

SPECIAL ORDINANCE AUTHORIZING ACQUISITION OF
CERTAIN REAL ESTATE IN THE CITY OF ROCK ISLAND, ILLINOIS

WHEREAS, the City of Rock Island has determined that certain property located in The City of Rock Island, Illinois, is for sale; and

WHEREAS, it has been determined that it is in the best interest that The City of Rock Island acquire said property to support the development of Ridgewood Sustainable Business Park.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. It is hereby determined that it is in the best interest of the City of Rock Island to acquire property located in the City of Rock Island consisting of 1.603 acres, more or less, near 78th Avenue West and Andalusia Road, for the sole purpose of developing a new access road to Ridgewood Sustainable Business Park, the legal description of which is attached hereto as Exhibit A.

Section Two. That the City of Rock Island staff be and is thereby authorized and directed to acquire the above-described property from LSW Investments for the appraised value of \$41,879.80.

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____

CITY CLERK

PARCEL BH 328-3**METES AND BOUNDS DESCRIPTION**

Part of the Northwest Quarter of Section 27, Township 17 North, Range 2 West of the 4th Principal Meridian in the City of Rock Island, County of Rock Island, State of Illinois, more particularly described as follows;

Commencing at the Northwest Corner of the Northeast Quarter of said Section 27;

Thence South 00 degrees 22 minutes 45 seconds West along the east line of the Northwest Quarter of said Section 27, a distance of 80.08 feet to the south right of way line of a railroad and the Point of Beginning;

Thence continuing South 00 degrees 22 minutes 45 seconds West along said east line, a distance of 100.00 feet;

Thence North 88 degrees 11 minutes 47 seconds West, a distance of 31.43 feet;

Thence North 00 degrees 22 minutes 45 seconds East, a distance of 38.59 feet;

Thence North 09 degrees 33 minutes 05 seconds West, a distance of 62.61 feet to the south right of way line of said railroad;

Thence South 88 degrees 11 minutes 47 seconds East along said south right of way line, a distance of 42.23 feet to the Point of Beginning.

The above described parcel contains 3,473 square feet or 0.080 acres, more or less as shown by the attached Right of Way Acquisition Plat.

For the purpose of this description North is based on the Illinois State Plane Coordinate System, West Zone, North American Datum of 1983 (1997 Adjustment).

PARCEL 326-B-2**METES AND BOUNDS DESCRIPTION**

Part of the Northeast Quarter of Section 27, Township 17 North, Range 2 West of the 4th Principal Meridian in the City of Rock Island, County of Rock Island, State of Illinois, more particularly described as follows;

Commencing at the Northeast Corner of the Northwest Quarter of said Section 27;

Thence South 00 degrees 22 minutes 45 seconds West along the west line of the Northeast Quarter of said Section 27, a distance of 80.08 feet to the south right of way line of a railroad;

Thence South 88 degrees 11 minutes 47 seconds East along said south right of way line, a distance of 14.00 feet to the west line of a Parcel conveyed by Warranty Deed recorded in Document No. 2002-30919 in the Rock Island County Recorder's Office and the Point of Beginning;

Thence continuing South 88 degrees 11 minutes 47 seconds East along said south right of way line, a distance of 4.58 feet;

Thence South 00 degrees 22 minutes 45 seconds West, a distance of 657.43 feet;

Thence southerly 69.91 feet along the arc of a curve to the right having a radius of 532.50 feet, a chord bearing of South 04 degrees 08 minutes 24 seconds West, and a chord distance of 69.86 feet to west line of said Parcel conveyed by Warranty Deed recorded in Document No. 2002-30919;

Thence North 00 degrees 22 minutes 45 seconds East along said west line, a distance of 727.25 feet to the Point of Beginning.

The above described parcel contains 3,226 square feet or 0.074 acres, more or less as shown by the attached Right of Way Acquisition Plat.

For the purpose of this description North is based on the Illinois State Plane Coordinate System, West Zone, North American Datum of 1983 (1997 Adjustment).

PARCEL BH 328-4

METES AND BOUNDS DESCRIPTION

Part of the Northwest Quarter of Section 27, Township 17 North, Range 2 West of the 4th Principal Meridian in the City of Rock Island, County of Rock Island, State of Illinois, more particularly described as follows;

Commencing at the Northeast Corner of the Northwest Quarter of said Section 27;

Thence South 00 degrees 22 minutes 45 seconds West along the east line of the Northwest Quarter of said Section 27, a distance of 80.08 feet to the south right of way line of a railroad;

Thence continuing South 00 degrees 22 minutes 45 seconds along said east line, a distance of 100.00 feet to the Point of Beginning;

Thence continuing South 00 degrees 22 minutes 45 seconds West along said east line, a distance of 549.18 feet;

Thence North 89 degrees 49 minutes 32 seconds West, a distance of 31.42 feet;

Thence North 00 degrees 22 minutes 45 seconds East, a distance of 550.26 feet;

Thence South 88 degrees 11 minutes 47 seconds East, a distance of 31.43 feet; to the Point of Beginning.

The above described parcel contains 17,271 square feet or 0.396 acres, more or less as shown by the attached Right of Way Acquisition Plat.

For the purpose of this description North is based on the Illinois State Plane Coordinate System, West Zone, North American Datum of 1983 (1997 Adjustment).

PARCEL BH 328-2

METES AND BOUNDS DESCRIPTION

Part of the Northwest Quarter and Northeast Quarter of Section 27, Township 17 North, Range 2 West of the 4th Principal Meridian in the City of Rock Island, County of Rock Island, State of Illinois, more particularly described as follows;

Commencing at the Northeast Corner of the Northwest Quarter of said Section 27;

Thence South 00 degrees 22 minutes 45 seconds West along the east line of the Northwest Quarter of said Section 27, a distance of 80.08 feet to the south right of way line of a railroad and the Point of Beginning;

Thence South 88 degrees 11 minutes 47 seconds East along said south right of way line, a distance of 14.00 feet to the west line of a Parcel conveyed by Warranty Deed recorded in Document No. 2002-30919 in the Rock Island County Recorder's Office;

Thence South 00 degrees 22 minutes 45 seconds West, a distance of 727.25 feet along said west line;

Thence southerly 32.91 feet along the arc of a curve to the right, not tangent to the last described course, having a radius of 532.50 feet, a chord bearing of South 09 degrees 40 minutes 17 seconds West, and a chord distance of 32.90 feet;

Thence southerly 90.26 feet along the arc of a curve to the left having a radius of 467.50 feet, a chord bearing of South 05 degrees 54 minutes 38 seconds West, and a chord distance of 90.12 feet to the east line of the Northwest Quarter of said Section 27;

Thence South 00 degrees 22 minutes 45 seconds West along said east line, a distance of 0.18 feet to the northerly line of a parcel as conveyed by Trustee's Deed recorded in Record Book 1566 at Page 182 in said Recorder's Office;

Thence North 88 degrees 12 minutes 01 seconds West along said northerly line, a distance of 1.20 feet to the westerly line of said parcel so conveyed;

Thence South 00 degrees 22 minutes 45 seconds West along said westerly line, a distance of 49.97 feet to the southerly line of said parcel so conveyed;

Thence South 88 degrees 10 minutes 47 seconds East along said southerly line, a distance of 1.20 feet to the east line of the Northwest Quarter of said Section 27;

Thence South 00 degrees 22 minutes 45 seconds West along said east line, a distance of 521.21 feet;

Thence northwesterly 138.19 feet along the arc of a curve to the right, not tangent to the last described course, having a radius of 170.50 feet, a chord bearing of North 22 degrees 50 minutes 22 seconds West, and a chord distance of 134.44 feet;

Thence North 02 degrees 40 minutes 11 seconds East, a distance of 75.06 feet;

Thence North 00 degrees 22 minutes 45 seconds East, a distance of 372.81 feet;

Thence northerly 99.92 feet along the arc of a curve to the right having a radius of 517.50 feet, a chord bearing of North 05 degrees 54 minutes 38 seconds East, and a chord distance of 99.76 feet;

Thence northerly 93.16 feet along the arc of a curve to the left having a radius of 482.50 feet, a chord bearing of North 05 degrees 54 minutes 38 seconds East, and a chord distance of 93.02 feet;

Thence North 00 degrees 22 minutes 45 seconds East, a distance of 8.41 feet;

Thence North 89 degrees 49 minutes 32 seconds East, a distance of 31.42 feet to the east line of the Northwest Quarter of said Section 27;

Thence North 00 degrees 22 minutes 45 seconds East, a distance of 549.18 feet;

Thence continuing North 00 degrees 22 minutes 45 seconds East, a distance of 100.00 feet to the Point of Beginning.

The above described parcel contains 45,883 square feet or 1.053 acres, more or less as shown by the attached Right of Way Acquisition Plat.

For the purpose of this description North is based on the Illinois State Plane Coordinate System, West Zone, North American Datum of 1983 (1997 Adjustment).