



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 18, 2016

Re: Zeta Tau Alpha Sanitary Sewer Easement Vacation (Case #16-81)

Executive Summary

Approval of the request will result in the vacation of an existing sanitary sewer easement on the Zeta Tau Alpha Housing Corporation property, located at 912 Richmond Avenue, in advance of site redevelopment.

Discussion

THHinc McClure Engineering Co. (applicant), on behalf of the Zeta Tau Alpha Fraternity Housing Corporation (owner), requests that the City vacate the existing sanitary sewer easement described in Book 354, Page 392. The request to vacate the existing easement is a result of the applicant's recent field surveying activity associated with a planned expansion of the Zeta Tau Alpha Fraternity House.

Expansion of the fraternity house will not impact existing public improvements that serve the site. The sewer line within the easement sought for vacation was abandoned in 2006 as part of the City of Columbia's Greek Town Storm Sewer/South Campus Relief Sewer - Phase 2 Project. As part of that project a new public sanitary main was built and easement was recorded. The new sewer main provides service to the fraternity house and the recorded easement provides the City access to the line for maintenance purposes.

Staff and external agencies have reviewed the requested vacation and find no reason that the easement should be retained for public infrastructure purposes. Vacation of the subject easement is recommended.

Locator maps and vacation graphics are attached for reference.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



Vision & Strategic Plan Impact

[Vision Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested easement vacation.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 97-16

AN ORDINANCE

vacating a sanitary sewer easement located on the east side of Richmond Avenue (912 Richmond Avenue); 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 on the east side of Richmond Avenue (912 Richmond Avenue), more particularly described as follows:

A PORTION OF THE EASEMENT RECORDED IN BOOK 354, PAGE 392 AND ALSO A PORTION OF LOTS 47-51 OF LAGRANGE PLACE, AN ADDITION TO THE CITY OF COLUMBIA, RECORDED IN PLAT BOOK 2, PAGE 17. LOCATED IN SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI.

COMMENCING AT THE NORTHEAST CORNER OF LOT 47 OF LAGRANGE PLACE, AN ADDITION TO THE CITY OF COLUMBIA, RECORDED IN PLAT BOOK 2, PAGE 17; THENCE S08°24'45"W ALONG THE EAST LINE OF LOT 47, A DISTANCE OF 29.66 FEET; THENCE CONTINUE S08°24'45"W ALONG THE EAST LINE OF LOT 47, A DISTANCE OF 19.66 FEET; THENCE LEAVING SAID EAST LINE S09°35'55"W, A DISTANCE OF 209.07 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A SEWER EASEMENT RECORDED IN BOOK 2587, PAGE 12; THENCE N80°40'10"W ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N80°40'10"W ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 24.00 FEET;

THENCE N68°27'35"W, A DISTANCE OF 73.60 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF RICHMOND AVENUE;

THENCE N08°24'25"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 20.54 FEET;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S68°27'35"E, A DISTANCE OF 98.57 FEET;

THENCE S09°35'55"W A DISTANCE OF 15.25 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE EASEMENT RECORDED IN BOOK 2587, PAGE 12 AND THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1905 SQUARE FEET AND IS A PORTION OF THE EASEMENT DESCRIBED IN BOOK 354, PAGE 392 OF THE BOONE COUNTY RECORDS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 498 PAGE 671 AND BOOK 478 PAGE 103 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

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 _____, 2016.

ATTEST:

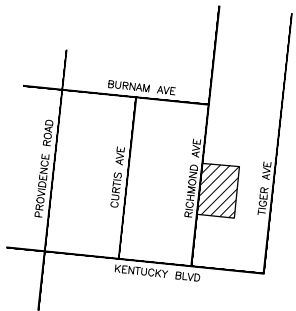
City Clerk

Mayor and Presiding Officer

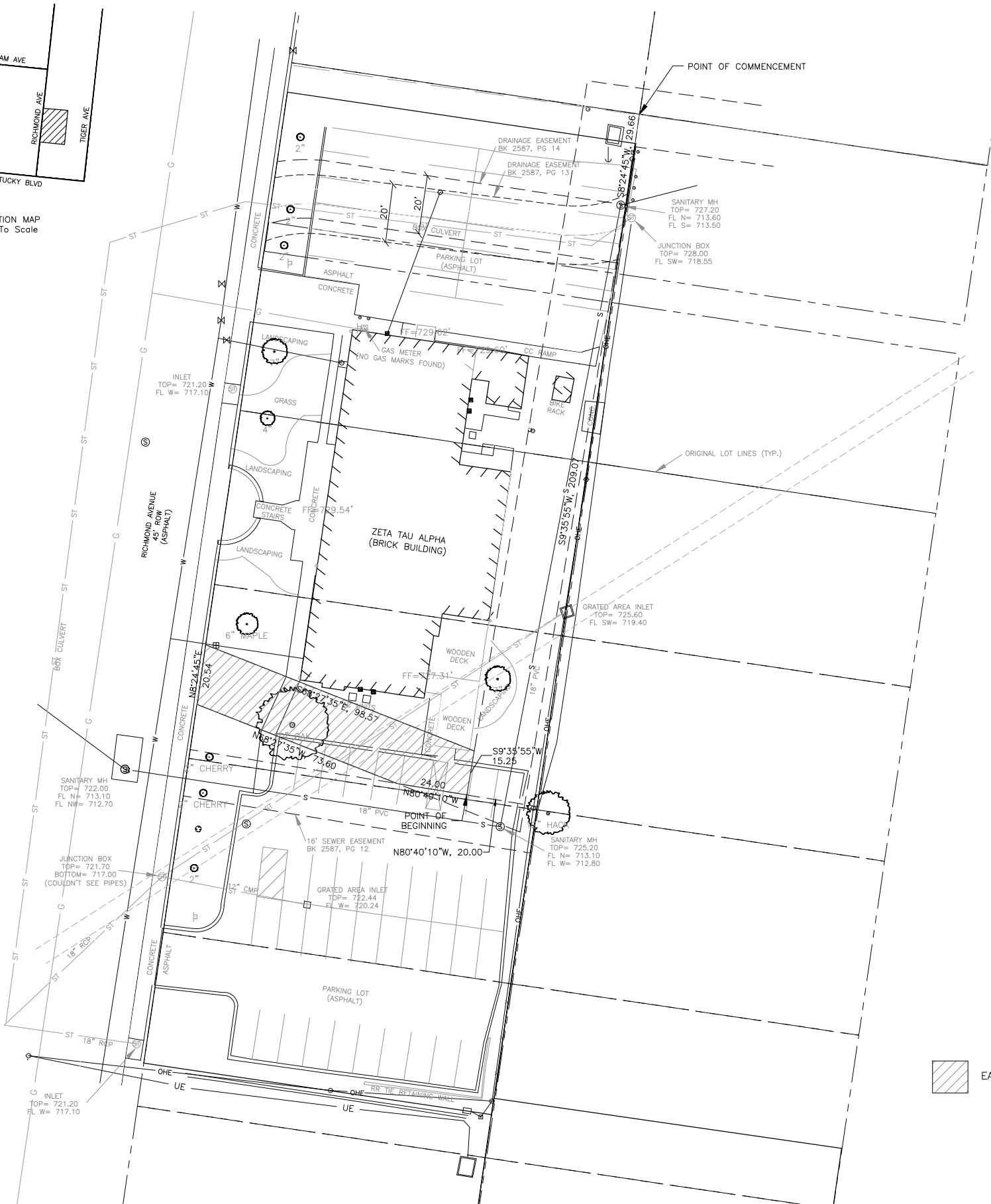
APPROVED AS TO FORM:

City Counselor

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

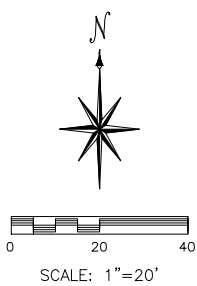


LOCATION MAP
Not To Scale



EASEMENT (TO BE VACATED)

EASEMENT VACATION EXHIBIT
A PORTION OF THE EASEMENT RECORDED IN BOOK 354, PAGE 392 AND ALSO A
PORTION OF LOTS 47-51 OF LAGRANGE PLACE, AN ADDITION TO THE
CITY OF COLUMBIA RECORDED IN PLAT BOOK 2, PAGE 17
LOCATED IN SECTION 13, TOWNSHIP 48N, RANGE 13W
SUBMITTED FEBRUARY 15, 2016



DESCRIPTION: EASEMENT VACATION

A PORTION OF THE EASEMENT RECORDED IN BOOK 354, PAGE 392 AND ALSO A PORTION OF LOTS 47-51 OF LAGRANGE PLACE, AN ADDITION TO THE CITY OF COLUMBIA, RECORDED IN PLAT BOOK 2, PAGE 17. LOCATED IN SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI.

COMMENCING AT THE NORTHEAST CORNER OF LOT 47 OF LAGRANGE PLACE, AN ADDITION TO THE CITY OF COLUMBIA, RECORDED IN PLAT BOOK 2, PAGE 17; THENCE S08°24'45"W ALONG THE EAST LINE OF LOT 47, A DISTANCE OF 29.66 FEET; THENCE CONTINUE S08°24'45"W ALONG THE EAST LINE OF LOT 47, A DISTANCE OF 19.66 FEET; THENCE LEAVING SAID EAST LINE S09°35'55"W, A DISTANCE OF 209.07 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A SEWER EASEMENT RECORDED IN BOOK 2587, PAGE 12; THENCE N80°40'10"W ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

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NOTES

THE INTENT OF THIS DESCRIPTION IS TO IN ORDER TO VACATE A PORTION OF THE EASEMENT RECORDED IN BOOK 354, PAGE 392 EXCEPT THAT PORTION LYING IN THE EASEMENT RECORDED IN BOOK 2587, PAGE 12

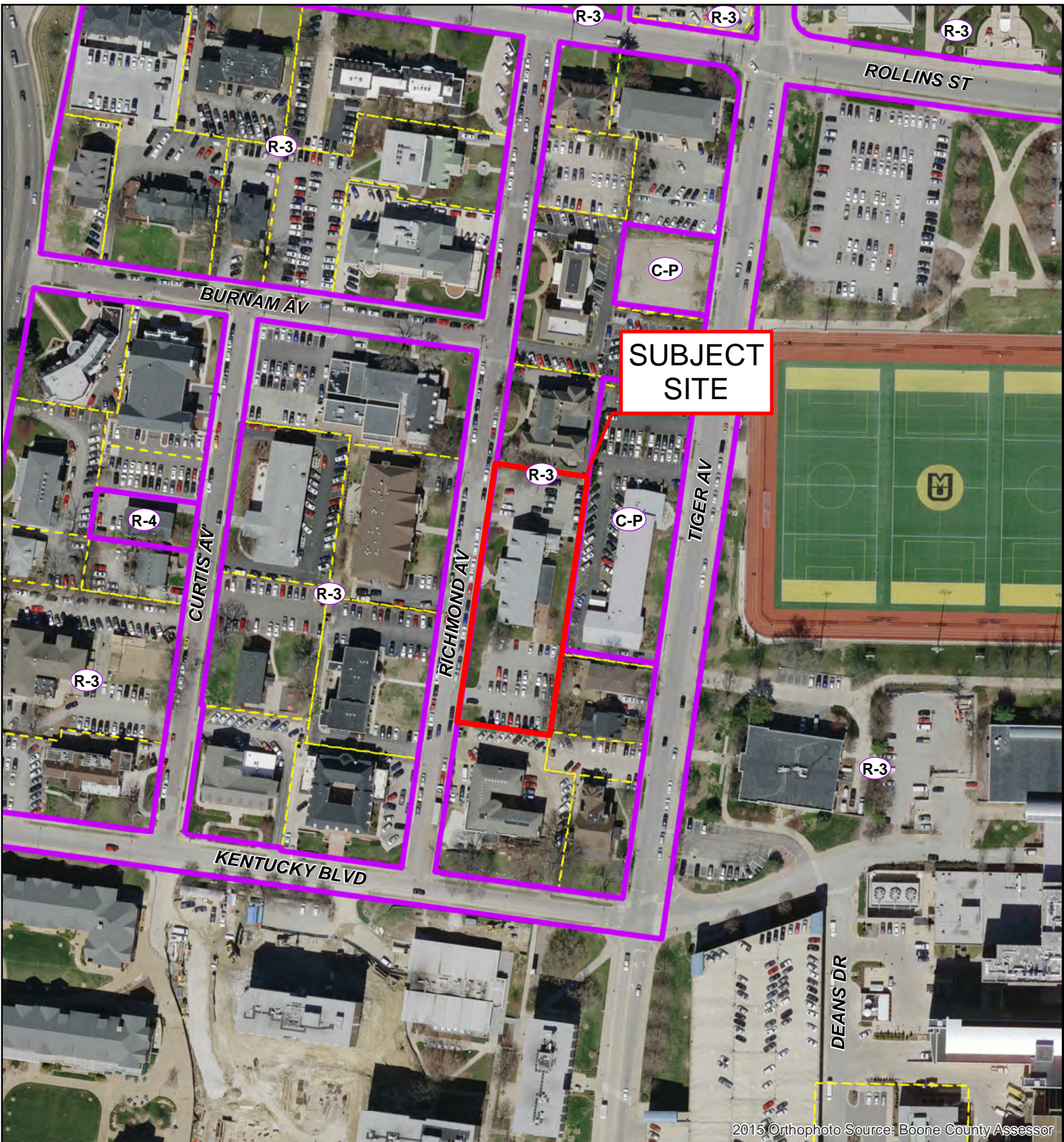
STEVEN R. PROCTOR, P.L.S. 2000148666
Date: FEBRUARY 15, 2016



C.C.S.
Central Counties
Surveying
600 W. Morrison St. Suite 11
Fayette, MO 65248
Phone (660) 728-5028



Simon Oswald Architecture
Zeta Tau Alpha

Easement Vacation Exhibit

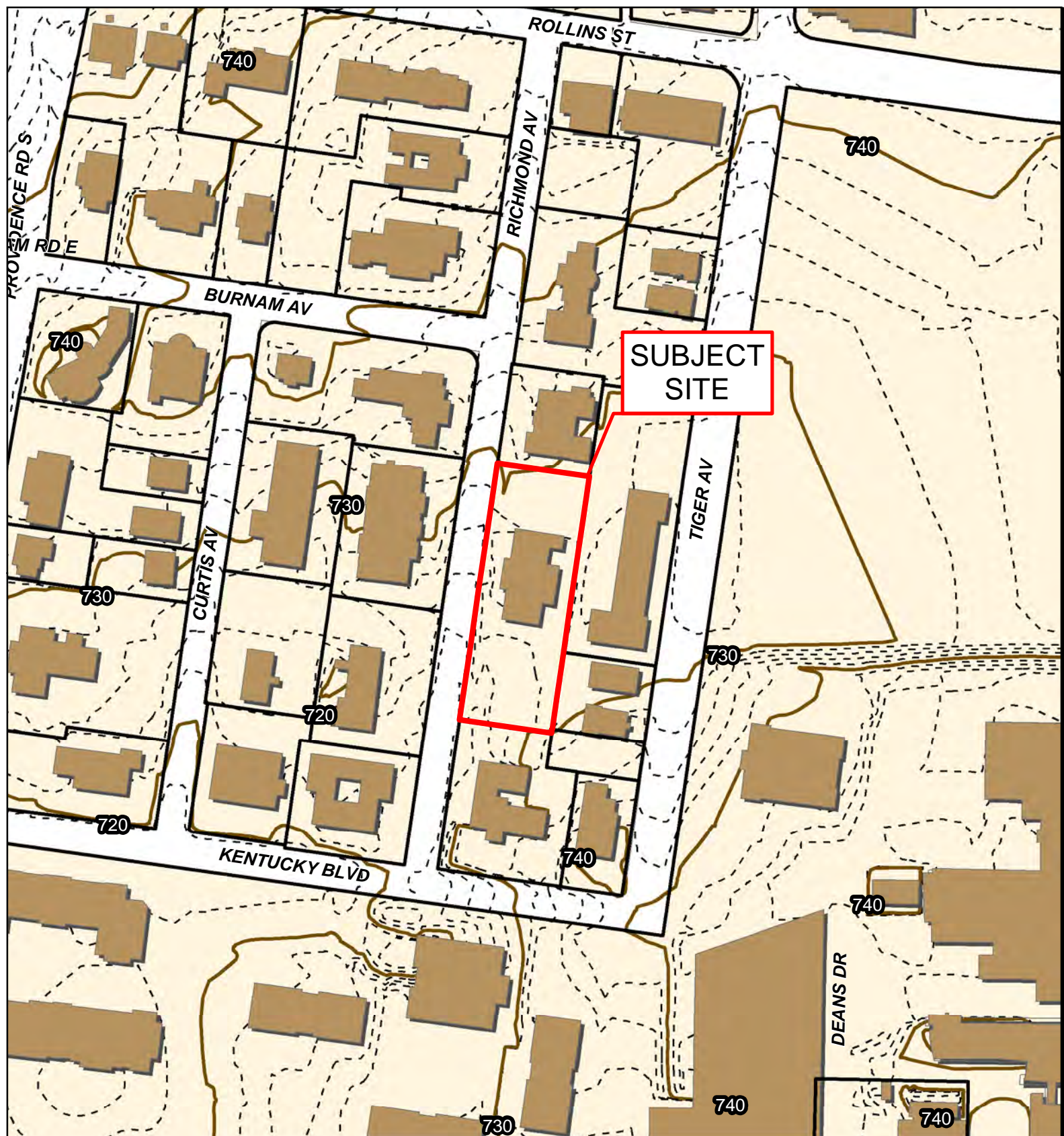


Case #16-81: Zeta Tau Alpha Sanitary Sewer Easement Vacation



 City of Columbia Zoning
 Parcels

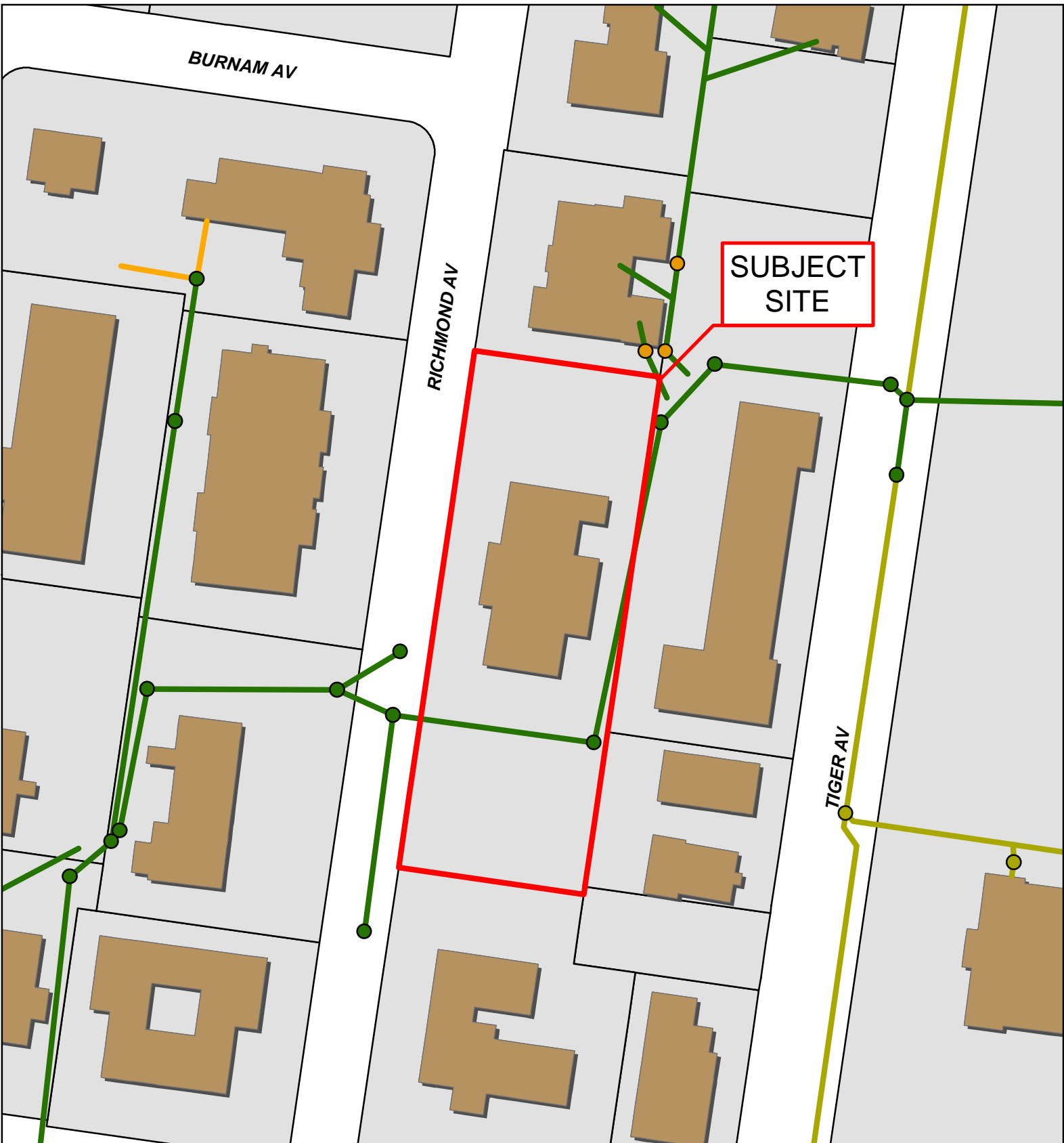




Case #16-81: Zeta Tau Alpha Sanitary Sewer Easement Vacation



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint
- 100-Year Flood Plain



Case #16-81: Zeta Tau Alpha Sanitary Sewer Easement Vacation



- | | | |
|------------------------------|--------------------------|----------------------|
| ● City Sanitary Structure | — City Sanitary Line | ■ Building Footprint |
| ● Private Sanitary Structure | — Private Sanitary Line | ■ Parcels |
| ● UMC | — Univ. of Missouri Line | |



Hillshade Data: Boone County GIS Office

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

Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department

0 35 70 140
Feet