

JUL - 6 2015

  
City Clerk

**ORDINANCE NO. 3190**

**AN ORDINANCE TO APPROVE A SURVEY PLAT AND  
AUTHORIZE A RESUBDIVISION OF LOT 1 OF THE  
OERTER SUBDIVISION IN THE CITY OF COLUMBIA,  
ILLINOIS BY REAL ESTATE EXCHANGES BY THE  
LESTER SCHNEIDER ESTATE AS THE OWNER OF THE  
SUBDIVISION LOTS INVOLVED IN THE REAL ESTATE  
EXCHANGE**

WHEREAS, Eric C. Schneider, as Administrator of the Estate of Lester W. Schneider, deceased, ( "Applicant"), has submitted to the City Council of the City of Columbia, Illinois (the "City") a survey plat for the proposed subdivision of Lot 1 of the Oerter Subdivision in the City to convey a portion of said Lot 1 to the owner of an adjoining Lot 3 of said Oerter Subdivision and to convey another portion of said Lot 1 to the owner of an adjoining Lot 4 of said Oerter Subdivision and which property sought to be subdivided (as well as the other two lots – being Lot 3 and Lot 4 of the Oerter Subdivision) belongs to the Lester Schneider Estate, (same being Monroe County, Illinois Probate Court Case No. 15-P-11), the Subdivision Plat for said Subdivision having been recorded in the Monroe County, Illinois Recorder's Office as Document No. 238797, on March 22, 2000;

WHEREAS, the Applicant has requested that the City Council approve the survey plat and authorize the subdivision of said Lot 1 of said subdivision by real estate exchange by the Lester W. Schneider Estate as the owner of all three (3) adjoining lots in the subdivision;

WHEREAS, the survey plat submittal has been reviewed by the City Staff, and has found to be in compliance with the applicable City Codes and Ordinances pertaining thereto, as required by Subsection 34-1-2(C) of the City's Subdivision Code and has recommended approval thereof; and,

WHEREAS, it is necessary and appropriate that the City approve the proposed survey plat and authorize the proposed subdivision of said Lot 1 of the Oerter Subdivision in the City by real estate exchanges by the owner of all three (3) adjoining lots in the subdivision to permit the conveyance of part of said Lot 1 to the owner of Lot 3 and to convey an additional part of said Lot 1 to owner of Lot 4 of said Oerter Subdivision.

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 City Council of the City does hereby approve the survey plat prepared by Heneghan and Associates, P.C. (Engineers & Surveyors), depicting the subdivision of the subject Lot 1 of the Oerter Subdivision in the City by real estate exchanges by the owner of said Lot 1 and the owners of the adjoining lots 3 and 4 of said subdivision, dated the 9th day of June, 2015 and does hereby authorize said exchange to be made by deed transfers and without the need to prepare and have a subdivision plat approved for the subdivision of said lot by the City's City Council.

A copy of said survey plat is attached hereto and by reference made part of this Ordinance.

In accordance with the requirements of Section 34-1-2, Subsection (C) of the City's Subdivision Code the Survey Plat approved by this ordinance shall be recorded in the office of the Monroe County, Illinois Recorder and a copy thereof with the recording information affixed to it filed in the office of the City's City Clerk.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

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


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

NAYS: None.

ABSENT: Aldermen Agne and Huch.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 6th day of July, 2015.



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KEVIN B. HUTCHINSON, Mayor

ATTEST:



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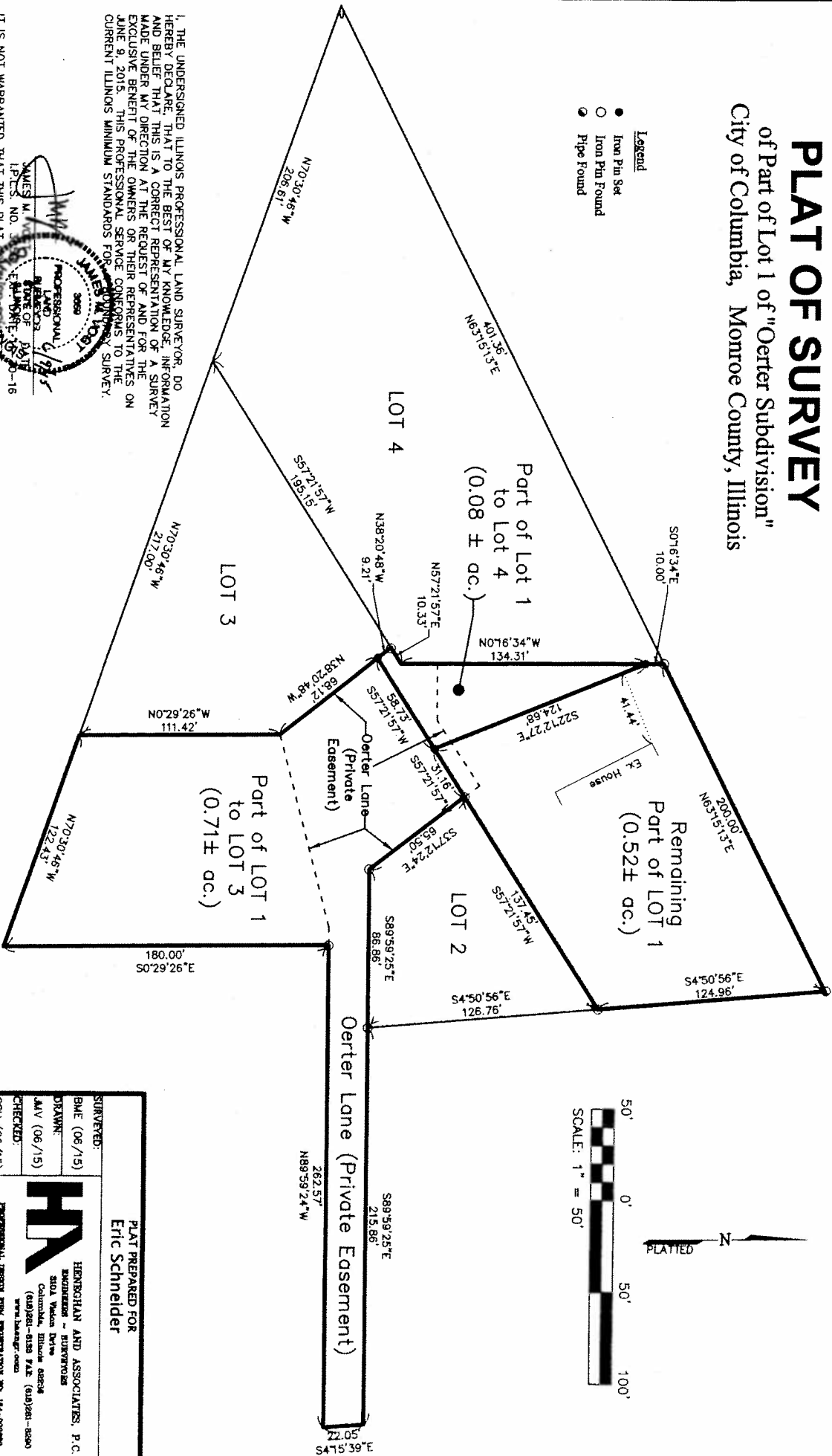
WESLEY J. HOEFFKEN, City Clerk

(SEAL)

# PLAT OF SURVEY

of Part of Lot 1 of "Oerter Subdivision"  
 City of Columbia, Monroe County, Illinois

- Legend**
- Iron Pin Set
  - Iron Pin Found
  - Pipe Found



I, THE UNDERSIGNED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES ON JUNE 9, 2015. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROFESSIONAL SURVEY.

**JAMES M. WEAVER**  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF ILLINOIS  
 LICENSE NO. 0089  
 EXPIRES 12/31/16

<b>PLAT PREPARED FOR</b> <b>Eric Schneider</b>	
<b>HERBICHAN AND ASSOCIATES, P.C.</b> SURVEYORS - ILLINOIS 3014 Vicksburg Drive Columbia, Illinois 62202 (618)261-8150 FAX (618)261-8660 www.haand.com	
SURVEYED: BME (06/15) DRAWN: JMV (06/15) CHECKED: CSH (06/15) APPROVED: JMV (06/15)	PROJECT NO.: 60818-100 DATE: JUNE 9, 2015



# HENEGHAN AND ASSOCIATES, P.C.

CIVIL ENGINEERS • LAND SURVEYORS

WWW.HAENGR.COM

Since 1986

Eric Schneider  
Part of Lot 1 to Lot 3  
Legal Description

Part of Lot 1 of "Oerter Subdivision", City of Columbia, Monroe County, Illinois, reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 2-116B, being more particularly described as follows:

Commencing at the most northerly corner of Lot 1 of "Oerter Subdivision"; thence South 04°50'56" East, along the east line of said Lot 1, a distance of 124.96 feet to an iron pin found which marks the most northerly corner of Lot 2 of "Oerter Subdivision"; thence South 57°21'57" West, along the northwesterly line of said Lot 2, a distance of 137.45 feet to an iron pin found which marks the most westerly corner of said Lot 2, also being the Point of Beginning of the herein described tract of land; thence South 37°12'24" East, along the southwesterly line of said Lot 2, a distance of 65.50 to an iron pin found which marks the southwest corner of said Lot 2; thence South 89°59'25" East, along the south line of said Lot 2, a distance of 86.86 feet to an iron pin found which marks the southeast corner of said Lot 2; thence continuing South 89°59'25" East, a distance of 215.86 feet; thence South 04°15'39" East, a distance of 22.05 feet; thence North 89°59'25" West, a distance of 262.57 feet to an iron pin found; thence South 00°29'26" West, a distance of 180.00 feet to the southeast corner of said Lot 1; thence North 70°30'46" West, along the southerly line of said Lot 1, a distance of 122.43 feet to the southwest corner of said Lot 1, also being the southeast corner of Lot 3 of "Oerter Subdivision"; thence North 00°29'26" West, along the east line of said Lot 3, a distance of 111.42 feet; thence North 38°20'48" West, along the northeasterly line of said Lot 3, a distance of 68.12 feet to an iron pin set; thence North 57°21'57" East, a distance of 58.73 feet to an iron pin set; thence continuing North 57°21'57" East, a distance of 31.16 feet to the Point of Beginning, containing 0.71 acre, more or less.

**Subject to any easements, conditions, or restrictions of record.**

60616-100.Lot 1 to Lot 3.lgl

□ 838 East McCord  
Centralia, IL 62801  
(P) 618-533-6525  
(F) 618-533-6652

□ 310A Vision Drive  
Columbia, IL 62236  
(P) 618-281-8133  
(F) 618-281-8290

□ 5213 Mae Drive, Suite D  
Godfrey, IL 62035  
(P) 618-466-8076  
(F) 618-466-8078

□ 1004 State Highway 16  
Jerseyville, IL 62052  
(P) 618-498-6418  
(F) 618-498-6410

**"DEDICATING OUR SERVICES TO STRENGTHEN CLIENT TRUST"**



# HENEGHAN AND ASSOCIATES, P.C.

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Since 1986

Eric Schneider  
Part of Lot 1 to Lot 4  
Legal Description

Part of Lot 1 of "Oerter Subdivision", City of Columbia, Monroe County, Illinois, reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 2-116B, being more particularly described as follows:

Commencing at the most northerly corner of Lot 1 of "Oerter Subdivision"; thence South  $63^{\circ}15'13''$  West, along the northwesterly line of said Lot 1, a distance of 200.00 feet to an iron pin found which marks the northwest corner of said Lot 1, also being the most northerly corner of Lot 4 of "Oerter Subdivision"; thence South  $00^{\circ}16'34''$  East, along the west line of said Lot 1, also being the east line of said Lot 4, a distance of 10.00 feet to an iron pin set which marks the Point of Beginning of the herein described tract of land; thence South  $22^{\circ}12'27''$  East, a distance of 124.68 feet to an iron pin set; thence South  $57^{\circ}21'57''$  West, a distance of 58.73 feet to an iron pin set on the northeasterly line of Lot 3 of "Oerter Subdivision"; thence North  $38^{\circ}20'48''$  West, along the northeasterly line of said Lot 3, a distance of 9.21 feet to an iron pin found which marks the most northerly corner of said Lot 3 and which lies on the southeasterly line of said Lot 4; thence North  $57^{\circ}21'57''$  East, along the southeasterly line of said Lot 4, a distance of 10.33 feet to the southeasterly corner of said Lot 4; thence North  $00^{\circ}16'34''$  West, along the east line of said Lot 4, also being the west line of said Lot 1, a distance of 134.31 feet to the Point of Beginning, containing 0.08 acre, more or less.

**Subject to** any easements, conditions, or restrictions of record.

60616-100.Lot 1 to Lot 4.lgl

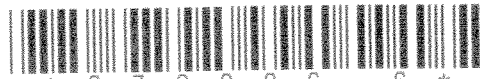
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**"DEDICATING OUR SERVICES TO STRENGTHEN CLIENT TRUST"**



378386

DENNIS KNOBLOCH  
MONROE COUNTY RECORDER  
WATERLOO, IL  
RECORDED ON  
07/20/2015 02:35:25PM  
MISC R FEE: 29.00  
RHSP FEE: 9.00  
PAGES: 6  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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LESTER SCHNEIDER ESTATE AS THE OWNER OF THE  
SUBDIVISION LOTS INVOLVED IN THE REAL ESTATE  
EXCHANGE**

WHEREAS, Eric C. Schneider, as Administrator of the Estate of Lester W. Schneider, deceased, ( "Applicant"), has submitted to the City Council of the City of Columbia, Illinois (the "City") a survey plat for the proposed subdivision of Lot 1 of the Oerter Subdivision in the City to convey a portion of said Lot 1 to the owner of an adjoining Lot 3 of said Oerter Subdivision and to convey another portion of said Lot 1 to the owner of an adjoining Lot 4 of said Oerter Subdivision and which property sought to be subdivided (as well as the other two lots – being Lot 3 and Lot 4 of the Oerter Subdivision) belongs to the Lester Schneider Estate, (same being Monroe County, Illinois Probate Court Case No. 15-P-11), the Subdivision Plat for said Subdivision having been recorded in the Monroe County, Illinois Recorder's Office as Document No. 238797, on March 22, 2000;

WHEREAS, the Applicant has requested that the City Council approve the survey plat and authorize the subdivision of said Lot 1 of said subdivision by real estate exchange by the Lester W. Schneider Estate as the owner of all three (3) adjoining lots in the subdivision;

WHEREAS, the survey plat submittal has been reviewed by the City Staff, and has found to be in compliance with the applicable City Codes and Ordinances pertaining thereto, as required by Subsection 34-1-2(C) of the City's Subdivision Code and has recommended approval thereof; and,

WHEREAS, it is necessary and appropriate that the City approve the proposed survey plat and authorize the proposed subdivision of said Lot 1 of the Oerter Subdivision in the City by real estate exchanges by the owner of all three (3) adjoining lots in the subdivision to permit the conveyance of part of said Lot 1 to the owner of Lot 3 and to convey an additional part of said Lot 1 to owner of Lot 4 of said Oerter Subdivision.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Columbia, Illinois, as follows:

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A copy of said survey plat is attached hereto and by reference made part of this Ordinance.

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**Section 3.** This Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

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

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

NAYS: None.

ABSENT: Aldermen Agne and Huch.

ABSTENTIONS: None.



PASSED by the City Council and APPROVED by the Mayor this 6th day of July, 2015.

  
\_\_\_\_\_  
KEVIN B. HUTCHINSON, Mayor

ATTEST:

  
\_\_\_\_\_  
WESLEY J. HOEFFKEN, City Clerk

(SEAL)



# HENEGHAN AND ASSOCIATES, P.C.

CIVIL ENGINEERS • LAND SURVEYORS

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Part of Lot 1 to Lot 3  
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60616-100.Lot 1 to Lot 3.lgl

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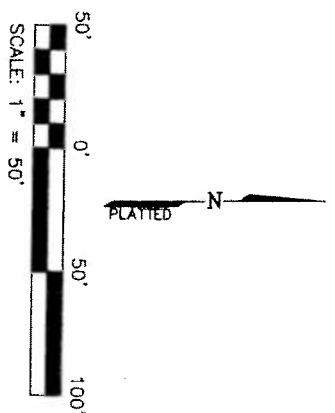
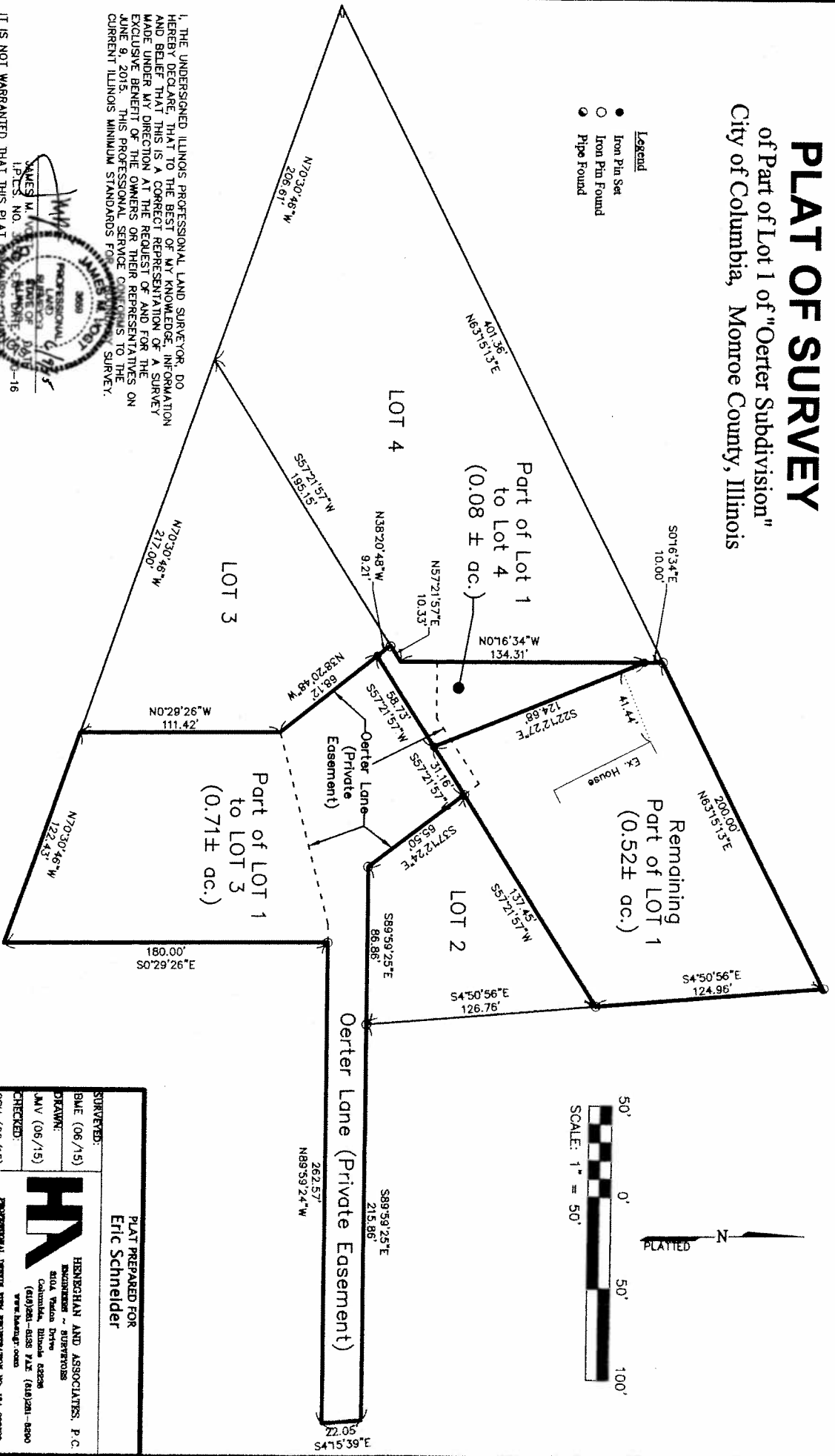
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**"DEDICATING OUR SERVICES TO STRENGTHEN CLIENT TRUST"**

# PLAT OF SURVEY

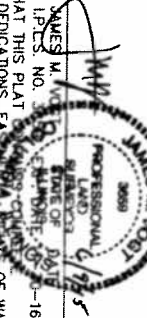
of Part of Lot 1 of "Oerter Subdivision"  
 City of Columbia, Monroe County, Illinois

- Legend**
- Iron Pin Set
  - Iron Pin Found
  - Pipe Found



I, THE UNDERSIGNED, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES ON JUNE 9, 2015. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR SURVEYING.

IT IS NOT WARRANTED THAT THIS PLAT OR INFORMATION REGARDING DEDICATIONS, EASEMENTS OR ENCUMBRANCES, FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.



SURVEYED: 06/15/15 DRAWN: JMV (06/15) CHECKED: CSH (06/15) APPROVED: JMV (06/15)		<b>PLAT PREPARED FOR</b> <b>Eric Schneider</b>	
		<b>HENNEGAN AND ASSOCIATES, P.C.</b> SURVEYORS 2104 Tenth Drive Columbia, Illinois 62202 (618)261-8155 FAX (618)261-8890 www.hennagroup.com	
PROJECT NO.: 60818-100 DATE: JUNE 9, 2015	PROFESSIONAL SERVICE PROVIDED BY THE SURVEYOR FOR THE PROJECT ON JUNE 9, 2015		



# HENEGHAN AND ASSOCIATES, P.C.

CIVIL ENGINEERS • LAND SURVEYORS

WWW.HAENGR.COM

Since 1986

Eric Schneider  
Part of Lot 1 to Lot 4  
Legal Description

Part of Lot 1 of "Oerter Subdivision", City of Columbia, Monroe County, Illinois, reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 2-116B, being more particularly described as follows:

Commencing at the most northerly corner of Lot 1 of "Oerter Subdivision"; thence South 63°15'13" West, along the northwesterly line of said Lot 1, a distance of 200.00 feet to an iron pin found which marks the northwest corner of said Lot 1, also being the most northerly corner of Lot 4 of "Oerter Subdivision"; thence South 00°16'34" East, along the west line of said Lot 1, also being the east line of said Lot 4, a distance of 10.00 feet to an iron pin set which marks the Point of Beginning of the herein described tract of land; thence South 22°12'27" East, a distance of 124.68 feet to an iron pin set; thence South 57°21'57" West, a distance of 58.73 feet to an iron pin set on the northeasterly line of Lot 3 of "Oerter Subdivision"; thence North 38°20'48" West, along the northeasterly line of said Lot 3, a distance of 9.21 feet to an iron pin found which marks the most northerly corner of said Lot 3 and which lies on the southeasterly line of said Lot 4; thence North 57°21'57" East, along the southeasterly line of said Lot 4, a distance of 10.33 feet to the southeasterly corner of said Lot 4; thence North 00°16'34" West, along the east line of said Lot 4, also being the west line of said Lot 1, a distance of 134.31 feet to the Point of Beginning, containing 0.08 acre, more or less.

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