

Request for City Council Action

Date: December 22, 2015

Agenda Section: Consent No. 5	Originating Department: Planning Services/Legal
Item: A Resolution approving the final plat of Wright Subdivision and the Subdivision Agreement. No. 5.5	Approved:

Background and Summary:

Robert Eaton, on behalf of Matthew M. Wright and Amy L. Wright, has submitted the final plat for Wright Subdivision located at 401 W. Industrial Park Rd. The subdivision includes the replatting of a 2 acre lot and will not require an extension of public utilities. The subdivision is located within the City Limits. The City Staff Engineering Advisory Committee (E.A.C.) has reviewed the proposed subdivision and recommends approval of the subdivision plat and subdivision agreement.

Attached for City Council review are the following:

1. A Resolution containing the subdivision agreement for Wright Subdivision. The Resolution approves the subdivision, instructs the City Clerk to sign the plat on behalf of the City, and authorizes the City Manager to execute the subdivision agreement.
2. A copy of the subdivision plat
3. A location map

Additional Information:

1. *Constituent/Advisory Body Impact:* The City Staff Engineering Advisory Committee has completed its review and recommends approval of the subdivision.
2. *Financial Impact:* None.
3. *Community Goals:* Expand the City’s boundaries and jurisdiction in an orderly manner while maintaining quality services.

Recommended Action:

It is recommended that the City Council “move to adopt the Resolution approving the subdivision plat and subdivision agreement for Wright Subdivision.”

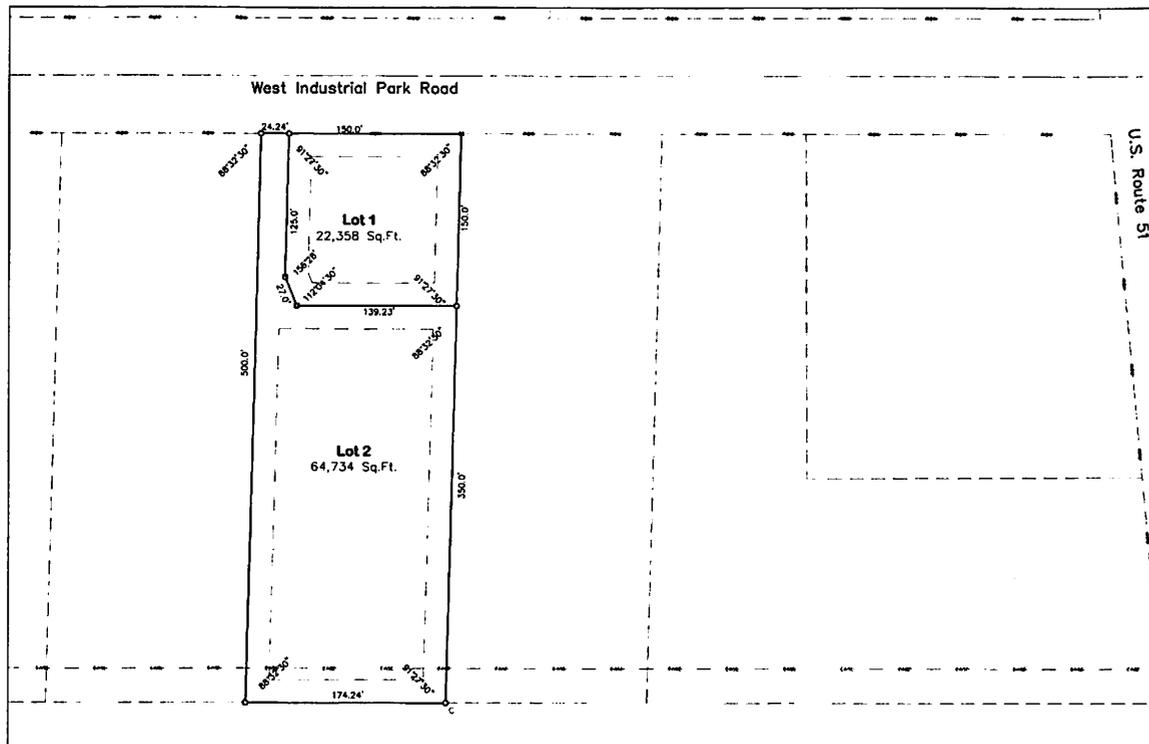
Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager’s Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____

Exhibit A

WRIGHT SUBDIVISION

BEING A MINOR SUBDIVISION OF A 2 ACRE TRACT OF LAND LOCATED IN THE CARBONDALE INDUSTRIAL PARK IN THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CARBONDALE, COUNTY OF JACKSON, STATE OF ILLINOIS. COMPRISING OF LOTS 1 AND 2.



STATE OF ILLINOIS) SS
COUNTY OF JACKSON)

WE, MATTHEW M. WRIGHT AND AMY L. WRIGHT, HUSBAND AND WIFE DO HEREBY STATE THAT WE ARE THE OWNERS OF A TWO ACRE PARCEL LOCATED IN THE CARBONDALE INDUSTRIAL PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AND WE HAVE CAUSED THE AFORESAID PARCEL TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THE FOREGOING PLAT TO BE HEREAFTER KNOWN AS "WRIGHT SUBDIVISION", BEING A MINOR SUBDIVISION OF A TRACT OF LAND LOCATED IN THE CARBONDALE INDUSTRIAL PARK IN THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD P.M., JACKSON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN SET IN CONCRETE IN THE EAST LINE OF A PUBLIC ROAD LOCATED AT THE SOUTHWEST CORNER OF THE CARBONDALE INDUSTRIAL PARK AND LOCATED BY DESCRIPTION AS BEING A POINT LOCATED 1184.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, AND 20 FEET EAST OF THE WEST LINE OF SAID SECTION 9, AND BY SURVEY SHOWN TO BE LOCATED 1188.36 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, AND 20 FEET EAST OF THE WEST LINE OF SAID SECTION 9; FROM THE AFORESAID IRON PIN SET IN CONCRETE AT THE SOUTHWEST CORNER OF SAID CARBONDALE INDUSTRIAL PARK, THENCE EAST ALONG THE SOUTH LINE OF SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 1594.82 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 174.24 FEET TO A POINT; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 88°32'50" ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 500.0 FEET TO A POINT IN THE SOUTH LINE OF THE 100 FOOT WIDE INDUSTRIAL PARK ROAD; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 91°27'30" ALONG THE SOUTHERLY LINE OF SAID INDUSTRIAL PARK ROAD AND ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 174.24 FEET TO A POINT; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 88°32'30" ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 500.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES MORE OR LESS.

FURTHER, WE DO DEDICATE FOREVER, FOR ITS USE, AS NOTED, THE EASEMENTS SHOWN PLATTED HEREON.

FURTHER, WE DO HEREBY STATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE LOTS SHOWN PLATTED HEREON LIE WITHIN CARBONDALE ELEMENTARY SCHOOL DISTRICT NO. 055 AND CARBONDALE COMMUNITY HIGH SCHOOL DISTRICT NO. 185.

DATED THIS _____ DAY OF _____

MATTHEW M. WRIGHT

AMY L. WRIGHT

STATE OF ILLINOIS) SS
COUNTY OF JACKSON)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT MATTHEW M. WRIGHT AND AMY L. WRIGHT, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO SIGNED THE FOREGOING CERTIFICATE, APPEARED BEFORE ME, THIS DAY AND ACKNOWLEDGED HAVING SIGNED SAID CERTIFICATE, AND THAT THEY HATED AND APPROVED SAID SUBDIVISION PLAT AS A FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2015.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF ILLINOIS) SS
COUNTY OF JACKSON)

I, ROBERT W. EATON, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2605, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF MY SURVEY OF "WRIGHT SUBDIVISION", BEING A MINOR SUBDIVISION OF A 2 ACRE TRACT OF LAND LOCATED IN THE CARBONDALE INDUSTRIAL PARK IN THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CARBONDALE, COUNTY OF JACKSON, STATE OF ILLINOIS, COMPRISING OF LOTS 1 AND 2.

I FURTHER CERTIFY THAT THERE IS A LIMESTONE MONUMENT AT THE NORTHEAST CORNER OF LOT 1 AND I HAVE PLACED AN IRON PIN AND SURVEY CAP IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 2, FROM WHICH POINTS ALL FUTURE SURVEYS IN THE SUBDIVISION SHALL BEGIN.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CARBONDALE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 8 OF THE ILLINOIS MUNICIPAL CODE, §§12-5.711-12-1.1 ET SEQ.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN 500 FEET OF A MAJOR STREAM OR WATER COURSE WITH AN UPSTREAM DRAINAGE TRIBUTARY IN EXCESS OF 640 ACRES.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY ILLINOIS LAND SURVEYOR'S SEAL AT CARBONDALE, ILLINOIS ON THIS _____ DAY OF _____

ROBERT W. EATON

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2605
(LICENSE EXPIRES 11-30-18)

STATE OF ILLINOIS) SS
COUNTY OF JACKSON)

I, LARRY W. REINHARDT, CLERK IN AND FOR THE COUNTY OF JACKSON, IN THE STATE AFORESAID, AND KEEPER OF THE RECORDS AND OFFICIAL SEAL THEREOF, DO HEREBY CERTIFY THAT ON THIS DAY I HAVE MADE A SEARCH OF THE RECORDS AVAILABLE IN MY OFFICE AND HAVE FOUND ALL CURRENT TAXES ASSESSED AGAINST PARCEL NO. 15-09-377-003, A 2 ACRE TRACT LOCATED IN THE CARBONDALE INDUSTRIAL PARK, IN THE CITY OF CARBONDALE, SITUATED IN THE COUNTY OF JACKSON IN THE STATE OF ILLINOIS, SHOWN HEREON SUBDIVIDED, TO HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE COUNTY OF JACKSON AT MURPHYSBORO, ILLINOIS ON THIS _____ DAY OF _____

LARRY W. REINHARDT, COUNTY CLERK

STATE OF ILLINOIS) SS
COUNTY OF JACKSON)

I, JENNIFER SORRELL, CLERK IN AND FOR THE CITY OF CARBONDALE, IN THE COUNTY AND STATE AFORESAID, AND KEEPER OF THE RECORDS AND OFFICIAL SEAL THEREOF, DO HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF CARBONDALE IN REGULAR SESSION ASSEMBLED ON THE _____ DAY OF _____ DID APPROVE, ACCEPT AND ADOPT THE FOREGOING PLAT OF "WRIGHT SUBDIVISION", A MINOR SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CARBONDALE, ILLINOIS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF CARBONDALE, ILLINOIS ON THIS _____ DAY OF _____

JENNIFER SORRELL, CITY CLERK

Legend

- Iron Pin with Cap Found
- Iron Pin or Pipe Found
- Iron Pin with Aluminum Cap Set
- "Hot and Break" Set
- ▲ Computed Point
- Indicates Minimum Building Setback Line (Per City Code)

PRELIMINARY
FOR REVIEW
11-23-15

Sheet Title: Minor Subdivision Plat of "Wright Subdivision"

Project Title: A Subdivision of Parcel No. 15-09-377-08-08
A 2 Acre Tract in the Carbondale Industrial Park
Carbondale, IL

**ASATURIAN
EATON
and Associates P.C.**
ENGINEERING and LAND SURVEYING
1440 Old West Mehn, P.O. Box 389, Carbondale, IL 62903

JOB NO: 3265

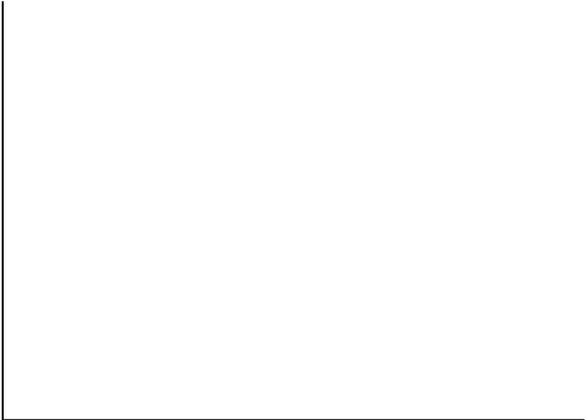
DRAWN BY: re

DATE: 11-23-15

REVISIONS:

S-1

OF 2 SHEETS



SUBDIVISION AGREEMENT

This Agreement entered into this _____ day of _____, 2015 by and between Matthew M. and Amy L. Wright, hereinafter referred to as the "OWNERS", and the City of Carbondale, Illinois, a municipal corporation, hereinafter called the "CITY",

WITNESSETH:

WHEREAS, the OWNERS are the owners of the real property described on Exhibit A attached hereto and made a part of this Subdivision Agreement. The OWNERS have submitted a final plat, plans and specifications for the development of real property described on Exhibit A and known as Wright Subdivision and hereinafter referred to as the "SUBDIVISION," and

WHEREAS, the OWNERS agree to the plans and specifications contained in the final plat of the SUBDIVISION, and

WHEREAS, the CITY has enacted a Subdivision Ordinance setting forth requirements for the development of subdivisions within the CITY'S limits and up to 1 ½ miles from the CITY limits and providing that an OWNER'S final plat, plans and specifications must conform thereto before it may be entitled to be recorded and lots sold therefrom, and

WHEREAS, to comply with the requirements of the CITY'S Subdivision Ordinance it is necessary for the OWNERS herein to enter into an agreement with the CITY guaranteeing that

the OWNERS will construct any future improvements proposed for the SUBDIVISION in accordance with the final plat in compliance with the City's Subdivision Ordinance and the requirements set forth in this agreement.

NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO:

Section 1. That the OWNERS' final plat for the development of the SUBDIVISION is attached hereto and made a part hereof by this reference.

Section 2. The OWNERS agree to install the required improvements as provided in Section 15-8 of the Carbondale Revised Code, if not otherwise indicated on the final plat, plans and specification, and as indicated on Exhibit B, attached hereto, and it is agreed that the City shall not be responsible for providing or installing any items for which a variance is herewith requested and approved in said Subdivision at any time and shall remain the responsibility of the OWNERS and/or the property owners of the SUBDIVISION.

Section 3. The OWNERS agree to indemnify, save and keep the CITY harmless against all claims for damages, liabilities, judgments, costs, and expenses which may in any way come against the CITY for or on account of injuries to persons or property, real or personal, caused in any manner whatsoever by any act, deed, or omission to act, of the OWNERS or any contractor, subcontractor, or any servant, agent or employee of the OWNERS, contractor or subcontractor involving the said SUBDIVISION.

Section 4. The CITY shall be permitted access to such development, to determine the OWNERS' compliance with requirements of the City Subdivision Ordinance, the OWNERS' final plat, plans and specifications, and the terms of this Agreement.

Section 5. Upon execution of this Agreement the City Clerk shall affix the City Seal upon the final plat, and the City Manager shall cause the final plat, plans and specifications attached hereto be marked "APPROVED".

Section 6. The terms and conditions of this Agreement shall be binding upon the heirs, executors, administrators, successors and assigns or parties hereto.

Section 7. The original executed copy of this agreement shall be recorded with the Jackson County Recorder, and shall be retained by the City Clerk. A copy of the Original, file marked document shall be provided to the OWNERS.

This Agreement was authorized by a Resolution of the City of Carbondale.

Dated the day and year first written above.

BY: _____
Gary Williams, Interim City Manager

ATTEST: _____
Jennifer Sorrell, City Clerk

OWNERS:

BY: _____
Matthew M. Wright

Amy L. Wright

SUBDIVISION AGREEMENT dated _____

WRIGHT SUBDIVISION

LEGAL DESCRIPTION

PARCEL DESCRIPTION

COMMENCING AT AN EXISTING IRON PIN SET IN CONCRETE IN THE EAST LINE OF A PUBLIC ROAD LOCATED AT THE SOUTHWEST CORNER OF THE CARBONDALE INDUSTRIAL PARK AND LOCATED BY DESCRIPTION AS BEING A POINT LOCATED 1186.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, AND 20 FEET EAST OF THE WEST LINE OF SAID SECTION 9, AND BY SURVEY SHOWN TO BE LOCATED 1188.36 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, AND 20 FEET EAST OF THE WEST LINE OF SAID SECTION 9, FROM THE AFORESAID IRON PIN SET IN CONCRETE AT THE SOUTHWEST CORNER OF SAID CARBONDALE INDUSTRIAL PARK, THENCE EAST ALONG THE SOUTH LINE OF SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 1594.82 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 174.24 FEET TO A POINT; THENCE NORTHERLY WITH A DEFLECTION ANGLE OF 88°32'30", ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 500.0 FEET TO A POINT IN THE SOUTH LINE OF THE 100 FOOT WIDE INDUSTRIAL PARK ROAD; THENCE WESTERLY WITH A DEFLECTION ANGLE OF 91°27'30" ALONG THE SOUTHERLY LINE OF SAID INDUSTRIAL PARK ROAD AND ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 174.24 FEET TO A POINT; THENCE SOUTHERLY WITH A DEFLECTION ANGLE OF 88°32'30" ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SAID CARBONDALE INDUSTRIAL PARK, A DISTANCE OF 500.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0 ACRES MORE OR LESS.

LOT 1 – DESCRIPTION

Lot 1 of Wright Subdivision

LOT 2 – DESCRIPTION

Lot 2 of Wright Subdivision

Initial _____ Interim City Manager
_____ Owners

SUBDIVISION AGREEMENT dated _____

WRIGHT SUBDIVISION

REQUIRED IMPROVEMENTS

- A. Monuments: As per Code
- B. Street: None
- C. Curb and Gutters: None
- D. Sidewalks: None
- E. Alleys: None
- F. Public Water: Existing
- G. Sanitary Sewer: None
- H. Storm Drainage and Storm Sewer: None
- I. Public Utilities:
 - 1. Street Lighting: None
 - 2. Electrical Power, Telephone, CATV and Natural Gas: Existing
- J. Landscape Development: As per code
- K. Street Signs: Existing
- L. Privately Developed Facilities: None
- M. Other: None

Initial _____ Interim City Manager
_____ Owners

Location Map Wright Subdivision

Min S/D 16-01
401 West Industrial Park Drive

Legend

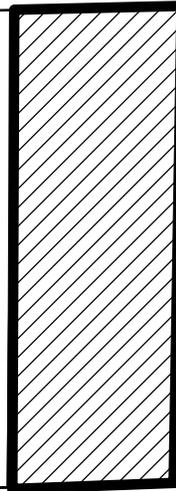
-  Subject Property
-  Parcels

0 100 200 Feet



West Industrial Park Road

North Illinois Avenue (Highway 51)



City of Carbondale

Wright Subdivision

