

ORDINANCE NO. 3080

DEC 16 2013

AN ORDINANCE FOR CONDITIONAL APPROVAL OF THE  
FINAL SUBDIVISION PLAT FOR THE VILLAGE OF  
WERNINGS PHASE 3 SUBDIVISION IN THE CITY OF  
COLUMBIA, ILLINOIS

*J. Ronald Colgan*  
City Clerk

WHEREAS, Wernings Land Trust II, is the owner of the land comprising the proposed Village of Wernings Phase 3 Subdivision in the City of Columbia, Illinois (the "City"); which subdivision comprises Part of Fractional Section 9, Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois and which land is more particularly described as follows, to wit:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 45 OF VILLAGE OF WERNINGS PHASE TWO AS SHOWN ON THE FINAL PLAT RECORDED IN ENVELOPE 2-272A OF THE MONROE COUNTY RECORDER'S OFFICE, SAID POINT BEING ON THE NORTH LINE OF THE SECOND ADDITION TO WILSON HILLS SUBDIVISION AS RECORDED IN ENVELOPE 142-B OF THE MONROE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE NORTH 67 DEGREES 34 MINUTES 29 SECONDS WEST A DISTANCE OF 120.29 FEET; THENCE NORTH 67 DEGREES 37 MINUTES 42 SECONDS WEST A DISTANCE OF 299.62 FEET; THENCE NORTH 67 DEGREES 36 MINUTES 46 SECONDS WEST A DISTANCE OF 626.29 FEET TO A POINT ON THE EAST LINE OF GEDERN ESTATES PHASE 2; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 45 MINUTES 40 SECONDS EAST A DISTANCE OF 170.97 FEET; THENCE LEAVING SAID EAST LINE OF GEDERN ESTATES PHASE 2, NORTH 84 DEGREES 38 MINUTES 03 SECONDS EAST A DISTANCE OF 191.89 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET FOR AN ARC LENGTH OF 14.11 FEET, ALSO HAVING A CHORD BEARING OF NORTH 02 DEGREES 07 MINUTES 56 SECONDS WEST FOR A CHORD DISTANCE OF 14.10 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 55 SECONDS EAST A DISTANCE OF 154.42 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 05 SECONDS EAST A DISTANCE OF 104.09 FEET; THENCE NORTH 78 DEGREES 47 MINUTES 30 SECONDS EAST A DISTANCE OF 133.52 FEET; THENCE NORTH 63 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 104.71 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 57 SECONDS EAST A DISTANCE OF 143.82 FEET;

THENCE SOUTH 30 DEGREES 26 MINUTES 27 SECONDS EAST A DISTANCE OF 200.81 FEET;  
THENCE SOUTH 67 DEGREES 36 MINUTES 29 SECONDS EAST A DISTANCE OF 400.00 FEET;  
THENCE SOUTH 22 DEGREES 22 MINUTES 52 SECONDS WEST A DISTANCE OF 131.22 FEET;  
THENCE SOUTH 67 DEGREES 36 MINUTES 29 SECONDS EAST A DISTANCE OF 43.72 FEET;  
THENCE SOUTH 22 DEGREES 22 MINUTES 52 SECONDS WEST A DISTANCE OF 181.43 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. SAID TRACT CONTAINS 8.328 ACRES, MORE OR LESS.

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

WHEREAS, the capital infrastructure improvements that serve the proposed Village of Wernings Phase 3 Subdivision are constructed and a maintenance guarantee is required to be furnished to the city prior to the Mayor and City Clerk signing the final plat for that subdivision;

WHEREAS, the owner 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 Village of Wernings Phase 3 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 Village of Wernings Phase 3 Subdivision final subdivision plat submitted November 7, 2013, 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 conditions have been done, performed and satisfied by the Subdividers/Developers), to wit:

- (1) A maintenance bond or letter of credit in the amount of 25% of the estimated cost of the subdivision infrastructure improvements shall be submitted to the City guaranteeing the subdivision infrastructure improvements for a period of two (2) years;

- (2) Payment to the City of the full payment and reimbursement due the City for the City's Attorney's fees and City Engineer's fees incurred in connection with the final subdivision plat approval.
- (3) Payment of the subdivision improvements review and inspection fee.
- (4) Correct property ownership is noted.
- (5) The school district affidavit is submitted.
- (6) Any changes to restrictions, limitations and covenants are submitted.
- (7) The masonry requirement is noted on each lot in addition to the requirements being listed on the lot area table.
- (8) Submittal of the as builts of the infrastructure improvements.

**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 Huch, and the roll call vote was as follows:

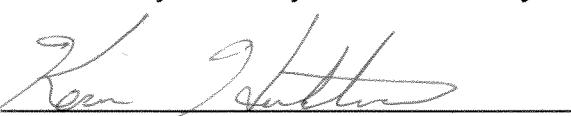
YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Mathews, Reis and Holtkamp.

NAYS: None.

ABSENT: None.

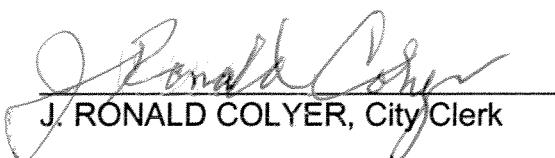
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 16<sup>th</sup> day of December, 2013.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)

