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DENNIS KNOBLOCH  
MONROE COUNTY RECORDER  
WATERLOO, IL

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**ORDINANCE NO. 3332**

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

WHEREAS, Admiral Parkway, Inc., is the owner of the land comprising the proposed Fox Run Estates Phase III Subdivision in the City of Columbia, Illinois (the "City"); which subdivision comprises Being a Subdivision of Part of Lots 15 and 37 of "Fox Run Estates ~Phase 1" and Part of Tax Lot 4A of Section 4, all in 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 MOST WESTERLY CORNER OF SAID LOT 37 OF "FOX RUN ESTATES - PHASE 1", THENCE AT AN ASSUMED BEARING OF NORTH 79°34'55" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 37, A DISTANCE OF 162.22 FEET TO AN IRON PIN FOUND; THENCE SOUTH 80°52'57" EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 37, A DISTANCE OF 46.20 FEET TO AN IRON PIN FOUND; THENCE NORTH 04°18'16" EAST, ALONG THE WESTERLY LINE OF SAID LOT 37, A DISTANCE OF 162.60 FEET TO A PINCHED PIPE FOUND; THENCE NORTH 81°12'28" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 37, A DISTANCE OF 299.77 FEET TO AN IRON PIN SET; THENCE SOUTH 06°26'04" WEST, A DISTANCE OF 336.92 FEET TO AN IRON PIN SET; THENCE SOUTH 60°34'21" EAST, A DISTANCE OF 320.07 FEET TO AN IRON PIN SET; THENCE SOUTH 28°12'39" WEST, A DISTANCE OF 140.00 FEET TO AN IRON PIN SET WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD KNOWN AS LAKE SHORE DRIVE; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF LAKE SHORE DRIVE, THE

FOLLOWING COURSES AND DISTANCES: NORTH 61°47'21" WEST, A DISTANCE OF 227.75 FEET TO AN IRON PIN FOUND WHICH MARKS A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,379.00 FEET, A CENTRAL ANGLE OF 02°23'03" AND A CHORD OF 98.98 FEET WHICH BEARS SOUTH 60°35'50" EAST, AN ARC LENGTH OF 98.99 FEET TO AN IRON PIN FOUND WHICH MARKS THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59°24'18" WEST, A DISTANCE OF 282.39 FEET TO AN IRON PIN FOUND WHICH MARKS A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 40°45'46" AND A CHORD OF 139.31 FEET WHICH BEARS NORTH 79°47'11" WEST, AN ARC LENGTH OF 142.29 FEET TO AN IRON PIN FOUND WHICH MARKS THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°21'36" WEST, A DISTANCE OF 64.41 FEET TO THE POINT OF BEGINNING, CONTAINING 4.52 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, CONDITIONS, OR RESTRICTIONS OF RECORD.

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 III 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 III Subdivision Final Subdivision Plat and are recommending 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 III Final Subdivision Plat dated February 15, 2017, 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.** A copy of said final subdivision plat is attached hereto and by reference made part of this Ordinance.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage, as provided by law.

Alderman Huch 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, Niemietz, Roessler, Huch, Reis, Holtkamp, and Martens.

NAYS: None.

ABSENT: Alderman Agne.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 19<sup>th</sup> day of June, 2017.

  
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KEVIN B. HUTCHINSON, Mayor

ATTEST:

  
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WESLEY J. HOEFFKEN, City Clerk

(SEAL)

