

**CITY OF COLUMBIA, ILLINOIS  
ORDINANCE NO. 3545**

**AN ORDINANCE APPROVING THE CORRECTIVE FINAL PLAT OF  
11 SOUTH SUBDIVISION**

**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 executed an annexation agreement with the owner/developer of the subject property, Columbia Land Management, LLC (CLM), on September 2, 2014, thereby approving the terms of annexation, C-3 zoning designation, proposed land uses, and site development plans for the subject property; and

**WHEREAS,** the first phase of development, including the 11 South Professional Building has been completed according to prior approvals and the next phases of development are currently underway; and

**WHEREAS,** the attached Corrective Final Plat of 11 South Subdivision is necessary to account for the new development parcels and dedication of right-of-way; and

**WHEREAS,** City staff has reviewed the Corrective Final Plat of 11 South Subdivision and, finding it to be consistent with applicable provisions of the Subdivision Code, recommends approval.

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

**Section 1.** The recitals contained above in the preamble of this Ordinance are hereby incorporated 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 City Council hereby adopts the findings and recommendation of the Plan Commission and approves the Corrective Final Plat of 11 South Subdivision, which is legally described and depicted on the plat attached hereto.

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

**Section 4.** 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 5.** Upon approval and acceptance of the City Engineer, the City hereby accepts dedication and ownership of the tangible personal property, good and chattels comprising the capital infrastructure improvements within the dedicated rights-of-way and easements (including water distribution system, sanitary sewer) by bill of sale, the receipt and sufficiency of which is hereby acknowledged by the City Council.

**Section 6.** 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 December 2020, the vote being taken by ayes and noes and entered upon the legislative record as follows:

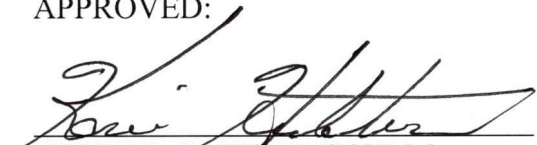
AYES: Aldermen Ebersohl, Agne, Niemiets, Roessler, Huch, Holtkamp, Martens, and Riddle.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:

  
\_\_\_\_\_  
KEVIN B. HUTCHINSON, Mayor

ATTEST:

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

(SEAL)

# CORRECTIVE FINAL PLAT OF "11 SOUTH SUBDIVISION"

A CORRECTIVE PLAT OF 11 SOUTH, A SUBDIVISION RECORDED IN ENVELOPE 2-329B OF THE MONROE COUNTY RECORDER'S OFFICE;  
BEING A PART OF TAX LOT 3A, SURVEY 555, CLAIM 505, AND PART OF TAX LOT 13A, SURVEY 556, CLAIM 498 TOWNSHIP 1 SOUTH, RANGE  
10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS

## OWNER'S CERTIFICATE:

WE, DEROSSETT INVESTMENTS, LLC, THE OWNERS OF THE PROPERTY SHOWN HERE, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID PARCEL IS TO BE HERINAFTER KNOWN AS THE INTERTEL SUBDIVISION, ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

WE FURTHER CERTIFY THAT THE ACCEPTANCE OF THIS CORRECTIVE SUBDIVISION PLAT BY THE CITY OF COLUMBIA DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE ON DRAINAGE WAYS, STRUCTURES OR IMPROVEMENTS THAT HAVE NOT BEEN PREVIOUSLY APPROVED AND ACCEPTED BY THE CITY FOR MAINTENANCE.

IN WITNESS WHEREOF, WE HAVE HERUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

DEROSSETT INVESTMENTS, LLC

## NOTARY PUBLIC:

STATE OF ILLINOIS )  
COUNTY OF MONROE )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED DEROSSETT, KNOWN TO ME AS OWNER OF THE SCHOOL PROPERTY AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ABOVE AND FOREGOING SUBDIVISION PLAT CERTIFICATE OF OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH FOR AND ON BEHALF OF SAID CORPORATION, PURSUANT TO RESOLUTION OF THE BOARD OF SAID CORPORATION DULY ENACTED, AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID JOE KOPPEIS AND PATRICIA KOPPEIS

IN TESTIMONY WHEREOF, THE ABOVE AND FOREGOING CERTIFICATE WAS SIGNED AND SEALED IN THE PRESENCE OF THE UNDERSIGNED, A NOTARY PUBLIC, ON THE DAY AND YEAR FIRST ABOVE WRITTEN, FOR THE USES AND PURPOSES SET FORTH ABOVE.

NOTARY PUBLIC:  
MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYORS CERTIFICATION

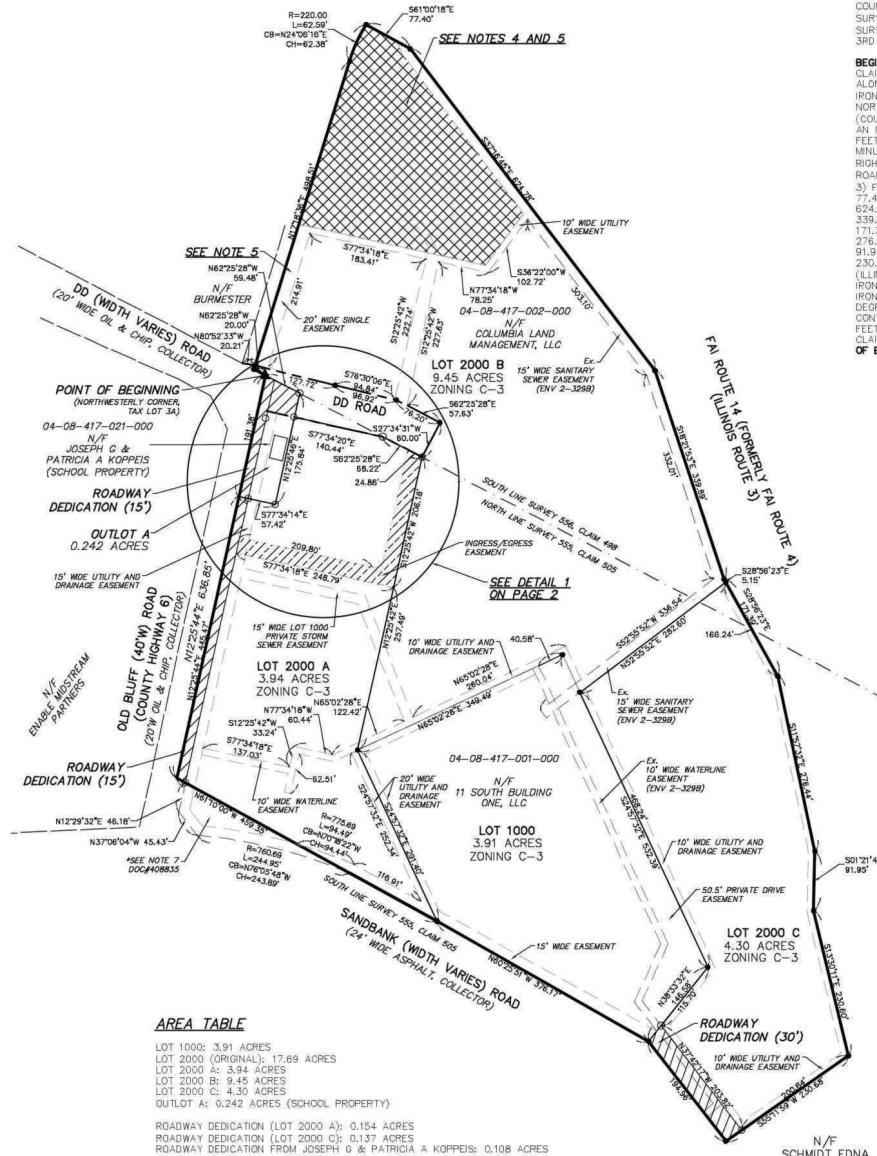
WE, MILLENNIA PROFESSIONAL SERVICES OF ILLINOIS, LTD. HEREBY CERTIFY THAT WE HAVE, AT THE REQUEST OF COLUMBIA LAND MANAGEMENT, LLC, SURVEYED THE PROPERTY SHOWN HERE ON AND PREPARED THIS CORRECTIVE SUBDIVISION PLAT, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. WE FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES OF ILLINOIS, LTD.  
184-004070

DALE L. WOOLARD, P.L.S.  
ILLINOIS CERT. NO. 035-003321; EXP. 11/30/2020

## GENERAL NOTES:

- SURVEY DATUM INFORMATION: BASIS OF BEARINGS: STATE PLANE COORDINATES ESTABLISHED UTILIZING THE ILLINOIS VRS ZONE: ILLINOIS WEST 1202 HORIZONTAL DATUM: NAD1983 VERTICAL DATUM: NAVD83 (GEOID12B)
- SITE RESIDES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA MAP 170609003SE, PANEL NO. 35 OF 200, WITH AN EFFECTIVE DATE OF MARCH 17, 2003.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MILLENNIA PROFESSIONAL SERVICES.
- THE CITY OF COLUMBIA ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE DETENTION BASIN AND DRAINAGE EASEMENTS. MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS. LOT 1000 OFFSITE STORM SEWER SHALL BE OWNED AND MAINTAINED BY LOT 1000 OWNER.
- EASEMENT DRAINAGE IS INCLUSIVE OF OFFSITE, PUBLIC ROADWAY DRAINAGE
- ERROR OF CLOSURE - 0.0001'
- VACATED BY RIGHT-OF-WAY VACATION PLAT DOC #408835 OF THE MONROE COUNTY RECORDER'S OFFICE
- SEE ELEVEN SOUTH BUILDING 1 & 2 SITE DEVELOPMENT PLANS FOR ADDITIONAL SITE INFORMATION.
- ZONING DISTRICT: C-3 HIGHWAY BUSINESS DISTRICT
- SCHOOL DISTRICT: COLUMBIA UNIT SCHOOL DISTRICT NO. 4
- EASEMENTS ARE 15' WIDE FOR UTILITIES AND DRAINAGE, UNLESS OTHERWISE NOTED.



## AREA TABLE

LOT 1000:	3.91 ACRES
LOT 2000 (ORIGINAL):	17.69 ACRES
LOT 2000 A:	3.94 ACRES
LOT 2000 B:	9.45 ACRES
LOT 2000 C:	4.30 ACRES
OUTLOT A:	0.242 ACRES (SCHOOL PROPERTY)

ROADWAY DEDICATION (LOT 2000 A): 0.154 ACRES  
ROADWAY DEDICATION (LOT 2000 C): 0.137 ACRES  
ROADWAY DEDICATION FROM JOSEPH G & PATRICIA A KOPPEIS: 0.108 ACRES

## LEGAL DESCRIPTION:

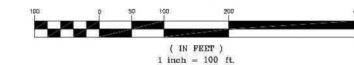
PART OF TAX LOT 3A IN SURVEY 555, CLAIM 505 AS RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY ILLINOIS IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 106 AND PART OF TAX LOT 13A IN SURVEY 556, CLAIM 498 AS RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY ILLINOIS IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 106 ALL IN TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE 3RD P.M., MONROE COUNTY ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN OLD STONE AT THE NORTHWESTERLY CORNER OF TAX LOT 3A IN SAID SURVEY 555, CLAIM 505; THENCE ON AN ASSUMED BEARING OF NORTH 62 DEGREES 25 MINUTES 28 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID SURVEY 555, CLAIM 505 A DISTANCE OF 20.00 FEET TO AN IRON PIN ON THE CENTERLINE OF BLUFF ROAD (COUNTY HIGHWAY 6); THENCE LEAVING SAID NORTHWESTERLY LINE OF SAID SURVEY 555, CLAIM 505 AND ALONG THE CENTERLINE OF BLUFF ROAD (COUNTY HIGHWAY 6) NORTH 17 DEGREES 18 MINUTES 36 SECONDS EAST A DISTANCE OF 498.51 FEET TO AN IRON PIN; THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET AND AN ARC LENGTH OF 62.59 FEET, ALSO HAVING A CHORD BEARING OF NORTH 24 DEGREES 06 MINUTES 16 SECONDS EAST FOR A CHORD DISTANCE OF 62.59 FEET TO AN IRON PIN ON SAID WESTERLY RIGHT OF WAY LINE OF FAI ROUTE 14 (ILLINOIS ROUTE 3); THENCE LEAVING SAID CENTERLINE OF BLUFF ROAD (COUNTY HIGHWAY 6) AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF FAI ROUTE 14 (ILLINOIS ROUTE 3) FOR THE FOLLOWING COURSES: SOUTH 61 DEGREES 00 MINUTES 18 SECONDS EAST A DISTANCE OF 77.40 FEET TO AN IRON PIN; THENCE SOUTH 37 DEGREES 16 MINUTES 45 SECONDS EAST A DISTANCE OF 624.78 FEET TO AN IRON PIN; THENCE SOUTH 18 DEGREES 21 MINUTES 53 SECONDS EAST A DISTANCE OF 339.89 FEET TO AN IRON PIN; THENCE SOUTH 28 DEGREES 56 MINUTES 23 SECONDS EAST A DISTANCE OF 171.39 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 57 MINUTES 32 SECONDS EAST A DISTANCE OF 276.44 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREES 21 MINUTES 40 SECONDS WEST A DISTANCE OF 91.95 FEET TO AN IRON PIN; THENCE SOUTH 13 DEGREES 30 MINUTES 11 SECONDS EAST A DISTANCE OF 230.60 FEET TO AN IRON PIN; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF FAI ROUTE 14 (ILLINOIS ROUTE 3) SOUTH 55 DEGREES 11 MINUTES 59 SECONDS WEST A DISTANCE OF 230.68 FEET TO AN IRON PIN; THENCE SOUTH 37 DEGREES 42 MINUTES 17 SECONDS WEST A DISTANCE OF 194.96 FEET TO AN IRON PIN; THENCE ALONG SAID SOUTHERLY LINE OF TAX LOT 3A OF SURVEY 555, CLAIM 505 NORTH 60 DEGREES 25 MINUTES 51 SECONDS WEST A DISTANCE OF 376.17 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID LINE NORTH 61 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 459.35 FEET TO AN IRON PIN; THENCE LEAVING SAID SOUTHERLY LINE OF TAX LOT 3A OF SAID SURVEY 555, CLAIM 505 NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST A DISTANCE OF 636.85 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

## LEGEND

- AREA DEDICATED FOR ROADWAY DEDICATION
- AREA DEDICATED FOR CROSS ACCESS EASEMENT
- AREA DEDICATED FOR DETENTION EASEMENT
- IRON PIN FOUND - "MILLENNIA 184-004070" UNLESS OTHERWISE NOTED
- IRON PIN SET
- FOUND STONE

## GRAPHIC SCALE



Drawing Issue
03/20/2020 Submit for Preliminary Plat
04/29/2020 City Review Response
07/14/2020 County Review Response
10/09/2020 Final Plat Revisions

P.M. D. Woolard	C. Harmons
L.T.	GA/QC:
M. Rosberg	Job Number:
ME:14009.04	

**Millennia Professional Services**  
11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
FAX: 618.6324.8611



**11 South Subdivision Columbia, Illinois**  
Site Developer  
Columbia Land Management, LLC

Sheet Title:  
**Corrective Final Plat**  
Sheet  
1 of 2

# CORRECTIVE FINAL PLAT OF "11 SOUTH SUBDIVISION"

A CORRECTIVE PLAT OF 11 SOUTH, A SUBDIVISION RECORDED IN ENVELOPE 2-329B OF THE MONROE COUNTY RECORDER'S OFFICE;  
BEING A PART OF TAX LOT 3A, SURVEY 555, CLAIM 505, AND PART OF TAX LOT 13A, SURVEY 556, CLAIM 498 TOWNSHIP 1 SOUTH, RANGE  
10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS

### OWNER'S CERTIFICATE:

WE, JOE AND PATRICIA KOPPEIS, THE OWNERS OF THE PROPERTY SHOWN HERE, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID PARCEL IS TO BE HERINAFTER KNOWN AS THE INTEREL SUBDIVISION, ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

WE FURTHER CERTIFY THAT THE ACCEPTANCE OF THIS CORRECTIVE SUBDIVISION PLAT BY THE CITY OF COLUMBIA DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE ON DRAINAGE WAYS, STRUCTURES OR IMPROVEMENTS THAT HAVE NOT BEEN PREVIOUSLY APPROVED AND ACCEPTED BY THE CITY FOR MAINTENANCE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JOE KOPPEIS

PATRICIA KOPPEIS

### NOTARY PUBLIC:

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF MONROE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED JOE KOPPEIS & PATRICIA KOPPEIS, KNOWN TO ME AS OWNER OF THE SCHOOL PROPERTY AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ABOVE AND FOREGOING SUBDIVISION PLAT CERTIFICATE OF OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH FOR AND ON BEHALF OF SAID CORPORATION, PURSUANT TO RESOLUTION OF THE BOARD OF SAID CORPORATION DULY ENACTED, AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID JOE KOPPEIS AND PATRICIA KOPPEIS

IN TESTIMONY WHEREOF, THE ABOVE AND FORGOING CERTIFICATE WAS SIGNED AND SEALED IN THE PRESENCE OF THE UNDERSIGNED, A NOTARY PUBLIC, ON THE DAY AND YEAR FIRST ABOVE WRITTEN, FOR THE USES AND PURPOSES SET FORTH ABOVE.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### OWNER'S CERTIFICATE:

WE, COLUMBIA LAND MANAGEMENT, LLC, BY ITS UNDERSIGNED MEMBERS, THE OWNERS OF THE PROPERTY SHOWN HERE, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID PARCEL IS TO BE HERINAFTER KNOWN AS THE CORRECTIVE FINAL PLAT OF 11 SOUTH SUBDIVISION, ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

WE FURTHER CERTIFY THAT THE ACCEPTANCE OF THIS CORRECTIVE SUBDIVISION PLAT BY THE CITY OF COLUMBIA DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE ON DRAINAGE WAYS, STRUCTURES OR IMPROVEMENTS THAT HAVE NOT BEEN PREVIOUSLY APPROVED AND ACCEPTED BY THE CITY FOR MAINTENANCE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COLUMBIA LAND MANAGEMENT, LLC

JOE KOPPEIS

### NOTARY PUBLIC:

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF MONROE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED JOE KOPPEIS, KNOWN TO ME AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ABOVE AND FOREGOING SUBDIVISION PLAT CERTIFICATE OF OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH FOR AND ON BEHALF OF SAID CORPORATION, PURSUANT TO RESOLUTION OF THE BOARD OF SAID CORPORATION DULY ENACTED, AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COLUMBIA LAND MANAGEMENT, LLC

IN TESTIMONY WHEREOF, THE ABOVE AND FORGOING CERTIFICATE WAS SIGNED AND SEALED IN THE PRESENCE OF THE UNDERSIGNED, A NOTARY PUBLIC, ON THE DAY AND YEAR FIRST ABOVE WRITTEN, FOR THE USES AND PURPOSES SET FORTH ABOVE.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### DRAINAGE CERTIFICATE:

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 SUBDIVIDER 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.

### DRAINAGE DISCLAIMER:

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 MECHANIC'S LIENS.

WE HEREBY WITNESS TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND 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.

COLUMBIA LAND MANAGEMENT, LLC

JOE KOPPEIS

### SURVEYORS CERTIFICATION

WE, MILLENNIA PROFESSIONAL SERVICES OF ILLINOIS, LTD. HEREBY CERTIFY THAT WE HAVE, AT THE REQUEST OF COLUMBIA LAND MANAGEMENT, LLC, SURVEYED THE PROPERTY SHOWN HERE ON AND PREPARED THIS CORRECTIVE SUBDIVISION PLAT, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. WE FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES OF ILLINOIS, LTD.  
184-004070

DALE L. WOOLARD, P.L.S.  
ILLINOIS CERT. NO. 035-003321; EXP. 11/30/2020

### CITY OF COLUMBIA:

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE CITY COUNCIL OF COLUMBIA, ILLINOIS.

MAYOR

CITY CLERK

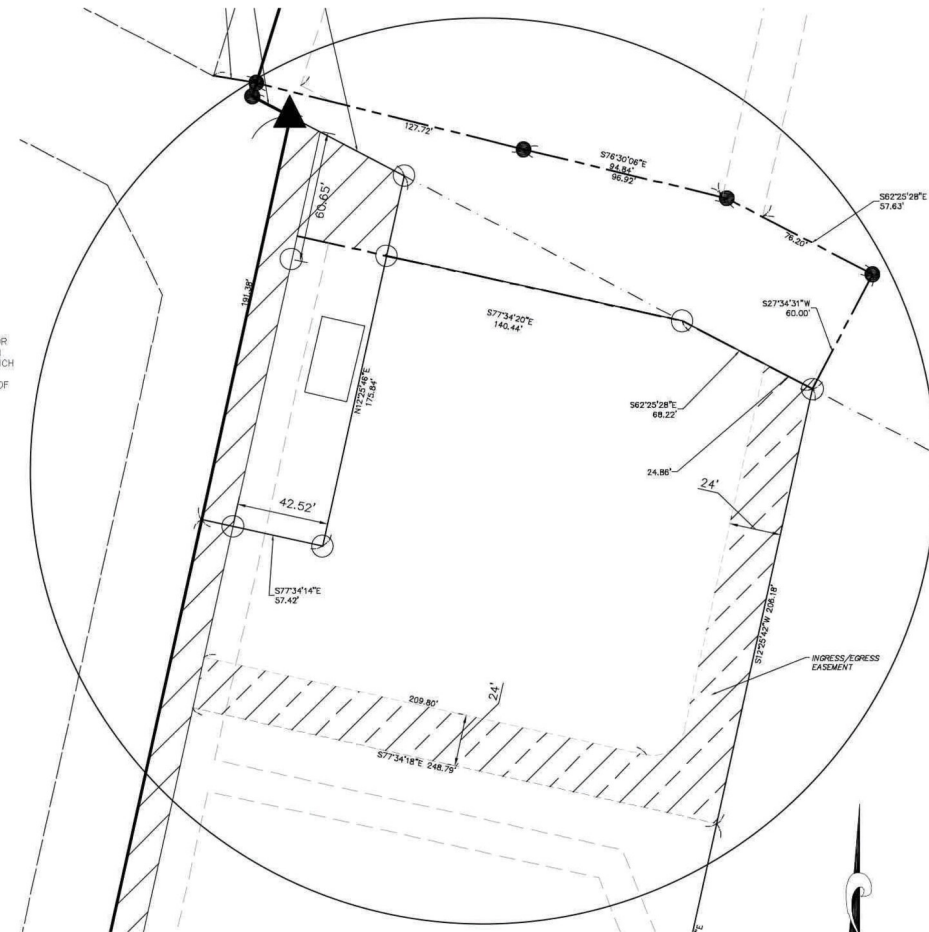
ORDINANCE NO. \_\_\_\_\_

### COUNTY CLERK'S CERTIFICATE:

I, THE UNDERSIGNED COUNTY CLERK OF MONROE COUNTY, ILLINOIS, HEREBY CERTIFY THAT I FIND NO UNPAID TAXES, FORFEITED TAXES, OR UNPAID SPECIAL ASSESSMENT AGAINST THE PROPERTY INCLUDED IN THIS PLAT AND I HEREBY APPROVE THIS PLAT FOR ASSESSMENT PURPOSES.

COUNTY CLERK, MONROE COUNTY, ILLINOIS  
DATE: \_\_\_\_\_

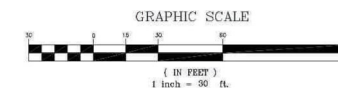
DETAIL 1



### LEGEND

- AREA DEDICATED FOR ROADWAY DEDICATION
- AREA DEDICATED FOR GROSS ACCESS EASEMENT
- AREA DEDICATED FOR DETENTION EASEMENT

- IRON PIN FOUND - MILLENNIA 184-004070 UNLESS OTHERWISE NOTED
- IRON PIN SET
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Drawing Issue	
03/20/2020	Submital of Preliminary Plat
04/29/2020	City Review Response
07/14/2020	County Review Response
10/09/2020	Final Plat Revisions

P.L.S.  
D. Woolard  
L.T.  
C. Hermans  
QA/QC:  
M. Rosborg  
Job Number:  
ME-14009.04

**Millennia Professional Services**  
11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
FAX: 618.624.8611



**11 South Subdivision  
Columbia, Illinois**  
Site Developer  
Columbia Land Management, LLC

Sheet Title:  
Final Plat  
Sheet  
2 of 2