

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 335-21

AN ORDINANCE

approving "Arbor Falls PD Plan No. 4" located on the south side of Pergola Drive and west of Talco Drive; approving a revised statement of intent; repealing all conflicting ordinances or parts of ordinances; 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 hereby approves "Arbor Falls PD Plan No. 4," as certified and signed by the surveyor on September 15, 2021, located on the south side of Pergola Drive and west of Talco Drive. Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated September 16, 2021, marked "Exhibit A," which is attached to and made a part of this ordinance and replaces the statement of intent attached to Ordinance No. 019117 passed on July 17, 2006 for that portion of the property described as follows:

Nine (9) tracts of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West, City of Columbia, Boone County, Missouri and being all of Lots 109, 110, 111, 112, 113, 114, and 115 of Arbor Falls Plat 1 as recorded in Plat Book 40, Page 118, and all of Lot C9C and the west part of lot C9D of the said Arbor Falls Plat No. 2 as recorded in Plat Book 41, Page 27, and all being described by the Warranty Deed recorded in Book 3612, Page 38, excepting therefrom Lot C9D a Warranty Deed recorded in Book 4886, Page 102 and being more particularly described as follows:

Beginning at the northwest corner of Lot A of Arbor Falls, Plat No. 3 as recorded in Plat Book 47, Page 33, said point being on the southerly right-of-way line of Pergola Drive, thence along a westerly line of said Lot A, S 06°25'05"W, 550.03 feet; Thence N 89°56'30"W, 111.55 feet to the northwest corner of the tract described by the Warranty Deed recorded in Book 4886, Page 102; Thence S 11°46'35"W, 170.53 feet to the north line of the tract described by the Quit-Claim Deed recorded in Book 3074, Page 37

and the southerly line of Arbor Falls Plat 2 as recorded in Plat Book 41, Page 27; Thence along the north line of said Quit-Claim Deed and said southerly line of Arbor Falls Plat 2 for the following four (4) calls: N 61°00'10"W, 9.70 feet; Thence N 52°14'05"W, 193.06 feet; Thence N 59°50'25"W, 139.87 feet; Thence N 55°38'15"W, 266.72 feet; Thence leaving said north line and southerly line along the westerly line of said Arbor Falls Plat 2, N 44°19'05"E, 717.65 feet to the north line of said Arbor Falls Plat 2 and the southerly right-of-way line for Pergola Drive; Thence along the southerly right-of-way line for the following two (2) calls: S 50°09'20"E, 121.19 feet; Thence along a 380.00-foot radius curve to the left, 133.89 feet, said curve having a chord which bears S 60°13'25"E, 133.20 feet to the point of beginning and containing 7.49 acres.

Bearings are referenced to grid north of the Missouri state plane coordinate system NAD83 (2011), epoch date 2010.00, central zone, by GPS observations, using MoDOT VRS network.

The revised statement of intent on the above-described property shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. 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