

**CITY OF COLUMBIA, ILLINOIS  
ORDINANCE NO. 3580**

**AN ORDINANCE APPROVING A PLAT OF SURVEY AND LAND TRANSFER BY  
WAY OF REAL ESTATE EXCHANGE BETWEEN PARCEL NO. 04-22-102-024-000  
AND PARCEL NO. 04-22-102-029-000 LOCATED IN THE CITY OF COLUMBIA,  
MONROE COUNTY, ILLINOIS**

**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,** Carl “C.J.” and Joy Schlemmer (“Applicant”) own property located at 731 Valley Drive (Parcel No. 04-15-102-001-000) and have requested to transfer into said existing parcel a 0.44 tract of land being purchased from the adjacent Parcel No. 04-15-102-004-000 owned by JLP Homes; and

**WHEREAS,** the Plat of Survey and Legal Description attached hereto as Exhibits, have been reviewed by City staff and found to be in compliance with all applicable City Codes and City staff has recommended approval thereof; and

**WHEREAS,** it is necessary and appropriate that the City approve the proposed Plat of Survey and authorize the proposed land transfer by real estate exchange to permit conveyance of the subject property.

**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 Plat of Survey and accompanying Legal Description, attached hereto as Exhibits A and B, are part of this Ordinance by reference.

**Section 3.** The City Council hereby approves the attached Plat of Survey and authorizes the transfer of real estate legally described in Exhibit B from Monroe County Parcel No. 04-15-102-004-000 to Parcel No. 04-15-102-001-000.

**Section 4.** In accordance with Section 16.1.2.C of the Subdivision Code, the Applicant, upon closing the sale of the transferred tract, shall record the Plat of Survey and Legal Description in the office of the Monroe County Recorder and furnish copies with the recording information affixed thereto to be filed in the City Clerk’s office.

**Section 5.** 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 21<sup>st</sup> day of June 2021, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Roessler, Huch, Martens, Riddle, Garmer, and Khoury.

NOES: None.

ABSTENTIONS: None.

ABSENT: Alderman Holtkamp.

APPROVED:

  
\_\_\_\_\_  
BOB HILL, Mayor

ATTEST:

  
\_\_\_\_\_  
ANDREW HITZEMANN, City Clerk

(SEAL)

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF MONROE        )

**CERTIFICATE OF TRUE COPY**

I, Andrew Hitzemann, 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 seal of said City.

I do further certify that Ordinance No. 3580, entitled:

**“AN ORDINANCE APPROVING A PLAT OF SURVEY AND LAND TRANSFER BY WAY OF REAL ESTATE EXCHANGE BETWEEN PARCEL NO. 04-22-102-024-000 AND PARCEL NO. 04-22-102-029-000 LOCATED IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS”**

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 City of Columbia, Illinois City Council held on the 21<sup>st</sup> day of June, 2021.

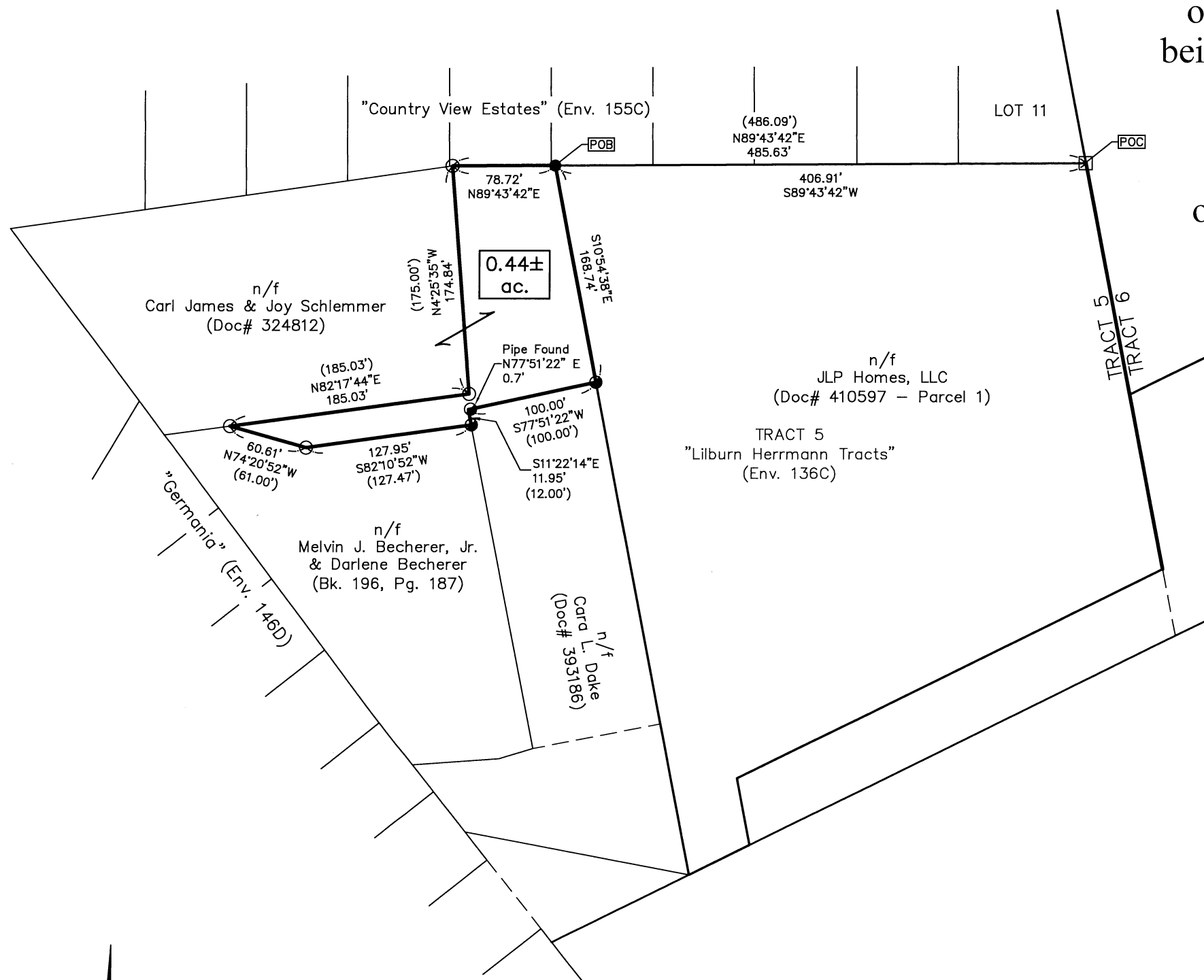
IN WITNESS WHEREOF, I have made and delivered this certificate for the uses and purposes hereinabove set forth this 21<sup>st</sup> day of June, 2021.

  
\_\_\_\_\_  
ANDREW HITZEMANN, City Clerk

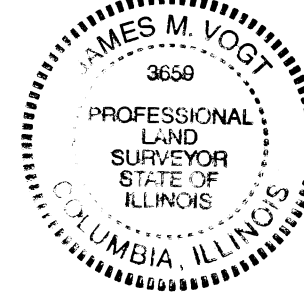
(SEAL)

# PLAT OF SURVEY

of Part of Tract 5 of "Lilburn Herrmann Tracts", reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 136-C, being part of Tax Lot 7 of U.S. Survey 417, Claim 228 in Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois



I, THE UNDERSIGNED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES. THE FIELD WORK WAS COMPLETED ON MAY 20, 2021. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



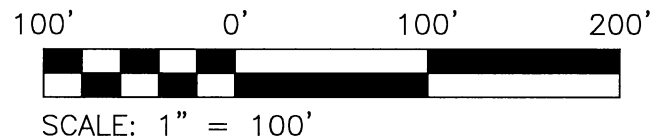
*[Signature]*

5/21/2021

JAMES M. VOGT DATE  
I.P.L.S. NO. 3659 EXP. DATE 11-30-22


IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

ASSUMED



Legend

- Iron Pin Set
- Iron Pin Found
- ⊙ Pipe Found
- Concrete Monument Found
- XXX.XX' Measured Dimension
- (XXX.XX') Recorded Dimension

PLAT PREPARED FOR <b>CJ Schlemmer</b>		
SURVEYED: BME (05/21)	 <b>HENEGHAN AND ASSOCIATES, P.C.</b> ENGINEERS ~ SURVEYORS 310A Vision Drive Columbia, Illinois 62236 (618)281-8133 FAX: (618)281-8290 www.haengr.com	
DRAWN: JMV (05/21)		
CHECKED: BME (05/21)		PROFESSIONAL DESIGN FIRM REGISTRATION NO: 184-002892 EXPIRES: APRIL 30, 2023
APPROVED: JMV (05/21)		PROJECT NO.: 60160-101



# HENEGHAN AND ASSOCIATES, P.C.

CIVIL ENGINEERS • LAND SURVEYORS

WWW.HAENGR.COM

*Since 1986*

## **CJ Schlemmer** **Legal Description**

Part of Tract 5 of "Lilburn Herrmann Tracts", reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 136-C, being part of Tax Lot 7 of U.S. Survey 417, Claim 228 in Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, and being more particularly described as follows:

Commencing at a concrete monument found which marks the southeast corner of Lot 11 of "Country View Estates", reference being had to the plat thereof recorded in the Recorder's Office of Monroe County, Illinois, in Envelope 155-C; thence at an assumed bearing of South 89°43'42" West, along the south line of said "Country View Estates", a distance of 406.91 feet to an iron pin set which marks the Point of Beginning of the herein described tract of land; thence South 10°54'38" East, a distance of 168.74 feet to a pipe found which marks the northeast corner of a tract of land described in the Quit Claim Deed to Cara L. Dake recorded in the Recorder's Office of Monroe County, Illinois, as Document No. 393186; thence South 77°51'22" West, along the north line of said Dake tract, a distance of 100.00 feet to the northwest corner of said Dake tract; thence South 11°22'14" East, along the west line of said Dake tract, a distance of 11.95 feet to a pipe found which marks the northeast corner of a tract of land described in the Quit Claim Deed to Melvin J. Becherer, Jr. & Darlene Becherer recorded in the Recorder's Office of Monroe County, Illinois, in Book 196 on page 187; thence South 82°10'52" West, along the north line of said Becherer tract, a distance of 127.95 feet to an iron pin found; thence North 74°20'52" West, continuing along the north line of said Becherer tract, a distance of 60.61 feet to an iron in found on the south line of a tract of land described in the Joint Tenancy Warranty Deed to Carl James & Joy Schlemmer recorded in the Recorder's Office of Monroe County, Illinois, as Document No. 324812; thence North 82°17'44" East, along the south line of said Schlemmer tract, a distance of 185.03 feet to an iron pin found which marks the southeast corner of said Schlemmer tract; thence North 04°25'35" West, along the east line of said Schlemmer tract, a distance of 174.84 feet to an iron pin found which marks the northeast corner of said Schlemmer tract and lies on the aforementioned south line of "Country View Estates"; thence North 89°43'42" East, along said south line of "Country View Estates", a distance of 78.72 feet to the Point of Beginning, containing 0.44 acre, more or less.

**Subject to** any easements, conditions, or restrictions of record.

60160-101.lgl.doc

□ 838 East McCord  
Centralia, IL 62801  
(P) 618-533-6525  
(F) 618-533-6652

□ 310A Vision Drive  
Columbia, IL 62236  
(P) 618-281-8133  
(F) 618-281-8290

□ 1004 State Highway 16  
Jerseyville, IL 62052  
(P) 618-498-6418  
(F) 618-498-6410

□ 1929 Richardson Road  
Arnold, MO 63010  
(P) 636-464-3610  
(F) 636-464-2059

***"DEDICATING OUR SERVICES TO STRENGTHEN CLIENT TRUST"***