

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 142-15

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: 6/1/2015

Re: Easement Acquisition - Upper Merideth Branch (University Park) Streambank Stabilization Sewer Project

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Authorizing the acquisition of necessary easements for construction of streambank stabilization and sanitary sewer improvements in the University Park Addition and Oak Cliff subdivisions, in the upper portion of Merideth Branch, as shown on the attached location map. The purpose of the project is to preserve the sanitary sewer collection system that has been undermined by the creek and to protect public health and water quality. A public hearing was held on January 20, 2015.

Discussion

The focus of this project is to protect existing infrastructure and prevent future damage, thereby reducing future operations and health issues. In many locations the sanitary sewer main and laterals have become undermined due to stream channel incision and degradation. Most of the exposed sewer pipes are aerial, and subject to debris impacts that can potentially damage the pipes causing raw sewage to enter the creek and creating emergency operations repairs. The primary solution is to install rock riprap grade control and streambank stabilization techniques at the sewer crossing locations to protect the existing infrastructure. In one location, 80% of the sewer manhole, and three of four sewer mains from the manhole, are completely exposed to the creek and associated debris. In this location, it is proposed to relocate the sewer manhole and mains away from the creek channel. There are other locations where, due to maintenance concerns or to lower the pipes, the sewer main will be replaced; the horizontal location of the replaced sewer pipes will not change.

Permanent sanitary sewer, temporary construction, and temporary access easements are needed on twenty-three (23) tracts of land from twenty-three (23) separate property owners. Right of Way plans showing the proposed easements are attached.

Fiscal Impact

Short-Term Impact: Construction costs are estimated at \$550,000 and will be funded by sewer utility funds from recently issued bonds approved in the November 2013 election.

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Long-Term Impact: Sewer maintenance costs for upkeep of the sewer will continue, but emergency repairs at this location should be significantly reduced.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Community Facilities and Services, Environment

Strategic Plan Impact: Health, Safety and Wellbeing, Infrastructure

Comprehensive Plan Impact: Environmental Management, Infrastructure

Suggested Council Action

Authorize easement acquisition for the construction of the Upper Merideth Branch (University Park) Streambank Stabilization Sewer Project

Legislative History

1/20/2015 - (R-227-14) Public Hearing

08/12/2014 - Interested Parties Meeting


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 142-15

AN ORDINANCE

declaring the need to acquire easements for construction of the Upper Merideth Branch Streambank Stabilization Sewer Project; 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, 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. The City Council hereby declares the need to acquire easements for construction of the Upper Merideth Branch Streambank Stabilization Sewer Project described as follows:

Evan A. Olson and Chelsea M. Olson, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-138.00

A four sided parcel of land in the southwest corner of a tract of land described in a warranty deed in Book 3983 at Page 33, said tract being Lot 11 of University Park Addition #4 as recorded in Plat Book 21 at Page 11, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southwest corner of said Lot; thence along the west line of said Lot N.3°25'10"E., 38.84 feet; thence leaving said line N.67°44'20"E., 73.00 feet; thence S.22°15'40"E., 35.00 feet to the south line of said Lot; thence along said line

S.67°44'20"W., 89.83 feet to the POINT OF BEGINNING and containing 2,850 square feet inclusive of 1,213 square feet of platted utility and drainage easements.

Jeffrey B. Davis

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-514-00-01-137.00

A four sided parcel of land in the south part of a tract of land described in a warranty deed in Book 918 at Page 523, said tract being Lot 12 of University Park Addition #4 as recorded in Plat Book 21 at Page 11, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the south corner of said Lot; thence along the west line of said Lot N.22°27'15"W., 50.00 feet; thence leaving said line S.76°19'05"E., 69.83 feet to the east line of said Lot; thence along said line S.3°25'10"W., 10.00 feet to the southeast corner of said Lot; thence along the south line of said Lot S.67°44'20"W., 52.03 feet to the POINT OF BEGINNING and containing 1,644 square feet inclusive of 815 square feet of platted utility and drainage easements.

Jeffrey B. Davis

TEMPORARY ACCESS EASEMENT

Parcel: 16-514-00-01-137.00

A triangular shaped parcel of land in the northwest corner of a tract of land described in a warranty deed in Book 918 at Page 523, said tract being Lot 12 of University Park Addition #4 as recorded in Plat Book 21 at Page 11, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northwest corner of said Lot; thence along the north line of said Lot, said line also being the south Right-of-Way line of Jake Lane, N.67°44'20"E., 33.00 feet; thence leaving said line S.22°38'35"W., 46.59 feet to the west line of said Lot; thence along said line N.22°27'15"W., 33.00 feet to the POINT OF BEGINNING and containing 544 square feet inclusive of 432 square feet of platted utility and drainage easements.

James R. Weir

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-514-00-01-336.00

An irregular shaped parcel of land in the south part of a tract of land described in a warranty deed in Book 1171 at Page 910, said tract being Lot 48A of University Park Addition #10 Replat of Lot 49 and Part of Lot 48 as recorded in Plat Book 22 at Page 69, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the south corner of said Lot; thence along the west line of said Lot N.8°45'05"W., 63.37 feet; thence leaving said line N.43°20'30"E., 110.84 feet; thence S.46°39'30"E., 51.41 feet to the south line of said Lot; thence along said line S.62°08'30"W., 4.37 feet; thence continuing along said line S.43°20'30"W., 145.63 feet to the POINT OF BEGINNING and containing 6,518 square feet inclusive of 4,296 square feet of platted drainage, utility and sanitary sewer easements and existing sanitary sewer easement as recorded in Book 418 at Page 524 of said Records.

James R. Weir
TEMPORARY ACCESS EASEMENT
Parcel: 16-514-00-01-336.00

An irregular shaped parcel of land over and across a tract of land described in a warranty deed in Book 1171 at Page 910, said tract being Lot 48A of University Park Addition #10 Replat of Lot 49 and Part of Lot 48 as recorded in Plat Book 22 at Page 69, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northwest corner of said Lot; thence along the north line of said Lot, said line also being the south Right-of-Way line of Brady Place, along a non-tangent curve to the left having a radius of 47.00 feet a distance of 20.74 feet (the chord of said curve having a bearing and distance of S.78°32'30"E., 20.57 feet); thence leaving said line S.2°05'30"E., 37.18 feet; thence S.87°54'30"W., 10.00 feet; thence S.2°05'30"E., 57.82 feet; thence S.69°27'25"W., 34.56 feet; thence S.20°10'50"W., 98.49 feet to the north line of a temporary construction easement granted this date; thence along said line S.43°20'30"W., 65.00 feet to the west line of said Lot; thence leaving said line N.20°20'15"E., 169.72 feet to the northwesterly line of said Lot; thence along the lines of said Lot N.69°27'25"E., 43.82 feet; N.2°05'30"W., 76.80 feet to the POINT OF BEGINNING and containing 5,603 square feet inclusive of 524 square feet of platted drainage and sanitary sewer easement.

James W. Stevenson and Margaret H. Stevenson, husband and wife
TEMPORARY ACCESS EASEMENT
Parcel: 16-514-00-01-335.00

An irregular shaped parcel of land along the east line of a tract of land described in a warranty deed in Book 669 at Page 36 and a warranty deed in Book 697 at Page 255, said tract being Lot 47 and part of Lot 48 of University Park Addition #10 as recorded in Plat Book 20 at Page 80, all of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said tract, also being the northwest corner of Lot 48A of University Park Addition #10 Replat of Lot 49 and Part of Lot 48 as recorded in Plat

Book 22 at Page 69 of said Records; thence along the east line of said tract S.2°05'30"E., 76.80 feet to the southeast corner of said tract; thence along the south line of said tract S.69°27'25"W., 10.54 feet; thence leaving said line N.2°05'30"W., 86.76 feet to the north line of said tract, said line also being the south Right-of-Way line of Brady Place; thence along said line along a non-tangent curve to the left having a radius of 47.00 feet a distance of 12.03 feet (the chord of said curve having a bearing and distance of S.58°34'05"E., 12.00 feet) to the POINT OF BEGINNING and containing 815 square feet inclusive of platted utility easement.

Stevanie S. Neuman and Matthew S. Neuman, wife and husband
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-329.00

An irregular shaped parcel of land across the southeast and northwest part of a tract of land described in a warranty deed in Book 4310 at Page 104, said tract being Lot 41A of University Park Addition #10 Replat of Lot 42 and Part of Lot 41 as recorded in Plat Book 22 at Page 42, and being part of Lot 41 of University Park Addition #10 as recorded in Plat Book 20 at Page 80, all of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the south corner of said Lot 41A; thence along the west line of said Lot N.21°52'10"W., 91.95 feet; thence leaving said line N.48°18'20"E., 39.84 feet; thence N.41°53'20"W., 109.48 feet to the west line of said Lot 41; thence along said line N.21°52'10"W., 23.79 feet to the northwest corner of said Lot 41; thence along the northwesterly lines of said Lot 41 N.42°32'10"E., 83.36 feet; N.22°15'00"E., 25.00 feet to the north line of said Lot 41, said line also being the south Right-of-Way line of Jesse Lane; thence along said line and the north line of said Lot 41A along a non-tangent curve to the left having a radius of 47.00 feet a distance of 25.52 feet (the chord of said curve having a bearing and distance of S.83°18'00"E., 25.20 feet); thence leaving said lines S.29°37'45"W., 106.32 feet; thence S.41°41'40"E., 98.32 feet; thence N.48°18'20"E., 70.96 feet; thence S.41°41'40"E., 71.64 feet to the southeasterly line of said Lot 41A; thence along said line S.43°20'30"W., 171.73 feet to the POINT OF BEGINNING and containing 13,181 square feet exclusive of platted utility and drainage easements and existing sanitary sewer easement as recorded in Book 418 at Page 524.

John W. Graves and Linda A. Graves, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-319.00

A three sided parcel of land in the southeast corner of a tract of land described in a warranty deed in Book 2012 at Page 736, said tract being Lot 31 of University Park Addition #10 as recorded in Plat Book 20 at Page 80, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the south corner of said Lot; thence along the southwesterly line of said Lot N.61°31'10"W., 50.00 feet; thence leaving said line N.48°18'20"E., 33.91 feet to the east line of said Lot; thence along said line S.21°52'10"E., 50.00 feet to the POINT OF BEGINNING and containing 798 square feet inclusive of 350 square feet of platted utility easement.

Ahlam Al Matooq

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-514-00-01-318.00

An irregular shaped parcel of land across the south part of a tract of land described in a warranty deed in Book 4023 at Page 74, said tract being part of Lot 30 of University Park Addition #10 as recorded in Plat Book 20 at Page 80, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southwest corner of said Lot; thence N.45°00'35"E., 160.44 feet to the northeasterly line of said Lot; thence along said line S.61°31'10"E., 50.00 feet to the east line of said Lot; thence along said line S.21°52'10"E., 17.02 feet to the southeast corner of said tract; thence along the southeasterly line of said tract S.59°07'55"W., 98.87 feet to the south line of said Lot; thence along said line S.73°42'10"W., 82.20 feet to the POINT OF BEGINNING and containing 6,395 square feet inclusive of 2,857 square feet of platted drainage and utility easements and existing sanitary sewer easement as recorded in Book 418 at Page 524.

**Michael J. Porter, Trustee of the Michael J. Porter Revocable Trust and
Rosemary T. Porter, Trustee of the Rosemary T. Porter Revocable Trust**

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-514-00-01-317.00

An irregular shaped parcel of land along the west line of a tract of land described in a warranty deed in Book 3346 at Page 97, said tract being Lot 29 of University Park Addition #10 as recorded in Plat Book 20 at Page 80, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the southwest corner of said Lot; thence along the west line of said Lot N.7°10'55"W., 82.75 feet to the northwest corner of said Lot; thence along the northwesterly line of said Lot N.42°23'30"E., 47.49 feet; thence leaving said line S.14°24'55"E., 117.38 feet to the southeast line of said Lot; thence along the said line S.73°42'10"W., 18.01 feet; thence along the south line of said Lot N.87°20'00"W., 33.65 feet to the POINT OF BEGINNING and containing 4,538 square feet inclusive of 2,522 square feet of platted drainage, utility and sanitary sewer easements and existing sanitary sewer easement as recorded in Book 418 at Page 524.

Dennis Y. Wen and Valerie Wen, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-381.00

A four sided parcel of land across the east part of a tract of land described in a warranty deed in Book 1242 at Page 272, said tract being Lot 7 of University Park Addition #12 as recorded in Plat Book 23 at Page 39, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said Lot; thence along the east line of said Lot S.6°39'00"W., 73.09 feet to the southeast corner of said Lot; thence along the south line of said Lot N.69°32'30"W., 41.19 feet; thence leaving said line N.23°32'10"E., 74.15 feet to the north line of said Lot; thence along said line S.60°43'30"E., 20.00 feet to the POINT OF BEGINNING and containing 2,200 square feet inclusive of 1,156 square feet of plated drainage and utility easements.

Douglas W. Duncan and Maria K. Duncan, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-382.00

A four sided parcel of land across the east part of a tract of land described in a warranty deed in Book 790 at Page 257 and a warranty deed in Book 844 at Page 939, said tract being Lot 8A of the Administrative Replat of Lots 8, 9 and 10 of University Park Addition #12 as recorded in Book 2285 at Page 139, all of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said Lot; thence along the east line of said Lot S.6°39'00"W., 49.10 feet to the southeast corner of said Lot; thence along the south line of said Lot N.82°40'45"W., 40.00 feet; thence leaving said line N.6°38'50"E., 58.46 feet to the north line of said Lot; thence along said line S.69°32'30"E., 41.19 feet to the POINT OF BEGINNING and containing 2,151 square feet inclusive of 1,168 square feet of plated drainage and utility easement.

Kathy G. Cowherd
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-382.01

A four sided parcel of land across the east part of a tract of land described in a warranty deed in Book 2712 at Page 68, said tract being Lot 10A of the Administrative Replat of Lots 8, 9 and 10 of University Park Addition #12 as recorded in Book 2285 at Page 139, all of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northeast corner of said Lot; thence along the east line of said Lot S.6°39'00"W., 96.80 feet to the southeast corner of said Lot; thence along the south line of said Lot, said line also being the north Right-of-Way line of Chapel Hill Road, N.83°57'45"W., 20.00 feet; thence leaving said line N.4°56'35"W., 99.51 feet to the north line of said Lot; thence along said line S.82°40'45"E., 40.00 feet to the POINT OF BEGINNING and containing 2,913 square feet inclusive of 1,553 square feet of plated drainage and utility easement and existing drainage easement as recorded in Book 501 at Page 541 of said Records.

Drew N. Holmes

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-514-00-01-385.00

A four sided parcel of land in the southwest corner of a tract of land described in a warranty deed in Book 4188 at Page 1, said tract being part of Lots 11 and 12 of University Park Addition #12 as recorded in Plat Book 23 at Page 39, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at southwest corner of said Lot 11; thence along the west line of said Lot N.6°39'00"E., 45.00 feet; thence leaving said line S.83°57'45"E., 35.00 feet; thence S.6°39'00"W., 45.00 feet to the south line of said Lot; thence along said line, said line also being the north Right-of-Way line of Chapel Hill Rd, N.83°57'45"W., 35.00 feet to the POINT OF BEGINNING and containing 1,575 square feet inclusive of 975 square feet of platted utility and sanitary sewer easements.

Eric Bettis

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-514-00-01-390.00

An irregular shaped parcel of land along the north line of a tract of land described in a warranty deed in Book 3716 at Page 171, said tract being Lot 16 of University Park Addition #12 as recorded in Plat Book 23 at Page 39, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the north corner of said Lot; thence along the northeasterly line of said Lot S.70°12'00"E., 112.34 feet to the northeast corner of said Lot; thence along the east line of said Lot, said line also being the west Right-of-Way line of Oak Cliff Place, along a non-tangent curve to the left having a radius of 47.00 feet a distance of 10.08 feet (said curve having a bearing and distance of S.13°39'25"W., 10.06 feet); thence leaving said line N.70°12'00"W., 111.08 feet to the west line of said Lot; thence along said line

N.6°39'00"E., 10.27 feet to the POINT OF BEGINNING and containing 1,117 square feet inclusive of 894 square feet of platted drainage, utility and sanitary sewer easements.

Douglas J. Tarwater
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-391.00

An irregular shaped parcel of land along the west and south lines of a tract of land described in a quit-claim deed in Book 2643 at Page 107, said tract being Lot 17 of University Park Addition #12 as recorded in Plat Book 23 at Page 39, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northwest corner of said Lot; thence along the north line of said Lot S.87°20'00"E., 24.06 feet; thence leaving said line S.6°39'00"W., 54.13 feet; thence S.70°12'00"E., 96.83 feet to the southeast line of said Lot, said line also being the northwest Right-of-Way line of Oak Cliff Place; thence along said line along a non-tangent curve to the left having a radius of 47.00 feet a distance of 20.66 feet (said curve having a bearing and distance of S.32°23'30"W., 20.49 feet) to the south east corner of said Lot; thence along the south line of said Lot N.70°12'00"W., 112.34 feet to the southwest corner of said Lot; thence along the west line of said Lot N.6°39'00"E., 67.39 feet to the POINT OF BEGINNING and containing 3,534 square feet inclusive of 2,584 square feet of platted drainage, utility and sanitary sewer easements.

Michelle A. Cecil and Gregory A. Cecil, trustees of the
Michelle A. Cecil Revocable Trust
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-392.00

An irregular shaped parcel of land along the north line of a tract of land described in a quit-claim deed in Book 3160 at Page 80, said tract being Lot 18 of University Park Addition #12 as recorded in Plat Book 23 at Page 39, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northwest corner of said Lot; thence along the north line of said Lot N.73°42'10"E., 146.82 feet to the northeast corner of said Lot; thence along the east line of said Lot S.13°46'00"E., 8.01 feet; thence leaving said line S.66°51'40"W., 70.71 feet; thence N.79°57'55"W., 77.23 feet to the west line of said Lot; thence along said line N.12°38'25"W., 8.02 feet to the POINT OF BEGINNING and containing 1,794 square feet inclusive of 1,175 square feet of existing sanitary sewer easement as recorded in Book 418 at Page 524.

Timothy J. Schaumburg and Joni Schaumburg, husband and wife
PERMANENT SANITARY SEWER EASEMENT
Parcel: 16-514-00-01-360.00

An irregular shaped parcel of land across the north part of a tract of land described in a warranty deed in Book 757 at Page 741, said tract being Lot 17 of University Park Addition #11 as recorded in Plat Book 22 at Page 41, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

Starting at the north corner of said Lot; thence along the east line of said Lot S.29°57'05"E., 8.35 feet to the POINT OF BEGINNING on the southeasterly line of an existing sanitary sewer easement as recorded in Book 418 at Page 524 of said Records; thence continuing along said Lot line S.29°57'05"E., 57.75 feet; thence leaving said line N.83°18'20"W., 16.99 feet along the southerly line of a platted sanitary sewer easement and the extension thereof; thence leaving said line S.60°13'00"W., 143.57 feet to said existing southeasterly easement line; thence along said line N.43°20'30"E., 53.58 feet; thence leaving said line N.61°31'40"E., 54.47 feet to the south line of a platted twenty-five foot drainage and utility easement; thence along said line N.43°20'30"E., 13.70 feet to the west corner of said platted sanitary sewer easement; thence N.83°18'20"W., 21.19 feet along the extension of said line to the southeasterly line of said existing sanitary sewer line; thence along said line N.43°20'30"E., 57.75 feet to the POINT OF BEGINNING and containing 3,248 square feet inclusive of 2,471 square feet of platted drainage and utility easement and platted sanitary sewer easement.

Timothy J. Schaumburg and Joni Schaumburg, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-360.00

A four sided parcel of land across the north part of a tract of land described in a warranty deed in Book 757 at Page 741, said tract being Lot 17 of University Park Addition #11 as recorded in Plat Book 22 at Page 41, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the north corner of said Lot; thence along the east line of said Lot S.29°57'05"E., 66.10 feet; thence leaving said line S.60°17'35"W., 182.59 feet to the southwesterly line of said Lot; thence along said line N.42°22'05"W., 10.10 feet to the west corner of said Lot; thence along the northwesterly line of said Lot N.43°20'30"E., 192.90 feet to the POINT OF BEGINNING and containing 1, 061 square feet exclusive of platted drainage and utility easements, platted sanitary sewer easement and existing sanitary sewer easement as recorded in Book 418 at Page 524 and permanent sanitary sewer easement granted this date.

Timothy J. Schaumburg and Joni Schaumburg, husband and wife
TEMPORARY ACCESS EASEMENT
Parcel: 16-514-00-01-360.00

An irregular shaped parcel of land along the northeasterly line of a tract of land described in a warranty deed in Book 757 at Page 741, said tract being Lot 17 of University Park Addition #11 as recorded in Plat Book 22 at Page 41, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the most southeasterly corner of said Lot; thence along the south line of said Lot, said line also being the north Right-of-Way line of Rainwood Place, along a non-tangent curve to the left having a radius of 47.00 feet a distance of 20.58 feet (the chord of said curve having a bearing and distance of S.48°29'15"W., 20.41 feet); thence leaving said line N.29°57'05"W., 29.60 feet; thence N.47°10'45"E., 5.13 feet; thence N.29°57'05"W., 53.09 feet; thence N.60°02'55"E., 15.00 feet to the northeasterly line of said Lot; thence along said line S.29°57'05"E., 79.75 feet to the POINT OF BEGINNING and containing 1,352 square feet inclusive of 639 square feet of platted drainage and utility easement.

Bette A. Bauer-Norman and Frank L. Norman, wife and husband
PERMANENT SANITARY SEWER EASEMENT
Parcel: 16-514-00-01-359.00

A three sided parcel of land in the northwest part of a tract of land described in a warranty deed in Book 2781 at Page 151, said tract being Lot 16 of University Park Addition #11 as recorded in Plat Book 22 at Page 41, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

Starting at the west corner of said Lot; thence along the southwesterly line of said Lot S.29°57'05"E., 8.35 feet to the POINT OF BEGINNING on the southeasterly line of an existing sanitary sewer easement as recorded in Book 418 at Page 524 of said Records; thence along said southeasterly line N.43°20'30"E., 87.52 feet; thence leaving said line S.27°50'20"W., 99.07 feet to said southwesterly Lot line; thence along said line N.29°57'05"W., 27.65 feet to the POINT OF BEGINNING and containing 1,159 square feet inclusive of 1,079 square feet of platted drainage and utility easement.

Bette A. Bauer-Norman and Frank L. Norman, wife and husband
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-359.00

An irregular shaped parcel of land across the northwest part of a tract of land described in a warranty deed in Book 2781 at Page 151, said tract being Lot 16 of University Park Addition #11 as recorded in Plat Book 22 at Page 41, both of the Boone County Records;

situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the west corner of said Lot; thence along the northwesterly line of said Lot N.43°20'30"E., 86.44 feet; thence continuing along said line N.62°08'30"E., 32.74 feet to the north corner of said Lot; thence leaving said line S.6°26'25"W., 194.69 feet to the southwesterly line of said Lot; thence along said line N.29°57'05"W., 133.07 feet to the POINT OF BEGINNING and containing 4,482 square feet exclusive of platted drainage and utility easements, existing sanitary sewer easement as recorded in Book 418 at Page 524 and permanent sanitary sewer easement granted this date.

Bette A. Bauer-Norman and Frank L. Norman, wife and husband
TEMPORARY ACCESS EASEMENT
Parcel: 16-514-00-01-359.00

An irregular shaped parcel of land along the southwesterly line of a tract of land described in a warranty deed in Book 2781 at Page 151, said tract being Lot 16 of University Park Addition #11 as recorded in Plat Book 22 at Page 41, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the most southwesterly corner of said Lot; thence along the southwesterly line of said Lot N.29°57'05"W., 59.24 feet to the south corner of the temporary construction easement granted this date; thence along the easterly line of said easement line N.6°26'25"E., 16.86 feet; thence leaving said line S.29°57'05"E., 45.58 feet; thence N.70°16'25"E., 5.08 feet; thence S.29°57'05"E., 29.05 feet to the south line of said Lot, said line also being the north Right-of-Way line of Rainwood Place; thence along said line along a non-tangent curve to the left having a radius of 47.00 feet a distance of 15.31 feet (the chord of said curve having a bearing and distance of S.70°21'55"W., 15.25 feet) to the POINT OF BEGINNING and containing 808 square feet inclusive of 520 square feet of platted drainage and utility easement.

Mingyu Zhang and Aihua Li, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-514-00-01-349.00

An irregular shaped parcel of land along the easterly line of a tract of land described in a warranty deed in Book 4217 at Page 124, said tract being Lot 6 of University Park Addition #11 as recorded in Plat Book 22 at Page 41, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the north corner of said Lot; thence along the easterly line of said Lot S.32°56'25"E., 120.81 feet to the east corner of said Lot; thence along the southeasterly line of said Lot, said line also being the northwesterly Right-of-Way line of Talent Drive,

along a non-tangent curve to the left having a radius of 125.00 feet a distance of 23.16 feet (the chord of said curve having a bearing and distance of S.26°55'10"W., 23.13 feet); thence leaving said line N.32°56'25"W., 73.96 feet; thence S.62°08'30"W., 10.04 feet; thence N.32°56'25"W., 60.24 feet to the northerly line of said Lot; thence along said line N.62°08'30"E., 30.12 feet to the POINT OF BEGINNING and containing 1,467 square feet exclusive of platted drainage and utility easement and existing sanitary sewer easement as recorded in Book 418 at Page 524.

Olivia Hopkins and Nicholas Hopkins, wife and husband

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-514-00-01-348.00

An irregular shaped parcel of land along the westerly line of a tract of land described in a warranty deed in Book 3952 at Page 23, said tract being Lot 5 of University Park Addition #11 as recorded in Plat Book 22 at Page 41, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the west corner of said tract; thence along the northerly line of said Lot N.56°01'25"E., 10.00 feet; thence leaving said line S.32°56'25"E., 116.88 feet to the southeasterly line of said Lot, said line also being the northerly Right-of-Way line of Talent Drive; thence along said line along a non-tangent curve to the left having a radius of 125.00 feet a distance of 10.82 feet (the chord of said curve having a bearing and distance of S.34°42'20"W., 10.81 feet) to the south corner of said Lot; thence along the westerly line of said Lot N.32°56'25"W., 120.81 feet to the POINT OF BEGINNING and containing 163 square feet exclusive of platted drainage and utility easements and existing sanitary sewer easement as recorded in Book 418 at Page 524.

Alan C. Bernhardt and Deborah W. Bernhardt, husband and wife

TEMPORARY CONSTRUCTION EASEMENT

Parcel: 16-503-00-01-058.00

An irregular shaped parcel of land along the northeasterly line of a tract of land described in a warranty deed in Book 2382 at Page 108, said tract being Lot 14 of Oak Cliff Subdivision Plat No. 1 as recorded in Plat Book 12 at Page 46, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the north corner of said Lot; thence along the northeasterly line of said Lot S.52°00'30"E., 209.40 feet to the east corner of said Lot; thence along the southeasterly line of said Lot, said line also being the northwesterly Right-of-Way line of Oak Cliff Dr, along a non-tangent curve to the left having a radius of 326.56 feet a distance of 28.04 feet (the chord of said curve having a bearing and distance of S.35°28'00"W., 28.03 feet); thence leaving said line N.51°57'20"W., 28.17 feet; thence N.29°33'10"E., 20.17 feet; thence N.59°09'00"W., 40.44 feet; thence S.29°33'10"W., 15.05 feet; thence

N.51°57'20"W., 133.11 feet to the northwesterly line of said Lot; thence along said line N.21°02'55"E., 29.07 feet to the POINT OF BEGINNING and containing 2,951 square feet exclusive of platted utility and existing sanitary sewer easement as recorded in Book 406 at Page 750 of said Records.

Lonnie P. Hansen and Kathleen A. Rinehart-Hansen, husband and wife
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-503-00-01-059.00

An irregular shaped parcel of land along the southwesterly line and across the northerly part of a tract of land described in a warranty deed in Book 635 at Page 146, said tract being Lot 15 of Oak Cliff Subdivision Plat No. 1 as recorded in Plat Book 12 at Page 46, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the west corner of said Lot; thence along the northwesterly line of said Lot N.21°02'55"E., 29.44 feet; thence leaving said line N.46°50'25"E., 133.76 feet to the northeasterly line of said Lot at a point S.35°01'20"E., 30.09 feet from the northeast corner of said Lot; thence along said line S.35°01'20"E., 55.47 feet; thence leaving said line S.58°27'15"W., 123.75 feet; thence S.51°57'20"E., 188.79 feet to the southeasterly line of said Lot, said line also being the northwesterly Right-of-Way line of Oak Cliff Drive; thence along said line along a non-tangent curve to the left having a radius of 326.56 feet a distance of 28.03 feet (the chord of said curve having a bearing and distance of S.40°23'40"W., 28.02 feet) to the POINT OF BEGINNING and containing 8,795 square feet exclusive of platted utility easement and existing sanitary sewer easement as recorded in Book 406 at Page 750 of said Records.

Sara Elizabeth Lindahl
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-503-00-01-060.00

A three sided parcel of land in the northwest corner of a tract of land described in a trustee's deed in Book 4308 at Page 89, said tract being Lot 16 of Oak Cliff Subdivision Plat No. 1 as recorded in Plat Book 12 at Page 46, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northwest corner of said Lot; thence along the north line of said Lot S.84°03'25"E., 80.22 feet; thence leaving said line S.11°24'55"W., 83.59 feet to the southwesterly line of said Lot; thence along said line N.35°01'20"W., 110.20 feet to the POINT OF BEGINNING and containing 1,988 square feet exclusive of platted utility easement.

Janice Dawson Threat, Trustee of the Janice Dawson Threat Revocable Trust
TEMPORARY CONSTRUCTION EASEMENT
Parcel: 16-503-00-01-066.00

An irregular shaped parcel of land across the westerly part of a tract of land described in a quit-claim deed in Book 2808 at Page 70, said tract being Lot 4 of Oak Cliff Subdivision Plat No. 1 as recorded in Plat Book 12 at Page 46, both of the Boone County Records; situate in the City of Columbia, Boone County, Missouri; said parcel being described as follows:

BEGINNING at the northwest corner of said Lot; thence along the north line of said Lot, said line also being the south Right-of-Way line of Chapel Hill Road, S.84°04'10"E., 39.44 feet; thence leaving said line S.1°57'25"W., 120.36 feet to the south line of said Lot; thence along said line N.84°03'25"W., 26.22 feet to a point S.84°03'25"E., 54.00 feet from the southwest corner of said Lot; thence leaving said line N.17°17'15"W., 84.05 feet to the westerly line of said Lot; thence along said line N.21°02'55"E., 44.36 feet to the POINT OF BEGINNING and containing 4,049 square feet exclusive of platted utility easement and existing sanitary sewer easement as recorded in Book 406 at Page 750 of said Records.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

SECTION 3. 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 4. 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 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

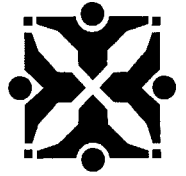
ATTEST:

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

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Platted 16' DRAIN EASEMENT

Owner:
Kathy G. Cowherd

3601

UTILITY & DRAINAGE EASEMENT

20' SANITARY EASEMENT

Exist. 15' Drain Esmt
Bk 501 Pg 541




Chapel Hill Rd



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 3601 Chapel Hill Rd

Scale: 1"=20' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Jake Lane

1314

Owner:
Jeffrey B. Davis

Platted 8' UTILITY EASEMENT

Platted 30' DRAINAGE & UTILITY ESMT



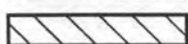
Platted 8' UTI



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1314 Jake Lane

Scale: 1"=20' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Owners:
Douglas W.
& Maria K.
Duncan

1804



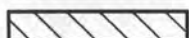
Cunningham Rd



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1804 Cunningham Rd

Scale: 1"=30' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Owner:
John W. & Linda
A. Graves

1614


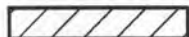
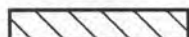
Pickard
Way

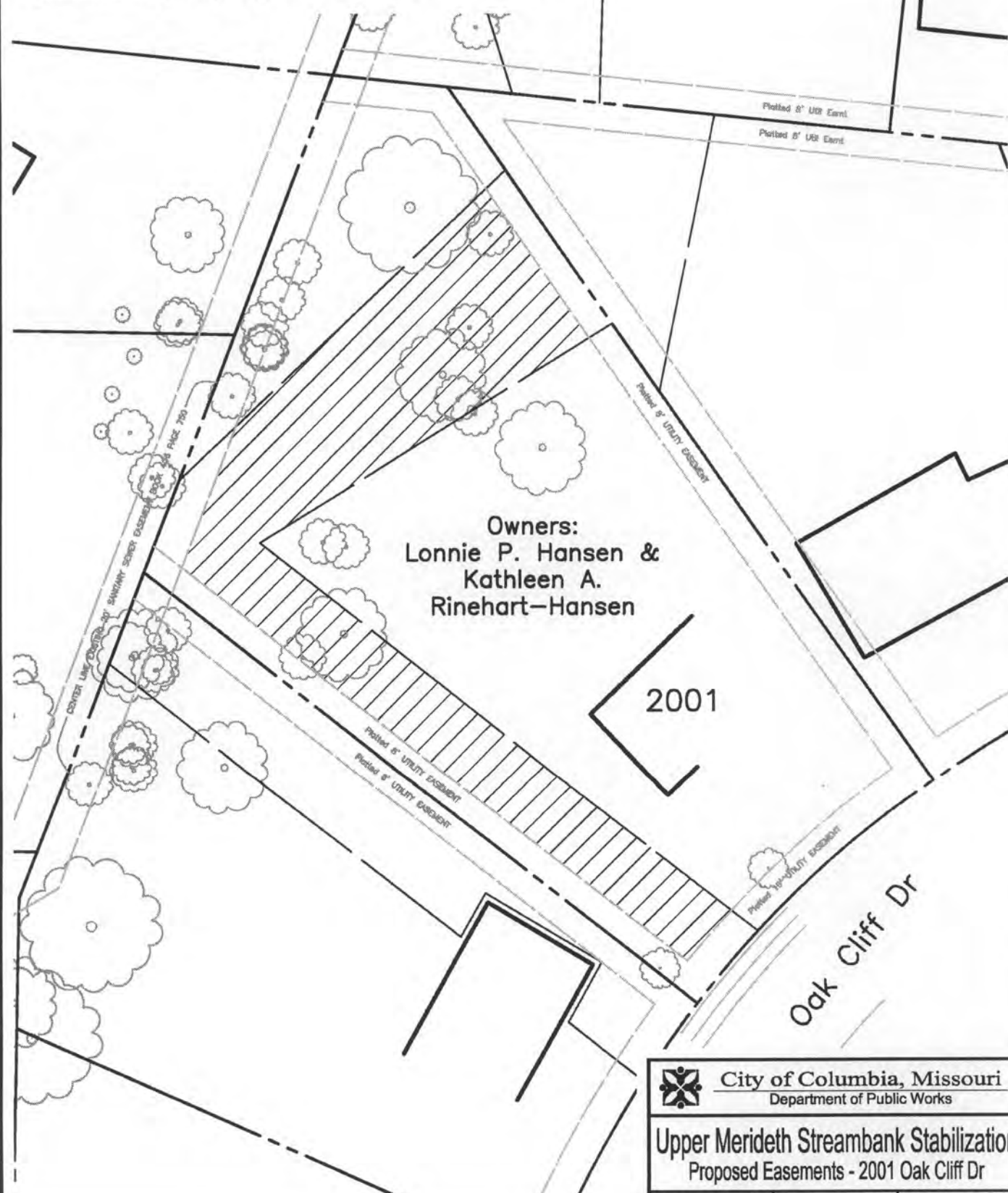


City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1614 Pickard Way

Scale: 1"=30' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Owners:
Lonnie P. Hansen &
Kathleen A.
Rinehart-Hansen

2001



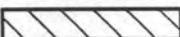
Oak Cliff Dr



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 2001 Oak Cliff Dr

Scale: 1"=40' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement





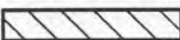
Chapel Hill Rd

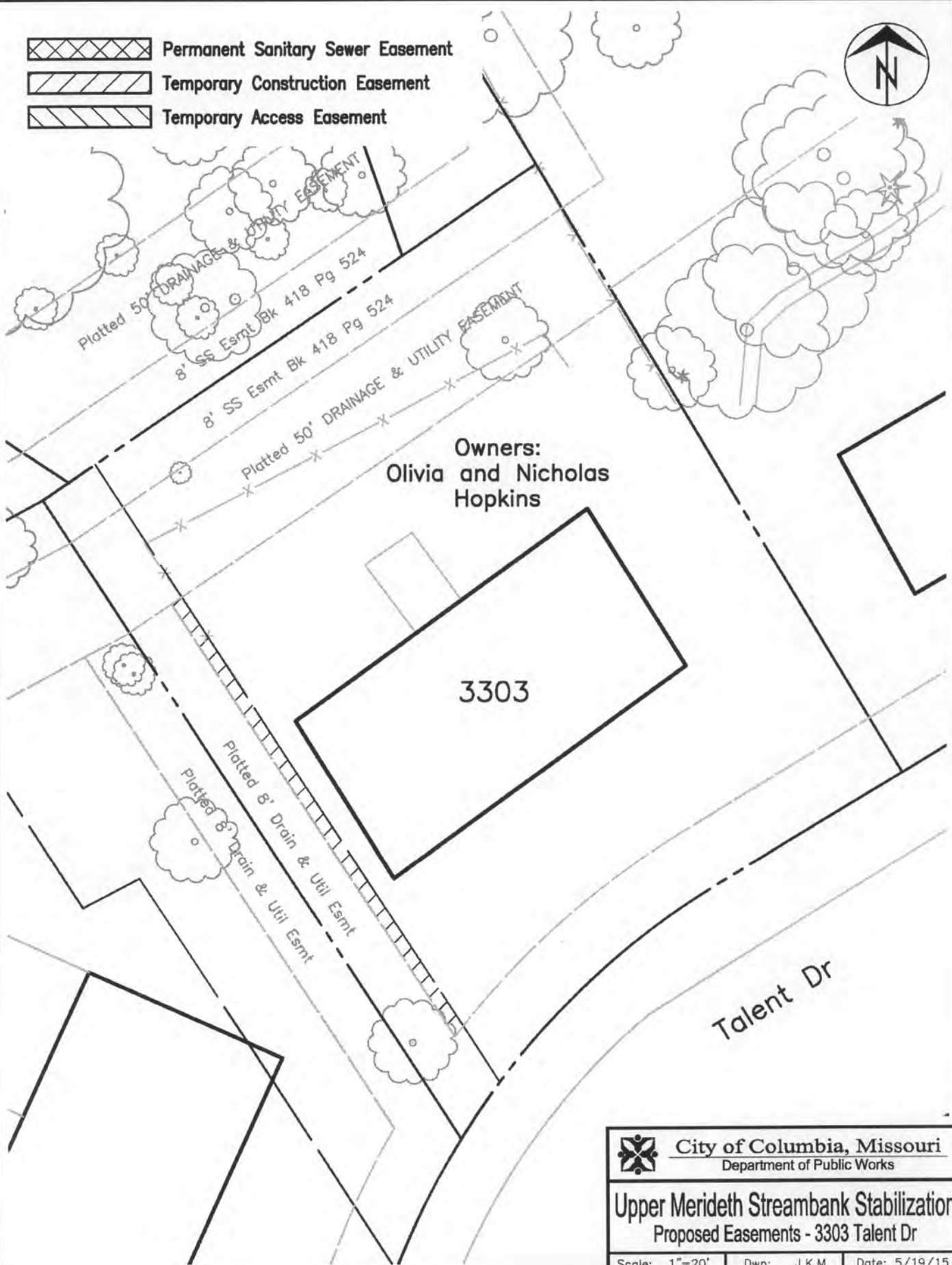



City of Columbia, Missouri
Department of Public Works




Upper Merideth Streambank Stabilization
Proposed Easements - 3505 Chapel Hill Rd

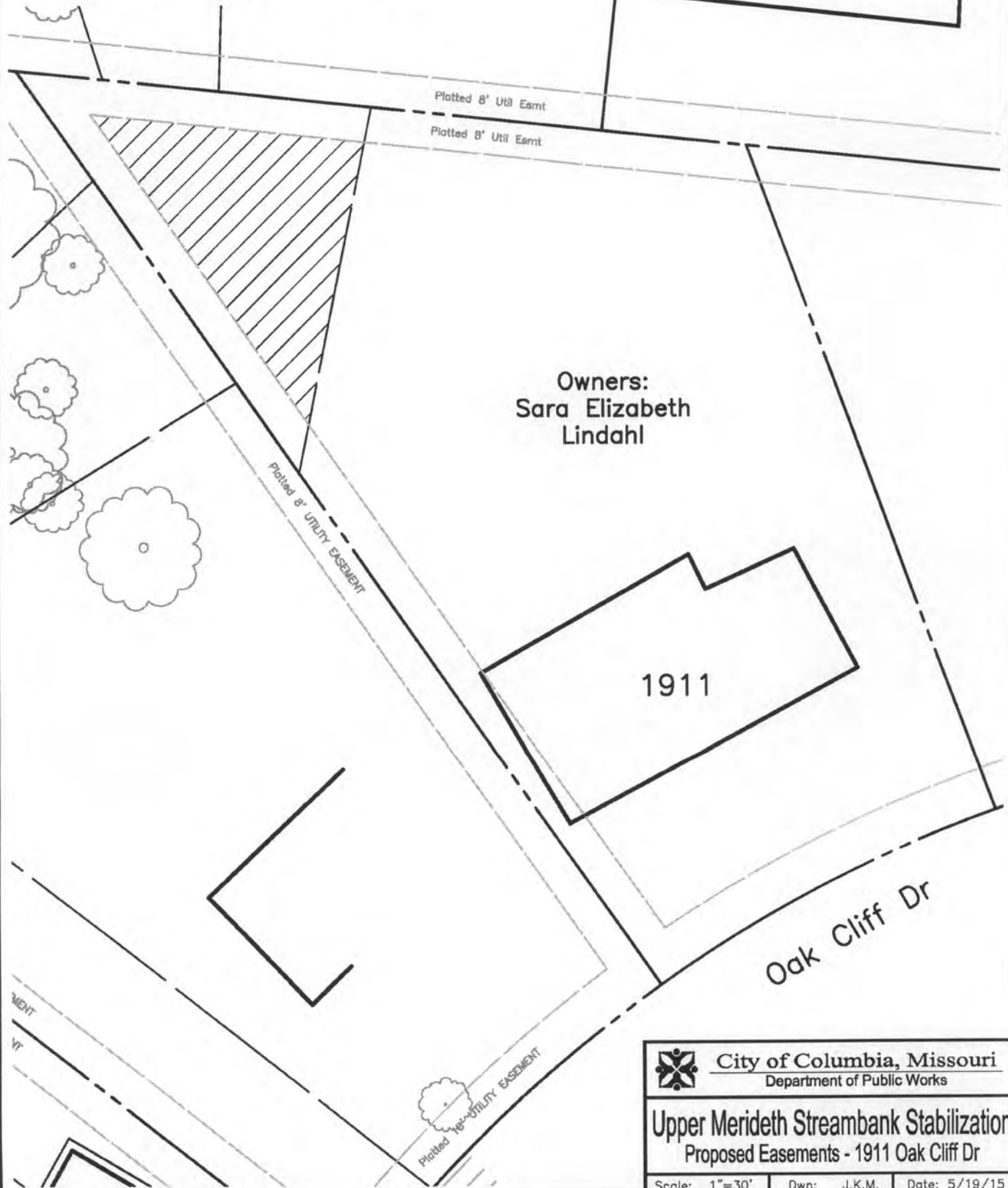
Scale: 1"=20' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



	City of Columbia, Missouri		
	Department of Public Works		
	Upper Merideth Streambank Stabilization Proposed Easements - 3303 Talent Dr		
Scale: 1"=20'	Dwn: J.K.M.	Date: 5/19/15	

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Owners:
Sara Elizabeth
Lindahl

1911



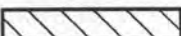
Oak Cliff Dr



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1911 Oak Cliff Dr

Scale: 1"=30'	Dwn: J.K.M.	Date: 5/19/15
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-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Pickard
Way

1614

Owner:
Ahlam Al Matooq

Plotted 8' DRAINAGE EASEMENT

Plotted 8' DRAINAGE EASEMENT

Plotted 8' UTILITY EASEMENT

Plotted 8' UTILITY EASEMENT

Plotted DRAINAGE & UTILITY EASEMENT

16' SANITARY SEWER EASEMENT
Bk 418 Rg 524

Plotted 10' SANITA




RY SEWER EASEMENT
Bk 418 Rg 524



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1614 Pickard Way

Scale: 1"=30' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Jesse Lane

1612




Owners:
Stevanie S. & Matthew
S. Neuman

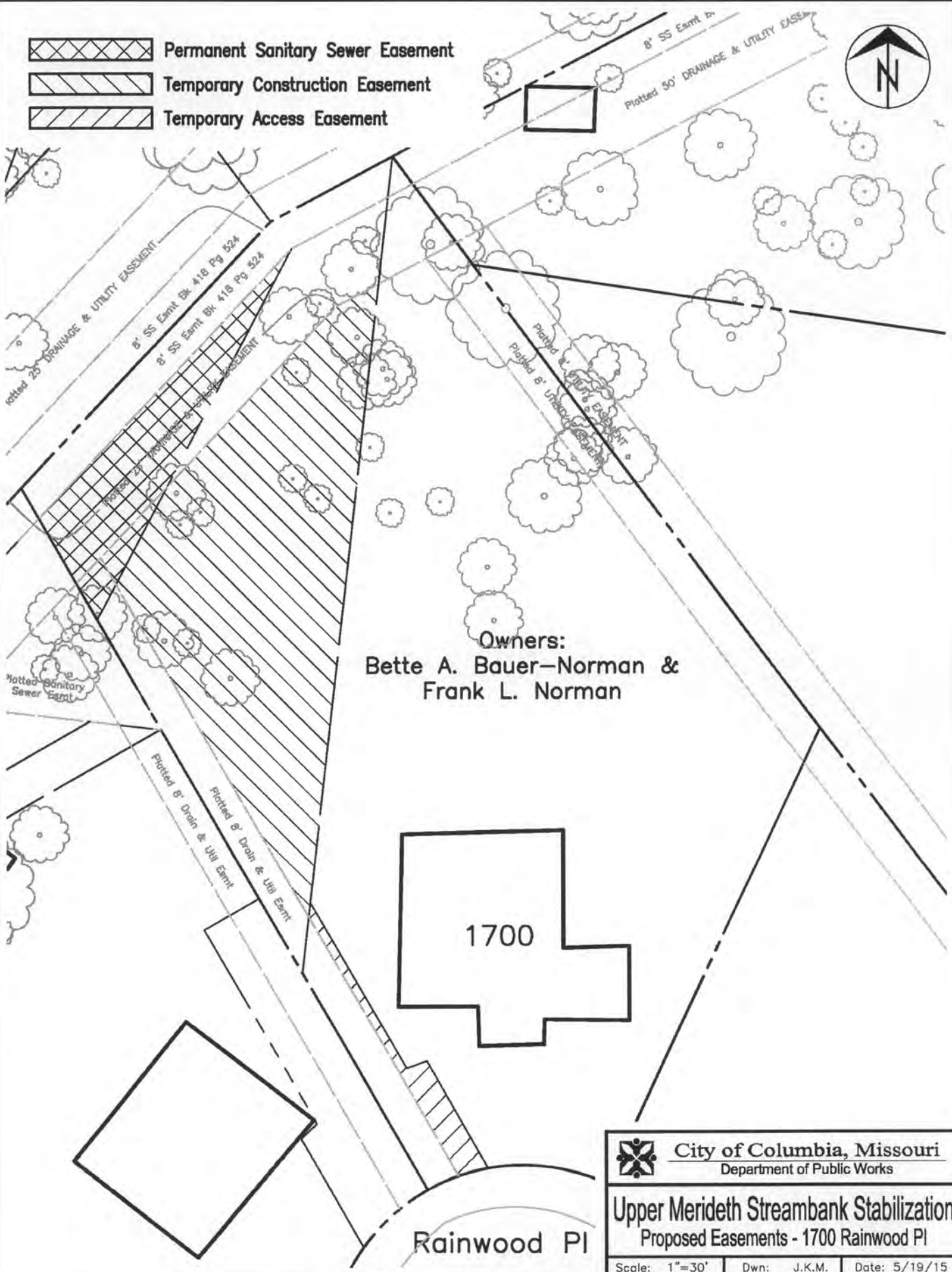


City of Columbia, Missouri
Department of Public Works


Upper Merideth Streambank Stabilization
Proposed Easements - 1612 Jesse Lane



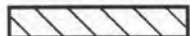
Scale: 1"=40' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Owners:
Bette A. Bauer-Norman &
Frank L. Norman

 City of Columbia, Missouri Department of Public Works		
Upper Merideth Streambank Stabilization Proposed Easements - 1700 Rainwood Pl		
Scale: 1"=30'	Dwn: J.K.M.	Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Jake Lane

1310

Owners:
Evan A. & Chelsea M. Olson




Plotted 8' UTILITY EASEMENT



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1310 Jake Lane

Scale: 1"=20' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Pickard Way

1615

Owners:
 Michael J. Porter, Trustee Michael J.
 Porter Revocable Trust
 Rosemary T. Porter, Trustee
 Rosemary T. Porter Revocable Trust

Plotted 16" SANITARY SEWER EASEMENT

Plotted 8" DRAINAGE EASEMENT
 Plotted 8" DRAINAGE EASEMENT

Plotted 25" DRAINAGE & UTILITY EASEMENT

8" SANITARY SEWER EASEMENT
 Bk 418 Rg 524

8" SANITARY SEWER EASEMENT
 Bk 418 Rg 524




EASEMENT



City of Columbia, Missouri
 Department of Public Works

Upper Merideth Streambank Stabilization
 Proposed Easements - 1615 Pickard Way

Scale: 1"=30' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Brady Place

1605

Owners:
James W. & Margaret H.
Stevenson

Platted 25' DRAINAGE & SANITARY SEWER
EASEMENT



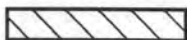
Platted 25' DRAINAGE & SANITARY SEWER
EASEMENT



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1605 Brady Pl

Scale: 1"=30' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Platted 25' DRAINAGE & UTIL

8' SANITARY SEWER EAS
Bk 418 Rg 524

8' SANITARY SEWER EASEMENT
Bk 418 Rg 524

20' SANITARY EASEMENT

1701

Owner:
Douglas J. Tarwater

Oak
Cliff
Place

Platted 15' UTILITY & DRAINAGE
EASEMENT




Platted 8' Drain Esmt
Platted 8' Drain Esmt



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1701 Oak Cliff PI

Scale: 1"=20' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement

15' UTILITY EASEMENT



Chapel Hill Rd

Plotted 10' Util Easmt

3512

Owner:
Janice Dawson Threat
Trustee of Janice Dawson
Threat Revocable Trust

Plotted 8' Util Easmt




Plotted 8' Util Easmt

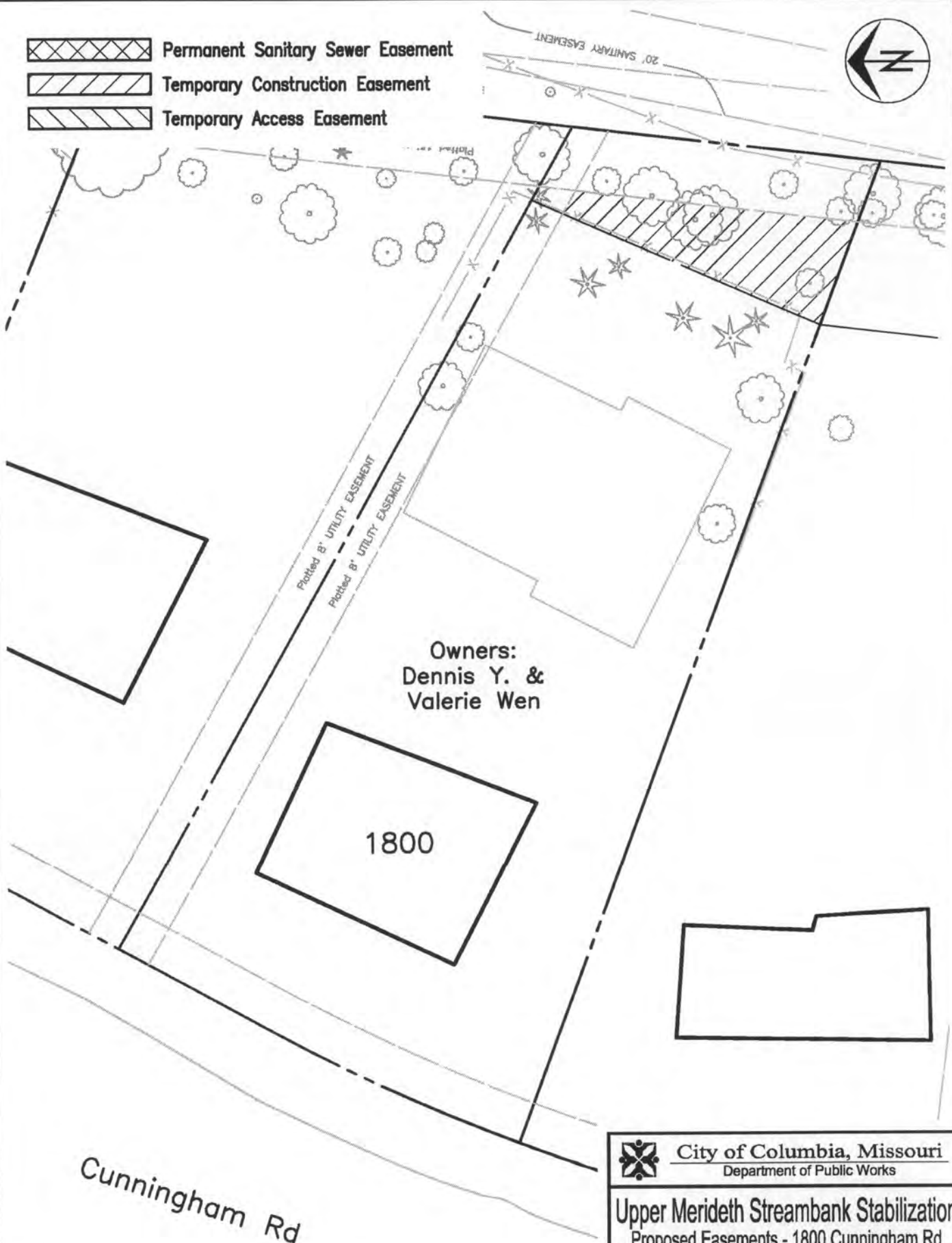


City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 3512 Chapel Hill Rd

Scale: 1"=30' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement





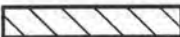
Cunningham Rd

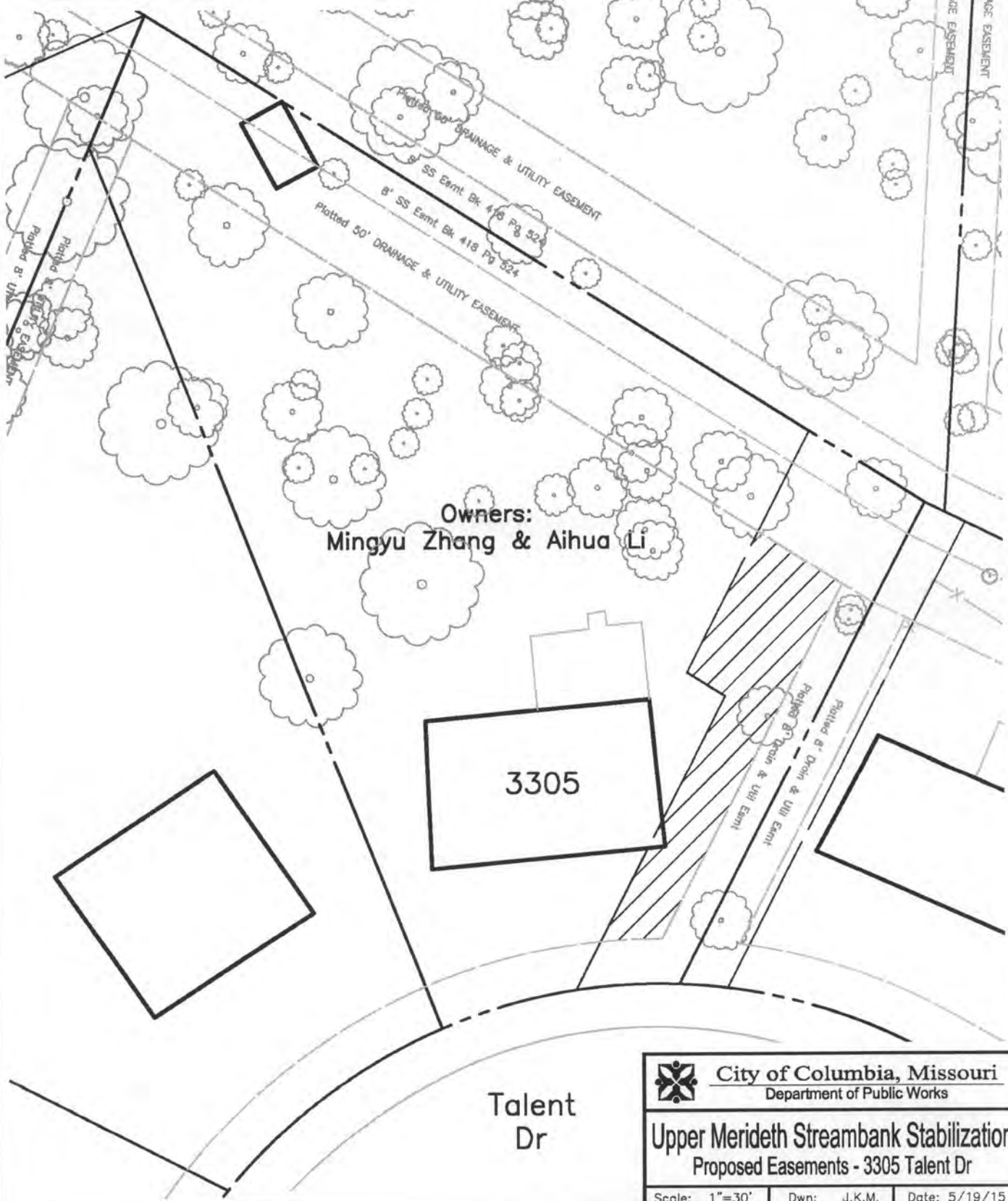


City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 1800 Cunningham Rd

Scale: 1"=30'	Dwn: J.K.M.	Date: 5/19/15
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-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement






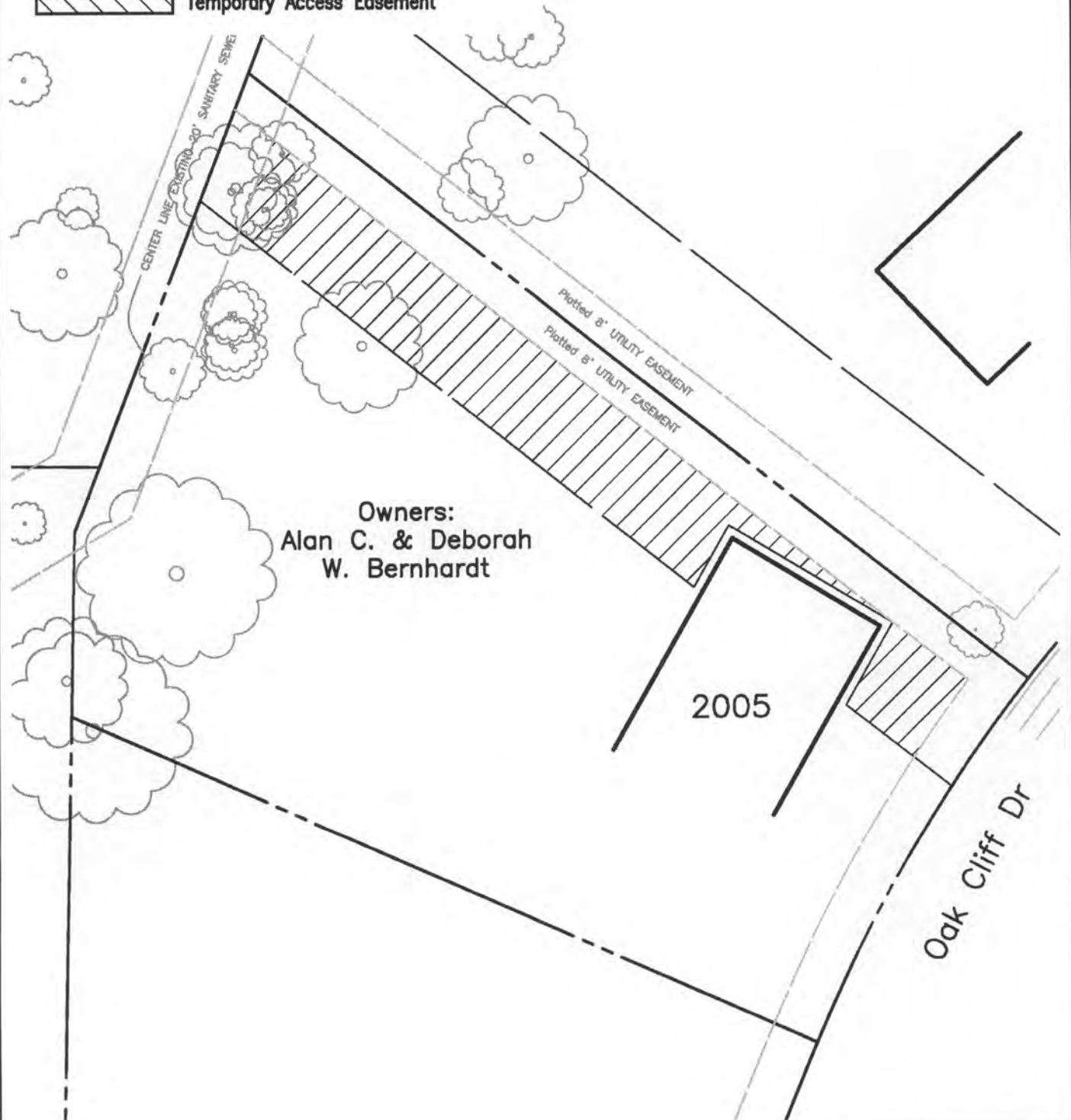
Owners:
Mingyu Zhang & Aihua Li

3305

Talent
Dr

 City of Columbia, Missouri Department of Public Works		
Upper Merideth Streambank Stabilization Proposed Easements - 3305 Talent Dr		
Scale: 1"=30'	Dwn: J.K.M.	Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Owners:
Alan C. & Deborah
W. Bernhardt

2005




Oak Cliff Dr



City of Columbia, Missouri
Department of Public Works

Upper Merideth Streambank Stabilization
Proposed Easements - 2005 Oak Cliff Dr

Scale: 1"=30' Dwn: J.K.M. Date: 5/19/15

-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Oak
Cliff
Place

Platted 8' Drain Esmt

Platted 8' Drain Esmt

1703

Owner:
Eric Bettis





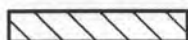
City of Columbia, Missouri
Department of Public Works

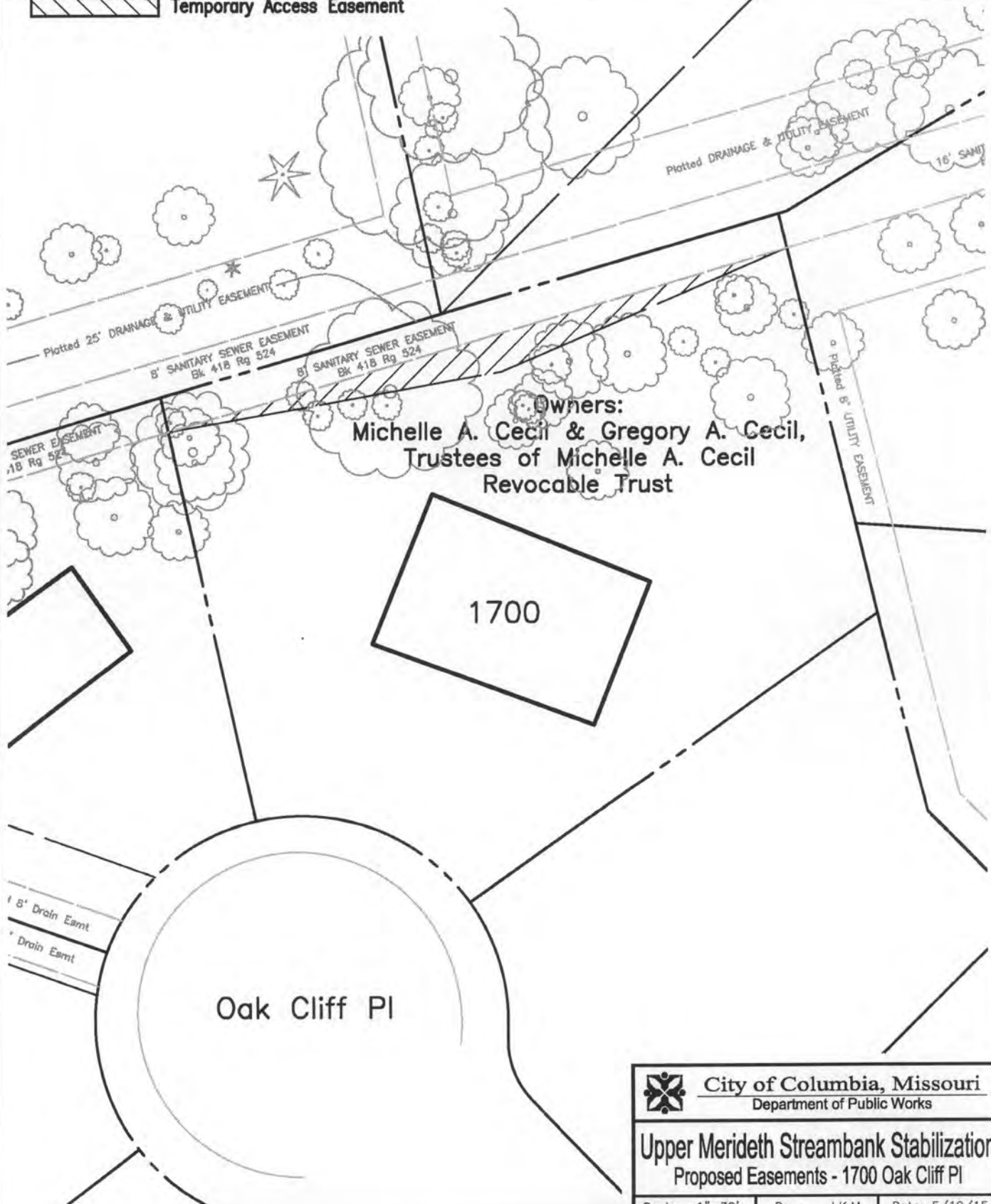
Upper Merideth Streambank Stabilization
Proposed Easements - 1703 Oak Cliff PI

Scale: 1"=20'

Dwn: J.K.M.

Date: 5/19/15


-  Permanent Sanitary Sewer Easement
-  Temporary Construction Easement
-  Temporary Access Easement



Owners:
Michelle A. Cecil & Gregory A. Cecil,
 Trustees of Michelle A. Cecil
 Revocable Trust

1700

Oak Cliff PI

	City of Columbia, Missouri	
	Department of Public Works	
	Upper Merideth Streambank Stabilization Proposed Easements - 1700 Oak Cliff PI	
Scale: 1"=30'	Dwn: J.K.M.	Date: 5/19/15