SUMMARY OF APPLICANTS REQUEST:

Springfield Remanufacturing Center Corporation is requesting to relinquish a drainage easement to facilitate the development of the property. The existing easement lies within the footprint of a proposed new building. A replacement easement is to be dedicated.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT:

1. The applicant is requesting to relinquish a drainage easement in order to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements; if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

PUBLIC WORKS – STORM WATER DIVISION:

No issue with new drainage easement as shown.
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
FINDINGS FOR STAFF RECOMMENDATION:

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

<table>
<thead>
<tr>
<th>APPROVAL CRITERIA</th>
<th>STAFF RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. No one has objected to the relinquishment of the easements.</td>
<td>No one has objected to the relinquishment of the easement.</td>
</tr>
<tr>
<td>2. The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.</td>
<td>All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is dedicating a replacement easement.</td>
</tr>
<tr>
<td>3. That the retention of the easements no longer serves any useful public purpose.</td>
<td>The retention of the subject easement no longer serves a public purpose. The applicant is to dedicate a replacement easement through a separate instrument.</td>
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LEGAL DESCRIPTION:

RELINQUISHMENT OF EASEMENT:

THAT CERTAIN AREA DEFINED AS THE DRAINAGE AND DETENTION EASEMENT COVERING A PORTION OF THE PROPERTY AS SHOWN ON THE REPLAT OF LOTS 8, 9, 10, 11, 36, 37, 38 AND A PORTION OF LOT 39 OF HI-WAY PARK ESTATE, SAID REPLAT BEING RECORDED AT BOOK “RR-93” AT THE GREENE COUNTY RECORDER OF DEEDS OFFICE IN SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID AREA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID REPLAT;

THENCE, ALONG THE SOUTH AND WEST LINES OF SAID REPLAT FOR THE FOLLOWING FOR (4) DESCRIBED COURSES:

THENCE, N88°29’35”W, A DISTANCE OF 480.36 FEET;

THENCE, N02°11’35”E, A DISTANCE OF 150.11 FEET;

THENCE, N89°05’05”W, A DISTANCE OF 170.21 FEET;

THENCE, N02°18’16”E, A DISTANCE OF 91.23 FEET;

THENCE, S87°47’29”E, A DISTANCE OF 635.28 FEET;

THENCE, N02°11’06”E, A DISTANCE OF 216.40 FEET;

THENCE, N39°26’33”W, A DISTANCE OF 133.60 FEET;

THENCE, N05°33’27”E, A DISTANCE OF 29.06 FEET;

THENCE, S88°00’13”E, A DISTANCE OF 10.02 FEET;

THENCE, S05°33’27”W, A DISTANCE OF 25.64 FEET TO A POINT ON THE EAST LINE OF AFORESAID REPLAT;

THENCE, S02°11’07”W, ALONG SAID EAST LINE, A DISTANCE OF 446.19 TO THE POINT OF COMMENCEMENT.
EASEMENT EXHIBIT
PREPARED FOR THE
CITY OF SPRINGFIELD
PROJECT LOCATION: 4860 W. JUNCTION STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI