

ORDINANCE NO. 3261

MAY 16 2016

AN ORDINANCE FOR CONDITIONAL APPROVAL OF
THE FINAL SUBDIVISION PLAT FOR THE FOX RUN
ESTATES PHASE II SUBDIVISION IN THE CITY OF
COLUMBIA, ILLINOIS

Dale J. Stapp
City Clerk

WHEREAS, Admiral Parkway, Inc., is the owner of the land comprising the proposed Fox Run Estates Phase II Subdivision in the City of Columbia, Illinois (the "City"); which subdivision comprises Part of U.S. Survey 644, Claim 501, Township 1 South, Range 10 West of the Third Principal Meridian, City of Columbia, Monroe County, Illinois, being more particularly described as follows, to wit:

BEGINNING AT AN IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF LOT 1 OF "FOX RUN ESTATES ~ PHASE 1", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-327B, WHICH LIES ON THE NORTHERLY LINE OF "COLUMBIA LAKES III ~ PHASE 3", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-185B; THENCE ALONG THE NORTHERLY LINE OF "COLUMBIA LAKES III ~ PHASE 3", THE FOLLOWING COURSES AND DISTANCES: SOUTH 74°05'13" WEST, A DISTANCE OF 30.34 FEET TO AN IRON PIN SET; THENCE SOUTH 48°44'09" WEST, A DISTANCE OF 142.91 FEET TO AN IRON PIN FOUND; THENCE SOUTH 70°09'00" WEST, A DISTANCE OF 122.62 FEET TO A CONCRETE MONUMENT FOUND WHICH MARKS THE NORTHWEST CORNER OF "COLUMBIA LAKES III ~ PHASE 3" AND THE NORTHEAST CORNER OF "COLUMBIA LAKES III ~ PHASE 2", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-167A; THENCE ALONG THE NORTHERLY LINE OF "COLUMBIA LAKES III ~ PHASE 2", THE FOLLOWING COURSES AND DISTANCES: SOUTH 78°35'03" WEST, A DISTANCE OF 112.96 FEET TO AN IRON PIN FOUND; THENCE NORTH 66°05'05" WEST, A DISTANCE OF 652.18 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF "COLUMBIA LAKES III ~ PHASE 2" WHICH LIES ON EAST LINE OF "DIEHL SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 83-A; THENCE NORTH 24°47'40" EAST, ALONG THE EAST LINE OF "DIEHL SUBDIVISION", A DISTANCE OF 149.04 FEET TO A SURVEY MARKER (PLS #1638) FOUND WHICH MARKS THE SOUTHWEST CORNER OF LOT 2 OF "DIEHL SUBDIVISION PLAT TWO", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 113-A; THENCE SOUTH 69°17'39" EAST, ALONG THE SOUTH LINE OF LOT 2 OF "DIEHL

SUBDIVISION PLAT TWO" AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 234.32 FEET TO A PINCHED PIPE FOUND ON THE EASTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD KNOWN AS SKYLINE DRIVE (40' WIDE); THENCE NORTH 23°44'46" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE (40' WIDE), A DISTANCE OF 103.50 FEET TO AN CONCRETE MONUMENT FOUND WHICH MARKS THE MOST WESTERLY CORNER OF THE COMMON GROUND OF SAID "FOX RUN ESTATES ~ PHASE 1"; THENCE ALONG THE SOUTHERLY LINE OF SAID COMMON GROUND OF "FOX RUN ESTATES ~ PHASE 1", THE FOLLOWING COURSES AND DISTANCES: SOUTH 66°15'14" EAST, A DISTANCE OF 145.52 FEET TO AN IRON PIN FOUND; THENCE NORTH 66°52'40" EAST, A DISTANCE OF 56.18 FEET TO AN IRON PIN FOUND; THENCE SOUTH 85°59'27" EAST, A DISTANCE OF 121.80 FEET TO AN IRON PIN FOUND; THENCE NORTH 48°56'48" EAST, A DISTANCE OF 35.89 FEET TO AN IRON PIN FOUND; THENCE NORTH 07°45'15" EAST, A DISTANCE OF 61.57 FEET TO AN IRON PIN FOUND; THENCE NORTH 43°45'33" EAST, A DISTANCE OF 138.60 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF LOT 3 OF SAID "FOX RUN ESTATES ~ PHASE 1"; THENCE SOUTH 45°18'04" EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 154.76 FEET TO AN IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING THE NORTHWEST CORNER OF LOT 2 OF SAID "FOX RUN ESTATES ~ PHASE 1"; THENCE SOUTH 13°30'50" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 109.00 FEET TO AN IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 76°29'10" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 105.00 FEET TO AN IRON PIN FOUND WHICH MARKS A POINT OF CURVATURE ON THE SOUTH LINE OF SAID LOT 2; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS NORTH 31°29'10" EAST, AN ARC LENGTH OF 39.27 FEET TO AN IRON PIN FOUND WHICH MARKS THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13°30'50" EAST, A DISTANCE OF 100.00 FEET TO AN IRON PIN FOUND WHICH MARKS A POINT OF CURVATURE ON THE EAST LINE OF LOT 1 OF SAID "FOX RUN ESTATES ~ PHASE 1"; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS NORTH 58°30'50" WEST, AN ARC LENGTH OF 39.27 FEET TO AN IRON PIN FOUND WHICH MARKS THE POINT OF TANGENCY OF SAID CURVE ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 76°29'10" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 84.00 FEET TO AN IRON PIN FOUND WHICH MARKS THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 13°30'50" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 129.68 FEET TO THE POINT OF BEGINNING.

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 Fox Run Estates Phase II Subdivision are constructed and a maintenance guarantee has been 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 Plan Commission, City Staff and the City Attorney have reviewed the Fox Run Estates Phase II 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 Fox Run Estates Phase II Subdivision Final Subdivision Plat submitted April 22, 2016, 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) 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.

Section 3. The Mayor and the City Clerk shall withhold signing of the final plat pending being advised by the City Attorney or the City Staff that the above-mentioned special conditions for subdivision plat approval have been satisfied, done and performed by the Subdivider/Developer of the subdivision.

Section 4. 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 Agne, and the roll call vote was as follows:

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

NAYS: None.

ABSENT: Alderman Hutch.

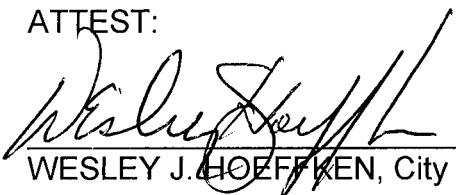
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 16th day of May, 2016.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOFFKEN, City Clerk

(SEAL)