

CITY OF COLUMBIA, ILLINOIS  
ORDINANCE NO. 3693

**AN ORDINANCE APPROVING THE OGLE ESTATES FINAL SUBDIVISION PLAT**

**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 City Council approved the revised preliminary subdivision plat of Ogle Estates Subdivision on August 2, 2021; and

**WHEREAS,** the Columbia Plan Commission recommended approval of the Ogle Estates Final Plat on March 17, 2025; and

**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 re-approves the Ogle Estates Preliminary Subdivision Plat originally approved by Ordinance No. 3583 on August 2, 2021.
- Section 3.** The City Council hereby adopts the findings and recommendation of the Plan Commission and approves the Ogle Estates Final Plat, which is legally described and depicted on the plat attached hereto.
- Section 4.** The Mayor shall be authorized to sign the final plat acknowledging the City’s approval, and the City Clerk shall be authorized to attest the same, upon being notified by City staff that all required documentation has been executed and submitted to the City.
- Section 5.** The City hereby accepts ownership of all dedications of street rights-of-way and municipal and public utility easements, by way of subdivision plat dedication, as indicated and depicted on the attached plat document.
- Section 7.** 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 7<sup>th</sup> day of April 2025, the vote being taken by ayes and noes and entered upon the legislative record as follows:

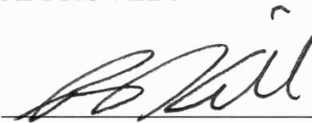
AYES: Aldermen Niemietz, Huch, Holtkamp, Riddle, Khoury, Lawlor, Nobbe, and Hitzemann.

NOES: None.

ABSTENTIONS: None.

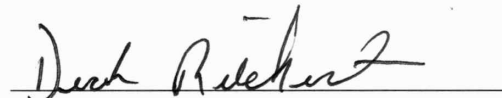
ABSENT: None.

APPROVED:



BOB HILL, Mayor

ATTEST:



DEREK REICHERT, City Clerk

(SEAL)



Survey 417, Claim 228, Township 1 South, Range 10 West of the  
and Part of Tracts 5 & 6 of Lilburn Herrmann Tracts, Plat thereof  
and in Envelop 136-C, Monroe County, Illinois

Design Firm No. 184-004365 Expires 4/30/2025

306 North Market Street  
Mt. Carmel, Illinois 62863  
Phone: (618) 263-4100  
[www.neirkengineering.com](http://www.neirkengineering.com)



Professional Engineering • Land Surveying

| REVISIONS                     | DATE |
|-------------------------------|------|
| Submitted for approval 2/5/25 |      |

Final Plat

City of Columbia

Monroe County, Illinois

655 Valley Dr.  
Columbia, IL 62236



DWG DATE:  
03.06.2025

SHEET #:

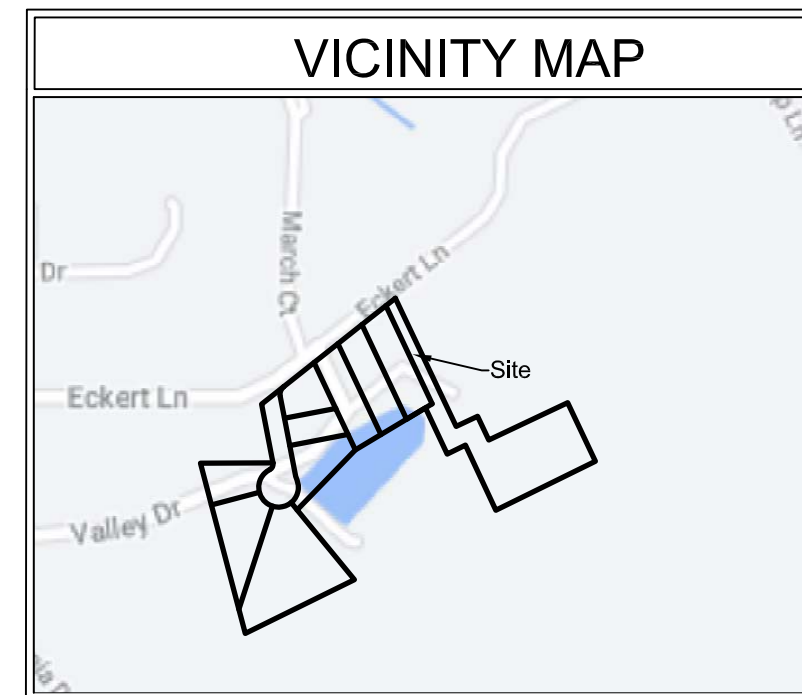
1

OF 2 SHEETS

FINAL.PLAT

These standard symbols will be found in the drawing.

Boundary Line  
Setback Line  
Easement  
Existing 8" Water Line  
Proposed 8" Water Line  
Existing Sanitary Sewer  
Proposed Sanitary Sewer  
Overhead Electric  
Fire Hydrant  
Water Valve  
Existing Sanitary Manhole  
Proposed Sanitary Manhole  
Iron Pin Found  
  
Iron Pin Set  
  
"MAG" Nail



### CURVE TABLE

| CURVE | ARC LEN. | RAD.   | CHORD BRG     | CHORD LEN |
|-------|----------|--------|---------------|-----------|
| C1    | 19.47'   | 15.00' | N 26°17'11" E | 18.13'    |
| C2    | 68.11'   | 50.00' | S 24°26'43" W | 62.97'    |
| C3    | 50.08'   | 50.00' | S 43°16'37" E | 48.02'    |
| C4    | 50.08'   | 50.00' | N 79°20'07" E | 48.01'    |
| C5    | 66.68'   | 50.00' | N 12°26'14" E | 61.85'    |
| C6    | 6.49'    | 25.00' | S 18°20'02" E | 6.47'     |

LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 53°29'18" W | 44.80'   |
| L2   | S 51°21'07" E | 38.87'   |
| L3   | S 74°53'30" W | 56.68'   |
| L4   | S 83°26'10" W | 13.35'   |
| L5   | S 69°24'15" W | 23.00'   |
| L6   | S 71°25'16" W | 21.79'   |
| L7   | S 57°22'12" W | 15.90'   |
| L8   | S 83°26'10" W | 20.59'   |
| L9   | S 73°47'10" E | 19.53'   |
| L10  | N 78°04'12" E | 17.30'   |
| L11  | N 52°42'25" E | 39.67'   |
| L12  | N 46°30'49" E | 25.70'   |
| L13  | N 83°40'30" E | 32.99'   |
| L14  | N 13°59'51" W | 30.75'   |
| L15  | N 31°50'26" W | 13.42'   |
| L16  | N 53°00'42" W | 17.01'   |
| L17  | N 43°46'20" W | 27.29'   |
| L18  | N 61°29'04" W | 23.40'   |
| L19  | S 85°58'23" W | 12.96'   |
| L20  | S 66°21'36" W | 19.59'   |
| L21  | S 30°33'24" W | 17.34'   |
| L22  | S 52°47'41" W | 40.40'   |
| L23  | S 42°03'04" W | 35.22'   |
| L24  | S 22°04'09" W | 39.86'   |
| L25  | S 31°04'52" W | 31.29'   |
| L26  | S 75°05'54" W | 39.28'   |
| L27  | S 54°53'34" W | 11.97'   |
| L28  | S 43°56'06" W | 23.18'   |
| L29  | S 07°00'52" W | 26.01'   |
| L30  | S 24°41'19" E | 21.16'   |

## Area Calculations

Phase 1 Lot Area = ±123,232 SF. Acres = ±3.412  
Phase 2 Lot Area = ±122,621 SF. Acres = ±2.232  
Phase 2 Street Area = ±17206 SF. Acres = ±0.395

Total Site  
Gross Area = ±263,058 SF.      Acres= ±6.039  
Net Area = ±245,852 SF.      Acres ±5.644  
Area of Street = ±17206 SF.      Acres ±0.395

**Zoning:**

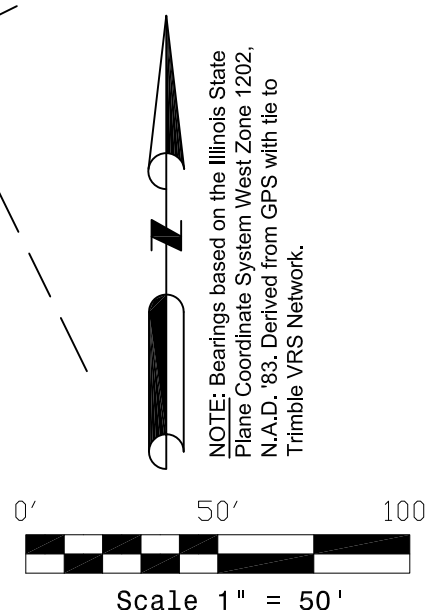
Existing Zoning : R-5 "One-Family Dwelling District"

Owner/Developer

**Owner/Developer**  
JLP Homes, LLC  
208 N Main St.  
Columbia, IL 62236

Engineer  
Mike Nelkirk, P.E.  
Neikirk Engineering, LLC  
306 N Market St.  
Mount Carmel, IL 62863

Surveyor  
Trent J. McPreak, P.L.S.  
Neikirk Engineering, LLC  
306 N Market St.  
Mount Carmel, IL 62863





Reference to Covenants:

Declaration of covenants, conditions and restrictions are recorded in Monroe County Document Number \_\_\_\_\_.

Owner's Certificate:

JLP Homes LLC, an Illinois Limited Liability Company, and Yellowstone Properties LLP, an Illinois Limited Liability Partnership, the owners in fee of the property embraced by this plat hereby acknowledge this plat to be it's free and voluntary act and deed and hereby dedicates to the City of Columbia, Illinois for public and for municipal and public utility uses and purposes the street right-of-way shown hereon. JLP Homes LLC and Yellowstone Properties LLP also dedicate to the City of Columbia, Illinois the easements shown hereon for the construction and maintenance of municipal and public utility services and drainage public utility services to be constructed and installed in the easements in accordance with the requirements of the city after at least 24 hours notice to the City Engineer or other appropriate city representatives (public utility service installations which interfere with the use of the easement for municipal utility service to be relocated in accordance with the requirements of the city and at the expense of the public utility service provider, including but not limited to, water, sanitary sewer, and storm sewer). The undersigned release and waive the right of homestead under the homestead exemption laws of the state of Illinois with regard to the areas dedicated on this plat. the building lines are the building lines to be referred to in all conveyances of lots in this subdivision.

In witness hereof, we have hereunto set our hand and affixed our corporate seal this day of \_\_\_\_\_, 2025.

By: JLP Homes, LLC Yellowstone Properties, LLP

Dale R. Poetker, President Date Steven Frierdich, General Partner Date

Notary Public: State of Illinois )SS County of Monroe ) Notary Public: State of Illinois )SS County of Monroe )

I, the undersigned, a notary public in and for the state and county aforesaid, do hereby certify that Dale R. Poetker, personally known to me and known to me to be President of JLP Homes, LLC appeared before me in person this date and acknowledge that Dale R. Poetker subscribed their name to the foregoing instrument as such officers of said JLP Homes LLC, as their free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

Given under my hand on this \_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public Expiration date of comission \_\_\_\_\_ Notary Public Expiration date of comission \_\_\_\_\_

Drainage Certificate:

We, the undersigned, owner and engineer, hereby certify that to the best of our knowledge and belief the drainage of surface water will not be changed by the construction of improvements on the subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision will be made for collection and diversion of such surface waters into public areas, or drains with the subdivider has a right to use, or that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Neikirk Engineering, LLC JLP Homes, LLC Yellowstone Properties, LLP

Mike Neikirk, P.E. #062053893 Jon Poetker, Manager Mark Frierdich, President

Drainage Disclaimer:

The acceptance of this plat by the City of Columbia, Illinois, does not transfer ownership of nor obligate the city to perform any maintenance on any surface or subsurface drainage easement, storm water drainage way, structure, or improvement in this subdivision. It is the intent of the subdivlder that the property owners shall maintain that part of any drainage easement or drainage way lying within the boundary of their property or that lot owners in the subdivision will establish a property owners' association to provide for the maintenance of drainage easements and drainage ways lying within the boundaries of the subdivision.

The City shall have the right, but not the obligation, after thirty (30) days written notice to the property owners' association or the property owner, as the case may be, to perform any maintenance, repair, or replacement work that, in the reasonable opinion of the city council, the property owners' association or the property owner, as the case may be, has neglected to perform on all or part of the drainage easements, storm water drainage ways, structures, or improvements in the subdivision. The city shall have the right to assess the membership of the property owners' association or the property owner, as the case may be, for the work, together with interest and the cost of collection, including legal fees and administrative expenses. The city shall have the right to file a lien against the owner or owners of the property for failure to pay any amount so charged, which lien shall be subordinate to the lien of any pre-existing mortgage recorded against such property, and to foreclose such lien in the manner provided for the foreclosure of statutory mortgage liens or statutory mechanics liens.

It is acknowledged that the City of Columbia assumes no liability for improperly designed or constructed drainage facilities. Although the City reviews drainage plans, it is accepted such reviews do not guarantee final drainage design is free from defects. Approval of a final plat by the City does not absolve the applicant, owner, developer, their successors, or assigns from liability due to improper design and/or construction of associated drainage improvements. City approval of a final plat does not imply acceptance of the drainage design associated with said plat.

JLP Homes, LLC Yellowstone Properties, LLP

Jon Poetker, Manager Mark Frierdich, President

Ogle Estates Subdivision Final Plat

Part of Tax Lot 7 of U.S. Survey 417, Claim 228, Township 1 South, Range 10 West of the Third Principal Meridian and Part of Tracts 5 & 6 of Lilburn Herrmann Tracts, Plat thereof recorded in Envelop 136-C, Monroe County, Illinois

Legal Description:

Part of Tax Lot 7 of U.S. Survey 417, Claim 228, Township 1 South, Range 10 West of the Third Principal Meridian and Part of Tracts 5 & 6 of Lilburn Herrmann Tracts, reference Plat thereof recorded in Envelop 136-C in the Recorder's Office of Monroe County Illinois, Monroe County, Illinois.

Beginning at an iron pin found at the Southeast corner on said Tract 6 of Lilburn Herrmann Tracts; thence along the South line of said Tract 6 South 63°49'18" West 280.03 feet to an iron pin found; thence North 25°00'42" West 181.29 feet to a steel fence post; thence South 63°49'18" West 50.98 feet; thence North 25°19'04" West 128.83 feet; thence South 59°03'25" West 205.99 feet; thence South 44°02'20" West 210.94 feet to an iron pin set; thence South 39°20'49" East 227.55 feet to an iron pin set in said South line of Tract 6; thence along said South line South 63°49'18" West 151.53 feet to an iron pin found at the Southeast corner of said Tract 5 of Lilburn Herrmann Tracts; thence along the South line of said Tract 5 South 63°49'18" West 155.25 feet to an iron pin set; thence North 14°45'20" West 443.80 feet to a iron pin set in the South line of Country View Estates being a plat recorded in Envelope 155C in the Recorder's Office of Monroe County, Illinois; thence along the South line of said Country View Estates North 89°43'42" East 182.74 feet to a concrete monument found in the West line of said Tract 6; thence along said West line of Tract 6 North 10°53'56" West 150.92 feet to an iron pin found the Northwest corner of said Tract 6; thence along the North line of said Tract 6 North 51°37'49" East 430.62 feet to an iron pin found; thence South 25°19'04" East 357.91 feet to an iron pin found; thence North 64°40'56" East 60.00 feet to an iron pin found; thence South 25°19'04" East 66.10 feet to an iron pin found; thence North 64°40'56" East 220.00 feet to an iron pin found in the East line of said Tract 6; thence along the East line of said Tract 6 South 25°19'04" East 163.54 feet to the Point of Beginning, containing 6.039 acres, more or less.

City of Columbia - City Council Certificate

Approved and accepted this \_\_\_\_\_ day if \_\_\_\_\_ 2025 by the City Council of Columbia, Illinois.

Mayor City Clerk

911 Coordinator:

This plat of subdivision is approved for recording by the Coordinator of 911 in Monroe County, Illinois

on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

911 Coordinator

Land Surveyor Certificate:

At the request of JLP Homes, LLC, this Subdivision Plat has been prepared, based on deeds and other records, for part of Tax Lot 7 of U.S. Survey 417, Claim 228, Township 1 South, Range 10 West of the Third Principal Meridian and Part of Tracts 5 & 6 of Lilburn Tracts, reference Plat thereof recorded in Envelop 136-C, Monroe County, Illinois. The subdivision shown hereon is not located within a special flood hazard area as Identified by the Federal Emergency Management Agency, per flood insurance rate maps 1705090055E and 1705100055D, effective date 3/17/2003. 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.

By: TRENT J. MCPREAK, IPLS NO. 035-003866 Date 03-06-2025 NEIKIRK ENGINEERING LLC LICENSE EXPIRES 11-30-2026



Notes:

- Zone district classification is R5
- School District: Columbia School District
- Error of closure does not exceed 1 foot in 5,000 feet.
- Benchmark #1: Mag Nail, elevation derived from GPS with tie to Trimble VRS Network. Elevation = 488.10' Benchmark #2: Mag Nail, elevation derived from GPS with tie to Trimble VRS Network. Elevation = 514.58'
- It is the responsibility of the lot owner and/or home builder to verify the "As-Built" elevation of the sanitary sewer lateral and the 100-year flood elevation for the Lot prior to applying for a building permit.
- The lowest opening in the foundation on Lots 1, 2, 3, 4, 5, 6, and 7 shall be a minimum of two feet above the 100 year high water elevation of the lake adjacent to the Ogle Estates Subdivision. The determined high water elevation is 489.65'. However, the homeowner/homebuilder shall be responsible to verify the as-constructed elevation prior to setting the opening/floor elevations for the structures. An elevation certificate shall be required by the City of Columbia to obtain a building permit for those lots.
- The lowest opening in the foundation on Lots 8, 9, and 10 shall be a minimum of two feet above the 100 year high water elevation of the detention pond in the southwest corner of Ogle Estates Subdivision. The determined high water elevation is 476.34'. However, the homeowner/homebuilder shall be responsible to verify the as-constructed elevation prior to setting the opening/floor elevations for the structures. An elevation certificate shall be required by the City of Columbia to obtain a building permit for these lots.
- The access for all the lots shall be via the subdivision streets or Eckert Lane.

Monroe County Clerk

State of Illinois ) County of Monroe )SS

I, the undersigned County Clerk of Monroe County, Illinois, hereby certify that I have examined the above plat, and that I have searched the records of my office to ascertain whether all redeemable sales for unpaid taxes or assessments have been paid as required by the statutes upon all the property within this plat, and hereby certify that I find no reasonable tax sales or unpaid forfeited taxes against any of the real estate included in this subdivision and I hereby approve the same for assessment purposes.

I further certify that I have received all statutory fees in connection with the attached plat.

In witness whereof, I have hereunto set my hand and seal of my office on this \_\_\_\_\_

Day of \_\_\_\_\_, 2025

County Clerk

Owner/Developer JLP Homes, LLC 208 N Main St. Columbia, IL 62236

Engineer Mike Neikirk, P.E. Neikirk Engineering, LLC 306 N Market St. Mount Carmel, IL 62863

Surveyor Trent J. McPreak, P.L.S. Neikirk Engineering, LLC 306 N Market St. Mount Carmel, IL 62863

306 North Market Street Mt. Carmel, Illinois 62863 Phone: (618) 263-4100 www.neikirkengineering.com



Professional Engineering • Land Surveying

REVISIONS DATE

Submitted for approval 2/5/25

Final Plat

City of Columbia

Monroe County, Illinois

655 Valley Dr. Columbia, IL 62236

DWG DATE: 03.06.2025

SHEET #:

2

OF 2 SHEETS

FINAL.PLAT