

Subject: Request to vacate pedway easement.
Adjacent to 208 & 210 Walton Heath Dr

To summarize briefly:

- We completed the purchase of the above home at 208 Walton Heath in March of this 2026. This was to be our final home for our retirement. Large enough for friends to visit but not too big to maintain, a quiet location and with good backyard for the dogs to play ball in.
- Shortly after the sale, we made extensive renovations and additions to this purchase.
- A week and a half later, completely by surprise, we were informed by the builder that our newly installed fence needed to come down as there was an easement for a "future pedway" that would cut significantly into our backyard, and curves within our yard for a perfect view of our bathroom and bedroom windows as well as looking into the patio and living room areas. This pedway will greatly reduce our enjoyment of this property and also significantly reduces its value. Had we known about this pedway ,we would not have purchased this house.
- **The Builder, the Real Estate Agents, and the City all played a roll in creating this problem.**
- The Builder/Seller did not inform the buyers of of the Pedway easement thought he knew it existed. Further, they did not comply with city requirements to build the pedway for over a year. They in fact at one point thwarted its installation in 2025 by having the contractors forms for pouring concrete removed.
- The Real Estate Agents likewise did not inform us that this easement existed. They either knew or should have known about this easement and disclosed it to us as part of their due diligence. They failed in their obligations.
- The city is directly involved in this issue because if they had followed their own Ordinances, policies and/or procedures, a "Certificate of Occupancy" would never have been issued on our property and we could not have purchased this home, and would not have purchased it once we knew about the easement and pedway. The City knowingly issued a CoO to the builder as a favor in spite of the fact that the pedway was not built as required by the Ordinance. Even after that "ERROR / MISTAKE ,"The City had 11 months from the ill-issued CoO to follow up with the builder and demand they put in the pedway —they did not. Then as the pedway was not installed ,The City should not have

issued another building permit for the adjacent lot to ours until the builder had fully complied. We have been not been able to ascertain the motivations of the inspector to allow such violations to go forward and multiply.

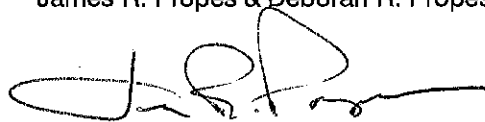
1st) My wife and I stand to loose a great deal of money on this property in a few years due to this pedway's existence — as being in 80's age group, we fully do not expect to be there in 5 years.

2nd) If not more important, in our final years the pedway deprives us of the enjoyment our home & property in what was to be our last retirement home.

FINALLY: The city played a very large roll in creating this problem and they alone have the power to solve it, by vacating what the neighbors now call "the pedway to nowhere."

We could go into much much more detail but will stop here for the sake of brevity. — But reserve the right to present further evidence, additional details and testimony if we feel necessary to support our case in the future.

Respectfully Submitted
James R. Propes & Deborah R. Propes

A handwritten signature in black ink, appearing to read "James R. Propes", with a long horizontal flourish extending to the right.

To City of Columbia Community Development Department

Good afternoon

This is a formal statement to support the vacation application for trail easement that exists between 208 and 210 Walton Health Drive.

We purchased the lot of 210 Walton Health Drive in September 2025 from Anderson Homes to build a custom home. We specifically chose this lot because the property was nestled in a completed street that would allow additional privacy from street traffic coming into the subdivision. We paid an additional premium for this privacy for Anderson to complete our project.

Approximately March 27, 2026, we were informed by our project manager with Anderson Homes about the trail easement that would go between our property and the Propst property of 208 Walton Health Drive. We were very disappointed that we were not informed about this going into the project as by this time our home was over halfway through construction. If we had known prior to purchasing the lot and starting construction, we would have chosen another location.

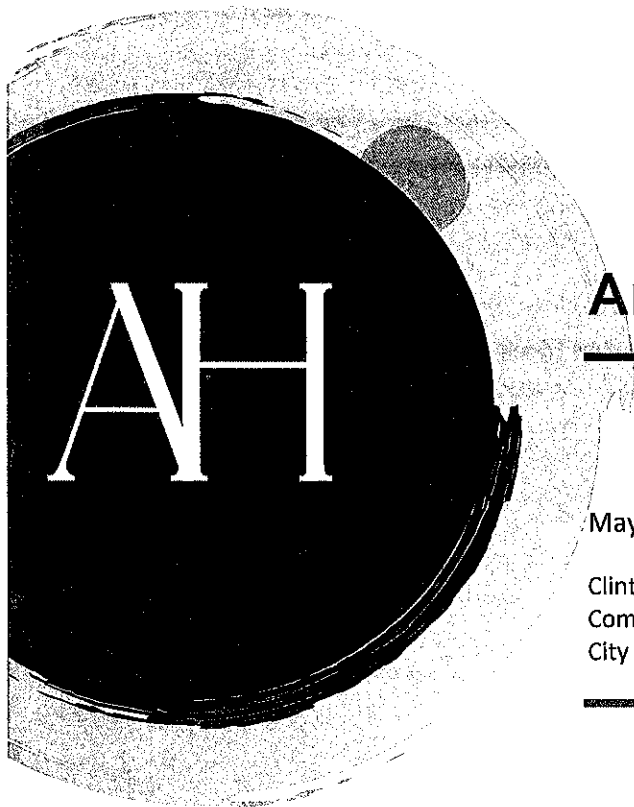
We would like to go on record that we fully support vacation of this trail easement.

If you have any questions, please reach out to us at any time.

Thel and Gail Sargent

573-424-9078 Thel email tsargent@cpsk12.org

913-669-5927 Gail email gail.sargent72@gmail.com



Anderson Homes

May 29, 2026

Clinton Smith
Community Development Director
City of Columbia

Dear Mr. Smith,

On behalf of New Haven Custom Homes, doing business as Anderson Homes, we respectfully submit this letter in support of the variance request submitted by the Propes family of 208 Walton Heath Dr, Columbia, MO 65201 in the Old Hawthorne North subdivision.

The requested variance seeks relief from the requirement for a pedway connection that would otherwise extend between Lots 227, 228, 237, and 238. New Haven Custom Homes owns Lots 237 and 238.

We do not believe granting this variance will adversely affect neighboring properties, traffic circulation, pedestrian accessibility within the broader subdivision, property values, or the overall character and development intent of Old Hawthorne North. Rather, approval of the request would allow for more practical and cohesive development of these lots while maintaining compatibility with the surrounding neighborhood.

Accordingly, New Haven Custom Homes fully supports approval of the variance request by the Propes family.

Please feel free to contact us if any additional information or clarification is needed.

Sincerely,

Pete Stoops
Chief Operations Officer
Anderson Homes



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Andersonhomesmo.com

