

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

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

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

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

Council Bill No. B 183-12

**AN ORDINANCE**

approving the Final Plat of Copperstone Plat 7, a Replat of portions of Copperstone Plat 1, 2, 3, 4 and 5; 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 Copperstone Plat 7, a Replat of portions of Copperstone Plat 1, 2, 3, 4 and 5, dated July 20, 2012, a subdivision located south of Vawter School Road and east of Scott Boulevard, containing approximately 59.13 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. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

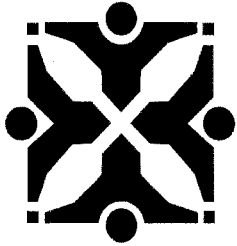
ATTEST:

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

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

APPROVED AS TO FORM:

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



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Aug 6, 2012

Re: Copperstone Plat 7 - Replat (Case #12-63)

**EXECUTIVE SUMMARY:**

A request by Woodland Hills Properties, LLC, to replat 84 lots into 68 lots within Copperstone Subdivision. The proposed replat, to be known as "Copperstone Plat 7", includes 59.13 acres of land located generally south of Vawter School Road and east of Scott Boulevard. (Case #12-63)

**DISCUSSION:**

The proposal would decrease the total number of affected lots from 84 to 68, resulting in larger lots for single-family residential development.

The plat conforms to all applicable City zoning and subdivision regulations. Locator maps and a copy of the replat are attached.

**FISCAL IMPACT:**

None

**VISION IMPACT:**

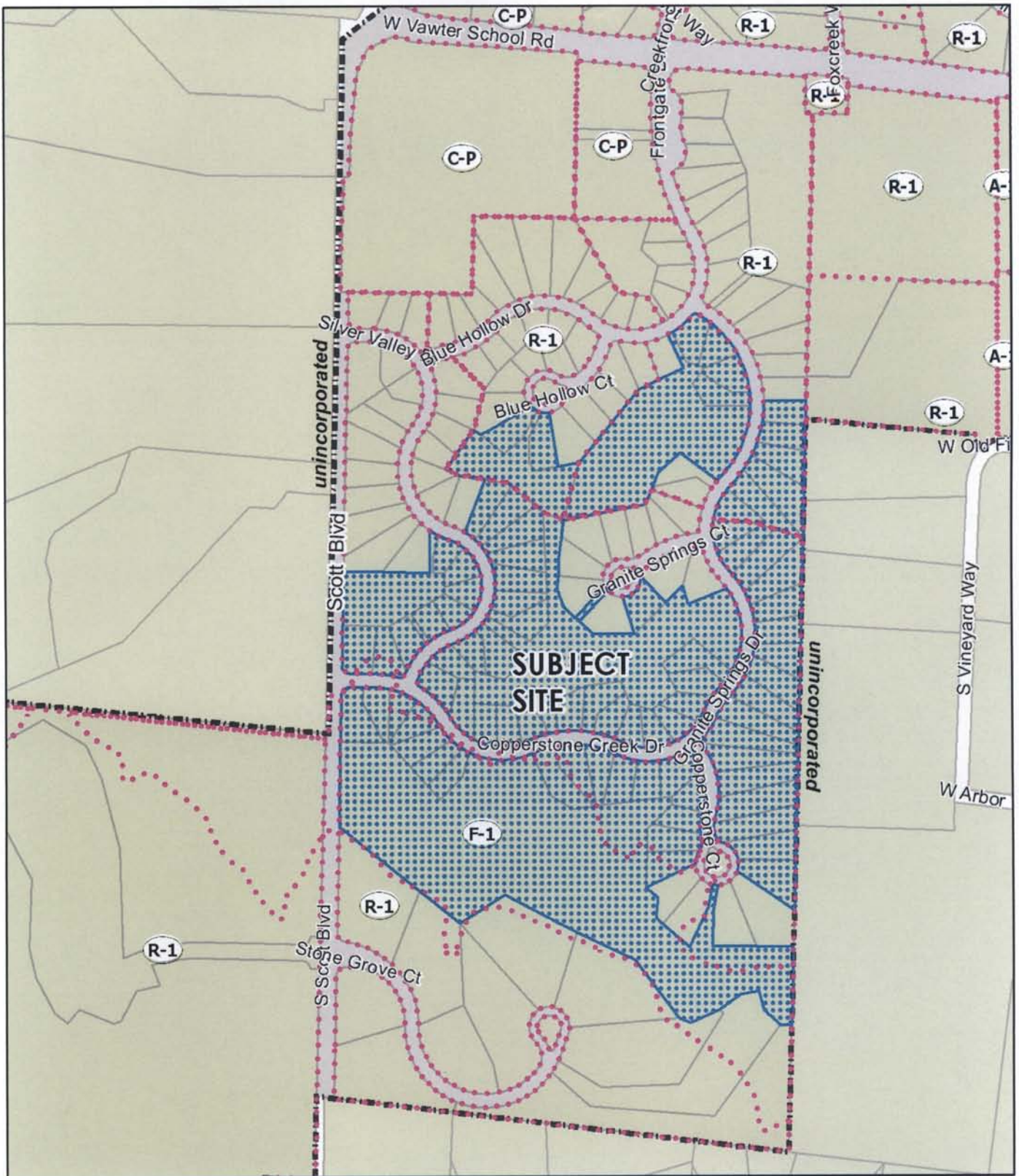
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

**SUGGESTED COUNCIL ACTIONS:**

Approval of the proposed replat

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A



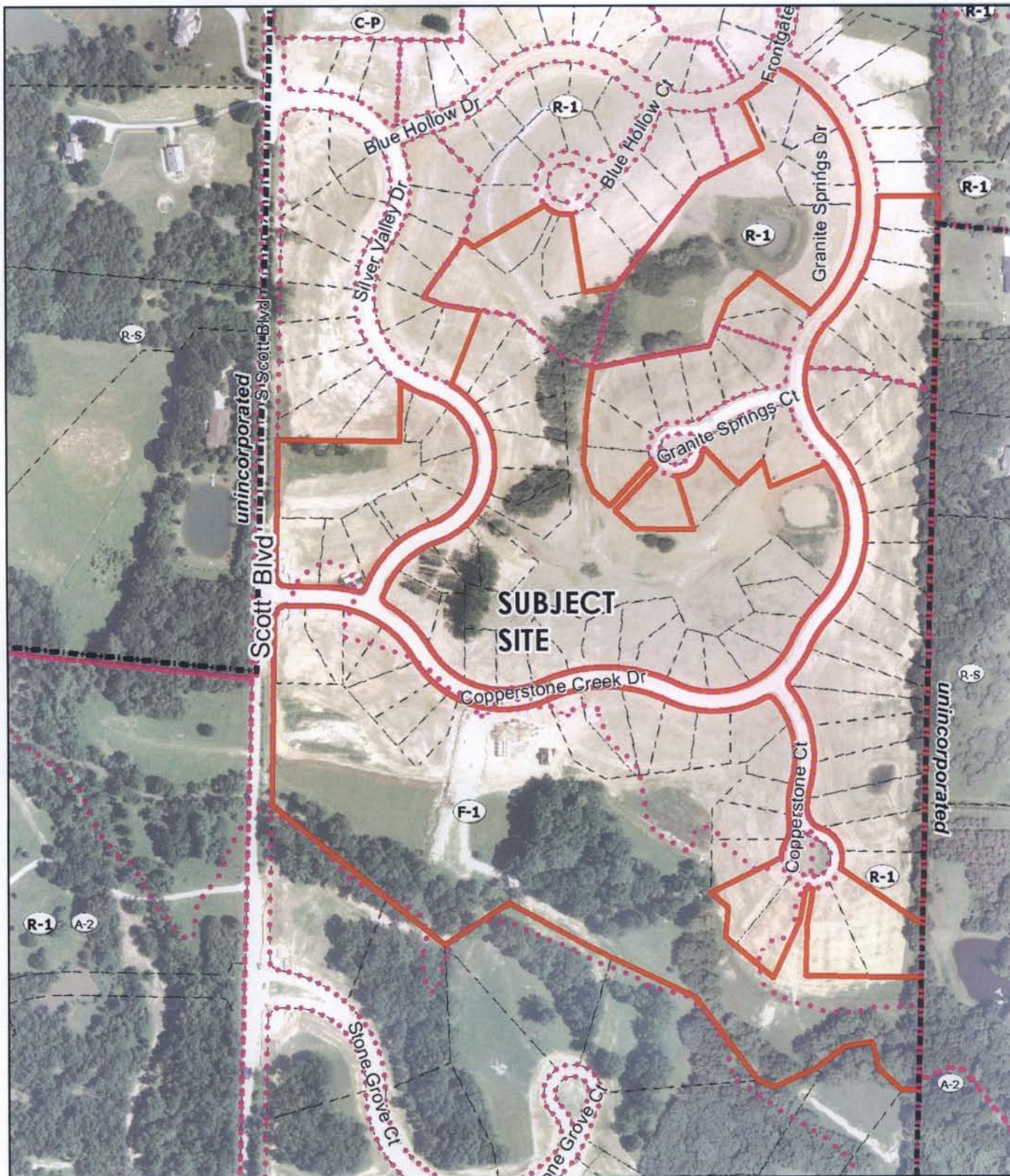
## Copperstone Plat 7 Case 12-63 Replat

0 195 390 780  
Feet

1 inch represents 500 feet







## Copperstone Plat 7 Case 12-63 Replat



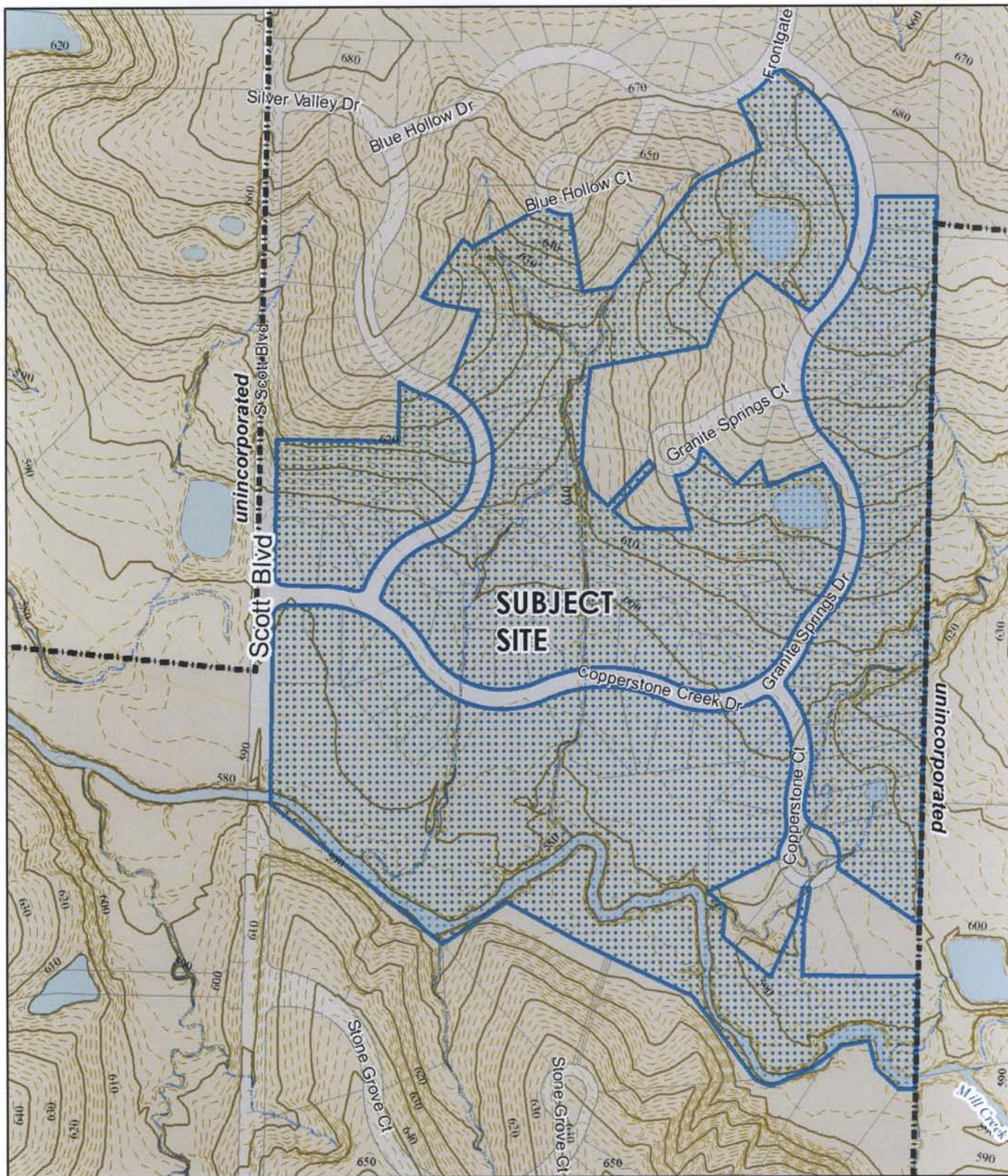
Aerial Image 2007

0 135 270 540  
Feet

1 inch represents 350 feet







## Copperstone Plat 7 Case 12-63 Replat

0 137.5 275 550  
Feet

1 inch represents 350 feet  
Contour Interval: 2 feet

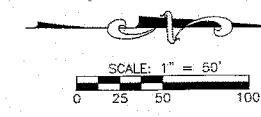
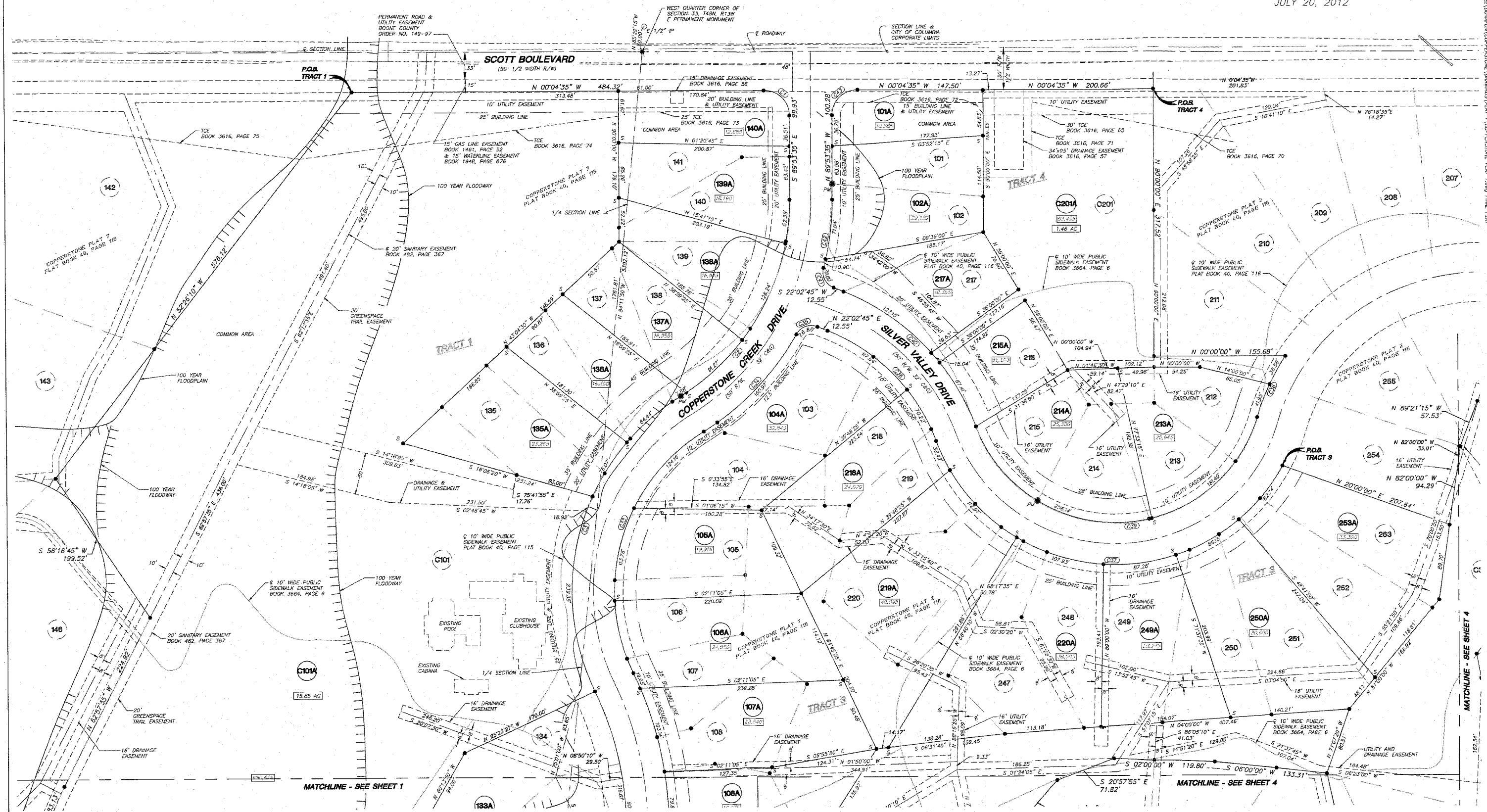




SHEELA AMIN, CITY CLERK

PAGE 1 OF 4

FINAL PLAT  
**COPPERSTONE PLAT 7**  
 A REPLAT OF PORTIONS OF COPPERSTONE PLAT 1, 2, 3, 4 AND 5  
 JULY 20, 2012



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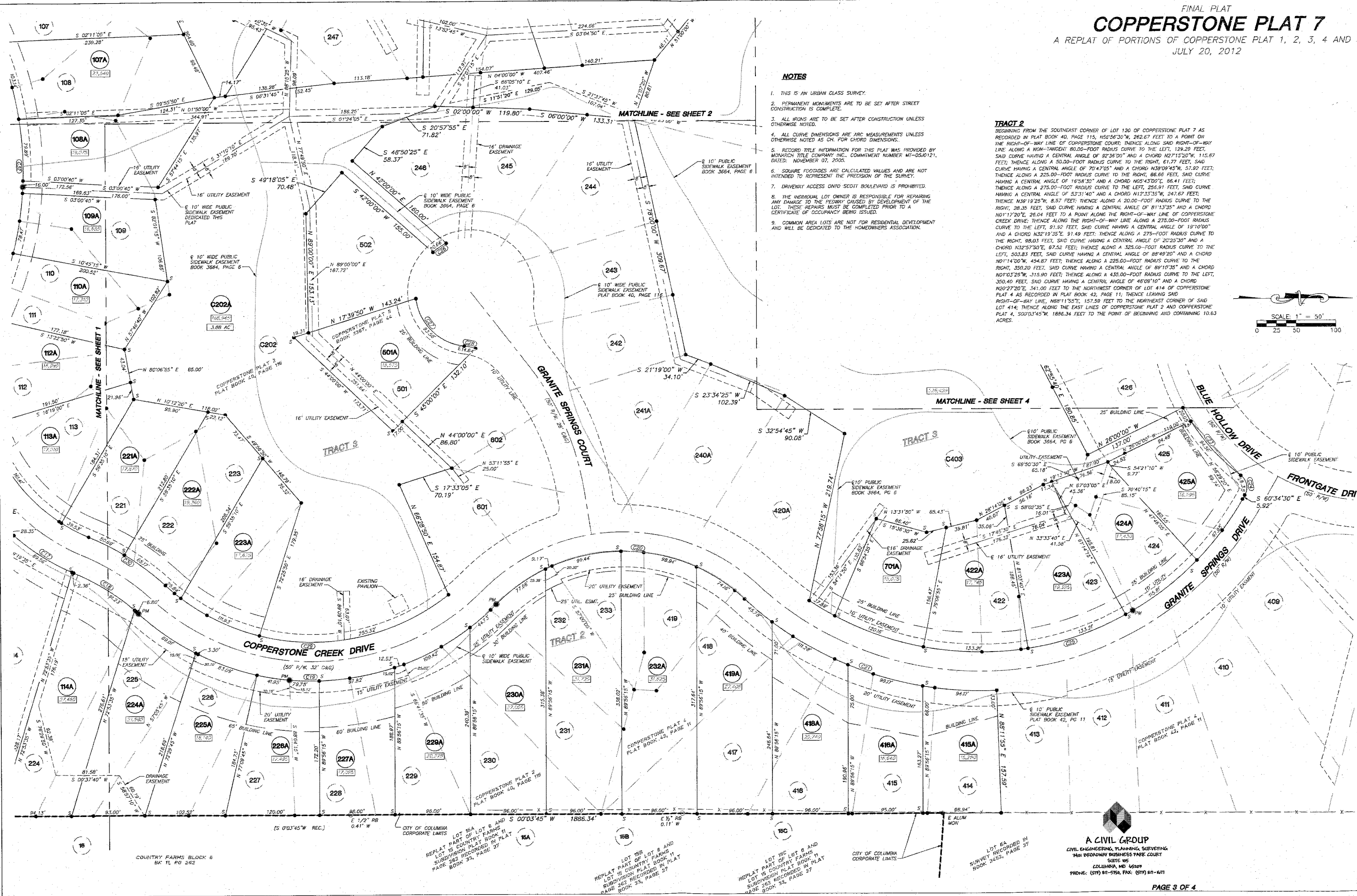
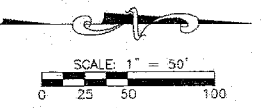
FINAL PLAT  
**COPPERSTONE PLAT 7**  
 A REPLAT OF PORTIONS OF COPPERSTONE PLAT 1, 2, 3, 4 AND 5  
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**NOTES**

1. THIS IS AN URBAN CLASS SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY MONARCH TITLE COMPANY INC. COMMITMENT NUMBER MT-0500121, DATED: NOVEMBER 02, 2005.
6. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
7. DRIVEWAY ACCESS ONTO SCOTT BOULEVARD IS PROHIBITED.
8. THE INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE DRIVEWAY CAUSED BY DEVELOPMENT OF THE LOT. THESE REPAIRS MUST BE COMPLETED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
9. COMMON AREA LOTS ARE NOT FOR RESIDENTIAL DEVELOPMENT AND WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.

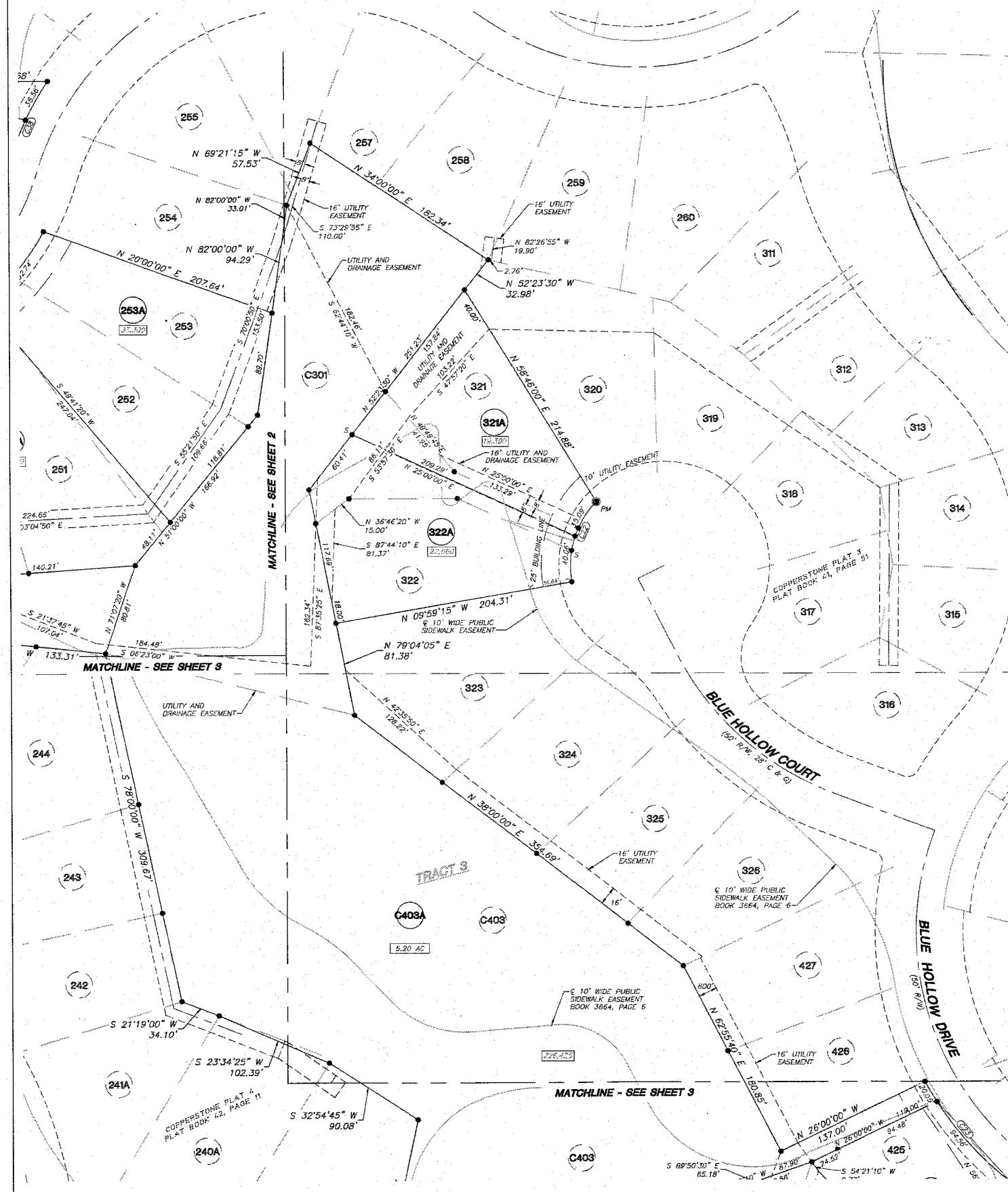
**TRACT 2**

BEGINNING FROM THE SOUTHEAST CORNER OF LOT 120 OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 40, PAGE 115, N55°56'30"W, 262.67 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF COPPERSTONE COURT; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT 80.00-FOOT RADIUS CURVE TO THE LEFT, 129.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 82°35'00" AND A CHORD N27°15'20"W, 115.67 FEET; THENCE ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, 61.77 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 70°47'05" AND A CHORD N38°09'45"W, 57.92 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 66.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°58'30" AND A CHORD N05°43'00"E, 66.41 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 256.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 53°31'40" AND A CHORD N12°33'35"W, 247.67 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.35 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 81°13'35" AND A CHORD N01°17'20"E, 26.04 FEET TO A POINT ALONG THE RIGHT-OF-WAY LINE OF COPPERSTONE CREEK DRIVE; THENCE ALONG THE RIGHT-OF-WAY LINE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 91.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°10'00" AND A CHORD N32°19'35"E, 91.49 FEET; THENCE ALONG A 275-FOOT RADIUS CURVE TO THE RIGHT, 98.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°23'30" AND A CHORD N32°57'50"E, 97.52 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, 503.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°49'20" AND A CHORD N01°14'00"W, 454.67 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 350.20 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°10'35" AND A CHORD N01°03'25"W, 315.90 FEET; THENCE ALONG A 435.00-FOOT RADIUS CURVE TO THE LEFT, 350.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°08'10" AND A CHORD N20°27'20"E, 341.00 FEET TO THE NORTHWEST CORNER OF LOT 414 OF COPPERSTONE PLAT 4 AS RECORDED IN PLAT BOOK 40, PAGE 11; THENCE ALONG SAID RIGHT-OF-WAY LINE, N89°11'55"E, 157.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 414; THENCE ALONG THE EAST LINES OF COPPERSTONE PLAT 2 AND COPPERSTONE PLAT 4, 500°03'45"W, 1886.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.63 ACRES.



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FINAL PLAT  
**COPPERSTONE PLAT 7**  
A REPLAT OF PORTIONS OF COPPERSTONE PLAT 1, 2, 3, 4 AND 5  
JULY 20, 2012



CURVE DATA TABLE - PARCELS					
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	30.00	47.22	90°10'55"	N 45°00'55" E	42.49
C2	275.00	277.48	57°48'45"	S 60°59'15" E	265.86
C3	275.00	398.86	83°18'35"	S 73°44'10" E	365.55
C4	375.00	324.23	49°32'20"	N 88°22'45" E	314.23
C5	275.00	262.53	54°41'50"	N 86°48'00" E	252.67
C6	20.00	28.35	81°13'35"	S 79°56'10" E	26.04
C7	225.00	210.20	53°31'40"	S 12°33'35" E	202.64
C8	275.00	110.40	23°00'05"	S 02°42'10" W	109.66
C9	80.00	53.51	38°19'15"	S 10°21'45" W	52.51
C10	80.00	42.10	30°09'20"	S 14°26'45" W	41.62
C11	80.00	20.02	14°20'30"	S 86°11'45" E	19.97
C12	80.00	129.29	92°36'00"	N 27°15'20" W	115.67
C13	50.00	61.77	70°47'05"	N 38°09'45" W	57.92
C14	225.00	66.66	16°58'30"	N 05°43'00" E	66.41
C15	275.00	256.91	53°31'40"	N 12°33'35" W	247.67
C16	20.00	28.35	81°13'35"	N 01°17'20" E	26.04
C17	275.00	91.92	19°10'00"	N 32°19'35" E	91.49
C18	275.00	98.03	20°25'30"	N 32°57'50" E	97.52
C19	325.00	503.83	88°49'20"	N 01°14'00" W	454.87
C20	225.00	350.20	89°10'35"	N 01°03'25" W	315.90

CURVE DATA TABLE - PARCELS					
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C21	435.00	350.40	46°09'10"	N 20°27'20" E	341.00
C22	80.00	75.15	53°49'15"	S 73°04'35" E	72.42
C23	275.00	114.61	23°52'45"	N 50°08'20" E	113.78
C24	20.00	28.35	81°13'35"	N 78°48'45" E	26.04
C25	385.00	638.23	94°58'50"	S 13°05'05" E	567.62
C26	70.00	20.66	16°54'30"	S 34°20'40" E	20.58
C27	70.00	93.58	76°35'35"	N 45°08'35" E	86.76
C28	80.00	14.64	10°29'15"	N 12°05'25" E	14.62
C29	275.00	393.09	81°54'00"	S 02°13'35" W	360.47
C30	325.00	115.86	20°25'30"	S 32°57'50" W	115.25
C31	225.00	358.91	91°23'50"	S 68°27'00" W	322.05
C32	425.00	367.46	49°32'20"	S 89°22'45" W	356.13
C33	225.00	327.16	83°18'35"	N 73°44'10" W	299.09
C34	325.00	160.97	28°22'40"	N 46°16'10" W	159.33
C35	20.00	28.80	82°30'20"	N 19°12'25" W	28.38
C36	225.00	187.86	47°50'15"	N 45°57'50" E	182.45
C37	225.00	515.47	131°15'45"	N 04°15'05" E	409.91
C38	275.00	80.51	16°46'25"	S 64°59'00" E	80.22
C39	175.00	437.54	143°15'10"	S 01°44'35" E	332.16
C40	275.00	229.60	47°50'15"	S 45°57'50" W	222.99

CURVE DATA TABLE - PARCELS					
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C41	20.00	28.80	82°30'20"	S 63°17'55" W	26.38
C42	325.00	81.94	14°26'40"	N 82°40'15" W	81.72
C43	30.00	47.03	89°49'05"	N 44°59'05" W	42.36

**TRACT 3**  
BEGINNING FROM THE SOUTHWEST CORNER OF LOT 253 OF COPPERSTONE PLAT 2 AS RECORDED IN PLAT BOOK 40, PAGE 116, N20°00'00" E, 207.64 FEET; THENCE ALONG THE SOUTH LINE OF LOT C301 OF COPPERSTONE PLAT 3 AS RECORDED IN PLAT BOOK 41, PAGE 51, N82°00'00" W, 94.29 FEET; THENCE N89°21'15" W, 57.53 FEET; THENCE N34°00'00" E, 182.34 FEET; THENCE S22°23'30" E, 32.98 FEET TO THE SOUTHWEST CORNER OF LOT 321 OF COPPERSTONE PLAT 3; THENCE ALONG A LINE OF SAID LOT 321 N68°46'00" E, 214.88 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF BLUE HOLLOW COURT; THENCE ALONG THE RIGHT-OF-WAY LINE OF BLUE HOLLOW COURT ALONG A 80.00-FOOT RADIUS CURVE TO THE LEFT, 75.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 53°49'15" AND A CHORD 57.304'35" E, 72.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE EAST LINE OF LOT 322, S08°59'15" E, 204.31 FEET; THENCE ALONG A NORTH LINE OF LOT C301, N79°04'05" E, 81.38 FEET; THENCE ALONG A LINE OF LOT C403 OF COPPERSTONE PLAT 4 AS RECORDED IN PLAT BOOK 42, PAGE 11, N38°00'00" E, 354.69 FEET; THENCE N62°55'40" E, 180.85 FEET; THENCE N26°00'00" W, 137.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF BLUE HOLLOW DRIVE; THENCE ALONG THE RIGHT-OF-WAY LINE OF BLUE HOLLOW DRIVE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 114.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°52'45" AND A CHORD N50°08'20" E, 113.78 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.35 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 81°13'35" AND A CHORD N78°48'45" E, 26.04 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF GRANITE SPRINGS DRIVE; THENCE ALONG THE RIGHT-OF-WAY LINE OF GRANITE SPRINGS DRIVE, S60°34'30" E, 5.92 FEET; THENCE ALONG A 385.00-FOOT RADIUS CURVE TO THE RIGHT, 638.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 94°58'50" AND A CHORD S13°05'05" E, 567.62 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF GRANITE SPRINGS DRIVE, N73°44'10" W, 299.09 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, 160.97 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°22'40" AND A CHORD N46°16'10" W, 159.33 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 82°30'20" AND A CHORD N19°12'25" W, 28.38 FEET; THENCE ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, 229.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°50'15" AND A CHORD S45°57'50" W, 222.99 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 358.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 91°23'50" AND A CHORD S68°27'00" W, 322.05 FEET; THENCE ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, 367.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 49°32'20" AND A CHORD S89°22'45" W, 356.13 FEET; THENCE ALONG A 225.00-FOOT RADIUS CURVE TO THE RIGHT, 327.16 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 83°18'35" AND A CHORD N73°44'10" W, 299.09 FEET; THENCE ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, 160.97 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°22'40" AND A CHORD N46°16'10" W, 159.33 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 28.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 82°30'20" AND A CHORD N19°12'25" W, 28.38 FEET; 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