

ORDINANCE NO. 2870

JUN 06 2011

**AN ORDINANCE FOR CONDITIONAL APPROVAL OF THE
FINAL SUBDIVISION PLAT FOR THE FOURTH ADDITION
TO PIONEER RIDGE IN THE CITY OF COLUMBIA, ILLINOIS**

J. Ronald Colyer
City Clerk

WHEREAS, A&B Land, Inc. is the owner of the land comprising the Fourth Addition to Pioneer Ridge in the City of Columbia, Illinois (the "City"); which comprises PART OF U.S. SURVEY 773, CLAIM 2053 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF LOT 16 OF "FIRST ADDITION TO PIONEER RIDGE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN ENVELOPE 2-26A; THENCE SOUTH 85°09'18" EAST, ALONG THE SOUTH LINE OF LOT 16 OF "FIRST ADDITION TO PIONEER RIDGE", A DISTANCE OF 153.83 FEET TO AN IRON PIN FOUND WHICH MARKS THE SOUTHEAST CORNER OF LOT 16 OF "FIRST ADDITION TO PIONEER RIDGE"; THENCE SOUTH 20°40'23" WEST, A DISTANCE OF 160.45 FEET TO AN IRON PIN FOUND; THENCE SOUTH 36°39'24" WEST, A DISTANCE OF 126.79 FEET TO AN IRON PIN FOUND; THENCE NORTH 43°28'06" WEST, A DISTANCE OF 193.73 FEET TO CONCRETE MONUMENT; THENCE NORTH 58°31'58" EAST, A DISTANCE OF 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 249.00 FEET, A CENTRAL ANGLE OF 35°54'19" AND A CHORD OF 153.50 FEET WHICH BEARS NORTH 40°34'49" EAST, AN ARC LENGTH OF 156.04 FEET TO THE POINT OF BEGINNING CONTAINING 0.86 ACRES, MORE OR LESS.

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 preliminary plat for the Fourth Addition to Pioneer Ridge has been submitted, reviewed and recommended for approval by the Plan Commission and approved by the City Council;

WHEREAS, all of the capital infrastructure improvements that serve the proposed Fourth Addition to Pioneer Ridge 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;

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 Fourth Addition to Pioneer Ridge final subdivision plat and are recommending conditional approval thereof as 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 Fourth Addition to Pioneer Ridge final subdivision plat submittal dated March 15, 2011, 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 4. 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 5. This Ordinance shall be in full force and effect from and after its passage, as provided by law.

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

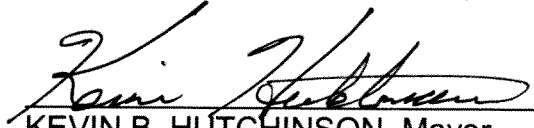
YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Mathews, Piazza and Piazza.

NAYS: None.

ABSENT: None.

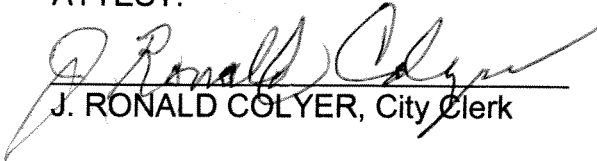
ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 6th day of June, 2011.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)