

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
MARCH 21, 2013**

SUMMARY

A request by Engineering Surveys and Services, on behalf of Shelter Enterprises (owner), for a three-lot, final minor plat, to be known as "Broadway Shopping Center Subdivision" and a right-of-way variance. The 15.37-acre site is located between Ash Street and Broadway, on the Broadway Shopping Center site. (Case #13-22)

DISCUSSION

The applicant requests a three-lot final plat and right-of-way variance. Platting the lots confirms their status as legal, conforming lots and allows for some reapportionment of lot area. Previously, the subject site was part of both a recorded survey and McCauley's Subdivision. The final plat was reviewed by pertinent City staff and other agencies, and complies with the Subdivision Regulations, except for the right-of-way half-width along Atkins Drive, for which a variance is sought.

Atkins Drive currently functions as a one-way street with a 22-foot-wide right-of-way. As further residential development never occurred on the west side of Atkins, the western half-width was never obtained. The consulting surveyor indicates that to plat the additional right-of-way and to remove the fence that currently screens residents on the east side of Atkins Drive would be an imposition on their privacy. As a parallel drive exists internally to the subject site on the west side of the fence along Atkins Drive, it is unlikely that Atkins will be improved in the future.

STAFF RECOMMENDATION

Staff recommends approval of the final plat and variance requests.

VARIANCE(S) REQUESTED

Section of Subdivision Regulations	Description
25-43	Right-of-way along Atkins Drive

SITE CHARACTERISTICS

Area (acres)	15.1
Topography	Sloping downward toward the southwest
Watershed	Harmony Creek, County House Branch

UTILITIES & SERVICES

Sanitary Sewer	All City of Columbia services
Water	
Electric	
Fire Protection	

ACCESS

Pedestrian Access Needs	
Sidewalks	Installed; may not meet current standard
CATSO Bicycle/Pedestrian Network Plan	Backbone on Broadway and Clinkscapes; pedway on Ash

Broadway	South of site
Major Roadway Plan classification	Major arterial
Capital Improvement Program projects	Description: None Cost: N/A
Right-of-way needed	106-110' needed

Clinkscapes St.	East of site
Major Roadway Plan classification	Neighborhood collector
Capital Improvement Program projects	Description: Intersection improvement, Ash & Clinkscapes Cost: \$1.2 M Timeline: 6-10 years
Right-of-way needed	66-76' needed

Ash St.	North of site
Major Roadway Plan classification	Major collector
Capital Improvement Program projects	Description: Intersection improvement, Ash & Clinkscapes Cost: \$1.2 M Timeline: 6-10 years
Right-of-way needed	66-76' needed

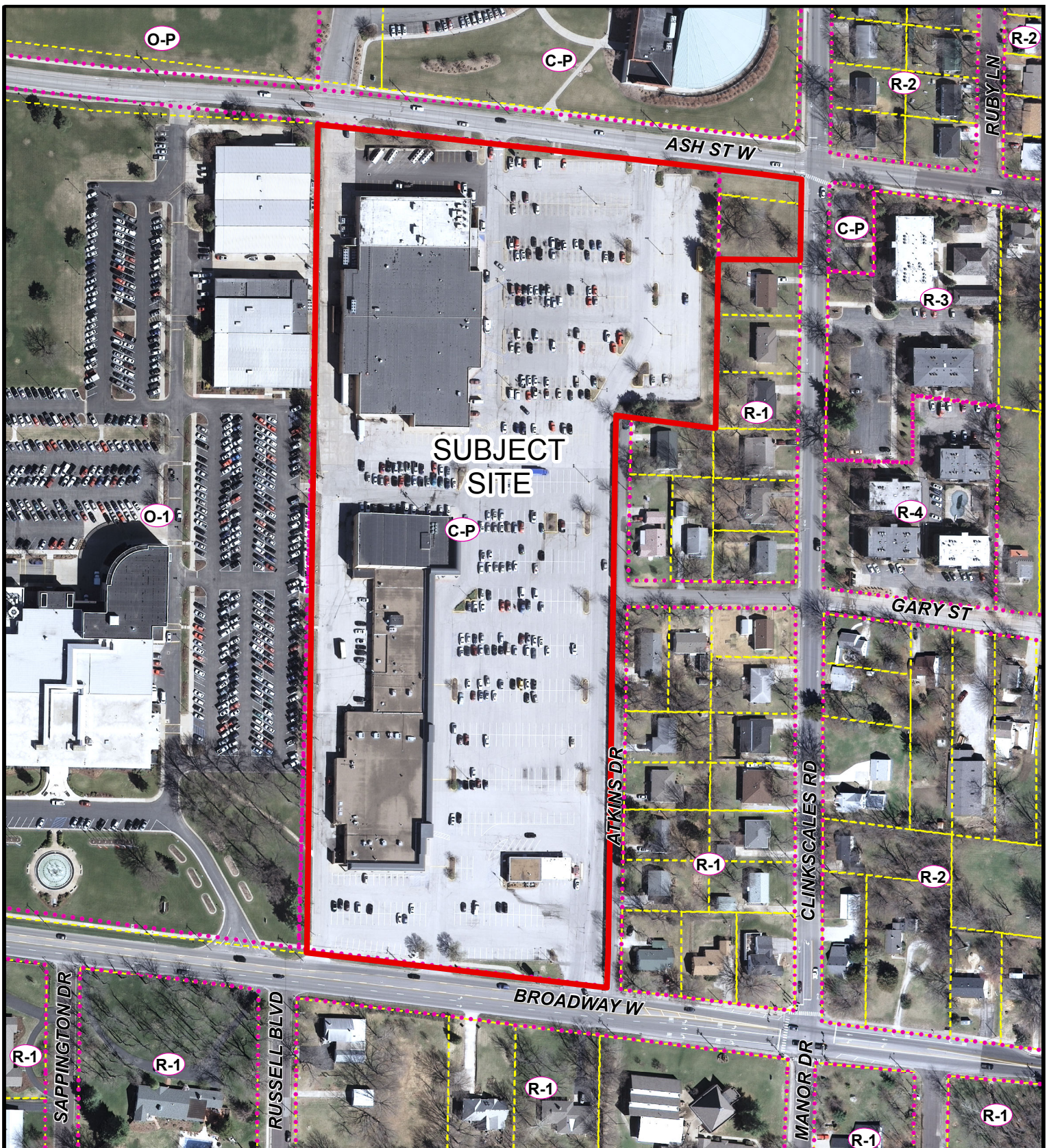
Atkins Drive	East of site
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: None Cost: N/A
Right-of-way needed	22' half-width needed; variance sought

PARKS & RECREATION

Neighborhood Parks Plan	The ARC adjacent to north
Trails Plan	Other trail or pedway along Clinkscapes
Trail easement(s)	None

Report prepared by ML

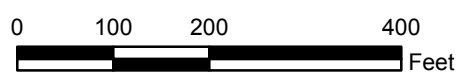
Approved by PRZ



Case 13-22: ROW Variance Broadway Shopping Center Final Plat

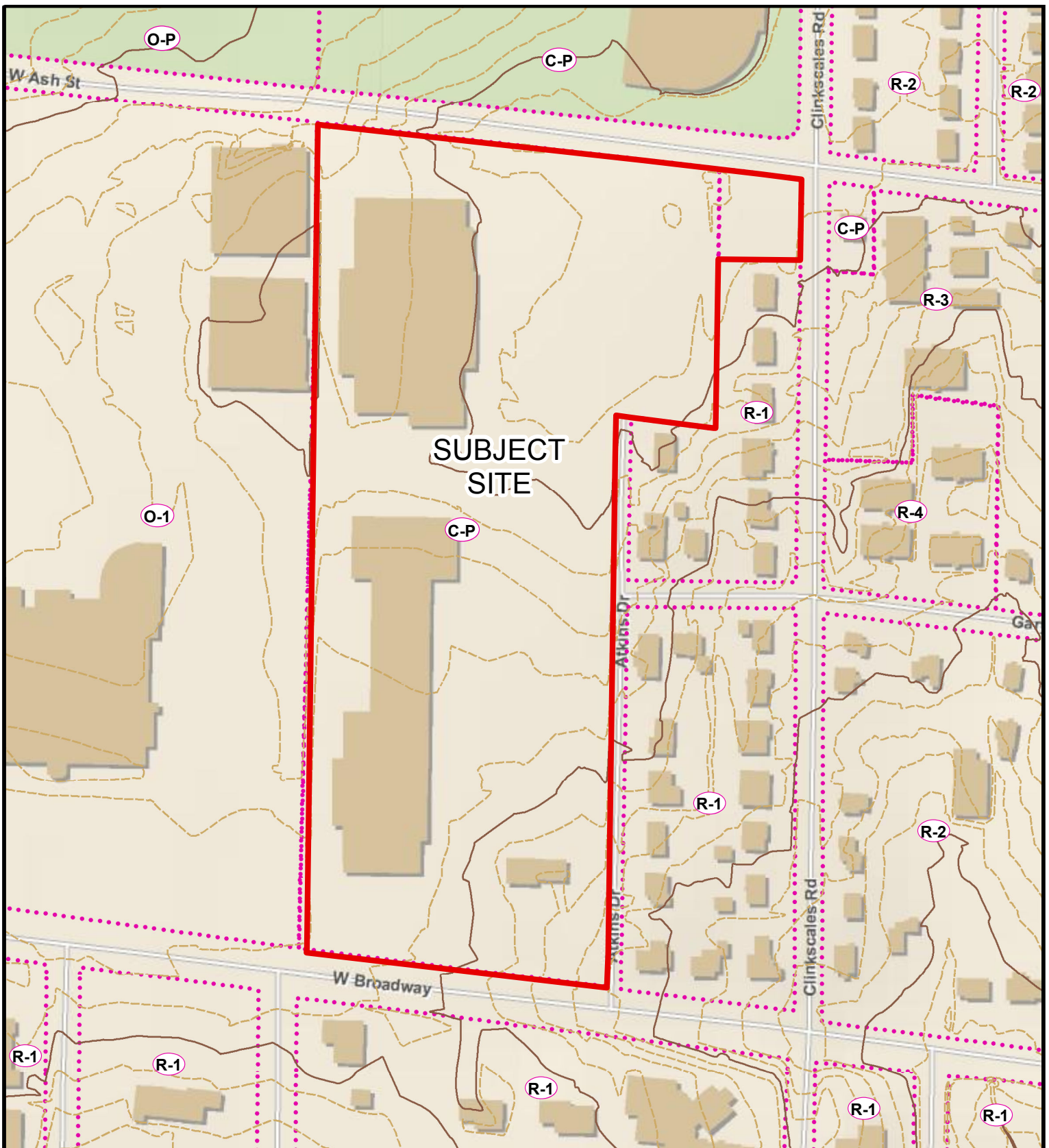


2011 Orthophoto
Source: Boone County Assessor

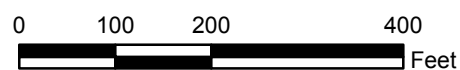


1 inch = 200 feet





Case 13-22: ROW Variance
Broadway Shopping Center Final Plat



1 inch = 200 feet



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
<http://www.ESS-Inc.com>

February 1, 2013

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 final plat and a variance request for the Broadway Shopping Center, located at 1729 West Broadway and owned by Shelter Enterprises, Inc.

Final plat. The Broadway Shopping Center is shown by a survey recorded in book 491 page 816, but does not meet the definition of a "lot", per the Subdivision Regulations. The enclosed plat of "Broadway Shopping Center Subdivision, contains three lots with a total acreage of 15.37 acres. This plat combines Lot 25 McCauley's subdivision with the residentially zoned strip of land included in the Broadway Shopping Center tract, to create two new residentially zoned lots.

Variance. In accordance with Section 25-20 of the City of Columbia Subdivision Regulations, it is respectfully requested that a variance be granted to Section 25-43, regarding the right-of-way width for Clinkscases Road, which is currently classified as a neighborhood collector, requiring a 33 to 38 foot half width right-of-way.

Shelter Enterprises, Inc. owns a strip of land 50 feet wide along Clinkscases Road and will be combining this strip (which is reduced by thirteen feet with our dedication of additional right-of-way for West Ash Street) with Lot 25 McCauley's Subdivision, in order to create two new residentially zoned lots. A three foot street easement was granted over the non-platted, 50 foot wide strip, in 1970. Shelter Enterprises, Inc. will dedicate this three foot strip as public right-of-way, and extend it across the frontage of Lot 25 McCauley's Subdivision, which will give Clinkscases Road a half width of 23 feet adjacent to these two new lots. Shelter Enterprises, Inc. will also dedicate a corner radius of 30 feet as required by the Subdivision Regulations. Clinkscases road is a 32 foot wide street build to City Standards and all utilities are in place. The right-of-way width from these two new platted lots, south to Broadway is, and will continue to be a 20 foot half width. Although the Major Roadway plan designates Clinkscases Road as a

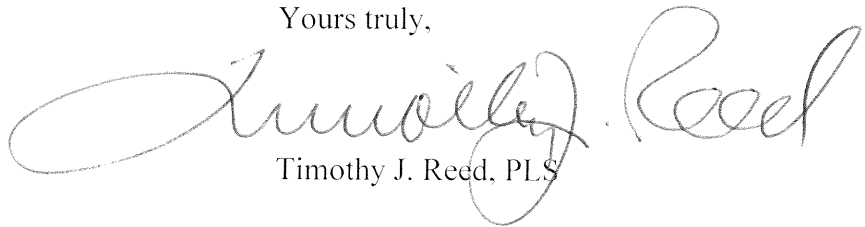
Other Offices
Jefferson City, Missouri • Sedalia, Missouri

neighborhood collector with a 33 to 38 foot half width, it is obvious that the road functions properly with its present width, and it is also obvious that the road will not be widened in the foreseeable future. To encumber the property owned by Shelter Enterprises, which is approximately 120 feet along Clinkscates Road, with an excessively wide strip of land for a future roadway, that may never be built, is simply not reasonable.

Granting this variance is not detrimental to public safety, health or welfare; is not generally applicable to other property; and does not abrogate the provisions of the comprehensive plan of the City of Columbia.

Thank you very much.

Yours truly,

A handwritten signature in cursive script, reading "Timothy J. Reed". The signature is fluid and stylized, with the first name "Timothy" being larger and more prominent than the last name "Reed".

Timothy J. Reed, PLS

enclosures



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Development Review Application

For office use:

Case #:

Submission Date:

Planner Assigned:

1. Please complete and submit this application form, including all applicable materials and fees, to the Planning Department office, located in City Hall (701 E. Broadway), or e-mail to planning@gocolumbiamo.com.

☐ **Concept Review Meeting (note case type(s)):** _____

- ☐ Letter to Planning Director describing request, noting restrictions of record, easements & right-of-way affecting site
- ☐ Locator map* (Indicate existing land uses on subject site and adjacent property. This can be noted in above letter.)
- ☐ Legal description of the property*
- ☐ A .PDF of sketch plan or plat, if applicable (E-mail to planning@gocolumbiamo.com)

☐ **Preliminary**, ☒ **Final Minor**, or ☐ **Final Major Subdivision**, or ☐ **Replat**

- ☒ Letter to Planning Director describing request, noting total land area in acres, & number of lots proposed
- ☒ 12 full-sized copies of subdivision plat
- ☒ Digital .PDF copy of plat (E-mail to planning@gocolumbiamo.com)
- ☒ Completed "Preliminary Plat Checklist" or "Final Plat Checklist" for final minors, final majors, & replats**
- ☒ Performance contracts**: Two signed originals (☐ N/A to preliminary plats)
- ☐ Construction plans to Public Works (☒ N/A)
- ☒ Fees: \$200 + \$5 per lot (minor, major, replat) processing + \$69 (1 sheet @ 24X36") recording (☐ No recording fee for prelim. plats)

☒ **Variance**

- ☒ Letter to Planning Director describing request & noting section(s) of the Regulations to which variance is requested
- ☒ Locator map*
- ☒ Original surveyor sealed legal description of the property (☐ N/A to sidewalk variance requests)
- ☒ Editable digital copy of legal description (E-mail to planning@gocolumbiamo.com) (☐ N/A to sidewalk variance requests)
- ☒ "Variance" or "Sidewalk Variance" worksheet** (☐ N/A to variances requested in conjunction with planned developments)
- ☒ Fees: \$250 processing

☐ **Rezoning**

- ☐ Letter to Planning Director stating reason for request, requested zoning district(s), & adjacent land uses & zoning
- ☐ Locator map*
- ☐ Original surveyor sealed legal description of the property
- ☐ Editable digital copy of legal description (E-mail to planning@gocolumbiamo.com)
- ☐ Completed "Statement of Intent" worksheet**, if planned district zoning is requested (☐ N/A)
- ☐ Fees: _____ processing & advertising. (☐ No fee for A-1 to R-1, or H-P zoning requests)

☐ **Planned District Development Plan**, ☐ **Minor Amendment**, or ☐ **Major Amendment**

- ☐ Letter to Planning Director describing request
- ☐ 12 full-sized copies of development plan (☐ No paper copies needed if plan sheets are 11"X17" or smaller)
- ☐ Digital .PDF copy of plan (E-mail to planning@gocolumbiamo.com)
- ☐ Completed "Development Plan Checklist" & "Preliminary Plat Checklist" (☐ N/A to amendment requests)**
- ☐ Completed "Design Parameters" worksheet** (☐ N/A to PUD plans or minor amendment requests)
- ☐ Fees: _____ processing & advertising. (☐ No advertising fee for minor amendment requests)

☐ **Easement Vacation**, ☐ **Right-of-way Vacation**, ☐ **New Easement Dedication**

- ☐ Letter to Planning Director describing request
- ☐ Locator map*
- ☐ Map showing area(s) to be vacated
- ☐ Original surveyor sealed legal description(s) of the area(s) to be vacated, & executable new easement document(s), if applicable
- ☐ Editable digital copy of legal description(s) for vacations, & dedications (E-mail to planning@gocolumbiamo.com)
- ☐ Fees: \$250 processing + _____ recording (applies to each document being recorded)

☐ **Annexation & Permanent Zoning**

- ☐ Letter to Planning Director describing request, noting existing County zoning & requested City zoning district(s)
- ☐ Locator map*
- ☐ Original surveyor sealed legal description of the property
- ☐ Editable digital copy of legal description (E-mail to planning@gocolumbiamo.com)
- ☐ Annexation petition** (☐ signed by all fees interest & notarized)
- ☐ Address verified by Protective Inspection (874-7474): House/unit #: _____ Street: _____ City: _____ State: _____
- ☐ Fees: _____ processing & advertising. (☐ No rezoning or advertising fee for equivalent or lesser permanent zoning)

*The Boone County Parcel Information Viewer provides internet access to locator maps & property deeds (<http://www.showmeboone.com/ASSESSOR/>).

**Forms are available online at http://www.gocolumbiamo.com/Planning/Zoning/application_forms.php.

2. Provide the following project & land use information for the subject property and immediate surroundings:

Plat/Plan Title (if applicable): Broadway Shopping Center Subdivision	Case # from previously held concept review meeting (if applicable): 12-197
Location (e.g., distance from street intersection; include address, if applicable): 1729 West Broadway	
Parcel ID#(s) (available at http://www.showmeboone.com/ASSESSOR/ , or from the Boone County Recorder's Office (phone: 573-886-4345): 16-220-00-00-008.00 01 16-220-00-02-025.00 01	
Area (acres): 15.37	Current zoning: C-P (Planned Business District)
Current land use (note existing structures, if applicable): Broadway Shopping Center	Requested zoning (if applicable):

3. Indicate existing service providers (required for rezoning & subdivision requests):

Sanitary sewer: City Public Works Dept.	Electric: City Water Light Dept.
Water: City Water Light Dept.	Fire protection: Columbia Fire Department

4. Provide contact information for the property owner and applicant/agent/contract purchaser:

Owner: Shelter Enterprises, Inc.	<input checked="" type="checkbox"/> Applicant/ <input type="checkbox"/> Agent/ <input type="checkbox"/> Contract purchaser: Tim Reed
Owner's signature (required for rezoning & development plan requests):	Firm: Engineering Surveys & Services
Address: 1817 West Broadway	Address: 1113 Fay Street
City/State/Zip: Columbia, MO 65203	City/State/Zip: Columbia, MO 65201
Phone: 573-214-4190	Phone: 573-449-2646
Fax:	Fax: 573-499-1499
E-mail:	E-mail: treed@ess-inc.com

Fee Schedule:

Fee Schedule:

Case Type	Processing		Advertising	Recording	Subtotal
Concept Review	N/A		N/A	N/A	\$0
Preliminary Plat	\$400 + \$5/lot		N/A	N/A	\$
Final Minor Plat	\$200 + \$5/lot		N/A	24X36": \$69 1 st sheet + \$50/add.	\$284
Final Major Plat				18X24": \$44 1 st sheet + \$25/add.	\$
Replat					\$
Variance	\$250		N/A	N/A	\$250
Permanent Zoning	0-2 ac: \$200	>10-15 ac: \$600	\$110	N/A	\$
Rezoning	>2-5 ac: \$300	>15-20 ac: \$800			\$
Development Plan	>5-10 ac: \$400	>20 ac: \$1,000			\$
Minor Plan Amendment	\$100		N/A	N/A	\$
Major Plan Amendment	\$200		\$110	N/A	\$
Easement Vacation	\$250		N/A	\$24 1 st page + \$3/add.	\$
Easement Dedication	N/A		N/A		\$
ROW Vacation	\$250		N/A		\$
Annexation processing	\$250		N/A	N/A	\$
Total					\$534

For office use:

Case Description:							
Filing Deadline	Concept Review	Public Info Meeting	Council Res. (Annexations)	PZC Meeting	Council Res. (Prelim. Plats)	Council 1 st read	Council 2 nd & 3 rd read
Send postcard (Con Rev: meeting date; Pub Info: 1 wk after submittal)	Send staff comments (2 weeks after submittal)	Send ad & letters (20 days before PZC)	Receive revisions (1 wk after staff comments)	Send 2 nd review comments (1 wk after revisions received)	Send Annexation Council report (13 days before PZC)	Send PZC report (10 days before PZC)	Send Council report (10 days before 1 st read)
Verified complete (Sign & date):	Fees paid (Sign & date):	Ward:	Neighborhood Associations:				Historic structures over 50 years (Y/N):



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Final Plat Checklist

For office use:

Case #:

Submission Date:

Planner Assigned:

Final plats of major or minor subdivisions, and replats shall meet (at a minimum) the following criteria. Failure to provide the requested information may result in review and approval delays.

Minimum Submittal Requirements

Sec. 25-23 Concept Review – generally:

- ☒ Concept review meeting held on 12/13/2012 (only applicable to final minor subdivisions) (☐ N/A)

Sec. 25-27 Final plat review:

- ☒ Submitted processing and recording fees
☒ Site is accessible from an existing road
☒ Submitted 12 copies of plat to Planning Dept.
☐ Submitted 3 copies of signed & sealed final construction plans to Public Works Dept. (☒ N/A)
☐ Plat substantially conforms to approved preliminary plat (☒ N/A to final minor subdivisions & replats)
☐ Submitted 2 signed copies of an "improvements guarantee" (see standard "Performance Contract" form)

Final Plat Specifications (Sec. 25-28)

- ☒ Signed and sealed by a registered land surveyor
☒ Drawn in ink on eighteen-inch by twenty-four inch (18"X24") or twenty-four inch by thirty-six inch (24" x 36") single or double matted polyester film sheets
☒ Scale of at least one inch equals one hundred feet (1" = 100')
☒ Index map with match lines for each sheet, if multiple sheets are submitted (☐ N/A)
☒ Title of the subdivision and graphic scale
☒ Key map showing the entire subdivision and its relationship to the surrounding area
☒ Legal description of the property to be subdivided
☒ Subdivision boundary closes to one in ten thousand (1:10,000)
☒ Interior areas close to one in five thousand (1:5,000)
☒ Lot numbers
☒ Setback lines along street rights-of-way (setbacks conform to zoning district requirements)
☒ Subdivision size
☒ Size of lots of one acre or more (to nearest one-hundredth of an acre) (☐ N/A)
☒ Street names
☒ Adjacent subdivision names (☐ N/A)
☐ Relationship of boundary lines to section lines, quarter section lines, and corporate boundaries (☒ N/A)
☒ Easements, & their designation
☒ Existing buildings (☐ N/A)
☐ Floodprone areas, as delineated on the December 1, 1981 flood hazard boundary map (☒ N/A)
☐ Stream buffer limits (☒ N/A)
☐ Reference to related documents required to be recorded with the plat (☒ N/A)
☒ Restrictions of record affecting division and use of the land as contemplated by the subdivision (☐ N/A)
☐ Existing obligations or restrictions set forth on a previous plat of the land (☒ N/A)
☐ If obligation or restriction is omitted, a letter identifying and justifying each is required (☒ N/A)
☒ Certification that survey meets current Missouri Minimum Standards for Property Boundary Surveys
☒ Certification that owner is the legal owner and has given consent to the subdivision and irrevocable dedication of street rights-of-way, easements, and all land intended for public use
☒ Certification of final plat approval to be signed by the Mayor and attested by the City Clerk

Sec. 25-30 Resubdivision:

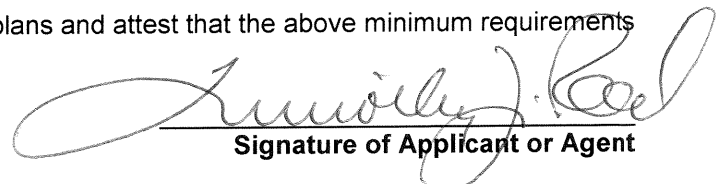
- ☒ If plat is a resubdivision, it is labeled a "replat" (☐ N/A)

Other Requirements

- ☒ Planning & Zoning Commission signature block (☐ N/A to final major subdivisions & replats)

Statement of Certification

I/we--the applicant(s) or agent--have reviewed the submitted plans and attest that the above minimum requirements have been shown on the attached plans submitted for review.


Signature of Applicant or Agent

February 1, 2013

Broadway Shopping Center Subdivision – Variance Worksheet

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Granting of the variance for the right-of-way width of Clinkscates Road will allow the two newly created residential lots, to be utilized exactly as the other thirteen residential lots immediately south. Clinkscates Road is a 32 foot wide street built to City standards and adequately serves this area. There will be no detriment to the public safety, health or welfare as a result of this variance, nor will it cause any injury to other property or improvements in the neighborhood.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not generally applicable to other property and are not self-imposed.

Clinkscates Road has a forty foot wide right-of-way from West Ash Street to West Broadway, which was dedicated by Hunthill Subdivision in 1926. There are fourteen property owners along the west side and four property owners along the east side. All of the properties (except the 50 foot strip and Lot 25 McCauley's Subdivision, on the west side owned by Shelter Enterprises, Inc.) are fully developed with single family homes or apartments, with the existing 40 foot platted right-of-way. This variance will allow the vacant property to be developed in the same manner as all of the other properties in this block and is not applicable to other property.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and

We are combining a small un-platted 50 foot wide strip with a previously platted lot, to create two new residential lots. These lots are relatively small and any additional right-of-way dedicated will make these lots more difficult to develop with a single family home.

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.

Granting a variance to allow the right-of-way line to remain essentially the same as all of the other properties on the block, and not move the line ten feet further into the property will not in any manner abrogate the provisions of the comprehensive plan of the City.



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Variance Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

Where the Planning and Zoning Commission finds that undue hardships or practical difficulties may result from strict compliance with the City's Subdivision Regulations, it may recommend and the Council may approve variances so that substantial justice may be done and the public interest secured, provided that any such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

The Commission shall not recommend variances unless it finds and determines that the following criteria are met¹. Please explain how the requested variance complies with each of the below requirements:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and
4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.

¹ Per Section 25-20: Variances and exceptions

BROADWAY SHOPPING CENTER SUBDIVISION

MARCH 11, 2013

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 491 PAGE 816 AND LOT 25 McCAULEY'S SUBDIVISION, RECORDED IN PLAT BOOK 5 PAGE 14, ALSO BEING THE TRACTS DESCRIBED BY DEEDS RECORDED IN BOOK 711 PAGES 642 AND 651, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED BY A SURVEY RECORDED IN BOOK 491 PAGE 816, SHOWN BY SAID SURVEY AS BEING N 84°15'W 324.9 FEET, N 0°08'W 37.11 FEET AND N 84°02'27"W 463.45 FEET FROM THE SOUTHEAST CORNER OF SECTION 10-48-13, THENCE N 0°13'50"W, ALONG THE WESTERLY LINE OF SAID TRACT, ALSO BEING THE EASTERLY LINE OF LOT 1 SHELTER INSURANCE SUBDIVISION - PLAT 2, A DISTANCE OF 1279.80 FEET; THENCE CONTINUING ALONG THE LINES OF THE TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 491 PAGE 816, S 83°59'20"E 746.78 FEET; THENCE S 0°17'10"E 50.00 FEET TO THE NORTHEAST CORNER OF LOT 25 McCAULEY'S SUBDIVISION; THENCE ALONG THE LINES OF SAID SUBDIVISION, S 0°17'10"E 84.01 FEET; THENCE S 89°43'10"W 126.00 FEET; THENCE S 0°07'30"E 252.00 FEET; THENCE N 83°41'40"W 155.40 FEET; THENCE S 0°09'00"E 879.93 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROADWAY; THENCE N 84°03'50"W, ALONG SAID LINE, 463.08 FEET TO THE BEGINNING AND CONTAINING 15.37 ACRES.

THIS TRACT IS SUBJECT TO UTILITY EASEMENTS RECORDED IN BOOK 279 PAGE 624, AND BOOK 356 PAGE 547, STREET EASEMENTS RECORDED IN BOOK 383 PAGE 921, AND BOOK 406 PAGE 299, A DRAINAGE EASEMENT RECORDED IN BOOK 396 PAGE 793, AND A TELEPHONE EASEMENT RECORDED IN BOOK 3203 PAGE 172, ALL 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: TREED@ESS-INC.COM

TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS 2089



0 80 160
SCALE: 1" = 80'

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

MONUMENT LEGEND

⊕ IRON
● DH DRILL HOLE
S SET
F FOUND

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 11th DAY OF MARCH, 2013 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 ENTERPRISES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO THREE LOTS AS SHOWN ON THE PLAT. UTILITY EASEMENTS AND LAND FOR WEST BROADWAY RIGHT-OF-WAY, CLINKSCALES ROAD RIGHT-OF-WAY, AND ASH STREET RIGHT-OF-WAY, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

SHELTER ENTERPRISES, LLC

BY: _____ ATTEST: _____
MADISON M. MOORE, MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

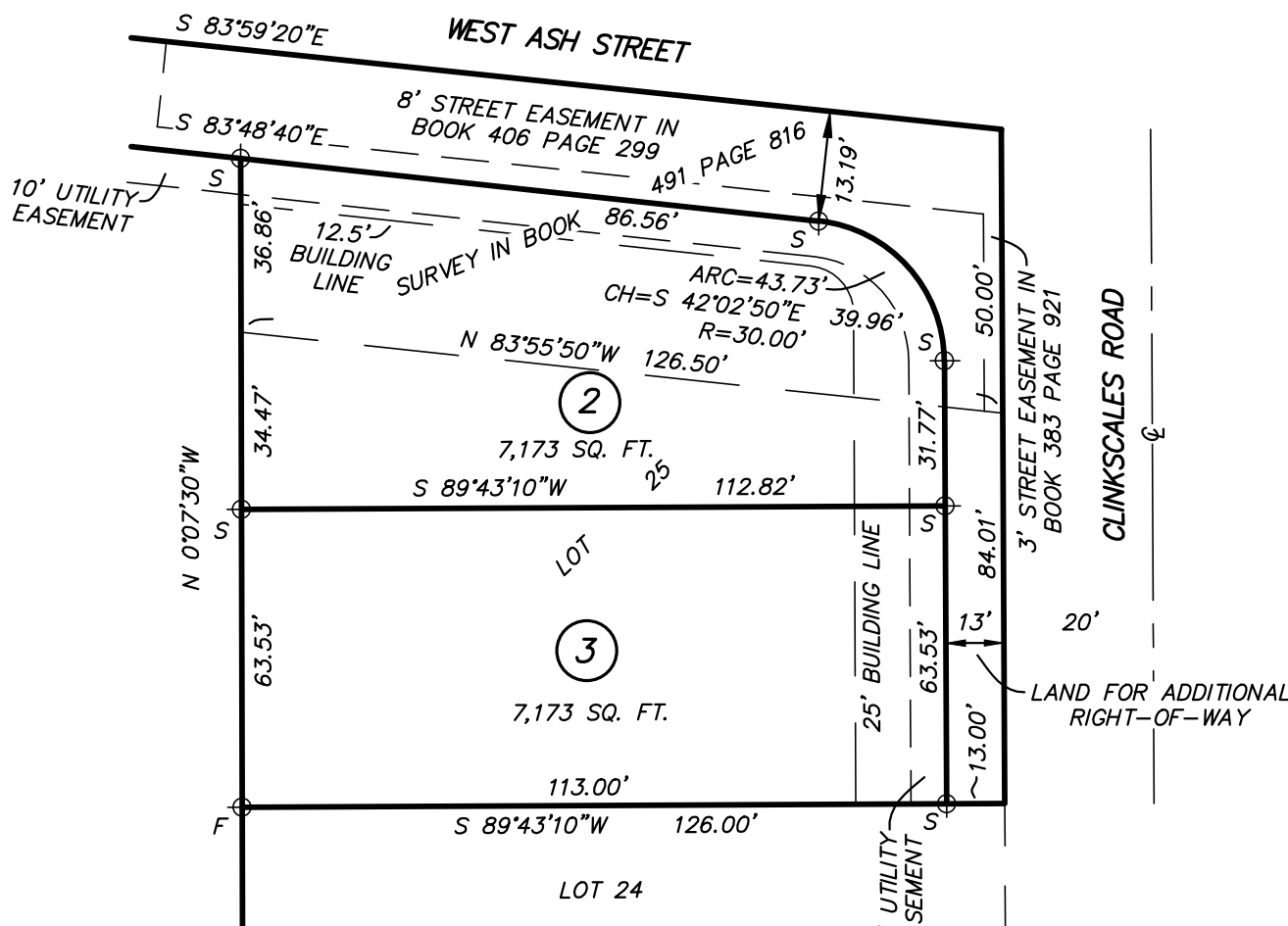
ON THIS _____ DAY OF _____, 2013 BEFORE ME APPEARED MADISON M. MOORE, PERSONALLY KNOWN TO ME, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SHELTER ENTERPRISES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, WITH AUTHORITY TO BIND SAID LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERSHIP, AND THAT HE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

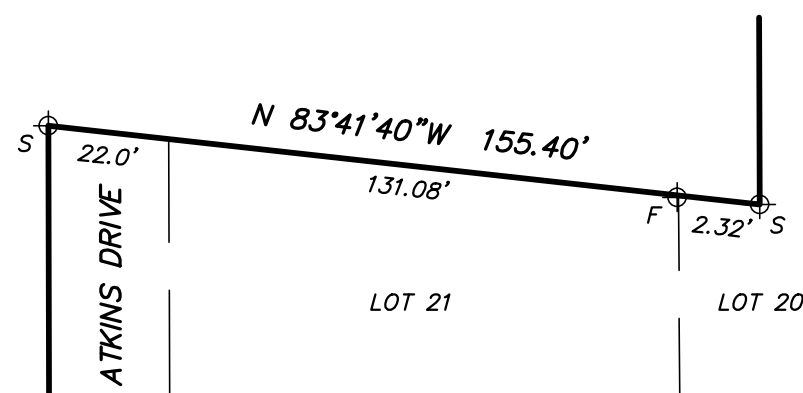
KEY MAP

NOT TO SCALE



DETAIL 1

NOT TO SCALE



DETAIL 2

NOT TO SCALE

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.

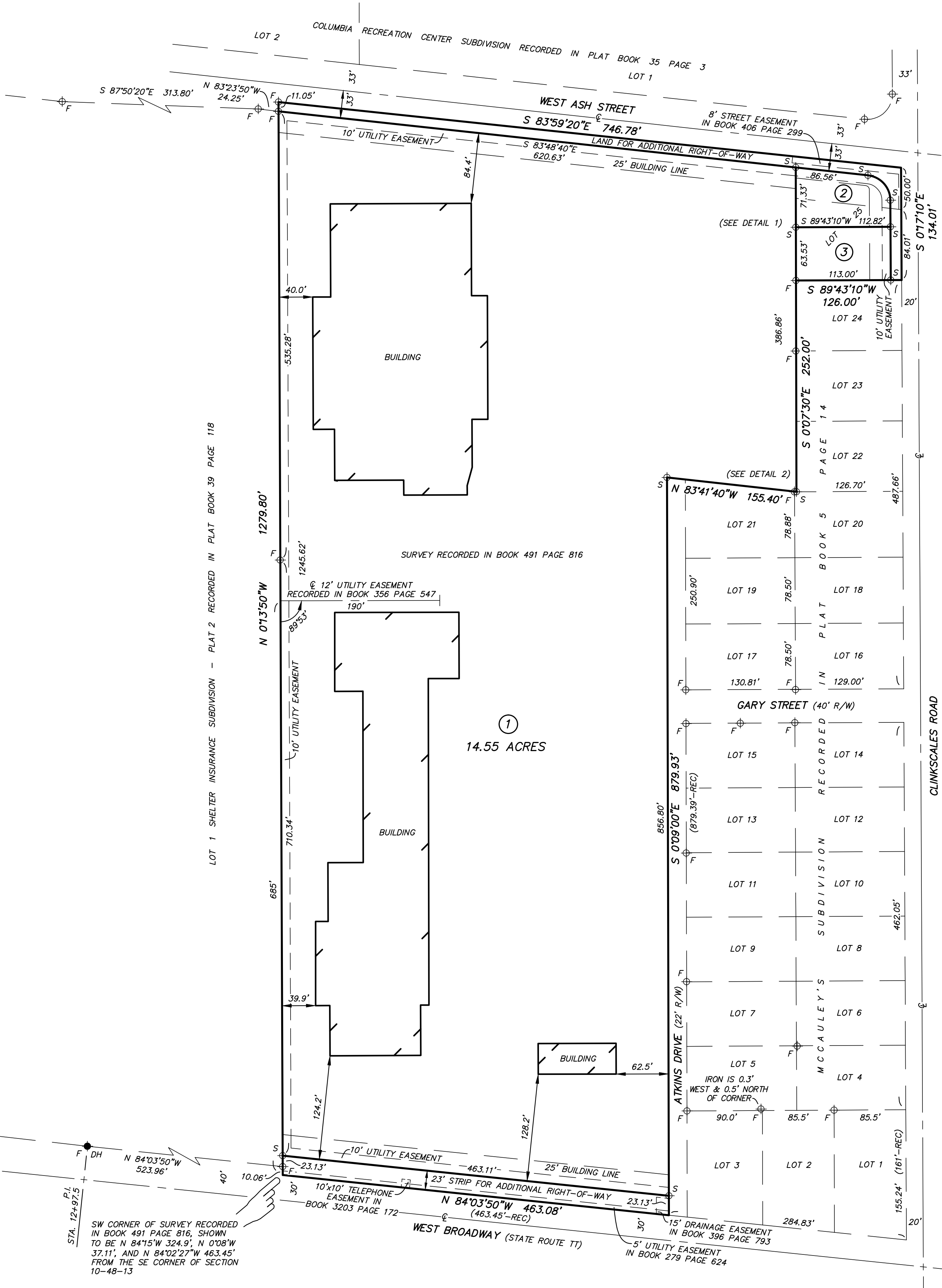
APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON MARCH 21, 2013.

DOUG WHEELER, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 15th DAY OF APRIL, 2013.

ROBERT MCDAVID, MAYOR

ATTEST: _____
SHELLA AMIN, CITY CLERK



LOT 1 SHELTER INSURANCE SUBDIVISION - PLAT 2 RECORDED IN PLAT BOOK 39 PAGE 118