

ORDINANCE NO. 3182

MAY 18 2015

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


City Clerk

WHEREAS, Admiral Parkway, Inc., is the owner of the land comprising the proposed Fox Run Estates Phase I Subdivision in the City of Columbia, Illinois (the "City"); which subdivision comprises Part of Sections 4 and 5, 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 AN IRON PIN FOUND WHICH MARKS THE MOST NORTHERLY CORNER OF "COLUMBIA LAKES III ~ PHASE 3", REFERENCED BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-185B: THENCE SOUTH 74°5'13" WEST, ALONG THE NORTHERLY LINE OF "COLUMBIA LAKES III ~ PHASE 3", A DISTANCE OF 253.56 FEET; THENCE NORTH 13°30'50" WEST, A DISTANCE OF 129.68 FEET, THENCE 76°29'10" EAST, A DISTANCE OF 84.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS SOUTH 58°30'50" EAST, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 13°30'50" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS SOUTH 31°29'10" WEST, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°29'10" WEST, A DISTANCE OF 105.00 FEET; THENCE NORTH 13°30'50" WEST, A DISTANCE OF 109.00 FEET; THENCE NORTH 45°18'04" WEST, A DISTANCE OF 154.76 FEET; THENCE SOUTH 43°45'33" WEST, A DISTANCE OF 138.60 FEET; THENCE SOUTH 07°45'15" WEST, A DISTANCE OF 61.57 FEET; THENCE SOUTH 48°56'48" WEST, A DISTANCE OF 35.89 FEET; THENCE NORTH 85°59'27" WEST, A DISTANCE OF 121.80 FEET; THENCE SOUTH 66°52'40" WEST, A DISTANCE OF 56.18 FEET; THENCE NORTH 66°15'14" WEST, A DISTANCE OF 145.52 FEET TO A POINT WHICH LIES ON THE EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE; AS SHOWN ON THE "DIEHL SUBDIVISION PLAT TWO", REFERENCED BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 113-A; THENCES NORTH 23°44'46" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE, A DISTANCE OF 124.41 FEET TO AN IRON PIN FOUND; THENCE NORTH 29°03'51" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE, A DISTANCE OF 304.48 FEET TO AN PINCHED PIPE FOUND;

THENCE NORTH 71°16'40" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF SKYLINE DRIVE, A DISTANCE OF 50.25 FEET TO A PINCHED PIPE FOUND; THENCE NORTH 07°40'32" EAST, A DISTANCE OF 141.37 FEET TO A PINCHED PIPE FOUND; THENCE NORTH 71°06'53" WEST, A DISTANCE OF 294.40 FEET TO AN IRON PIN FOUND; THENCE NORTH 12°41'48" EAST, A DISTANCE OF 227.77 FEET TO AN IRON PIN FOUND; THENCE NORTH 88°38'44" WEST, A DISTANCE OF 120.00 FEET TO AN IRON PIN FOUND, THENCE SOUTH 79°49'56" WEST, A DISTANCE OF 115.17 FEET TO A SURVEY MARKER FOUND; THENCE CONTINUING SOUTH 70°49'56" WEST, A DISTANCE OF 206.91 FEET TO A POINT WHICH LIES ON THE EASTERLY RIGHT-OF-WAY OF F.A. ROUTE 4 (A.K.A. OLD ROUTE 3); THENCE NORTH 14°01'47" EAST, ALONG THE EASTERLY RIGHT-OF-WAY OF F.A. ROUTE 4 (A.K.A. OLD ROUTE 3), A DISTANCE OF 124.39 FEET TO A POINT WHICH LIES ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO THOMAS BACHELIER BY DEED OF RECORD IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 205 ON PAGE 421; THENCE NORTH 79°48'28" EAST, ALONG THE SOUTHERLY LINE OF SAID BACHELIER TRACT, A DISTANCE OF 298.62 FEET TO AN IRON PIN FOUND; THENCE NORTH 79°34'55" EAST, A DISTANCE OF 162.22 FEET TO AN IRON PIN FOUND; THENCE SOUTH 80°52'57" EAST, A DISTANCE OF 46.20 FEET TO AN IRON PIN FOUND WHICH LIES ON THE WEST LINE OF SECTION 4, ALSO BEING THE EAST LINE OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 10 WEST; THENCE NORTH 4°18'16" EAST, ALONG THE WEST LINE OF SECTION 4, ALSO BEING THE EAST LINE OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 10 WEST, A DISTANCE OF 162.60 FEET TO A PINCHED PIPE FOUND; THENCE NORTH 81°12'28" EAST, A DISTANCE OF 519.65 FEET; THENCE SOUTH 06°26'04" WEST, A DISTANCE OF 621.43 FEET TO AN IRON PIPE FOUND WHICH LIES ON THE NORTHERLY LINE OF U.S. SURVEY 644, CLAIM 501; THENCE SOUTH 61°48'41" EAST, ALONG THE NORTHERLY LINE OF U.S. SURVEY 644, CLAIM 501, A DISTANCE OF 561.22 FEET TO AN IRON PIN FOUND; THENCE SOUTH 11°09'30" WEST, A DISTANCE OF 539.88 FEET TO THE POINT OF BEGINNING, CONTAINING 20.42 ACRES, MORE OR LESS (dominate legal description recorded on the revised April 14, 2015 Fox Run Estates Phase I Final Plat).

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 I 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 City Staff and the City Attorney have reviewed the Fox Run Estates Phase I 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 I Subdivision Final Subdivision Plat submitted April 14, 2015, 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.
- (2) Payment of the subdivision improvements review and inspection fee.
- (3) The school district affidavit is submitted.
- (4) Submittal of the as builts of the infrastructure improvements.

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 Huch, and the roll call vote was as follows:

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

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 18th day of May, 2015.



KEVIN B. HUTCHINSON, Mayor

ATTEST:

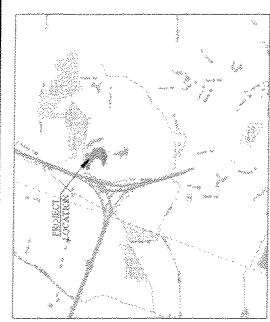


WESLEY J. HOEFFKEN, City Clerk

(SEAL)

"FOX RUN ESTATES - PHASE 1" FINAL PLAT

Being a Subdivision of Part of U.S. Survey 644, Claim 501
and Part of Sections 4 and 5
Township 1 South, Range 10 West
of the Third Principal Meridian
City of Columbia, Monroe County, Illinois



PROJECT LOCATION MAP
"COLUMBIA LAKES I"
(ENV. 2-2518)

- LEGEND
- Iron Pin or Ring Found
 - Concrete Monument Set
 - Right of Way Line
 - Centerline
 - Building Line

CONTRACTOR:
ADMARL HIGHWAY, INC.
P.O. BOX 140
COLUMBIA, ILL. 62206

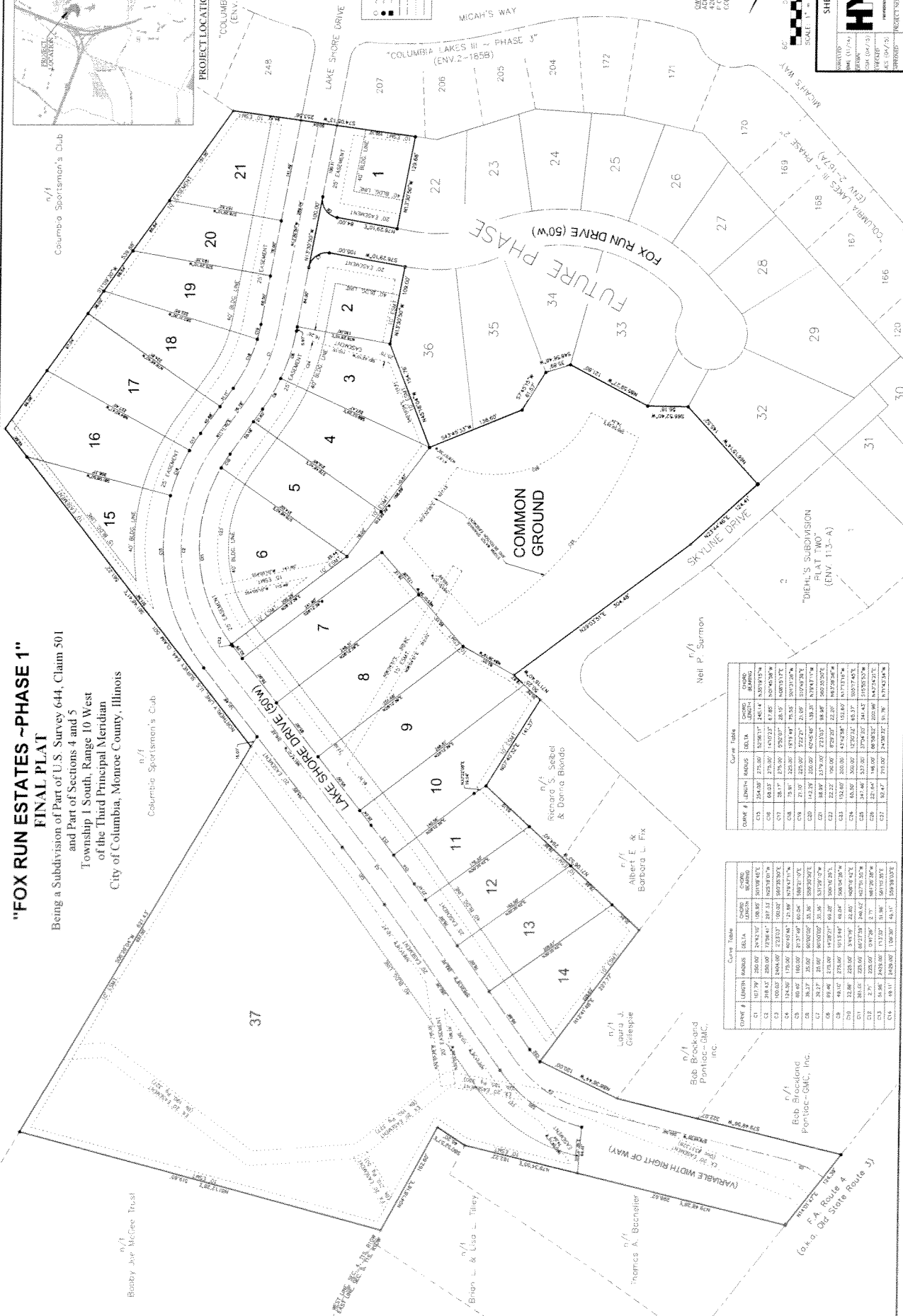


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WILLIAM H. AND ASSOCIATES, P.C.
SURVEYORS
1000 N. UNIVERSITY BLVD., SUITE 100
COLUMBIA, ILLINOIS 62208
TEL: (618) 242-1100
WWW.WHAMONLINE.COM

PROJECT NO.: 100274-200
DATE: APRIL 14, 2015

SHEET 1 OF 2



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	100.00	100.00	90.00	141.42	135.00°
C2	150.00	150.00	90.00	212.13	135.00°
C3	200.00	200.00	90.00	282.84	135.00°
C4	250.00	250.00	90.00	353.55	135.00°
C5	300.00	300.00	90.00	424.26	135.00°
C6	350.00	350.00	90.00	494.97	135.00°
C7	400.00	400.00	90.00	565.68	135.00°
C8	450.00	450.00	90.00	636.39	135.00°
C9	500.00	500.00	90.00	707.10	135.00°
C10	550.00	550.00	90.00	777.81	135.00°
C11	600.00	600.00	90.00	848.52	135.00°
C12	650.00	650.00	90.00	919.23	135.00°
C13	700.00	700.00	90.00	989.94	135.00°
C14	750.00	750.00	90.00	1060.65	135.00°
C15	800.00	800.00	90.00	1131.36	135.00°
C16	850.00	850.00	90.00	1202.07	135.00°
C17	900.00	900.00	90.00	1272.78	135.00°
C18	950.00	950.00	90.00	1343.49	135.00°
C19	1000.00	1000.00	90.00	1414.20	135.00°

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C20	1050.00	1050.00	90.00	1484.91	135.00°
C21	1100.00	1100.00	90.00	1555.62	135.00°
C22	1150.00	1150.00	90.00	1626.33	135.00°
C23	1200.00	1200.00	90.00	1697.04	135.00°
C24	1250.00	1250.00	90.00	1767.75	135.00°
C25	1300.00	1300.00	90.00	1838.46	135.00°
C26	1350.00	1350.00	90.00	1909.17	135.00°
C27	1400.00	1400.00	90.00	1979.88	135.00°
C28	1450.00	1450.00	90.00	2050.59	135.00°
C29	1500.00	1500.00	90.00	2121.30	135.00°
C30	1550.00	1550.00	90.00	2192.01	135.00°
C31	1600.00	1600.00	90.00	2262.72	135.00°
C32	1650.00	1650.00	90.00	2333.43	135.00°
C33	1700.00	1700.00	90.00	2404.14	135.00°
C34	1750.00	1750.00	90.00	2474.85	135.00°
C35	1800.00	1800.00	90.00	2545.56	135.00°
C36	1850.00	1850.00	90.00	2616.27	135.00°
C37	1900.00	1900.00	90.00	2686.98	135.00°
C38	1950.00	1950.00	90.00	2757.69	135.00°
C39	2000.00	2000.00	90.00	2828.40	135.00°
C40	2050.00	2050.00	90.00	2899.11	135.00°
C41	2100.00	2100.00	90.00	2969.82	135.00°
C42	2150.00	2150.00	90.00	3040.53	135.00°
C43	2200.00	2200.00	90.00	3111.24	135.00°
C44	2250.00	2250.00	90.00	3181.95	135.00°
C45	2300.00	2300.00	90.00	3252.66	135.00°
C46	2350.00	2350.00	90.00	3323.37	135.00°
C47	2400.00	2400.00	90.00	3394.08	135.00°
C48	2450.00	2450.00	90.00	3464.79	135.00°
C49	2500.00	2500.00	90.00	3535.50	135.00°
C50	2550.00	2550.00	90.00	3606.21	135.00°
C51	2600.00	2600.00	90.00	3676.92	135.00°
C52	2650.00	2650.00	90.00	3747.63	135.00°
C53	2700.00	2700.00	90.00	3818.34	135.00°
C54	2750.00	2750.00	90.00	3889.05	135.00°
C55	2800.00	2800.00	90.00	3959.76	135.00°
C56	2850.00	2850.00	90.00	4030.47	135.00°
C57	2900.00	2900.00	90.00	4101.18	135.00°
C58	2950.00	2950.00	90.00	4171.89	135.00°
C59	3000.00	3000.00	90.00	4242.60	135.00°
C60	3050.00	3050.00	90.00	4313.31	135.00°
C61	3100.00	3100.00	90.00	4384.02	135.00°
C62	3150.00	3150.00	90.00	4454.73	135.00°
C63	3200.00	3200.00	90.00	4525.44	135.00°
C64	3250.00	3250.00	90.00	4596.15	135.00°
C65	3300.00	3300.00	90.00	4666.86	135.00°
C66	3350.00	3350.00	90.00	4737.57	135.00°
C67	3400.00	3400.00	90.00	4808.28	135.00°
C68	3450.00	3450.00	90.00	4878.99	135.00°
C69	3500.00	3500.00	90.00	4949.70	135.00°
C70	3550.00	3550.00	90.00	5020.41	135.00°
C71	3600.00	3600.00	90.00	5091.12	135.00°
C72	3650.00	3650.00	90.00	5161.83	135.00°
C73	3700.00	3700.00	90.00	5232.54	135.00°
C74	3750.00	3750.00	90.00	5303.25	135.00°
C75	3800.00	3800.00	90.00	5373.96	135.00°
C76	3850.00	3850.00	90.00	5444.67	135.00°
C77	3900.00	3900.00	90.00	5515.38	135.00°
C78	3950.00	3950.00	90.00	5586.09	135.00°
C79	4000.00	4000.00	90.00	5656.80	135.00°
C80	4050.00	4050.00	90.00	5727.51	135.00°
C81	4100.00	4100.00	90.00	5798.22	135.00°
C82	4150.00	4150.00	90.00	5868.93	135.00°
C83	4200.00	4200.00	90.00	5939.64	135.00°
C84	4250.00	4250.00	90.00	6010.35	135.00°
C85	4300.00	4300.00	90.00	6081.06	135.00°
C86	4350.00	4350.00	90.00	6151.77	135.00°
C87	4400.00	4400.00	90.00	6222.48	135.00°
C88	4450.00	4450.00	90.00	6293.19	135.00°
C89	4500.00	4500.00	90.00	6363.90	135.00°
C90	4550.00	4550.00	90.00	6434.61	135.00°
C91	4600.00	4600.00	90.00	6505.32	135.00°
C92	4650.00	4650.00	90.00	6576.03	135.00°
C93	4700.00	4700.00	90.00	6646.74	135.00°
C94	4750.00	4750.00	90.00	6717.45	135.00°
C95	4800.00	4800.00	90.00	6788.16	135.00°
C96	4850.00	4850.00	90.00	6858.87	135.00°
C97	4900.00	4900.00	90.00	6929.58	135.00°
C98	4950.00	4950.00	90.00	7000.29	135.00°
C99	5000.00	5000.00	90.00	7071.00	135.00°
C100	5050.00	5050.00	90.00	7141.71	135.00°

