

Introduced by _____ Council Bill No. R 21-14

A RESOLUTION

approving the Final Plat of Trade Winds Park, Plat No. 2-A, a Replat of Lot 6 of Trade Winds Park, Plat No. 2 in Boone County, Missouri pursuant to the requirements of an annexation agreement between the City and the subdivider.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Trade Winds Park, Plat No. 2-A, a Replat of Lot 6 of Trade Winds Park, Plat No. 2, as certified and signed by the surveyor on November 14, 2013, located in Boone County outside the city limits on the northwest corner of Trade Winds Parkway and Richland Road, containing approximately 48.54 acres. City Council approval of this subdivision is not an exercise of governmental jurisdiction over the property but is acknowledgment that the subdivider has complied with a provision of an annexation agreement with the City.

ADOPTED this _____ day of _____, 2014.

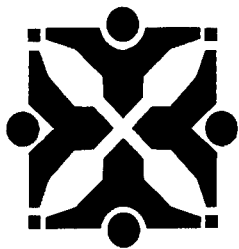
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning

Agenda Item No:

To: **City Council**

From: **City Manager and Staff**

Council Meeting Date: Feb 3, 2014

Re: Trade Winds Park, Plat No. 2-A - replat (Case 14-2)

EXECUTIVE SUMMARY:

A request by David Butcher (agent) on behalf of Streams Edge Properties, LLC (owner) for approval of a two-lot replat of 48.54 acres of County M-L (Light Industrial) zoned land. The subject site is located on the northwest corner of Trade Winds Parkway and Richland Road. (Case #14-2)

DISCUSSION:

The applicant is requesting approval of a two-lot plat on Boone County M-L (Light Industrial) zoned land. While the property is outside of the Columbia city limits, it is subject to an annexation agreement which requires compliance with both City and County development regulations.

The plat has been reviewed and approved by both County and City departments as well as external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations. Locator maps and a reduced copy of the plat are attached.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approval of the proposed replat

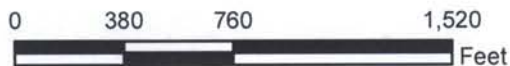
FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA



14-2: Trade Winds Park, Plat No. 2-A Replat



Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department





14-2: Trade Winds Park, Plat No. 2-A Replat

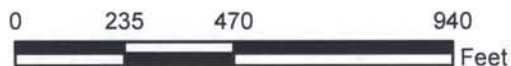


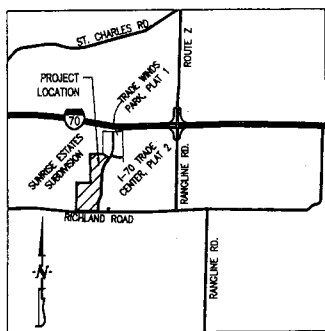
Hillshade Data: Boone County GIS Office

Parcel Data Source: Boone County Assessor

Imagery: Boone County Assessor's Office, Sanborn Map Company

Created by The City of Columbia - Community Development Department





LOCATION MAP
NOT TO SCALE

BEARINGS ARE REFERENCED TO THE EAST LINE
OF THE SURVEY RECORDED IN BOOK 2536, PAGE
120.

LEGEND:
E EXISTING
S SET
1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
PERMANENT MONUMENT
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
DH X DRILL HOLE
W/ CHISELED X

SCALE: 1"=100'
0 50 100 200

NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY BOONE COUNTY FLOOD PLAN MAPS, PANEL NUMBER 29019C03250, DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATE REGULATION 20 CSR 2030-16.040(2)(A).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. DIRECT ACCESS ONTO RICHLAND ROAD FROM LOT 6-B IS NOT ALLOWED.
5. THESE LOTS MAY BE FURTHER SUBDIVIDED WITHOUT VACATION AS ALLOWED BY SECTION 1.8.1.2 OF THE BOONE COUNTY SUBDIVISION REGULATIONS, PROVIDED ALL FUTURE SUBDIVISIONS ARE PREPARED IN ACCORDANCE WITH SAID BOONE COUNTY SUBDIVISION REGULATIONS.
6. NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.
7. THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
8. NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.

KNOW ALL MEN BY THESE PRESENTS:

THAT STREAMS EDGE PROPERTIES, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT OF WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "TRADE WINDS PARK, PLAT NO. 2-A"

IN WITNESS WHEREOF, STREAMS EDGE PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS _____ DAY OF _____, 2013.

STREAMS EDGE PROPERTIES, LLC.

THOMAS L. CRONIN, PRESIDENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2013 BEFORE ME PERSONALLY APPEARED THOMAS L. CRONIN, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE GENERAL PARTNERS OF SAID LIMITED LIABILITY COMPANY AND THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

NAME: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
COMMISSION NUMBER _____

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY
OF _____, 2013.

BOYD HARRIS, CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2013.

DAN ATWILL, PRESIDING COMMISSIONER

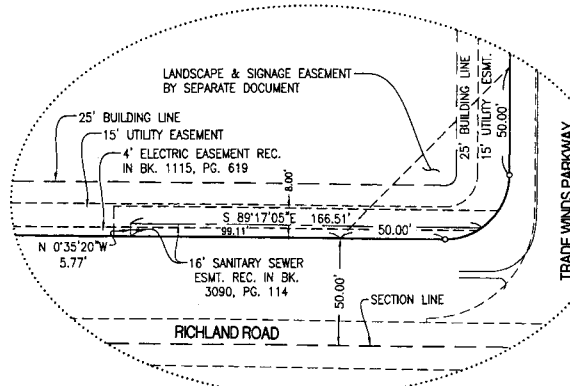
WENDY S. NOREN, COUNTY CLERK

RESUBDIVISION OF THE REPLAT OF SUNRISE ESTATES SUBDIVISION AMENDED,
RECORDED IN PLAT BOOK 12, PAGE 71

S 89°19'00"E 659.37'(M)
659.16'(REC)

WARRANTY DEED
REC. IN BOOK 4141, PAGE 136

N 0°43'40"E 1277.27'



DETAIL A
1" = 40'

6-B
30.24 AC.

16' SAN. SEWER EASEMENT

N 55°40'45"W
45.00'

20' DRAINAGE EASEMENT

N 55°40'45"W
31.95'

TRADE WINDS PARK, PLAT NO. 2
REC. IN PLAT BOOK 41, PAGE 80

S 34°19'15"W 757.06'

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REC. IN PLAT BOOK 41, PAGE 80

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REC. IN PLAT BOOK 41, PAGE 80

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FINAL PLAT

TRADE WINDS PARK, PLAT No. 2-A

A REPLAT OF LOT 6 OF TRADE WINDS PARK, PLAT NO. 2 RECORDED IN PLAT BOOK 41, PAGE 80 LOCATED IN
THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST
BOONE COUNTY, MISSOURI
OCTOBER 28, 2013

WARRANTY DEED REC. IN
BOOK 1879, PAGE 552

WARRANTY DEED REC. IN BOOK 2621, PAGE 189

SURVEY RECORDED IN
BOOK 911, PAGE 220

TRADE WINDS PARK, PLAT NO. 1 REC. IN PLAT BOOK 41, PAGE 17

1/4 SECTION LINE

S 59°35'20"E 332.99'

N 59°55'20"W 53.66'

20' DRAINAGE EASEMENT

6.40'

R=283.00'

L=133.84'

CH= S 16°31'45" W

132.60'

S 30°04'40" W

133.98'

S 2°58'50" W 400.40'

S 2°58'50" W 400.40'

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S 2°58'50" W 400.40'

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY AND SUBDIVISION OF A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 6 OF TRADE WINDS PARK, PLAT NO. 2 RECORDED IN PLAT BOOK 41, PAGE 80 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3854, PAGE 8 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

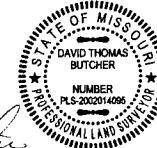
BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF RICHLAND ROAD AT THE SOUTHWEST CORNER OF LOT 6 OF SAID TRADE WINDS PARK, PLAT NO. 2; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND WITH THE LINES SAID LOT 6, N 0°43'40"E, 1277.27 FEET; THENCE S 89°19'00"E, 659.37 FEET; THENCE N 0°43'40"E, 1344.03 FEET; THENCE S 89°45'10"E, 599.87 FEET; THENCE S 59°35'20"E, 332.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF TRADE WINDS PARKWAY; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, S 30°04'40"W, 133.98 FEET; THENCE 133.84 FEET ALONG A 283.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 16°31'45"W, 132.60 FEET; THENCE S 2°58'50"W, 400.40 FEET; THENCE 485.18 FEET ALONG A 887.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 18°39'00"W, 479.15 FEET; THENCE S 34°19'15"W, 757.06 FEET; THENCE 490.05 FEET ALONG A 833.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 17°28'00"W, 483.01 FEET; THENCE S 0°36'50"W, 237.96 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 45°38'50"W, 42.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID RICHLAND ROAD; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID TRADE WINDS PARKWAY AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID RICHLAND ROAD, N 89°23'10"W, 684.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.54 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



DAVID T. BUTCHER, PLS-2002014095

11/14/2013
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2013.

DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 2016
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires Oct. 28, 2016
Commission #12409201

POINT OF BEGINNING
EXISTING 1/2" RE AS SHOWN
BY THE SURVEY RECORDED
IN BOOK 474, PAGE 228

20' ELECTRIC EASEMENT
REC. IN BOOK 1115, PAGE 619

25' BUILDING LINE
15' UTILITY EASEMENT

LANDSCAPE & SIGNAGE ESM.
BY SEPARATE DOCUMENT

N 89°23'10" W 684.97'

(42' P.M. - 66' R/W)

DETAIL A

R=30.00'

L=47.12'

CH= S 45°38'50" W

42.43'