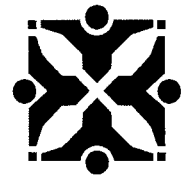


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 205-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 7/20/2015

Re: Heritage Village, Plat No. 2 Lot 201 - Utility Easement Vacation (Case #15-138)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Approval of the request will result in the vacation of a utility easement (which will eliminate the City's ability to use the property for utilities) on property located at the southeast corner of Sinclair Road and W Southampton Drive.

Discussion

Crockett Engineering Consultants (applicant), on behalf of the Columbia II, LLC. (owners), is requesting to vacate a 10-foot utility easement located along the south property line of Lot 201 of Heritage Village, Plat No. 2. Per the applicant, the easement requested to be vacated was platted in error and is not intended to be utilized for the placement of any utilities.

An existing 4-foot sanitary sewer easement, located along the south property line which overlaps the easement sought to be vacated will remain in place to serve the Lot 201. The 4-foot sanitary easement (along with an additional 12-foot easement dedicated with Heritage Village Plat 1 located directly south and adjacent to the subject property) is for the benefit of the existing sanitary sewer line, and the additional utility easement was determined to be unnecessary. Vacation of the 10-foot utility easement will remove an unnecessary encumbrance on the O-P zoned lot, which is also the location of Americare at Heritage Village, an assisted living facility.

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

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

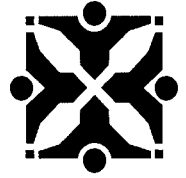
Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Comprehensive Plan Impact: Not Applicable

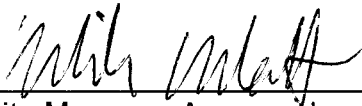
Suggested Council Action

Approval of the utility easement vacation on Lot 201 of Heritage Village, Plat No. 2.

Legislative History

Ordinance #22354 (2/2/15): Approved final plat of Heritage Village, Plat No. 2


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 205-15

AN ORDINANCE

vacating a utility easement on Lot 201 within Heritage Village, Plat No. 2 located on the southeast corner of Sinclair Road and Southampton Drive; directing the City Clerk to have a copy of this ordinance recorded; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council finds and determines that a certain utility easement, on Lot 201 within Heritage Village, Plat No. 2 located on the southeast corner of Sinclair Road and Southampton Drive, more particularly described as follows:

A STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 201 OF HERITAGE VILLAGE PLAT NO. 2, RECORDED IN PLAT BOOK 49, PAGE 7, AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4356, PAGE 138 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 201 AND WITH THE LINE OF SAID LOT 201, SAID STRIP BEING 10 FEET WIDE AND LYING RIGHT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE, S 42°07'15"W, 393.78 FEET; THENCE S 44°55'35"W, 108.89 FEET; THENCE N 88°36'25"W, 205.88 FEET; THENCE N 73°06'30"W, 297.71 FEET; THENCE N 88°30'50"W, 261.24 FEET; TO THE SOUTHWEST CORNER OF SAID LOT 201 AND THE END OF THIS DESCRIBED LINE.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED AREA ANY PORTIONS OF THE SANITARY SEWER EASEMENT RECORDED IN BOOK 4354, PAGE 39 AND THE DRAINAGE AND UTILITY EASEMENT RECORDED IN BOOK 4354, PAGE 38.

is in excess and surplus to the needs of the City and is hereby vacated.

SECTION 2. The City Clerk is hereby authorized and directed to cause a copy of this ordinance to be recorded in the office of the Recorder of Deeds of Boone County, Missouri.

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

PASSED this _____ day of _____, 2015.

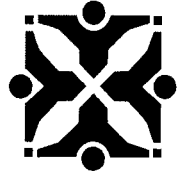
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



15-138: Heritage Village Plat 2 Lot 201 Easement Vacation



City of Columbia Zoning



Boone County Zoning



100-Year Flood Plain



Parcels





15-138: Heritage Village Plat 2 Lot 201 Easement Vacation



- | | | |
|----------------------------|-----------------------|--------------------|
| City Sanitary Structure | City Sanitary Line | Building Footprint |
| Private Sanitary Structure | Private Sanitary Line | Parcels |



N.T.S.

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Southampton Dr

Sinclair Rd

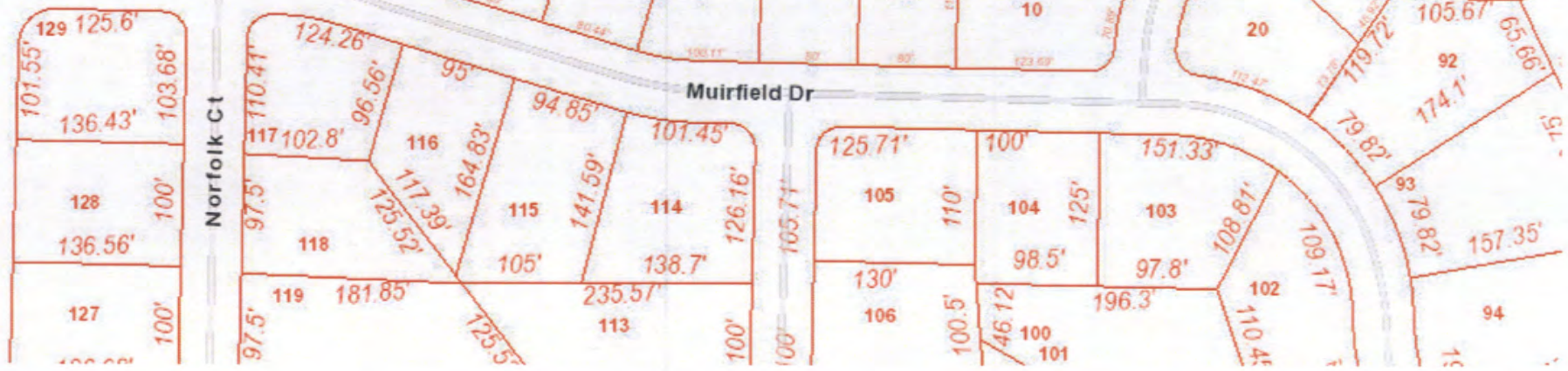
Kal Dr

Kenilworth Dr

Muirfield Dr

Norfolk Ct

10'
EXCESS ESMT TO VACATE



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER 1, 2014

1. DURING
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 3. SET 1/2 HON PPL
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 10. 1/2 OFFLINE

[illegible]

1. JAMES EDWARD DAVIS IN OCTOBER 1944, I CONDUCTED A SURVEY AND UNDERSTOOD FOR COLLINS & CO., OF A TRACT OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLLINGS, 10000 ACRES, NEARBY AND BEING ONE OF THE LANDS DESCRIBED IN THE NARRATIVE WAS DESCRIBED IN 1904 AT THE PAGE 150 AND 151 OF THE 10 TH. 2ND SURVEY REPORTED IN BOOK 255A, PAGE 40 AND 41; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONDUCTIONS AT THE CORNER OF SAID SECTION AS HE SHOWS AT THE NORTHWEST CORNER OF SAID CORNER MEASUREMENT IN BOTH AREA
HALL AT SAID WITH THE WEST LINE THEREBY, 5' 11" 40" INLAND EAST TO THE POINT OF BEGINNING

[illegible]

THE SLIGHT BUD WIFE IS DISAPPOINTED WHEN THE CLERGYMAN OFFERS HER A SECOND COUNSELOR'S DUTY.

TIME 46 P.C. 27

DIRECTOR GENERAL

COMPOSITE BATTERY, LITHIUM-ION



W. J. L. L. L.

STATE OF MISSISSIPPI
 COUNTY OF JEFFERSON

DISCHARGED AND RETURNED SERVICE NO. 17th REG. OF Quartermaster REG.

Kenneth F. Felt
KONRAD T. FULTS

CHANG TO NAME
Salary Public - Wilson Tent
WORTHEN IN CASE
Linn County
Commenced Delivery April 22, 2017
Catherine J. Gresham

THAT EDWARD A. LEE, JR. IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID LATTER OWNED TRACT HAS
 (LIVED) THAT TRACT TO THE SURVEYED AND PLANNED AS A TRACT FOR THE TRUCK STOPPING. THE STREET NAME OF SAID
 TRACT IS "TRUCK STOPPING" AND SAID TRACT IS LOCATED IN THE CITY OF COLUMBIA FOR PUBLIC USE PURPOSE. THE SURVEYED AND
 LATTER OWNED TRACT IS LOCATED IN THE CITY OF COLUMBIA FOR PUBLIC USE PURPOSE. THE TRACT STOPPING AND STOPPING TRACT
 HEREIN IS LOCATED IN THE CITY OF COLUMBIA, MISSISSIPPI, WITH NO. 1"

WATKINS WHEEL, COLUMBIA & LEO HAS GRANTED THESE PROJECTS TO BE COVERED BY ITS WARRANTY, PMA 2nd SET OF March 2014

Paul L. Ford

STATE OF Michigan
COUNTY OF Washtenaw

ON THIS 27 DAY OF December, 1974 BEFORE ME PERSONALLY APPEARED said LANDOGL, to be sworn, who in my EAY SPOKE, DID SAY THAT HE IS THE MANAGER OF SAID UNITED STATES COMPANY AND THAT HE FURTHER ACKNOWLEDGE THE SIGNATURE TO BE HIS OWN ACT AND THE SEAL ACT AND SEAL OF SAID UNITED STATES COMPANY.

Class Name: _____ REPORT FILE: _____
 NO. OF STUDENTS: _____

RECEIVED BY DEPARTMENT OF THE DIST. CLERK, OF CALIFORNIA, MAY 24, 2011
 MAY 24, 2011

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Published by Evans & Lewis, Chicago

Journal Page: 146

Handwritten signature: *Franklin D. Roosevelt*
