



# City of Chicago



O2016-3345

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/13/2016
<b>Sponsor(s):</b>	Sadlowski Garza (10)
<b>Type:</b>	Ordinance
<b>Title:</b>	Dedication of public way(s) in area bounded by E 105th St, S Indianapolis Ave and S Ave B
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

**DEDICATION ORDINANCE**

Be it Ordained by the City Council of the City of Chicago:

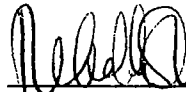
SECTION 1. The Commissioner of the Chicago Department of Transportation, or any of her designees, is each hereby authorized and directed to approve a dedication for public way of certain property owned by the Public Building Commission of Chicago, an Illinois Municipal Corporation ("PBC") along E. 105<sup>th</sup> Street at S. Indianapolis Avenue, and legally described in the attached plat (Exhibit A, CDOT File: 08-10-15-3715) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. The dedication for public way is accepted upon the express condition that the PBC shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns, and constructing the newly dedicated public street segment according to the current version of the Chicago Department of Transportation *Regulations for Opening, Repair and Construction in the Public Way* and its appendices, and as agreed to by the PBC in the attached Duty to Build Agreement (Exhibit B), hereby made a part of this ordinance.

SECTION 3. The dedication herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the PBC shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the associated full sized plat as approved by the Department of Transportation / Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage. This dedication shall take effect and be in force from and after the recording of the plat.

Dedication Approved:



Rebekah Scheinfeld  
Commissioner

Approved as to Form and Legality



Richard Wendy  
Deputy Corporation Counsel



Honorable Susan Sadowski Garza  
Alderman, 10th Ward



# PLAT OF DEDICATION

PREPARED FOR:

PUBLIC BUILDING COMMISSION OF CHICAGO  
 RICHARD J. DALEY CENTER  
 50 W WASHINGTON, ROOM 200  
 CHICAGO, IL 60602

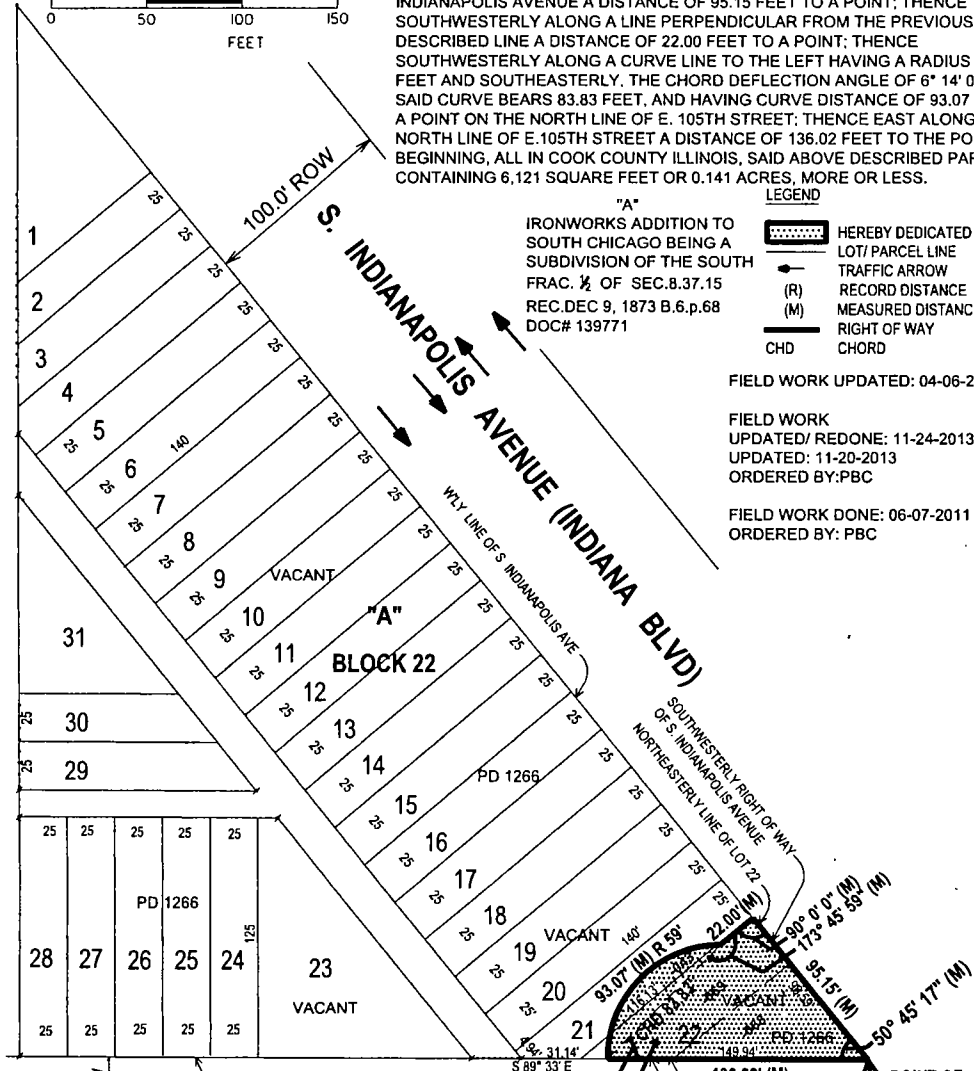
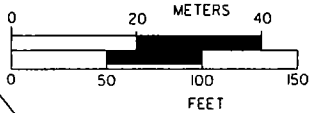
GENERAL NOTES:

- 1) THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY KNOWN AS ORDER NUMBER WITH AN EFFECTIVE DATES OF :  
 1401 008381891 DG DATED 1/4/2012  
 1401 008381888 DG DATED 1/4/2012  
 1401 008381889 DG DATED 10/20/2011  
 1401 008381890 DG DATED 8/16/2012  
 1401 008823926 DG DATED 12/15/2011  
 1401 008381892 DG DATED 9/6/2012
- 2) PROPERTY INDEX NUMBERS FOR THIS PROPERTY ARE:  
 26-08-404-043 LOT 21  
 26-08-404-068 PART OF LOT 22  
 26-08-404-069 PART OF LOT 22
- 3) AN IRON ROD WITH CAP WILL BE SET AT EACH PROPERTY CORNER PRIOR TO RECORDATION.
- 4) BEARINGS SHOWN ARE ASSUMED. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
- 5) NO MONUMENTS WERE FOUND IN COORDINATION WITH THIS SURVEY.

THAT PART OF LOTS 21 AND 22 IN BLOCK 22 IN IRONWORKERS ADDITION TO SOUTH CHICAGO IN THE SOUTH FRACTIONAL HALF OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 9, 1873 IN BOOK 6 PAGE 68 AS DOCUMENT NUMBER 139771, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF E. 105TH STREET (ALSO BEING THE SOUTH LINE OF SAID LOT 22) AND THE SOUTHWESTERLY LINE OF S. INDIANAPOLIS AVENUE (ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 22); THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF S. INDIANAPOLIS AVENUE A DISTANCE OF 95.15 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULAR FROM THE PREVIOUS DESCRIBED LINE A DISTANCE OF 22.00 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A CURVE LINE TO THE LEFT HAVING A RADIUS OF 59 FEET AND SOUTHEASTERLY, THE CHORD DEFLECTION ANGLE OF 6° 14' 01" OF SAID CURVE BEARS 83.83 FEET, AND HAVING CURVE DISTANCE OF 93.07 FEET TO A POINT ON THE NORTH LINE OF E. 105TH STREET; THENCE EAST ALONG SAID NORTH LINE OF E. 105TH STREET A DISTANCE OF 136.02 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 6,121 SQUARE FEET OR 0.141 ACRES, MORE OR LESS.

NORTH

SCALE 1 INCH = 100 FEET



"A"  
 IRONWORKS ADDITION TO SOUTH CHICAGO BEING A SUBDIVISION OF THE SOUTH FRAC. 1/2 OF SEC. 8. 37. 15 REC. DEC 9, 1873 B. 6. p. 68 DOC# 139771

- LEGEND
- HEREBY DEDICATED LOT/ PARCEL LINE
  - TRAFFIC ARROW
  - (R) RECORD DISTANCE
  - (M) MEASURED DISTANCE
  - RIGHT OF WAY
  - CHD CHORD

FIELD WORK UPDATED: 04-06-2015

FIELD WORK UPDATED/ REDONE: 11-24-2013  
 UPDATED: 11-20-2013  
 ORDERED BY: PBC

FIELD WORK DONE: 06-07-2011  
 ORDERED BY: PBC

OWNER'S CERTIFICATE:

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, \_\_\_\_\_, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED FOR THE PURPOSE OF DEDICATING PUBLIC RIGHT OF WAY/ STREET(S)/ ALLEY(S) AS SHOWN AND DEPICTED ON PLAT HEREON. IN WITNESS THEREOF SAID \_\_\_\_\_, HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS DULY AUTHORIZED MANAGING MEMBER ON ITS BEHALF ON THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 2016

NOTARY PUBLIC CERTIFICATE:

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

ON THIS \_\_\_ DAY OF \_\_\_\_\_ 2016 BEFORE ME, \_\_\_\_\_ THE UNDERSIGNED OFFICER PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FORGOING AFFIDAVIT AND ACKNOWLEDGED THAT HE (SHE) EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HERUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC COMMISSION EXPIRES

(SEAL)

*Manuel E. Palma*  
 April 16, 2016

**HEREBY DEDICATED FOR PUBLIC RIGHT OF WAY**

**E. 105th STREET**

**S. AVENUE B**

1	27	48	27.1	1	27.5
2	25	47	25	2	26

C.D.O.T.

CITY - DEPT. OF FINANCE

COOK CO.

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, MANUEL E. PALMA, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT HEREON DRAWN FROM PREVIOUS PLATS AND RECORDS FOR PURPOSES OF DEDICATING THE SAME AS SHOWN ON THE PLAT HEREON DRAWN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL IN CHICAGO, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

04-05-2016

ILLINOIS PROFESSIONAL LAND SURVEYOR NO: 22135  
 LICENSE EXPIRATION: 11-30-2016  
 PROFESSIONAL DESIGN FIRM REGISTRATION NO: 134-00153  
 EXPIRATION DATE: 4-30-2017



**TECMA ASSOCIATES, INC.**  
 ENGINEERS / SURVEYORS / CONSTRUCTION MANAGERS  
 5519 N. CUMBERLAND AVENUE, SUITE 1010  
 CHICAGO, ILLINOIS 60656  
 PHONE: 773-763-5555  
 FAX: 773-763-5577

C.D.O.T. # 08-10-15-3715

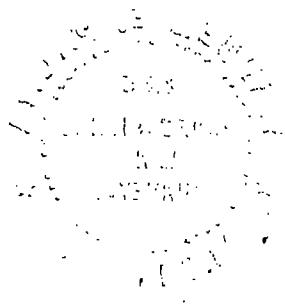


EXHIBIT B



Richard J. Daley Center  
50 W. Washington Street  
Room 200  
Chicago, Illinois 60602  
(312) 744-3090  
Fax: (312) 744-8005  
www.pbcchicago.com

Chairman  
RAHM EMANUEL  
Mayor  
City of Chicago

Executive Director  
FELICIA S DAMS

DUTY TO BUILD AGREEMENT FOR  
CREATION OF A NEW CUL-DE-SAC

In support of my current application with Chicago Department of Transportation's Maps and Plats Unit, for a dedication of property for a new school, I hereby state that I am the agent for the applicant involved in the project and that I have the authority to agree to the below terms of the dedication. Please initial:

*[Handwritten initials]*

I am aware that I am responsible for the construction of all new public and private rights of way (streets, alleys, etc) described on the Plat of Dedication.

*[Handwritten initials]*

I further understand that all rights of way (both public and private) must be built to City specifications as detailed in CDOT's Regulation for Openings, Construction and Repair in the Public Way.

*[Handwritten initials]*

Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub par or that do not adhere to the City's standards.

Signed: *[Signature]* 1/28/2016  
Date

Printed Name: Felicia S. Davis, Executive Director

Organization: The Public Building Commission of Chicago

Address: Richard J. Daley Center, 50 W. Washington, Suite 200, Chicago, IL 60602

Phone/Email: (312) 744.3090/pbc@pbcchicago.com

SUBSCRIBED AND SWORN  
to before me this 28<sup>th</sup> day of JANUARY, 2016.

*[Signature]*  
Notary Public

