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FILED
FOR RECORD

29.00

2009 JUN -2 AM 9:31

Rene J. Phillips

GRUNDY COUNTY
CLERK & RECORDER

Ordinance 09-02

Village of Coal City
515 S Broadway
Coal City, IL 60416

Extension of First Avenue
Carbon Development, LLC
Relating to PIN #09-02-133-003
February 9, 2009

Please return recorded original to: Village of Coal City, 515 S Broadway,
Coal City, IL 60416

EXHIBIT

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THE VILLAGE OF COAL CITY

GRUNDY COUNTY, ILLINOIS

ORDINANCE
NUMBER 09-02

**AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(Property Index Number 09-02-133-003)
(Carbon Development, LLC)**

Neal E. Nelson, President
Pameia M. Noffsinger, Village Clerk

Georgette Vota
Dan Greggain
Terry Halliday
Tom Hanley
Joe Phillips
Dave Togliatti

Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on February 9, 2009

Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C. 140 South Dearborn, Suite 600, Chicago, IL 60603

ORDINANCE NO. 09-02 500857

AN ORDINANCE APPROVING AND ACCEPTING A PLAT OF DEDICATION OF LAND FOR THE EXTENSION OF FIRST AVENUE (Property Index Number 09-02-133-003), (Carbon Development, LLC)

WHEREAS, the Village of Coal City is an Illinois municipal corporation; and

WHEREAS, pursuant to various provisions of the Illinois Municipal Code, 65 ILCS 5/1-1 *et seq.* and the Illinois Plat Act, 765 ILCS 205/1 *et seq.*, the Village has the authority to accept conveyances of property for public use through plats of dedication, including for the purpose of extending existing streets; and

WHEREAS, it is in the best interest of the Village to expand First Avenue across portions of land that are currently privately owned; and

WHEREAS, Carbon Development Inc., the owner of the property with the Property Index Number 09-02-133-003, in Coal City, Illinois, has acknowledged and presented a plat of dedication to convey a portion of its property, legally described and depicted on **Exhibit A ("Plat of Dedication")**, to the Village for the extension of the First Avenue right-of-way; and

WHEREAS, the Plat of Dedication meets all applicable statutory requirements and complies with all Illinois Plat Act standards, 765 ILCS 205/1 *et seq.*, for conveying fee simple ownership of the dedicated land to the Village; and

WHEREAS, the Village Engineer has reviewed the Plat of Dedication and recommends that the Plat of Dedication be accepted by the Village.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. **Recitals.** The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

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Section 2. Approval and Acceptance. The Village of Coal City hereby approves the Plat of Dedication, attached as Exhibit A, and accepts the conveyance and dedication of all of the right, title, and interest in land shown therein according to the terms as set forth in the "First Avenue Dedication Agreement," an incorporated as Exhibit B.

Section 3. Recordation. Having been duly acknowledged by the owner and approved by the Village, the Plat of Dedication attached hereto as Exhibit A shall be recorded with the Grundy County Recorder of Deeds as required by statute.

Section 4. Severability. If any provision of this Ordinance is held invalid, the invalidity will not affect any of the other provisions of this Ordinance.

Section 5. Conflict. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

Section 6. Effective Date. This Ordinance will be in full force and effect upon its passage and approval by the Corporate Authorities in the manner provided by law and its publication in pamphlet form.

SO ORDAINED this 9 day of February, 2009, at
Village of Coal City, Grundy County, Illinois.

AYES: 5

NAYS: 0

ABSENT: 1

ABSTAIN: 0

VILLAGE OF COAL CITY

Neal E. Nelson
Neal E. Nelson, President

Attest:

Pamela M. Noffsinger
Pamela M. Noffsinger, Village Clerk

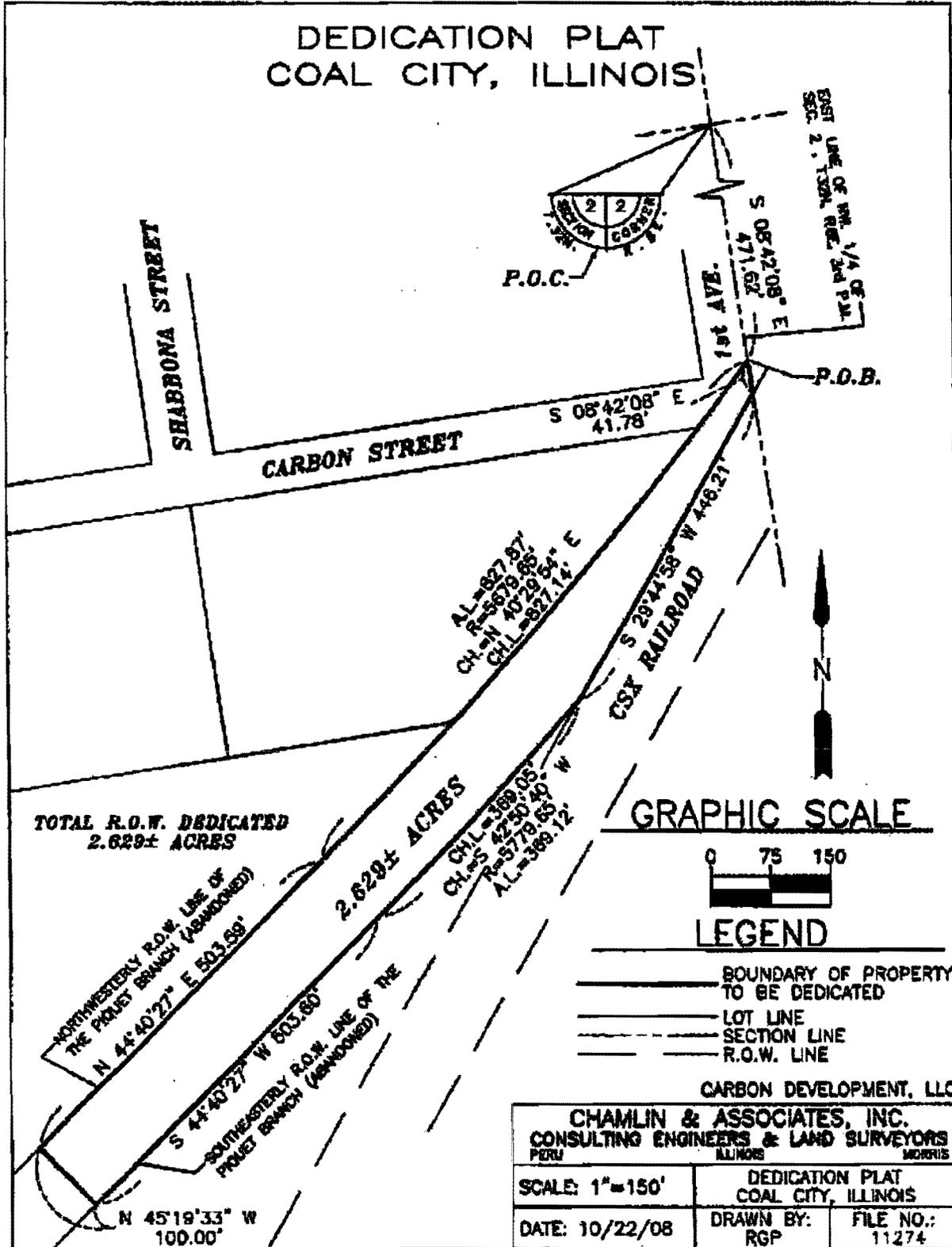


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EXHIBIT A

Plat of Dedication

**DEDICATION PLAT
COAL CITY, ILLINOIS**



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LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - CARBON DEVELOPMENT, LLC.

That part of the 100 foot wide right-of-way of the abandoned Piquet Branch of the Union Pacific Railroad Company in the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 2; thence South $08^{\circ} 42' 08''$ East, 471.62 feet along the east line of the Northwest Quarter of said Section 2 to the POINT of BEGINNING; thence South $08^{\circ} 42' 08''$ East, 41.78 feet along the east line of the Northwest Quarter of said Section 2; thence South $25^{\circ} 44' 58''$ West, 446.21 feet to the southeasterly right-of-way line of the abandoned portion of the Piquet Branch being a non-tangent curve; thence southwesterly 369.12 feet along the arc of a curve concave to the northwest being the said southeasterly right-of-way line, having a radius of 5779.65 feet and a chord bearing and distance of South $42^{\circ} 50' 40''$ West, 369.05 feet; thence South $44^{\circ} 40' 27''$ West, 503.60 feet along said southeasterly right-of-way line; thence North $45^{\circ} 19' 33''$ West, 100.00 feet to the northwesterly right-of-way line of the abandoned portion of the Piquet Branch; thence North $44^{\circ} 40' 27''$ East, 503.59 feet along the said northwesterly right-of-way line; thence northeasterly 827.87 feet along the arc of a curve concave to the northwest being the said northwesterly right-of-way line, having a radius of 5679.65 feet and a chord bearing and distance of North $40^{\circ} 29' 54''$ East, 827.14 feet to the point of beginning, containing 2.629 acres, more or less, in Grundy County, Illinois.

**FIRST AVENUE
DEDICATION AGREEMENT**

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This First Avenue Dedication Agreement ("Agreement") is made hereto dated Feb 9, 2009, between the Village of Coal City ("Purchaser") and Carbon Development, LLC and/or Owner of Record ("Seller") for the property commonly known as a portion of First Avenue, Coal City, Illinois 60416 ("Subject Property").

1. Legal Description of Subject Property: The Subject Property commonly known as a portion of First Avenue, Coal City, Illinois, is legally described as follows:

THAT PART OF THE 100 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED PIQUET BRANCH OF THE UNION PACIFIC RAILROAD COMPANY IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MEIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 08° 42' 08" EAST, 471.62 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO THE POINT OF BEGINNING; THENCE SOUTH 08° 42' 08" EAST, 41.78 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 29° 44' 58" WEST, 446.21 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED PORTION OF THE PIQUET BRANCH BEING A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 369.12 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST BEING THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 5779.65 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 42° 50' 40" WEST, 369.05 FEET; THENCE SOUTH 44° 40' 27" WEST, 503.60 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 45° 19' 33" WEST, 100.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED PORTION OF THE PIQUET BRANCH; THENCE NORTH 44° 40' 27" EAST, 503.59 FEET ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY 827.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST BEING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 5679.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 40° 29' 54" EAST, 827.14 FEET TO THE POINT OF BEGINNING, CONTAINING 2.629 ACRES, MORE OR LESS, IN GRUNDY COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-02-133-003

2. Dedication: The parties stipulate and agree that the Subject Property shall be dedicated to the Village of Coal City by way of Plat of Dedication. Said Plat of Dedication shall be recorded with the Grundy County Recorder of Deeds office.
3. Consideration: The parties stipulate and agree that Seller shall accept from Purchaser the sum of FIFTY-FOUR THOUSAND TWO HUNDRED THIRTY AND 50/100 DOLLARS (\$54,230.50) as and for the dedication of the Subject Property to the Village of Coal City.
4. Approval: This Agreement shall be subject to the approval of the Mayor and the Board of Trustees of the Village of Coal City by the passage of the appropriate Ordinance/Resolution.

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5. Real Estate Brokers: The parties hereto acknowledge and agree that there are no real estate brokers involved in the aforementioned dedication.
6. Each party shall be solely responsible for its respective attorneys' fees and costs.

IN WITNESS WHEREOF, the Parties have executed this Dedication Agreement this 9th day of Feb, 2009.

SELLER:

**Carbon Development, LLC
and/or Owner of Record**

David L. Meluckie, mgr

By: DAVID L. MELUCKIE
(Print Name)

PURCHASER:

Village of Coal City

Neil E. Nelson

By: NEIL E. NELSON
(Print Name)

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2009 JUN -2 AM 9: 34

Rene J. Phillips

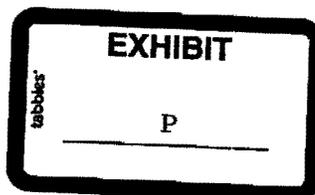
CLERK COUNTY
CLERK & RECORDER

Ordinance 09-03

Village of Coal City
515 S Broadway
Coal City, IL 60416

Extension of First Avenue
American Precision Supply Leasing, Inc.
130 S First Avenue, Coal City, Il 60416
Relating to PIN #09-02-132-001
January 26, 2009

Please return recorded original to: Village of Coal City, 515 S Broadway, ✓
Coal City, IL 60416



500858

THE VILLAGE OF COAL CITY

GRUNDY COUNTY, ILLINOIS

ORDINANCE
NUMBER 09-03

**AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(130 South First Avenue)**

Neal E. Nelson, President
Pamela M. Noffsinger, Village Clerk

Georgette Vota
Dan Greggain
Terry Halliday
Tom Hanley
Joe Phillips
Dave Togliatti

Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on January 26, 2009

Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C. 140 South Dearborn, Suite 600, Chicago, IL 60603

**AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(130 South First Avenue)**

WHEREAS, the Village of Coal City is an Illinois municipal corporation; and

WHEREAS, pursuant to various provisions of the Illinois Municipal Code, 65 ILCS 5/1-1 *et seq.* and the Illinois Plat Act, 765 ILCS 205/1 *et seq.*, the Village has the authority to accept conveyances of property for public use through plats of dedication, including for the purpose of extending existing streets; and

WHEREAS, it is in the best interest of the Village to expand First Avenue across portions of land that are currently privately owned; and

WHEREAS, American Precision Supply Leasing, Inc., the owner of the property located at 130 South First Avenue, Coal City, Illinois, has acknowledged and presented a plat of dedication to convey a portion of its property, legally described and depicted on **Exhibit A ("Plat of Dedication")**, to the Village for the extension of the First Avenue right-of-way; and

WHEREAS, the Plat of Dedication meets all applicable statutory requirements and complies with all Illinois Plat Act standards, 765 ILCS 205/1 *et seq.*, for conveying fee simple ownership of the dedicated land to the Village; and

WHEREAS, the Village Engineer has reviewed the Plat of Dedication and recommends that the Plat of Dedication be accepted by the Village.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Approval and Acceptance. The Village of Coal City hereby approves the Plat of Dedication, attached as Exhibit A, and accepts the conveyance and dedication of all of the right, title, and interest in land shown therein in fee simple absolute.

Section 3. Recordation. Having been duly acknowledged by the owner and approved by the Village, the Plat of Dedication attached hereto as Exhibit A shall be recorded with the Grundy County Recorder of Deeds as required by statute.

Section 4. Severability. If any provision of this Ordinance is held invalid, the invalidity will not affect any of the other provisions of this Ordinance.

Section 5. Conflict. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

Section 6. Effective Date. This Ordinance will be in full force and effect upon its passage and approval by the Corporate Authorities in the manner provided by law and its publication in pamphlet form.

SO ORDAINED this 26 day of January, 2009, at Village of Coal City, Grundy and Will Counties, Illinois.

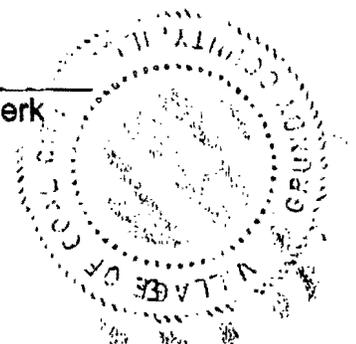
- AYES: 6
- NAYS: 0
- ABSENT: 0
- ABSTAIN: 0

VILLAGE OF COAL CITY

Neal E. Nelson
Neal E. Nelson, President

Attest:

Pamela M. Noffsinger
Pamela M. Noffsinger, Village Clerk



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LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - AMERICAN
PRECISION SUPPLY LEASING, INC.

That part of the Northwest Quarter of Section 2,
Township 32 North, Range 8 East of the Third Principal
Meridian described as follows:

Commencing at the northeast corner of the Northwest
Quarter of said Section 2; thence South $08^{\circ} 42' 08''$ East,
471.62 feet along the east line of the Northwest Quarter of
said Section 2 to the northwesterly right-of-way line of the
abandoned portion of the Piquet Branch of the Union Pacific
Railroad Company; thence southwesterly 105.89 feet along the
arc of a curve concave to the northwest being the said
northwesterly right-of-way line, having a radius of 5679.65
feet and a chord bearing and distance of South $36^{\circ} 51' 24''$
West, 105.88 feet to the POINT of BEGINNING; thence
southwesterly 234.18 feet along the arc of a curve concave to
the northwest being the said northwesterly right-of-way line,
having a radius of 5679.65 feet and a chord bearing and
distance of South $38^{\circ} 34' 19''$ West, 234.16 feet; thence North
 $29^{\circ} 40' 57''$ East, 202.64 feet to the south right-of-way line
of Carbon Street; thence North $81^{\circ} 15' 39''$ East, 46.19 feet
along the south right-of-way line of Carbon Street to the
point of beginning, containing 0.088 acres, more or less, in
Grundy County, Illinois.

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FIRST AVENUE
DEDICATION AGREEMENT

This First Avenue Dedication Agreement ("Agreement") is made hereto dated May 1st, 2009, between the Village of Coal City ("Purchaser") and American Supply Leasing, Inc. and/or Owner of Record ("Seller") for the property commonly known as a portion of First Avenue, Coal City, Illinois 60416 ("Subject Property").

1. Legal Description of Subject Property: The Subject Property commonly known as a portion of First Avenue, Coal City, Illinois, is legally described as follows:

LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - AMERICAN
PRECISION SUPPLY LEASING, INC.

That part of the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 2; thence South 08° 42' 08" East, 471.62 feet along the east line of the Northwest Quarter of said Section 2 to the northwesterly right-of-way line of the abandoned portion of the Piquet Branch of the Union Pacific Railroad Company; thence southwesterly 105.89 feet along the arc of a curve concave to the northwest being the said northwesterly right-of-way line, having a radius of 5679.65 feet and a chord bearing and distance of South 36° 51' 24" West, 105.88 feet to the POINT of BEGINNING; thence southwesterly 234.18 feet along the arc of a curve concave to the northwest being the said northwesterly right-of-way line, having a radius of 5679.65 feet and a chord bearing and distance of South 38° 34' 19" West, 234.15 feet; thence North 29° 40' 57" East, 202.64 feet to the south right-of-way line of Carbon Street; thence North 81° 15' 39" East, 46.19 feet along the south right-of-way line of Carbon Street to the point of beginning, containing 0.088 acres, more or less, in Grundy County, Illinois.

PIN: 09-02-132-001

2. Dedication: The parties stipulate and agree that the Subject Property shall be dedicated to the Village of Coal City by way of Plat of Dedication. Said Plat of Dedication shall be recorded with the Grundy County Recorder of Deeds office.
3. Consideration: The parties stipulate and agree that Seller shall accept from Purchaser the sum of ONE DOLLAR (\$1.00) as and for the dedication of the Subject Property to the Village of Coal City which is hereby acknowledged and received.
4. Approval: This Agreement shall be subject to the approval of the Mayor and the Board of Trustees of the Village of Coal City by the passage of the appropriate Ordinance/Resolution.

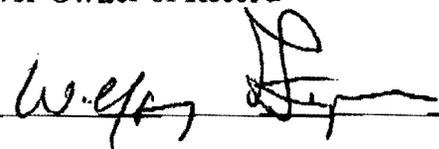
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5. Real Estate Brokers: The parties hereto acknowledge and agree that there are no real estate brokers involved in the aforementioned dedication.
6. Each party shall be solely responsible for its respective attorneys' fees and costs.

IN WITNESS WHEREOF, the Parties have executed this Dedication Agreement this 1 day of MAY, 2009.

SELLER:

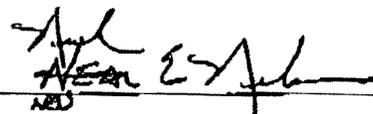
**American Precision Supply Leasing, Inc.
and/or Owner of Record**



By: WOLFGANG ZIEGLER
(Print Name)

PURCHASER:

Village of Coal City



By: NEIL E. NELSON
(Print Name)

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FILED
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Rosa J. Phillips

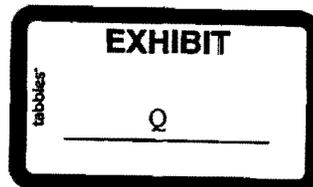
GRUNDY COUNTY
CLERK & RECORDER

Ordinance 09-04

Village of Coal City
515 S Broadway
Coal City, IL 60416

Extension of First Avenue
P.L.C.L. Corporation
485 S. Vermillion St., Coal City, Il 60416
Relating to PIN #09-02-133-003
January 26, 2009

Please return recorded original to: Village of Coal City, 515 S Broadway, ✓
Coal City, IL 60416



500859

THE VILLAGE OF COAL CITY

GRUNDY COUNTY, ILLINOIS

ORDINANCE
NUMBER 09-04

AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(485 South Vermillion Street)

Neal E. Nelson, President
Pamela M. Noffsinger, Village Clerk

Georgette Vota
Dan Greggain
Terry Halliday
Tom Hanley
Joe Phillips
Dave Togliatti

Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on January 26, 2009

Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C. 140 South Dearborn, Suite 800, Chicago, IL 60603

**AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(485 South Vermilion Street)**

WHEREAS, the Village of Coal City is an Illinois municipal corporation; and

WHEREAS, pursuant to various provisions of the Illinois Municipal Code, 65 ILCS 5/1-1 *et seq.* and the Illinois Plat Act, 765 ILCS 205/1 *et seq.*, the Village has the authority to accept conveyances of property for public use through plats of dedication, including for the purpose of extending existing streets; and

WHEREAS, it is in the best interest of the Village to expand First Avenue across portions of land that are currently privately owned; and

WHEREAS, P.L.C.L. Corporation, the owner of the property located at 485 South Vermilion Street, Coal City, Illinois, has acknowledged and presented a plat of dedication to convey a portion of its property, legally described and depicted on **Exhibit A ("Plat of Dedication")**, to the Village for the extension of the First Avenue right-of-way; and

WHEREAS, the Plat of Dedication meets all applicable statutory requirements and complies with all Illinois Plat Act standards, 765 ILCS 205/1 *et seq.*, for conveying fee simple ownership of the dedicated land to the Village; and

WHEREAS, the Village Engineer has reviewed the Plat of Dedication and recommends that the Plat of Dedication be accepted by the Village.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. **Recitals.** The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

500859

Section 2. Approval and Acceptance. The Village of Coal City hereby approves the Plat of Dedication, attached as Exhibit A, and accepts the conveyance and dedication of all of the right, title, and interest in land shown therein in fee simple absolute.

Section 3. Recordation. Having been duly acknowledged by the owner and approved by the Village, the Plat of Dedication attached hereto as Exhibit A shall be recorded with the Grundy County Recorder of Deeds as required by statute.

Section 4. Severability. If any provision of this Ordinance is held invalid, the invalidity will not affect any of the other provisions of this Ordinance.

Section 5. Conflict. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

Section 6. Effective Date. This Ordinance will be in full force and effect upon its passage and approval by the Corporate Authorities in the manner provided by law and its publication in pamphlet form.

SO ORDAINED this 26th day of January, 2009, at Village of Coal City, Grundy and Will Counties, Illinois.

AYES: 6

NAYS: 0

ABSENT: 0

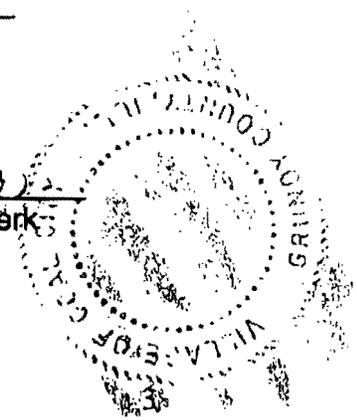
ABSTAIN: 0

VILLAGE OF COAL CITY

Neal E. Nelson
Neal E. Nelson, President

Attest:

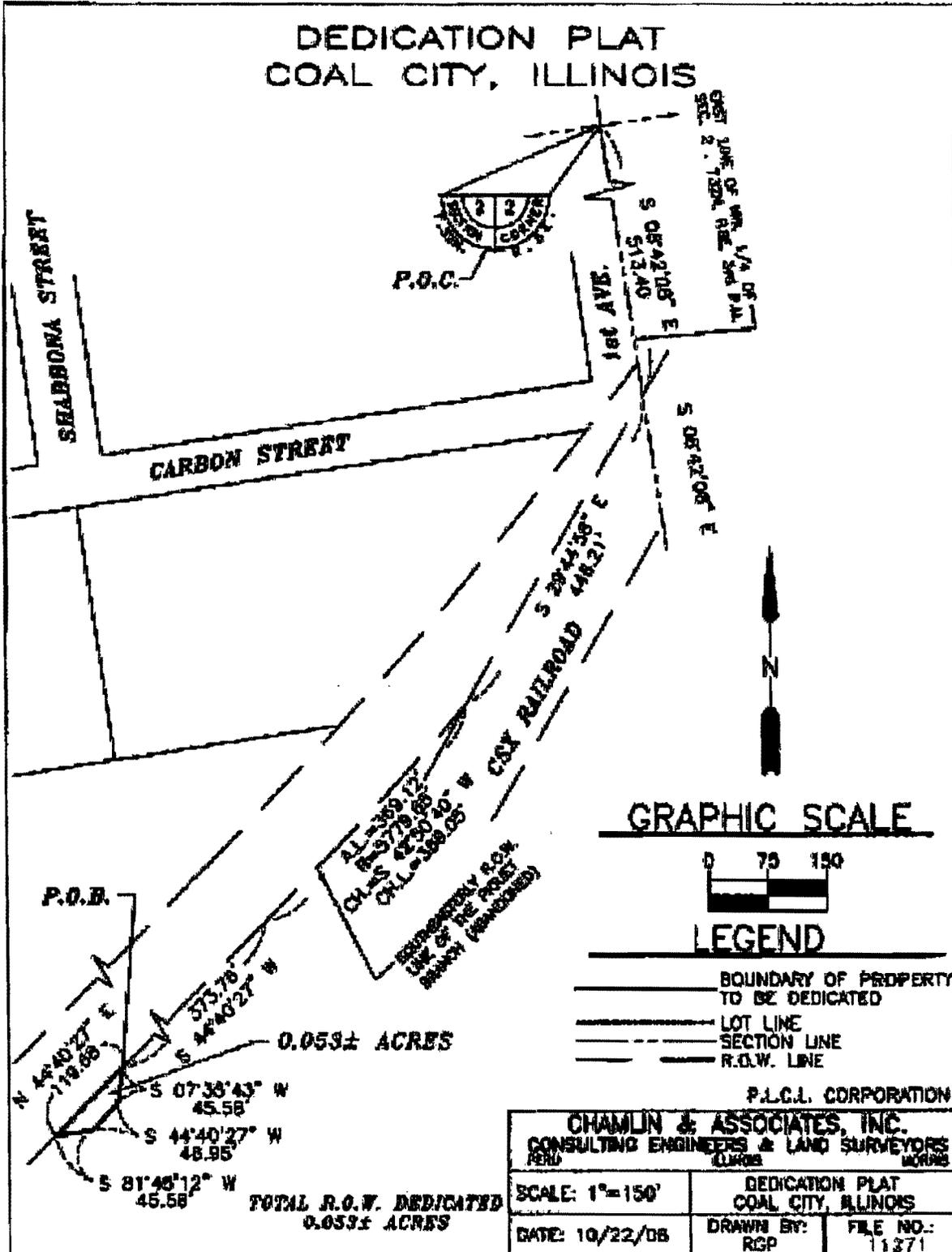
Pamela M. Noffsinger
Pamela M. Noffsinger, Village Clerk



500859

EXHIBIT A

Plat of Dedication



500859

LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - P.L.C.L.
CORPORATION

That part of the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 2; thence South $08^{\circ} 42' 08''$ East, 513.40 feet along the east line of the Northwest Quarter of said Section 2; thence South $29^{\circ} 44' 58''$ East, 446.21 feet to the southeasterly right-of-way line of the abandoned portion of the Piquet Branch of the Union Pacific Railroad Company being a non-tangent curve; thence southwesterly 369.12 feet along the arc of a curve concave to the northwest being the said southeasterly right-of-way line, having a radius of 5779.65 feet and a chord bearing and distance of South $42^{\circ} 50' 40''$ West, 369.05 feet; thence South $44^{\circ} 40' 27''$ West, 373.76 feet along said southeasterly right-of-way line to the POINT of BEGINNING; thence South $07^{\circ} 35' 43''$ West, 45.58 feet; thence South $44^{\circ} 40' 27''$ West, 46.95 feet; thence South $81^{\circ} 45' 12''$ West, 45.58 feet to the said southeasterly right-of-way line; thence North $44^{\circ} 40' 27''$ East, 119.68 feet along said southeasterly right-of-way line to the point of beginning, containing 0.053 acres, more or less, in Grundy County, Illinois.

FIRST AVENUE
DEDICATION AGREEMENT

This First Avenue Dedication Agreement ("Agreement") is made hereto dated May 1, 2009, between the Village of Coal City ("Purchaser") and P.L.C.L. Corporation and/or Owner of Record ("Seller") for the property commonly known as a portion of First Avenue, Coal City, Illinois 60416 ("Subject Property").

1. Legal Description of Subject Property: The Subject Property commonly known as a portion of First Avenue, Coal City, Illinois, is legally described as follows:

LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - P.L.C.L. CORPORATION

That part of the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 2; thence South 08° 42' 08" East, 513.40 feet along the east line of the Northwest Quarter of said Section 2; thence South 29° 44' 58" East, 445.21 feet to the southeasterly right-of-way line of the abandoned portion of the Piquet Branch of the Union Pacific Railroad Company being a non-tangent curve; thence southwesterly 369.12 feet along the arc of a curve concave to the northwest being the said southeasterly right-of-way line, having a radius of 5779.65 feet and a chord bearing and distance of South 42° 50' 40" West, 369.05 feet; thence South 44° 40' 27" West, 373.76 feet along said southeasterly right-of-way line to the POINT of BEGINNING; thence South 07° 35' 43" West, 45.58 feet; thence South 44° 40' 27" West, 46.95 feet; thence South 81° 45' 12" West, 45.58 feet to the said southeasterly right-of-way line; thence North 44° 40' 27" East, 119.68 feet along said southeasterly right-of-way line to the point of beginning, containing 0.053 acres, more or less, in Grundy County, Illinois.

PIN: 09-02-133-003

2. Dedication: The parties stipulate and agree that the Subject Property shall be dedicated to the Village of Coal City by way of Plat of Dedication. Said Plat of Dedication shall be recorded with the Grundy County Recorder of Deeds office.
3. Consideration: The parties stipulate and agree that Seller shall accept from Purchaser the sum of ONE DOLLAR (\$1.00) as and for the dedication of the Subject Property to the Village of Coal City which is hereby acknowledged and received.
4. Approval: This Agreement shall be subject to the approval of the Mayor and the Board of Trustees of the Village of Coal City by the passage of the appropriate

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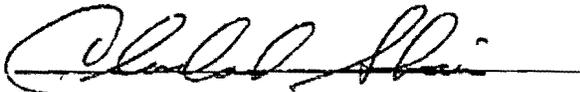
Ordinance/Resolution.

5. Real Estate Brokers: The parties hereto acknowledge and agree that there are no real estate brokers involved in the aforementioned dedication.
6. Each party shall be solely responsible for its respective attorneys' fees and costs.

IN WITNESS WHEREOF, the Parties have executed this Dedication Agreement this 1st day of MAY, 2009.

SELLER:

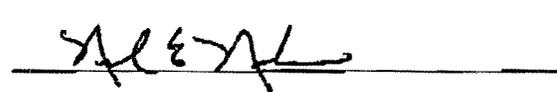
**P.L.C.L. Corporation
and/or Owner of Record**



By: Charles S. H. Stein
(Print Name)

PURCHASER:

Village of Coal City



By: NEIL E NELSON
(Print Name)

500860

FILED
FOR RECORD

29 10

2009 JUN -2 AM 9:38

Rena J. Daniels

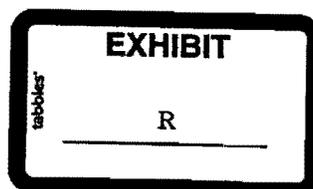
GRUNDY COUNTY
CLERK & RECORDER

Ordinance 09-05

Village of Coal City
515 S Broadway
Coal City, IL 60416

Extension of First Avenue
Robertson Partnership
235 East Oak St., Coal City, Il 60416
Relating to PIN #09-02-133-002
January 26, 2009

Please return recorded original to: Village of Coal City, 515 S Broadway, ✓
Coal City, IL 60416



8

500860

THE VILLAGE OF COAL CITY

GRUNDY COUNTY, ILLINOIS

ORDINANCE
NUMBER 09-05

**AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(235 East Oak Street)**

Neal E. Nelson, President
Pamela M. Noffsinger, Village Clerk

Georgette Vota
Dan Greggain
Terry Halliday
Tom Hanley
Joe Phillips
Dave Togliatti

Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on January 26, 2009

Ancel, Glink, Diamond, Bush, DiCianhi & Krafthefer, P.C. 140 South Dearborn, Suite 600, Chicago, IL 60603

**AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(235 East Oak Street)**

WHEREAS, the Village of Coal City is an Illinois municipal corporation; and

WHEREAS, pursuant to various provisions of the Illinois Municipal Code, 65 ILCS 5/1-1 *et seq.* and the Illinois Plat Act, 765 ILCS 205/1 *et seq.*, the Village has the authority to accept conveyances of property for public use through plats of dedication, including for the purpose of extending existing streets; and

WHEREAS, it is in the best interest of the Village to expand First Avenue across portions of land that are currently privately owned; and

WHEREAS, Robertson Partnership, the owner of the property located at 235 East Oak Street, Coal City, Illinois, has acknowledged and presented a plat of dedication to convey a portion of its property, legally described and depicted on **Exhibit A ("Plat of Dedication")**, to the Village for the extension of the First Avenue right-of-way; and

WHEREAS, the Plat of Dedication meets all applicable statutory requirements and complies with all Illinois Plat Act standards, 765 ILCS 205/1 *et seq.*, for conveying fee simple ownership of the dedicated land to the Village; and

WHEREAS, the Village Engineer has reviewed the Plat of Dedication and recommends that the Plat of Dedication be accepted by the Village.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Will and Grundy Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Approval and Acceptance. The Village of Coal City hereby approves the Plat of Dedication, attached as Exhibit A, and accepts the conveyance and dedication of all of the right, title, and interest in land shown therein in fee simple absolute.

Section 3. Recordation. Having been duly acknowledged by the owner and approved by the Village, the Plat of Dedication attached hereto as Exhibit A shall be recorded with the Grundy County Recorder of Deeds as required by statute.

Section 4. Severability. If any provision of this Ordinance is held invalid, the invalidity will not affect any of the other provisions of this Ordinance.

Section 5. Conflict. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

Section 6. Effective Date. This Ordinance will be in full force and effect upon its passage and approval by the Corporate Authorities in the manner provided by law and its publication in pamphlet form.

SO ORDAINED this 26th day of January, 2009, at Village of Coal City, Grundy and Will Counties, Illinois.

AYES: 6

NAYS: 0

ABSENT: 0

ABSTAIN: 0

VILLAGE OF COAL CITY

Neal E. Nelson
Neal E. Nelson, President

Attest:

Pamela M. Noffsinger
Pamela M. Noffsinger, Village Clerk



500860

LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - ROBERTSON

That part of the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 2; thence South 08° 42' 08" East, 471.62 feet along the east line of the Northwest Quarter of said Section 2 to the northwesterly right-of-way line of the abandoned portion of the Piquet Branch of the Union Pacific Railroad Company; thence southwesterly 827.87 feet along the arc of a curve concave to the northwest being the said northwesterly right-of-way line, having a radius of 5679.65 feet and a chord bearing and distance of South 40° 29' 54" West, 827.14 feet; thence South 44° 40' 27" West, 390.86 feet along the said northwesterly right-of-way line to the POINT of BEGINNING; thence South 44° 40' 27" West, 85.47 feet along the said northwesterly right-of-way line; thence North 20° 16' 55" East, 30.31 feet; thence North 44° 40' 27" East, 30.26 feet; thence North 69° 03' 59" East, 30.31 feet to the point of beginning, containing 0.017 acres, more or less, in Grundy County, Illinois.

500860

**FIRST AVENUE
DEDICATION AGREEMENT**

This First Avenue Dedication Agreement ("Agreement") is made hereto dated May 1, 2009, between the Village of Coal City ("Purchaser") and Robertson Partnership and/or Owner of Record ("Seller") for the property commonly known as a portion of First Avenue, Coal City, Illinois 60416 ("Subject Property").

1. Legal Description of Subject Property: The Subject Property commonly known as a portion of First Avenue, Coal City, Illinois, is legally described as follows:

LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - ROBERTSON

That part of the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 2; thence South 08° 42' 08" East, 471.62 feet along the east line of the Northwest Quarter of said Section 2 to the northwesterly right-of-way line of the abandoned portion of the Piquet Branch of the Union Pacific Railroad Company; thence southwesterly 827.87 feet along the arc of a curve concave to the northwest being the said northwesterly right-of-way line, having a radius of 5679.65 feet and a chord bearing and distance of South 40° 29' 54" West, 827.14 feet; thence South 44° 40' 27" West, 390.86 feet along the said northwesterly right-of-way line to the POINT of BEGINNING; thence South 44° 40' 27" West, 95.47 feet along the said northwesterly right-of-way line; thence North 20° 16' 55" East, 30.31 feet; thence North 44° 40' 27" East, 30.26 feet; thence North 69° 03' 59" East, 30.31 feet to the point of beginning, containing 0.017 acres, more or less, in Grundy County, Illinois.

PIN: 09-02-133-002

2. Dedication: The parties stipulate and agree that the Subject Property shall be dedicated to the Village of Coal City by way of Plat of Dedication. Said Plat of Dedication shall be recorded with the Grundy County Recorder of Deeds office.
3. Consideration: The parties stipulate and agree that Seller shall accept from Purchaser the sum of ONE DOLLAR (\$1.00) as and for the dedication of the Subject Property to the Village of Coal City which is hereby acknowledged and received.
4. Approval: This Agreement shall be subject to the approval of the Mayor and the Board of Trustees of the Village of Coal City by the passage of the appropriate Ordinance/Resolution.
5. Real Estate Brokers: The parties hereto acknowledge and agree that there are no real estate brokers involved in the aforementioned dedication.
6. Each party shall be solely responsible for its respective attorneys' fees and costs.

500860

IN WITNESS WHEREOF, the Parties have executed this Dedication Agreement this
1st day of MAY, 2009.

SELLER:

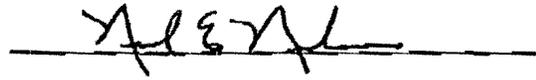
**Robertson Partnership
and/or Owner of Record**



By: R. Douglas B. Robertson
(Print Name)

PURCHASER:

Village of Coal City



By: NEAL E. NELSON
(Print Name)

500861

FILED
FOR RECORD

2900

2009 JUN -2 AM 9:40

Bene J. Phillips

GRUNDY COUNTY
CLERK & RECORDER

Ordinance 09-06

Village of Coal City
515 S Broadway
Coal City, IL 60416

Extension of First Avenue
McLuckie Brothers, LLC
640 East Carbon St., Coal City, IL 60416
Relating to PIN #09-02-129-017
January 26, 2009

Please return recorded original to: Village of Coal City, 515 S Broadway,
Coal City, IL 60416 ✓

EXHIBIT

tabbles

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500861

THE VILLAGE OF COAL CITY

GRUNDY COUNTY, ILLINOIS

ORDINANCE
NUMBER 09.06

**AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(640 East Carbon Street)**

Neal E. Nelson, President
Pamela M. Noffsinger, Village Clerk

Georgette Vota
Dan Greggain
Terry Halliday
Tom Hanley
Joe Phillips
Dave Togliatti

Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on January 26, 2009

Ancel, Glink, Diamond, Bush, DiCianini & Krafthefer, P.C. 140 South Dearborn, Suite 600, Chicago, IL 60603

**AN ORDINANCE APPROVING AND ACCEPTING
A PLAT OF DEDICATION OF LAND
FOR THE EXTENSION OF FIRST AVENUE
(640 East Carbon Street)**

WHEREAS, the Village of Coal City is an Illinois municipal corporation; and

WHEREAS, pursuant to various provisions of the Illinois Municipal Code, 65 ILCS 5/1-1 *et seq.* and the Illinois Plat Act, 765 ILCS 205/1 *et seq.*, the Village has the authority to accept conveyances of property for public use through plats of dedication, including for the purpose of extending existing streets; and

WHEREAS, it is in the best interest of the Village to expand First Avenue across portions of land that are currently privately owned; and

WHEREAS, McLuckie Brothers, LLC, the owner of the property located at 640 East Carbon Street, Coal City, Illinois, has acknowledged and presented a plat of dedication to convey a portion of its property, legally described and depicted on **Exhibit A ("Plat of Dedication")**, to the Village for the extension of the First Avenue right-of-way; and

WHEREAS, the Plat of Dedication meets all applicable statutory requirements and complies with all Illinois Plat Act standards, 765 ILCS 205/1 *et seq.*, for conveying fee simple ownership of the dedicated land to the Village; and

WHEREAS, the Village Engineer has reviewed the Plat of Dedication and recommends that the Plat of Dedication be accepted by the Village.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Will and Grundy Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Approval and Acceptance. The Village of Coal City hereby approves the Plat of Dedication, attached as Exhibit A, and accepts the conveyance and dedication of all of the right, title, and interest in land shown therein in fee simple absolute.

Section 3. Recordation. Having been duly acknowledged by the owner and approved by the Village, the Plat of Dedication attached hereto as Exhibit A shall be recorded with the Grundy County Recorder of Deeds as required by statute.

Section 4. Severability. If any provision of this Ordinance is held invalid, the invalidity will not affect any of the other provisions of this Ordinance.

Section 5. Conflict. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

Section 6. Effective Date. This Ordinance will be in full force and effect upon its passage and approval by the Corporate Authorities in the manner provided by law and its publication in pamphlet form.

SO ORDAINED this 26th day of January, 2009, at Village of Coal City, Will and Grundy Counties, Illinois.

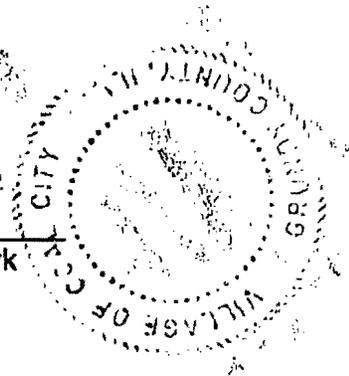
- AYES: 6
- NAYS: 0
- ABSENT: 0
- ABSTAIN: 0

VILLAGE OF COAL CITY

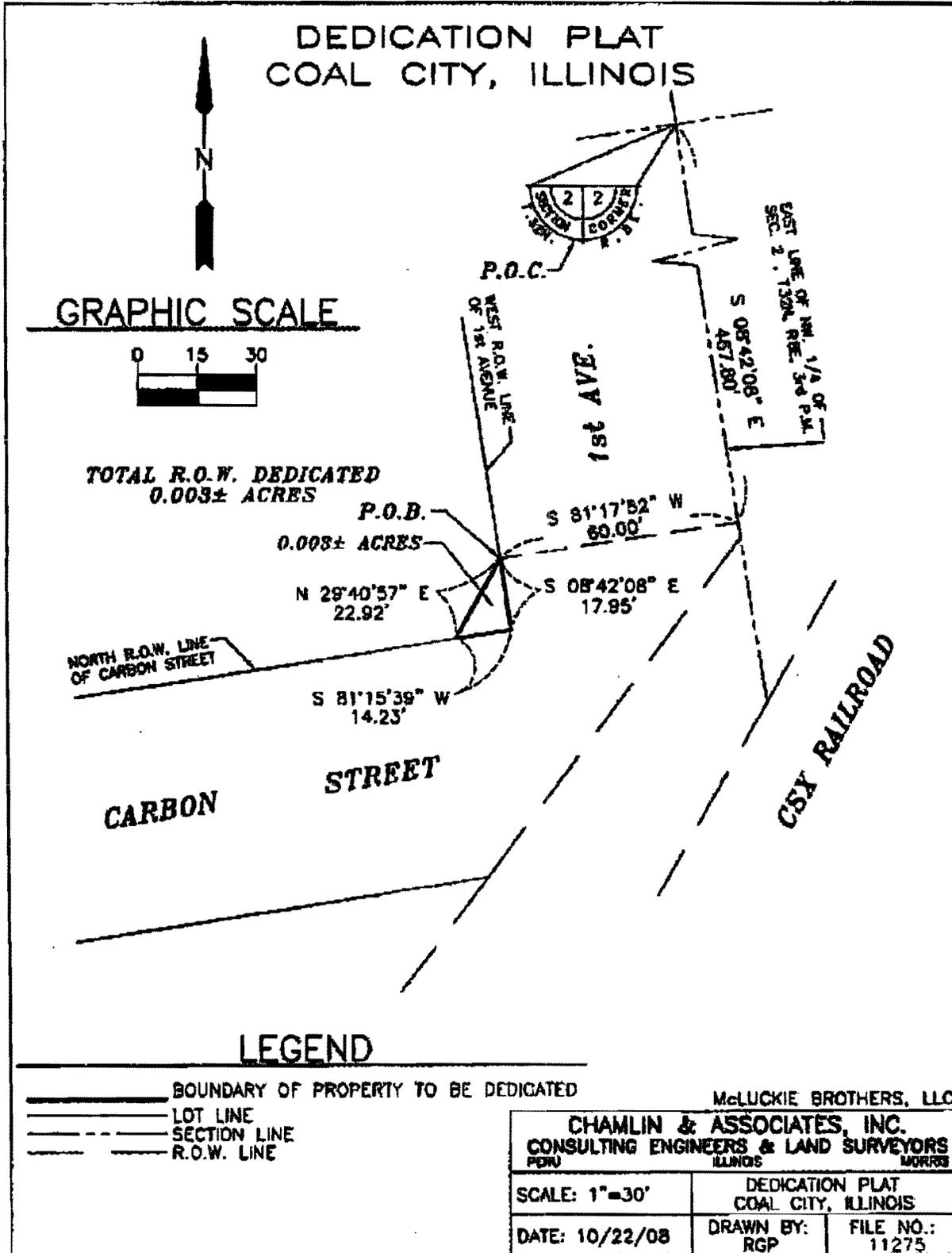
Neal E. Nelson
Neal E. Nelson, President

Attest:

Pamela M. Noffsinger
Pamela M. Noffsinger, Village Clerk



Plat of Dedication



500861

LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - MCLUCKIE BROTHERS, LLC

That part of the Northwest Quarter of Section 2, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 2; thence South 08° 42' 08" East, 467.80 feet along the east line of the Northwest Quarter of said Section 2; thence South 81° 17' 52" West, 60.00 feet to the POINT of BEGINNING; thence South 08° 42' 08" East, 17.95 feet along the west right-of-way line of First Avenue to the north right-of-way line of Carbon Street; thence South 81° 15' 39" West, 14.23 feet along the north right-of-way line of Carbon Street; thence North 29° 40' 57" East, 22.92 feet to the point of beginning, containing 0.003 acres, more or less, in Grundy County, Illinois.

**FIRST AVENUE
DEDICATION AGREEMENT**

500861

This First Avenue Dedication Agreement ("Agreement") is made hereto dated May 1st, 2009, between the Village of Coal City ("Purchaser") and McLuckie Brothers, LLC and/or Owner of Record ("Seller") for the property commonly known as a portion of First Avenue, Coal City, Illinois 60416 ("Subject Property").

1. Legal Description of Subject Property: The Subject Property commonly known as a portion of First Avenue, Coal City, Illinois, is legally described as follows:

LEGAL DESCRIPTION - FIRST AVENUE DEDICATION - MCLUCKIE BROTHERS, LLC

That part of the Northwest Quarter of Section 2, Township 22 North, Range 9 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 2; thence South 08° 42' 08" East, 467.80 feet along the east line of the Northwest Quarter of said Section 2; thence South 81° 17' 52" West, 60.00 feet to the POINT of BEGINNING; thence South 08° 42' 08" East, 17.95 feet along the west right-of-way line of First Avenue to the north right-of-way line of Carbon Street; thence South 81° 15' 39" West, 14.23 feet along the north right-of-way line of Carbon Street; thence North 29° 40' 57" East, 22.92 feet to the point of beginning, containing 0.003 acres, more or less, in Grundy County, Illinois.

PIN: 09-02-129-017

2. Dedication: The parties stipulate and agree that the Subject Property shall be dedicated to the Village of Coal City by way of Plat of Dedication. Said Plat of Dedication shall be recorded with the Grundy County Recorder of Deeds office.
3. Consideration: The parties stipulate and agree that Seller shall accept from Purchaser the sum of ONE DOLLAR (\$1.00) as and for the dedication of the Subject Property to the Village of Coal City which is hereby acknowledged and received.
4. Approval: This Agreement shall be subject to the approval of the Mayor and the Board of Trustees of the Village of Coal City by the passage of the appropriate Ordinance/Resolution.
5. Real Estate Brokers: The parties hereto acknowledge and agree that there are no real estate brokers involved in the aforementioned dedication.

500861

6. Each party shall be solely responsible for its respective attorneys' fees and costs.

IN WITNESS WHEREOF, the Parties have executed this Dedication Agreement this 1st day of May, 2009.

SELLER:

**McLuckie Brothers, LLC
and/or Owner of Record**

David L. McLuckie, member

By: DAVID L. M^CLUCKIE
(Print Name)

PURCHASER:

Village of Coal City

Nora E. Nelson

By: NORA E. NELSON
(Print Name)

DESCRIPTION	DATE	INVOICE #	AMOUNT	DISC	AMOUNT
1ST AVENUE DEDICATION OF PROPERT	03/25/09	090325	54230.50	.00	54230.50

check given to Keith Roseland 6/25/09 K.V.

Vendor Name: CARBON DEVELOPMENT, LLC

Vendor No: CARB1 Chk:17862

03/25/09

Total: 54230.50

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



VILLAGE OF COAL CITY
GENERAL FUND
516 S. BROADWAY ST.
COAL CITY, ILLINOIS 60416

CentriBank

600 S. BROADWAY, COAL CITY, IL 60416

70-188/218

CHECK NO:
17862

017862

Pay exactly *****54,230 Dollars and 50 cents

DATE	AMOUNT
03/25/09	\$54230.50**

PAY
TO
THE
ORDER
OF

CARBON DEVELOPMENT, LLC

[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈017862⑈ ⑆071901837⑆ 0006422066⑈

EXHIBIT

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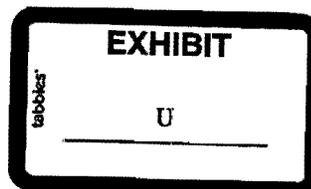
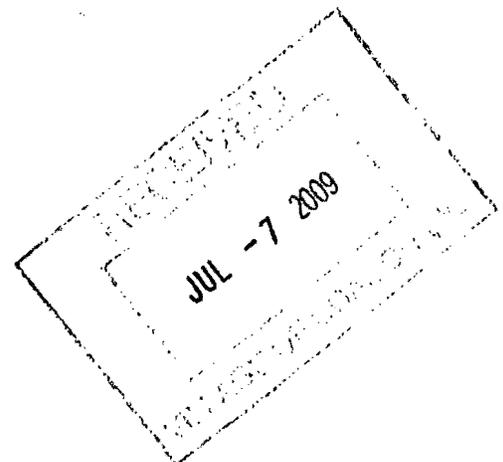
Lana J. Phillips
Grundy County Clerk and Recorder
111 E. Washington -- P.O. Box 675
Morris, Illinois 60450
Contact: Paula Hamm, Deputy Recording Clerk

Invoice: GCIL32-0609

Fees Billed To: Village / Coal City

Dates: 06/01/2009 to 06/30/2009

Receipt #	Doc #	Date	Description	Amount
CC1-066852	500857	06/02/09	General Recording	29.00
CC1-066852	500858	06/02/09	General Recording	29.00
CC1-066852	500859	06/02/09	General Recording	29.00
CC1-066852	500860	06/02/09	General Recording	29.00
CC1-066852	500861	06/02/09	General Recording	29.00
Total Amount Due				145.00



CERTIFICATE OF SERVICE

I, Sharon J. Stabrawa, hereby certify that on December 2, 2009, I caused a copy of the foregoing **Hearing Exhibits** to be served upon the individuals listed below, as aforesaid:

Robert J. Prendergast
DALEY MOHAN GROBLE, P.C.
55 W. Monroe Street, Suite 1600
Chicago, IL 60603
rprendergast@daleymohan.com
via U.S. Mail and E-mail

John Saladino
Railroad Section
Illinois Commerce Commission
527 E. Capitol Avenue
Springfield, IL 62701
jsaladino@icc.illinois.gov
via U.S. Mail and E-mail

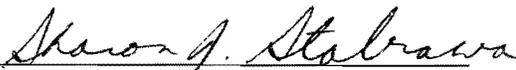
Christine Reed, Director of Highways
Illinois Department of Transportation
Attention: Jeff Harpring
2300 South Dirksen Parkway, Room 205
Springfield, IL 62764
jeff.harpring@illinois.gov
via U.S. Mail and E-mail

Gloria M. Camarena
Assistant Chief Counsel
Illinois Department of Transportation
100 West Randolph, Suite 6-600
Chicago, IL 60601
gloria.camarena@illinois.gov
via U.S. Mail and E-mail

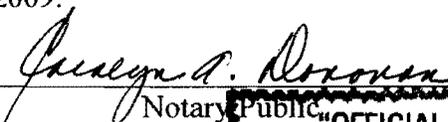
Ms. Cindy K. Bushur-Hallam
Special Assistant Chief Counsel
Illinois Department of Transportation
2300 South Dirksen Parkway
Springfield, IL 62764
cindy.bushur-hallam@illinois.gov
via U.S. Mail and E-mail

Lance T. Jones, Deputy Chief Counsel
Illinois Department of Transportation
2300 South Dirksen Parkway, Suite 311
Springfield, IL 62764
lance.jones@illinois.gov
via U.S. Mail and E-mail

Ellen Schanzle-Haskins
Chief Counsel
Illinois Department of Transportation
2300 South Dirksen Parkway, Room 300
Springfield, IL 62764
ellen.schanzle-haskins@illinois.gov
via U.S. Mail and E-mail


Sharon J. Stabrawa

SUBSCRIBED and SWORN to
before me this 2nd day of December,
2009.


Notary Public

