

Ordinance No. 18558

Council Bill No. \_\_\_\_\_  
B 188-05

### AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on both sides of Route WW, east of the present City limits; directing the City Clerk to give notice of the annexation; placing the property annexed in Districts R-1, PUD and C-P; 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 finds that a verified petition was filed with the City on April 29, 2005, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. This petition was signed by Property Development, Inc., Billy and Glenda Sapp, Darlene Sue Johnson Revocable Trust and Daniel L. and Becky R. Block, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on June 6, 2005. Notice of this hearing was published more than seven days prior to the hearing in two newspapers of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.153 of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.153. July, 2005 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

Tract 1-A

A tract of land located in the East Half of Section 21, Township 48 North, Range 12 West in Boone County, Missouri, being a portion of the tract described by survey recorded in Book 343 at Page 350 of said county records and being further described as follows:

Starting at the East Quarter corner of said Section 21; thence with the Quarter Section line as shown by The Woodlands Plat 4B as recorded in Plat Book 32 at Page 94 of said county records; thence N89°02'35"W, 708.55 feet; thence leaving said Quarter Section line and with the boundary of said The Woodlands, Plat 4B and The Woodlands, Plat 4A, as recorded in Plat Book 30 at Page 47 of said county records, S65°01'25"W, 261.65 feet; thence S59°30'55"W, 973.84 feet; thence S66°45'40"W, 382.77 feet; thence S87°02'15"W, 349.80 feet; thence N54°27'45"W, 266.65 feet to the West line of the Southeast Quarter of said Section 21; thence leaving the North line of The Woodlands, Plat 4A and with said Quarter Section line, N2°01'15"E, 1513.80 feet to the Point of Beginning; thence leaving said Quarter Section line, N76°32'00"E, 440.78 feet; thence N5°40'20"W, 341.65 feet; thence N55°18'30"E, 284.80 feet; thence S86°03'40"E, 701.75 feet; thence S72°35'00"E, 166.68 feet; thence N69°08'00"E, 274.92 feet; thence N44°09'30"W, 111.19 feet; thence N9°20'20"E, 182.79 feet to a point on the boundary of Concord Estates, Plat 1 as recorded in Plat Book 12 at Page 94 of said county records; thence with said boundary, S73°47'40"W, 19.38 feet; thence N88°49'20"W, 115.03 feet; thence leaving said boundary along a curve to the right having a radius of 100.00 feet for an arc length of 176.24 feet, the long chord bears S50°19'20"W, 154.30 feet; thence N79°11'20"W, 164.04 feet; thence N2°42'40"E, 132.91 feet; thence N89°32'10"W, 733.25 feet; thence N63°46'25"W, 119.33 feet; thence N89°32'10"W, 414.92 feet; thence S2°01'15"W, 989.30 feet to the Point of Beginning and containing 18.28 acres.

Tract 1-B

A tract of land located in the Southeast Quarter of Section 16 and in the East Half of Section 21, both in Township 48 North, Range 12 West, in Boone County, Missouri, being a portion of the tract described by the survey recorded in Book 343 at Page 350 of said county records and being further described as follows:

Beginning at the East Quarter corner of said Section 21; thence with the Quarter Section line as shown by The Woodlands, Plat 4B as recorded in Plat Book 32 at Page 94 of said county records, N89°02'35"W, 708.55 feet; thence leaving said Quarter Section line and with the boundaries of The Woodlands, Plat 4B and The Woodlands, Plat 4A as recorded in Plat Book 30 at Page 47 of said county records, S65°01'25"W, 261.65 feet; thence S59°30'55"W, 973.84 feet; thence S66°45'40"W, 382.77 feet;

thence S87°02'15"W, 349.80 feet; thence N54°27'45"W, 266.65 feet to the West line of the Southeast Quarter of said Section 21; thence leaving the North line of The Woodlands, Plat 4A and with said Quarter Section line, N2°01'15"E, 1513.80 feet; thence N76°32'00"E, 440.78 feet; thence N5°40'20"W, 341.65 feet; thence N55°18'30"E, 284.80 feet; thence S86°03'40"E, 701.75 feet; thence S72°35'00"E, 166.68 feet; thence N69°08'00"E, 274.92 feet; thence N44°09'30"W, 111.19 feet; thence N9°20'20"E, 182.79 feet to a point on the boundary of Concord Estates, Plat 1 as recorded in Plat Book 12 at Page 94 of said county records; thence along said boundary, N73°47'40"W, 72.80 feet; thence S70°16'20"E, 270.00 feet; thence N44°50'40"E, 93.00 feet; thence N17°03'40"E, 470.00 feet; thence N29°42'40"E, 413.30 feet; thence leaving the boundary of said Plat 1, S61°16'20"E, 335.84 feet; thence S1°46'25"W, 2413.86 feet to the Point of Beginning EXCEPT that part described as follows:

Beginning at said East Quarter corner of said Section 21; thence N89°02'35"W, 708.55 feet; thence S65°01'25"W, 261.65 feet; thence S59°30'55"W, 973.84 feet; thence S66°45'40"W, 382.77 feet; thence N4°28'25"E, 304.14 feet; thence N42°00'30"E, 662.91 feet; thence N65°05'30"E, 95.31 feet; thence S41°15'40"E, 180.93 feet; thence S88°42'10"E, 209.02 feet; thence N44°51'10"E, 614.47 feet; thence N29°54'00"W, 68.67 feet; thence N66°48'10"E, 321.38 feet; thence S22°25'00"W, 213.74 feet; thence S45°00'50"E, 213.31 feet; thence N76°04'40"E, 223.32 feet; thence N5°31'30"E, 231.76 feet; thence S74°19'00"E, 204.25 feet; thence S16°04'10"W, 94.96 feet; thence S32°43'00"E, 143.05 feet; thence S79°16'00"E, 11.41 feet; thence S1°46'25"W, 240.43 feet to the Point of Beginning.

Tract 1-B consists of 103.36 acres.

#### Tract 2

A tract of land being part of Section 22, Township 48 North, Range 12 West, and a part of Section 21, Township 48 North, Range 12 West in Boone County, Missouri. Said tract is further described as follows:

Beginning at a found stone, the East Quarter corner of said Section 21; thence along the Quarter Section line, N00°31'05"E, 1260.42 feet to the Southwest corner of a survey in Book 224, Page 459; thence along the South line of said survey, S89°28'55"E, 550.00 feet to the Southeast corner thereof; thence along the East line of said survey, N00°30'55"E, 1417.98 feet to the South line of State Route WW; thence along said South line, S64°06'15"E, 272.74 feet; thence along a curve to the right, 252.94 feet, the chord of said curve being S53°28'25"E, 251.52 feet; thence S43°03'35"E, 174.36 feet; thence S43°57'10"E, 1259.69 feet; thence S27°13'30"E, 104.39 feet; thence S43°58'00"E, 100.17 feet; thence along

a curve to the left, 419.48 feet, the chord of said curve being S48°05'15"E, 419.12 feet; thence S44°05'00"E, 202.39 feet; thence along a curve to the left, 68.00 feet, the chord of said curve being S47°37'10"E, 67.95 feet; thence leaving said South line of State Route WW, S19°00'50"W, 75.00 feet; thence S00°17'45"W, 190.00 feet; thence S09°56'40"E, 45.00 feet; thence S00°07'40"W, 340.00 feet; thence S89°42'15"E, 31.00 feet to the Quarter Section line; thence along said line, S00°17'45"W, 1300.67 feet to the Northeast corner of a survey in Book 437, Page 78; thence S88°26'40"W, 3259.19 feet to the East line of The Woodlands, Plat 4B; thence along the East line of The Woodlands Plat 4B, N00°46'25"E, 1297.47 feet to the Northeast corner of The Woodlands Plat 4B; thence N89°43'05"E, 599.49 feet to the Point of Beginning EXCEPT that part described as follows:

Beginning at said East Quarter corner; thence N00°31'05"E, 240.43 feet; thence S80°31'20"E, 138.24 feet; thence N59°12'10"E, 141.32 feet; thence N11°34'30"E, 159.82 feet; thence N6°35'50"W, 193.21 feet; thence N40°42'20"E, 159.54 feet; thence S58°38'50"E, 148.70 feet; thence N55°52'50"E, 188.23 feet; thence N76°09'50"E, 548.54 feet; thence S88°24'00"E, 243.09 feet; thence N47°14'10"E, 167.02 feet; thence N4°10'10"W, 218.13 feet; thence S86°49'40"E, 217.61 feet; thence S47°02'20"E, 1176.78 feet; thence S0°07'40"W, 340.00 feet; thence S89°42'15"E, 31.00 feet; thence S00°17'45"W, 1300.67 feet; thence S88°26'40"W, 3259.19 feet; thence N00°46'25"E, 1297.47 feet; thence N89°43'05"E, 599.49 feet to the Point of Beginning.

Tract 2 consists of 51.96 acres

#### Tract 3-A

A tract of land located in the Southwest Quarter of Section 14, the Southeast Quarter of Section 15, the Northwest Quarter of Section 23 and the Northeast Quarter of Section 22, all in Township 48 North, Range 12 West in Boone County, Missouri, being contained within the boundary of survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Beginning at the center of said Section 15 as shown by said survey; thence with the Quarter Section line S00°27'00"W, 2686.84 feet to the North Quarter corner of said Section 22; thence S00°09'10"E, 1240.42 feet; thence leaving said Quarter Section line, N80°30'50"E, 616.91 feet; thence S22°45'50"E, 158.79 feet; thence S54°45'30"E, 50.20 feet; thence N80°03'00"E, 48.81 feet; thence N54°01'40"E, 611.60 feet; thence N41°58'30"E, 205.83 feet; thence N11°28'00"E, 284.27 feet; thence N48°00'20"E, 30.63 feet; thence S44°41'00"E, 262.87 feet; thence S28°22'20"E, 1038.83 feet; thence S78°34'10"E, 406.02 feet; thence along a curve to the right having a radius of 275.00 feet for an arc length

of 41.37 feet, the long chord bears N49°37'10" E, 41.33 feet; thence N53°55'10" E, 272.22 feet; thence N9°55'10"W, 136.12 feet; thence N14°39'40"W, 119.13 feet; thence N22°22'10"W, 431.32 feet; thence N32°35'20"W, 263.17 feet; thence N54°01'30"W, 396.59 feet; thence N78°13'50"E, 262.53 feet; thence N45°03'40"E, 99.14 feet; thence N83°42'10"E, 212.45 feet; thence S17°23'40"E, 454.03 feet; thence S28°55'30"E, 202.08 feet; thence S34°36'30"E, 351.31 feet; thence S60°59'20"W, 305.61 feet; thence S17°07'20"E, 210.99 feet; thence S53°55'50"W, 341.94 feet; thence along a curve to the left having a radius of 225.00 feet for an arc length of 158.48 feet, the long chord bears S33°45'10"W, 155.23 feet; thence S13°34'20"W, 167.96 feet; thence along a curve to the right having a radius of 275.00 feet for an arc length of 191.44 feet, the long chord bears S33°31'00"W, 187.60 feet; thence S1°20'00"E, 454.35 feet to a point lying on the northerly right-of-way of Missouri Route WW and the boundary of said survey; thence along said right-of-way, N88°47'55"E, 2803.51 feet; thence N89°16'10"E, 138.00 feet; thence leaving said Route WW right-of-way, and with the Quarter Section line of said Section 23, N00°37'30"W, 2625.58 feet to the North Quarter corner of said Section 23; thence with the Quarter Section line of said Section 14, N01°01'35"E, 2643.26 feet to the center of said Section 14; thence with the Quarter Section line of said Section 14, S89°50'05"W, 1138.28 feet; thence leaving said Quarter Section line and the boundary of said survey, S0°10'00"E, 370.70 feet; thence S3°24'40"W, 639.59 feet; thence N79°46'50"W, 152.83 feet; thence N71°17'10"W, 867.22 feet; thence N14°19'00"E, 67.27 feet; thence N87°08'00"E, 649.02 feet; thence N71°28'10"E, 150.44 feet; thence N25°12'40"E, 128.96 feet; thence N5°09'30"W, 108.92 feet; thence N32°26'40"W, 103.80 feet; thence N80°06'00"W, 107.00 feet; thence S89°08'20"W, 1359.16 feet; thence S63°50'00"W, 59.10 feet; thence S0°24'10"E, 137.04 feet; thence S17°55'40"E, 169.39 feet; thence S53°36'40"E, 130.88 feet; thence S71°32'40"E, 241.02 feet; thence S36°32'50"W, 117.66 feet; thence S54°41'00"E, 201.17 feet; thence S18°06'20"W, 605.97 feet; thence S5°15'50"W, 79.99 feet; thence S7°59'30"E, 207.20 feet; thence S16°25'40"E, 592.67 feet; thence S62°51'30"W, 81.83 feet; thence S41°18'20"W, 378.22 feet; thence N74°44'20"W, 681.59 feet; thence N83°47'20"W, 209.29 feet; thence S84°39'20"W, 90.03 feet; thence S67°00'10"W, 426.12 feet; thence N31°56'10"W, 72.85 feet; thence N11°54'40"E, 805.60 feet; thence S77°41'10"E, 123.99 feet; thence N25°01'00"E, 662.82 feet; thence N13°05'20"E, 200.08 feet; thence N50°28'40"E, 331.17 feet; thence N1°42'50"W, 817.31 feet to a point on the Quarter Section line of said Section 15 and on the boundary of said survey; thence with said Quarter Section line and boundary, S89°05'25"W, 2081.56 feet to the Point of Beginning and excepting therefrom a tract being further described as follows:

Starting at the North Quarter corner of said Section 23; thence with the

Quarter Section line, S00°37'30"E, 2625.58 feet to a point on the right-of-way of said Route WW; thence along said right-of-way S89°16'10"W, 138.00 feet; thence S88°47'55"W, 1689.08 feet; thence leaving said right-of-way, N1°12'00"W, 498.22 feet to the Point of Beginning of the exception; thence N60°28'00"E, 634.12 feet; thence N38°23'50"E, 310.50 feet; thence S63°12'50"E, 289.39 feet; thence N31°35'00"E, 297.38 feet; thence N39°32'30"W, 152.86 feet; thence N46°37'30"W, 179.06 feet; thence N45°27'50"W, 95.32 feet; thence N5°31'50"W, 107.90 feet; thence N67°53'50"W, 135.09 feet; thence S85°58'10"W, 221.76 feet; thence N59°17'20"W, 319.63 feet; thence S4°09'30"W, 78.56 feet; thence S15°00'40"W, 260.67 feet; thence S29°43'40"W, 186.28 feet; thence S61°22'40"W, 87.86 feet; thence S77°46'50"W, 224.55 feet; thence S26°35'20"W, 132.07 feet; thence S49°50'30"E, 366.25 feet; thence S1°33'40"E, 356.76 feet to the Point of Beginning with the total net area of Tract 3-A being 460.05 acres.

### Tract 3-B

A tract of land located in the Southwest Quarter of Section 14, the Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northwest Quarter of Section 23, all in Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the center of said Section 15 as shown by said survey; thence with the Quarter Section line, N89°05'25"E, 2081.56 feet to the Point of Beginning; thence continuing with said Quarter Section line, N89°05'25"E, 558.12 feet; thence with the Quarter Section line of said Section 14, N89°50'05"E, 1553.77 feet; thence leaving said Quarter Section line and boundary of said survey, S0°10'00"E, 370.70 feet; thence S3°24'40"W, 639.59 feet; thence N79°46'50"W, 152.83 feet; thence N71°17'10"W, 867.22 feet; thence N14°19'00"E, 67.27 feet; thence N87°08'00"E, 649.02 feet; thence N71°28'10"E, 150.44 feet; thence N25°12'40"E, 128.96 feet; thence N5°09'30"W, 108.92 feet; thence N32°26'40"W, 103.80 feet; thence N80°06'00"W, 107.00 feet; thence S89°08'20"W, 1359.16 feet; thence S63°50'00"W, 59.10 feet; thence S0°24'10"E, 137.04 feet; thence S17°55'40"E, 169.39 feet; thence S53°36'40"E, 130.88 feet; thence S71°32'40"E, 241.02 feet; thence S36°32'50"W, 117.66 feet; thence S54°41'00"E, 201.17 feet; thence S18°06'20"W, 605.97 feet; thence S5°15'50"W, 79.99 feet; thence S7°59'30"E, 207.20 feet; thence S16°25'40"E, 592.67 feet; thence S62°51'30"W, 81.83 feet; thence S41°18'20"W, 378.22 feet; thence N74°44'20"W, 681.59 feet; thence N83°47'20"W, 209.29 feet; thence S84°39'20"W, 90.03 feet; thence S67°00'10"W, 426.12 feet; thence N31°56'10"W, 72.85 feet; thence N11°54'40"E, 805.60 feet; thence S77°41'10"E, 123.99 feet; thence N25°01'00"E, 662.82 feet; thence

N13°05'20"E, 200.08 feet; thence N50°28'40"E, 331.17 feet; thence N1°42'50"W, 817.31 feet to the Point of Beginning and containing 75.67 acres.

Tract 3-C

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the center of Section 15 as shown by said survey; thence with the Quarter Section line, S00°27'00"W, 2686.84 feet to the North Quarter corner of said Section 22; thence with the west side of said survey, S00°09'10"E, 1240.42 feet to the Point of Beginning; thence continuing with said west side, S00°09'10"E, 513.48 feet to a point on the northerly right-of-way of Missouri Route WW; thence along said right-of-way S56°41'35"E, 111.66 feet; thence S88°30'45"E, 64.58 feet; thence S73°03'45"E, 145.39 feet; thence S57°42'10"E, 200.83 feet; thence S56°52'15"E, 233.82 feet; thence leaving said right-of-way, N43°05'00"E, 801.39 feet; thence N34°24'40"W, 430.40 feet; thence S54°01'40"W, 258.33 feet; thence S80°03'00"W, 48.81 feet; thence N54°45'30"W, 50.20 feet; thence N22°45'50"W, 158.79 feet; thence S80°30'50"W, 616.91 feet to the Point of Beginning and containing 17.32 acres.

Tract 3-D

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West, in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the North Quarter corner of said Section 22 as shown by said survey; thence with the Quarter Section line of said Section 22 and boundary of said survey, S00°09'10"E, 1753.90 feet to a point on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S56°41'35"E, 111.66 feet; thence S88°30'45"E, 64.58 feet; thence S73°03'45"E, 145.39 feet; thence S57°42'10"E, 200.83 feet; thence S56°52'15"E, 233.82 feet to the Point of Beginning; thence continuing S56°52'15"E, 266.72 feet; thence S61°04'25"E, 139.87 feet; thence S53°28'05"E, 193.06 feet; thence S62°14'10"E, 147.01 feet; thence along a curve to the left having a radius of 1060.92 feet for an arc length of 245.16 feet, the long chord bears S78°45'55"E, 244.61 feet; thence S87°06'40"E, 193.00 feet; thence S70°07'50"E, 47.92 feet; thence leaving said Route WW right-of-way and said boundary, N7°28'20"E, 644.71 feet; thence N26°18'40"E, 508.22 feet; thence N28°22'20"W, 896.50 feet; thence N44°41'00"W, 262.87 feet; thence S48°00'20"W, 30.63 feet; thence S11°28'00"W, 284.27 feet; thence S41°58'30"W, 205.83 feet;

thence S54°01'40"W, 353.27 feet; thence S34°24'40"E, 430.40 feet; thence S43°05'00"W, 801.39 feet to the Point of Beginning and containing 35.17 acres.

Tract 3-E

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 2803.51 feet to the Point of Beginning; thence leaving said right-of-way, N1°20'00"W, 454.35 feet; thence N36°32'30"W, 50.00 feet; thence along a curve to the left having a radius of 225.00 feet for an arc length of 156.63 feet, the long chord bears N33°31'00"E, 153.49 feet; thence N13°34'20"E, 167.96 feet; thence along a curve to the right having a radius of 275.00 feet for an arc length of 152.35 feet, the long chord bears N29°26'40"E, 150.41 feet; thence N78°34'10"W, 406.02 feet; thence N28°22'20"W, 142.34 feet; thence S26°18'40"W, 508.24 feet; thence S7°28'20"W, 644.71 feet to a point lying on said Route WW right-of-way; thence along said right-of-way and the boundary of said survey, S70°07'50"E, 96.29 feet; thence N89°34'55"E, 425.46 feet; thence N88°47'55"E, 100.98 feet to the Point of Beginning and containing 12.92 acres.

Tract 3-F

A tract of land located in the Northwest Quarter of Section 23, Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 1689.08 feet; thence leaving said right-of-way and boundary, N1°12'00"W, 498.22 feet; thence N1°33'40"W, 356.76 feet to the Point of Beginning; thence N73°11'10"E, 382.90 feet; thence N0°51'40"E, 445.38 feet; thence N76°24'20"W, 210.97 feet; thence S29°43'40"W, 186.28 feet; thence S61°22'40"W, 87.86 feet; thence S77°46'50"W, 224.55 feet; thence S26°35'20"W, 132.07 feet; thence S49°50'30"E, 366.25 feet to the Point of Beginning and containing 5.63 acres.

Tract 3-G

A tract of land located in the Northwest Quarter of Section 23, Township



48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 1689.08 feet; thence leaving said right-of-way, N1°12'00"W, 498.22 feet to the Point of Beginning; thence N60°28'00"E, 634.12 feet; thence N38°23'50"E, 310.50 feet; thence S63°12'50"E, 289.39 feet; thence N31°35'00"E, 297.38 feet; thence N39°32'30"W, 152.86 feet; thence N46°37'30"W, 179.06 feet; thence N52°43'20"W, 148.75 feet; thence N74°24'20"W, 206.31 feet; thence N59°17'20"W, 444.84 feet; thence S4°09'30"W, 78.56 feet; thence S15°00'40"W, 260.67 feet; thence S76°24'20"E, 210.97 feet; thence S0°51'40"W, 445.38 feet; thence S73°11'10"W, 382.90 feet; thence S1°33'40"E, 356.76 feet to the Point of Beginning and containing 14.10 acres.

#### Tract 3-H

A tract of land located in Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, both in Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 2803.51 feet; thence N1°20'00"W, 454.35 feet to the Point of Beginning; thence along a curve to the left having a radius of 275.00 feet for an arc length of 191.44 feet, the long chord bears N33°31'00"E, 187.60 feet; thence N13°34'20"E, 167.96 feet; thence along a curve to the right having a radius of 225.00 feet for an arc length of 158.48 feet; the long chord bears N33°45'10"E, 155.23 feet; thence N53°55'50"E, 341.94 feet; thence N17°07'20"W, 210.99 feet; thence N60°59'20"E, 305.61 feet; thence N34°36'30"W, 351.31 feet; thence N28°55'30"W, 202.08 feet; thence N17°23'40"W, 454.03 feet; thence S83°42'10"W, 212.45 feet; thence S45°03'40"W, 99.14 feet; thence S78°13'50"W, 262.53 feet; thence S54°01'30"E, 396.59 feet; thence S32°35'20"E, 263.17 feet; thence S22°22'10"E, 431.32 feet; thence S14°39'40"E, 119.13 feet; thence S9°55'10"E, 136.12 feet; thence S53°55'10"W, 272.22 feet; thence along a curve to the left having a radius of 275.00 feet for an arc length of 193.72 feet, the long chord bears S33°45'10"W, 189.74 feet; thence S13°34'20"W, 167.96 feet; thence along a curve to the right having a radius of 225.00 feet for an arc length of 156.63 feet, the long chord bears S33°31'00"W, 153.49 feet; thence S36°32'30"E, 50.00 feet to the Point of Beginning and

containing 9.50 acres.

Tract 4

A tract of land in the North half of Section 22, T48N, R12W in Boone County, Missouri. Said tract being part of a survey recorded in Book 273, Page 427 of the Boone County records. Tract is further described as follows:

Starting at a found stone, the N1/4 corner of Section 22 as shown by said survey in Book 273, Page 427; thence S 0°09'10"E, 1214.13 feet to the NE corner of said survey; thence along the east line of said survey, S 0°09'10"E, 539.77 feet to the north line of State Route "WW" and the point of beginning; thence continuing S 0°09'10" E, 191.23 feet to the SE corner of said survey and the center of the Fulton Gravel Road; thence along said survey and the center of the Fulton Gravel Road, N44°14'10"W, 302 feet to the SW corner of said survey; thence along the west line of said survey, N 0°09'10"W, 133.80 feet to the north line of State Route "WW"; thence along said north line, S50°27'55"E, 34.06 feet; thence continuing along said north line and with a curve to the left having a radius of 2786.79 feet for an arc length of 229.83 feet to the point of beginning, the chord of said curve being S53°18'55"E, 229.76 feet. Tract 4 contains 0.77 acres.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Sixth Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

Tract 1-A

A tract of land located in the East Half of Section 21, Township 48 North, Range 12 West in Boone County, Missouri, being a portion of the tract described by survey recorded in Book 343 at Page 350 of said county records and being further described as follows:

Starting at the East Quarter corner of said Section 21; thence with the Quarter Section line as shown by The Woodlands Plat 4B as recorded in Plat Book 32 at Page 94 of said county records; thence N89°02'35"W, 708.55 feet; thence leaving said Quarter Section line and with the boundary of said The Woodlands, Plat 4B and The Woodlands, Plat 4A, as recorded in Plat Book 30 at Page 47 of said county records, S65°01'25"W,

261.65 feet; thence S59°30'55"W, 973.84 feet; thence S66°45'40"W, 382.77 feet; thence S87°02'15"W, 349.80 feet; thence N54°27'45"W, 266.65 feet to the West line of the Southeast Quarter of said Section 21; thence leaving the North line of The Woodlands, Plat 4A and with said Quarter Section line, N2°01'15"E, 1513.80 feet to the Point of Beginning; thence leaving said Quarter Section line, N76°32'00"E, 440.78 feet; thence N5°40'20"W, 341.65 feet; thence N55°18'30"E, 284.80 feet; thence S86°03'40"E, 701.75 feet; thence S72°35'00"E, 166.68 feet; thence N69°08'00"E, 274.92 feet; thence N44°09'30"W, 111.19 feet; thence N9°20'20"E, 182.79 feet to a point on the boundary of Concord Estates, Plat 1 as recorded in Plat Book 12 at Page 94 of said county records; thence with said boundary, S73°47'40"W, 19.38 feet; thence N88°49'20"W, 115.03 feet; thence leaving said boundary along a curve to the right having a radius of 100.00 feet for an arc length of 176.24 feet, the long chord bears S50°19'20"W, 154.30 feet; thence N79°11'20"W, 164.04 feet; thence N2°42'40"E, 132.91 feet; thence N89°32'10"W, 733.25 feet; thence N63°46'25"W, 119.33 feet; thence N89°32'10"W, 414.92 feet; thence S2°01'15"W, 989.30 feet to the Point of Beginning and containing 18.28 acres.

will be zoned and become a part of District PUD-12 (Planned Unit Development) with a development density not exceeding twelve dwelling units per acre. The property, designated as Tract 1-A, may be used for residential units in apartment style buildings containing apartment style condominium units. The statement of intent submitted by applicant, marked "Exhibit A" is attached to and made a part of this ordinance.

SECTION 8. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

Tract 1-B

A tract of land located in the Southeast Quarter of Section 16 and in the East Half of Section 21, both in Township 48 North, Range 12 West, in Boone County, Missouri, being a portion of the tract described by the survey recorded in Book 343 at Page 350 of said county records and being further described as follows:

Beginning at the East Quarter corner of said Section 21; thence with the Quarter Section line as shown by The Woodlands, Plat 4B as recorded in Plat Book 32 at Page 94 of said county records, N89°02'35"W, 708.55 feet; thence leaving said Quarter Section line and with the boundaries of The Woodlands, Plat 4B and The Woodlands, Plat 4A as recorded in Plat Book 30 at Page 47 of said county records, S65°01'25"W, 261.65 feet; thence S59°30'55"W, 973.84 feet; thence S66°45'40"W, 382.77 feet; thence S87°02'15"W, 349.80 feet; thence N54°27'45"W, 266.65 feet to the West line of the Southeast Quarter of said Section 21; thence leaving the

North line of The Woodlands, Plat 4A and with said Quarter Section line, N2°01'15"E, 1513.80 feet; thence N76°32'00"E, 440.78 feet; thence N5°40'20"W, 341.65 feet; thence N55°18'30"E, 284.80 feet; thence S86°03'40"E, 701.75 feet; thence S72°35'00"E, 166.68 feet; thence N69°08'00"E, 274.92 feet; thence N44°09'30"W, 111.19 feet; thence N9°20'20"E, 182.79 feet to a point on the boundary of Concord Estates, Plat 1 as recorded in Plat Book 12 at Page 94 of said county records; thence along said boundary, N73°47'40"W, 72.80 feet; thence S70°16'20"E, 270.00 feet; thence N44°50'40"E, 93.00 feet; thence N17°03'40"E, 470.00 feet; thence N29°42'40"E, 413.30 feet; thence leaving the boundary of said Plat 1, S61°16'20"E, 335.84 feet; thence S1°46'25"W, 2413.86 feet to the Point of Beginning EXCEPT that part described as follows:

Beginning at said East Quarter corner of said Section 21; thence N89°02'35"W, 708.55 feet; thence S65°01'25"W, 261.65 feet; thence S59°30'55"W, 973.84 feet; thence S66°45'40"W, 382.77 feet; thence N4°28'25"E, 304.14 feet; thence N42°00'30"E, 662.91 feet; thence N65°05'30"E, 95.31 feet; thence S41°15'40"E, 180.93 feet; thence S88°42'10"E, 209.02 feet; thence N44°51'10"E, 614.47 feet; thence N29°54'00"W, 68.67 feet; thence N66°48'10"E, 321.38 feet; thence S22°25'00"W, 213.74 feet; thence S45°00'50"E, 213.31 feet; thence N76°04'40"E, 223.32 feet; thence N5°31'30"E, 231.76 feet; thence S74°19'00"E, 204.25 feet; thence S16°04'10"W, 94.96 feet; thence S32°43'00"E, 143.05 feet; thence S79°16'00"E, 11.41 feet; thence S1°46'25"W, 240.43 feet to the Point of Beginning.

Tract 1-B consists of 103.36 acres.

#### Tract 2

A tract of land being part of Section 22, Township 48 North, Range 12 West, and a part of Section 21, Township 48 North, Range 12 West in Boone County, Missouri. Said tract is further described as follows:

Beginning at a found stone, the East Quarter corner of said Section 21; thence along the Quarter Section line, N00°31'05"E, 1260.42 feet to the Southwest corner of a survey in Book 224, Page 459; thence along the South line of said survey, S89°28'55"E, 550.00 feet to the Southeast corner thereof; thence along the East line of said survey, N00°30'55"E, 1417.98 feet to the South line of State Route WW; thence along said South line, S64°06'15"E, 272.74 feet; thence along a curve to the right, 252.94 feet, the chord of said curve being S53°28'25"E, 251.52 feet; thence S43°03'35"E, 174.36 feet; thence S43°57'10"E, 1259.69 feet; thence S27°13'30"E, 104.39 feet; thence S43°58'00"E, 100.17 feet; thence along a curve to the left, 419.48 feet, the chord of said curve being S48°05'15"E, 419.12 feet; thence S44°05'00"E, 202.39 feet; thence along a curve to the

left, 68.00 feet, the chord of said curve being S47°37'10"E, 67.95 feet; thence leaving said South line of State Route WW, S19°00'50"W, 75.00 feet; thence S00°17'45"W, 190.00 feet; thence S09°56'40"E, 45.00 feet; thence S00°07'40"W, 340.00 feet; thence S89°42'15"E, 31.00 feet to the Quarter Section line; thence along said line, S00°17'45"W, 1300.67 feet to the Northeast corner of a survey in Book 437, Page 78; thence S88°26'40"W, 3259.19 feet to the East line of The Woodlands, Plat 4B; thence along the East line of The Woodlands Plat 4B, N00°46'25"E, 1297.47 feet to the Northeast corner of The Woodlands Plat 4B; thence N89°43'05"E, 599.49 feet to the Point of Beginning EXCEPT that part described as follows:

Beginning at said East Quarter corner; thence N00°31'05"E, 240.43 feet; thence S80°31'20"E, 138.24 feet; thence N59°12'10"E, 141.32 feet; thence N11°34'30"E, 159.82 feet; thence N6°35'50"W, 193.21 feet; thence N40°42'20"E, 159.54 feet; thence S58°38'50"E, 148.70 feet; thence N55°52'50"E, 188.23 feet; thence N76°09'50"E, 548.54 feet; thence S88°24'00"E, 243.09 feet; thence N47°14'10"E, 167.02 feet; thence N4°10'10"W, 218.13 feet; thence S86°49'40"E, 217.61 feet; thence S47°02'20"E, 1176.78 feet; thence S0°07'40"W, 340.00 feet; thence S89°42'15"E, 31.00 feet; thence S00°17'45"W, 1300.67 feet; thence S88°26'40"W, 3259.19 feet; thence N00°46'25"E, 1297.47 feet; thence N89°43'05"E, 599.49 feet to the Point of Beginning.

Tract 2 consists of 51.96 acres

#### Tract 3-A

A tract of land located in the Southwest Quarter of Section 14, the Southeast Quarter of Section 15, the Northwest Quarter of Section 23 and the Northeast Quarter of Section 22, all in Township 48 North, Range 12 West in Boone County, Missouri, being contained within the boundary of survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Beginning at the center of said Section 15 as shown by said survey; thence with the Quarter Section line S00°27'00"W, 2686.84 feet to the North Quarter corner of said Section 22; thence S00°09'10"E, 1240.42 feet; thence leaving said Quarter Section line, N80°30'50"E, 616.91 feet; thence S22°45'50"E, 158.79 feet; thence S54°45'30"E, 50.20 feet; thence N80°03'00"E, 48.81 feet; thence N54°01'40"E, 611.60 feet; thence N41°58'30"E, 205.83 feet; thence N11°28'00"E, 284.27 feet; thence N48°00'20"E, 30.63 feet; thence S44°41'00"E, 262.87 feet; thence S28°22'20"E, 1038.83 feet; thence S78°34'10"E, 406.02 feet; thence along a curve to the right having a radius of 275.00 feet for an arc length of 41.37 feet, the long chord bears N49°37'10" E, 41.33 feet; thence N53°55'10" E, 272.22 feet; thence N9°55'10"W, 136.12 feet; thence

N14°39'40"W, 119.13 feet; thence N22°22'10"W, 431.32 feet; thence N32°35'20"W, 263.17 feet; thence N54°01'30"W, 396.59 feet; thence N78°13'50"E, 262.53 feet; thence N45°03'40"E, 99.14 feet; thence N83°42'10"E, 212.45 feet; thence S17°23'40"E, 454.03 feet; thence S28°55'30"E, 202.08 feet; thence S34°36'30"E, 351.31 feet; thence S60°59'20"W, 305.61 feet; thence S17°07'20"E, 210.99 feet; thence S53°55'50"W, 341.94 feet; thence along a curve to the left having a radius of 225.00 feet for an arc length of 158.48 feet, the long chord bears S33°45'10"W, 155.23 feet; thence S13°34'20"W, 167.96 feet; thence along a curve to the right having a radius of 275.00 feet for an arc length of 191.44 feet, the long chord bears S33°31'00"W, 187.60 feet; thence S1°20'00"E, 454.35 feet to a point lying on the northerly right-of-way of Missouri Route WW and the boundary of said survey; thence along said right-of-way, N88°47'55"E, 2803.51 feet; thence N89°16'10"E, 138.00 feet; thence leaving said Route WW right-of-way, and with the Quarter Section line of said Section 23, N00°37'30"W, 2625.58 feet to the North Quarter corner of said Section 23; thence with the Quarter Section line of said Section 14, N01°01'35"E, 2643.26 feet to the center of said Section 14; thence with the Quarter Section line of said Section 14, S89°50'05"W, 1138.28 feet; thence leaving said Quarter Section line and the boundary of said survey, S0°10'00"E, 370.70 feet; thence S3°24'40"W, 639.59 feet; thence N79°46'50"W, 152.83 feet; thence N71°17'10"W, 867.22 feet; thence N14°19'00"E, 67.27 feet; thence N87°08'00"E, 649.02 feet; thence N71°28'10"E, 150.44 feet; thence N25°12'40"E, 128.96 feet; thence N5°09'30"W, 108.92 feet; thence N32°26'40"W, 103.80 feet; thence N80°06'00"W, 107.00 feet; thence S89°08'20"W, 1359.16 feet; thence S63°50'00"W, 59.10 feet; thence S0°24'10"E, 137.04 feet; thence S17°55'40"E, 169.39 feet; thence S53°36'40"E, 130.88 feet; thence S71°32'40"E, 241.02 feet; thence S36°32'50"W, 117.66 feet; thence S54°41'00"E, 201.17 feet; thence S18°06'20"W, 605.97 feet; thence S5°15'50"W, 79.99 feet; thence S7°59'30"E, 207.20 feet; thence S16°25'40"E, 592.67 feet; thence S62°51'30"W, 81.83 feet; thence S41°18'20"W, 378.22 feet; thence N74°44'20"W, 681.59 feet; thence N83°47'20"W, 209.29 feet; thence S84°39'20"W, 90.03 feet; thence S67°00'10"W, 426.12 feet; thence N31°56'10"W, 72.85 feet; thence N11°54'40"E, 805.60 feet; thence S77°41'10"E, 123.99 feet; thence N25°01'00"E, 662.82 feet; thence N13°05'20"E, 200.08 feet; thence N50°28'40"E, 331.17 feet; thence N1°42'50"W, 817.31 feet to a point on the Quarter Section line of said Section 15 and on the boundary of said survey; thence with said Quarter Section line and boundary, S89°05'25"W, 2081.56 feet to the Point of Beginning and excepting therefrom a tract being further described as follows:

Starting at the North Quarter corner of said Section 23; thence with the Quarter Section line, S00°37'30"E, 2625.58 feet to a point on the right-of-way of said Route WW; thence along said right-of-way

S89°16'10"W, 138.00 feet; thence S88°47'55"W, 1689.08 feet; thence leaving said right-of-way, N1°12'00"W, 498.22 feet to the Point of Beginning of the exception; thence N60°28'00"E, 634.12 feet; thence N38°23'50"E, 310.50 feet; thence S63°12'50"E, 289.39 feet; thence N31°35'00"E, 297.38 feet; thence N39°32'30"W, 152.86 feet; thence N46°37'30"W, 179.06 feet; thence N45°27'50"W, 95.32 feet; thence N5°31'50"W, 107.90 feet; thence N67°53'50"W, 135.09 feet; thence S85°58'10"W, 221.76 feet; thence N59°17'20"W, 319.63 feet; thence S4°09'30"W, 78.56 feet; thence S15°00'40"W, 260.67 feet; thence S29°43'40"W, 186.28 feet; thence S61°22'40"W, 87.86 feet; thence S77°46'50"W, 224.55 feet; thence S26°35'20"W, 132.07 feet; thence S49°50'30"E, 366.25 feet; thence S1°33'40"E, 356.76 feet to the Point of Beginning with the total net area of Tract 3-A being 460.05 acres.

will be zoned and become a part of District R-1 (One-Family Dwelling District).

SECTION 9. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

Tract 3-B

A tract of land located in the Southwest Quarter of Section 14, the Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northwest Quarter of Section 23, all in Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the center of said Section 15 as shown by said survey; thence with the Quarter Section line, N89°05'25"E, 2081.56 feet to the Point of Beginning; thence continuing with said Quarter Section line, N89°05'25"E, 558.12 feet; thence with the Quarter Section line of said Section 14, N89°50'05"E, 1553.77 feet; thence leaving said Quarter Section line and boundary of said survey, S0°10'00"E, 370.70 feet; thence S3°24'40"W, 639.59 feet; thence N79°46'50"W, 152.83 feet; thence N71°17'10"W, 867.22 feet; thence N14°19'00"E, 67.27 feet; thence N87°08'00"E, 649.02 feet; thence N71°28'10"E, 150.44 feet; thence N25°12'40"E, 128.96 feet; thence N5°09'30"W, 108.92 feet; thence N32°26'40"W, 103.80 feet; thence N80°06'00"W, 107.00 feet; thence S89°08'20"W, 1359.16 feet; thence S63°50'00"W, 59.10 feet; thence S0°24'10"E, 137.04 feet; thence S17°55'40"E, 169.39 feet; thence S53°36'40"E, 130.88 feet; thence S71°32'40"E, 241.02 feet; thence S36°32'50"W, 117.66 feet; thence S54°41'00"E, 201.17 feet; thence S18°06'20"W, 605.97 feet; thence S5°15'50"W, 79.99 feet; thence S7°59'30"E, 207.20 feet; thence S16°25'40"E, 592.67 feet; thence S62°51'30"W, 81.83 feet; thence S41°18'20"W, 378.22 feet; thence

N74°44'20"W, 681.59 feet; thence N83°47'20"W, 209.29 feet; thence S84°39'20"W, 90.03 feet; thence S67°00'10"W, 426.12 feet; thence N31°56'10"W, 72.85 feet; thence N11°54'40"E, 805.60 feet; thence S77°41'10"E, 123.99 feet; thence N25°01'00"E, 662.82 feet; thence N13°05'20"E, 200.08 feet; thence N50°28'40"E, 331.17 feet; thence N1°42'50"W, 817.31 feet to the Point of Beginning and containing 75.67 acres.

will be zoned and become a part of District PUD-4 (Planned Unit Development) with a development density not exceeding four dwelling units per acre. The property, designated as Tract 3-B, may be used for single family attached units assembled in duplex structures; single family attached units in townhouse structures assembled in two to eight units per structure; and, single family detached units. The statement of intent submitted by applicant, marked "Exhibit B" is attached to and made a part of this ordinance.

SECTION 10. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

Tract 3-C

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the center of Section 15 as shown by said survey; thence with the Quarter Section line, S00°27'00"W, 2686.84 feet to the North Quarter corner of said Section 22; thence with the west side of said survey, S00°09'10"E, 1240.42 feet to the Point of Beginning; thence continuing with said west side, S00°09'10"E, 513.48 feet to a point on the northerly right-of-way of Missouri Route WW; thence along said right-of-way S56°41'35"E, 111.66 feet; thence S88°30'45"E, 64.58 feet; thence S73°03'45"E, 145.39 feet; thence S57°42'10"E, 200.83 feet; thence S56°52'15"E, 233.82 feet; thence leaving said right-of-way, N43°05'00"E, 801.39 feet; thence N34°24'40"W, 430.40 feet; thence S54°01'40"W, 258.33 feet; thence S80°03'00"W, 48.81 feet; thence N54°45'30"W, 50.20 feet; thence N22°45'50"W, 158.79 feet; thence S80°30'50"W, 616.91 feet to the Point of Beginning and containing 17.32 acres.

Tract 3-E

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:



Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 2803.51 feet to the Point of Beginning; thence leaving said right-of-way, N1°20'00"W, 454.35 feet; thence N36°32'30"W, 50.00 feet; thence along a curve to the left having a radius of 225.00 feet for an arc length of 156.63 feet, the long chord bears N33°31'00"E, 153.49 feet; thence N13°34'20"E, 167.96 feet; thence along a curve to the right having a radius of 275.00 feet for an arc length of 152.35 feet, the long chord bears N29°26'40"E, 150.41 feet; thence N78°34'10"W, 406.02 feet; thence N28°22'20"W, 142.34 feet; thence S26°18'40"W, 508.24 feet; thence S7°28'20"W, 644.71 feet to a point lying on said Route WW right-of-way; thence along said right-of-way and the boundary of said survey, S70°07'50"E, 96.29 feet; thence N89°34'55"E, 425.46 feet; thence N88°47'55"E, 100.98 feet to the Point of Beginning and containing 12.92 acres.

#### Tract 3-F

A tract of land located in the Northwest Quarter of Section 23, Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 1689.08 feet; thence leaving said right-of-way and boundary, N1°12'00"W, 498.22 feet; thence N1°33'40"W, 356.76 feet to the Point of Beginning; thence N73°11'10"E, 382.90 feet; thence N0°51'40"E, 445.38 feet; thence N76°24'20"W, 210.97 feet; thence S29°43'40"W, 186.28 feet; thence S61°22'40"W, 87.86 feet; thence S77°46'50"W, 224.55 feet; thence S26°35'20"W, 132.07 feet; thence S49°50'30"E, 366.25 feet to the Point of Beginning and containing 5.63 acres.

will be zoned and become a part of District C-P (Planned Business District). The property, designated as Tracts 3-C, 3-E and 3-F, may be used for all permitted uses in District C-3 excluding the uses listed in Exhibit F, which is attached to and made a part of this ordinance. The Council recognizes that some of these uses listed as excluded in Exhibit F, which was submitted by the property owner, are not actually permitted uses in District C-3 and need not have been listed.

SECTION 11. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

#### Tract 3-D

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West, in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the North Quarter corner of said Section 22 as shown by said survey; thence with the Quarter Section line of said Section 22 and boundary of said survey, S00°09'10"E, 1753.90 feet to a point on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S56°41'35"E, 111.66 feet; thence S88°30'45"E, 64.58 feet; thence S73°03'45"E, 145.39 feet; thence S57°42'10"E, 200.83 feet; thence S56°52'15"E, 233.82 feet to the Point of Beginning; thence continuing S56°52'15"E, 266.72 feet; thence S61°04'25"E, 139.87 feet; thence S53°28'05"E, 193.06 feet; thence S62°14'10"E, 147.01 feet; thence along a curve to the left having a radius of 1060.92 feet for an arc length of 245.16 feet, the long chord bears S78°45'55"E, 244.61 feet; thence S87°06'40"E, 193.00 feet; thence S70°07'50"E, 47.92 feet; thence leaving said Route WW right-of-way and said boundary, N7°28'20"E, 644.71 feet; thence N26°18'40"E, 508.22 feet; thence N28°22'20"W, 896.50 feet; thence N44°41'00"W, 262.87 feet; thence S48°00'20"W, 30.63 feet; thence S11°28'00"W, 284.27 feet; thence S41°58'30"W, 205.83 feet; thence S54°01'40"W, 353.27 feet; thence S34°24'40"E, 430.40 feet; thence S43°05'00"W, 801.39 feet to the Point of Beginning and containing 35.17 acres.

will be zoned and become a part of District PUD-6 (Planned Unit Development) with a development density not exceeding six dwelling units per acre. The property, designated as Tract 3-D, may be used for single family detached, single family attached in duplex structure, single family attached in townhouse structure, and single family dwelling units in a 12-unit or less apartment building. The statement of intent submitted by applicant, marked "Exhibit C" is attached to and made a part of this ordinance.

SECTION 12. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

Tract 3-G

A tract of land located in the Northwest Quarter of Section 23, Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 1689.08 feet; thence leaving said right-of-way, N1°12'00"W, 498.22 feet to the Point of Beginning; thence N60°28'00"E, 634.12 feet; thence

N38°23'50"E, 310.50 feet; thence S63°12'50"E, 289.39 feet; thence N31°35'00"E, 297.38 feet; thence N39°32'30"W, 152.86 feet; thence N46°37'30"W, 179.06 feet; thence N52°43'20"W, 148.75 feet; thence N74°24'20"W, 206.31 feet; thence N59°17'20"W, 444.84 feet; thence S4°09'30"W, 78.56 feet; thence S15°00'40"W, 260.67 feet; thence S76°24'20"E, 210.97 feet; thence S0°51'40"W, 445.38 feet; thence S73°11'10"W, 382.90 feet; thence S1°33'40"E, 356.76 feet to the Point of Beginning and containing 14.10 acres.

will be zoned and become a part of District PUD-6 (Planned Unit Development) with a development density not exceeding six dwelling units per acre. The property, designated as Tract 3-G, may be used for single family detached patio style units. The statement of intent submitted by applicant, marked "Exhibit D" is attached to and made a part of this ordinance.

SECTION 13. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

Tract 3-H

A tract of land located in Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, both in Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

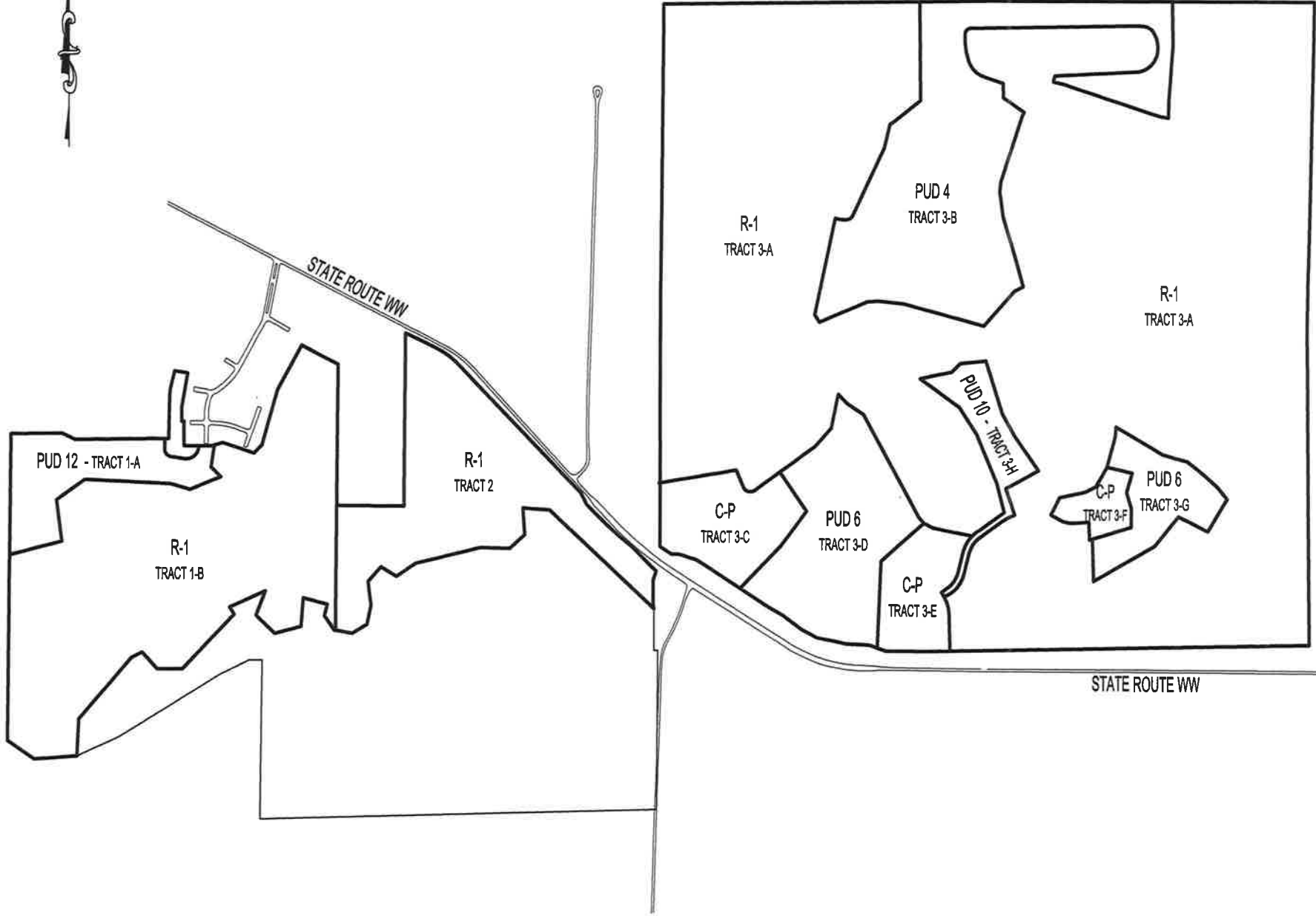
Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 2803.51 feet; thence N1°20'00"W, 454.35 feet to the Point of Beginning; thence along a curve to the left having a radius of 275.00 feet for an arc length of 191.44 feet, the long chord bears N33°31'00"E, 187.60 feet; thence N13°34'20"E, 167.96 feet; thence along a curve to the right having a radius of 225.00 feet for an arc length of 158.48 feet; the long chord bears N33°45'10"E, 155.23 feet; thence N53°55'50"E, 341.94 feet; thence N17°07'20"W, 210.99 feet; thence N60°59'20"E, 305.61 feet; thence N34°36'30"W, 351.31 feet; thence N28°55'30"W, 202.08 feet; thence N17°23'40"W, 454.03 feet; thence S83°42'10"W, 212.45 feet; thence S45°03'40"W, 99.14 feet; thence S78°13'50"W, 262.53 feet; thence S54°01'30"E, 396.59 feet; thence S32°35'20"E, 263.17 feet; thence S22°22'10"E, 431.32 feet; thence S14°39'40"E, 119.13 feet; thence S9°55'10"E, 136.12 feet; thence S53°55'10"W, 272.22 feet; thence along a curve to the left having a radius of 275.00 feet for an arc length of 193.72 feet, the long chord bears S33°45'10"W, 189.74 feet; thence S13°34'20"W, 167.96 feet; thence along a curve to the right having a radius of 225.00 feet for an arc length of 156.63 feet, the long chord bears S33°31'00"W,

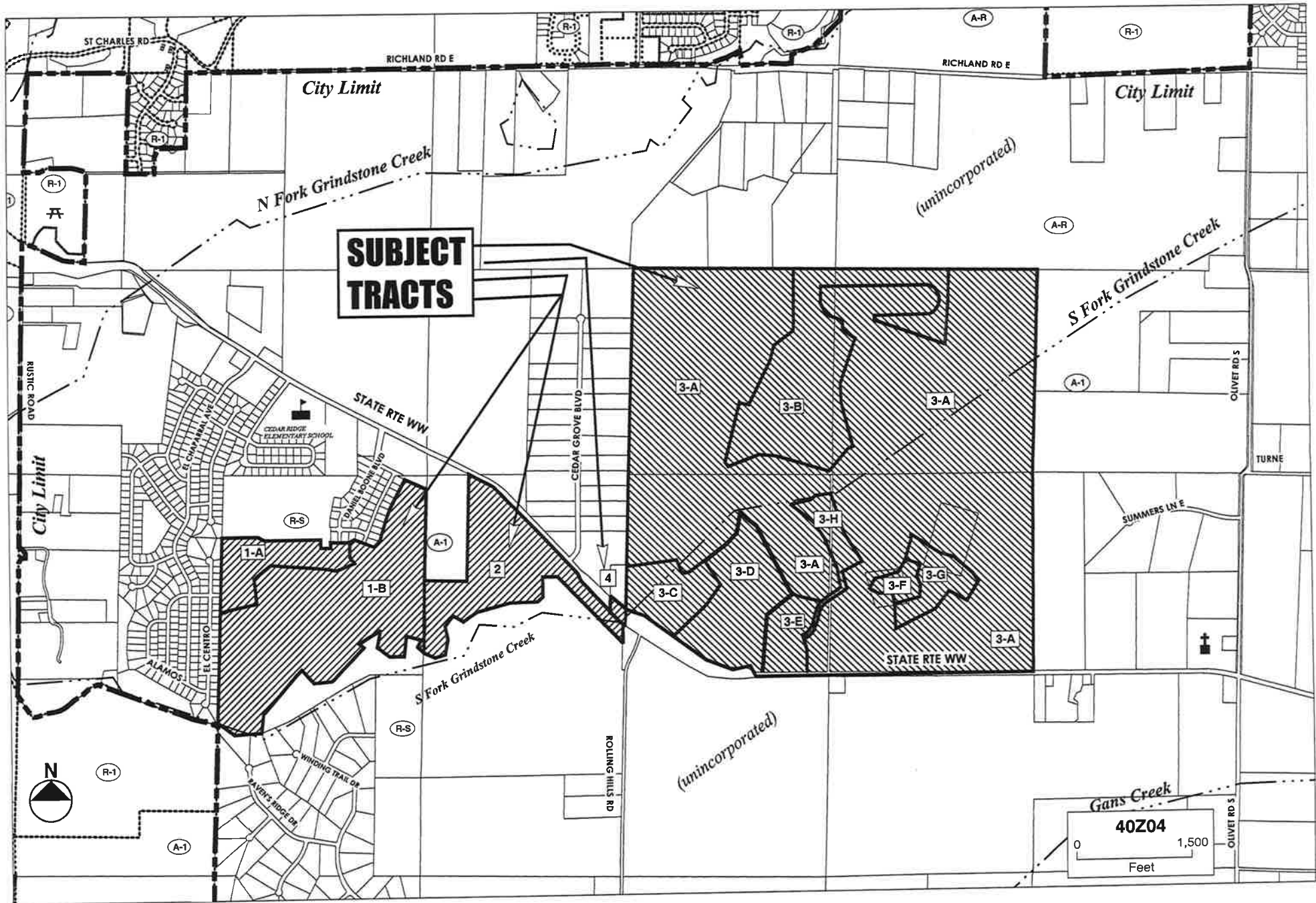
153.49 feet; thence S36°32'30"E, 50.00 feet to the Point of Beginning and containing 9.50 acres.

will be zoned and become a part of District PUD-10 (Planned Unit Development) with a development density not exceeding ten dwelling units per acre. The property, designated as Tract 3-H, may be used for single family units in apartment style buildings containing apartment style condominium units. The statement of intent submitted by applicant, marked "Exhibit E" is attached to and made a part of this ordinance.

SECTION 14. This ordinance shall be in full force and effect from and after its passage.

PASSED this 5th day of July, 2005.





**SUBJECT TRACTS**



List of Excluded Uses from C-3 Permitted and Conditional Uses

The following list of Permitted and Conditional Uses for C-3 Zoning Districts will not be permitted on Tracts 3-C, 3-E and 3-F for which CP Zoning has been requested, all of which are hereby excluded:

- 3-B
- ✓1. Print Shops
  - ✓2. Repair of household appliances
  - ✓3. Schools operated as a business
  - 4. Process laboratories
  - ✓5. Research laboratories
  - ✓6. Self service storage facilities
  - ✓7. Trade schools
  - ✓8. Armories
  - ✓9. Bus stations
  - ✓10. Electrical repair shops
  - ✓11. Garment storage facilities
  - ✓12. Commercial laundries
  - ✓13. Lumberyards
  - ✓14. Newspaper publishing plants
  - ✓15. Shops for custom work or manufacture for sale at retail on the premises
  - ✓16. Sign painting
  - ✓17. Theaters
  - ✓18. Halfway houses
  - ✓19. Commercial parking
  - ✓20. Farm machinery sales and service
  - ✓21. Motor vehicle and trailer sales or service
  - ✓22. Rental services
  - ✓23. Drive-In theaters
  - 24. Live adult entertainment businesses - cond. use
  - ✓25. Machine shops
  - ✓26. Amusement parks
  - ✓27. Commercial picnic grounds
  - ✓28. Commercial stables
  - ✓29. Gun clubs, skeet and target ranges
  - ✓30. Travel trailer parks
  - ✓31. Warehousing and distribution facilities
  - 32. Pornography shops
  - ✓33. Plumbing, heating, air conditioning and electrical businesses
  - ✓34. Travel trailer parks
  - ✓35. Buildings for public utilities and public service corporations except for buildings required to support infrastructure for of the developments
  - ✓36. Retail stores exceeding 50,000 square feet in size, ie, "Big Box Stores"
  - ✓37. Free standing motels/hotels except for the use of corporate cottages within the development for short term leases
  - ✓38. Tree trimming and tree removal services
  - ✓40. Testing laboratories
  - ✓41. Commercial baseball fields
  - ✓42. Race tracts
  - ✓43. Fairgrounds
  - ✓44. Amphitheaters and large outdoor concert facilities
  - 45. Communications antennas and towers except those will support wireless communications needs within the development - cond. use