

JUN 20 2016

ORDINANCE NO. 3272

AN ORDINANCE FOR CONDITIONAL APPROVAL OF
THE FINAL SUBDIVISION PLAT FOR THE VILLAGE OF
WERNINGS PHASE IV SUBDIVISION IN THE CITY OF
COLUMBIA, ILLINOIS

Andy Stahl
City Clerk

WHEREAS, Flower & Fendler Homes, Inc., is the owner of the land comprising the proposed Village of Wernings Phase IV Subdivision in the City of Columbia, Illinois (the "City"); which subdivision comprises PART OF FRACTIONAL SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 22 OF VILLAGE OF WERNINGS PHASE ONE AS SHOWN ON THE FINAL PLAT RECORDED IN ENVELOPE 2-252A OF THE MONROE COUNTY RECORDER'S OFFICE, SAID POINT BEING ON THE NORTH LINE OF THE SECOND ADDITION TO WILSON HILLS SUBDIVISION AS RECORDED IN ENVELOPE 142-B OF THE MONROE COUNTY RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE SOUTH 22 DEGREES 07 MINUTES 27 SECONDS WEST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 24 DEGREES 33 MINUTES 30 SECONDS WEST A DISTANCE OF 71.10 FEET;
THENCE SOUTH 61 DEGREES 47 MINUTES 25 SECONDS WEST A DISTANCE OF 75.55 FEET;
THENCE SOUTH 62 DEGREES 36 MINUTES 25 SECONDS WEST A DISTANCE OF 73.69 FEET;
THENCE SOUTH 81 DEGREES 45 MINUTES 30 SECONDS WEST A DISTANCE OF 119.58 FEET;
THENCE SOUTH 59 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 256.54 FEET TO A POINT ON THE EAST LINE OF GEDERN ESTATES PHASE 2;
THENCE ALONG SAID EAST LINE SOUTH 01 DEGREES 06 MINUTES 05 SECONDS WEST A DISTANCE OF 915.63 FEET;
THENCE LEAVING SAID EAST LINE OF GEDERN ESTATES PHASE 2, SOUTH 76 DEGREES 01 MINUTES 59 SECONDS WEST A DISTANCE OF 685.00 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1860.08 FEET FOR AN ARC LENGTH OF 401.61 FEET, ALSO HAVING A CHORD BEARING OF SOUTH 82 DEGREES 13 MINUTES 10 SECONDS WEST FOR A CHORD DISTANCE OF 400.84 FEET;
THENCE NORTH 09 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF

463.80 FEET;
THENCE NORTH 02 DEGREES 18 MINUTES 19 SECONDS WEST A DISTANCE OF 97.87 FEET;
THENCE NORTH 79 DEGREES 17 MINUTES 08 SECONDS WEST A DISTANCE OF 470.38 FEET;
THENCE NORTH 28 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 334.90 FEET;
TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. SAID TRACT CONTAINS 17.037 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 capital infrastructure improvements that serve the proposed Village of Wernings Phase IV 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 Village of Wernings Phase IV Subdivision Final Subdivision Plat and are recommending conditional 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 Village of Wernings Phase IV Subdivision Final Subdivision Plat submitted June 16, 2016, 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.
- (2) Submittal of the as builts of the infrastructure improvements.

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

Alderman Ebersohl 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, Agne, Niemietz, Huch, Reis, Holtkamp and Martens.

NAYS: None.

ABSENT: Alderman Roessler.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 20th day of June, 2016.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY J. HOEFFKEN, City Clerk

(SEAL)