

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 76-13

AN ORDINANCE

vacating street right-of-way located along a portion of the west side of Rangeline Street, south of Wilkes Boulevard; 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 certain street right-of-way located along a portion of the west side of Rangeline Street, south of Wilkes Boulevard, more particularly described as follows:

A strip of land located in the northeast quarter of Section 12 T48N R13W, in Columbia, Boone County, Missouri, being part of the land dedicated for street right-of-way, by the plat of Columbia College Subdivision, recorded in plat book 24 page 81, described as follows:

Beginning at the southeast corner of Lot 1 Columbia College Subdivision, thence N 7°48'30"W, along the easterly line thereof, 249.85 feet; thence leaving said line, N 86°29'30"E 14.10 feet; thence S 7°48'30"E 249.97 feet; thence S 87°00'00"W 14.10 feet to the beginning.

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 _____, 2013.

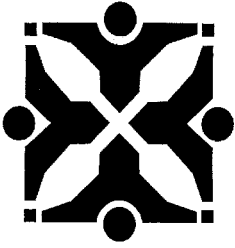
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning ^{TT}

Agenda Item No:

To: City Council
From: City Manager and Staff *MM*

Council Meeting Date: Mar 18, 2013

Re: Columbia College right-of-way vacation request (Case #13-20)

EXECUTIVE SUMMARY:

A request by Engineering Surveys and Services, on behalf of Columbia College (owner), for a right-of-way vacation. The site is along the west side of Rangeline Street, south of Wilkes Boulevard.

DISCUSSION:

The applicant requests the vacation of a portion of right-of-way previously dedicated by Columbia College along the west side of Rangeline Street. The street was recently reconstructed with streetscape and sidewalk improvements within a 50-foot wide right-of-way. The applicant requests the vacation of the approximately 14-feet of the right-of-way remaining outside of the improved area.

Rangeline is designated a major collector in the City's Major Roadway Plan. When the adjacent property was replatted in 1990, Columbia College dedicated, in accordance with the subdivision standards, the additional right-of-way to make Rangeline conform to the City's roadway standards. Since that time the roadway has been reconstructed in a smaller right-of-way than originally planned.

This request has been reviewed by applicable internal and external departments and agencies and is supported. The existing improvements adequately support the traffic movements in this location and it is unlikely that any future roadway widening will occur. The Rangeline north of Wilkes Boulevard has on-street parking and is residential in nature until its intersection with Business Loop 70. Vacation of the approximate 14-feet of additional right-of-way will result in the remaining right-of-way to match existing improvements. The vacation will not have an adverse impact on public safety or welfare.

Locator maps and a copy of the vacation exhibit are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

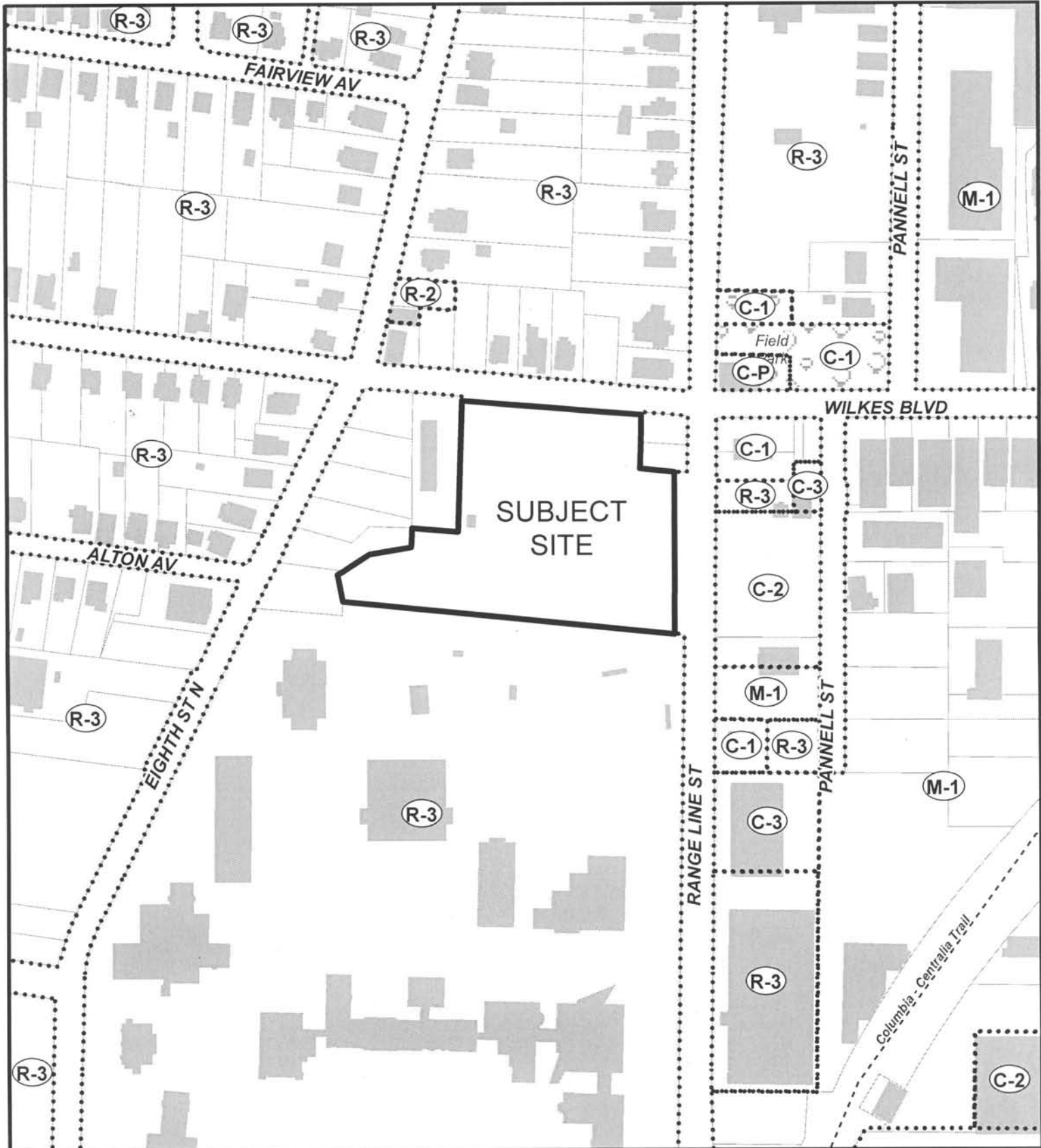
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

SUGGESTED COUNCIL ACTIONS:

Staff recommends approval of the right-of-way vacation.

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/Epands 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

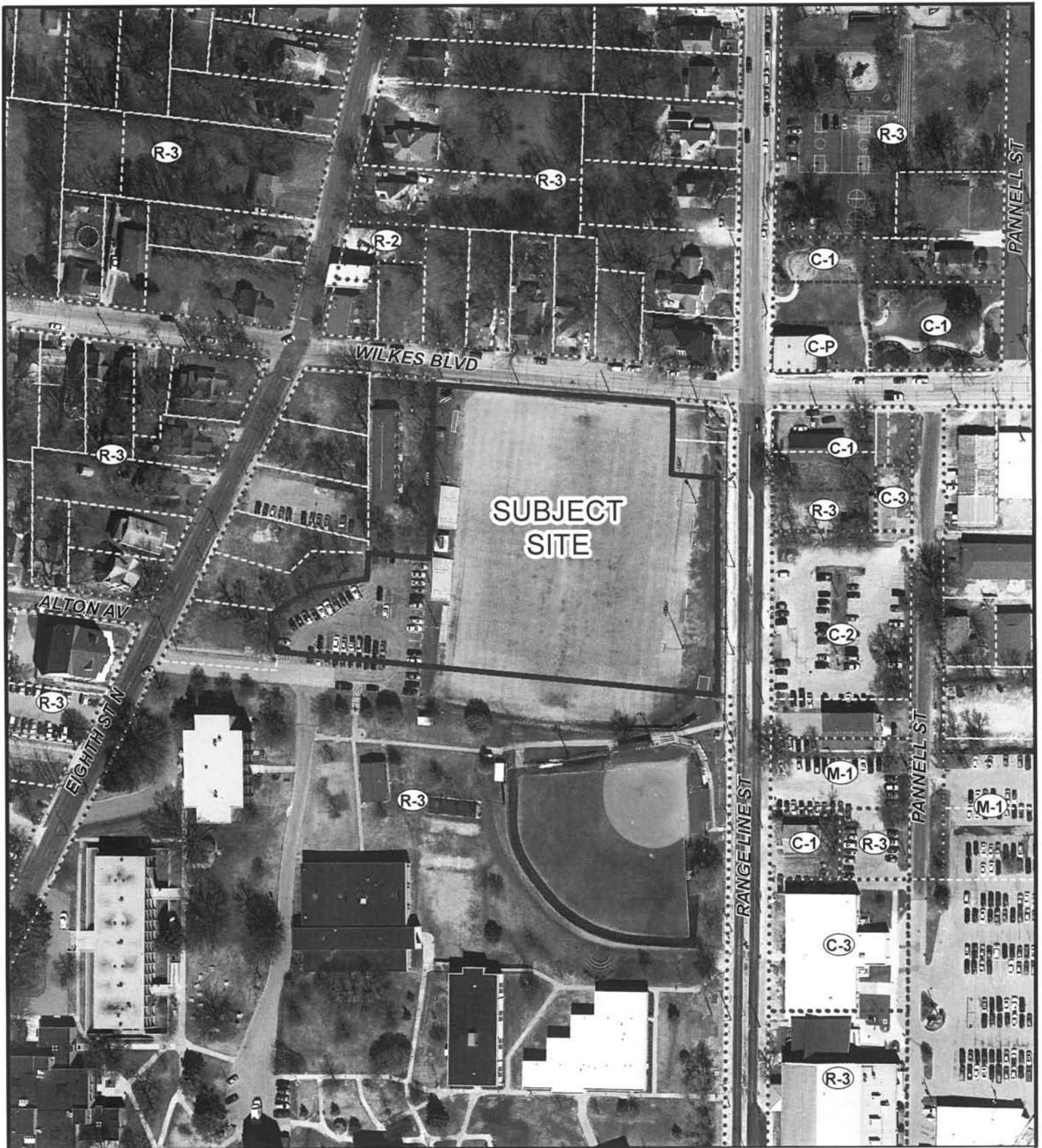


**Case 13-20: Right-of-way Vacation
Columbia College Along Rangeline Street**



1 inch = 200 feet





**Case 13-20: Right-of-way Vacation
Columbia College Along Rangeline Street**



2011 Orthophoto
Source: Boone County Assessor



1 inch = 150 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>

January 29, 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 our request to vacate a strip of right-of-way along Rangeline Street.

Last year Columbia College and the City of Columbia, completed a major improvement to Rangeline Street, which included street and sidewalk improvements along with lighting, landscaping and utility upgrades. This project was designed and constructed to fit into a fifty foot wide right-of-way.

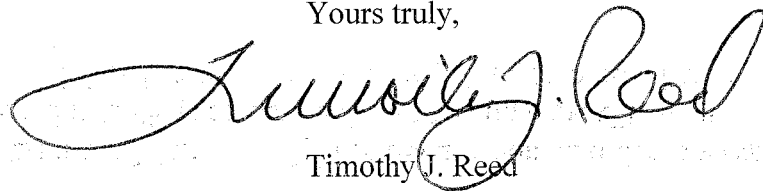
In 1990, we prepared the plat of Columbia College Subdivision, in order to vacate Alton Avenue and construct the Columbia College soccer field. At that time the City requested, and Columbia College donated an additional 16 feet of right-of-way, for a forty foot half width right-of-way for Rangeline Street.

Now that Rangeline Street has been completely reconstructed within a fifty foot wide right-of-way, part of this dedicated right-of-way along the soccer field is no longer needed, and we are requesting that a portion of it, be vacated.

Enclosed is a check in the amount of \$ 274.00, along with a locator map, the subdivision plat showing the area to be vacated and a description of the area to be vacated.

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

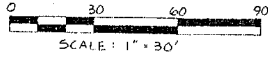
enclosures

BETTIE JOHNSON
RECORDER OF DEEDS

COLUMBIA COLLEGE SUBDIVISION

AUGUST 24, 1990

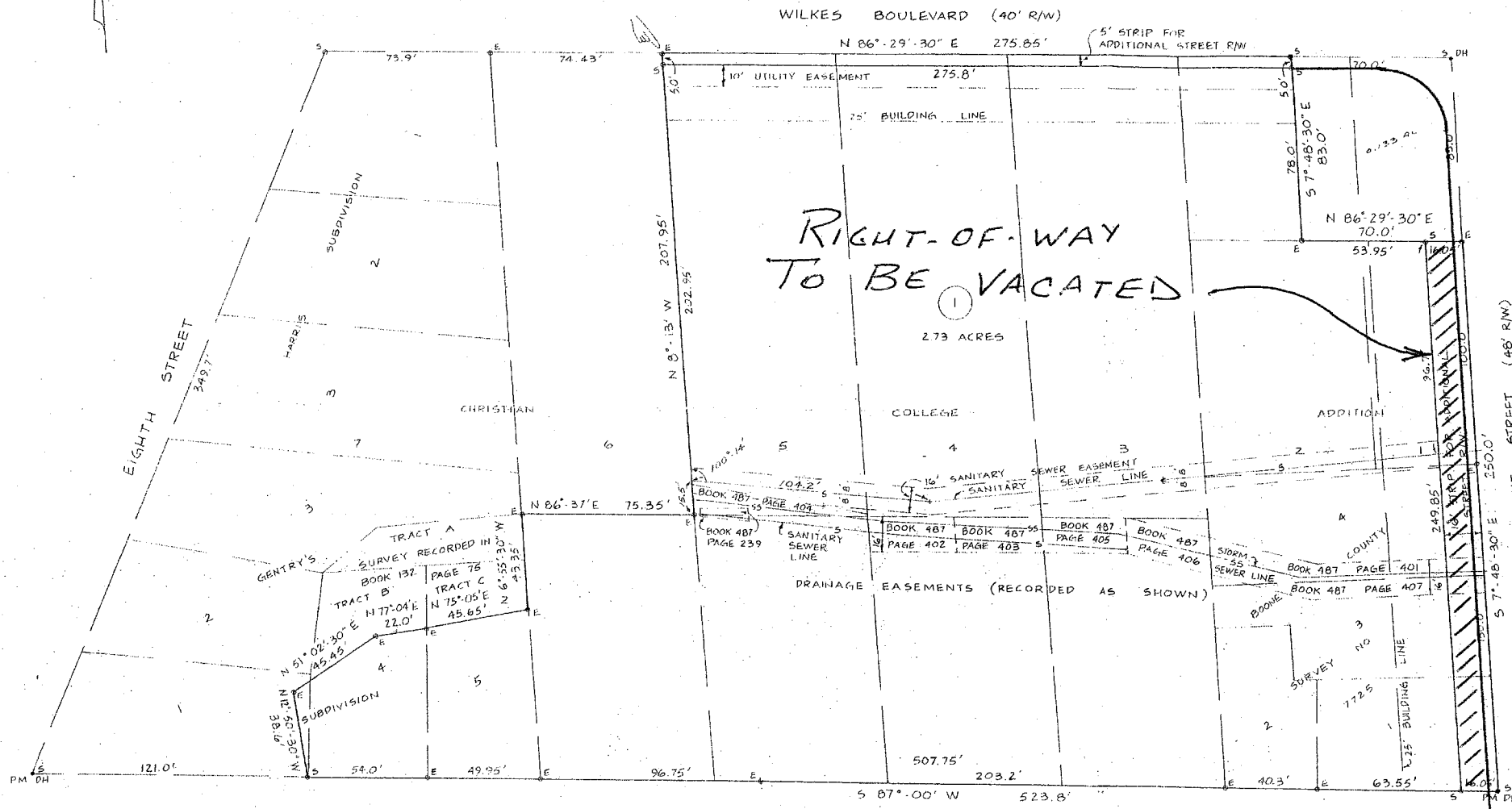
BEARINGS ARE REFERENCED
TO THE SOUTH LINE OF
CHRISTIAN COLLEGE ADDITION



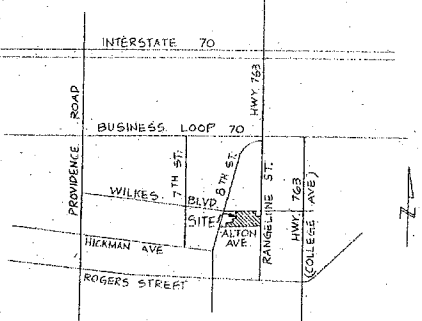
MONUMENT LEGEND

+	IRON
DH	DRILL HOLE
S	SET
E	EXISTING

NOTE
THIS LOT IS NOT LOCATED IN
THE 100 YEAR FLOOD PLAIN
AS DEFINED BY CITY ORDINANCE.



ALTON AVENUE (20' R/W)
(VACATED BY CITY ORDINANCE # 012782
RECORDED IN BOOK 798 PAGE 234.)



APPROVED BY THE PLANNING AND
ZONING COMMISSION, COLUMBIA, MISSOURI,
ON _____

LARRY R. NIEDERGERKE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL
OF COLUMBIA, MISSOURI, THIS _____ DAY OF
_____, 1990

MARY ANNE M. COLLUM, MAYOR

ATTEST: LAUNA H. DANIEL, CITY CLERK

A RESUBDIVISION OF A TRACT OF LAND LOCATED IN CHRISTIAN COLLEGE ADDITION TO COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OR PART OF LOTS 1, 2, 3, 4, 5, 6 AND PART OF LOTS 4 AND 5 GENTRY'S SUBDIVISION OF LOT 7 OF CHRISTIAN COLLEGE ADDITION.
BEGINNING AT THE NW CORNER OF LOT 5 CHRISTIAN COLLEGE ADDITION TO COLUMBIA; THENCE N 86°-29'-30" E ALONG THE NORTH LINE OF SAID ADDITION, 275.85 FEET TO THE NW CORNER OF A TRACT OF LAND DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 572 PAGE 647; THENCE ALONG THE LINES OF SAID TRACT AND A TRACT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 384 PAGE 540, 57°-48'-30" E 83.0 FEET; THENCE N 86°-29'-30" E 70.0 FEET TO THE WESTERLY RIGHT-OF-WAY OF RANGELINE STREET; THENCE S 7°-48'-30" E ALONG SAID LINE 250.0 FEET TO THE NORTH LINE OF ALTON AVENUE; THENCE S 87°-00' W ALONG SAID LINE, 523.8 FEET TO THE SW CORNER OF LOT 4 GENTRY'S SUBDIVISION OF LOT 7 CHRISTIAN COLLEGE ADDITION; THENCE N 12°-50'-30" W ALONG THE WEST LINE OF SAID LOT, 38.6 FEET TO THE SOUTHERLY LINE OF TRACT B OF A SURVEY RECORDED IN BOOK 132 PAGE 75; THENCE ALONG SAID LINE, N 51°-02'-30" E 45.45 FEET; THENCE N 77°-04' E 22.0 FEET; THENCE N 75°-05' E ALONG THE SOUTHERLY LINE OF TRACT C OF A SURVEY RECORDED IN BOOK 132 PAGE 75, 45.65 FEET TO THE WESTERLY LINE OF LOT 6 CHRISTIAN COLLEGE ADDITION; THENCE N 6°-55'-30" W ALONG SAID LINE 43.35 FEET; THENCE N 86°-37' E 75.35 FEET TO THE WESTERLY LINE OF LOT 5; THENCE N 8°-13' W ALONG SAID LINE, 207.95 FEET TO THE BEGINNING, AND CONTAINING 2.85 ACRES.
THIS TRACT IS SUBJECT TO AN UNDEFINED UTILITY EASEMENT RECORDED IN BOOK 177 PAGE 194 AND DRAINAGE EASEMENTS RECORDED IN BOOK 487 PAGES 401, 402, 403, 404, 405, 406, 407 AND BOOK 487 PAGE 239.
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

SURVEY & PLAT BY
ENGINEERING SURVEYS & SERVICES
Timothy J. Reed
TIMOTHY J. REED
REGISTERED LAND SURVEYOR
LS - 2089

STATE OF MISSOURI }
COUNTY OF BOONE } SS
ON THIS 24 DAY OF SEPTEMBER, 1990 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 JANUARY 5, 1992.

KNOW ALL MEN BY THESE PRESENTS:
WE, COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION
OF THE STATE OF MISSOURI, BEING THE SOLE OWNER OF THE ABOVE
DESCRIBED TRACT HAVE CAUSED THE SAME TO BE RESUBDIVIDED INTO 1
LOT AS SHOWN ON THE PLAT. LAND FOR ADDITIONAL STREET RIGHT-OF-WAY
ALONG WILKES BOULEVARD AND RANGELINE STREET IS HEREBY DEDICATED
TO PUBLIC USE FOREVER. EASEMENTS, TYPES AND LOCATION AS SHOWN ON THE
PLAT, ARE HEREBY DEDICATED TO PUBLIC USE FOREVER.

COLUMBIA COLLEGE, A GENERAL NOT-FOR-PROFIT CORPORATION OF STATE
OF MISSOURI.
Donald B. Ruthenberg
DR. DONALD B. RUTHENBERG, PRESIDENT

STATE OF MISSOURI }
COUNTY OF BOONE } SS
ON THIS _____ DAY OF _____, 1990 BEFORE ME APPEARED
DONALD B. RUTHENBERG TO ME PERSONALLY KNOWN, WHO, BEING BY ME
DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF COLUMBIA COLLEGE,
A GENERAL NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI AND
THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION
AND THE SAID DONALD B. RUTHENBERG, 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 _____

Timothy J. Reed
TIMOTHY J. REED
NOTARY PUBLIC
My Commission Expires July 27, 1992

STATE OF MISSOURI }
COUNTY OF BOONE } SS
I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND
STATE DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF
WRITING WAS FILED FOR RECORD IN MY OFFICE ON THE _____
DAY OF _____ A.D., 1990 AT _____ O'CLOCK AND _____
MINUTES _____ M. AND IS TRULY RECORDED IN BOOK 24
PAGE 81
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR AFORESAID.

BETTIE JOHNSON RECORDER
BY _____ DEPUTY

January 29, 2013

Right-of-way to be vacated

A strip of land located in the northeast quarter of Section 12 T48N R13W, in Columbia, Boone County, Missouri, being part of the land dedicated for street right-of-way, by the plat of Columbia College Subdivision, recorded in plat book 24 page 81, described as follows:

Beginning at the southeast corner of Lot 1 Columbia College Subdivision, thence N 7°48'30"W, along the easterly line thereof, 249.85 feet; thence leaving said line, N 86°29'30"E 14.10 feet; thence S 7°48'30"E 249.97 feet; thence S 87°00'00"W 14.10 feet to the beginning.

Timothy J. Reed 1/29/2013

