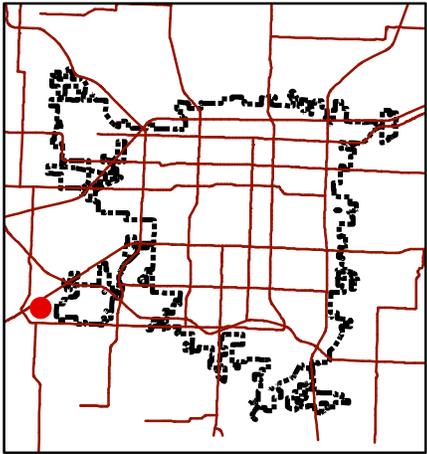


Development Review Staff Report

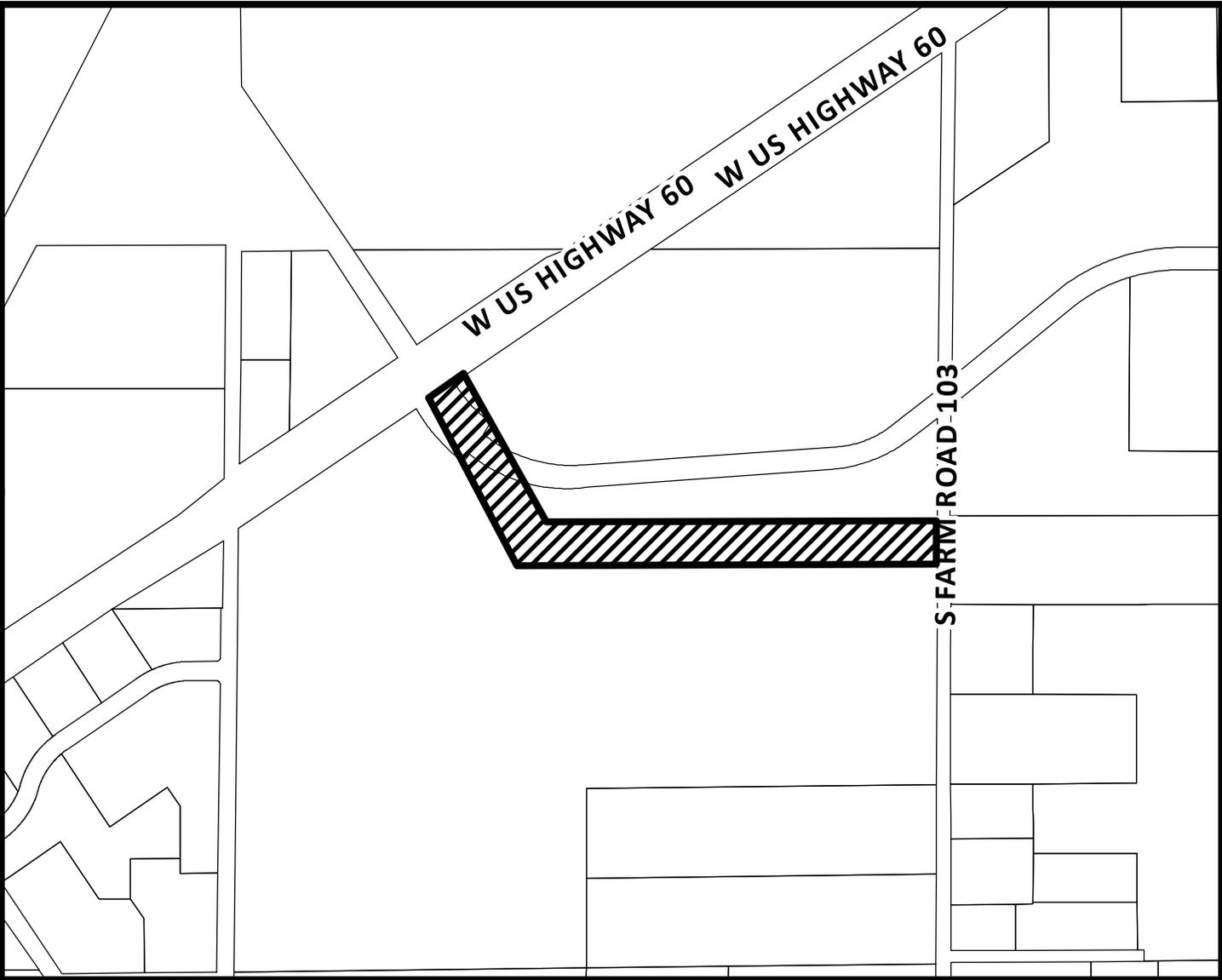
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



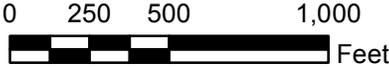
Relinquish Easement 829

LOCATION: 3700 block S. Farm Road 103, westside

LOCATION SKETCH



- Area of Proposal



1 inch = 600 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 829

PURPOSE: To relinquish an electric line easement

REPORT DATE: December 21, 2015

LOCATION: 3700 block of South Farm Road 103, west side

APPLICANT: City Utilities

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Michael G. Sparlin
Senior Planner

Attachment A: Background report
Attachment B: Approval criteria
Exhibit 1: Legal description
Exhibit 2: Drawing

ATTACHMENT A
RELINQUISH EASEMENT NO. 829
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

City Utilities is requesting to relinquish an electric line easement to facilitate electric line improvements. The existing easement will be replaced by a new easement that will allow adequate area for a new 161kV power line to be added to the existing power line facilities.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
2. City Utilities is requesting to relinquish an electric line easement to facilitate electric line improvements. A replacement easement is being provided.
3. City Utilities is the only agency using the existing easement.
4. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 829
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of this easement.

STAFF RESPONSE:

No one has objected to relinquishing the subject easement to date.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide service.

STAFF RESPONSE:

All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement.

3. That the retention of the easements no longer serves any useful public purpose.

STAFF RESPONSE:

The retention of the subject easement no longer serves a public purpose.

RELINQUISH EASEMENT NO. 829
EXHIBIT 1

ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER EXCEPT THE S 1/2 OF THE NE 1/4 OF THE SW 1/4, AND THE SOUTH HALF OF THE NORTHWEST QUARTER, ALL IN SECTION ELEVEN (11), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART LYING NORTH AND WEST OF U.S. HWY. 60, ALSO EXCEPT ANY PART USED FOR ROAD AND RAILROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS OF RECORD, CONTAINING 117.3 AC±.

THE EASEMENT GRANTED WILL BE 150 FEET WIDE AND LIE ALONG AND 75 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE WHERE SAID CENTERLINE RUNS ACROSS, ADJOINS, OR TOUCHES THE AFOREMENTIONED TRACT. COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST; THENCE SOUTH 07°35'33" EAST, 805.10 FEET TO CENTERLINE STATION 549 + 24.46 FOR A POINT OF BEGINNING; THENCE SOUTH 34° 20' 55" EAST, 2097.24 FEET; THENCE NORTH 89°52'38" EAST, 6313.19 FEET; THENCE NORTH 10°53'49" EAST, 2223.57 FEET; THENCE NORTH 70°31'57" EAST, 1052.09 FEET TO CENTERLINE STATION 671 + 10.55; THENCE FROM AFORESAID CENTERLINE NORTH 89°53'32" EAST, 1084.67 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE.

ALSO ADJACENT TO AND CONTIGUOUS WITH THE AFOREDESCRIBED EASEMENT, BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE DESCRIBED EASEMENT, SAID POINT LYING SOUTH 34°20'55" EAST, 2097.24 FEET; THENCE SOUTH 31°05'12" EAST, 87.46 FEET FROM THE ABOVE POINT OF BEGINNING; THENCE SOUTH 00°07'22" EAST, 35.00 FEET; THENCE SOUTH 89°52'38" WEST, 45.00 FEET; THENCE NORTH 00°07'22" WEST, 35.00 FEET; THENCE SOUTH 89°52'38" WEST, 40.00 FEET; THENCE NORTH 34°20'55" WEST, 40.00 FEET; THENCE SOUTH 55°39'05" WEST, 35.00 FEET; THENCE NORTH 34°20'55" WEST, 45.00 FEET; THENCE NORTH 55°39'05" EAST, 35.00 FEET; THENCE SOUTH 34°20'55" EAST, 85.00 FEET; THENCE NORTH 89°52'38" EAST, 85.00 FEET, TO THE POINT OF BEGINNING.

TIMOTHY D. WALKER
BOOK 2014,
PAGE 028404-14
TRACT 7

TRACT 6

PIG FARM LLC
BOOK 2003, PAGE 085636-03

NEW 150' 345kV ROW
150' ELECTRIC LINE ESMT.
BOOK 1992, PAGE 1509

NEW 50' 161kV ROW

Relinquished
9-21-88

150' ELECTRIC LINE ESMT.
BOOK 2009, PAGE 910

150' ELECTRIC LINE ESMT.
BOOK 1992, PAGE 1509

SE 1/4, NW 1/4, SEC. 11, T28N, R23W

150' ELECTRIC LINE ESMT.
BOOK 2016, PAGE 1687

TRACT 6
PIG FARM LLC
BOOK 2003, PAGE 085636-03

NEW 50' 161kV ROW

NEW 150' 345kV ROW

3.1'-

Easement to be
relinquished

