

Introduced by Buffaloe  
 First Reading 2-3-25 Second Reading 2-17-25  
 Ordinance No. 025894 Council Bill No. B 17-25

### AN ORDINANCE

declaring the need to acquire easements associated with the construction of a roundabout at the intersection of Veterans United Drive and MU Healthcare Drive/Veterans United Middle Drive; authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such land; and fixing the time when this ordinance shall become effective.

WHEREAS, the Constitution and Statutes of the State of Missouri and the Home Rule Charter for the City of Columbia, Missouri, authorize the City Council to exercise the power of eminent domain, within or without the City, and among other things, to acquire, and maintain any property, real or personal within or without the City for all public uses or purposes, and to acquire, receive and hold any estate or interest in any such property; and

WHEREAS, the Council deems it necessary for the welfare and improvement of the City and in the public interest that certain private property be acquired by negotiation or by condemnation for public improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby declares the need to acquire easements associated with the construction of a roundabout at the intersection of Veterans United Drive and MU Healthcare Drive/Veterans United Middle Drive, described as follows:

**JDM II SF NATIONAL, L.L.C.  
 PERMANENT RIGHT-OF-WAY EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1B, STATE FARM SUBDIVISION, BLOCK 2, RECORDED IN PLAT BOOK 54, PAGE 82 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4284, PAGE 158 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1B AND WITH THE NORTH LINE THEREOF, N 55°25'40"E, 77.22 FEET; THENCE 147.05 FEET ALONG A 597.11-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD,

N 62°29'00"E, 146.68 FEET; THENCE LEAVING SAID NORTH LINE, 159.50 FEET ALONG A 176.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 43°34'35"W, 154.10 FEET; THENCE 5.63 FEET ALONG A 84.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 19°31'55"W, 5.63 FEET; THENCE 61.93 FEET ALONG A 66.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 5°25'45"E, 59.68 FEET; THENCE S 55°36'25"W, 38.58 FEET TO THE EAST LINE OF SAID LOT 1B; THENCE WITH SAID EAST LINE, N 34°27'00"W, 104.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,673 SQUARE FEET.

**JDM II SF NATIONAL, L.L.C.  
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1B, STATE FARM SUBDIVISION, BLOCK 2, RECORDED IN PLAT BOOK 54, PAGE 82 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4284, PAGE 158 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1B AND WITH THE WEST LINE THEREOF, S 34°27'00"E, 104.97 FEET TO THE POINT OF BEGINNING: THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID WEST LINE, N 55°36'25"E, 38.58 FEET; THENCE 61.93 FEET ALONG A 66.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 5°25'45"W, 59.68 FEET; THENCE 5.63 FEET ALONG A 84.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 19°31'55"E, 5.63 FEET; THENCE 159.50 FEET ALONG A 176.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 43°34'35"E, 154.10 FEET; THENCE 73.46 FEET ALONG A 597.11-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 73°03'45"E, 73.42 FEET; THENCE S 51°18'35"W, 153.97 FEET; THENCE S 30°32'10"W, 56.07 FEET; THENCE S 18°54'00"W, 54.66 FEET; THENCE S 13°40'45"W, 27.01 FEET; THENCE S 56°16'50"W, 24.52 FEET TO THE WEST LINE OF SAID LOT 1B; THENCE WITH SAID WEST LINE, N 34°27'00"W, 20.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,120 SQUARE FEET.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation or by the exercise of the power of eminent domain as set forth in Section 4 hereof.

SECTION 3. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Section 1.


SECTION 4. If the City cannot agree with the owners, or those claiming an interest in the land described in Section 1, on the proper compensation to be paid for such land, or if the owner is incapable of contracting, is unknown, or cannot be found, or is a

non-resident of the State of Missouri, the City Counselor is authorized to petition the Circuit Court of Boone County, Missouri, to acquire the land described in Section 1 by condemnation.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.


PASSED this 17th day of February, 2025.

ATTEST:

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

  
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Mayor and Presiding Officer

APPROVED AS TO FORM:

  
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City Counselor