

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

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

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

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

Council Bill No. B 385-07

**AN ORDINANCE**

approving the Final Plat of Westchester Village Plat 1-A, a Replat of Lot 67 Westchester Village Planned Unit Development; accepting the dedication of rights-of-way and easements; 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 hereby approves the Final Plat of Westchester Village Plat 1-A, a Replat of Lot 67 Westchester Village Planned Unit Development, dated October 10, 2007, a subdivision located on the southwest side of South Village Circle, west of Bethel Street, containing approximately 0.42 acre in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

Source

Timothy Teddy

**TO:** City Council

**FROM:** City Manager and Staff 

**DATE:** November 6, 2007

**RE:** Westchester Village Plat 1-A - A replat of Lot 67 of Westchester Village, located on the southwest side of South Village Circle, west of Bethel Street, containing approximately 0.42 acre (Case 7-73)

EXECUTIVE SUMMARY

The proposed replat will create individual lots for each of two existing single-family detached dwelling units, which are now located on one PUD-zoned lot.

The plat meets all Subdivision Regulation requirements. Planning and Zoning Commission review of the plat is not required.

A locator map and a reduced copy of the plat are attached.

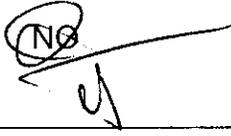
SUGGESTED COUNCIL ACTION

Approval of the proposed replat

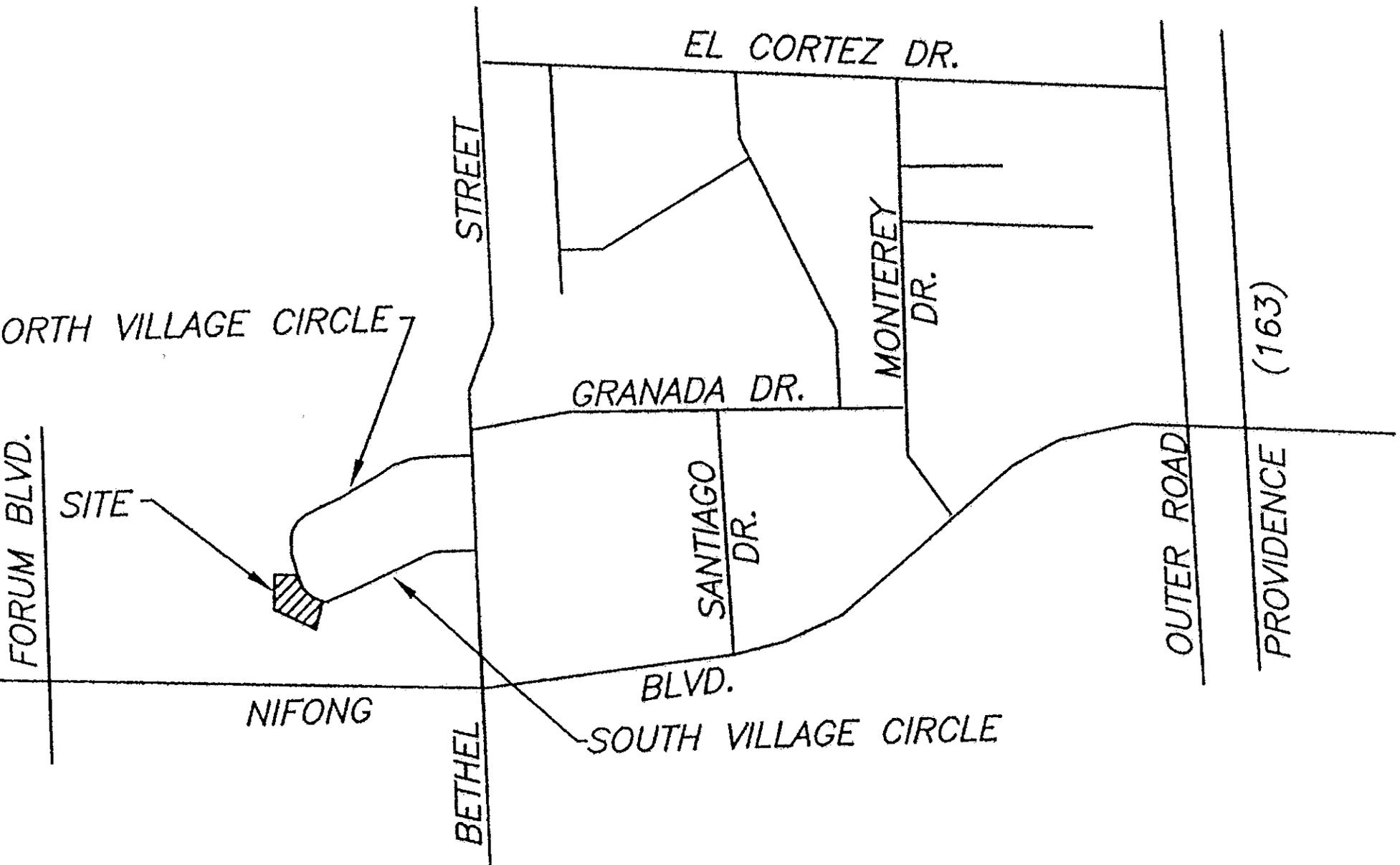


Fiscal Impact

YES

~~NO~~  


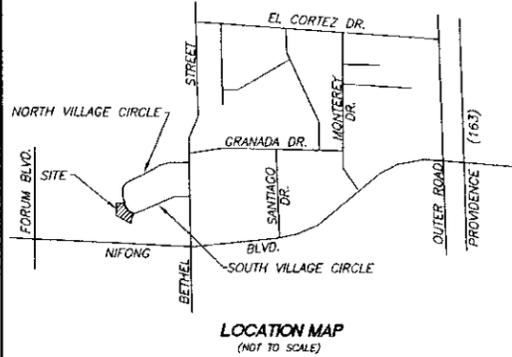
Other Info.



**LOCATION MAP**  
(NOT TO SCALE)

# WESTCHESTER VILLAGE PLAT 1-A

A REPLAT OF LOT 67 WESTCHESTER VILLAGE  
PLANNED UNIT DEVELOPMENT  
OCTOBER 10, 2007



**KNOW ALL MEN BY THESE PRESENTS**  
WESTCHESTER VILLAGE OF COLUMBIA, L.C., BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.  
IN WITNESS WHEREOF, Will Markel HAS CAUSED THESE PRESENTS TO BE SIGNED.  
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOREVER.

WESTCHESTER VILLAGE OF COLUMBIA, L.C.  
Will Markel MEMBER  
STATE OF MISSOURI } SS  
COUNTY OF BOONE }  
ON THIS 8<sup>th</sup> DAY OF November, IN THE YEAR 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Will Markel, A MEMBER OF WESTCHESTER VILLAGE OF COLUMBIA, L.C., KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.  
Janna B. Oldman NOTARY PUBLIC  
COMMISSION NO. 05491919  
COMMISSION EXPIRES August 30, 2009

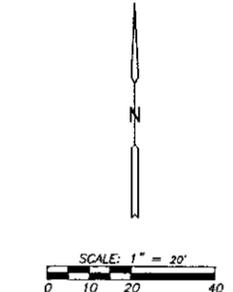
**CERTIFICATION**  
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1350, PAGE 191 AND BEING A REPLAT OF LOT SIXTY-SEVEN (67) OF WESTCHESTER VILLAGE AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 24, PAGE 13 OF THE RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 67; THENCE WITH THE SOUTH LINE OF SAID LOT, N78°11'40"W, 152.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 67; THENCE LEAVING SAID SOUTH LINE AND WITH SAID WEST LINE N132°14'0"W, 118.00 FEET TO THE SOUTHWEST CORNER OF LOT 69 OF SAID WESTCHESTER VILLAGE; THENCE LEAVING SAID WEST LINE AND WITH SAID SOUTH LINE, N76°33'20"E, 58.59 FEET; THENCE 24.67 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD 56°06'20"E, 23.14 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH VILLAGE CIRCLE; THENCE LEAVING SAID SOUTH LINE AND WITH SAID SOUTH RIGHT-OF-WAY LINE, 116.02 FEET ALONG A 116.00-FOOT RADIUS REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A CHORD 56°12'51"E, 111.24 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID WESTCHESTER VILLAGE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID LOT 5, S0°04'15"E, 97.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.42 ACRES (18,438 SQUARE FEET).

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 67 INTO LOT 67A AND 67B AS SHOWN.  
I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
ALLSTATE CONSULTANTS LLC  
Jason M. Kemna L.S. 200300965  
STATE OF MISSOURI } SS  
COUNTY OF BOONE } DATE 11-1-07  
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 1<sup>st</sup> DAY OF November, 2007.  
Marla E. Oglesby NOTARY PUBLIC  
COMMISSION NO. 04407428  
MY COMMISSION EXPIRES JANUARY 10, 2008.



RECEIVED  
OCT 11 2007  
COLUMBIA, MISSOURI



BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 67, WESTCHESTER VILLAGE AS SHOWN BY THE FINAL PLAT OF WESTCHESTER VILLAGE RECORDED IN PLAT BOOK 24, PAGE 13.

**LEGEND**  
○ IRON PIPE (UNLESS NOTED OTHERWISE)  
E EXISTING  
S SET  
(R) RADIAL LINE  
(REC.) RECORD MEASUREMENT

- NOTES**
1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16040(2)(A).
  2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
  3. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY FILE NO. 0720440, DATED OCTOBER 2, 2007.

**FLOOD PLAIN STATEMENT**  
A PART OF THIS TRACT IS IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD PLAIN MAP #290036 0019B, DATED DEC. 1, 1981.

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
Darwin A. Hindman, MAYOR  
Sheela Amin, CITY CLERK

