

DEC 20 2010

ORDINANCE NO. 2829

AN ORDINANCE FOR CONDITIONAL APPROVAL OF THE
FINAL MINOR SUBDIVISION PLAT FOR THE BRAUN
COLONIAL FUNERAL HOME SUBDIVISION IN THE CITY
OF COLUMBIA, ILLINOIS

J. Ronald Colyer
City Clerk

WHEREAS, KJD, Inc. is the owner of the land comprising the proposed Braun Colonial Funeral Home Subdivision in the City of Columbia, Illinois (the "City"); which subdivision comprises part of Tax Lots 2 and 9 in U.S. Survey 566, Claim 498, Township 1 South, Range 10 West of the Third Principal Meridian, City of Columbia, Monroe County, Illinois and which land is more particularly described as follows, to wit:

BEGINNING AT THE SOUTHWEST CORNER OF PALMER CEMETERY, ALSO KNOWN AS TAX LOT NUMBER 15 OF SAID SURVEY 566, CLAIM 498, FROM SAID POINT A STONE FOUND FOR SAID SOUTHWEST CORNER LEANING WEST, THE CENTERLINE TOP BEARS NORTH $80^{\circ}07'00''$ WEST 1.38 FEET; THENCE WITH THE SOUTH LINE OF SAID PALMER CEMETERY, SOUTH $61^{\circ}27'51''$ EAST 365.20 FEET TO AN ALUMINUM ROD MONUMENT BEING A POINT ON THE EASTERN LINE OF SAID U.S. SURVEY 566, CLAIM 498; FROM SAID POINT A FOUND STONE BEARS NORTH $22^{\circ}27'10''$ EAST 4.72 FEET; THENCE DEPARTING THE SOUTH LINE OF PALMER CEMETERY, WITH THE EASTERN LINE OF U.S. SURVEY 566, CLAIM 498, SOUTH $26^{\circ}34'20''$ WEST 445.86 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF QUARRY (VARIABLE WIDTH) ROAD; THENCE WITH THE NORTH LINE OF SAID QUARRY ROAD ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS THAT BEARS NORTH $11^{\circ}58'49''$ EAST A DISTANCE OF 1820.08 FEET WITH AN ARC DISTANCE OF 107.66 FEET TO A POINT OF TANGENCY, FROM SAID POINT AN IRON ROD BEARS SOUTH $70^{\circ}21'41''$ WEST 0.16 FEET; THENCE NORTH $74^{\circ}37'51''$ WEST 298.50 FEET TO A POINT, FROM SAID POINT AN IRON ROD BEARS SOUTH $63^{\circ}57'50''$ EAST 0.10 FEET; THENCE NORTH $72^{\circ}12'31''$ WEST 99.53 FEET TO A POINT, FROM SAID POINT A RIGHT-OF-WAY MARKER BEARS SOUTH $79^{\circ}22'58''$ EAST 4.74 FEET; THENCE NORTH $73^{\circ}21'38''$ WEST 265.00 FEET TO A FOUND IRON ROD; THENCE NORTH $21^{\circ}11'31''$ WEST 67.10 FEET TO A POINT ON THE EASTERN LINE OF PALMER ROAD CONNECTOR; THENCE ALONG THE EASTERN LINE OF SAID PALMER ROAD CONNECTOR, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS THAT BEARS NORTH $69^{\circ}19'44''$ WEST A DISTANCE OF 555.87 FEET WITH AN ARC DISTANCE OF 261.85 FEET TO A POINT OF TANGENCY; THENCE NORTH $06^{\circ}19'06''$ WEST 12.64 FEET TO A POINT, FROM SAID POINT A FOUND IRON ROD BEARS SOUTH $59^{\circ}19'53''$ WEST 0.08 FEET AND A FOUND RIGHT-OF-WAY MARKER BEARS SOUTH $22^{\circ}10'46''$ EAST 0.39 FEET; THENCE NORTH $33^{\circ}29'14''$ EAST 54.67 FEET TO A POINT; THENCE NORTH $06^{\circ}19'06''$ WEST 15.00 FEET TO A POINT IN THE CENTERLINE OF PALMER (30' WIDE) ROAD, FROM SAID POINT A FOUND RAILROAD SPIKE BEARS SOUTH $41^{\circ}53'25''$ WEST 0.09 FEET; THENCE WITH THE CENTERLINE OF PALMER ROAD, NORTH $80^{\circ}54'32''$ EAST 189.58 FEET TO A POINT, FROM SAID POINT A FOUND RAILROAD SPIKE BEARS SOUTH $34^{\circ}21'35''$ WEST 0.13 FEET;

THENCE NORTH 76°18'49" EAST 258.00 FEET TO A FOUND IRON ROD; THENCE NORTH 32°28'57" EAST 285.00 FEET TO A FOUND IRON ROD; THENCE SOUTH 63°29'32" EAST 100.00 FEET TO THE CENTER OF A FOUND STONE FOUND FOR THE NORTHWEST CORNER OF AFORESAID PALMER CEMETERY; THENCE WITH THE WEST LINE OF SAID CEMETERY, SOUTH 16°49'28" WEST 331.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 479,345 SQUARE FEET (11.004 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF MAY 2008 UNDER ORDER NUMBER 00-08-210.

and they have submitted to the City the required five (5) copies of their final minor subdivision plat for approval by the City Council;

WHEREAS, the Braun Colonial Funeral Home Subdivision is a subdivision of a tract of land in the City and all of the capital infrastructure improvements that serve the proposed Quality Collision Business Park Subdivision have been constructed and installed previously or by the Developer of the Braun Colonial Funeral Home Subdivision. No maintenance guarantee is required to be furnished to the city prior to approval of the final subdivision plat as all public improvements have been installed and accepted by the City and/or are covered by other guarantees such as a bond for excavations involving pavement;

WHEREAS, the developer/subdivider has supplied to the City all other supporting documents required for final subdivision plat approval, in due and proper form;

WHEREAS, the City Engineer and the City Attorney have reviewed the Quality Collision Business Park Subdivision final subdivision plat and are recommending conditional approval thereof as is in this Ordinance made and provided for.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Columbia, Illinois, as follows:

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

Section 2. The Braun Colonial Funeral Home Subdivision final minor subdivision plat submittal dated June 16, 2010, is approved subject to compliance with the following special conditions, (and the Mayor and the City Clerk shall withhold signature from the final subdivision plat until said condition has been done, performed and satisfied by the Subdividers/Developers), to wit:

(1) Payment to the City Clerk of the full payment and reimbursement due the City for the City's Attorney's fees and Engineer's fees incurred in connection with the final subdivision plat approval.

Section 4. The Mayor and the City Clerk shall withhold signing of the final plat pending being advised by the City Attorney or the City Engineer that the above-mentioned special conditions for subdivision plat approval have been satisfied, done and performed by the Subdivider/Developer of the subdivision.

Section 5. This Ordinance shall be in full force and effect from and after its passage, as provided by law.

Alderman Ebersohl moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Oberfell, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Row, Hejna, Oberfell, Stumpf and Roessler.

NAYS: None.

ABSENT: None.

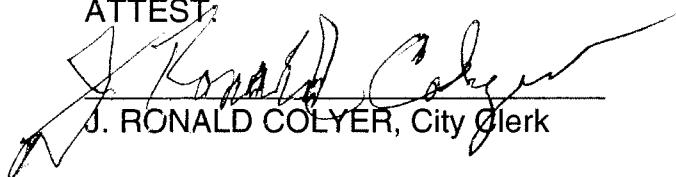
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 20th day of December, 2010.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)