

**CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3621**

**AN ORDINANCE APPROVING A MINOR SUBDIVISION PLAT AND EASEMENT
VACATION PLAT FOR LOTS 8, 9 AND 12 OF THE FIRST ADDITION TO
SOUTHPORT SUBDIVISION IN THE CITY OF COLUMBIA, ILLINOIS**

WHEREAS, the City of Columbia (“City”), Monroe and St. Clair Counties, Illinois is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

WHEREAS, the property owner, Top Quality Holdings, LLC (“Applicant”), wishes to build a 4-building retail center on the vacant subject property, which is in the CP Commercial Park zoning district and subdivided as Lots 8, 9, and 12 of the First Addition to Southport Subdivision, Monroe County Parcels #04-08-401-008-000, #04-08-401-009-000, and #04-08-401-0012-000 respectively; and

WHEREAS, the street and utility infrastructure was constructed and the corresponding easements, facilities, and improvements were subsequently accepted by the City upon approval of the Final Plat of the First Addition to Southport Subdivision on February 20, 1995; and

WHEREAS, Section 16.3.26 of the Columbia Subdivision Code provides streamlined procedures for City Council approval of Minor Subdivisions consisting of 2 to 6 adjacent lots, all of which front to an existing street, and require no new easements, rights-of-way, streets or other public facilities; and

WHEREAS, the Applicant has submitted a Minor Subdivision application seeking to modify the lot boundaries and vacate existing utility and access easements that will not be needed after approval; and

WHEREAS, City staff has reviewed the Minor Subdivision plat and Easement Vacation plat, finding them to comply with all applicable requirements of the Columbia Subdivision Code and Zoning Code.

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

Section 1. The above recitals are hereby incorporated by reference as findings of the City Council of the City of Columbia, Illinois.

Section 2. The City Council hereby approves the Minor Subdivision Plat and Easement Vacation Plat, which are attached hereto.

Section 3. The Mayor is hereby authorized to sign the plat acknowledging the City's approval, and the City Clerk shall attest the same.

Section 4. The Applicant shall record the approved plats with the Monroe County Recorder of Deeds and file a copy of the recorded documents with the City Clerk's office.

Section 5. This Ordinance shall take full force and effect immediately upon passage by the Corporate Authorities.

PASSED by the City Council and **APPROVED** by the Mayor of the City of Columbia, Illinois and deposited and filed in the office of the City Clerk on the 3rd day of October 2022, the vote being taken by ayes and noes and entered upon the legislative record as follows:

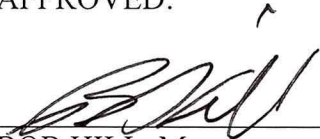
AYES: Aldermen Niemietz, Roessler, Huch, Holtkamp, Martens, Riddle, Garner, and Khoury.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:

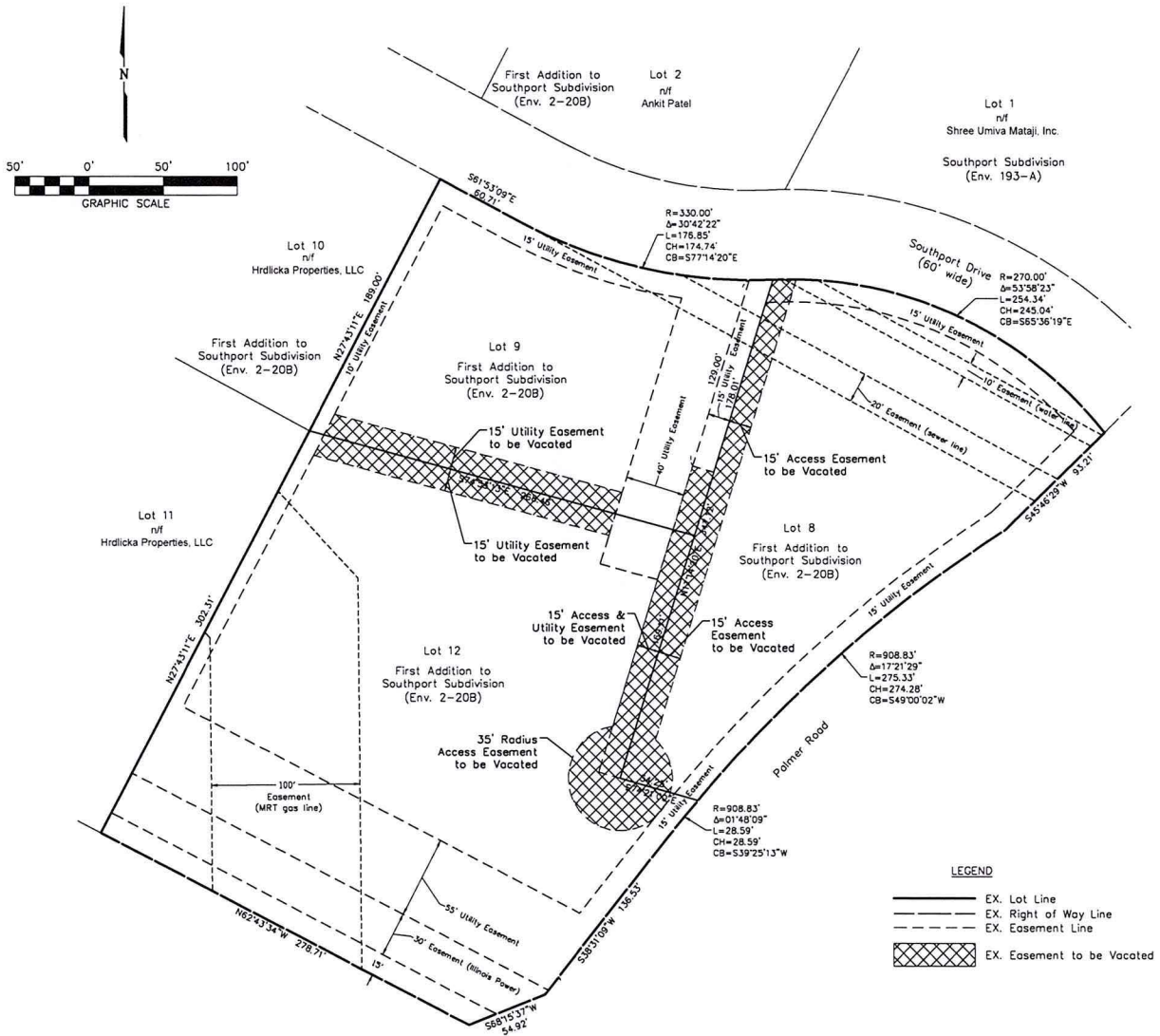


ANDREW HITZEMANN, City Clerk

(SEAL)

EASEMENT VACATION PLAT

of Part of Lots 8, 9, and 12 of
"First Addition to Southport Subdivision"
City of Columbia, Monroe County, Illinois



LEGEND

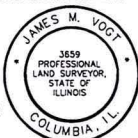
- EX. Lot Line
- EX. Right of Way Line
- EX. Easement Line
- EX. Easement to be Vacated

LAND SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF CHRISTOPHER A. KALBFLEISCH, MANAGER OF TOP QUALITY HOLDINGS, LLC, I HAVE PREPARED THIS EASEMENT VACATION PLAT BASED ON THE RECORD INFORMATION. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

HENEAGHAN AND ASSOCIATES, P.C.

BY: JAMES M. VOGT, I.P.L.S. NO. 3659 DATE SEALED
EXPIRATION DATE OF LICENSE: 11/30/2022



PLAT PREPARED FOR
Top Quality Holdings, LLC

H HENEAGHAN AND ASSOCIATES, P.C.
JUDITH VISION DESIGN
COLUMBIA, ILLINOIS 62236
PHONE NO. (618) 281-8133
FAX NO. (618) 281-8290
DESIGN FIRM NUMBER 184-002692, EXPIRES APRIL 30, 2023

PROJECT NO.: 61028-200 DATE: September 21, 2022

of Lots 8, 9, and 12 of "First Addition to Southport Subdivision"
being a subdivision of part of Tax Lots 11A, 11C, 12A, & 12C of U.S Survey 556, Claim 498
Township 1 South, Range 10 West of the Third Principal Meridian
City of Columbia, Monroe County, Illinois