

# Engineering Surveys and Services

Consulting Engineers, Geologists, and Land Surveyors  
Analytical and Materials Laboratories

1113 Fay Street  
Columbia, Missouri 65201  
Telephone 573-449-2646  
Facsimile 573-499-1499

E-Mail [ess@ESS-Inc.com](mailto:ess@ESS-Inc.com)  
<http://www.ESS-Inc.com>

November 7, 2012

Honorable Mayor and City Council  
City of Columbia  
P.O. Box 6015  
Columbia, MO 65205

RE: Shelter Insurance Subdivision – Plat 3

Ladies and Gentlemen:

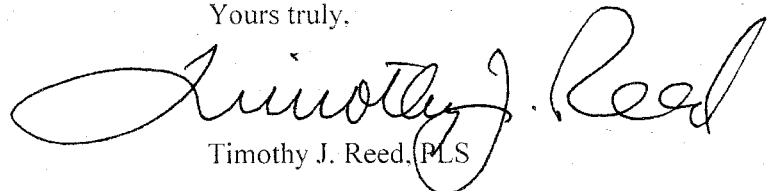
The plat of Shelter Insurance Subdivision – Plat 3, is scheduled to be approved at your meeting on November 19, 2012. This plat represents the Shelter Enterprises LLC property, after they have conveyed two parcels of land to the Missouri Highways and Transportation Commission, to be used in conjunction with the Stadium Boulevard and West Broadway Improvement Project.

Although the deed for these two parcels has been executed by Shelter Enterprises, LLC, the Missouri Highways and Transportation Commission, informs me that the deed may not be recorded for several weeks.

Because this deed must be referenced on this plat, and it will not be recorded with the Boone County Recorder of Deeds, for several weeks, we respectfully request that the City Council consideration of this plat, be tabled to your meeting on December 17, 2012.

Thank you for your consideration.

Yours truly,



Timothy J. Reed, PLS

Other Offices  
Jefferson City, Missouri • Sedalia, Missouri

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

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

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

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

Council Bill No. B 300-12

### **AN ORDINANCE**

approving the Final Plat of Shelter Insurance Subdivision – Plat 3, a Replat of Lot 2 Shelter Insurance Subdivision – Plat 2; 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 Shelter Insurance Subdivision – Plat 3, a Replat of Lot 2 Shelter Insurance Subdivision – Plat 2, dated October 3, 2012, a subdivision located on the northeast corner of Stadium Boulevard and Broadway, containing approximately 5.23 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.

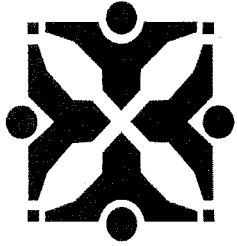
ATTEST:

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

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

APPROVED AS TO FORM:

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



Source: Community Development - Planning <sup>TT</sup>

Agenda Item No:

To: City Council

From: City Manager and Staff *MM*

Council Meeting Date: Nov 5, 2012

Re: Shelter Insurance Subdivision Plat 2 - replat (Case # 12-154)

**EXECUTIVE SUMMARY:**

A request by Shelter Enterprises, LLC (owner) for a one-lot replat of Lot 2 of Shelter Insurance Subdivision Plat 2. The 5.23-acre subject site is located on the northeast corner of Stadium Boulevard and Broadway (Case #12-154).

**DISCUSSION:**

The resubdivision reflects a change in the property boundary caused by the dedication of additional right-of-way along the site's Broadway street frontage as part of the ongoing Stadium Boulevard widening project. As a result, existing buildings on the subject site are no longer in compliance with previously established setbacks. The proposed replat reflects both the change in property lines and a setback reduction from 25 feet to 20 feet to bring the existing structures back into compliance with the approved O-P development plan.

City staff and external agencies have reviewed the request and found it to meet all applicable City requirements.

Attached are a locator map, a reduced copy of the proposed plat, and a letter from the applicant.

**FISCAL IMPACT:**

None.

**VISION IMPACT:**

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

None.

**SUGGESTED COUNCIL ACTIONS:**

Approval of the 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



## Case 12-154: Replat Shelter Insurance Subdivision Plat 2



1 in = 350 ft

# SHELTER INSURANCE SUBDIVISION - PLAT 3

A REPLAT OF LOT 2 SHELTER INSURANCE SUBDIVISION - PLAT 2  
OCTOBER 3, 2012

## MONUMENT LEGEND

- IRON
- R/W MARKER
- DRILL HOLE
- ALL MONUMENTS FOUND

TRACT 1 - SURVEY RECORDED IN BOOK 312 PAGE 641

0 30 60  
SCALE: 1" = 30'

BEARINGS ARE REFERENCED TO  
THE LINES OF SHELTER INSURANCE  
SUBDIVISION - PLAT 2



STADIUM BOULEVARD  
(STATE ROUTE 740)

LOT 1 - SHELTER INSURANCE SUBDIVISION - PLAT 2

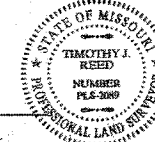
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 T4BN R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 2 SHELTER INSURANCE SUBDIVISION - PLAT 2, RECORDED IN PLAT BOOK 39 PAGE 118, EXCEPT THE TRACTS DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK PAGE, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 SHELTER INSURANCE SUBDIVISION - PLAT 2, THENCE S 0°15'20"E, ALONG THE EASTERLY LINE THEREOF, 411.18 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK PAGE; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT, N 83°31'50"W 396.24 FEET TO THE MOST WESTERLY CORNER THEREOF, ALSO BEING A CORNER OF LOT 2 SHELTER INSURANCE SUBDIVISION - PLAT 2; THENCE CONTINUING N 83°31'50"W, ALONG THE SOUTHERLY LINE OF LOT 2 SHELTER INSURANCE SUBDIVISION - PLAT 2, A DISTANCE OF 92.20 FEET TO THE MOST EASTERLY CORNER OF A TRACT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK PAGE; THENCE N 64°43'20"W ALONG THE NORTHERLY LINE THEREOF, 62.61 FEET TO THE WESTERLY LINE OF LOT 2 SHELTER INSURANCE SUBDIVISION - PLAT 2; THENCE ALONG THE LINES OF SAID LOT, N 14°40'00"W 154.56 FEET; THENCE N 0°24'40"W 222.71 FEET; THENCE S 85°47'00"E 582.39 FEET TO THE BEGINNING AND CONTAINING 5.23 ACRES.

THIS TRACT IS SUBJECT TO A 10' UTILITY EASEMENT DEDICATED BY THE PLAT OF BURGER KING SUBDIVISION, RECORDED IN PLAT BOOK 34 PAGE 83, A 30' UTILITY EASEMENT RECORDED IN BOOK 278 PAGE 211, A 13' EASEMENT PER REPORT OF COMMISSIONERS RECORDED IN BOOK 418 PAGE 38, A SIDEWALK EASEMENT RECORDED IN BOOK 414 PAGE 338, A STORM WATER FACILITY ACCESS EASEMENT RECORDED IN BOOK 3790 PAGE 27, WATER LINE EASEMENTS RECORDED IN BOOK 3126 PAGE 26, A TELECOMMUNICATIONS EASEMENT RECORDED IN BOOK 3203 PAGE 173, AND A DRAINAGE EASEMENT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK PAGE, LOCATED AS SHOWN ON THE PLAT.

THIS URBAN PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY:  
ENGINEERING SURVEYS & SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 449-2646  
EMAIL: TRED@ESS-INC.COM



TIMOTHY J. REED  
PROFESSIONAL LAND SURVEYOR 10/3/12  
LS 2088

STATE OF MISSOURI ) SS  
COUNTY OF BOONE )

ON THIS DAY OF 2012 BEFORE ME PERSONALLY APPEARED TIMOTHY J. REED TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 6, 2015.

JOSHUA D. LEHMEN, NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:  
WE, SHELTER MUTUAL INSURANCE COMPANY, A MISSOURI CORPORATION, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THE PLAT, A SEWER EASEMENT, 16 FEET WIDE, LOCATED AS SHOWN ON THE PLAT, IS HEREBY DEDICATED TO PUBLIC USE FOREVER.

SHELTER MUTUAL INSURANCE COMPANY

BY: J. DONALD DUELLO CHIEF EXECUTIVE OFFICER  
ATTEST: RAYMOND E. JONES EXECUTIVE VICE PRESIDENT AND SECRETARY

STATE OF MISSOURI ) SS  
COUNTY OF BOONE )  
ON THIS DAY OF 2012 BEFORE ME APPEARED J. DONALD DUELLO TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE CHIEF EXECUTIVE OFFICER OF THE CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID PRESIDENT AND CHIEF EXECUTIVE OFFICER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES

NOTARY PUBLIC

## NOTES

IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES NO STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA QUADRANGLE MAP DATED 2011.

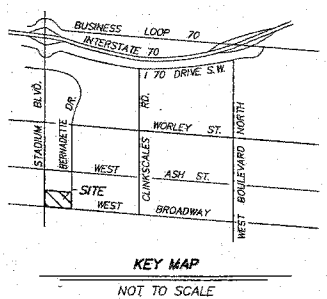
THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0280D, DATED MARCH 17, 2011.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 19th DAY OF NOVEMBER, 2012.

ROBERT MCDAVID, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



KEY MAP

NOT TO SCALE

# Engineering Surveys and Services

Consulting Engineers, Geologists, and Land Surveyors  
Analytical and Materials Laboratories

1113 Fay Street  
Columbia, Missouri 65201  
Telephone 573-449-2646  
Facsimile 573-499-1499

September 10, 2012

E-Mail [ess@ESS-Inc.com](mailto:ess@ESS-Inc.com)  
<http://www.ESS-Inc.com>

Mr. Timothy Teddy, Director  
City of Columbia  
Department of Community Development  
P.O. Box 6015  
Columbia, MO 65205

Dear Mr. Teddy:

Enclosed is our "development review application" for a replat and O-P development plan minor amendment for Shelter Office Park, located at the northeast corner of the intersection of West Broadway and Stadium Boulevard. This is a one lot subdivision containing 5.23 acres.

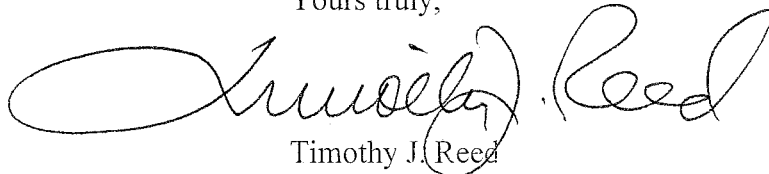
We are preparing this replat and O-P Development Plan minor amendment of Shelter Insurance Subdivision – Plat 2, in order to show the new property lines and building setback lines, which are a result of land that will soon be conveyed to the Missouri Highways and Transportation Commission, to accommodate the widening of West Broadway. The City Council is scheduled to approve an ordinance revision at their October 1, 2012 meeting, which will allow the 20 foot side yard, shown on the plat and plan, when the reduced setback has been caused by a City or State acquisition of property for a street project.

Thank you for your consideration of this request.

If you have any questions, please contact me.

Thank you very much.

Yours truly,



Timothy J. Reed

enclosures