

CITY OF COLUMBIA, ILLINOIS

ORDINANCE NO. 3130

**AN ORDINANCE ZONING LAND RECENTLY ANNEXED
INTO THE CITY OF COLUMBIA, ILLINOIS BELONGING TO
COLUMBIA LAND MANAGEMENT, LLC, HAVING AN
ASSIGNED ADDRESS OF 247 W. SANDBANK ROAD,
WHICH PROPERTY IS BOUNDED BY W. SANDBANK ROAD,
ILLINOIS ROUTE 3 AND OLD BLUFF ROAD IN THE CITY OF
COLUMBIA, ILLINOIS, COMPRISING 21.34 ACRES,
MORE OR LESS.**

**Adopted by the
City Council
of the
City of Columbia, Illinois
this 20th day of October, 2014**

**Published in pamphlet form by authority of
the City Council
of the City of Columbia,
Illinois this 20th day of October, 2014**

OCT 20 2014

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ROAD, ILLINOIS ROUTE 3 AND OLD BLUFF ROAD IN
THE CITY OF COLUMBIA, ILLINOIS, COMPRISING 21.34
ACRES, MORE OR LESS**

Stacy J. Buff
City Clerk

WHEREAS, the real estate described in Section 2 of this ordinance was duly annexed to the City of Columbia, Illinois (the "City") on the 20th day of October, 2014, pursuant to and by City Ordinance No. 3129, enacted October 20, 2014 and to be recorded in the office of the Monroe County, Illinois Recorder; and,

WHEREAS, prior to the presentation of this ordinance to the City Council, all hearings required to be held before agencies of the City took place pursuant to proper legal notice and all petitions, documents and other necessary legal requirements were fulfilled in compliance with the law in such cases made and provided, including Section 17.02.050 of the City's Municipal Code and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), all pertaining to the zoning of property.

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. That the following legally described land comprising 21.34 acres, more or less, located in the City of Columbia, in the County of Monroe and the State of Illinois, is hereby zoned C-3 (Highway Business District), and for the uses and purposes therein authorized and subject to the zoning regulations therein required to be complied with, to wit:

PART OF TAX LOT 3A IN SURVEY 555, CLAIM 505 AS RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY ILLINOIS IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 106 AND PART OF TAX LOT 13A IN SURVEY 556, CLAIM 498 AS RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY ILLINOIS IN

SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 106 ALL IN TOWNSHIP 1
SOUTH RANGE 10 WEST OF THE 3RD P.M. MONROE COUNTY ILLINOIS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE AT THE NORTHWESTERLY CORNER OF TAX
LOT 3A IN SAID SURVEY 555, CLAIM 505; THENCE SOUTH 62 DEGREES 25 MINUTES
28 SECONDS EAST ALONG THE NORTH LINE OF TAX LOT 3A OF SAID SURVEY 555,
CLAIM 505, 99.00 FEET TO AN OLD STONE; THENCE SOUTH 12 DEGREES 25
MINUTES 46 SECONDS WEST 220.00 FEET TO A REBAR AND CAP; THENCE NORTH
62 DEGREES 25 MINUTES 28 SECONDS WEST 99.00 FEET TO AN IRON PIPE ON THE
WESTERLY LINE OF TAX LOT 3A OF SAID SURVEY 555, CLAIM 505; THENCE SOUTH
12 DEGREES 25 MINUTES 46 SECONDS WEST ALONG THE WESTERLY LINE OF TAX
LOT 3A OF SAID SURVEY 555, CLAIM 505, 416.84 FEET TO A REBAR AND CAP AT
THE SOUTHWESTERLY CORNER OF TAX LOT 3A OF SAID SURVEY 555, CLAIM 505;
THENCE SOUTH 61 DEGREES 09 MINUTES 59 SECONDS EAST ALONG THE
SOUTHERLY LINE OF TAX LOT 3A OF SAID SURVEY 555, CLAIM 505 824.38 FEET TO
AN OLD STONE; THENCE SOUTH 37 DEGREES 42 MINUTES 17 SECONDS EAST
ALONG THE SOUTHERLY LINE OF TAX LOT 3A OF SAID SURVEY 555, CLAIM 505,
207.07 FEET TO A REBAR AND CAP; THENCE NORTH 55 DEGREES 11 MINUTES 59
SECONDS EAST 230.68 FEET TO AN IRON PIPE AND CAP ON THE WESTERLY
RIGHT OF WAY LINE OF FA ROUTE 14 (ILLINOIS ROUTE 3); THENCE ALONG THE
WESTERLY RIGHT OF WAY LINE OF FA ROUTE (ILLINOIS ROUTE 3) THE
FOLLOWING BEARINGS AND DISTANCES: NORTH 13 DEGREES 30 MINUTES 11
SECONDS WEST 230.60 FEET TO A REBAR AND CAP; THENCE NORTH 01 DEGREE
21 MINUTES 40 SECONDS EAST 91.95 FEET TO A REBAR AND CAP; THENCE NORTH
11 DEGREES 57 MINUTES 32 SECONDS WEST 276.44 FEET TO A REBAR; THENCE
NORTH 28 DEGREES 56 MINUTES 23 SECONDS WEST 171.39 FEET TO A REBAR;
THENCE NORTH 18 DEGREES 21 MINUTES 53 SECONDS WEST 339.89 FEET TO A
REBAR, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND
DESCRIBED AS TRACT A IN CONDEMNATION CASE NO. 90-ED-5 ORDER VESTING
FIELD TITLE FILED JULY 5, 1990; THENCE NORTH 37 DEGREES 16 MINUTES 45
SECONDS WEST 624.78 FEET TO A REBAR; THENCE NORTH 61 DEGREES 00
MINUTES 18 SECONDS WEST 77.40 FEET TO A REBAR, SAID POINT BEING ON THE
CENTERLINE OF BLUFF ROAD (COUNTY HIGHWAY 6); THENCE SOUTHERLY ALONG
SAID CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET A
DISTANCE OF 62.60 FEET (THE CHORD BEARS SOUTH 24 DEGREES 06 MINUTES 16
SECONDS WEST 62.38 FEET) TO A REBAR; THENCE SOUTH 17 DEGREES 18
MINUTES 36 SECONDS WEST ALONG SAID CENTERLINE 498.51 FEET TO A REBAR
AND CAP ON THE NORTHEASTERLY LINE OF SURVEY 555, CLAIM 505; THENCE
SOUTH 62 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE
NORTHEASTERLY LINE OF SURVEY 555, CLAIM 505 20.00 FEET TO THE POINT OF
BEGINNING.

Also described as:

Parcel 1:

Part of Tax Lot 3A in Survey 555, Claim 505 as recorded in the Recorder's Office of Monroe County Illinois in Surveyor's Official Plat Record "A" on page 106 and part of Tax Lot 13A in Survey 556, Claim 498 as recorded in the Recorder's Office of Monroe County Illinois in Surveyor's Official Plat Record "A" on page 106 all in Township 1 South Range 10 West of the 3rd P.M. Monroe County Illinois, more particularly described as follows:

Commencing at an old stone at the Northwesterly corner of Tax lot 3A in said survey 555, Claim 505; thence on an assumed bearing of South 12 degrees 28 minutes 57 seconds West on the Westerly line of Tax Lot 3A of said Survey 555, Claim 505, a distance of 636.84 feet to an iron pin at the Southwesterly corner of Tax Lot 3A of said Survey 555, Claim 505; thence 61 degrees 06 minutes 48 seconds East on the Southerly line of Tax Lot 3A of said Survey 555, Claim 505, a distance of 350.69 feet to an iron pin on the Southeasterly right of way line of FA Route 182 as recorded in the Recorder's Office of Monroe County Illinois in Book of Plats "C" on page 44, the point of beginning of the tract of land herein described; thence continuing South 61 degrees 06 minutes 48 seconds East on the Southerly line of Tax Lot 3A of said Survey 555, Claim 505, a distance of 473.69 feet to an old stone; thence South 37 degrees 39 minutes 06 seconds East on the Southwesterly line of Tax Lot 3A of said Survey 555, Claim 505 a distance of 207.07 feet to an iron pin; thence North 55 degrees 15 minutes 10 seconds East, a distance of 230.68 feet to an iron pin on the Westerly right of way line of FA Route 14 (Illinois Route 3); thence North 13 degrees 27 minutes 00 seconds West on the Westerly right of way line of FA Route 14 (Illinois Route 3) a distance of 230.60 feet to an iron pin; thence North 01 degrees 24 minutes 51 seconds East on the Westerly right of way line of FA Route 14 (Illinois Route 3) a distance of 91.95 feet to an iron pin; thence North 11 degrees 54 minutes 21 seconds West on the Westerly right of way line of FA Route 14 (Illinois Route 3) a distance of 276.44 feet to an iron pin; thence North 28 degrees 53 minutes 12 seconds West on the Westerly right of way line of FA Route 14 (Illinois Route 3) a distance of 171.39 feet to an iron pin on the Southeasterly right of way line of FA Route 182; thence South 53 degrees 41 minutes 33 seconds West on the Southeasterly right of way line of FA Route 182, a distance of 127.38 feet to an iron pin; thence South 43 degrees 02 minutes 41 seconds West on the Southeasterly right of way line of FA Route 182, a distance of 192.98 feet to an iron pin; thence South 53 degrees 38 minutes 30 seconds West on the Southeasterly right of way line of FA Route 182, a distance of 382.08 feet to an iron pin; thence South 04 degrees 22 minutes 05 seconds East on the Southeasterly right of way line of FA Route 182, a distance of 32.58 feet to the point of beginning.

Parcel 2

Part of Tax Lot 3A in Survey 555, Claim 505 as recorded in the Recorder's Office of Monroe County Illinois in Surveyor's Official Plat Record "A" on page 106 and part of Tax lot 13A in Survey 556, Claim 498 as recorded in the Recorder's Office of Monroe County Illinois in Surveyor's Official Plat Record "A" page 106 all in Township 1 South Range 10 West of the 3rd P.M. Monroe County Illinois more particularly described as follows:

Beginning at an old stone at the Northwesterly corner of Tax Lot 3A in said Survey 555, Claim 505; thence on an assumed bearing of South 62 degrees 22 minutes 17 seconds East on the Northeasterly line of Survey 555, Claim 505 a distance of 99.00 feet to an iron pin; thence South 12 degrees 28 minutes 57 seconds West a distance of 220.00 feet to an iron pin; thence North 62 degrees 22 minutes 17 seconds West a distance of 99.00 feet to an iron pin on the Westerly line of Tax Lot 3A in said Survey 555, Claim 505; thence South 12 degrees 28 minutes 57 seconds West on the Westerly line of Tax Lot 3A in said Survey 555, Claim 505 a distance of 272.02 feet to an iron pin on the Northerly right of way line of FA Route 182 as recorded in the Recorder's Office of Monroe County Illinois in Book of Plats "C" on page 44; thence South 35 degrees 25 minutes 42 seconds East on the Northerly line of FA Route 182, a distance of 170.44 feet to an iron pin; thence North 40 degrees 38 minutes 36 seconds East on the Westerly right of way line of FA Route 182 a distance of 643.93 feet to an iron pin; thence North 54 degrees 08 minutes 10 seconds East on the Westerly right of way line of FA Route 182, a distance of 234.86 feet to an iron pin on the Westerly right of way line of FA Route 14 (Illinois Route 3); thence North 37 degrees 13 minutes 34 seconds West on the Westerly right of way line of FA Route 14 (Illinois Route 3) a distance of 624.78 feet to an iron pin; thence North 60 degrees 57 minutes 07 seconds West on the Westerly line of FA Route 14 (Illinois Route 3) a distance of 77.40 feet to an iron pin; thence Southerly on the centerline of Bluff Road (County Highway 6) on a curve on the left having a radius of 220 feet (central angle of 16 degrees 08 minutes 07 seconds, chord distance of 62.38 feet, chord bearing South 24 degrees 09 minutes 51 seconds West) an arc distance of 62.60 feet to an iron pin; thence South 17 degrees 21 minutes 47 seconds West on the centerline of Bluff Road (County Highway 6) a distance of 498.51 feet to an iron pin on the Northeasterly line of said Survey 555, Claim 505; thence South 62 degrees 22 minutes 17 seconds East on the Northeasterly line of said Survey 555, Claim 505 a distance of 20 feet to the point of beginning.

Parcel 3

Part of Tax Lot 3A in Survey 555, Claim 505 as recorded in the Recorder's Office of Monroe County Illinois in Surveyor's Official Plat Record "A" on page 106 and part of Tax lot 13A in Survey 556, Claim 498 as recorded in the Recorder's Office of Monroe County Illinois in Surveyor's Official Plat Record "A" on page 106 all in Township 1 South Range 10 West of the 3rd P.M. Monroe County Illinois more particularly described as follows:

Commencing at an old stone at the Northwesterly corner of Tax Lot 3A in the said Survey 555, Claim 505; thence on an assumed bearing of South 12 degrees 28 minutes 57 seconds West on the Westerly line of Tax Lot 3A in said Survey 555, Claim 505 a distance of 492.02 feet to an iron pin on the Northerly right of way line of FA Route 182 as recorded in the Recorder's Office of Monroe County Illinois in Book of Plats "C" on page 44 being the point of beginning; thence South 35 degrees 25 minutes 42 seconds East on the Northwesterly right of way line of FA Route 182 a distance of 170.44 feet to an iron pin; thence North 40 degrees 38 minutes 36 seconds East on the Northwesterly right of way line of FA Route 182, a distance of 643.93 feet to an iron pin; thence North 54 degrees 08 minutes 10 seconds East on the Northwesterly right of way line of FA Route 182, a distance of 234.86 feet to a point on the Westerly right of way line of FA Route 14 (marked Illinois Route 3) said point being the Southwest corner of a tract of land described as Tract A in Condemnation Case No. 90-ED-5 Order Vesting Title filed July 5, 1990; thence South 18 degrees 18 minutes 42 seconds East 339.89 feet to a point on the Southeasterly right of way line of FA Route 182 and the Westerly right of way line of FA Route 14, said point being the Northwest corner of a tract of land described as Tract B of said Condemnation Case No. 90-ED-5; thence South 53 degrees 41 minutes 33 seconds West on the Southeasterly right of way line of FA Route 182 a distance of 127.38 feet to an iron pin; thence South 43 degrees 02 minutes 41 seconds West on the Southeasterly right of way line of FA Route 182, a distance of 192.98 feet to an iron pin; thence South 53 degrees 38 minutes 30 seconds West on the Southeasterly right of way line of FA Route 182 a distance of 382.08 feet to an iron pin; thence South 04 degrees 22 minutes 05 seconds East on the Southeasterly right of way line of FA Route 182 a distance of 32.58 feet to an iron pin on the Southerly line of Tax Lot 3A of said Survey 555. Claim 505 and the Northerly right of way line of Township Road 9 (Sandbank Road); thence North 61 degrees 06 minutes 48 seconds West on the Southerly line of Tax Lot 3A of said Survey 555, Claim 505 and the Northerly right of way line of Township Road 9, a distance of 350.69 feet to an iron pin at the Southwesterly corner of Tax Lot 3A of Said Survey 555, Claim 505, said corner also being on the Easterly right of way line of County Highway 6 (Bluff Road); thence North 12 degrees 28 minutes 57 seconds East on the Westerly line of Tax Lot 3A of said Survey 555, Claim 505 and the Easterly right of way line of County Highway 6, a distance of 144.82 feet to the point of beginning.

Section 3. That the City Clerk or his designee is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the City.

Section 4. That this Ordinance shall take effect upon its passage, approval and publication in pamphlet form, as provided by law.

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

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

NAYS: None.

ABSENT: None.

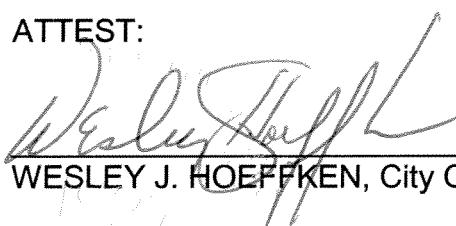
ABSTENTIONS: None.

PASSED by the City Council and APPROVED this 20th day of October, 2014.



Kevin B. Hutchinson
KEVIN B. HUTCHINSON, Mayor

ATTEST:



Wesley J. Hoeppken
WESLEY J. HOEPPKEN, City Clerk

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

CERTIFICATE OF PUBLICATION

I, Wesley J. Hoeffken, certify that I am the duly appointed City Clerk of the City of Columbia, Illinois.

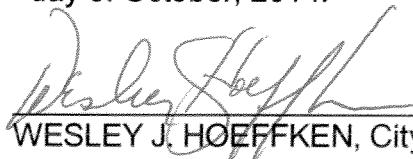
I further certify that on the 20th day of October, 2014, the Corporate Authorities of said municipality passed and approved Ordinance No. 3130 entitled:

**" AN ORDINANCE ZONING LAND RECENTLY ANNEXED INTO
THE CITY OF COLUMBIA, ILLINOIS BELONGING TO
COLUMBIA LAND MANAGEMENT, LLC, HAVING AN
ASSIGNED ADDRESS OF 247 W. SANDBANK ROAD, WHICH
PROPERTY IS BOUNDED BY W. SANDBANK ROAD, ILLINOIS
ROUTE 3 AND OLD BLUFF ROAD IN THE CITY OF
COLUMBIA, ILLINOIS, COMPRISING 21.34 ACRES, MORE OR
LESS"**

which provided by its terms that it is to be published in pamphlet form.

The pamphlet form of Ordinance No. 3130 including the Ordinance and a cover sheet thereof was prepared, and a copy of said Ordinance was posted in the City Hall of the City of Columbia, Illinois, commencing on the 20th day of October, 2014, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the office of the City Clerk.

Dated at Columbia, Illinois, this 20th day of October, 2014.



WESLEY J. HOEFFKEN, City Clerk

(SEAL)