

**CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3582**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY INTO THE CITY OF
COLUMBIA, ILLINOIS, COMPRISED OF 137.97 ACRES MORE OR LESS LOCATED
AT 1800 AND 1900 COLUMBIA QUARRY ROAD**

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, Timber Rock LLC (“Owner”) is redeveloping the former Fairfield Country Club, currently comprised of Parcel #04-14-100-002-000 in unincorporated Monroe County and Parcels #11130100009, #11140100008, #11140200008, and #11140200010 in unincorporated St. Clair County, which parcels are contiguous to the City of Columbia; and

WHEREAS, the Owner and the City of Columbia executed an Annexation Agreement on February 1, 2021, establishing the terms and conditions for annexation, including approval of the R-2 zoning designation, and said Agreement was executed after the Columbia Plan Commission held a public hearing on September 14, 2020 and recommended approval; and

WHEREAS, the Owner has now petitioned the City for annexation pursuant to the terms of said Annexation Agreement; and

WHEREAS, there are no electors residing on the subject property; and

WHEREAS, the City notified all applicable public bodies via certified mail, published notice, and carried out said hearing, which was held on July 19, 2021, all of which were done in accordance with the Illinois Municipal Code (65 ILCS 5/7-1-1, et seq.); and

WHEREAS, it is in the best interests of the City of Columbia that the subject property be annexed thereto under the requested R-2 zoning designation.

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 subject property, comprised of 137.97 acres more or less, is hereby annexed into the City of Columbia, Illinois. The Location Map and Annexation Plat with legal description, attached hereto as Exhibits A and B respectively, are part of this Ordinance by reference.
- Section 3.** The subject property shall be zoned R-2 One-Family Dwelling District, pursuant to the executed Annexation Agreement. The Zoning Administrator shall update the City's Official Zoning Map accordingly and issue the appropriate zoning certificates.
- Section 4.** The Mayor is hereby authorized to sign this Ordinance on behalf of the City in the form attached hereto.
- Section 5.** The City Clerk or authorized designee is directed to record with the Recorders and file with the Clerks for Monroe and St. Clair Counties a certified true copy of this Ordinance, including Exhibits.
- 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 2nd day of August 2021, the vote being taken by ayes and noes and entered upon the legislative record as follows:


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

NOES: None.

ABSTENTIONS: None.

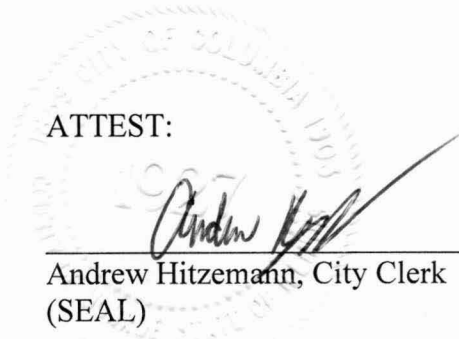
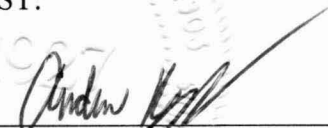
ABSENT: Alderman Riddle.

APPROVED:



Bob Hill, Mayor

ATTEST:

Andrew Hitzemann, City Clerk
(SEAL)

**EXHIBIT A
LOCATION MAP**

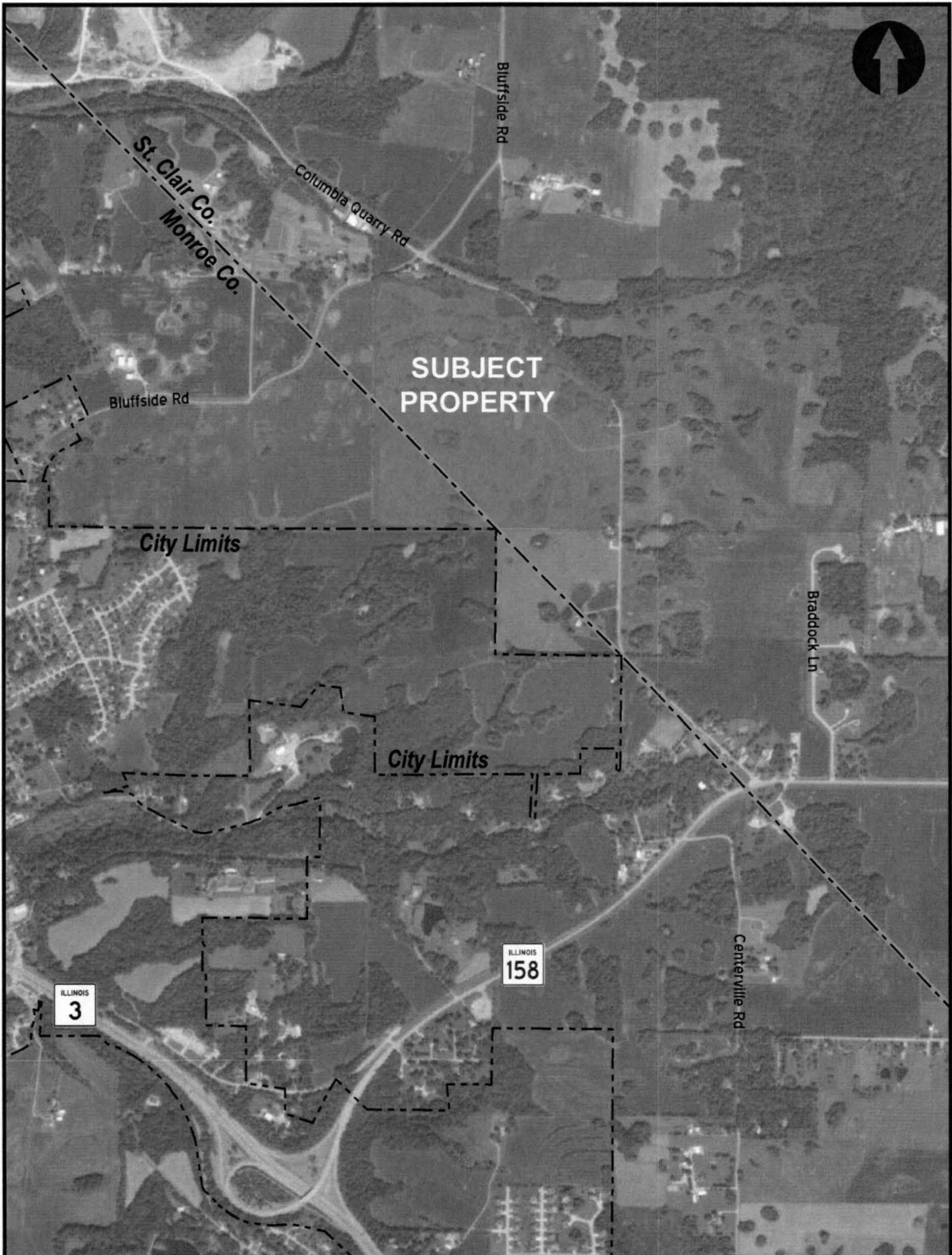


EXHIBIT B - ANNEXATION PLAT

of the Southeast Quarter of the Northwest Quarter,
 Part of the Northeast Quarter of the Northwest Quarter,
 Part of the Northwest Quarter of the Northeast Quarter, and
 Part of the Southwest Quarter of the Northeast Quarter of Section 14,
 and Part of the Southwest Quarter of the Southeast Quarter
 of the Southwest Quarter of Section 11
 all in Township 1 South, Range 10 West of the Third Principal Meridian
 St. Clair and Monroe Counties, Illinois



Legal Description

All of the Southeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, and part of the Southwest Quarter of the Northeast Quarter of Section 14, and part of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 11, all in Township 1 South, Range 10 West of the Third Principal Meridian, Monroe and St. Clair Counties, Illinois, being more particularly described as follows:

Beginning at a stone found which marks the southeast corner of said Southeast Quarter of said Southwest Quarter of the Northeast Quarter of Section 14; thence at an assumed bearing of North 00°34'00" East, along the west line of said Southeast Quarter of the Northwest Quarter of Section 14, a distance of 1328.81 feet to an iron pin found which marks the northwest corner of said Southeast Quarter of the Northwest Quarter of Section 14, also being the southwest corner of said Northwest Quarter of the Northwest Quarter of Section 14; thence North 00°34'00" East, along the west line of said Northwest Quarter of the Northwest Quarter of Section 14, a distance of 1328.81 feet to an iron pin found in a brown concrete monument which marks the northeast corner of said Northwest Quarter of the Northwest Quarter of Section 14; thence South 89°11'46" East, along the north line of said Northwest Quarter of the Northwest Quarter of Section 14, a distance of 14.00 feet to an iron pin found which lies on the southeast right of way line of a public road known as Bluffside Road (i.e., Columbia Road) (50' wide), reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Plat Book 45 on page 8; thence North 72°30'54" East, along said southeast right of way line of Bluffside Road (i.e., Columbia Road) (50' wide), a distance of 85.15 feet to a drill rod found which marks a corner of the westerly line of a tract of land described in the joint Tenancy Warranty Deed to Stephen J. Fletcher, Jr. and Patricia Fletcher recorded in the Recorder's Office of St. Clair County, Illinois, as Document No. A0252944; thence South 06°06'35" East, along the westerly line of said Fletcher tract, a distance of 27.18 feet to a drill rod found which marks the southwest corner of said Fletcher tract; thence along the southerly line of said Fletcher tract, the following four (4) courses and distances: 1) South 89°29'17" East, a distance of 252.09 feet to a drill rod found; 2) thence South 82°33'57" East, a distance of 164.77 feet to a drill rod found; 3) thence North 01°59'57" East, a distance of 136.60 feet to a drill rod found; 4) thence North 88°43'58" East, a distance of 213.71 feet to an iron pin found which marks the southeast corner of said Fletcher tract; thence South 86°30'40" East, a distance of 74.92 feet to the east-travelled centerline of Columbia Quarry Road (50' wide), reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, as Document No. A0238488; thence North 80°21'13" West, along the north line of said Thorpe tract, a distance of 111.26 feet to an iron pin found which marks the northwest corner of said Thorpe tract; thence South 02°07'45" East, along the west line of said Thorpe tract, a distance of 232.64 feet to an iron pin found which marks the southwest corner of said Thorpe tract; thence North 80°21'13" East, a distance of 154.50 feet to a granite found which marks the southeast corner of said Thorpe tract; thence South 00°32'15" West, along the east line of the Southwest Quarter of the Northeast Quarter of Section 14, a distance of 925.60 feet to the Point of Intersection of said east line of the Southwest Quarter of the Northeast Quarter of Section 14 with the easterly extension of and the north line of said Dooley tract, a distance of 165.97 feet to an iron pin found which marks the northwest corner of said Dooley tract; thence South 00°23'25" West, along the west line of said Dooley tract, a distance of 182.30 feet to an iron pin found which marks the Point of Intersection of the west line of said Dooley tract with the south line of the Southeast Quarter of the Northwest Quarter of Section 14; thence North 99°21'35" West, along said south line of the Southeast Quarter of the Northwest Quarter of Section 14, a distance of 1161.13 feet to an iron pin found which marks the southwest corner of said Southwest Quarter of the Northeast Quarter of Section 14, along with the southeast corner of the Southwest Quarter of the Northwest Quarter of Section 14; thence North 89°21'35" West, along the south line of said Southeast Quarter of the Northwest Quarter of Section 14, a distance of 1328.81 feet to the Point of Beginning, containing 137.97 acres, more or less.

Subject to the rights of the public to that portion of the above described tract which lies within the rights of way of the public roads known as Columbia Quarry Road and Bluffside Road (i.e., Columbia Road).
 Further subject to any easements, conditions, or restrictions of record.

THIS IS TO CERTIFY THAT AT THE REQUEST OF CMI CONSTRUCTION, I HAVE PREPARED THIS ANNEXATION PLAT BASED ON A PREVIOUS MEASUREMENT SURVEY CONDUCTED IN NOVEMBER, 2018.

JAMES M. VOGT DATE
 I.P.L.S. NO. 3655 EXP. DATE 11-30-20

PLAT PREPARED FOR	
CMI Construction	
SURVEYED:	HENDERSON AND ASSOCIATES, P.C. ENGINEER - SURVEYOR 204 Main Street MAY 09/2013 Columbia, Illinois 62204 PHONE: 662.343.8888 FAX: 662.343.8888 WWW.HASURV.COM
DRAWN:	
CHECKED:	
DATE:	
APPROVED:	PROJECT NO. DATE 60824-200 AUGUST 18, 2020

