



DENNIS KNOBLOCH  
MONROE COUNTY RECORDER  
WATERLOO, IL  
RECORDED ON  
05/04/2018 09:32:12AM  
MISC R FEE: 55.00  
PAGES: 10  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CITY OF COLUMBIA, ILLINOIS  
ORDINANCE NO. 3388**

**AN ORDINANCE ANNEXING AND ZONING CERTAIN TERRITORY IN  
THE CITY OF COLUMBIA, ILLINOIS - MARIAN E. LEDBETTER TRUST**

- 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, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and
- WHEREAS, Marian E. Ledbetter Trust, (“Petitioner”) owner of record, has submitted an Annexation Petition for the territory (“Territory”) described in Exhibit A and shown graphically on Exhibit B; and
- WHEREAS, said territory contains 2.91 acres more or less and is associated with Parcel ID: 04-22-201-010-000; and
- WHEREAS, the said territory is not within the corporate limit of any municipality but is wholly bounded by the City; and
- WHEREAS, legal notice was published on March 2, 2018, in a newspaper of general circulation, within the territory which will be annexed on April 2, 2018; and
- WHEREAS, legal notice was served by certified mail on the taxpayer of record of the proposed annexed territory not less than fifteen (15) days before the passage of this annexation ordinance;
- WHEREAS, legal notice regarding the intention of the City to annex said territory has been sent by certified mail to all public bodies required to receive such notice by state statute not less than ten (10) days before the passage of this annexation ordinance; and

WHEREAS, both the City and the Petitioner have agreed to the terms of annexation set forth in the Annexation Agreement, incorporated herewith as Exhibit C; and

WHEREAS, all documents and other necessary legal requirements are in full compliance with the statutes of the State of Illinois Municipal Code; and

WHEREAS, it is in the best interests of the City of Columbia that the territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Columbia, Monroe and St. Clair Counties, Illinois, as follows:

**Section 1:** That the recitations in the upper part of this ordinance be restated, realleged, and adopted as paragraph one (1).

**Section 2:** That the Territory described in Exhibit A and which is indicated on an accurate map in Exhibit B, is hereby annexed to the City of Columbia Illinois.

**Section 3:** That the Territory is hereby zoned A-1 Agricultural District.

**Section 4:** That the Territory is subject to all terms and conditions set forth in the Annexation Agreement incorporated herewith as Exhibit C.

**Section 5:** That the City Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to the Ordinance.

**Section 6:** That this Ordinance shall be in full force and effect from and after its passage and approval.

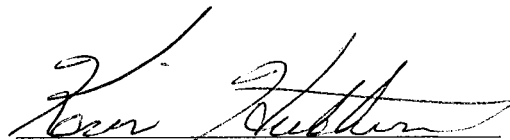
YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Reis, Holtkamp, and Martens.

NAYS: None.

ABSTENTIONS: None.

ABSENT: None.

PASSED and APPROVED this 2<sup>nd</sup> day of April, 2018.



KEVIN B. HUTCHINSON

Mayor

City of Columbia

ATTEST:



WESLEY J. HOEFFKEN

City Clerk

City of Columbia

STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF MONROE       )

**CERTIFICATE OF TRUE COPY**

I, Wesley J. Hoeffken, hereby certify that I am the duly elected and acting City Clerk of the City of Columbia, Illinois, and as such I am the keeper of the books, records, files and corporate seal of said City.

I do further certify that Ordinance No. 3388, entitled:

**“AN ORDINANCE ANNEXING AND ZONING CERTAIN TERRITORY IN  
THE CITY OF COLUMBIA, ILLINOIS - MARIAN E.  
LEDBETTER TRUST”**

to which this certificate is attached, is a true, perfect, complete and correct copy of said ordinance as adopted at a regular meeting of the Columbia, Illinois, City Council held on the 2<sup>nd</sup> day of April, 2018.

IN WITNESS WHEREOF, I have made and delivered this certificate for the uses and purposes hereinabove set forth this 2<sup>nd</sup> day of April, 2018.

  
\_\_\_\_\_  
WESLEY J. HOEFFKEN, City Clerk

(SEAL)

**Exhibit A**

BEGINNING AT A STONE AT THE MOST EASTERLY CORNER OF LOT SIX (6) OF MITWEIDE'S SUBDIVISION TO THE TOWN, NOW CITY OF COLUMBIA IN SURVEY 773 CLAIM 2053 IN MONROE COUNTY, ILLINOIS, THENCE S 63 DEG. 30 MIN. W. 654 FEET ALONG THE SOUTHERLY LINE OF SAID LOT SIX (6) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD, THENCE N. 9 DEG. 40 MIN. W. 384 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD TO A POINT ON THE NORTHERLY LINE OF LOT FOUR (4) OF SAID MITWEIDE'S ADDITION, THENCE NORTH 63DEG. 30 MIN. E.242 FEET ALONG THE NORTHERLY LINE OF SAID LOT FOUR (4) TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER E. ST. LOUIS, COLUMBIA & WATERLOO RR LINE, THENCE EASTERLY 318 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RR LINE TO A STONE ON THE EASTERLY LINE OF SAID LOT FOUR (4), THENCE S 23 DEG. EAST 262 FEET ALONG THE EASTERLY LINE OF LOTS FOUR (4), FIVE (5), AND SIX (6) OF SAID SUBDIVISION OF THE PLACE OF BEGINNING CONTAINING 4.71 ACRES MORE OR LESS AND BEING PARTS OF LOTS 4, 5, AND 6 OF MITWEIDE'S SUBDIVISION TO THE TOWN, NOW CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS.

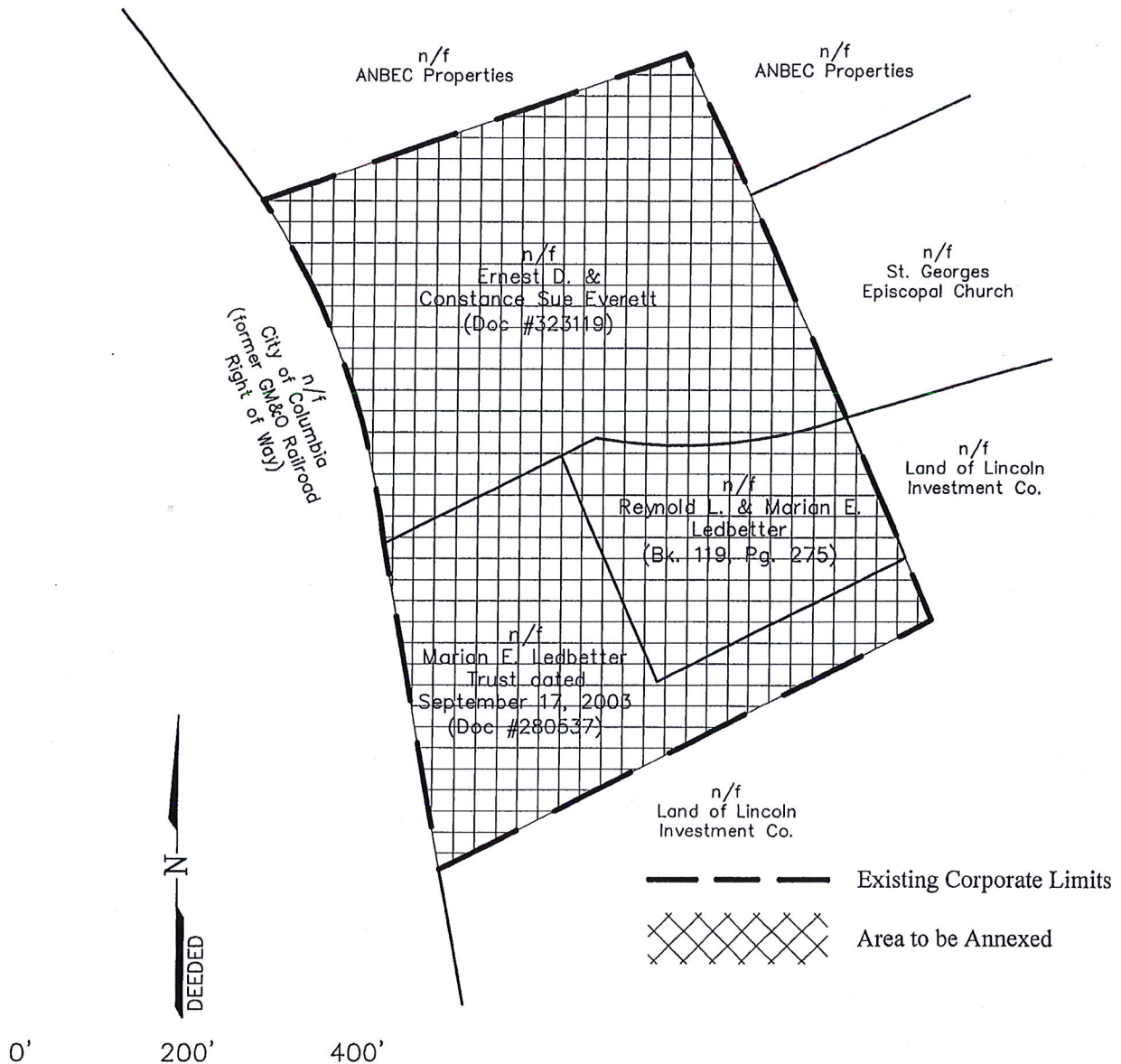
EXCEPTING, HOWEVER, THAT PART OF THE ABOVE DESCRIBED REAL ESTATE PREVIOUSLY CONVEYED TO REYNOLD L. LEDBETTER AND MARIAN E. LEDBETTER BY WARRANTY DEED DATED DECEMBER 12, 1975 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONROE COUNTY IN BOOK 119 ON PAGE 275.

PERMANENT REAL ESTATE INDEX NUMBER: 04-22- 201-010-000

# Annexation Plat

Exhibit B

of Part of Lots 2, 3, 4, 5, & 6 of Charles Mitweide's Subdivision  
of part of U.S. Survey 773, Claim 2053  
Township 1 South, Range 10 West  
of the Third Principal Meridian, Monroe County, Illinois



THIS IS TO CERTIFY THAT AT THE REQUEST OF JAMES MORANI, CITY ADMINISTRATOR, CITY OF COLUMBIA, I HAVE PREPARED THIS PLAT BASED UPON LEGAL DESCRIPTIONS, TAX MAPS, AND NOT BY AN ACTUAL LAND SURVEY.



HENEGHAN AND ASSOCIATES, P.C.  
ENGINEERS ~ SURVEYORS  
310A Vision Drive  
Columbia, Illinois 62236  
(618)281-8133 FAX: (618)281-8290  
www.haengr.com  
Project No. 60000-132

PROFESSIONAL DESIGN FIRM REGISTRATION NO: 184-002692  
EXPIRES: APRIL 30, 2017

PROFESSIONAL  
LAND  
SURVEYOR  
STATE OF  
ILLINOIS  
JAMES M. MORANI  
I.P.L.S. NO. 56594  
DATE 11-30-16

**EXHIBIT C**

**Annexation Agreement by and between the City of Columbia and Marian E. Ledbetter Trust**

**This Annexation Agreement** is made and entered into this 2nd day of April, 2018 by and between the City of Columbia ("City"), Monroe and St. Clair Counties, Illinois, a duly created, organized and validly existing municipality of the State of Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, and Marian E. Ledbetter Trust ("Owner"), record owner of the property described within this agreement.

**Whereas**, the City desires to annex the property legally described in Exhibit A ("Property"), shown in map form in Exhibit B, and on a Plat of Annexation in Exhibit C; and

**Whereas**, the Owner of the Property desires to annex said Property to the City of Columbia; and

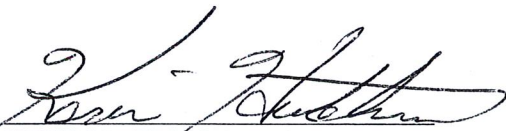
**Whereas**, the Property is not located within the corporate limit of any municipality but is contiguous to the City of Columbia's corporate boundary; and

**Whereas**, this agreement shall remain in full force and effect for a period of twenty (20) years from the date of its approval; and

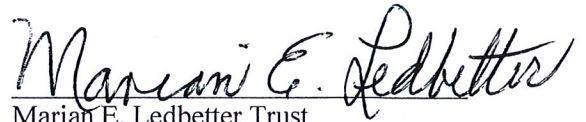
**Now, therefore**, in consideration of the premises and the mutual covenants and agreement contained herein, it is mutually agreed by and between the parties hereto, that:

1. The City shall waive the tap-in fees associated with the water and sewer connection, up to a one inch (1") maximum meter size, when service becomes available to the property. Said fees will only be waived for the Property and not for any subsequent divisions or subdivisions of land. The Owner shall be responsible for all remaining meter, material, and labor costs associated with water and/or sewer connection.
2. Upon annexation, the property will be zoned A-1 Agricultural District
3. Owner agrees that they will not attempt to disconnect the Property from the City.
4. The City Clerk of the City of Columbia will record this agreement with the County Clerk.

**In witness thereof**, the parties hereto have made and entered into this agreement on the date first above written.

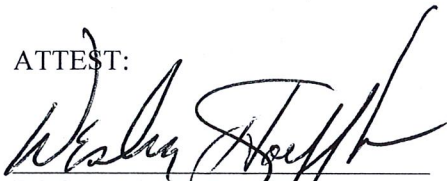


KEVIN B. HUTCHINSON  
Mayor, City of Columbia



Marian E. Ledbetter Trust  
Property Owner

ATTEST:



WESLEY J. HOEFFKEN  
City Clerk, City of Columbia

ATTEST:



WESLEY J. HOEFFKEN  
City Clerk, City of Columbia



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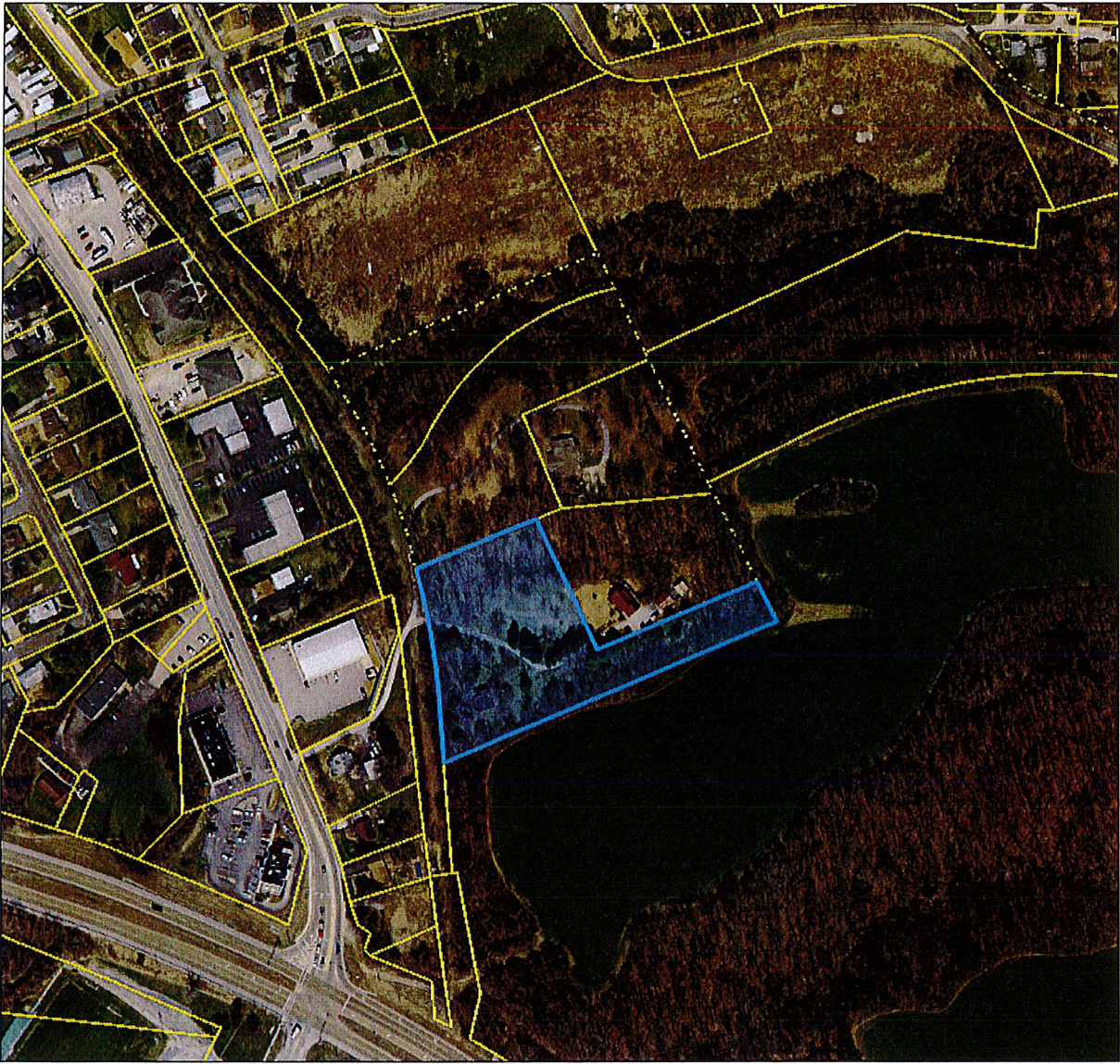


Exhibit B

04-22-201-010-000



City Limit  
Parcels



0 324

Feet

July 31, 2017

EF



Prepared By HORNER SHIFFRIN



## EXHIBIT C

Map showing the proposed annexation area for the City of Columbia. The area to be annexed is outlined in black and cross-hatched. The map includes the following labels:

- ANBEC Properties (top left and top right)
- City of Columbia (former GM&O Railroad Right of Way) (left side)
- Ernest D. & Constance Sue Everett (Doc #323119) (center top)
- Reynold L. & Marian E. Ledbetter (Bk. 119, Pg. 275) (center right)
- Marian E. Ledbetter Trust dated September 17, 2003 (Doc #280537) (bottom center)
- St. Georges Episcopal Church (top right)
- Land of Lincoln Investment Co. (bottom right)

Legend:

- Existing Corporate (indicated by a thick black line)
- Area to be Annexed (indicated by cross-hatching)

North arrow pointing up.



THIS IS TO CERTIFY THAT AT THE REQUEST OF JAMES MORANI, CITY ADMINISTRATOR, CITY OF COLUMBIA, I HAVE PREPARED THIS PLAT BASED UPON LEGAL DESCRIPTIONS, TAX MAPS, AND NOT BY AN ACTUAL LAND SURVEY.

JAMES M. COLEMAN  
I.P.L.S. NO. 5659 EXP. DATE 11-30-16