

ORDINANCE NO. 2956

JUN 04 2012

**AN ORDINANCE FOR CONDITIONAL APPROVAL OF THE
FINAL MINOR SUBDIVISION PLAT OF RICH'S ACRES IN
THE CITY OF COLUMBIA, ILLINOIS**

J. Ronald Colyer
City Clerk

WHEREAS, Alternatives for Seniors, Inc. is the owner of the land comprising the proposed Minor Subdivision Plat of Rich's Acres in the City of Columbia, Illinois (the "City"); which subdivision comprises all of Lot 1 of the Alternatives for Seniors, Inc. Subdivision in U.S. Survey 555, Claim 505, Township 1 South, Range 10 West of the Third Principal Meridian, City of Columbia, Monroe County, Illinois, reference being had to the plat thereof in the Monroe County Recorder's office in Envelope 2 on Page 233B and being more properly described as follows, to wit:

COMMENCING AT THE NORTHEASTERLY CORNER OF TAX LOT 23 OF SAID UNITED STATES SURVEY 555, CLAIM 505; THENCE NORTH 62 DEGREES 21 MINUTES 11 SECONDS WEST, ON THE NORTHEASTERLY LINE OF SAID TAX LOT 23 OF SAID UNITED STATES SURVEY 555, CLAIM 505, A DISTANCE OF 1077.16 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 49 SECONDS WEST, A DISTANCE OF 126.79 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BLUFF ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF DD ROAD AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BLUFF ROAD; 1) SOUTH 07 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 70.44 FEET; 2) SOUTH 05 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 301.63 FEET; 3) SOUTH 01 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 302.68 FEET; THENCE NORTH 62 DEGREES 25 MINUTES 16 SECONDS WEST, A DISTANCE OF 1645.99 FEET TO A POINT 60.00 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID TAX LOT 24 OF UNITED STATES SURVEY 555, CLAIM 505; THENCE NORTH 27 DEGREES 59 MINUTES 32 SECONDS EAST, 60 FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID NORTHWESTERLY LINE OF TAX LOT 24 OF UNITED STATES SURVEY 555, CLAIM 505, A DISTANCE OF 625.05 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF DD ROAD; THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF DD ROAD; 1) SOUTH 54 DEGREES 49 MINUTES 21 SECONDS EAST, A DISTANCE OF 47.27 FEET; 2) 260.02 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 1939.86 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 58 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 259.83 FEET; 3) SOUTH 62 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 581.50 FEET; 4) SOUTH 51 DEGREES 07 MINUTES 12 SECONDS EAST, A DISTANCE OF 45.65 FEET; 5) SOUTH 59 DEGREES 34 MINUTES 03 SECONDS EAST, A DISTANCE OF 300.37 FEET; 6) SOUTH 60 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 60.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20.22 ACRES, MORE OR LESS.

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 Minor Subdivision Plat of Rich's Acres is a subdivision of a tract of land in the City and all of the capital infrastructure improvements that serve the proposed Minor Subdivision Plat of Rich's Acres have been constructed and installed previously. 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 Minor Subdivision Plat of Rich's Acres 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 Minor Subdivision Plat of Rich's Acres submittal dated May 7, 2012, 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 3. 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 4. This Ordinance shall be in full force and effect from and after its passage, as provided by law.

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

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

NAYS: None.

ABSENT: Aldermen Huch and Piazza.

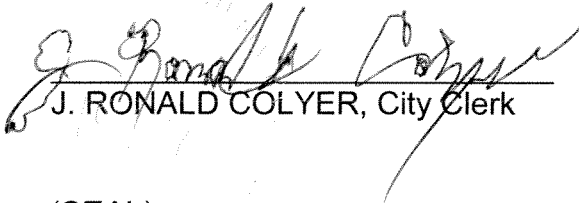
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 4th day of June, 2012.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)