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Boone County Public Works

Circulation Date: **Wednesday, October 3, 2012**Return Date: 10 days from circulation dateProject Number: **12-170**

A request by Margaret Easley Trust (owner) for annexation and R-1 (One-Family Dwelling District) City zoning. The 21.6-acre subject site is located on the west side of Bearfield Road, approximately 1,800 feet south of Nifong Boulevard. (Case #12-170)

The above request has been submitted to the Department of Planning and Development. We would appreciate receiving your comments and/or recommendations by the above date.

COMMENTS**Form must be completed & signed prior to returning***Date & initial appropriate line*

_____ Recommend approval as submitted.
_____ Recommend approval subject to the above changes.
_____ Recommend disapproval for the above listed reason(s).

_____ All comments have been adequately addressed and this department does not object to the plat going forward.

Reviewed by _____

Approved by _____
Department Director

Steve MacIntyre

CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

October 1, 2012

Pat Zenner
Planning and Site Development Manager
PO Box 6015
Columbia, MO 65205

Mr. Zenner:

Herewith please find an application for annexation and zoning of approximately 21.15 acres located on the west side of Bearfield Road just south of the Bearfield Meadows subdivision. The zoning request is for single-family residential.

I have included with this submittal a location map of the proposed parcels, the signed and sealed surveyor descriptions of the tracts, and the associated fees of \$985 for the above items as well as the attached preliminary plat.

Please distribute this application for staff review. Should you have any questions regarding this submittal please feel free to contact me any time.

Sincerely,

Crockett Engineering Consultants, LLC



Tim Crockett, PE

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

ALAN EASLEY, Trustee of the MARGARET EASLEY TRUST hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, states the following:

1. ALAN EASLEY, Trustee of the MARGARET EASLEY TRUST is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

Legal Description SEE ATTACHED

2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. ALAN EASLEY, Trustee of the _____ the requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
5. Petitioner requests that the property be zoned R1 at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioner reserves the right to withdraw this petition requesting annexation.

Dated this 1st day of October, 20012.

STATE OF MISSOURI)

) ss.

COUNTY OF BOONE)

VERIFICATION

The undersigned, Alan Easley, being of lawful age and after being duly sworn states and verifies that they have reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledge the requests, matters and facts set forth therein are true and correct to the best of their information and belief.

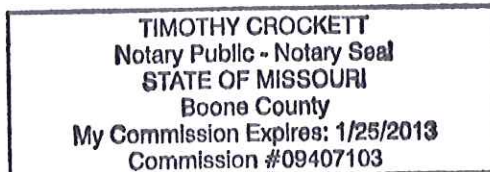
Alan Easley
_____, Trustee of the _____

Subscribed and sworn to before me this 1st day of October, 20012.

Timothy Crockett

Notary Public Timothy Crockett

My commission expires: Jan 25, 2013



DESCRIPTION FOR REZONING OF VILLAGE AT BEARFIELD
FOR ANDY BEASLEY
JOB #120175

OCTOBER 1, 2012

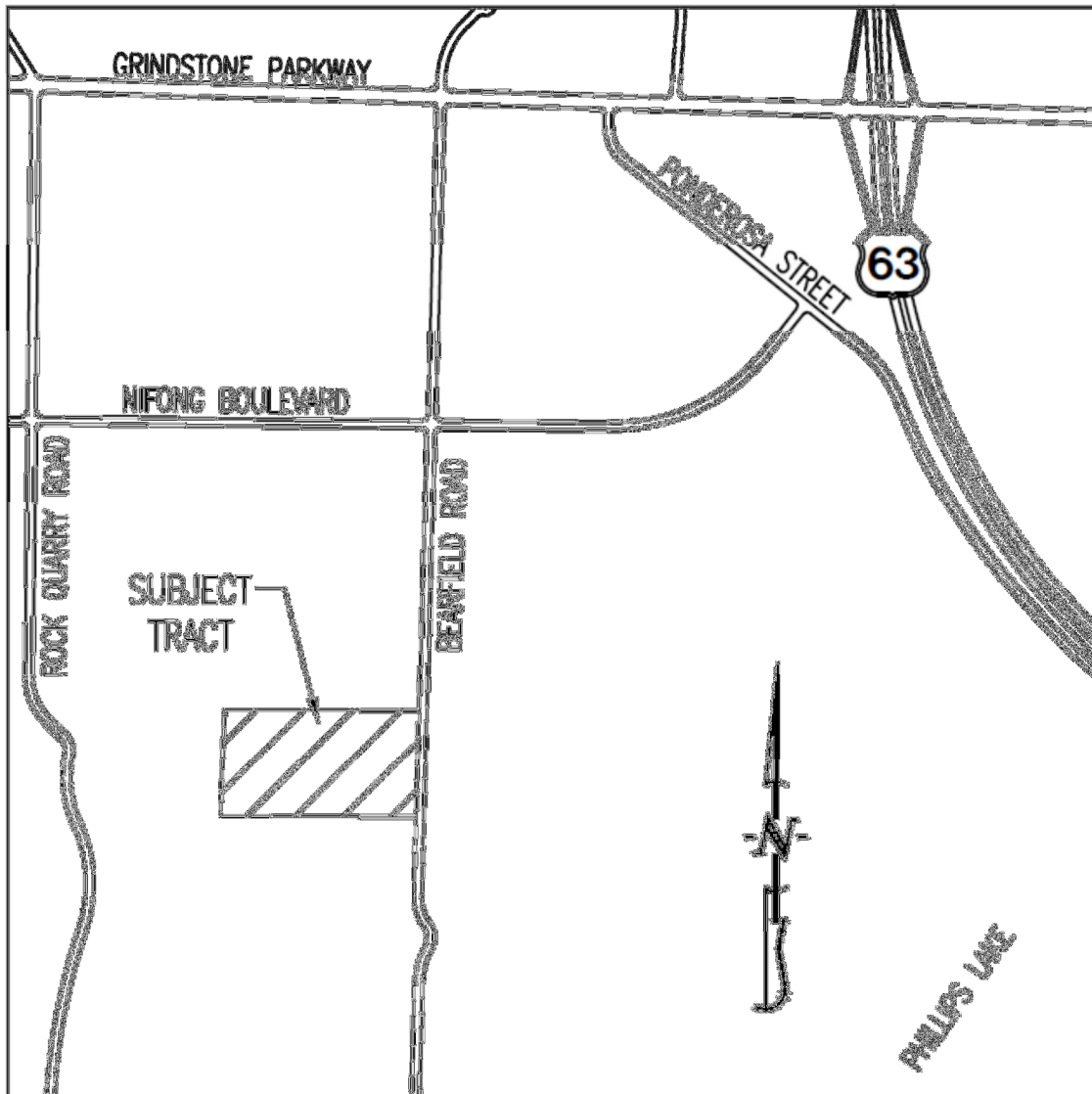
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 763, PAGE 608 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BEARFIELD MEADOWS, RECORDED IN PLAT BOOK 35, PAGE 1 AND WITH THE LINES OF SAID BEARFIELD MEADOWS, S 89°34'30"E, 1320.29 FEET TO THE EAST LINE OF SAID SECTION 31; THENCE LEAVING THE LINES OF SAID BEARFIELD MEADOWS AND WITH SAID EAST LINE OF SECTION 31, S 1°34'00"W, 697.87 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 3931, PAGE 167; THENCE LEAVING THE EAST LINE OF SAID SECTION 31 AND WITH THE NORTH LINE OF SAID SURVEY, N 89°34'15"W, 1321.29 FEET TO THE EAST LINE OF FOREST PARK SOUTH, PLAT 1, RECORDED IN PLAT BOOK 40, PAGE 21; THENCE LEAVING THE NORTH LINE OF SAID SURVEY AND WITH THE EAST LINE OF SAID FOREST PARK SOUTH, PLAT 1, N 1°38'55"E, 697.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.15 ACRES.


DAVID T. BUTCHER, PLS-2002014095

10/1/2012
DATE





LOCATION MAP

NOT TO SCALE