

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 206-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 7/20/2015

**Re:** The Gates, Plat No. 1-Rearrangement Lot 105 - Utility Easement Vacation (Case #15-139)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

**Supporting documentation includes:** Maps, Plats and Plans

## Executive Summary

Approval of the ordinance will result in the vacation of a portion of a utility easement located on Lot 105 of The Gates, Plat No. 1 - Rearrangement final plat.

## Discussion

Crockett Engineering Consultants (applicant), on behalf of Dan and Mona Pargee (owners), is requesting approval to vacate a utility easement located along the east property line of Lot 105 of The Gates, Plat No. 1 - Rearrangement. The easement was platted larger than required to accommodate necessary utilities and impacts the available area for proposed home construction on the R-1 zoned lot. The portion of the easement to be vacated has no utilities in it and the reduced easement will remain large enough to accommodate the existing sanitary sewer.

Staff has reviewed the requested vacation and supports the request. Locator maps, a vacation graphic, and the final plat are attached for reference.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

## Vision, Strategic & Comprehensive Plan Impact

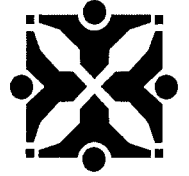
Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

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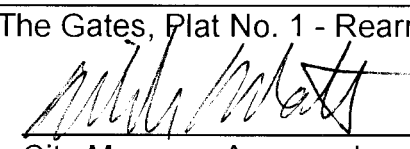
## Suggested Council Action

Approval of the utility easement vacation for Lot 105 of The Gates, Plat No. 1 - Rearrangement.

## Legislative History

Ordinance #22079 (6/2/14): Approved final plat of The Gates, Plat No. 1 - Rearrangement

  
Department Approved

  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 206-15

### **AN ORDINANCE**

vacating a utility easement on Lot 105 within The Gates, Plat No. 1 located on the east side of Hepscott Court (7302 Hepscott Court); 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 utility easement, on Lot 105 within The Gates, Plat No. 1 located on the east side of Hepscott Court (7302 Hepscott Court), more particularly described as follows:

A TRACT OF LAND LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4370, PAGE 140 AND BEING PART OF LOT 105 OF THE GATES PLAT NO. 1 – REARRANGEMENT RECORDED IN PLAT BOOK 48, PAGE 27 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 105 OF THE GATES, PLAT NO. 1 - REARRANGEMENT, RECORDED IN PLAT BOOK 48, PAGE 27 AND WITH THE SOUTH LINE THEREOF, N 85°38'20"W, 42.56 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING THE SOUTH LINE OF SAID LOT 105, N 10°15'40"W, 166.23 FEET; THENCE N 40°02'10"E, 2.63 FEET; THENCE S 18°07'30"E, 127.66 FEET; THENCE S 14°55'05"W, 45.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,760 SQ. FT.

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 \_\_\_\_\_, 2015.

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





# 15-139: The Gates Plat No. 1 Rearrangement Lot 105 Easement Vacation



City of Columbia Zoning



Boone County Zoning



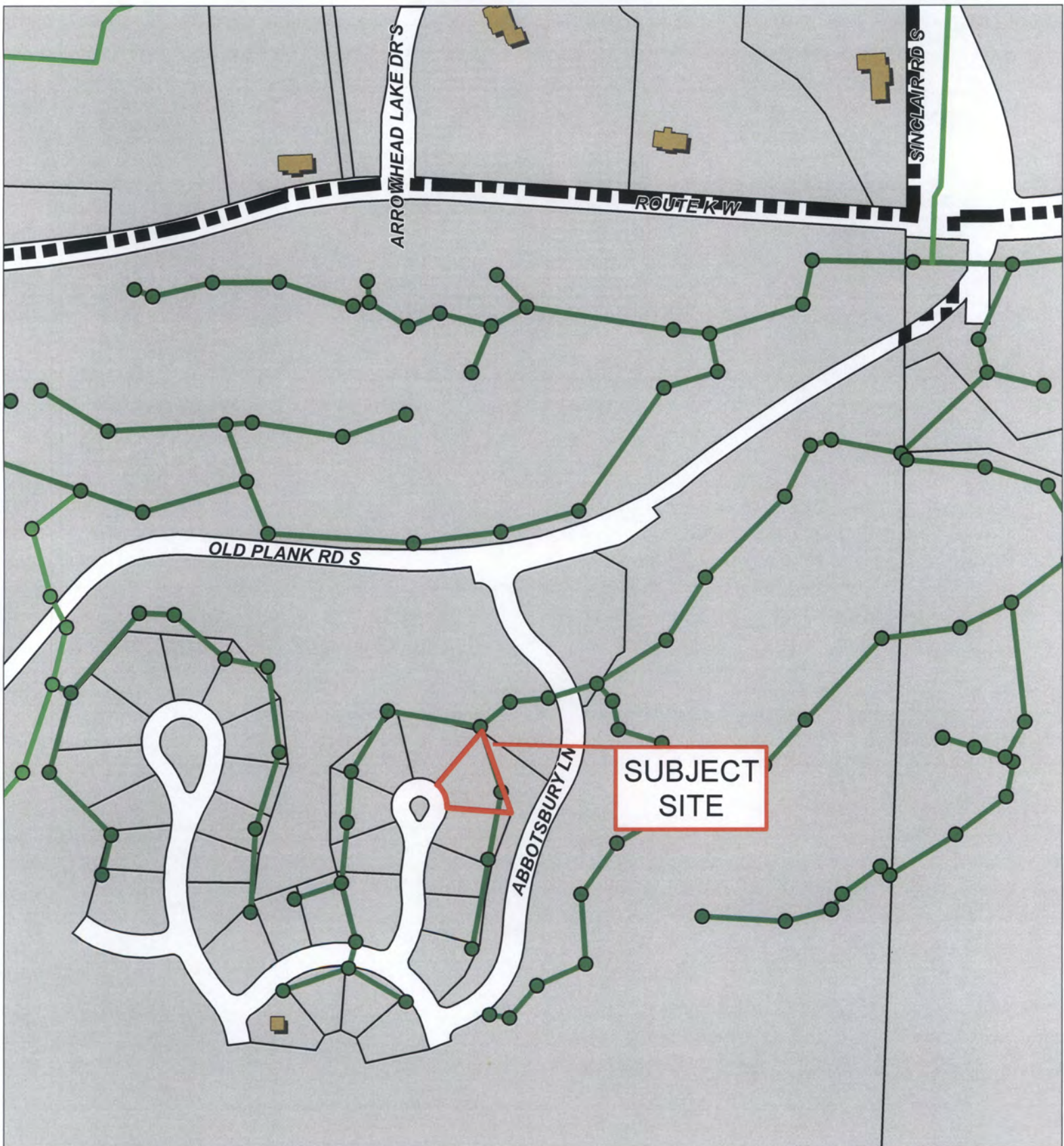
100-Year Flood Plain



Parcels







## 15-139: The Gates Plat No. 1 Rearrangement Lot 105 Easement Vacation



● BCRSD

— BCRSD

■ Building Footprint

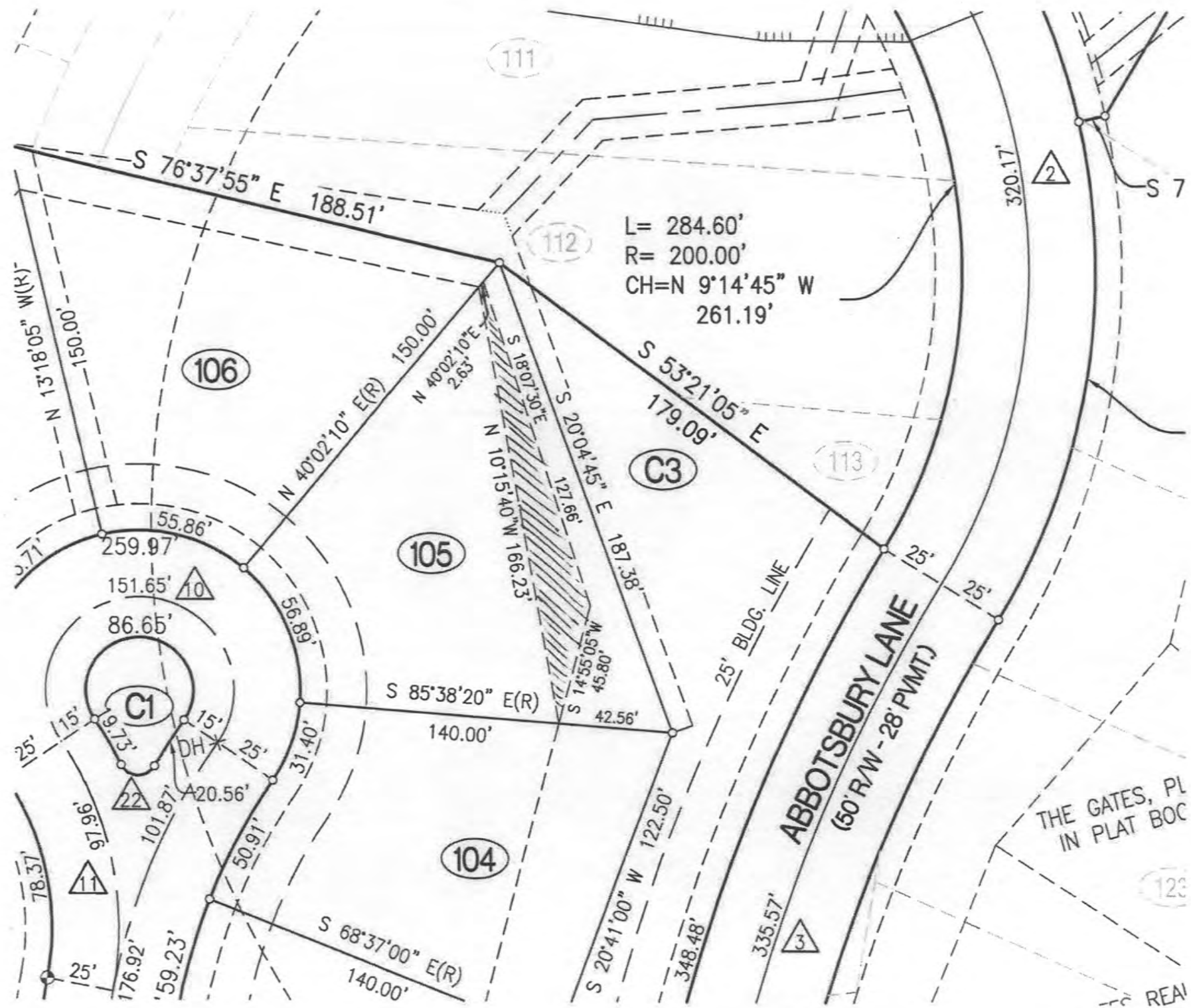
● City Sanitary Structure

— City Sanitary Line

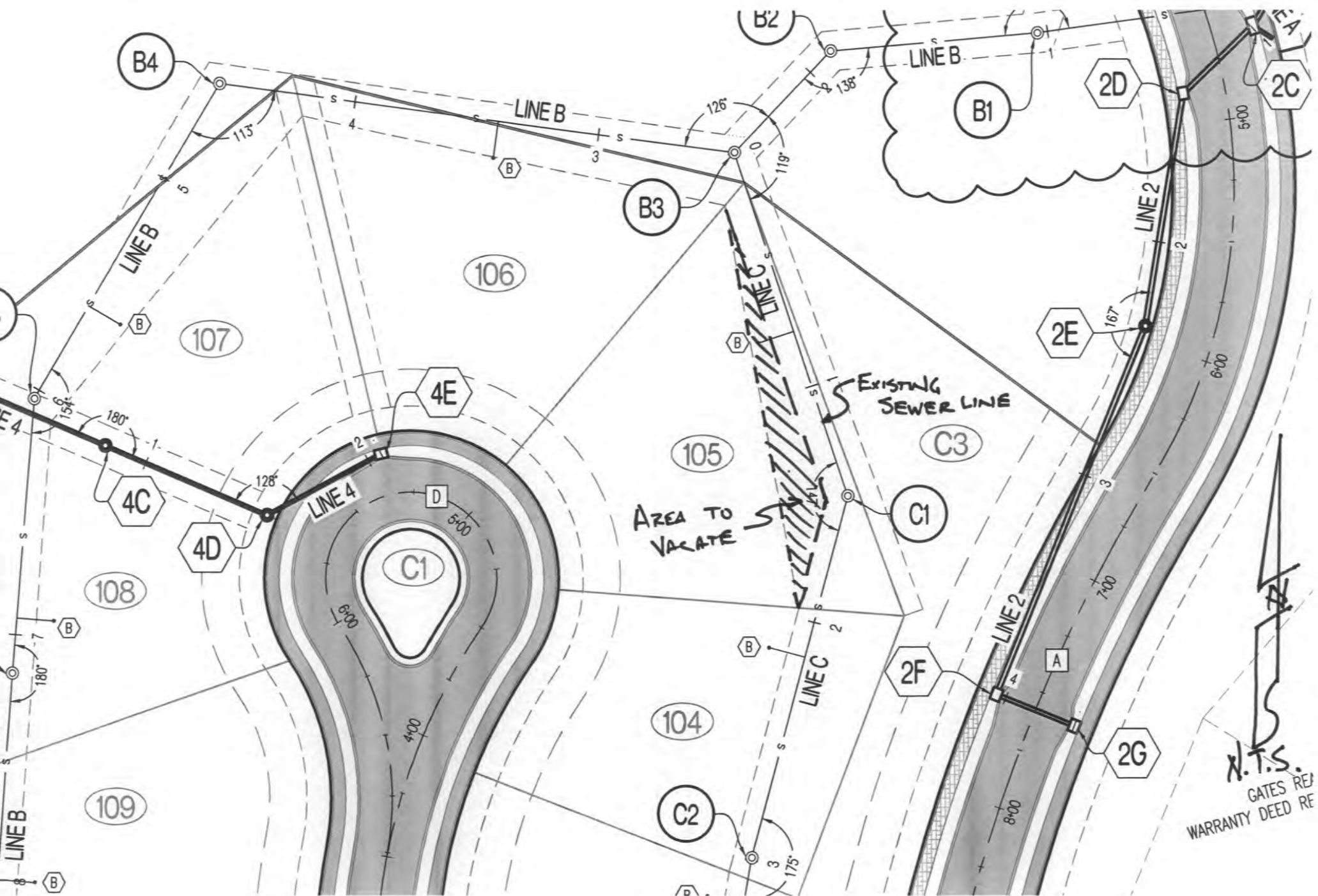
■ Parcels











DATE: 03/31/2014

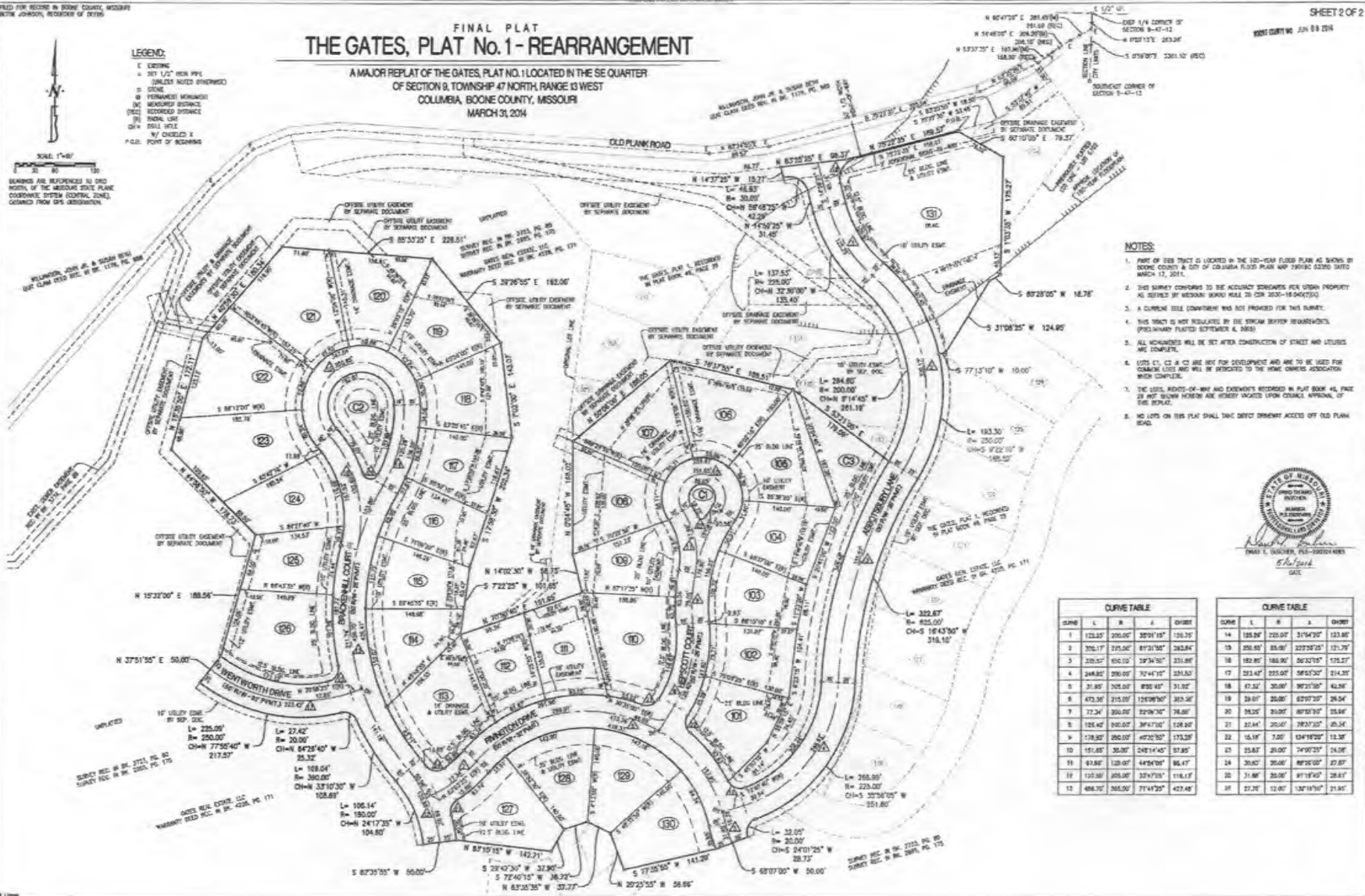
FINAL PLAT  
THE GATES, PLAT No. 1 - REARRANGEMENTA MAJOR REPLAT OF THE GATES, PLAT NO. 1 LOCATED IN THE SE QUARTER  
OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
MARCH 31, 2014

## LEGEND:

- (L) LOT LINE
- (A) SET 1/2" HIGH PIPE (UNLESS NOTED OTHERWISE)
- (C) CORNER
- (M) PERMANENT MONUMENT
- (W) MEASURED DISTANCE
- (D) RECORDING DISTANCE
- (P) PAVING LINE
- (H) HILL STYLE
- (C) CHAINED LINE
- (P.C.) POINT OF BEGINNING

SCALE: 1"=40'

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) DERIVED FROM GPS OBSERVATION.



## NOTES:

1. PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD MAP AND 100-YEAR FLOOD DATES MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SURVEY PROPERTY AS SET FORTH BY MISSOURI SURVEY MAPS TO COM 2010-10-04(754).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. THIS TRACT IS NOT REGULATED BY THE STREAM BEDDING REQUIREMENTS (PROHIBITORY PLATED SEPTEMBER 4, 1985).
5. ALL ADJACENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
6. LOTS C1, C2 & C3 ARE SET FOR DEVELOPMENT AND ARE TO BE USED FOR COMMON USES AND WILL BE REDIGED TO THE HOME OWNERS ASSOCIATION WHEN COMPLETE.
7. THE LOTS, RIGHTS-OF-WAY AND EASEMENTS DESCRIBED IN PLAT NO. 44, PAGE 28 AND SURVEY RECORD AND EASEMENT LOCATED UPON CORNER APPROVAL OF THIS REPLAT.
8. NO LOTS ON THIS PLAT SHALL HAVE DIRECT DRAINAGE ACCESS OFF OLD PLANK ROAD.



CURVE	L	R	A	CHORD
1	123.33	200.00	30°01'10"	131.25
2	306.17	325.00	81°31'30"	262.84
3	300.57	604.00	30°34'30"	231.68
4	244.82	290.00	70°41'30"	231.52
5	31.85	265.00	89°04'30"	31.85
6	475.36	215.00	125°09'30"	263.36
7	77.24	260.00	22°09'30"	76.80
8	128.42	260.00	30°47'30"	128.42
9	178.82	260.00	47°02'30"	173.28
10	151.85	260.00	24°14'45"	57.85
11	87.86	120.00	44°54'00"	86.47
12	120.88	605.00	32°47'30"	118.13
13	486.70	265.00	77°47'30"	427.48

CURVE	L	R	A	CHORD
14	125.24	220.00	31°04'30"	133.80
15	250.40	25.00	22°28'30"	171.79
16	182.85	180.00	56°32'30"	175.27
17	223.42	220.00	58°02'30"	214.20
18	47.32	20.00	88°21'30"	42.94
19	29.67	20.00	82°07'30"	28.54
20	98.25	20.00	88°39'30"	55.84
21	22.44	20.00	102°31'30"	25.34
22	15.19	7.00	134°18'30"	12.38
23	15.83	20.00	74°07'30"	14.08
24	30.62	20.00	88°02'30"	27.87
25	31.88	20.00	81°18'30"	28.47
26	27.30	12.00	130°10'30"	21.90