

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 331-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 3, 2014

Re: Wyndham Ridge Plat 3 - Easement Vacation (Case #14-163)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps

Executive Summary

Crockett Engineering Consultants, LLC (agent) on behalf of Mill Creek Manor Inc. (owner) requests approval to vacate a sanitary sewer easement on property located east of Scott's Blvd, west of St Rt KK, and north of Astoria Way, and generally located on property platted as Wyndham Ridge, Plat No. 3. Passing the ordinance will approve the easement vacation.

Discussion

The applicant is requesting that the City vacate an existing sewer easement that is located within property that is platted as Wyndham Ridge, Plat No. 3. The 16-foot wide easement was dedicated, and the sewer line was installed, prior to the final platting of Wyndham Ridge, Plat No. 3. However, the lot and right of way configuration of Wyndham Ridge, Plat No. 3 required the relocation of the sewer line. The relocated sewer line and corresponding easement are currently in place and have been inspected and approved by City staff, and staff has determined that the easement under consideration for vacation is no longer required.

Locator maps are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

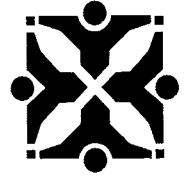
Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Approval of the vacation of sewer easement.

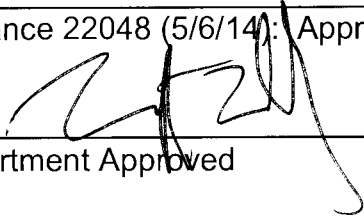
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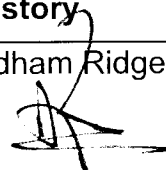


Legislative History

Ordinance 22048 (5/6/14): Approved final plat for Wyndham Ridge, Plat No. 3



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 331-14

AN ORDINANCE

vacating a sanitary sewer easement located east of Scott's Boulevard, west of State Route K and north of Astoria Way, within Wyndham Ridge, Plat No. 3; directing the City Clerk to have a copy of this ordinance recorded; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Council finds and determines that a certain sanitary sewer easement located east of Scott's Boulevard, west of State Route K and north of Astoria Way, within Wyndham Ridge, Plat No. 3, more particularly described as follows:

A STRIP AND OF LAND LOCATED IN SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 2804, PAGE 11, AND BOOK 3079, PAGE 2, AND BEING PART LOTS D2, D3, 328 THROUGH 335, 310 THROUGH 314, 305, 306, AND 336 OF WINDHAM RIDGE, PLAT 3, RECORDED IN BOOK PLAT BOOK 48, PAGE 19, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE KK AND THE NORTHEASTERLY CORNER OF SAID WYNDHAM RIDGE, PLAT 3, THENCE WITH THE LINES OF SAID PLAT, N 68°49'00"W, 235.05 FEET; THENCE LEAVING THE LINES OF SAID PLAT, S 21°24'30"W, 138.76 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 16.00 FEET WIDE AND LYING 8 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 79°32'00"W, 337.91 FEET; THENCE S 78°44'00"W, 287.00 FEET; THENCE S 76°04'00"W, 286.00 FEET; THENCE N 37°28'00"W, 122.00 FEET; THENCE S 72°26'00"W, 258.00 FEET; THENCE N 84°51'00"W, 265.00 FEET; THENCE N 52°28'00"W, 368.20 FEET; THENCE S 48°48'00"W, 145.00 FEET; THENCE S 89°59'00"W, 48.93 FEET TO THE SOUTHWEST LINE OF LOT 305 OF SAID

WYNDHAM RIDGE, PLAT 3 AND THE END OF THIS DESCRIBED
CENTERLINE.

is in excess and surplus to the needs of the City and is hereby vacated.

SECTION 2. The City Clerk is hereby authorized and directed to cause a copy of this ordinance to be recorded in the office of the Recorder of Deeds of Boone County, Missouri.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

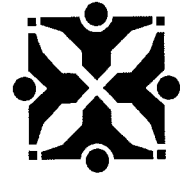
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps



14-163: Wyndham Ridge Plat 3 Easement Vacation



City of Columbia Zoning



Columbia City Limit



Parcels



Boone County Zoning





14-163: Wyndham Ridge Plat 3 Easement Vacation



- City Sanitary Structure
- Building Footprint
- Columbia City Limit
- City Sanitary Line
- Parcels



WYNDHAM RIDGE, PLAT NO. 3

SANITARY SEWER EASEMENT VACATION EXHIBIT
AUGUST 19, 2014

TOWNSHIP LINE

NW CORNER OF SEC.
4-47-13 AS SHOWN BY
THE SURVEY RECORDED
IN BOOK 3078, PAGE 49



MS-47-13
4-47-13