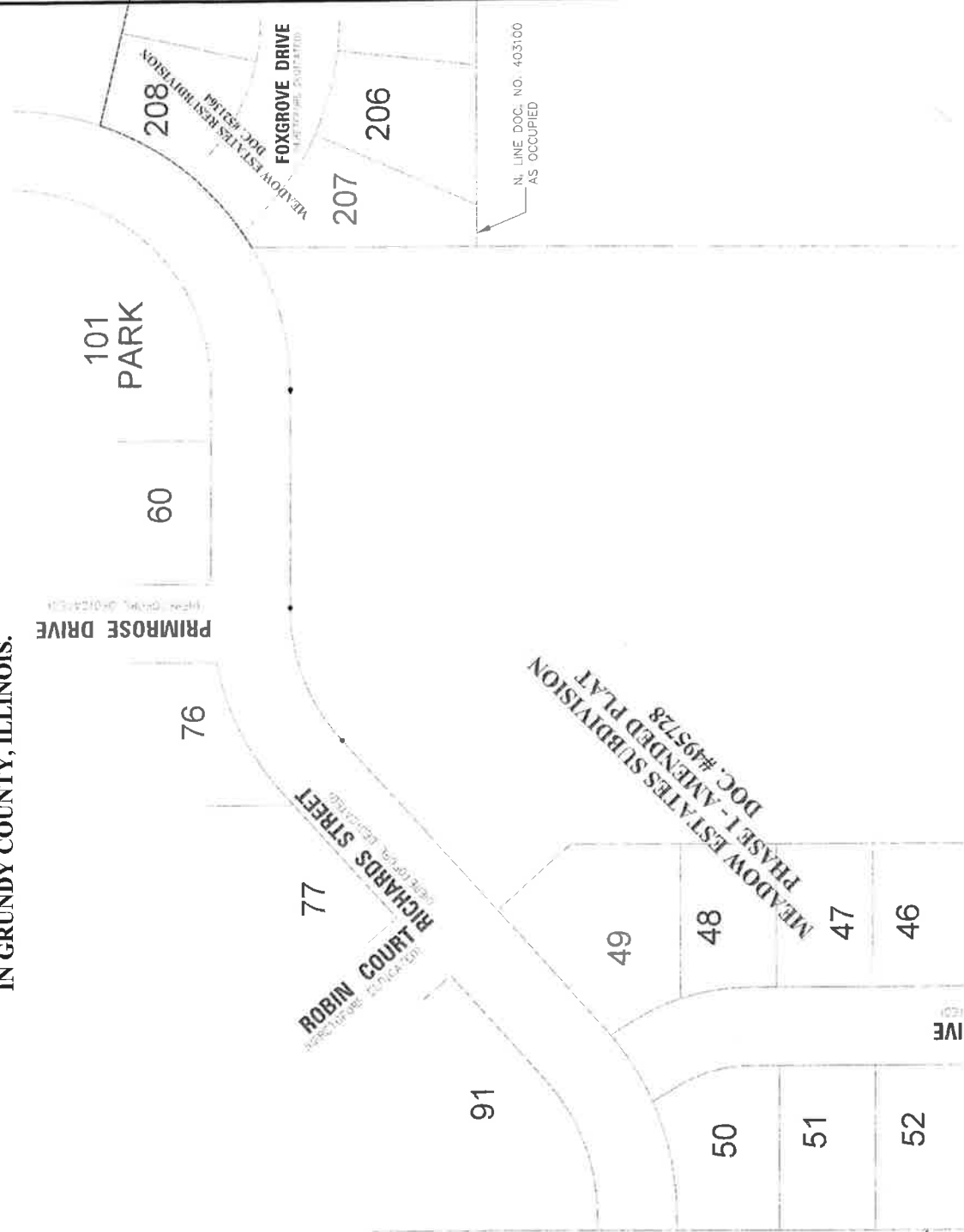
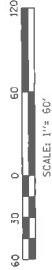
Pamela M. Noffsinger, Clerk

ATTACHMENT A

Meadow Estates, Phase 3 Final Plat

MEADOW ESTATES SUBDIVISION PHASE 3

A RESUBDIVISION OF LOT 401 IN MEADOW ESTATES SUBDIVISION PHASE 2 OF PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.



E. LINE OF THE WEST SECTION 2-32-8 OF THE N. QUARTER SECTION 2-32-8

S 89° 34' 45" W
278.19'

MEADOW ESTATES SUBDIVISION PHASE 3

A RESUBDIVISION OF LOT 401 IN MEADOW ESTATES SUBDIVISION PHASE 2 OF PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

THIS IS TO CERTIFY THAT I, MICHAEL B. BOGIMA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3516, HAVE SURVEYED AND RESUBDIVIDED INTO 8 LOTS AND 1 STREET, THE FOLLOWING DESCRIBED PROPERTY:

LOT 401 IN MEADOW ESTATES SUBDIVISION PHASE 2 BEING A SUBDIVISION OF LOT 401 IN MEADOW ESTATES SUBDIVISION PHASE 2, PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 2015 AS DOCUMENT NO. 557980.

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. I CERTIFY THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THE PROPERTY IS SITUATED WITHIN THE VILLAGE CORPORATE LIMITS OF COAL CITY, ILLINOIS.
4. ALL REGULATIONS ENACTED BY THIS SUBDIVISION AND PLAT ORIGINATED BY THE VILLAGE OF COAL CITY HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THE PLAT.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT.
6. 9/16-INCH BY 30-INCH IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.



DATED THIS 20th DAY OF DECEMBER, A.D., 2015.
MICHAEL B. BOGIMA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3516
LICENSE EXPIRES 11/30/2016

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

THIS IS TO CERTIFY THAT MICHAEL B. HANSEN, MANAGER OF VILL GRUNDY INCORPORATED, IS AN OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, STAKED, AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES UNDER THE STYLE AND TITLE HEREIN INDICATED.

THE UNDERSIGNED HEREBY REQUESTS FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THORNBURG, STREETS, ALLEYS AND PUBLIC SERVICES AND HEREBY ALSO REQUESTS FOR SHOW/MENTION FORMERLY ILLINOIS BELL TELEPHONE COMPANY (NOW SPECTRUM ENERGY SERVICES) PIPES AND CONDUITS UNDER THE VILLAGE AND EASEMENT PROVISIONS WHICH ARE SET FORTH IN THE STANDARD FORM WHICH IS ATTACHED HERETO AND TO THE BEST OF OUR KNOWLEDGE, THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF COAL CITY UNIT #1 SCHOOL DISTRICT #44 AND JOLIET JUNIOR COLLEGE, IN GRUNDY COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, A.D., 2015.

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

1. THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS/ARE IN THE ATTACHED PLAT AND WHOSE SIGNATURES ARE THEREIN AND THE SAME PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND SOLE WILL AND LEGAL CONSENT OF SAID PERSONS AND THAT SAID PERSONS DID AFFIX SAID SIGNATURES AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES AND UNDER THE STYLE AND TITLE THEREIN INDICATED.

An easement for serving the subdivisions with electric and communication service is hereby reserved for and granted to:

COMMERCIAL TRUST EDISON COMPANY

for the installation, maintenance, and operation of electric lines, telegraph, telephone, radio, television, and other utility lines or apparatus, and for the installation, maintenance, and operation of communication lines, and for the installation, maintenance, and operation of power lines, in, on, under, over, along, and across the area shown on the attached plat of subdivision. The easement shall include the right to install, maintain, repair, and operate the above mentioned utility lines and apparatus, and to use the easement area for the same, and to use the easement area for the installation, maintenance, and operation of power lines, in, on, under, over, along, and across the area shown on the attached plat of subdivision. The easement shall include the right to install, maintain, repair, and operate the above mentioned utility lines and apparatus, and to use the easement area for the same, and to use the easement area for the installation, maintenance, and operation of power lines, in, on, under, over, along, and across the area shown on the attached plat of subdivision. The easement shall include the right to install, maintain, repair, and operate the above mentioned utility lines and apparatus, and to use the easement area for the same, and to use the easement area for the installation, maintenance, and operation of power lines, in, on, under, over, along, and across the area shown on the attached plat of subdivision.

The term "Common Elements" shall have that meaning set forth for such term in Section 26.1 of the Illinois Condominium Property Act, 765 CSAS, as amended, to wit: "Common Elements" are defined to include all parts of the project, including the land, buildings, improvements, fixtures, and equipment, which are intended to be shared by the owners of the units in the project. Common Elements include, but are not limited to, the land, buildings, improvements, fixtures, and equipment, which are intended to be shared by the owners of the units in the project.

Re location of facilities will be done by grantees at cost of Grantor/Lot Owner, upon written request.

A permanent easement is hereby reserved for and granted to the Village of Coal City, Illinois, to install, maintain, and operate electric, telephone, radio, television, and other utility lines or apparatus, and for the installation, maintenance, and operation of communication lines, and for the installation, maintenance, and operation of power lines, in, on, under, over, along, and across the area shown on the attached plat of subdivision. The easement shall include the right to install, maintain, repair, and operate the above mentioned utility lines and apparatus, and to use the easement area for the same, and to use the easement area for the installation, maintenance, and operation of power lines, in, on, under, over, along, and across the area shown on the attached plat of subdivision.

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CLAYPOOL DRAINAGE EASEMENT PROVISIONS
A permanent easement is hereby reserved for and granted to the Village of Coal City, Illinois, to install, maintain, and operate electric, telephone, radio, television, and other utility lines or apparatus, and for the installation, maintenance, and operation of communication lines, and for the installation, maintenance, and operation of power lines, in, on, under, over, along, and across the area shown on the attached plat of subdivision.

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF GRUNDY COUNTY ON THE _____ DAY OF _____, A.D., 2015.
AT _____ O'CLOCK _____ M., AND MICROFILMED.

GRUNDY COUNTY RECORDER
STATE OF ILLINOIS)
COUNTY OF GRUNDY)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL GRUNDY COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS.

CHIEF ADMINISTRATOR
DATE
STATE OF ILLINOIS)
COUNTY OF GRUNDY)

THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF COAL CITY, COUNTY OF GRUNDY, PLAT OF MEADOW ESTATES SUBDIVISION PHASE 3.
DATED, ILLINOIS THIS ____ DAY OF _____, A.D., 2015.
PRESIDENT
STATE OF ILLINOIS)
COUNTY OF GRUNDY)

VILLAGE CLERK
STATE OF ILLINOIS)
COUNTY OF GRUNDY)