

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 310-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2014

Re: Gas Light Industrial Park Plat 3 - Final Plat (Case #14-155)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Report, including maps, plats and plans, and Excerpts from Minutes

Executive Summary

Approval will result in the creation of a 2-lot final minor plat to be known as "Gas Light Industrial Park Plat 3". The 7.86-acre subject site is located at the southeast corner of State Hwy 763 and E Harvester Road, addressed as 5250 and 5320 N State Hwy 763.

Discussion

The applicant is requesting approval of a two-lot final minor plat involving property currently zoned M-1 and improved with two existing industrial buildings that were annexed into the City of Columbia in 1998. The proposed lots are currently shown as tax parcels within the Boone County Assessor's Records; however, approval of the proposed final plat will create "legal lots" and result in the dedication of additional half-width right of way for Hwy 763. Additionally, the plat will dedicate all standard utility easements.

The two proposed lots (7.86 acres) are part of a 71.08-acre Tract 1 that was shown on a 2005 tract split entitled Survey for North Properties LLC. The remaining acreage from the adjoining tract is likewise not a legal lot and will require preliminary and final plat approval prior to any development occurring on the site. Since it is currently undeveloped, any platting would likely be considered a major subdivision and would require that up to 80 acres be included on a preliminary plat.

Along with the platting of the two lots, the applicant will be connecting to the City's sanitary sewer utility (currently under review) and will cease utilizing the current on-site septic facility (lagoon), which eliminates a potential environmental concern. Additionally, per the attached performance contracts, the property owners are required to install sidewalks along the south side of Harvester Road within three years.

At its meeting on September 18, 2014, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the final plat. A representative for the applicant, Cody Darr, A Civil Group, was present. Commissioners had no comments regarding the requested action. No one from the public spoke during the public hearing.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



A copy of the Planning and Zoning Commission staff report (including maps and the final plat) and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None. Lots are currently improved with commercial/industrial businesses.
Long-Term Impact: None.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Growth Management

Comprehensive Plan Impact: Not Applicable

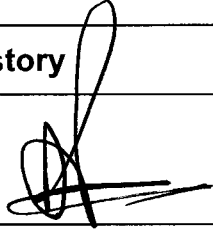
Suggested Council Action

Approval of the final minor plat for "Gas Light Industrial Park Plat 3" and the associated performance contract.

Legislative History

Ordinance #15535 (3/2/1998): Approved annexation


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 310-14

AN ORDINANCE

approving the Final Plat of Gas Light Industrial Park Plat 3, a minor subdivision; accepting the dedication of rights-of-way and easements; authorizing a performance contract; 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 Gas Light Industrial Park Plat 3, as certified and signed by the surveyor on September 10, 2014, a minor subdivision located on the southeast corner of State Highway 763 and East Harvester Road (5250 and 5320 N. State Highway 763), containing approximately 7.86 acres 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. The City Manager is hereby authorized to execute a performance contract with Tom Bass, Matthew Spencer, Spencer Real Estate 763 North, LLC, Central Trust & Investment Company, as Trustee of the Andrew J. Bass, Jr. Irrevocable Trust for the benefit of M.B. Wanless, and as Trustee of the Andrew J. Bass Jr. Irrevocable Trust for the benefit of Drew Stull, in connection with the approval of the Final Plat of Gas Light Industrial Park Plat 3. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. 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

PERFORMANCE CONTRACT

This contract is entered into on this _____ day of _____, 2014 between the City of Columbia, MO ("City") and Tom Bass; Matthew Spencer; Spencer Real Estate 763 North; Central Trust & Investment Company, as Trustee of the Andrew J. Bass, Jr. Irrevocable Trust for the benefit of M.B. Wanless, and as Trustee of the Andrew J. Bass Jr. Irrevocable Trust for the benefit of Drew Stull ("Subdivider").

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of GAS LIGHT INDUSTRIAL PARK PLAT 3, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.

2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider's equitable and proportionate share of construction costs, as determined by such assessments.

3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until all utilities and improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.

4. No occupancy permit shall be issued to Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City's Standard Street Specifications.

5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys' fees, incurred by City in collecting amounts owed by Subdivider under this paragraph.

6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.

7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.

8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.

9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: _____
Mike Matthes, City Manager

ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Fred Boeckmann, City Counselor

SUBDIVIDER

BY: Sean G. Spencer
Sean G. Spencer, Spencer Real Estate 763 North, LLC

BY: Tom S. Bass
Tom S. Bass

BY: Matthew D. Spencer
Matthew D. Spencer

BY: Amy Henderson, AVP
Amy Henderson, Trust Officer, AVP

Central Trust & Investment Company,

As Trustee of the Andrew J. Bass Jr. Irrevocable Trust for the benefit of Drew Stull

and

As Trustee of the Andrew J. Bass Jr. Irrevocable Trust for the benefit of M.B. Wanless



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Report, including maps, plats and plans, and
Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 18, 2014**

SUMMARY

A request by A Civil Group (agent) on behalf of multiple owners for approval of a two-lot final minor plat on M-1 (General Industrial District) zoned land, to be known as "Gas Light Industrial Park Plat 3". The 7.86-acre subject site is located at the southeast corner of State Highway 763 and East Harvester Road, addressed as 5250 and 5320 N St Hwy 763. (Case #14-155)

DISCUSSION

The applicant is requesting a two-lot final plat for a property currently zoned M-1 and improved with existing industrial buildings that were annexed into the City of Columbia in 1998. The future lots are occupied by Cross Midwest Tires and Carter-Waters Construction Materials, accessory buildings, and off-street parking facilities. The current improvements are shown as tax parcels within the Boone County Assessor's Records; however, no plat has ever been formally submitted to create the lots legally. The proposed two lots (7.86 acres) are part of a 71.08-acre Tract 1 that was shown on a 2005 tract split entitled Survey for North Properties LLC. The remaining acreage from the adjoining tract is not a legal lot and will require platting prior to any development that occurs. Since it is currently undeveloped, any platting would likely be considered a major subdivision and would require that up to 80 acres be included on a preliminary plat.

The proposed plat will formally create two legal lots (Lot 1 – 4.69 acres; Lot 2 – 3.00 acres) and dedicate additional half-width right of way along Highway 763 (Rangeline) to meet the standards for a major arterial per the subdivision regulations. Additionally, the plat proposes to dedicate standard utility easements.

Along with the platting of the two lots, the applicant will be connecting to the City's sanitary sewer utility (currently under review) and will cease utilizing the current on-site septic facility (lagoon), which eliminates a potential environmental concern.

The plat has been reviewed by internal and external departments/agencies and found to comply with all of the technical requirements of the Zoning Ordinance and Subdivision Regulations.

RECOMMENDATION

Approval of the final plat for "Gas Light Industrial Park Plat 3".

SUPPORTING DOCUMENTS (ATTACHED)

- Locator aerial & topographic maps
- Final Plat

SITE CHARACTERISTICS

Area (acres)	7.86
Topography	General slope from west to east

Vegetation/Landscaping	Trees along east portion of property
Watershed/Drainage	Cow Branch
Existing structures	One principal and accessory building per lot, parking

HISTORY

Annexation date	1998
Zoning District	M-1
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	A portion of a tract identified as Tract 1 from a previous tract split

UTILITIES & SERVICES

Sanitary Sewer	BCRSD (site to be connected to City of Columbia system)
Water	City Water & Light
Fire Protection	Columbia Fire Department
Electric	Boone Electric

ACCESS

Highway 763 (Rangeline)	
Location	Along west side of site.
Major Roadway Plan	Major Arterial (improved & State-maintained) with 40 ft existing half-width ROW; 15 feet of additional ROW provided.
CIP projects	None.
Sidewalk	6-ft sidewalk installed along ROW.

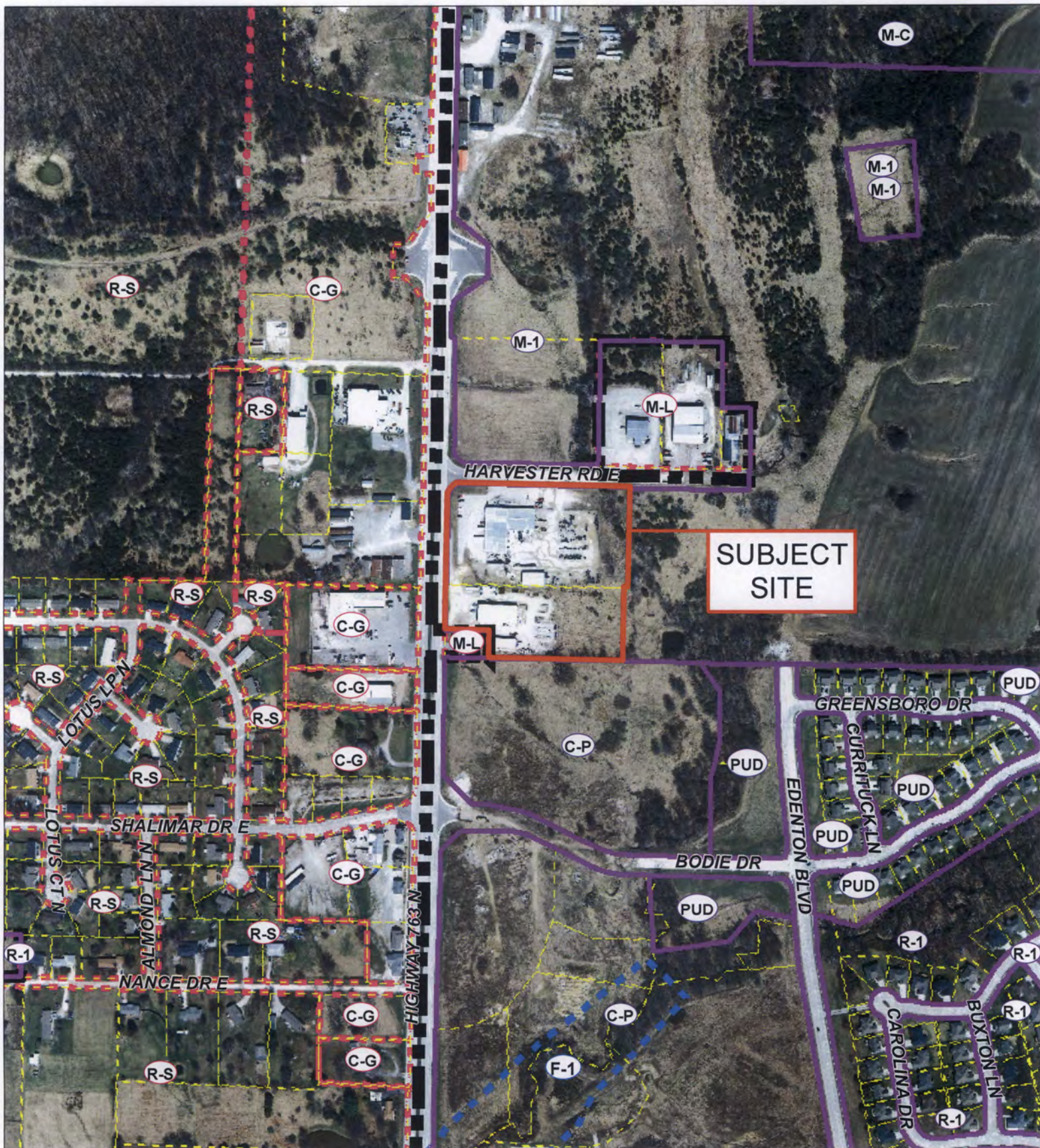
Harvester Road	
Location	Along north side of site.
Major Roadway Plan	Neighborhood Collector (unimproved & City-maintained) with 70 ft existing ROW. No additional ROW required.
CIP projects	10+ year project (streets, sidewalks and major maintenance)
Sidewalk	5-ft sidewalk to be installed along all ROW.

PARKS & RECREATION

Neighborhood Parks	Auburn Hills Park
Trails Plan	Cow Branch Trail, proposed primary trail, located southeast of property
Bicycle/Pedestrian Plan	Bike lane installed along east side of Hwy 763

Report prepared by Clint Smith

Approved by Patrick Zenner



14-155: Gas Light Industrial Park Plat 3 Final Minor Plat



City of Columbia Zoning



Parcels



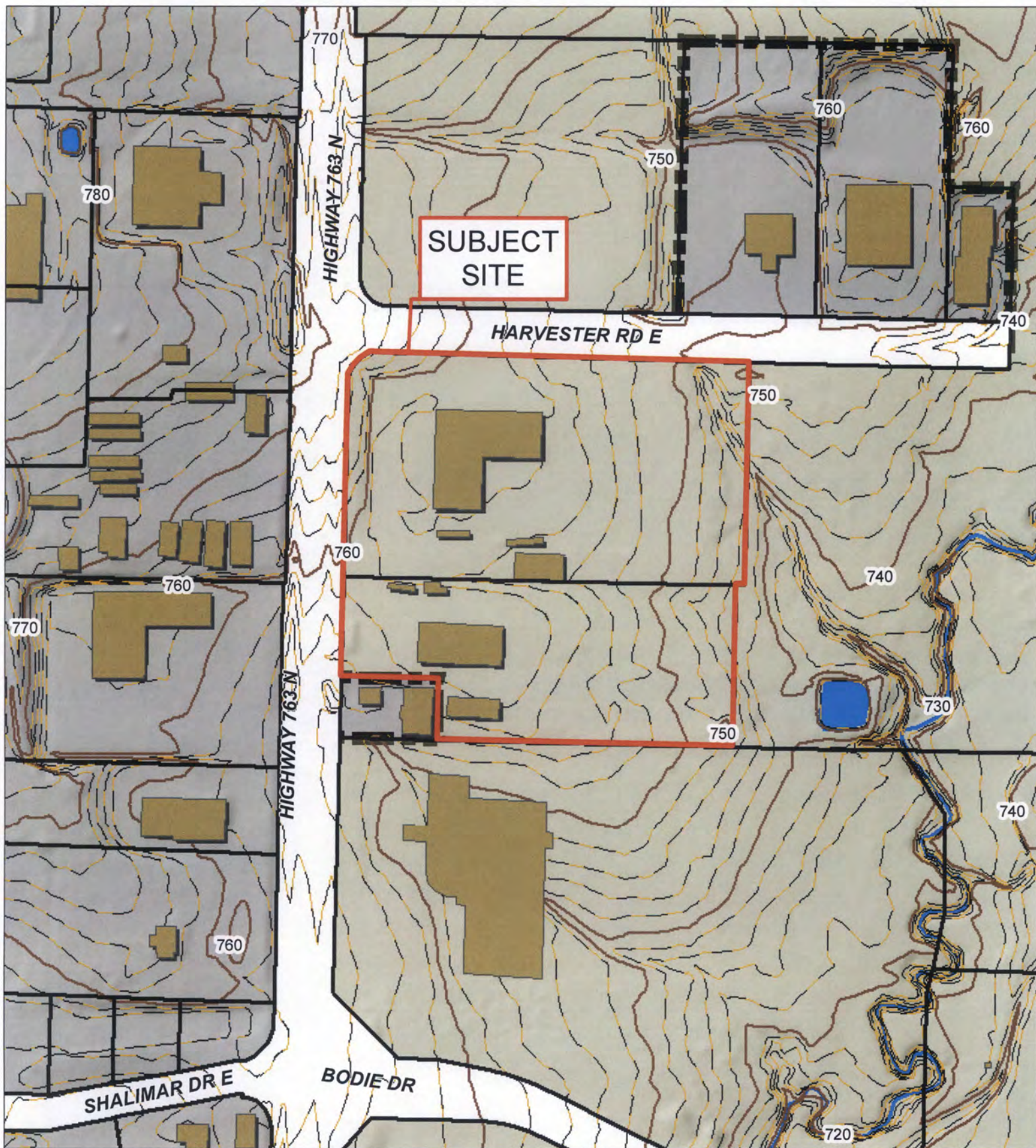
Columbia City Limit



Boone County Zoning

100-Year Flood Plain





14-155: Gas Light Industrial Park Plat 3 Final Minor Plat



- 10 Foot Contour Lines Parcels — Stream
- 2 Foot Contour Lines Building Footprint

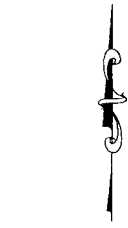


GAS LIGHT INDUSTRIAL PARK PLAT 3

SW 1/4 OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST
AUGUST 11, 2014

LEGEND

- IRON PIPE CAP #2001005115
- EXISTING
- SET
- RECORD
- BENCH MARK
- DRILL HOLE
- IRON PIPE (1/2" UNLESS NOTED OTHERWISE)
- REBAR
- MONUMENT
- PERMANENT MONUMENT
- RIGHT OF WAY MARKER
- STONE
- BOONE COUNTY SURVEY
- RADIAL LINE
- CENTERLINE
- SQUARE FEET
- ACRES
- EXISTING PIPELINE
- EXISTING CHAINLINK FENCE



SCALE: 1" = 50'
BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE SURVEY RECORDED
IN BOOK 1953, PAGE 358.

NOTES

- THIS IS AN URBAN CLASS SURVEY.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1404384, DATED JULY 30, 2014.
- ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
- AREAS ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
- THIS TRACT MAY BE SUBJECT TO AN UNDEFINED ELECTRIC EASEMENT GRANTED TO BOONE COUNTY COOPERATIVE ELECTRIC ASSOCIATION AS RECORDED IN BOOK 218, PAGE 128.
- THIS TRACT IS SUBJECT TO RIGHTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BY INSTRUMENT RECORDED IN BOOK 3252, PAGE 146.
- RANGLINE STREET IS DESIGNATED AS A MAJOR ARTERIAL ON THE CITY OF COLUMBIA MAJOR ROADWAY PLAN, PURSUANT TO SECTIONS 25-43 CITY OF COLUMBIA SUBDIVISION REGULATIONS, A 55.00' HALF WIDTH RIGHT-OF-WAY HAS BEEN DEDICATED TO THE CITY OF COLUMBIA BY THIS PLAT.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP #29019C01650 DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI, AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF ____ 2014.

DR. RAMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI

THIS ____ DAY OF ____ 2014

ROBERT MCGAWD, MAYOR

SHEILA AMIN, CITY CLERK

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

RANGLINE STREET (HIGHWAY 763)
(NEW 55.0' RIGHT-OF-WAY)

NON-TANGENT CURVE
R = 74.50'
L = 63.08'
CH = N33°35'50"E
61.22'

RIGHT-OF-WAY AS DESCRIBED
BY DEED RECORDED IN BOOK 11,
PAGE 319, AND WARRANTY DEED
RECORDED IN BOOK 3252, PAGE 146

NEW 55.00' 1/2 WIDTH
RANGLINE R/W SEE NOTE 8

SECTION AND RANGE LINE
40.00' EX R/W
1/2 WIDTH

NW CORNER SECTION 30-49-12
AS SHOWN BY SURVEY RECORDED
IN BOOK 40, PAGE 843, BOOK 1953,
PAGE 358, AND BOOK 2673, PAGE 56 AND
GAS LIGHT INDUSTRIAL PARK BLOCK 1,
PLAT BOOK 11, PAGE 113

R/W STA
160+01.10
40.00' RT
ESMT STA
160+01.26
55.00' RT



LOT 1 GAS LIGHT INDUSTRIAL
PARK BLOCK 2
PLAT BOOK 35, PAGE 19
(CITY OF COLUMBIA)

HARVESTER ROAD
(EXISTING 70.0' RIGHT OF WAY)

SURVEY RECORDED IN
BOOK 400, PAGE 843
OWNER: GAS COLUMBIA
THIS TRACT IS LOCATED IN
BOONE COUNTY AND NOT IN
THE CORPORATE LIMITS OF THE
CITY OF COLUMBIA

CITY OF COLUMBIA
CORPORATE LIMITS

4.69 AC

5.00 AC

CERTIFICATION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, BEING A PORTION OF TRACT 1 OF THE TRACT SPLIT SURVEY FOR 763 NORTH PROPERTIES, LLC RECORDED IN BOOK 2990, PAGE 19, AND ALSO BEING A PORTION OF THE LAND DESCRIBED BY THE QUIT CLAIM DEED RECORDED IN BOOK 3550, PAGE 38 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 1 OF SAID TRACT SPLIT SURVEY THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID TRACT SPLIT SURVEY S 89°31'55" W 2152.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERN BOUNDARY LINE OF SAID TRACT SPLIT SURVEY S 89°31'55" W 464.50 FEET TO THE SOUTHEAST CORNER OF A SURVEY RECORDED IN BOOK 344, PAGE 306; THENCE ALONG THE BOUNDARY OF SAID SURVEY N 00°00'20" E 80.00 FEET; THENCE S 89°31'55" W 149.66 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF HIGHWAY 763; THENCE ALONG SAID RIGHT-OF-WAY LINE N 00°00'15" E 448.86 FEET, THENCE ALONG A 74.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 63.08 FEET, THE CHORD BEING N 33°35'50"E 61.22 FEET, THENCE LEAVING SAID HIGHWAY 763 RIGHT-OF-WAY LINE AND ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF HARVESTER ROAD N 89°50'00"E 580.25 FEET; THENCE LEAVING SAID HARVESTER ROAD RIGHT-OF-WAY LINE S 00°00'10" W 576.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.86 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE
DESCRIBED PROPERTY AND SUBMITTED IT
AS SHOWN ON THE PLAT IN ACCORDANCE
WITH THE CURRENT MISSOURI MINIMUM
STANDARDS FOR PROPERTY BOUNDARY
SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP

JAY GEBHART
L.S. 2001001909
9/6/14
DATE

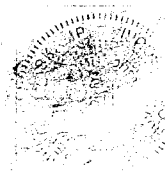


STATE OF MISSOURI
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS

10th DAY OF SEPTEMBER 2014.

SPENCER HASKAMP
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2015.



IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED
THESE PRESENTS TO BE SIGNED.

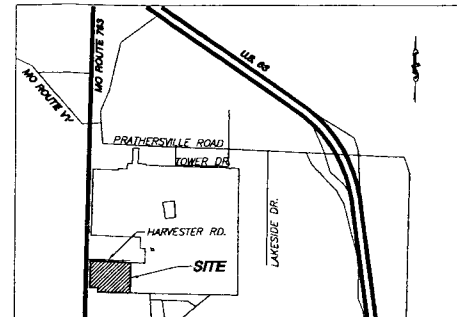
BY: MATTHEW D. SPENCER, INDIVIDUAL

STATE OF MISSOURI
COUNTY OF

ON THIS ____ DAY OF ____ IN
THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED
MATTHEW D. SPENCER, WHO BEING BY ME DULY
SWORN, ACKNOWLEDGED THAT SHE/HIS EXECUTED THE SAME AS A FREE ACT AND DEED
FOR THE PURPOSES THEREIN STATED, THE SAID MATTHEW D.
SPENCER, FURTHER DECLARES HIMSELF TO BE SINGLE AND UNMARRIED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS

SPENCER REAL ESTATE 763 NORTH, LLC, A MISSOURI LIMITED LIABILITY COMPANY, MATTHEW D. SPENCER, A SINGLE PERSON OF THE COUNTY OF BOONE, IN THE STATE OF MISSOURI, TOM S. BASS, A SINGLE PERSON OF THE COUNTY OF BOONE, IN THE STATE OF MISSOURI, CENTRAL TRUST & INVESTMENT COMPANY AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF DREW B. STILL, AND CENTRAL TRUST & INVESTMENT COMPANY AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF M. B. WANLESS COLLECTIVELY BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED 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 FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHT-OF-WAY FOR RANGLINE STREET IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID SPENCER REAL ESTATE 763 NORTH, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER:

BY: SEAN G. SPENCER, OWNER

STATE OF MISSOURI
COUNTY OF

ON THIS ____ DAY OF ____ IN
THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED
SEAN G. SPENCER, WHO BEING BY ME DULY
SWORN, ACKNOWLEDGED THAT THEY ARE A MEMBER
OF SPENCER REAL ESTATE 763 NORTH, LLC, A
LIMITED LIABILITY COMPANY, AND THAT SAID
INSTRUMENT WAS SIGNED IN BEHALF OF SAID
COMPANY AND FURTHER ACKNOWLEDGED THAT THEY
EXECUTED THE SAME AS A FREE ACT AND DEED
FOR THE PURPOSES THEREIN STATED AND THAT
THEY HAVE BEEN GRANTED THE AUTHORITY BY SAID
LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY PUBLIC

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED.

CENTRAL TRUST & INVESTMENT COMPANY,
AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE
TRUST FOR THE BENEFIT OF DREW STILL

BY: *Spencer Haskamp*
AMY HENDERSON, TRUST OFFICER, A/P

STATE OF MISSOURI
COUNTY OF BOONE

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED.

CENTRAL TRUST & INVESTMENT COMPANY,
AS TRUSTEE OF THE ANDREW J. BASS, JR.
IRREVOCABLE TRUST FOR THE BENEFIT OF M. B. WANLESS

BY: *Spencer Haskamp*
AMY HENDERSON, TRUST OFFICER, A/P

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS ____ DAY OF ____ IN
THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED
AMY HENDERSON, TRUST OFFICER, A/P, IN HER CAPACITY
AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF DREW STILL, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS THE TRUST OFFICER OF BOONE COUNTY NATIONAL BANK, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY PUBLIC



IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED.

BY: *Tom S. Bass*
TOM S. BASS, INDIVIDUAL

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS ____ DAY OF ____ IN
THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED
TOM S. BASS, WHO BEING BY ME DULY SWORN,
ACKNOWLEDGED THAT SHE/HIS EXECUTED THE SAME AS A FREE ACT
AND DEED FOR THE PURPOSES THEREIN STATED. THE SAID TOM S.
BASS FURTHER DECLARES HIMSELF TO BE SINGLE AND UNMARRIED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

SPENCER HASKAMP
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires July 11, 2015
Commission #11111674

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED.

CENTRAL TRUST & INVESTMENT COMPANY,
AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE
TRUST FOR THE BENEFIT OF DREW STILL

BY: *Spencer Haskamp*
AMY HENDERSON, TRUST OFFICER, A/P

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS ____ DAY OF ____ IN
THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED
AMY HENDERSON, TRUST OFFICER, A/P, IN HER CAPACITY
AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF DREW STILL, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS THE TRUST OFFICER OF BOONE COUNTY NATIONAL BANK, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

SPENCER HASKAMP
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires July 11, 2015
Commission #11111674

STATE OF MISSOURI
COUNTY OF BOONE

ON THIS ____ DAY OF ____ IN
THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID STATE, PERSONALLY APPEARED
AMY HENDERSON, TRUST OFFICER, A/P, IN HER CAPACITY
AS TRUSTEE OF THE ANDREW J. BASS, JR. IRREVOCABLE TRUST FOR THE BENEFIT OF DREW STILL, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS THE TRUST OFFICER OF BOONE COUNTY NATIONAL BANK, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

SPENCER HASKAMP
Notary Public - Notary Seal
State of Missouri
County of Boone
My Commission Expires May 31, 2016
Commission #11111674

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 18, 2014

V. SUBDIVISION

Case No. 14-155

A request by A Civil Group (agent) on behalf of multiple owners for approval of a two-lot final minor plat on M-1 (General Industrial District) zoned land, to be known as “Gas Light Industrial Park Plat 3”. The 7.86-acre subject site is located at the southeast corner of State Highway 763 and East Harvester Road, addressed as 5250 and 5320 North State Highway 763.

DR. PURI: May we have staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the two-lot plat.

DR. PURI: Commissioners, any questions of the staff? Seeing none. Any motion?

MR. REICHLIN: I move for approval of the plat to be --

DR. PURI: Case number 14-155?

MR. REICHLIN: Yeah. 14-155.

DR. PURI: Okay. Mr. Reichlin makes the motion.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. May we have a roll call, please.

MR. STRODTMAN: Yes, sir. For Item 14-155.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman. Motion carries 7-0.

MR. STRODTMAN: The motion will be forwarded to City Council for approval.