

ORDINANCE DESIGNATING TAX INCREMENT PROJECT AREA

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WHEREAS, the City Council has heretofore, in Ordinance No. _____, adopted and approved the Redevelopment Plan and Redevelopment Project. Tax Increment Area, with respect to which a public hearing was held on, _____ and it is now necessary and desirable to designate the area referred to in said plan as the Redevelopment Project Area, Tax Increment Area.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'Fallon, ILLINOIS, that the following described area is hereby designated as the Redevelopment Project Area, Tax Increment Area, pursuant to 65 ILCS 5/11-74.4 of the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525, as amended:

(See attached Exhibit D)

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

The City Clerk shall cause a copy of this Ordinance to be filed with the St. Clair County Clerk.

Presented, passed and approved this 19th day of June, 1995.

Mayor		
Aldersperson	<u>Karras</u>	<u>Aye</u>
Aldersperson	<u>Rogers</u>	<u>Aye</u>
Aldersperson	<u>Graham</u>	<u>Aye</u>
Aldersperson	<u>Lambert</u>	<u>Aye</u>
Aldersperson	<u>Grogan</u>	<u>Aye</u>
Aldersperson	<u>Monken</u>	<u>Aye</u>
Aldersperson	<u>Braswell</u>	<u>Naye</u>
Aldersperson	<u>Cozort</u>	<u>Naye</u>
Aldersperson	<u>Reckamp</u>	<u>Naye</u>
Aldersperson	<u>Bennett</u>	<u>Absent</u>

STATE OF ILLINOIS
ST. CLAIR COUNTY95 JUL 24 AM 10:25
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RECORDED

Robert D. Bryant
Mayor

ATTEST:

Benjamin Hamm
City Clerk

(Legal Description of TIF Project Area)

SHERBUT - CARSON & ASSOCIATES, P.C.
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS

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Land Description for the City of O'Fallon
T.I.F. Boundary

Part of Sections 27, 28, 33 and 34, Township 2 North, Range 7 West of the Third Principal Meridian and part of Sections 3 and 4, Township 1 North, Range 7 West of the Third Principal Meridian, all in St. Clair County, Illinois, and being more particularly described as follows:

Beginning at the northwest corner of Lot 13B of the Northeast Quarter of Section 4, Township 1 North, Range 7 West of the Third Principal Meridian; thence South along the west line of Lot 13B to the southeast corner of Lot 14A; thence West along the south line of Lot 14A, a distance of 375.92 feet to a point 160 feet east of the southwest corner of Lot 14A; thence South along the west line of a tract described in Deed Book 1624 on Page 136, a distance of 129.8 feet; thence East, along the south line of said tract, a distance of 508.6 feet; thence South, 207 feet; thence East to the west line of Lot 3A of the Northeast Quarter of Section 4, Township 1 North, Range 7 West of the Third Principal Meridian; thence South along the west line of Lot 3A to the southerly right of way line of Wherry Housing Road; thence East along said southerly right of way line to a point on the southerly prolongation of the east line of Lot 10A of the Northwest Quarter of Section 3, Township 1 North, Range 7 West of the Third Principal Meridian; thence North along said east line to the northeast corner of said Lot 10A; thence West along the south line of Lot 11 of the Northwest Quarter of Section 3 to the easterly right of way line of Old Illinois Route 158; thence North along said right of way line to the south line of Lot 1 of the Northwest Quarter of Section 3; thence East along the south line of Lot 1 to the southeast corner of Lot 1; thence North along the east line of Lot 1 to the south line of the Southwest Quarter of Section 34, Township 2 North, Range 7 West of the Third Principal Meridian; thence East along said south line to the southeast corner of Lot 8 of the Southwest Quarter of Section 34; thence North along the east line of Lot 8 to the northeast corner of Lot 8; thence West along the north line of Lot 8 to the northerly right of way line of F.A.I. Route 64; thence Northwesterly along said right of way line to the west line of Lot 13 of the Southwest Quarter of Section 34; thence North along the west line of Lot 13 to the northwest corner of said Lot 13; thence West along the south line of the Northwest Quarter of Section 34 to the easterly right of way line of Illinois Route 158 (F.A.P. Route 55); thence Northeasterly along said right of way line to the east line of Lot 3 in the Northwest

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Quarter of Section 34; thence North along said east line to the northeast corner of Lot 3; thence West along the north line of Lot 3 to the westerly right of way line of said Illinois Route 158; thence North along said right of way line to the easterly prolongation of a 0.91 acre tract at the southwest corner of the intersection of Illinois Route 158 and U.S. Route 50; thence West along the south line of said 0.91 acre tract to the southwest corner of said 0.91 acre tract; thence North along the west line of said 0.91 acre tract to the southerly right of way line of U.S. Route 50; thence Northeasterly along the southerly right of way line of U.S. Route 50 to the southerly prolongation of the east line of a 2.74 acre tract; thence North along the east line of said 2.74 acre tract to the northeast corner of said tract; thence Southwesterly along the northerly line of said tract to the east right of way line of County Highway 61; thence North along said east right of way line to the southerly right of way line of the B & O Railroad; thence Southwesterly along said right of way line to the west right of way line of said County Highway 61; thence South along said right of way line to the north line of Lot 21A of the Southeast Quarter of Section 28, Township 2 North, Range 7 West of the Third Principal Meridian; thence West along the north line of Lot 21A to the northwest corner of said Lot 21A; thence in a Southwesterly direction along a line being the southerly line of a 15.0 acre tract in the Southeast Quarter of Section 28 to a concrete monument at the northwest corner of a tract described in Deed Book 2930 on Page 1036; thence South 0 degrees 01 minute 22 seconds East, along the west line of said tract, a distance of 275.00 feet; thence South 52 degrees 11 minutes 05 seconds West, a distance of 764.05 feet; thence South 68 degrees 50 minutes 17 seconds West, a distance of 342.93 feet to the west line of the Northeast Quarter of Section 33, Township 2 North, Range 7 West of the Third Principal Meridian; thence South along the west line of the Northeast Quarter of Section 33 to the southerly right of way line of U.S. Route 50; thence East along the south right of way line of U.S. Route 50 to the northerly prolongation of the west line of "East Gate", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats 86 on Page 35; thence South along the west line of "East Gate" to the south line of the Southeast Quarter of Section 33; thence East along said south line to the Point of Beginning.

MJG

~~2/3/95~~ Rev. 3-1-95

Job No. 1661 (des1661)

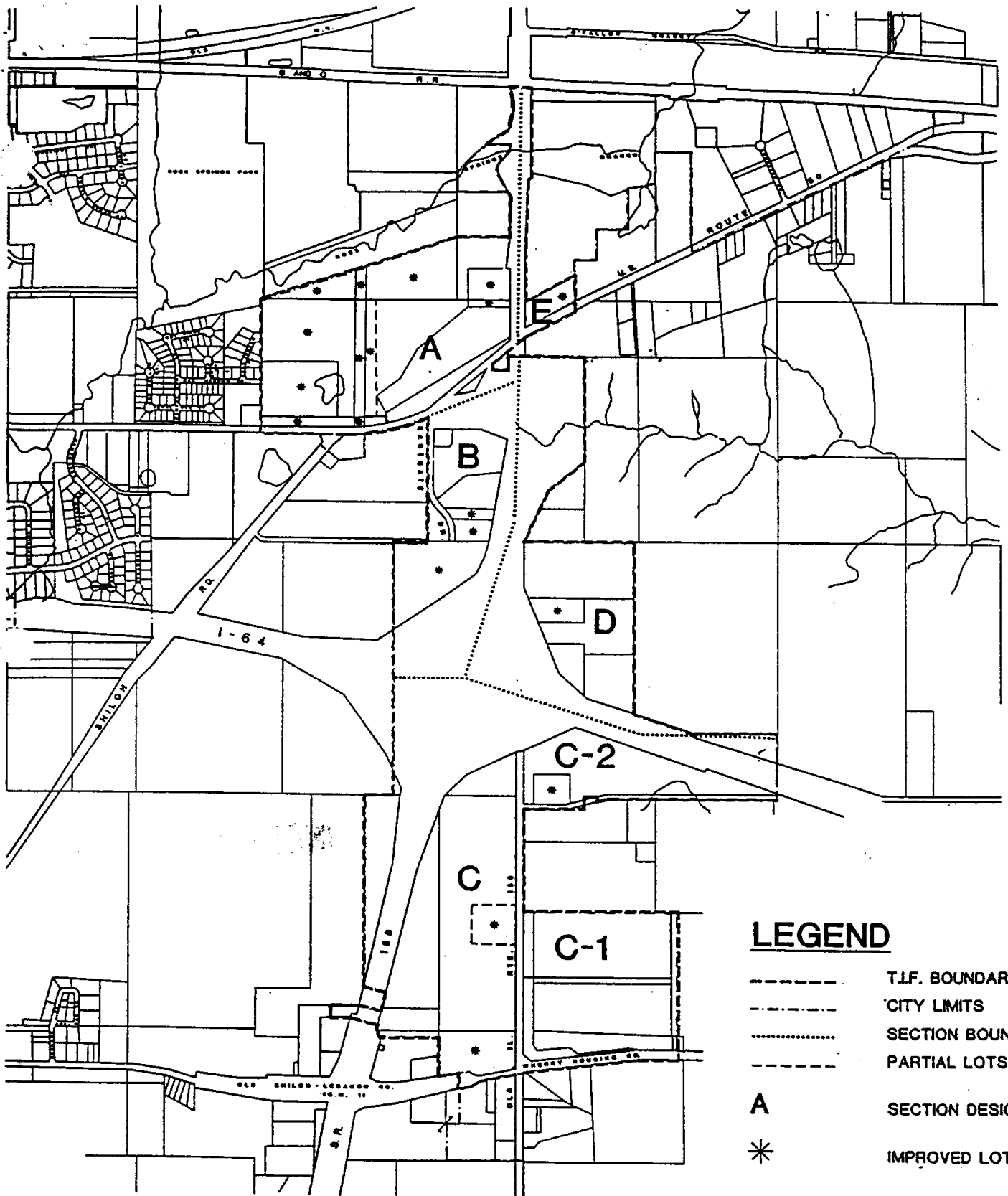


Exhibit I

Qualification Factors Map

Tax Incremental Redevelopment Area O'Fallon, Illinois