

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 84-13

### **AN ORDINANCE**

approving the Final Plat of Academy Subdivision, a Replat of Part of Lots 29 and 30, Stephens Second Addition; Lots 1 through 10, Bass Place; Lot 6 and part of Lot 5, Block 3, Shield's Eastern Addition; Lot 7 and part of Lots 5, 6, and 8, Block 2, Shield's Eastern Addition; accepting the dedication of rights-of-way and easements; granting a variance from the Subdivision Regulations regarding dedication of street right-of-way; vacating a sewer easement; 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 hereby approves the Final Plat of Academy Subdivision, a Replat of Part of Lots 29 and 30, Stephens Second Addition; Lots 1 through 10, Bass Place; Lot 6 and part of Lot 5, Block 3, Shield's Eastern Addition; Lot 7 and part of Lots 5, 6, and 8, Block 2, Shield's Eastern Addition, dated February 5, 2013, a minor subdivision located north and south of Broadway at the intersections of Dorsey Street and Ripley Street, containing approximately 8.22 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. Subdivider is granted a variance from the requirement of Section 25-43(1) of the Subdivision Regulations so that dedication of additional right-of-way shall not be required along the East Broadway frontage.

SECTION 4. The City Council finds and determines that a certain sewer easement, more particularly described as follows:

ALL OF THE GRANT OF EASEMENT FOR SEWER PURPOSES  
RECORDED IN BOOK 2551, PAGE 170, BEING ACROSS PART OF LOT 5,  
BLOCK 3, SHIELD'S EASTERN ADDITION, RECORDED IN BOOK 45,  
PAGE 212, ALL OF THE BOONE COUNTY, MISSOURI RECORDS.

is in excess and surplus to the needs of the City and is hereby vacated.

SECTION 5. 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 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

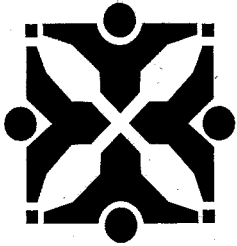
ATTEST:

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

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Apr 1, 2013

Re: Academy Subdivision final plat request (Case #13-26)

**EXECUTIVE SUMMARY:**

A request by Stephens College (property owner) and the Hagan Scholarship Foundation (contract purchaser) for a two-lot, final minor plat to be known as "Academy Subdivision"; a right-of-way variance; and a sewer easement vacation. The 8.22-acre subject site is located north and south of Broadway at the Dorsey and Ripley Street intersections. (Case #13-26)

**DISCUSSION:**

The applicants request a final plat, right-of-way variance, and sewer easement vacation for two sites that are currently part of the Stephens College campus, and are under contract to be sold to the Hagan Scholarship Foundation ("HSF"). Requests for rezoning to O-1 (office) and a master plan update for Stephens College were recommended for approval by the Planning and Zoning Commission at its March 7 meeting and are now concurrently before the Council. The plat was reviewed by pertinent City staff and other agencies, and complies with the Subdivision Regulations, with the exception of the right-of-way for which a variance is being requested.

The right-of-way variance is sought for the Broadway corridor, which runs between the two lots. The Public Works director has approved a 42.5-foot half-width, which is being met by both lots one and two. Because such agreement has been reached between the applicants and the City, staff recommends approval of the variance.

A sewer easement vacation is also sought as part of this case. The Public Works Department supports the easement vacation, as the easement is no longer necessary for public sewer purposes. If the plat is approved, the excess easement will be vacated. No replacement easement is needed to serve lot two.

At its March 21, 2013 meeting, the Planning and Zoning Commission voted to recommend approval of the plat, ROW variance request, and sewer easement vacation in a 7-0 vote. No one from the public spoke.

A staff report, locator maps, reduced size copy of the plat, sewer vacation exhibit, and variance request are attached.

**FISCAL IMPACT:**

None.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

**SUGGESTED COUNCIL ACTIONS:**

Staff recommends approval of the final plat.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 21, 2013**

**SUMMARY**

A request by Stephens College (property owner) and the Hagan Scholarship Foundation (contract purchaser) for a two-lot, final minor plat to be known as "Academy Subdivision"; a right-of-way variance; and a sewer easement vacation. The 8.22-acre subject site is located north and south of Broadway at the Dorsey and Ripley intersections. (Case #13-26)

**DISCUSSION**

The applicants request a final plat, right-of-way variance, and sewer easement vacation for two sites that are currently part of the Stephens College campus, and are under contract to be sold to the Hagan Scholarship Foundation ("HSF"). Requests for rezoning to O-1 (office) and a master plan update for Stephens College were recommended for approval by the Commission at its March 7 meeting.

Platting the two lots confirms their status as legal, conforming lots. Previously, the subject site was part of multiple recorded surveys. The plat was reviewed by pertinent City staff and other agencies, and complies with the Subdivision Regulations, with the exception of the right-of-way for which a variance is being requested.

Meetings were held between the applicants and staff in regard to right-of-way dedication and improvements that could occur along Broadway and the other streets bordering the properties. The applicants and Public Works director have arrived at a mutually acceptable solution to the amount of right-of-way and/or street easements being dedicated per the submitted subdivision plat.

A right-of-way variance is sought for the Broadway corridor, which runs between the two lots. The Public Works director has approved a 42.5-foot half-width, which is being met by both lots one and two. The reduced width was approved, in part, because alternative methods exist to assist and control, where necessary, traffic flow through the area. Because such agreement has been reached, staff recommends the variance.

A sewer easement vacation is also sought as part of this case. The easement encompasses an area north of Stephens Auditorium on the east side of lot two. The Public Works Department supports the easement vacation, as the easement is no longer necessary for public sewer purposes, if the plat is recommended for approval.

## **STAFF RECOMMENDATION**

Staff recommends approval of the final plat, ROW variance (as advised by the Public Works Director), and sewer easement vacation requests.

## **VARIANCE(S) REQUESTED**

Section of Subdivision Regulations	Description
25-43	Right-of-way along Broadway

## **SITE CHARACTERISTICS**

Area (acres)	8.22
Topography	Varied
Vegetation	Open green spaces with scattered tree cover, buildings, parking lots
Watershed	Flat Branch, Hinkson

## **UTILITIES & SERVICES**

Sanitary Sewer	All City of Columbia Services
Water	
Electric	
Fire Protection	

## **ACCESS**

Broadway	Center of site
Major Roadway Plan classification	Major arterial
Capital Improvement Program projects	Description: Multiple street and sidewalk projects Cost: N/A
Right-of-way needed	42.5-foot half-width provided by plat
Walnut St.	North of site
Major Roadway Plan classification	Neighborhood collector
Capital Improvement Program projects	Description: None Cost: N/A
Right-of-way needed	5-foot ROW included on plat for 25-foot half-width; Public Works notes possible left-turn lane at William St. in future

<b>Ripley St.</b>	West of lot 1
<b>Major Roadway Plan classification</b>	Local
<b>Capital Improvement Program projects</b>	Description: None Cost: N/A
<b>Right-of-way needed</b>	20' half-width in place

<b>Dorsey St.</b>	West of lot 2
<b>Major Roadway Plan classification</b>	Local
<b>Capital Improvement Program projects</b>	Description: None Cost: N/A
<b>Right-of-way needed</b>	5-foot ROW included on plat for 25-foot half-width

<b>William St.</b>	East of site
<b>Major Roadway Plan classification</b>	Neighborhood collector
<b>Capital Improvement Program projects</b>	Description: Multiple street and sidewalk projects Cost: N/A Timeline:
<b>Right-of-way needed</b>	11-foot street easement included on plat for 30-foot half-width

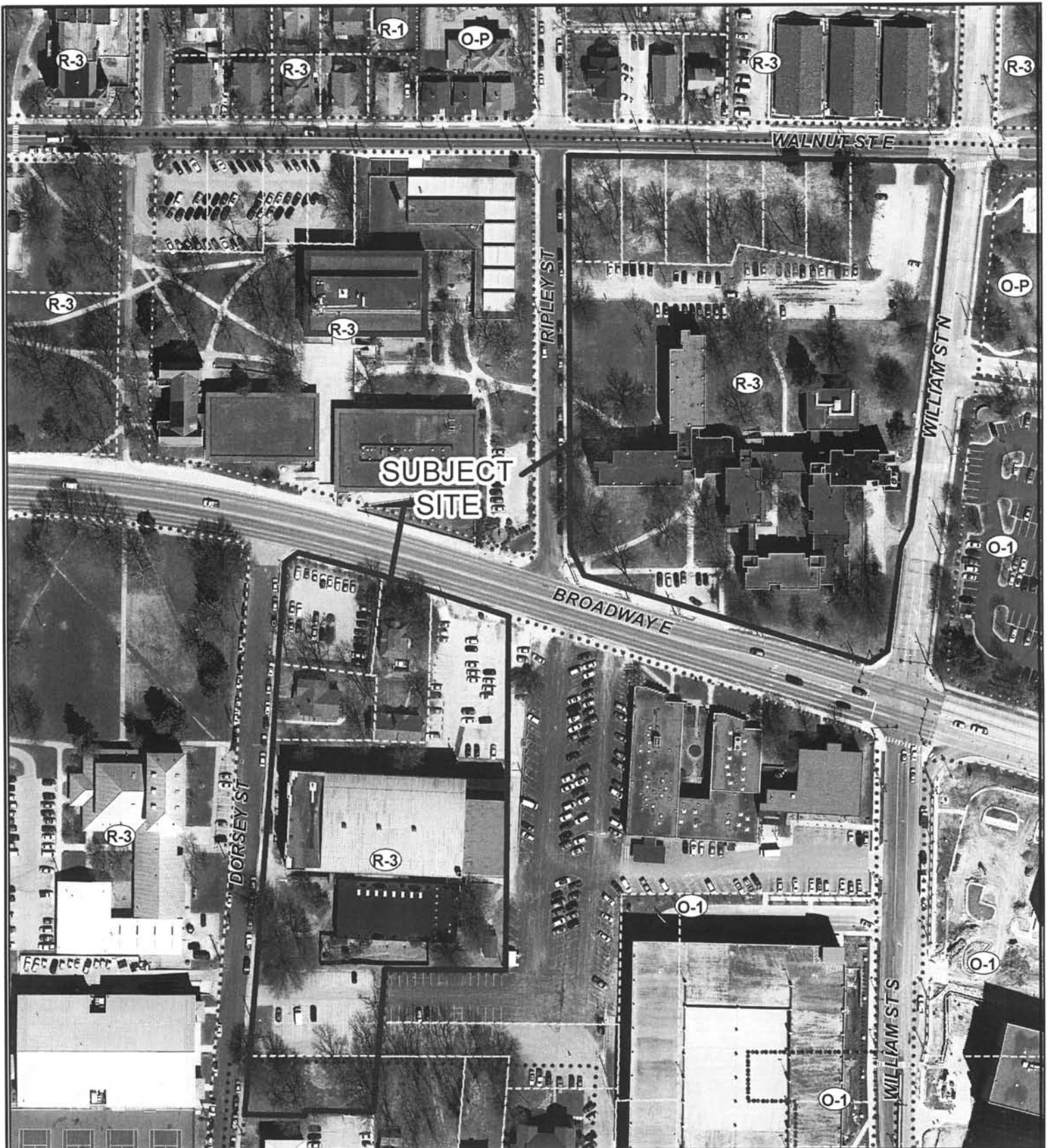
<b>Pedestrian Access Needs</b>	
<b>Sidewalks</b>	Installed in parts; needed in others
<b>CATSO Bicycle/Pedestrian Network Plan</b>	Broadway is a backbone/priority trail; Walnut is an urban trail/pedway

### PARKS & RECREATION

<b>Neighborhood Parks Plan</b>	Lions-Stephens Park adjacent to north
<b>Trails Plan</b>	None

Report prepared by ML

Approved by PRZ



**Case 13-26: ROW Variance  
and Sewer Easement Vacation  
Academy Subdivision Final Plat**



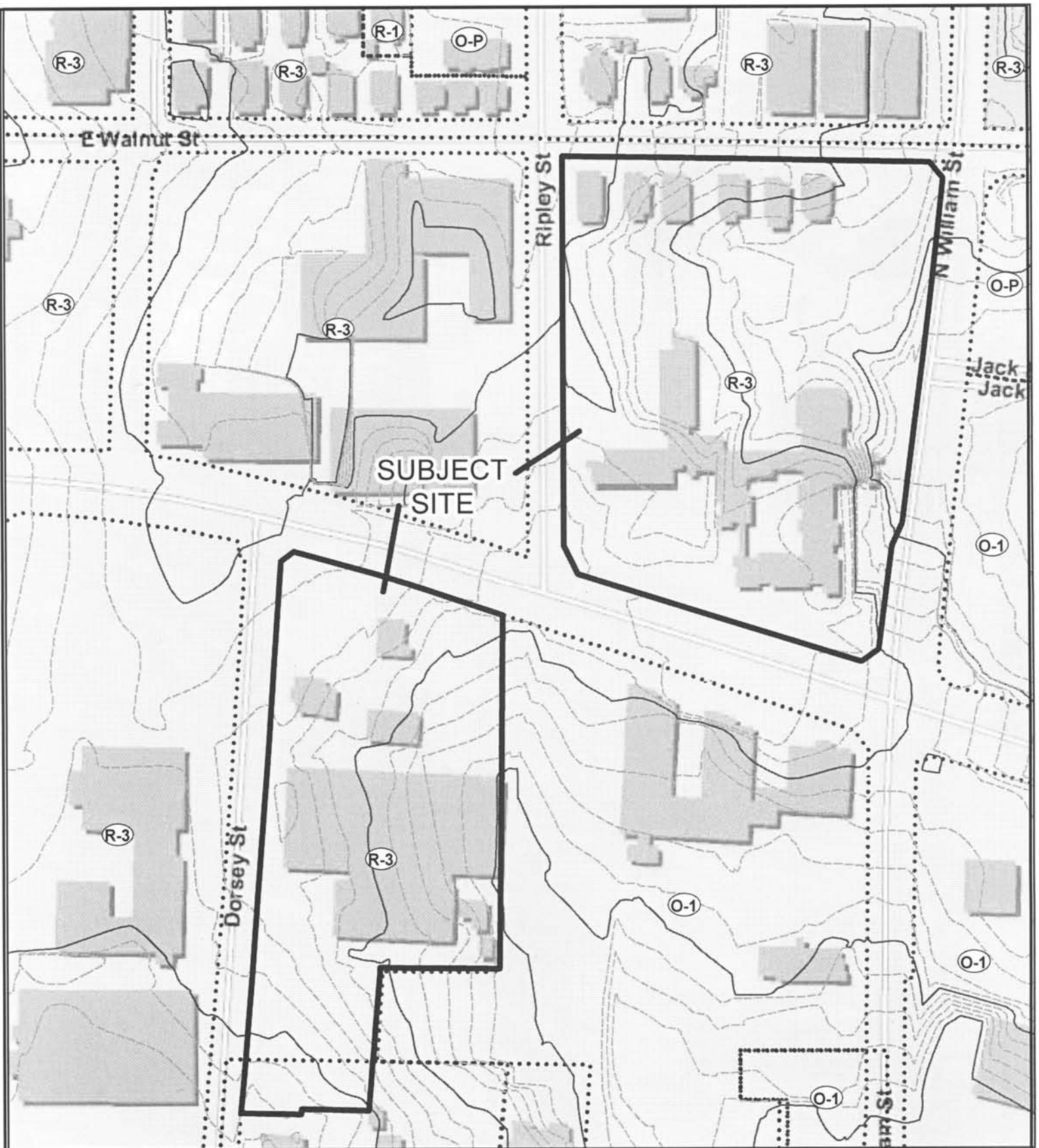
2011 Orthophoto  
Source: Boone County Assessor



1 inch = 150 feet





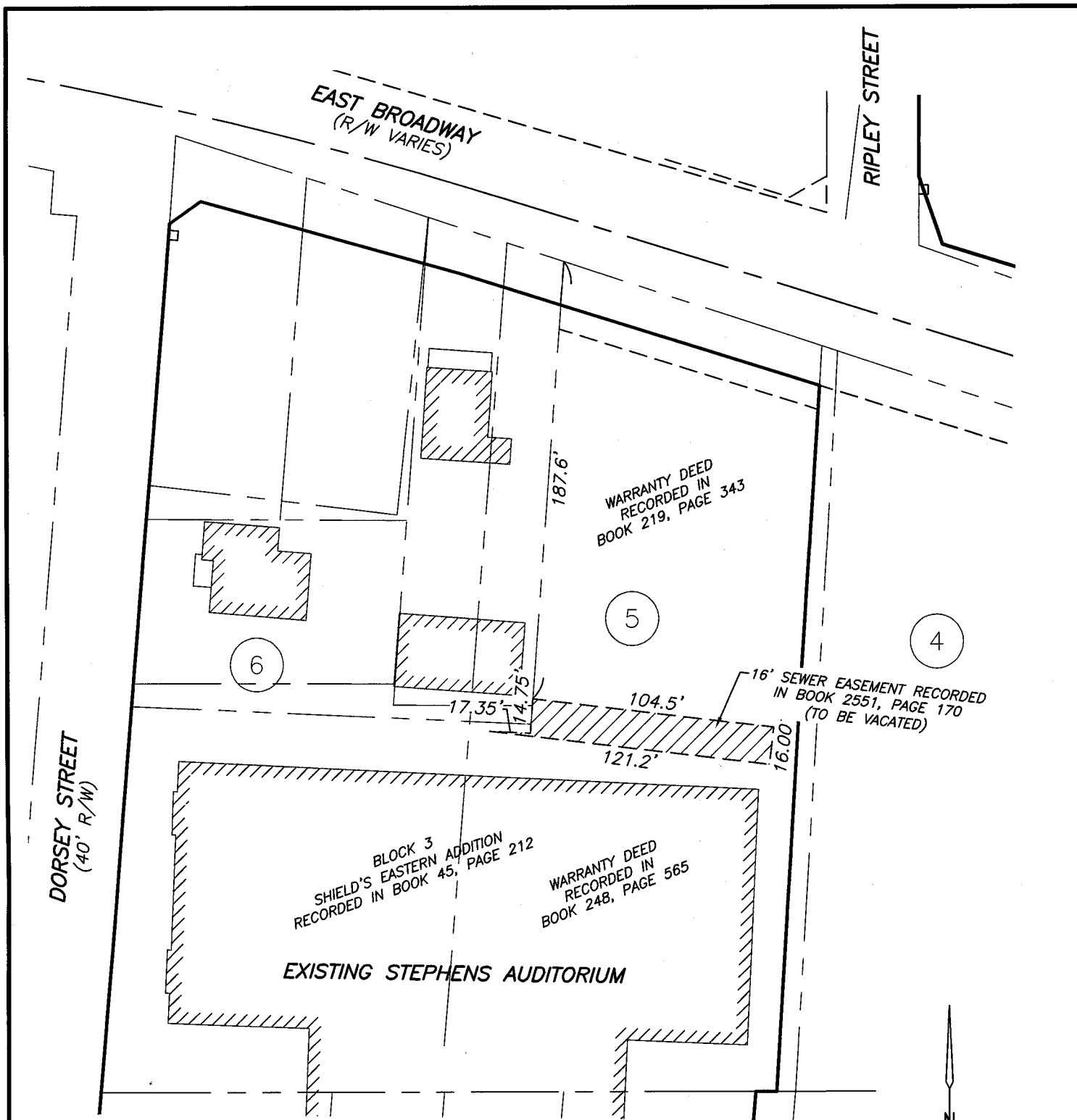


**Case 13-26: ROW Variance  
and Sewer Easement Vacation  
Academy Subdivision Final Plat**



1 inch = 150 feet





**LOCATOR MAP  
FOR SEWER EASEMENT TO BE VACATED  
STEPHENS COLLEGE, OWNER**

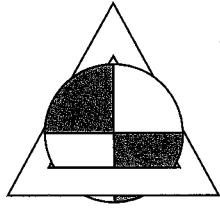
NOT TO SCALE

PREPARED BY



**ALLSTATE  
CONSULTANTS**

12252.01



# **allstate consultants llc**

**Engineering • Planning • Surveying • Investigative • Geotechnical**

February 5, 2013

Mr. Tim Teddy, Director  
Department of Community Development  
City of Columbia  
701 East Broadway  
Columbia, MO 65205

Re: Variance to the Subdivision Regulations for Academy Subdivision  
Stephens College, Owner

Dear Mr. Teddy:

On behalf of Stephens College, Property Owner and the Hagan Scholarship Foundation, Contract Purchaser of the property described by the proposed Academy Subdivision along East Broadway, we are hereby requesting that the City of Columbia grant a variance to Sec. 25-43 of the Subdivision Regulations, regarding street right-of-way widths.

East Broadway is classified as a major arterial with a minimum right-of-way width of 106 feet. The current width of East Broadway right-of-way is 79 feet (42.5 feet half width north side and 36.5 feet half width south side) at its widest point and 73 feet (36.5-foot half width) at its narrowest point. The existing pavement for East Broadway varies from 51 feet wide to 57 feet wide in the area of the left turn lane for east bound traffic turning onto William Street. Our final plat proposes to dedicate additional right-of-way to match the existing 42.5-foot half width. This would provide enough width that a center turn lane could be added by reconstructing the street to the minimum width of 60 feet.

Walnut is classified as a major collector with a minimum right-of-way width of 66 feet. The current width of Walnut Street right-of-way is 40 feet (20 feet half width each side). The existing pavement is 24 feet wide. Right-of-way to the west of Ripley Street is 40 feet wide as well with buildings restricting the potential future widening of Walnut Street. Our final plat proposes to dedicate right-of-way for a 25-foot half width. This would provide enough width on the south side of Walnut Street across proposed Lot 1 to allow the pavement to be reconstructed to the minimum 32 feet.

William Street is classified as a major collector with a minimum right-of-way width of 66 feet. The current width of William Street right-of-way is 60 feet (27.5 feet west side and 32.5 feet east side). The existing pavement is 38 feet wide. Our final plat proposes no additional dedication because William Street is already improved with no plans for future expansion.

Ripley Street is classified as a local residential with a minimum right-of-way width of 50 feet. The current width of Ripley Street right-of-way is 40 feet (20 feet half width each side). The existing pavement is 28 feet wide. Our final plat proposes no additional dedication for Ripley Street.

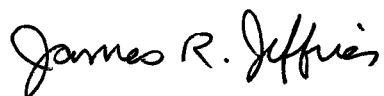
The Property Owner and Contract Purchaser request this variance to dedicating the required right-of-way widths for the following reasons:

The surrounding area of this part of town is largely fully developed with improved streets and buildings that are close to the existing rights-of-way so there is no way the street corridors can be expanded to the required widths. To require the rights-of-way be dedicated to the required widths for streets that can never practicably be used is to impose a hardship and difficulty which are unnecessary and unjust. The minimum street right-of-way widths seem to be applicable to new developments that have room for all the required improvements and not appropriate for this particular corridor of existing streets.

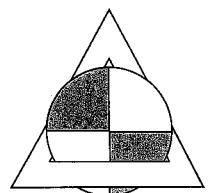
Please review this information and if you have any questions or need additional information, please contact us at (573) 875-8799.

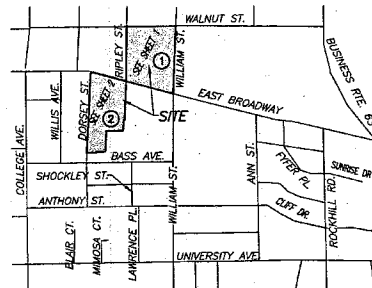
Thank you for your consideration in this matter.

Sincerely,  
Allstate Consultants LLC

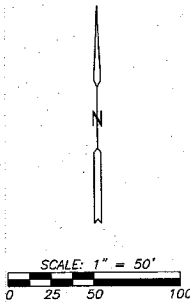
  
James R. Jeffries, PLS

Enc.





LOCATION MAP  
(NOT TO SCALE)



BEARINGS ARE REFERENCED TO GRID  
NORTH FROM THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE)  
FROM GPS OBSERVATIONS.

#### LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- I.P. IRON PIPE
- X<sub>OH</sub> DRILL HOLE IN CONCRETE
- R/W RIGHT-OF-WAY
- (REC.) RECORD MEASUREMENT
- ⊕ CENTERLINE
- - - FENCE
- (A) CURVE DESIGNATION (SEE CURVE DATA TABLE)

#### NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE #1213630, DATED DECEMBER 7, 2012.
- LOT 1 CONTAINS LOTS WITHIN BASS PLACE, RECORDED IN PLAT BOOK 2, PAGE 23. FOR CLARITY THE LOT LINES WITHIN THE PLAT ARE NOT SHOWN. THE RIGHT-OF-WAY FOR IRENE AVENUE (SHOWN BY SAID BASS PLACE) HAS BEEN VACATED BY THE ORDINANCE RECORDED IN BOOK 383, PAGE 5.
- THERE ARE SIX (6) TRACTS (TRACTS 2-7) DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2805, PAGE 185 THAT ARE ALL WITHIN THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2579, PAGE 113 (LOT 1). FOR CLARITY THE LOT LINES FOR THE SMALLER TRACTS ARE NOT SHOWN.
- A REQUEST TO VACATE THE SEWER EASEMENT RECORDED IN BOOK 2551, PAGE 170 HAS BEEN SUBMITTED TO THE CITY OF COLUMBIA. THE REQUEST WILL BE ACTED UPON UNDER A SEPARATE ORDINANCE.

CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	CHORD
A	30.00'	50.18'	S40°55'00"E 44.53'
B	30.00'	52.34'	S56°58'40"W 45.95'
C	30.00'	47.61'	N45°41'55"E 42.77'
D	1869.52'	112.24'	S74°32'35"E 112.22'

#### STREAM BUFFER STATEMENT

THIS PLAT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X ACCORDING TO CHAPTER 12A-232 OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

#### FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C0280D, DATED MARCH 17, 2011.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS  
DAY OF \_\_\_\_\_, 2013.

DOUG WHEELER, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS  
DAY OF \_\_\_\_\_, 2013.

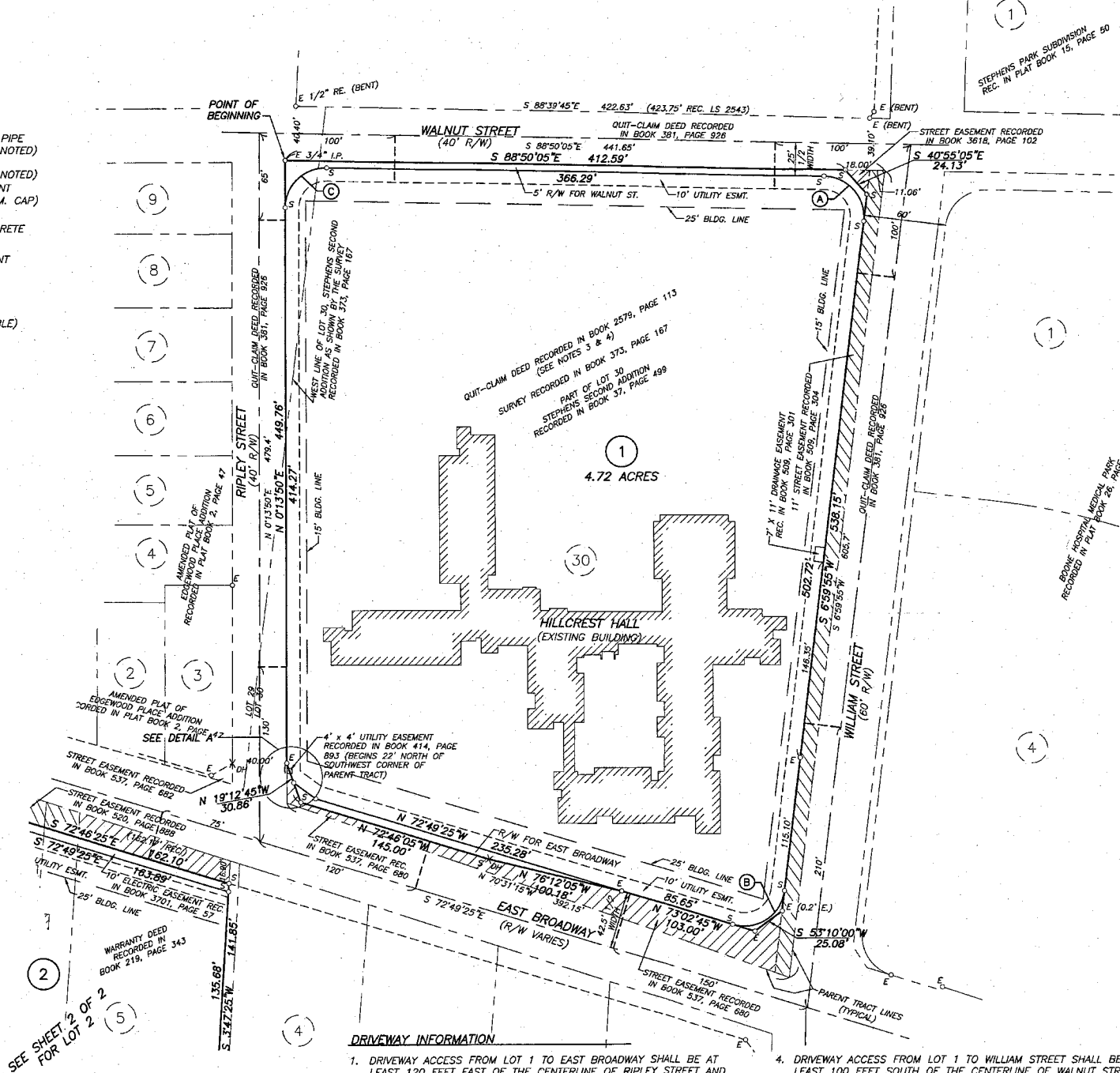
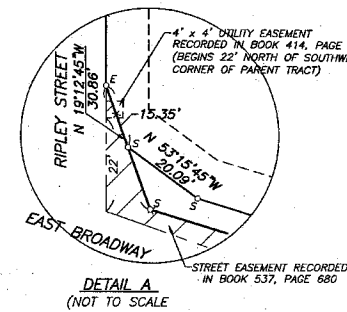
ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

#### FINAL PLAT

# ACADEMY SUBDIVISION

A REPLAT OF:  
PART OF LOTS 29 AND 30, STEPHENS SECOND ADDITION;  
LOTS 1 THROUGH 10, BASS PLACE;  
LOT 6 AND PART OF LOT 5, BLOCK 3, SHIELD'S EASTERN ADDITION;  
LOT 7 AND PART OF LOTS 5, 6 AND 8, BLOCK 2, SHIELD'S EASTERN ADDITION  
FEBRUARY, 5 2013



#### DRIVEWAY INFORMATION

- DRIVEWAY ACCESS FROM LOT 1 TO EAST BROADWAY SHALL BE AT LEAST 120 FEET EAST OF THE CENTERLINE OF RIPLEY STREET AND AT LEAST 150 FEET WEST OF THE CENTERLINE OF WILLIAM STREET, MEASURED ALONG THE CENTERLINE OF EAST BROADWAY.
- DRIVEWAY ACCESS FROM LOT 1 TO RIPLEY STREET SHALL BE AT LEAST 130 FEET NORTH OF THE CENTERLINE OF EAST BROADWAY AND AT LEAST 65 FEET SOUTH OF THE CENTERLINE OF WALNUT STREET, MEASURED ALONG THE CENTERLINE OF RIPLEY STREET.
- DRIVEWAY ACCESS FROM LOT 1 TO WALNUT STREET SHALL BE AT LEAST 100 FEET EAST OF THE CENTERLINE OF RIPLEY STREET AND AT LEAST 100 FEET WEST OF THE CENTERLINE OF WILLIAM STREET, MEASURED ALONG THE CENTERLINE OF WALNUT STREET.
- DRIVEWAY ACCESS FROM LOT 1 TO WILLIAM STREET SHALL BE AT LEAST 100 FEET SOUTH OF THE CENTERLINE OF WALNUT STREET AND AT LEAST 210 FEET NORTH OF THE CENTERLINE OF EAST BROADWAY, MEASURED ALONG THE CENTERLINE OF WILLIAM STREET.
- ALL EXISTING DRIVEWAYS MAY REMAIN IN THEIR CURRENT LOCATION UNTIL THEY ARE REMOVED. IF THEY ARE REMOVED NEW DRIVEWAYS MAY BE BUILT WITHIN THE AREA DESCRIBED.

#### KNOW ALL MEN BY THESE PRESENTS

STEPHENS COLLEGE, A CORPORATION AND THE STEPHENS COLLEGE ENDOWMENT FOUNDATION, BEING SOLE OWNERS OF THE DESCRIBED TRACTS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, DIANNE LYNCH, PRESIDENT OF STEPHENS COLLEGE AND BEN GALLOWAY, AUTHORIZED MEMBER OF THE STEPHENS COLLEGE ENDOWMENT FOUNDATION HAVE CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

ADDITIONAL RIGHTS-OF-WAY FOR EAST BROADWAY, WALNUT STREET AND DORSEY STREET, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

#### STEPHENS COLLEGE

DIANNE LYNCH, PRESIDENT

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2013, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DIANNE LYNCH, PRESIDENT OF STEPHENS COLLEGE, A CORPORATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC

MY COMMISSION # \_\_\_\_\_  
EXPIRES \_\_\_\_\_

#### STEPHENS COLLEGE ENDOWMENT FOUNDATION

BEN GALLOWAY, AUTHORIZED MEMBER

STATE OF MISSOURI }  
COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2013, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEN GALLOWAY, AUTHORIZED MEMBER OF THE STEPHENS COLLEGE ENDOWMENT FOUNDATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID FOUNDATION FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC

MY COMMISSION # \_\_\_\_\_  
EXPIRES \_\_\_\_\_

#### CERTIFICATION (LOT 1)

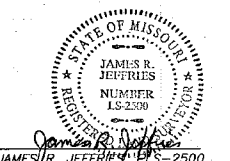
LOT 1  
A REPLAT OF PART OF LOTS 29 AND 30 OF STEPHENS SECOND ADDITION, RECORDED IN BOOK 37, PAGE 499 AND LOTS 1 THROUGH 10, BASS PLACE, RECORDED IN PLAT BOOK 2, PAGE 23, BOTH OF THE BOONE COUNTY, MISSOURI RECORDS, BEING THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2579, PAGE 113 AND SHOWN BY THE SURVEY RECORDED IN BOOK 373, PAGE 167 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 373, PAGE 167, THENCE WITH THE NORTH LINE OF SAID SURVEY ALONG THE SOUTH SIDE OF WALNUT STREET, S88°50'05"E, 412.59 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 3618, PAGE 102; THENCE LEAVING SAID NORTH LINE AND WITH THE SOUTHWEST LINE OF SAID STREET EASEMENT TRACT, S40°55'05"E, 24.13 FEET TO THE WEST LINE OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 509, PAGE 304; THENCE WITH SAID WEST LINE, S6°59'55"W, 538.15 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 537, PAGE 680; THENCE WITH THE LINES OF SAID EASEMENT RECORDED IN BOOK 537, PAGE 680, S53°10'00"W, 25.08 FEET; THENCE N73°02'45"W, 103.00 FEET; THENCE N76°12'05"W, 100.18 FEET; THENCE N72°46'05"W, 145.00 FEET; THENCE N19°12'45"W, 30.86 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 373, PAGE 167; THENCE LEAVING SAID STREET EASEMENT AND WITH SAID WEST LINE, N01°13'50"E, 449.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.81 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

#### SURVEY AND PLAT BY

ALLSTATE  
CONSULTANTS



STATE OF MISSOURI }  
COUNTY OF BOONE } SS

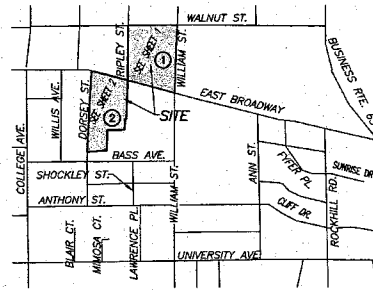
SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

MARLA E. OGLESBY  
NOTARY PUBLIC  
MY COMMISSION #12490598  
EXPIRES FEBRUARY 28, 2016

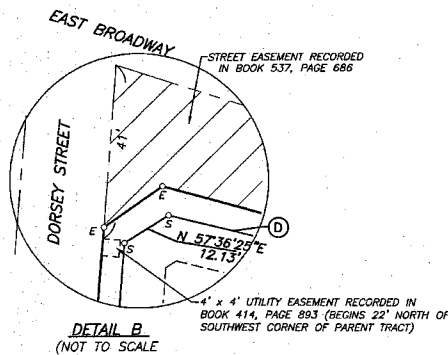
FINAL PLAT

# ACADEMY SUBDIVISION

A REPLAT OF:  
PART OF LOTS 29 AND 30, STEPHENS SECOND ADDITION;  
LOTS 1 THROUGH 10, BASS PLACE;  
LOT 6 AND PART OF LOT 5 OF BLOCK 3, SHIELD'S EASTERN ADDITION;  
LOT 7 AND PART OF LOTS 5, 6 AND 8 OF BLOCK 2, SHIELD'S EASTERN ADDITION  
FEBRUARY 5, 2013



LOCATION MAP  
(NOT TO SCALE)

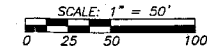
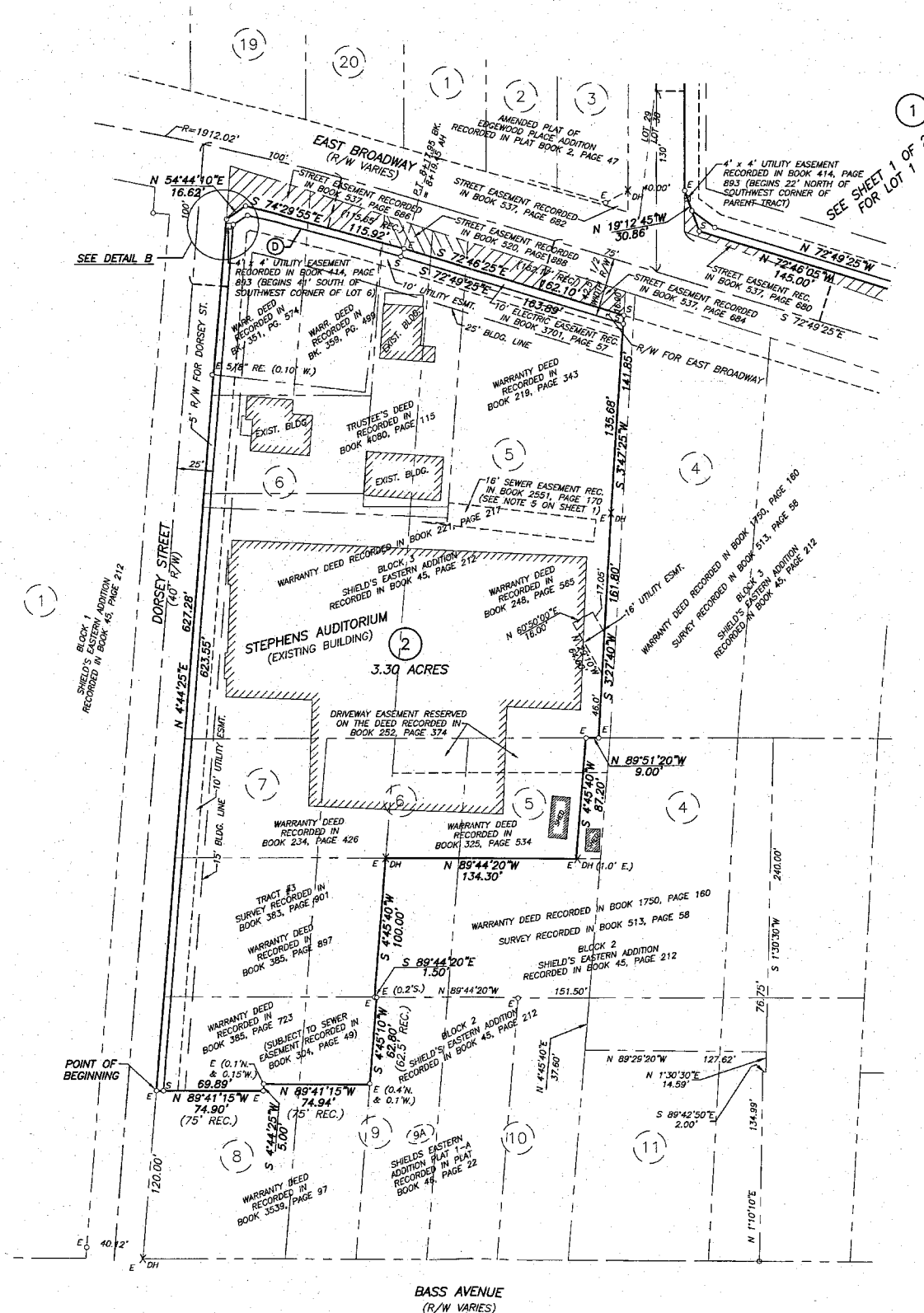


DETAIL B  
(NOT TO SCALE)

CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	CHORD
A	30.00'	50.18'	S40°55'00"E 44.53'
B	30.00'	52.34'	S56°58'40"W 45.95'
C	30.00'	47.61'	N45°41'55"E 42.77'
D	1869.52'	112.24'	S74°32'35"E 112.22'

## DRIVEWAY INFORMATION

- DRIVEWAY ACCESS FROM LOT 2 TO EAST BROADWAY SHALL BE AT LEAST 100 FEET EAST OF THE CENTERLINE OF DORSEY STREET AND AT LEAST 75' WEST OF THE CENTERLINE OF RIPLEY STREET, MEASURED ALONG THE CENTERLINE OF EAST BROADWAY.
- DRIVEWAY ACCESS FROM LOT 2 TO DORSEY STREET SHALL BE AT LEAST 100 FEET SOUTH OF THE CENTERLINE OF EAST BROADWAY, MEASURED ALONG THE CENTERLINE OF EAST BROADWAY.
- ALL EXISTING DRIVEWAYS MAY REMAIN IN THEIR CURRENT LOCATION UNTIL THEY ARE REMOVED. IF THEY ARE REMOVED NEW DRIVEWAYS MAY BE BUILT WITHIN THE AREA DESCRIBED.



BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

## LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊕ EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR (UNLESS OTHERWISE NOTED)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- I.P. IRON PIPE
- ⊕ DRILL HOLE IN CONCRETE
- R/W RIGHT-OF-WAY
- (REC.) RECORD MEASUREMENT
- ⊕ CENTERLINE
- - - - - FENCE
- (A) CURVE DESIGNATION (SEE CURVE DATA TABLE)

## CERTIFICATION (LOT 2)

**LOT 2**  
A REPLAT OF LOT 6 AND PART OF LOT 5 OF BLOCK 3, SHIELD'S EASTERN ADDITION, LOT 7 AND PART OF LOTS 5, 6 AND 8 OF BLOCK 2, SHIELD'S EASTERN ADDITION, RECORDED IN BOOK 45, PAGE 212, BEING THE TRACTS DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 219, PAGE 343, BOOK 221, PAGE 217, BOOK 234, PAGE 426, BOOK 248, PAGE 565, BOOK 325, PAGE 534, BOOK 351, PAGE 574, BOOK 359, PAGE 499, BOOK 385, PAGE 723, BOOK 385, PAGE 897 AND THE TRUSTEE'S DEED RECORDED IN BOOK 4080, PAGE 115 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, SHIELD'S EASTERN ADDITION; THENCE WITH THE WEST LINE SAID SHIELD'S EASTERN ADDITION, N4°44'25"E, 120.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 385, PAGE 723, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING N4°44'25"E, 627.28 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 537, PAGE 686; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID STREET EASEMENT RECORDED IN BOOK 537, PAGE 686 AND THE STREET EASEMENTS RECORDED IN BOOK 520, PAGE 888 AND BOOK 537, PAGE 684, N54°44'10"E, 16.62 FEET; THENCE S72°29'55"E, 115.92 FEET; THENCE S72°46'25"E, 162.10 FEET TO THE WEST LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 219, PAGE 343 AND THE WEST LINE OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 513, PAGE 58; THENCE LEAVING THE LINES OF SAID STREET EASEMENTS AND WITH THE WEST LINE OF SAID SURVEY, S34°47'25"W, 141.85 FEET; THENCE S33°27'40"W, 161.80 FEET; THENCE N89°51'20"W, 9.00 FEET; THENCE S4°45'40"W, 87.20 FEET; THENCE N89°44'20"W, 134.30 FEET; THENCE S4°45'40"W, 100.00 FEET; THENCE S89°44'20"E, 1.50 FEET TO THE NORTHWEST CORNER OF LOT 9A, SHIELD'S EASTERN ADDITION PLAT 1-A, RECORDED IN PLAT BOOK 46, PAGE 22; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE WEST LINE OF SAID LOT 9A, S4°45'10"W, 62.80 FEET TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 385, PAGE 723; THENCE LEAVING SAID WEST LINE AND WITH THE LINES OF SAID TRACT, N89°41'15"W, 74.94 FEET; THENCE S4°44'25"W, 5.00 FEET; THENCE N89°41'15"W, 74.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.41 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
**ALLSTATE CONSULTANTS**

STATE OF MISSOURI  
JAMES R. JEFFRIES  
NUMBER LS-2530  
FEB 6 2013  
DATE

**EXCERPTS  
PLANNING AND ZONING COMMISSION  
MARCH 21, 2013**

**13-26 A request by Stephens College (owner) and the Hagan Scholarship Foundation (contract purchaser) for a two-lot final minor plat, to be known as “Academy Subdivision,” a right-of-way variance, and a sewer easement vacation. The 8.22-acre subject site is located north and south of Broadway at the Dorsey Street and Ripley Street intersections.**

**PUBLIC HEARING OPENED**

MR. WHEELER: All right. So this is a public hearing, so if anyone would like to say anything this evening -- we have a pretty small crowd, but it was an advertised public hearing. Any comments?

**PUBLIC HEARING CLOSED**

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Mr. Reichlin, Mr. Skala, Mr. Strodman, Mr. Vander Tuig, Mr. Wheeler. Motion carries 7-0.**

MR. WHEELER: All right. We'll discuss that and many other items on the 24th.