

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 287-21

AN ORDINANCE

vacating utility easements within Arbor Falls, Plat 1 and Plat 2 located on the north side of Highway WW and south of Pergola Drive; 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 utility easements within Arbor Falls, Plat 1 and Plat 2 located on the north side of Highway WW and south of Pergola Drive, more particularly described as follows, are in excess and surplus to the needs of the City and are hereby vacated:

TRACT 1

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West, City of Columbia, Boone County, Missouri and being a portion of Lots 109, 110, 111, 112, 113, 114, and 115 of Arbor Falls Plat 1 as recorded in Plat Book 40, page 118, and a portion of Lot C9C and C9D of Arbor Falls Plat 2 as recorded in Plat Book 41, Page 27, and all being described by the Warranty Deed recorded in Book 3612, Page 38, all being of the Boone County records and more particularly described as follows:

Commencing from the Northwest corner of Lot A of Arbor Falls, Plat No. 3 as recorded in Plat Bok 47, Page 33 and the Northeast corner of Lot C9D of said Arbor Falls Plat 2, said point being on the southerly right-of-way line of Pergola Drive, thence along a westerly line of Lot A, S 06°25'05"W, 120.36 feet; Thence leaving said westerly line, N 83°34'55"W, 225.97 feet to the Point of Beginning; Thence S 11°46'40"W, 483.67 feet; Thence S 10°54'55"E, 13.55 feet; Thence N 59°56'40"W, 18.80 feet; Thence N 45°19'05"W, 193.85 feet; Thence N 11°46'40"E, 173.88 feet; Thence S 78°13'20"E, 126.73 feet; Thence N 11°46'40"E, 270.25 feet; Thence S 78°13'20"E, 9.86 feet; Thence S 42°01'30"E, 7.04 feet; Thence S 11°46'40"W, 55.00 feet; Thence S 78°13'20"E, 33.10 feet to the Point of Beginning and containing 51,625 square feet.

Excepting therefrom the following tract of land, commencing from the Northwest corner of Lot A of Arbor Falls, Plat No. 3 as recorded in Plat Book 47, Page 33, along a westerly line of Lot A, S 06°25'05"W, 120.36 feet; Thence leaving said westerly line, N 83°34'55"W, 225.97; Thence S 11°46'40"W, 227.10 feet, Thence N 78°13'20"W, 60.37 feet to the Point of Beginning; Thence S 11°46'40"W, 213.23 feet; N 45°19'05"W, 117.92 feet; Thence N 11°46'40"E, 149.17 feet; Thence S 78°13'20"E, 99.00 feet to the Point of Beginning and excepting 17,940 square feet.

Total area to be vacated is 33,685 square feet.

Bearings are referenced to Grid North of the Missouri State Plane Coordinate System (Central Zone).

TRACT 2

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West, City of Columbia, Boone County, Missouri and being a portion of Lot 115 of Arbor Falls Plat 1 as recorded in Plat Book 40, page 118, and a portion of Lot C9C and C9D of Arbor Falls Plat 2 as recorded in Plat Book 41, Page 27, and all being described by the Warranty Deed recorded in Book 3612, Page 38, all being of the Boone County records and more particularly described as follows:

Commencing from the Southwest corner of said Lot C9C, an existing iron pipe, Thence N 44°19'05"E, 9.88 feet to the Point of Beginning; Thence N 44°19'05"E, 16.32 feet; Thence S 57°03'00"E, 399.78 feet; Thence S 59°56'40"E, 100.21 feet; Thence S 89°56'25"E, 77.37 feet; Thence S 78°13'25"E, 4.00 feet; Thence S 11°46'35"W, 15.51 feet; Thence N 89°56'25"W, 50.42 feet; Thence S 59°56'40"E, 51.99 feet; Thence S 11°46'36"W, 16.85 feet; Thence N 59°56'40"W, 189.90 feet; Thence N 57°03'00"W, 403.40 feet to the Point of Beginning and containing 10,470 square feet.

Bearings are referenced to Grid North of the Missouri State Plane Coordinate System (Central Zone).

TRACT 3

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West, City of Columbia, Boone County, Missouri and being a portion of Lots 109, 110, 114, and 115 of Arbor Falls Plat 1 as recorded in Plat Book 40, page 118, and a portion of Lot C9C and C9D of the said Arbor Falls Plat 2 as recorded in Plat Book 41, Page 27, and all being described by the Warranty Deed recorded in Book 3612, Page 38, all being of the Boone County records and more particularly described as follows:

Commencing from a westerly corner of Common Lot A of Arbor Falls, Plat No. 3 as recorded in Plat Book 47, Page 33, an existing drill hole, Thence N 89°56'30"W, 99.29 feet to the Point of Beginning; Thence N 89°56'30"W, 12.26 feet; Thence S 11°46'35"W, 74.53 feet; Thence N 78°13'25"W, 4.00 feet; Thence N 11°46'40"E, 566.33 feet; Thence S 78°13'20"E, 16.00 feet; Thence S 11°46'40"W, 23.39 feet; Thence S 78°47'55"E, 8.31 feet; Thence along a non-tangent 63.00-foot radius curve to the left, 18.18 feet, said curve having a chord which bears S 47°50'55"E, 18.11 feet; Thence S 13°29'55"W, 6.69 feet; Thence N 78°47'55"W, 23.74 feet; Thence S 11°46'40"W, 449.91 feet to the Point of Beginning and containing 8,455 square feet.

Bearings are referenced to Grid North of the Missouri State Plane Coordinate System (Central Zone).

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 _____, 2021.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor