Council Bill: $\qquad$
MOTION TO AMEND:
MADE BY: $\qquad$
SECONDED BY: $\qquad$
MOTION: I move that Council Bill B 30-13 be amended as set forth on this amendment sheet.

Material deleted from the original bill is shown in strikeout; material added to original bill shown underlined.

The title is amended as follows:
vacating sidewalk easements on Lot 321A and Lot 322A within Copperstone, Plat 7 located along Blue Hollow Court; directing the City Clerk to have a copy of this ordinance recorded; accepting conveyances for sidewalk purposes; directing the City Clerk to have the conveyances recorded; and fixing the time when this ordinance shall become effective.

Section 3 is renumbered as Section 5 and a new Section 3 and Section 4 are added to read as follows:

SECTION 3. The conveyances to the City of Columbia, Missouri, a municipal corporation, more particularly described as follows:

Grant of Easement for sidewalk purposes from Woodland Hills Properties, LLC, dated May 1, 2013, more particularly described in Exhibit "A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

Grant of Easement for sidewalk purposes from Woodland Hills Properties, LLC, dated May 1, 2013, more particularly described in Exhibit "B" attached hereto and made a part hereof as fully as if set forth herein verbatim.
are hereby accepted.
SECTION 4. The City Clerk is hereby authorized and directed to have the conveyances recorded in the office of the Boone County Recorder of Deeds.

## GRANT OF EASEMENT FOR SIDEWALK PURPOSES

THIS INDENTURE, made on the 1 day of MAY $20 / 3$, by and between Woodland Hills Properties, LLC, a limited liability company of the State of Missouri, Grantor, and the City of Columbia, Missouri, a municipal corporation, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

## WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by the City of Columbia, Missouri, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement of way for street purposes, over the following described real estate, situated in the County of Boone, State of Missouri, to wit:

A STRIP OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF LOT 321A AS DESCRIBED BY COPPERSTONE PLAT 7 RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY RECORDS. SAID STRIP BEING 5 FEET IN WIDTH AND LYING IMMEDIATELY WEST AND ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 321A; THENCE ALONG THE EAST LINE OF SAID LOT, S25 00'00'W, 209.29 FEET TO THE END.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon the described land to construct, re-construct, maintain and operate a public sidewalk at any time for the purposes of exercising any of the rights herein granted.

The Grantor warrants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement on behalf of said limited liability company.

IN WITNESS WHEREOF, the said Woodland Hills Properties, LLC has caused these presents to be signed by its authorized members) the day and year first written above.

## WOODLAND HILLS PROPERTIES, LLC

"NO SEAL"


STATE OF MISSOURI
)
)ss.
COUNTY OF BOONE
)
On this 1 day of $\quad 1$ ac h $\qquad$ before me, a Notary Public in and for said state, personally appeared, David Dunafon, who being by me duly sworn, acknowledged that they are members) of Woodland Hills Properties, LLC, a limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.


Notary Public


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The Grantor warrants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement on behalf of said limited liability company.

IN WITNESS WHEREOF, the said Woodland Hills Properties, LLC has caused these presents to be signed by its authorized members) the day and year first written above.

WOODLAND HILLS PROPERTIES, LLC
"NO SEAL"


David Dunarón, Managing Member

## STATE OF MISSOURI <br> COUNTY OF BOONE <br> ```) \\ )ss. \\ )```

On this $\qquad$ day of May in the year 2013 , before me, a Notary Public in and for said state, personally appeared, David Dunafon, who being by me duly sworn, acknowledged that they are members) of Woodland Hills Properties, LLC, a limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.


Nétary Public


JULIE SCHULTZ
My Commission Expires June 20, 2016 Boone County Commission \#12357749

To: City Council
To: City Council
From: City Manager and Staff
Council Meeting Date: May 6, 2013

Re: B30-13 Vacating Sidewalk Easements on Lot 321 A and 322 A within Copperstone Plat 7 located along
Blue Hollow Court - Supplemental Information

## EXECUTIVE SUMMARY:

Staff has received new walkway design and easement legal description that is proposed to replace the existing sidewalk and pedestrian easement in the original Council bill. Instead of the present serpentine path the proposed new walkway and easement follows the side lot lines of lots 321 A and 322A. The resulting walkway alignment is less intrusive on the two future home sites but is less accessible for walkway system users due to its increased slope.

## DISCUSSION:

This item was tabled by the City Council to allow the applicant to suggest an alternative to removal of a pedestrian linkage between the sidewalk on Blue Hollow Court and the interior walkway system at Copperstone which links several streets across a common green space. Staff had opposed removal of the walkway as originally requested because it would sever one of the links in the Copperstone walkway system. The system was designed as an alternative to the City standard of five foot sidewalks on both sides of the street right-of-way.

The proposed new alignment reduces the impacts of the walkway on the two lots that it crosses at some expense to accessibility. The applicant cites a "trail" standard of $12: 1$ slope as the maximum acceptable slope for that type of facility for a maximum length of 200 feet. While it is true that there is such a standard, Council should consider whether the Copperstone walkways are "trails" as intended by the rules and guidelines of the Americans with Disabilities Act (ADA) and Architectural Barriers Act. Published guidelines define a "trail" as " $A$ pedestrian route developed primarily for outdoor recreational purposes. A pedestrian route developed primarily to connect elements, spaces, or facilities within a site is not a trail." If the Copperstone walkway system is considered "a pedestrian route developed primarily to connect elements," then the revised walkway alignment does not meet the requirements of the ADA.

A purely recreational trail will follow existing topography since flattening of the trail slope may be disruptive to the surrounding "natural" environment that is not being developed. In the case of a new subdivision, much of the surrounding environment is disturbed and therefore there is an expectation for compliance with accessible 1:20 slopes ( 8.4 percent slope) - which the existing walkway achieves.

If Council believes the existing walkway is excessively intrusive upon the lots at the end of Blue Hollow Court, it may grant the requested relief and accept the premise that a "trail" standard of up to 12:1 slope for not more than 200 feet may apply.

## FISCAL IMPACT:

There is no fiscal impact associated with this request

[^0]
## SUGGESTED COUNCIL ACTIONS:

Staff does not recommend approval of the easement vacation or new easement

| 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'I FTE Personnel? | No | Primary Vision, Strategy and/or Goal Item \# |  |
| Operating/ Ongoing | \$0.00 | Requires add'l facilities? | No | Secondary Vision, Strategy and/or Goal Item \# |  |
|  |  | Requires add'l capital equipment? | No | Fiscal year implementation Task \# |  |

## ACIVILGROUP <br> CML ENGINEERING. PLANNING O SLIRVEYING

LEGAL DESCRIPTION
5' PUBLIC SIDEWALK EASEMENT LOTS 321A, COPPERSTONEPLAT7

COLUMBIA, MISSOURI
A STRIP OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF LOT 321A AS DESCRIBED BY COPPERSTONE PLAT 7 RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY RECORDS. SAID STRIP BEING 5 FEETIN WIDTH AND LYING IMMEDIATELY WEST AND ADJACENT TO THE FOLLOWING
DESCRIBED PROPERTY LINE:
COMMENCING AT THE NORTHEAST CORNER OF SAD LOT 321A; THENCE ALONG THE EAST LINE OF SAID LOT, $325^{\circ} 00^{\circ} 00^{\prime \prime} W$, 209.29 FEET TO THE END.


3AOI BROADVAY BUBINESS PARK COURT. SUITE 105 PLONE: COLUMB1A. MISSOUR165203

## ACIVIL GROUP <br> GIVLENGNEERING: PLANNING: SHRVETANG

LEGAL DESCRIPTION

## 5' PUBLIC SIDEWALK EASEMENT <br> LOTS 322A, COPPERSTONE PLAT 7

COLUMBIA, MISSOURI
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3401 BROADVAY BUSINESS PARK COURT. SUTTE 105 COLIMBIA MISSOURI 65203

## Accessible Routes, Outdoor Access Routes \& Trails

Accessible routes, outdoor access routes and trails are all pathe that have varying regultements based on their purpose, what they conned to and the environment they fall wilhin. The following table identifies the technical provisions as they apply to each of the different paths.

| Surface | Access Route (ADAAG) <br> Stable, firm, Slip resistan! | Outdoor Access Route Firm and Slable | Trail <br> Firm and Stable Exomplion ${ }^{2}$ |
| :---: | :---: | :---: | :---: |
| Max Rumning Slope | $1: 12$ | $\begin{aligned} & 1: 20 \text { (for any distance) } \\ & 1: 12(\text { for max } 50 \mathrm{ft}) \\ & 1: 10(\text { for max } 30 \mathrm{ft}) \end{aligned}$ | 1:20 (for any distance) <br> $1: 12$ (for max 200 ft ) <br> 1:10 (for max 30 倍) <br> 1:8 ( for max 10 ft$)$ <br> Exophon if iford hame in upen tomath stantues: Excemion: |
| Max Cross Slope | $1: 50$ | 1:33 <br> Ermention 7.20 (fou dranage pumoses) | 1:20 <br> Exception 1:10 at ine boltom oi an open drain where olear heat widh is a min of a mones |
| Min Clear Tread Width | 36 inches <br> 32 inches for no more than 24 Inches) | 36 inches <br> Fxtchion 3 g andow whon ophers | 36 inches for any distances Excepun 32 moles wima ${ }^{-}$ applios. |
| Edge Protection | Where provided, min of 2 inchos. | Where provided, min of 3 inches. | Where provided, 3 inches min. |
| Tread Obstacles | (Changes in Level) $1 / 4$ inch (no beveled edge) 1/4-1/2 inch must have a beveled edge with a max sloje of 1:2. <br> Over $1 / 2$ incheramp. | 1 inch high max <br> Exception 2 mbhes moh max (where bevolut wh a slope me quewter lone 12 and where. aph ha:s.) | 2 inchas high max Excenlion ; inches ntax mate Hmble ath woss sumes at the ar hast IXCattm |
| Passing Space | Every 200 feet where clear tread widh is less than 60 inches, a minimum $60 \times 60$ inch space, or a t-shaped. intersection of two walks or corridors with arms and slem extending min of 48 inches. | Every 200 feet where clear tread widh is less than 60 Inchess, a minimum $60 \times 60$ lnch space, or a t -shaped intersection of two walking surfaces with arms and slem extending min of 48 inches. Excention cuey 300 foo where - applies. | Every 1000 leot where clear tread whth ls less than 60 inches, a $60 \times 60$ inch min passing space or a $l$-shaped intersection of wo walking suriaces with arms and stem extending min of 48 inches. Exception' |
| Resting Intervals | (Landings) <br> 60 inch min length, min wdth as wide as the ramp run leading to it, if change in difectlon occurs, must have $60 \times 60$ inch space | 60 inches min length, width at leasl as wide as the widest portion of the trail segment leading to the resting interval and a max slope of 1:33 Exception a max shope of 120 is allowed to doinage pupusos. | 60 inches min length, width at least as wide as the widest portion of the trall segment leading to the resting interval and a maximum slope of 1:20. Excention" |

"(16.1.1 Conditions for Departure) The provision may not apply if it cannot be provided because compliance would cause substantial harm to cullural, historic, religious or significant natural features or characterislics; substantially alter the nature of the seting or gurpose of the lacility, require construction methods or materials thal are prohbiled by Fedoral, state or local regulations or statutes; or would not be feasible due to terfaln or the prevaling construction praclices.



## Boone County Internet Parcel Map

 Prepared by the Boone County Assessor's Office, (573) 886-4262

January 11, 2013
Dear Neighbors,
Woodland Hill Properties is currently in the process of vacating a sidewalk easement and eliminating a sidewalk between the newly rearranged lots 321A and 322A on Blue Hollow Court. This process involves a vacation request to be submitted to the City of Columbia Community Development Department and approval of an Ordinance by the City Council.

This process was initiated with the recent re-plat that was approved (Copperstone Plat 7) which rearranged several of the lot lines on lots owned by Woodland Hills Properties throughout the subdivision. This re-plat, eliminated a stem of the interior common lot that came up between these two lots and in which this particular sidewalk easement was mostly contained. We say mostly because, if you have seen, this sidewalk winds down the hill in a serpentine fashion from Blue Hollow Court.

The purpose of this easement vacation is to allow for potential future lot owners and their builders to construct houses of the size required by our subdivision covenants without the burden of having to build around this sidewalk. Even with the re-plat, these two lots are fairly narrow and have a drainage structure at the street to contend with.

There would remain two connections on Granite Springs Drive and a connection each on Blue Hollow Drive, Granite Springs Court, Copperstone Creek Drive and Silver Valley Drive. We plan on constructing a small concrete pad with a bench and/or a picnic table where we will be ending the sidewalk in the common area.

I have attached an exhibit indicating the portion of sidewalk easement we are requesting to vacate.
Woodland Hills Properties would like your acknowledgement and support in this process as we feel that removal of this sidewalk will allow these two lots to develop with the types of homes that all of us in the subdivision are proud of.

Please sign this letter below as acknowledgement of your understanding of this easement and sidewalk vacation. A self-addressed and stamped envelope is enclosed. Thank you and should you have any questions, feel free to call either Wendy Swetz or Kevin Murphy at the number below.

Sincerely,

| David Dunafon | Wendy Swetz | Kevin Murphy |
| :--- | :--- | :--- |
| Woodland Hill Properties, LLC | JWR Brokers \& Associates | A Civil Group <br> kevin@acivilgroup.com <br> $442-8373$ |

Owner signature: $\qquad$

Printed names:


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|  |  | $817-5750$ |

Owner signature:


Owner signature: $\frac{1}{7}$ (athena.
Printed names:
Mathew tokathy Clervi'

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A Civil Group
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$817-5750$


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Printed names: Seldi L See

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| Woodland Hill Properties, LLC | JWR Brokers \& Associates | A Civil Group |
| $.442-8373$ | $424-6623$ | kevin@acivilgroup.com |
|  |  | $817-5750$ |



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Printed names:
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|  |  | $817-5750$ |

Owner signature:


Owner signature:
Printed names: Stephen Cor Williams \$. Eva H. Williams

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I have attached an exhibit indicating the portion of sidewalk easement we are requesting to vacate.
Woodland Hills Properties would like your acknowledgement and support in this process as we feel that removal of this sidewalk will allow these two lots to develop with the types of homes that all of us in the subdivision are proud of.

Please sign this letter below as acknowledgement of your understanding of this easement and sidewalk vacation. A self-addressed and stamped envelope is enclosed. Thank you and should you have any questions, feel free to call either Wendy Swetz or Kevin Murphy at the number below.
Sincerely,


Introduced by $\qquad$
First Reading $\qquad$
Ordinance No. $\qquad$
Second Reading $\qquad$
Council Bill No. $\qquad$

## AN ORDINANCE

vacating sidewalk easements on Lot 321A and Lot 322A within Copperstone, Plat 7 located along Blue Hollow Court; 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 sidewalk easements on Lot 321A and Lot 322A within Copperstone, Plat 7 located along Blue Hollow Court, more particularly described as follows:

TWO TRACTS OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PARTS OF LOTS 321A AND 322A AS DESCRIBED BY COPPERSTONE PLAT 7 RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY RECORDS AND BEING 5 FEET EITHER SIDE OF FOLLOWING DESCRIBED CENTERLINES:

CENTERLINE 1 :
COMMENCING AT THE NORTHEAST CORNER OF LOT 322A OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID LOT, S09º59'15"E, 39.53 FEET TO A POINT ON THE CENTERLINE OF A SIDEWALK EASEMENT; THENCE FOLLOWING SAID CENTERLINE ALONG A NON TANGENT 153.00 FOOT RADIUS CURVE TO THE RIGHT, 8.10 FEET, SAID CURVE HAVING A CHORD S7057'55"W, 8.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 153.00 FOOT RADIUS CURVE TO THE RIGHT, 63.17 FEET, SAID CURVE HAVING A CHORD S84º 18 '35"W, 62.72 FEET TO THE END OF THIS CENTERLINE.

CENTERLINE 2:
BEGINNING AT THE NORTHEAST CORNER OF LOT 321A OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID LOT, $525^{\circ} 00^{\prime} 00^{\prime \prime} \mathrm{W}$, 63.70 FEET; THENCE LEAVING SAID LOT LINE ALONG A 10.00 FOOT

RADIUS CURVE TO THE RIGHT, 9.49 FEET, SAID CURVE HAVING A CHORD S52¹0'40"W, 9.14 FEET; THENCE S79²1'20'W, 5.86 FEET; THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, 19.60 FEET, SAID CURVE HAVING A CHORD S23¹3'00"W, 16.61 FEET; THENCE S40³0'20"E, 24.93 FEET; THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, 23.58 FEET, SAID CURVE HAVING A CHORD S27º 02'40"W, 18.48 FEET; THENCE N8953'10"W, 45.29 FEET; THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, 20.40 FEET, SAID CURVE HAVING A CHORD S310 $40^{\prime} 20^{\prime \prime} \mathrm{W}, 17.04$ FEET; THENCE S26³6'10"E, 84.99 FEET; THENCE ALONG A 97.50 FOOT RADIUS CURVE TO THE LEFT, 25.41 FEET, SAID CURVE HAVING A CHORD S34¹4'05"E, 25.33 FEET TO THE END OF THIS CENTERLINE.
are in excess and surplus to the needs of the City and are 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 $\qquad$ day of $\qquad$ , 2013.

ATTEST:

City Clerk
APPROVED AS TO FORM:

City Counselor
Mayor and Presiding Officer

Source: Community Development - Planning

## To: City Council

From: City Manager and Staff
Council Meeting Date: Jan 22, 2013

Re: Lots 321 A, 322A, Copperstone, Plat 7 sidewalk easement vacation (Case \#12-204)

## EXECUTIVE SUMMARY:

A request by A Civil Group, on behalf of Woodland Hills Properties, LLC, for a sidewalk easement vacation. The site is located on lots 321A and 322A of Copperstone, Plat 7. (Case \#12-204)

## DISCUSSION:

The applicant requests a sidewalk easement vacation on lots 321 A and 322 A of Copperstone, Plat 7. The easement runs across the front one-third of lot 322A as part of the sidewalk along Blue Hollow Court. It then descends in a winding manner from the cul-de-sac on Blue Hollow Court to the rear of lot 322A connecting to the existing trail/sidewalk in the common area behind lots 321 A and 322 A . Within the easement is an improved sidewalk providing connectivity to the other sidewalks/trails within the Cooperstone subdivision.

On August 20, 2012, the City Council approved a replat of several previously recorded plats in the Cooperstone subdivision which consolidated 84 lots into 64 lots. The purpose of this replat, per the applicant's surveyor/engineer, was to make the resulting lots more marketable. As part of the replatting process the desire to vacate the sidewalk easement was informally discussed, but no formal request was made. As such, it was staff's understanding that the easement would be left in place providing sidewalk connectivity to the common area behind lots 321 A and 322 A as was the case prior to the replatting action.

City departments have reviewed the request, and multiple departments have questioned the necessity for the easement vacation. The subdivision was originally approved with a "non-standard" sidewalk layout that has multiple pedestrian connections such as these. All the sidewalks are presently installed in the development and residents are currently occupying homes. The proposed easement vacation would result in disconnection of a connected sidewalk system at the end of Blue Hollow Court and impact approximately 10 homes access to the common area behind the subject lots. The applicant states that the easement vacation is necessary to permit allowable development on these recently replatted lots.

A locator map, copy of the easement exhibit, and the legal description for the easement to be vacated are attached.
FISCAL IMPACT:
None.

## VISION IMPACT: <br> http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

None.

## SUGGESTED COUNCIL ACTIONS:

Denial of the sidewalk easement vacation request. Alternatively, if Council desires to approve the vacation request it is recommended that approval be granted subject to:

1. The easement vacation is limited to the portion of the easement running parallel to Blue Hollow Court. 2. The vacated easement be replaced with a new easement closer to the existing back of curb of Blue Hollow Court (the standard location) and tied back into the easement running between lots 321A and 322A 3. Replacement sidewalk is installed in the relocated easement prior the issuance of a certificate of occupancy for lot 322A.

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'\| capital equipment? | No | Fiscal year implementation Task \# | N/A |



Case 12-204: Sidewalk Waiver Variance

漭Woodland Hills Properties


# ACIVILGROLIP <br> CIVILENGINEERING。PLANNING•SURVEYING 

December 3, 2012

## Tim Teddy

Director of Planning and Development
City of Columbia
701 E. Broadway
Columbia, MO 65201
RE: Sidewalk Easement Vacation - Lots 321A \& 322A, Copperstone Plat 7
Dear Mr. Teddy:
On behalf of Woodland Hills Properties, LLC, LLC, we are herewith submitting this easement vacation request to allow for allowable development of these two lots. The previous common area between the lots was eliminated with Copperstone Plat 7 replat for this reason as well.

Included with this letter is an easement vacation application, a locator map, legal descriptions and an exhibit.

Please feel free to contact me at the number below if you have any questions.
Thank you,
A Civil Group


Kevin P. Murphy

# ACIVILGROUP 

CIVIL ENGINEERING - PLANNING. SURVEYING

## LEGAL DESCRIPTION <br> 10' PUBLIC SIDEWALK EASEMENT VACATION LOTS 321A AND 322A OF COPPERSTONE PLAT 7 COLUMBIA, MISSOURI

TWO TRACTS OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PARTS OF LOTS 321A AND 322A AS DESCRIBED BY COPPERSTONE PLAT 7 RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY RECORDS AND BEING 5 FEET EITHER SIDE OF FOLLOWING DESCRIBED CENTERLINES:

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CENTERLINE 2:
BEGINNING AT THE NORTHEAST CORNER OF LOT 321A OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID LOT, S2500'00"W, 63.70 FEET; THENCE LEAVING SAID LOT LINE ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, 9.49 FEET, SAID CURVE HAVING A CHORD S52¹0'40"W, 9.14 FEET; THENCE S79² $21^{\prime} 20^{\prime \prime} \mathrm{W}, 5.86$ FEET; THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, 19.60 FEET, SAID CURVE HAVING A CHORD S23¹3'00'W, 16.61 FEET; THENCE S4030' $20^{\prime \prime}$ E, 24.93 FEET; THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, 23.58 FEET, SAID CURVE HAVING A CHORD S2702'40"W, 18.48 FEET; THENCE N8953'10"W, 45.29 FEET; THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, 20.40 FEET, SAID CURVE HAVING A CHORD S3140'20'W, 17.04 FEET; THENCE S $26^{\circ} 46^{\prime} 10^{\prime \prime} \mathrm{E}, 84.99$ FEET; THENCE ALONG A 97.50 FOOT RADIUS CURVE TO THE LEFT, 25.41 FEET, SAID CURVE HAVING A CHORD S34¹4'05"E, 25.33 FEET TO THE END, OF THIS CENTERLINE.



## LOCATION MAP

## LOTS 321A \& 322A COPPERSTONE PLAT 7 SIDEWALK EASEMENT VACATION EXHIBIT




[^0]:    VISION IMPACT:
    http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php
    None.

