

ORDINANCE NO. 2560

**AN ORDINANCE
AUTHORIZING AND APPROVING A CONTRACT FOR THE SALE
OF REAL ESTATE OWNED BY THE VILLAGE OF RANTOUL, ILLINOIS
(1008 Aviation Road, Building 26)**

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) is the owner of a certain parcel of real estate commonly known as 1008 Aviation Road, Rantoul, Illinois, which is more particularly described as set forth on Exhibit A, attached hereto and incorporated herein by this reference thereto (the “**Real Estate**”); and

WHEREAS, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village has determined that it is necessary, desirable and in the best interests of the Village to sell the Real Estate; and

WHEREAS, there has been presented to and there is now before the meeting of the Corporate Authorities at which this Ordinance is adopted the form of a Contract For Sale of Real Estate by and between the Village, as Seller, and Dale Churovich as Buyer (the “**Buyer**”) under and by which such Buyer has agreed to purchase the Real Estate for \$20,000.00, (the “**Contract**”).

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, ILLINOIS, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. That the Contract, including the terms thereof as set forth in the form of such Contract as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted, be and the same is hereby authorized and approved.

Section 2. That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Contract and the Village Clerk is hereby authorized to attest such execution of the Contract, with such changes and revisions in the form of such Contract as may be approved by the Village president, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such changes or revisions therein from the form of the Contract as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted.

Section 3. That the conveyance of the Real Estate is hereby authorized to be made to the Buyer upon full and complete performance by the Buyer of its obligations under the Contract, the Corporate Authorities hereby expressly finding that the Real Estate is no longer necessary for, useful to, or in the best interests of the Village to retain.

Section 4. That all actions of the officers, employees and agents of the Village heretofore taken in connection with the Contract and such conveyance of the Real Estate are hereby ratified, confirmed and approved.

Section 5. That from and after the effective date of this Ordinance, the proper officers, employees and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such supplemental documents and instruments as may be necessary to accomplish the purposes of the Contract and this Ordinance in accordance with the respective terms, conditions and undertakings thereof, including the execution, acceptance, delivery and recordation of agreements, deeds, and other instruments pertaining to the conveyance of the Real Estate in connection with the Contract.

This Ordinance is hereby passed, the “ayes” and “nays” being called, by a majority of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

PASSED this 13th day of February, 2018.



Village Clerk

APPROVED this 13th day of February, 2018.



Village President

SURVEYOR'S REPORT

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207 AND VICE PRESIDENT OF BERNIS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY ILLINOIS, I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARENT TRACTS

PARCEL A2b-2

A TRACT OF LAND BEING PART OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, WITH BEARINGS ON ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE.

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, PROCEED SOUTH 89 DEGREES 38 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 75.85 FEET; THENCE SOUTH 0 DEGREES 46 MINUTES 35 SECONDS EAST, 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, 65.18 FEET; THENCE AROUND THE ARC OF A TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CHORD LENGTH OF 125.60 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST FOR AN ARC LENGTH OF 125.83 FEET; THENCE TANGENT SOUTH 12 DEGREES 47 MINUTES 32 SECONDS EAST, 27.87 FEET; THENCE AROUND THE ARC OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CHORD LENGTH OF 87.66 FEET, A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 36 SECONDS WEST FOR AN ARC LENGTH OF 87.74 FEET; THENCE AROUND THE ARC OF A TANGENT CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 500 FEET, A CHORD LENGTH OF 224.47 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 40 MINUTES 30 SECONDS WEST FOR AN ARC LENGTH OF 226.40 FEET; THENCE TANGENT 89 DEGREES 38 MINUTES 45 SECONDS WEST, 781.66 FEET; THENCE NORTH 44 DEGREES 13 MINUTES 29 SECONDS EAST, 140.39 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST, 851.06 FEET; THENCE 67 DEGREES 35 MINUTES 31 SECONDS WEST, 81.48 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 27 SECONDS WEST, 176.20 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 35 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER, 766.36 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 32 SECONDS WEST, 60.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 35 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER, 700.04 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 10 SECONDS EAST, 60.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 35 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER, 404.69 FEET TO THE TRUE POINT OF BEGINNING, ENCOMPASSING 11.719 ACRES MORE OR LESS.

PARCEL A2B-7

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, PROCEED SOUTH 89 DEGREES 38 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 75.85 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, 100.00 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, 65.18 FEET, THENCE AROUND THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CHORD LENGTH OF 125.60 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST FOR AN ARC LENGTH OF 125.83 FEET, THENCE SOUTH 12 DEGREES 47 MINUTES 32 SECONDS EAST, 27.87 FEET; THENCE AROUND THE ARC OF A NON-TANGENT CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CHORD LENGTH OF 87.66 FEET, A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 36 SECONDS WEST FOR AN ARC LENGTH OF 87.74 FEET; THENCE AROUND THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CHORD LENGTH OF 224.47 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 40 MINUTES 30 SECONDS WEST FOR AN ARC LENGTH OF 226.40 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST, 781.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST, 558.50 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 31 SECONDS WEST, 271.82 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 27 SECONDS WEST, 18.62 FEET; THENCE SOUTH 67 DEGREES 35 MINUTES 31 SECONDS EAST, 61.48 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, 851.06 FEET; THENCE SOUTH 44 DEGREES 13 MINUTES 29 SECONDS WEST, 140.39 FEET TO THE TRUE POINT OF BEGINNING, ENCOMPASSING 1.684 ACRES MORE OR LESS.

ADDITIONAL TRACTS

PARCEL 1

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 21 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 40 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF URBANA AVENUE; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF URBANA AVENUE AND THE SOUTHERLY RIGHT OF WAY LINE OF URBANA AVENUE, A DISTANCE OF 1179.54 FEET TO A MAG NAIL FOUND AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 21 MINUTES 29 SECONDS EAST ALONG A JOG IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF URBANA AVENUE, A DISTANCE OF 59.80 FEET TO A BRASS TABLET SURVEY MONUMENT FOUND; THENCE SOUTH 89 DEGREES 38 SECONDS WEST ALONG THE EXISTING SOUTHERLY RIGHT OF WAY OF URBANA AVENUE, A DISTANCE OF 766.35 FEET TO A BRASS TABLET SURVEY MONUMENT FOUND; THENCE SOUTH 00 DEGREES 33 MINUTES 18 SECONDS EAST ALONG THE EXISTING EASTERLY RIGHT OF WAY LINE OF EAGLE DRIVE, A DISTANCE OF 194.97 FEET TO A BRASS TABLET SURVEY MONUMENT FOUND; THENCE SOUTH 67 DEGREES 35 MINUTES 11 SECONDS EAST ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF VETERANS PARKWAY, A DISTANCE OF 271.49 TO AN IRON PIPE SURVEY MONUMENT FOUND; THENCE SOUTH 89 DEGREES 38 MINUTES 32 SECONDS WEST, A DISTANCE OF 43.68 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE AROUND A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2081.11 FEET, A CHORD LENGTH OF 415.36 FEET, A CHORD BEARING OF NORTH 85 DEGREES 09 MINUTES 10 SECONDS WEST FOR AN ARC LENGTH OF 416.07 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 00 DEGREES 33 MINUTES 49 SECONDS WEST, A DISTANCE OF 270.78 FEET TO AN IRON PIPE SURVEY MONUMENT SET;

SURVEYOR'S REPORT CONTINUED

THENCE AROUND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, A CHORD LENGTH OF 25.63 FEET, A CHORD BEARING OF NORTH 39 DEGREES 17 MINUTES 31 SECONDS EAST FOR AN ARC LENGTH OF 27.82 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 82 DEGREES 22 MINUTES 25 SECONDS EAST, A DISTANCE OF 224.71 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 89 DEGREES 23 MINUTES 32 SECONDS EAST, A DISTANCE OF 734.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2.690 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY ILLINOIS.

PARCEL 2

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 21 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE EASTERLY EXTENSION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF URBANA AVENUE; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS WEST ALONG SAID EASTERLY EXTENSION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF URBANA AVENUE, A DISTANCE OF 124.86 FEET TO AN IRON PIPE SURVEY MONUMENT SET AND THE POINT OF BEGINNING; THENCE AROUND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, A CHORD LENGTH OF 70.45 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 33 MINUTES 59 SECONDS EAST FOR AN ARC LENGTH OF 75.30 FEET TO AN IRON PIPE SURVEY MONUMENT SET ON THE WESTERLY RIGHT OF WAY LINE OF CHANUTE STREET; THENCE SOUTH 00 DEGREES 46 MINUTES 35 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CHANUTE STREET, A DISTANCE OF 10.41 FEET TO CHISELED X SURVEY MONUMENT FOUND; THENCE SOUTH 89 DEGREES 38 MINUTES 36 SECONDS WEST ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF URBANA STREET, A DISTANCE OF 404.78 FEET TO A BRASS TABLET SURVEY MONUMENT FOUND; THENCE NORTH 00 DEGREES 17 MINUTES 26 SECONDS WEST ALONG A JOG IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID URBANA STREET, A DISTANCE OF 60.04 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 354.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.542 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY ILLINOIS.

I FURTHER STATE THAT THE OWNERS DESIRE TO FACILITATE THE SALE OF SAID LAND FOR WHICH PURPOSE I PREPARED A PLAT TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF, PARTICULARLY DESCRIBING THE LOT INTO WHICH SAID LANDS HAVE BEEN SO PLATTED AND I NUMBERED THE LOT, WHICH NUMBER IS SHOWN IN LARGE SIZE ON SAID PLAT AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOT.

I FURTHER STATE THAT REPORTEDLY THE VILLAGE OF RANTOUL DOES NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM AND NO REGULATORY FLOOD ZONE EXISTS FOR THE PROPERTY SURVEYED, BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 200 OF 625, MAP NUMBER 17019C0200D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013. THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "D" (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE).

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDRETHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED TO ME BY CLIENT.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "718 SUBDIVISION TO THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS".

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED DECEMBER 4, 2017

Edward L. Clancy
EDWARD L. CLANCY, L.S., P.E., VICE PRESIDENT
BERNIS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
LICENSE EXPIRATION: NOVEMBER 30, 2018
URBANA, CHAMPAIGN COUNTY, ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM 2999
LICENSE EXPIRATION: APRIL 30, 2019



718 Sub division

7450