

FEB 18 2008

ORDINANCE NO. 2631

AN ORDINANCE TO APPROVE THE FINAL SUBDIVISION  
PLAT FOR THE GALL ROAD CONDOMINIUMS IN THE  
CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS

*Dale J. Jaffke*  
City Clerk

WHEREAS, the Owner/Developer of the "Gall Road Condominiums", being part of Survey 773, Claim 2053, Township 1 South, Range 10 West of the Third Principal Meridian, in the City of Columbia, County of Monroe and State of Illinois has completed and filed with the City Clerk the necessary five (5) copies of the final subdivision plat for the subject condominium development as required by Section 34-3-17 of the City of Columbia, Illinois (the "City") Subdivision Code and the Condominium Property Act of the State of Illinois, (765 ILCS 605/1 et. seq.);

WHEREAS, all of the capital infrastructure improvements and the condominium buildings required for and comprising the condominium development were constructed and installed many years ago;

WHEREAS, the condominium development Owner/Developer, M. L. G. C., LLC, has paid to the City Clerk the required fees for City Attorney and City Engineer's fees for plat approval as is made and provided for in, and required by, Section 18.55.002 of the City's Salaries and Fees Ordinance No. 2454, enacted April 3, 2006; and,

WHEREAS, all the requirements of the statutes of the State of Illinois and the ordinances of the City (including Sections 34-3-22 and 34-3-23 of the City's Subdivision Code) relative to the platting and subdivision of property in the City have been complied with by M.L.G.C., LLC, an Illinois Limited Liability Company, as the Owner/Developer of the proposed condominium development.

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 subdivision plat entitled "Gall Road Condominiums", being part of U. S. Survey 773, Claim 2053, Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, which is more particularly described as follows, to wit:

PART OF U.S. SURVEY 773, CLAIM 2053, TOWNSHIP 1 SOUTH,  
RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF  
COLUMBIA, MONROE COUNTY, ILLINOIS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND WHICH MARKS THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF U.S. SURVEY CLAIM 773, CLAIM 2053 WITH THE WEST LINE OF TAX LOT 7 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 10 WEST; THENCE AT AN ASSUMED BEARING OF NORTH  $63^{\circ}46'42''$  EAST, ALONG THE SOUTHEASTERLY LINE OF U.S. SURVEY 773, CLAIM 2053, A DISTANCE OF 1475.93 FEET TO A RAILROAD SPIKE FOUND; THENCE NORTH  $10^{\circ}39'28''$  EAST, A DISTANCE OF 34.79 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH  $10^{\circ}39'28''$  EAST, A DISTANCE OF 497.16 FEET TO AN IRON PIN FOUND; THENCE NORTH  $86^{\circ}11'26''$  EAST, A DISTANCE OF 269.27 FEET TO A POINT WHICH LIES ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY WARRANTY DEED, RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, IN BOOK OF DEEDS 173 ON PAGE 775 AS DOCUMENT NO. 176133; THENCE SOUTH  $09^{\circ}01'39''$  EAST, ALONG THE WESTERLY LINE OF SAID CITY OF COLUMBIA TRACT, A DISTANCE OF 105.09 FEET TO AN IRON PIN FOUND WHICH MARKS THE SOUTHWEST CORNER OF SAID CITY OF COLUMBIA TRACT; THENCE SOUTH  $68^{\circ}34'01''$  EAST, ALONG THE SOUTHERLY LINE OF SAID CITY OF COLUMBIA TRACT, A DISTANCE OF 3.32 FEET TO AN IRON PIN FOUND WHICH LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS GALL ROAD (40' WIDE); THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF GALL ROAD, THE FOLLOWING COURSES AND DISTANCES: THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS 520.00 FEET, A CENTRAL ANGLE OF  $16^{\circ}46'32''$ , AND A CHORD OF 151.71 FEET WHICH BEARS SOUTH  $07^{\circ}32'31''$  WEST, AN ARC LENGTH OF 152.25 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF  $51^{\circ}19'11''$ , AND A CHORD OF 82.27 FEET WHICH BEARS SOUTH  $25^{\circ}28'22''$  WEST, AN ARC LENGTH OF 85.09 FEET TO A POINT; THENCE SOUTH  $55^{\circ}41'23''$  WEST, A DISTANCE OF 29.19 FEET TO A POINT; THENCE SOUTH  $62^{\circ}57'19''$  WEST, A DISTANCE OF 72.99 FEET TO A POINT; THENCE SOUTH  $64^{\circ}41'11''$  WEST, A DISTANCE OF 72.44 FEET TO A POINT; THENCE SOUTH  $61^{\circ}33'44''$  WEST, A DISTANCE OF 72.49 FEET TO A POINT; THENCE SOUTH  $59^{\circ}56'35''$  WEST, A DISTANCE OF 123.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.79 ACRES MORE OR LESS.

is hereby approved and the Mayor is hereby authorized to sign the certificate on the plat acknowledging the City's approval of the plat and the City Clerk is hereby authorized and directed to attest the same and affix thereto the corporate seal of the City.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage, as provided by law.

Alderman Agne moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Niemietz, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Row, Hejna, Oberfell and Mayor

Hutchinson.

NAYS: None.

ABSENT: Aldermen Unnerstall and Stumpf.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 18<sup>th</sup> day of February, 2008.

  
KEVIN B. HUTCHINSON, Mayor

ATTEST:

  
WESLEY J. HOEFKEN, City Clerk

(SEAL)