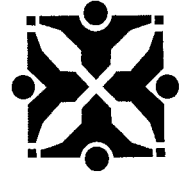


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 334-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: November 3, 2014

Re: Repeal Ordinance 022226 and Authorizing the Acquisition of Easements for the Manor Drive Sidewalk Improvement Project

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Council passed Ordinance 022226 on September 15, 2014 authorizing the acquisition of easements to construct the Manor Drive, from Rollins Road to West Broadway, sidewalk improvement project. This ordinance contained incorrect easement descriptions for the project; therefore, staff is requesting Council repeal Ordinance 022226 and pass a new ordinance with the correct easement descriptions.

Discussion

The Manor Drive, from Rollins Road to West Broadway, sidewalk improvement project is part of the Non-Motorized Transportation (GetAbout) program. The project includes construction of a 6-ft wide sidewalk at the back of the curb on the east side of Manor Drive, from Rollins Road to Manor Court, then crossing to the west side of Manor Drive and continuing toward West Broadway, finally tying into existing sidewalk near Broadway. The concept includes approximately 2,550 linear feet of sidewalk and reconstruction of 26 driveways to meet ADA requirements.

The public hearing for this project was held on July 21, 2014, and Ordinance 022226 was passed on September 15, 2014 authorizing the acquisition of easements. Due to the ordinance containing incorrect easement description information, staff is requesting that Council repeal Ordinance 022226 and pass a new ordinance with correct easement descriptions.

Fiscal Impact

Short-Term Impact: The current project cost estimate for this project is \$369,000, and is being funded from the Non-Motorized Transportation (GetAbout) grant.

Long-Term Impact: Long-term maintenance is the responsibility of the adjoining landowner.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Infrastructure, Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

Suggested Council Action

Authorize the repeal of Ordinance 022226 and pass a new ordinance authorizing the acquisition of easements to construct the Manor Drive, from Rollins Road to West Broadway, sidewalk improvement project.

Legislative History

09/15/14 - (Ord 22226) Acquiring easements to construct Manor Drive Sidewalk Improvement Project

09/15/14 - (Ord 22225) Bid call to construct Manor Drive Sidewalk Improvement Project

07/21/14 - (R109-14) Public Hearing held

09/03/13 - (REP 134-13) Staff report to Council

08/13/13 – Interested Parties Meeting

04/23/13 – Interested Parties Meeting

08/03/12 – Bicycle/Pedestrian Commission memorandum

05/01/08 – Interested Parties Meeting

08/06/07 – (R175-07) Authorizing an agreement with URS Corporation for engineering services for the design of twenty (20) sidewalk segments in various locations within the City of Columbia

03/05/07 – (Ord 19439) 2007 Sidewalk Master Plan approval

Department Approved

City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 334-14

AN ORDINANCE

repealing Ordinance No. 022226; declaring the need to acquire easements for construction of sidewalk improvements along Manor Drive, from Rollins Road to West Broadway; authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such land; and fixing the time when this ordinance shall become effective.

WHEREAS, Ordinance No. 022226, passed by the Council on September 15, 2014, declared the necessity to acquire easements for construction of sidewalk improvements along Manor Drive, from Rollins Road to West Broadway; and

WHEREAS, Ordinance No. 022226 contained incorrect easement legal descriptions for the sidewalk improvement project and it is in the best interest of the City to repeal Ordinance No. 022226 and enact this ordinance containing correct legal descriptions in lieu thereof; and

WHEREAS, the Constitution and Statutes of the State of Missouri and the Home Rule Charter for the City of Columbia, Missouri, authorize the City Council to exercise the power of eminent domain, within or without the City, and among other things, to acquire, and maintain any property, real or personal within or without the City for all public uses or purposes, and to acquire, receive and hold any estate or interest in any such property; and

WHEREAS, the Council deems it necessary for the welfare and improvement of the City and in the public interest that certain private property be acquired by negotiation or by condemnation for public improvement.

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

SECTION 1. Ordinance No. 022226, passed by the Council on September 15, 2014, is hereby repealed in its entirety.

SECTION 2. The City Council hereby declares the need to acquire easements for construction of sidewalk improvements along Manor Drive, from Rollins Road to West Broadway, described as follows:

Scott Campbell
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-024.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 2707, page 170 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 13 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 33.58 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 5.0 feet; thence North 0 degrees 53 minutes 55 seconds East, 26.44 feet; thence North 89 degrees 02 minutes 28 seconds West, 5.0 feet; thence South 0 degrees 53 minutes 55 seconds West 26.44 feet to the point of beginning, containing 132 square feet.

Matthew A. and Anne E. Chegwiddden
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-025.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 2395, page 115 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 12 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 53.85 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 5.0 feet; thence North 0 degrees 53 minutes 55 seconds East, 21.16 feet; thence North 89 degrees 02 minutes 28 seconds West, 5.0 feet; thence South 0 degrees 53 minutes 55 seconds West 21.16 feet to the point of beginning, containing 106 square feet.

Frederick A. and Janet D. Frost
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-026.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 0581, page 360 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 11 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 66.38 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 8.01 feet; thence North 0 degrees

53 minutes 55 seconds East, 18.22 feet; thence North 89 degrees 07 minutes 50 seconds West, 8.01 feet; thence South 0 degrees 53 minutes 55 seconds West 18.21 feet to the point of beginning, containing 146 square feet.

Alice A. Eigel

TEMPORARY CONSTRUCTION EASEMENT

Parcel # 16-508-00-01-027.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 1315, page 715 of the land records of Boone County, Missouri, more particularly described as follows:

Beginning at the Southwest corner of Lot 10 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 32.95 feet; thence South 89 degrees 02 minutes 28 seconds East, 12.92 feet; thence South 0 degrees 53 minutes 55 seconds West, 32.93 feet; thence North 89 degrees 07 minutes 50 seconds West, 12.92 feet to the point of beginning, containing 426 square feet.

David Patrick Bowen and Katherine Cullivan Canterbury

TEMPORARY CONSTRUCTION EASEMENT

Parcel # 16-508-00-01-028.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 3625, page 179 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 9 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 60.49 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 5.0 feet; thence North 0 degrees 53 minutes 55 seconds East, 29.52 feet; thence North 89 degrees 07 minutes 50 seconds West, 5.0 feet; thence South 0 degrees 53 minutes 55 seconds West, 29.51 feet to the point of beginning, containing 148 square feet.

Thomas William and Margaret Clossick Hurley

TEMPORARY CONSTRUCTION EASEMENT

Parcel # 16-508-00-01-029.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 4203, page 17 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 8 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 58.24 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 6.32 feet; thence North 0 degrees 53 minutes 55 seconds East, 25.92 feet; thence North 89 degrees 02 minutes 28 seconds West, 6.32 feet; thence South 0 degrees 53 minutes 55 seconds West, 25.92 feet to the point of beginning, containing 164 square feet.

Victoria A. and Bradford D. Boyd-Kennedy
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-030.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 2938, page 134 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 7 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 58.09 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 5.0 feet; thence North 0 degrees 53 minutes 55 seconds East, 27.64 feet; thence North 89 degrees 02 minutes 28 seconds West, 5.0 feet; thence South 0 degrees 53 minutes 55 seconds West, 27.64 feet to the point of beginning, containing 138 square feet.

Judith A. Shaw
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-031.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 639, page 799 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 6 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 12.94 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 5.0 feet; thence North 0 degrees 53 minutes 55 seconds East, 20.04 feet; thence North 89 degrees 02 minutes 28 seconds West, 5.0 feet; thence South 0 degrees 53 minutes 55 seconds West, 20.04 feet to the point of beginning, containing 100 square feet.

Connie S. Levy
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-032.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 2235, page 823 of the land records of Boone County, Missouri, more particularly described as follows:

Beginning at the Southwest corner of Lot 5 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 32.24 feet; thence South 89 degrees 02 minutes 28 seconds East, 5.0 feet; thence South 0 degrees 53 minutes 55 seconds West, 32.23 feet; thence North 89 degrees 07 minutes 50 seconds West, 5.0 feet to the point of beginning, containing 161 square feet.

John R. and Jill Moseley
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-033.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 1280, page 586 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 4 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 56.72 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 6.79 feet; thence North 0 degrees 53 minutes 55 seconds East, 21.55 feet; thence North 89 degrees 02 minutes 28 seconds West, 6.79 feet; thence South 0 degrees 53 minutes 55 seconds West, 21.55 feet to the point of beginning, containing 146 square feet.

Keenan Simon
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-034.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 4138, page 99 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 3 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 60.37 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 5.0 feet; thence North 0 degrees 53 minutes 55 seconds East, 19.90 feet; thence North 89 degrees 02 minutes 28 seconds

West, 5.0 feet; thence South 0 degrees 53 minutes 55 seconds West, 19.90 feet to the point of beginning, containing 100 square feet.

Dave K. and Glenda G. Jain
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-035.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 4196, page 147 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 2 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 54.84 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 14.58 feet; thence North 0 degrees 53 minutes 28 seconds East, 22.86 feet; thence North 89 degrees 02 minutes 28 seconds West, 14.58 feet; thence South 0 degrees 53 minutes 55 seconds West, 22.86 feet to the point of beginning, containing 333 square feet.

G. Bruce and Andrea Poe
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-036.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 3519, page 88 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 1 of the Subdivision of Lot 24 of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 57: thence North 0 degrees 53 minutes 55 seconds East along the Right-of-Way of Manor Drive, 70.83 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 8.39 feet; thence North 0 degrees 53 minutes 55 seconds East, 19.18 feet; thence North 89 degrees 07 minutes 50 seconds West, 8.39 feet; thence South 0 degrees 53 minutes 55 seconds West, 19.17 feet to the point of beginning, containing 161 square feet.

David B. and Sonya Nicholson Adams
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-037.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 1557, page 362 of the land records of Boone County, Missouri, more particularly described as follows:

Beginning at the Southwest corner of Lot 13 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 24.09 feet; thence South 84 degrees 00 minutes 27 seconds East, 14.68 feet; thence South 0 degrees 52 minutes 28 seconds West, 22.78 feet; thence North 89 degrees 07 minutes 50 seconds West, 14.62 feet to the point of beginning, containing 343 square feet.

Jeffery A. and Cynthia Boyes
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-038.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 1959, page 617 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 12 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 53.12 feet for a point of beginning; thence South 89 degrees 02 minutes 28 seconds East, 5.0 feet; thence North 0 degrees 52 minutes 28 seconds East, 26.26 feet; thence North 89 degrees 02 minutes 28 seconds West, 5.0 feet; thence South 0 degrees 52 minutes 28 seconds West, 26.26 feet to the point of beginning, containing 131 square feet.

John Scott and Lora Lee Faiman
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-039.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 1148, page 525 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 11 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 58.82 feet for a point of beginning; thence South 89 degrees 04 minutes 05 seconds East, 5.0 feet; thence North 0 degrees 52 minutes 28 seconds East, 27.46 feet; thence North 89 degrees 04 minutes 05 seconds West, 5.0 feet; thence South 0 degrees 52 minutes 28 seconds West, 27.46 feet to the point of beginning, containing 137 square feet.

Casati Family Revocable Trust
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-040.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 2092, page 623 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 10 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 46.46 feet for a point of beginning; thence South 89 degrees 04 minutes 05 seconds East, 7.64 feet; thence North 0 degrees 52 minutes 28 seconds East, 21.66 feet; thence North 89 degrees 04 minutes 05 seconds West, 7.64 feet; thence South 0 degrees 52 minutes 28 seconds West, 21.66 feet to the point of beginning, containing 165 square feet.

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 2092, page 623 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 10 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 73.84 feet for a point of beginning; thence South 89 degrees 04 minutes 05 seconds East, 5.0 feet; thence North 0 degrees 52 minutes 28 seconds East, 16.17 feet; thence North 89 degrees 07 minutes 32 seconds West, 5.0 feet; thence South 0 degrees 52 minutes 28 seconds West, 16.16 feet to the point of beginning, containing 81 square feet.

Karen Rae Lineberry
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-041.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 1756, page 16 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 9 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 53.91 feet for a point of beginning; thence South 89 degrees 04 minutes 05 seconds East, 13.24 feet; thence North 0 degrees 52 minutes 28 seconds East, 25.93 feet; thence North 89 degrees 04 minutes 05 seconds West, 13.24 feet; thence South 0 degrees 52 minutes 28 seconds West, 25.93 feet to the point of beginning, containing 343 square feet.

James Windsor and Mary Ann Ewigman Trust
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-042.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 3201, page 51 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 8 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 11.56 feet for a point of beginning; thence South 89 degrees 04 minutes 05 seconds East, 9.26 feet; thence North 0 degrees 52 minutes 28 seconds East, 25.11 feet; thence North 89 degrees 04 minutes 05 seconds West, 9.26 feet; thence South 0 degrees 52 minutes 28 seconds West, 25.11 feet to the point of beginning, containing 232 square feet.

Robert J. and Kathryn C. Paulus
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-043.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 2972, page 129 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 7 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 57.31 feet for a point of beginning; thence South 89 degrees 04 minutes 05 seconds East, 6.17 feet; thence North 0 degrees 52 minutes 28 seconds East, 25.93 feet; thence North 89 degrees 04 minutes 05 seconds West, 6.17 feet; thence South 0 degrees 52 minutes 28 seconds West, 25.93 feet to the point of beginning, containing 160 square feet.

Michael E. Wise
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-044.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 3296, page 3 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 6 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 52.62 feet for a point of beginning; thence South 89 degrees 04 minutes 05 seconds East, 17.12 feet; thence North 0 degrees 52 minutes 28 seconds East, 21.38 feet; thence North 89 degrees 04 minutes 05 seconds West, 17.12 feet; thence South 0 degrees 52 minutes 28 seconds West, 21.38 feet to the point of beginning, containing 366 square feet.

Pamela K. Roe
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-045.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 2718, page 144 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 5 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 10.40 feet for a point of beginning; thence South 89 degrees 04 minutes 05 seconds East, 5.74 feet; thence North 0 degrees 52 minutes 28 seconds East, 21.98 feet; thence North 89 degrees 04 minutes 05 seconds West, 5.74 feet; thence South 0 degrees 52 minutes 28 seconds West, 21.98 feet to the point of beginning, containing 126 square feet.

Kenneth D. and Nancy R. Jones
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-046.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 4059, page 174 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Southwest corner of Lot 4 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A: thence North 0 degrees 52 minutes 28 seconds East along the Right-of-Way of Manor Drive, 50.00 feet; thence 7.12 feet along a curve to the right having a 95.0 foot radius, and a chord of 73.04 feet bearing North 23 degrees 28 minutes 58 seconds East for a point of beginning; thence South 84 degrees 15 minutes 00 seconds East, 22.83 feet; thence North 5 degrees 33 minutes 08 seconds East, 25.13 feet; thence North 83 degrees 55 minutes 11 seconds West, 19.59 feet; thence 25.52 feet along a non-tangent curve to the left having a 95.0 foot radius, and a chord bearing South 23 degrees 28 minutes 58 seconds West to the point of beginning, containing 549 square feet.

Unity Center of Columbia Inc.
TEMPORARY CONSTRUCTION EASEMENT
Parcel # 16-508-00-01-001.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 1429, page 50 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Northeast corner of Lot 1 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A; thence South 1 degrees 41 minutes 28 seconds West along the Right-of-Way of Manor Drive, 141.86 feet; thence North 87 degrees 49 minutes 27 seconds West, 4.61 feet for a point of beginning; thence North 87 degrees 49 minutes 27 seconds West, 18.78 feet; thence South 2 degrees 13 minutes 18 seconds West, 184.97 feet; thence South 26 degrees 21 minutes 51 seconds West 36.68 feet; thence North 46 degrees 05 minutes 28 seconds East, 19.26 feet; thence North 26 degrees 21 minutes 51 seconds East, 7.77 feet; thence North 36 degrees 47 minutes 06 seconds East, 25.32 feet; thence North 9 degrees 04 minutes 24 seconds East, 25.30 feet; thence North 2 degrees 10 minutes 33 seconds East, 151.52 feet to the point of beginning, containing 3607 square feet.

Unity Center of Columbia Inc.
PERMANENT RIGHT-OF-WAY EASEMENT
Parcel # 16-508-00-01-001.00 01

A portion of a tract of land in Section 15, Township 48 North, Range 13 West, Columbia, Missouri, as recorded in Book 1429, page 50 of the land records of Boone County, Missouri, more particularly described as follows:

Commence at the Northeast corner of Lot 1 of the Revision of Houdersheldt Subdivision as recorded in Plat Book 5 at Page 32A; thence South 1 degrees 41 minutes 28 seconds West along the Right-of-Way of Manor Drive, 141.86 feet for a point of beginning; thence North 87 degrees 49 minutes 27 seconds West, 4.61 feet; thence South 2 degrees 10 minutes 33 seconds West, 151.52 feet; thence South 9 degrees 04 minutes 24 seconds West, 25.30 feet; thence South 36 degrees 47 minutes 06 seconds West, 25.32 feet; thence South 26 degrees 21 minutes 51 seconds West, 7.77 feet; thence North 46 degrees 05 minutes 28 seconds East, 14.02 feet; thence 46.50 feet along a non-tangent curve to the left having a 60.0 foot radius, and a chord of 45.34 feet bearing North 23 degrees 53 minutes 28 seconds East; thence North 1 degrees 41 minutes 28 seconds East, 152.34 feet to the point of beginning, containing 1509 square feet.

SECTION 3. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

SECTION 4. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Section 1.

SECTION 5. If the City cannot agree with the owners, or those claiming an interest in the land described in Section 1, on the proper compensation to be paid for such land, or if the owner is incapable of contracting, is unknown, or cannot be found, or is a non-resident of the State of Missouri, the City Counselor is authorized to petition the Circuit Court of Boone County, Missouri, to acquire the land described in Section 1 by condemnation.

SECTION 6. 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:

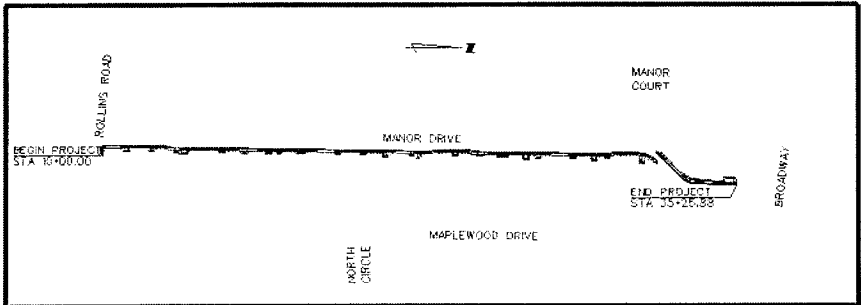
Maps, Plats and Plans

DESIGN DESIGNATION	
A.D.T.	N/A
A.D.T.	N/A
D-	N/A
T-	N/A
V-	N/A
POSTED SPEED	N/A
CLASSIFICATION	N/A



CITY OF COLUMBIA, MISSOURI DEPARTMENT OF PUBLIC WORKS RIGHT-OF-WAY PLANS

CONVENTIONAL SIGNS (USED IN PLANS)	
DESCRIPTION	EXISTING NEW
RIGHT-OF-WAY	EXIST. ROW
PROPERTY LINE	NEW ROW
CITY LIMITS	
TEMPORARY CONSTRUCTION EMBANKMENT	
CONTROL POINT	
UTILITY POLE	
UNDERGROUND CONDUIT OR CABLE (TYPE SPECIFIED)	
1-TELEPHONE, 2-POWER	
UTILITY MANHOLE (TYPE SPECIFIED)	
1-TELEPHONE, 2-POWER, 3-WATER	
LIGHT STANDARDS	
TRAFFIC SIGNAL	
TRAFFIC CONTROLLER	
TRAFFIC POLE BOX	
UTILITY MAIN (TYPE SPECIFIED)	
GAS VALVE	
WATER VALVE	
WATER METER	
GAS METER	
SEWER VENT	
FIRE HYDRANT	
SANITARY SEWER	
STORM SEWER	
SEWER MANHOLE	
GRAVEL INLET	
CURB INLET (MANHOLE)	
CURB INLET (MULTIPLE INITS)	
PARCEL NUMBER	
SLOPE LINE	
TREE OR SHRUB (DESIGNATE DIA. AND TYPE)	
WEDGE	
POLE	
SHOWER	
STAIR	
BUILDING	
BUILDING REMOVAL	
TO BE REMOVED	
TO BE REMOVED	
USE IN PLACE	
TO BE REMOVED AND RELOCATED	
TO BE REMOVED AND REPLACED	
ADJUST TO GRADE	
TO BE REMOVED AND REPLACED BY OTHERS	
TO BE REMOVED AND FILLED	
ADJUST TO GRADE BY OTHERS	
FLOOD EMB. SECTION	
FLY LINE	
CONCRETEON MODEL PIPE	
NEW/PROPOSED CONCRETE PIPE	
FUTURE ROADWAY &	
FUTURE ROADWAY CURB LINES	
CONCRETE	
REPAIR	

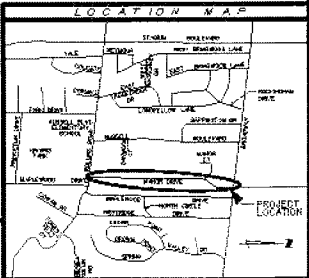


SIDEWALK - MANOR DRIVE BOONE COUNTY MISSOURI

SCALES:
PLAN AND PROFILE 1"=20' HORIZ. & 5' VERT.
CROSS SECTION 1"=5' HORIZ. & 1"= 5' VERT.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE AND INDEX SHEET
2	QUANTITIES
3	TYPICAL SECTIONS
4-9	PLAN & PROFILE SHEETS
10-23	CROSS SECTIONS



Underground facilities, structures and utilities have been plotted from available surveys and records and, therefore, their locations must be considered approximate only. It is possible there may be others, the existence of which is presently not known or shown. It is the Contractor's responsibility to determine their existence and exact location and to avoid damage thereto.

LENGTH OF PROJECT	
ANDREW BE - GAS	LES BOLTSMAN (572) 878-3063
CENTURYTEL	SON WILSON (573) 886-3500
WATER & LIGHT	MIKE SCHNITZ (573) 874-7325
MECHANICAL	BOB BONNER (573) 443-1536 EXT. 354
CHARTER COMMUNICATIONS	JOHN FIEDLAND (573) 442-7044 EXT. 1022
SEWER	STEVE HUNT (573) 874-7250
ROOMS ELECTRIC	RYAN ERLISS (573) 449-4161
GYRO #1	DAVE WOODY (573) 449-0204
WATER DISTRICT #1	KEVIN WISE (573) 686-3511
WATER DISTRICT #2	ROGER BULLOW (573) 474-9521
NO TELECOM	MIKE ANDERSON (573) 884-6703
AT&T	PA ANDERSON (816) 391-5077
CENTRAL ELECTRIC POWER COOPERATIVE	ALLAN JOHNSON (573) 361-2849

END OF PROJECT	STA. 35+26.88
BEGINNING OF PROJECT	STA. 10+00.00
APPROXIMATE LENGTH	2526.88 FEET
EXEMPTIONS AND EXCEPTIONS	
TOTAL CORRECTIONS	FEET
NET LENGTH OF PROJECT	2526.88 FEET
FEDERAL LENGTH	MILES
STATE	STATE

SIDEWALK - MANOR DRIVE

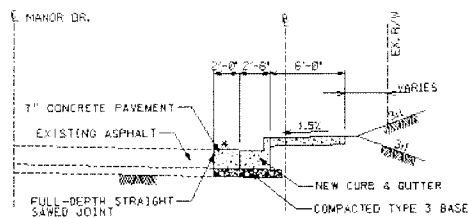
APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

CITY OF COLUMBIA, MISSOURI		
MANOR DRIVE		SHEET NUMBER
		TOTAL SHEETS

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE Apr. 9, 2014

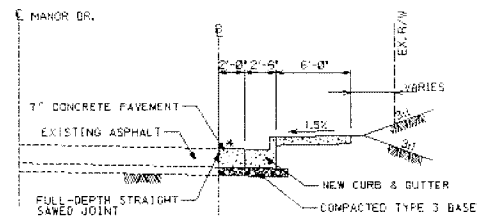


TYPICAL SECTION

STA. 10+00.00 TO STA. 12+94.96

STA. 22+97.02 TO STA. 24+57.46

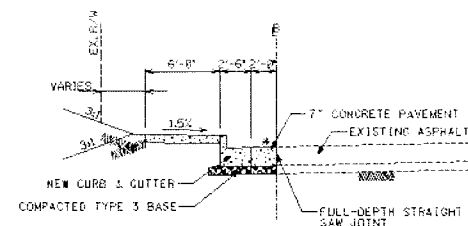
STA. 29+84.70 TO STA. 31+84.65



TYPICAL SECTION

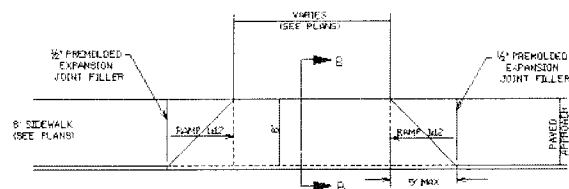
STA. 12+94.96 TO STA. 22+97.02

STA. 24+37.46 TO STA. 29+84.70

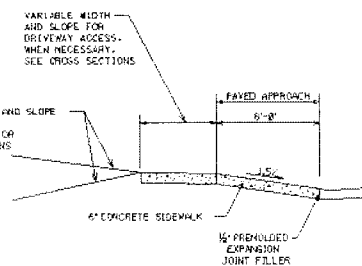


TYPICAL SECTION

STA. 31+86.74 TO STA. 35+25.88

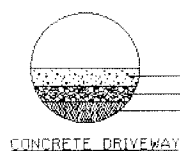


FOR LENGTH OF ADJUSTMENT, MATERIALS AND SLOPE
(SEE PLANS AND CROSS SECTIONS)
CONCRETE DRIVEWAY, ASPHALT DRIVEWAY OR
GRAVEL DRIVEWAY, SEE PAVEMENT SECTIONS
THIS SHEET



SECTION B-B

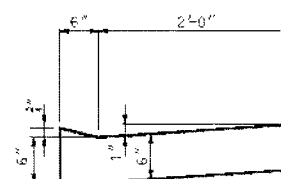
DRIVEWAY DETAILS FOR PRIVATE ENTRANCE (P.E.)



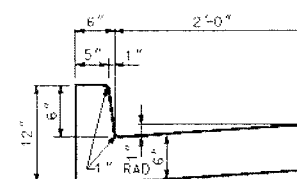
6" REINFORCED P.C. CONCRETE
4" TYPE 3 AGGREGATE SUBBASE
PREPARED SUBGRADE

CONCRETE DRIVEWAY

- + 1.0% STA. 10+00.00 TO STA. 12+94.96
- + 1.5% STA. 12+94.96 TO STA. 22+97.02
- + 4.0% STA. 11+67.00 TO STA. 12+70.00
- + 5.0% STA. 12+70.00 TO STA. 31+86.74
- + 3.0% STA. 31+86.74 TO STA. 35+25.88

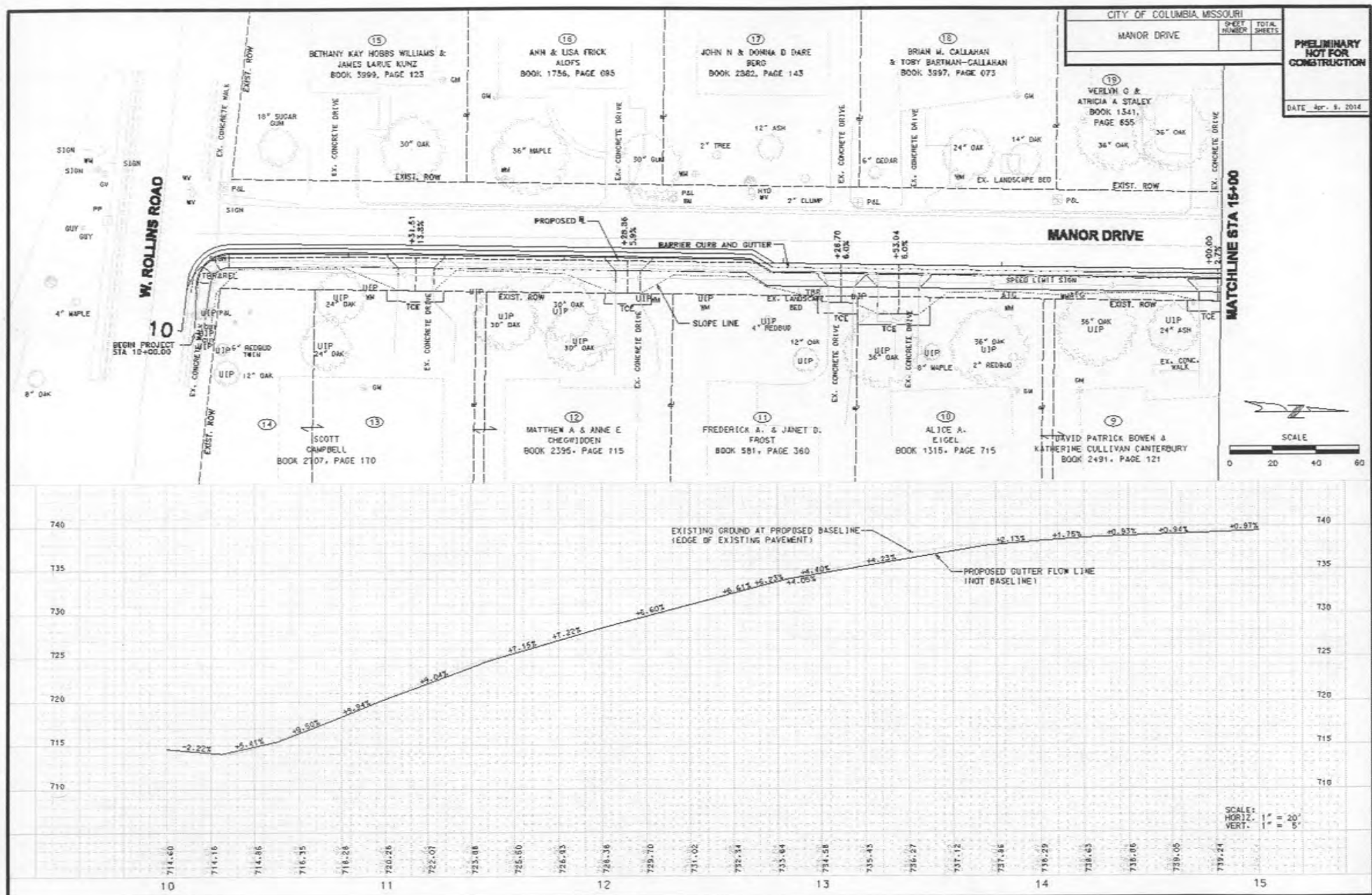


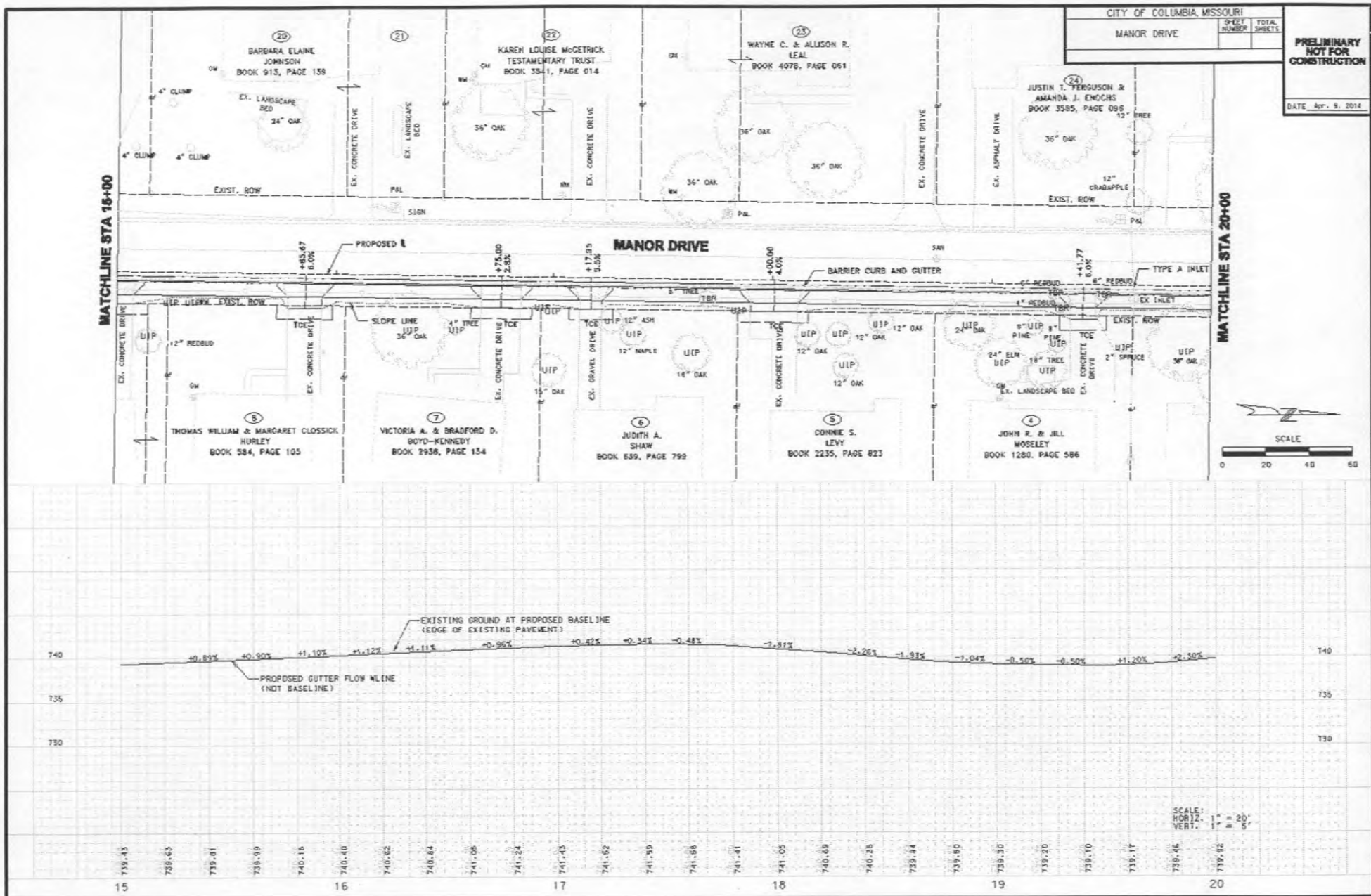
RESIDENTIAL DRIVEWAY CURB (MINIMUM RISE)

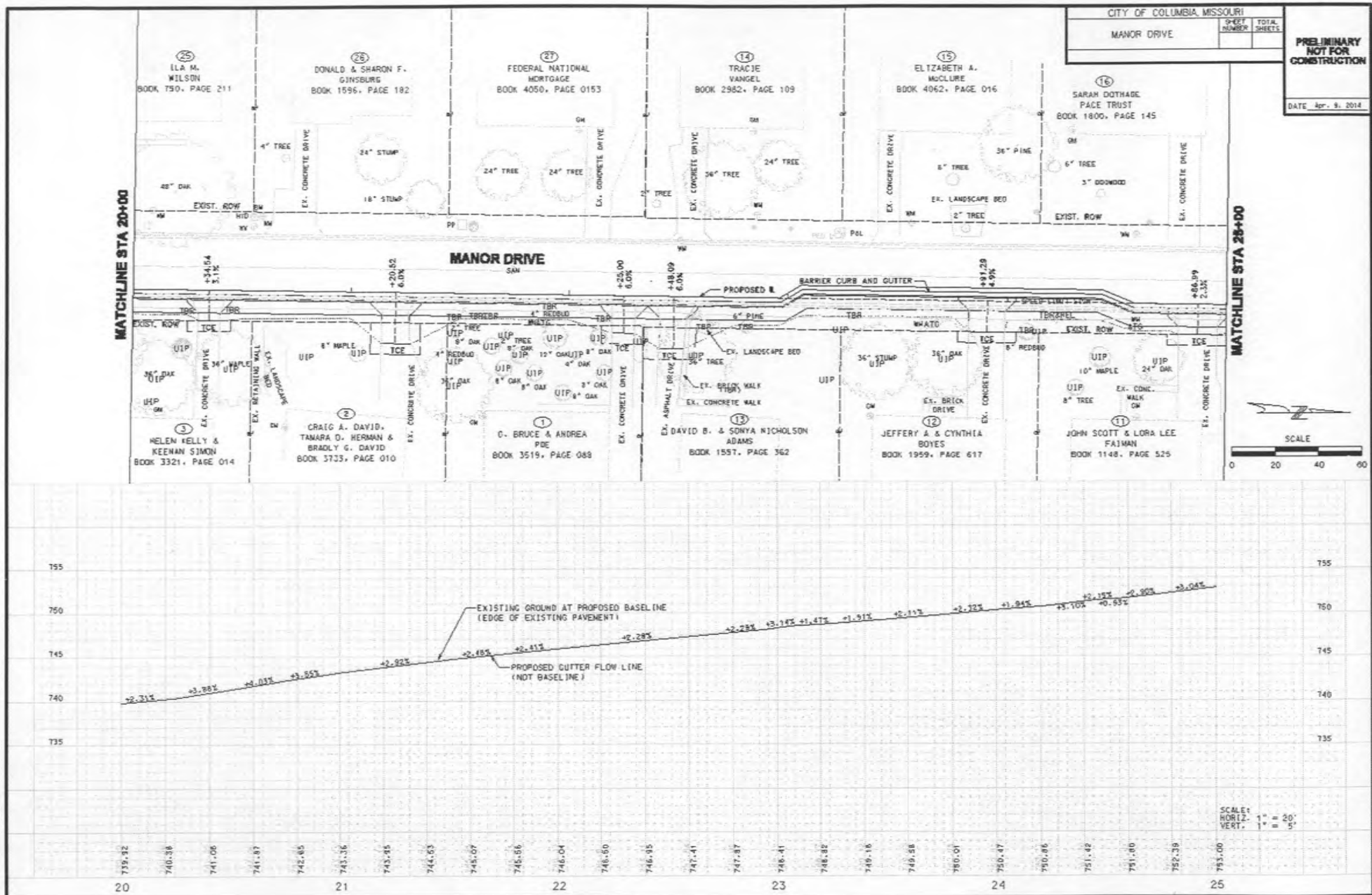


TYPICAL CURB AND GUTTERS

CURB & GUTTER







CITY OF COLUMBIA, MISSOURI

MANOR DRIVE

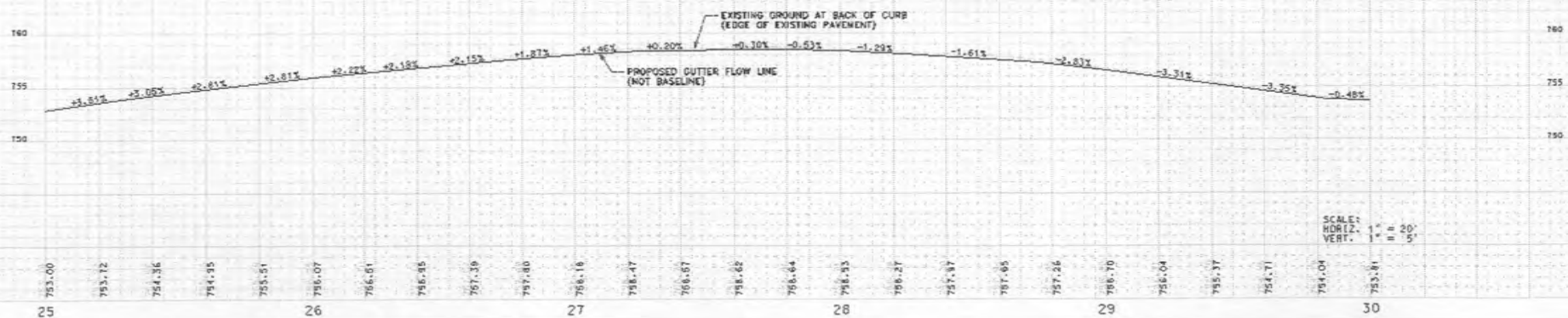
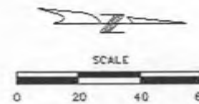
SHEET NUMBER
TOTAL SHEETSPRELIMINARY
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DATE Apr. 9, 2014

MATCHLINE STA 25+00

MATCHLINE STA 30+00

MANOR DRIVE



17
DAVID NEAL & MELISSA M.
TADUE
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JORDAN DERRICK &
PHEBE NICOLE BENE
BOOK 3842, PAGE 132

19
BLAYLOCK
ENTERPRISE LLC
BOOK 2815, PAGE 126

20
BLAYLOCK
ENTERPRISE LLC
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ZONE ---

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CELESTINE & EUGENIA
ANYANWU
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10
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KAREN RAE
LINEBERRY
BOOK 1756, PAGE 016

8
JAMES WINDSOR &
MARY ANN EWIGMAN
TRUST
BOOK 3201, PAGE 051

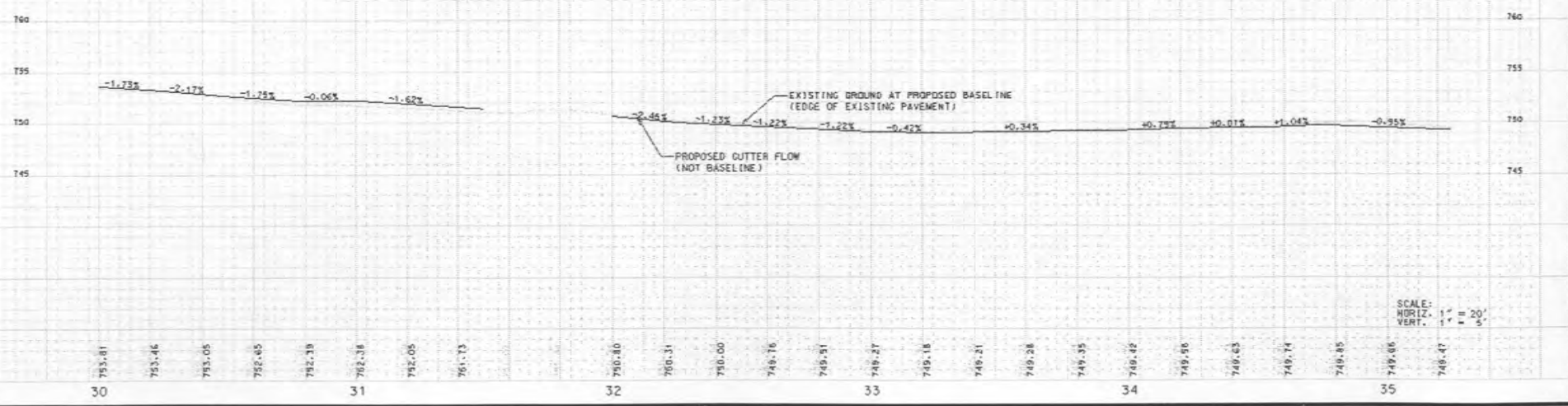
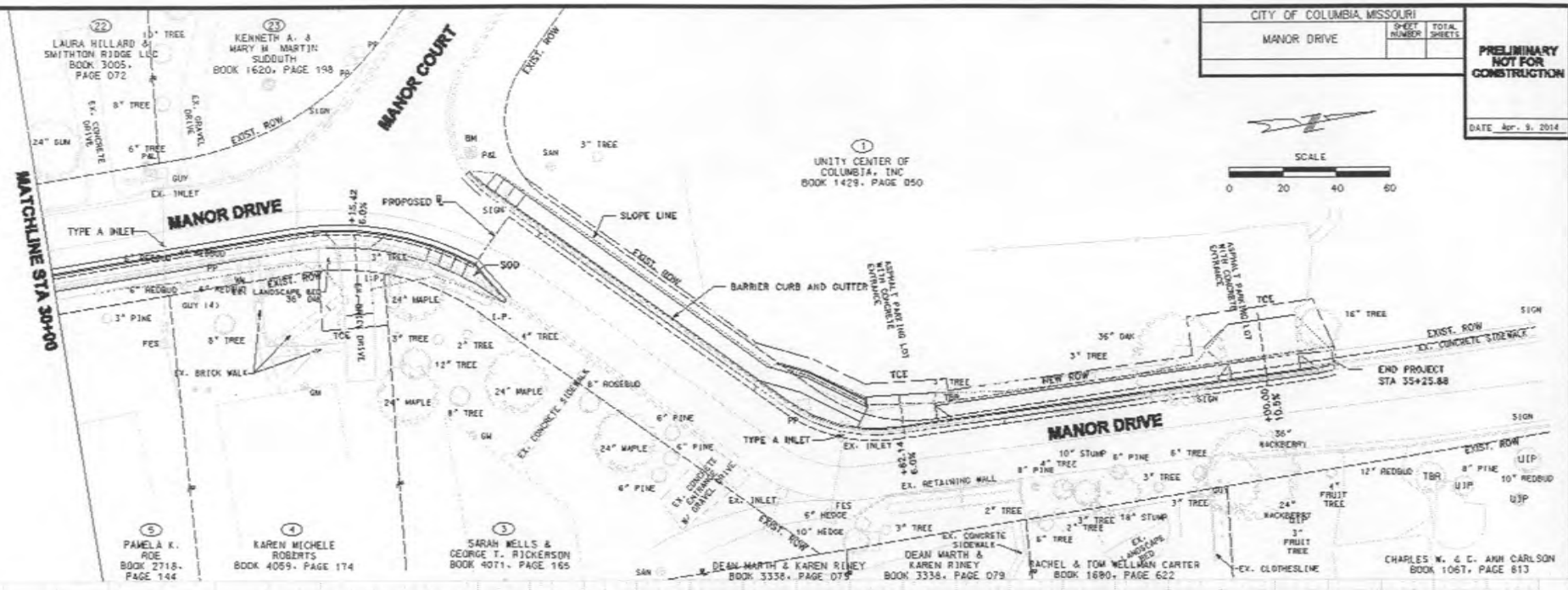
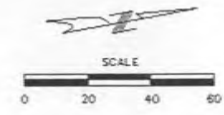
7
ROBERT J. & KATRIN C.
PAULUS
BOOK 2972, PAGE 129

6
MICHAEL E.
WISE
BOOK 3296 PAGE 003

CITY OF COLUMBIA, MISSOURI		
MANOR DRIVE	SHEET NUMBER	TOTAL SHEETS

**PRELIMINARY
NOT FOR
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DATE: Apr. 9, 2014



SCALE:
HORIZ. 1" = 20'
VERT. 1" = 5'