**CASE NUMBER:**
Request to Relinquish Easement No. 892

**LOCATION:** Lot 13 of Forest Hills Subdivision

**ACRES:** N/A

**EXISTING LAND USE:** Vacant

**APPLICANT:** Commander Financial Services, LLC

**STAFF:** Andrew Menke, 864-1613

**STAFF RECOMMENDATION:**
Approve

**PROPOSED MOTION:**
Move to approve Relinquish Easement No. 892

**SUMMARY OF APPLICANTS REQUEST:**
The applicant, Commander Financial Services, LLC, is requesting to relinquish a utility easement to facilitate the development of a property. No utilities currently exist within the easement. No replacement easements are to be dedicated.

**STAFF COMMENTS:**

**PLANNING AND DEVELOPMENT:**

1. The applicant is requesting to relinquish a utility 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.

**CITY UTILITIES – DEVELOPER SERVICES:**

No issues with relinquishment.

**MEDIACOM:**

Mediacom has no issues.

**AT&T:**

Did not respond in the allotted review time.
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>
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<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 not required to dedicate a replacement easement.</td>
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<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 not required to dedicate a replacement easement.</td>
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LEGAL DESCRIPTION:

A 5.00 FOOT WIDE UTILITY EASEMENT BEING A PART OF THE GRANTOR’S TRACT OF LAND AS LYING IN LOT 13, OF FOREST HILLS SUBDIVISION AND DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER’S OFFICE IN BOOK 2019, PAGE 25504-19 AND SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, OF FOREST HILLS SUBDIVISION, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY OF MEADOWMERE AVENUE; THENCE LEAVING SAID WEST RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF LOT 13, NORTH 87°18′31″ WEST, 161.45 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01°37′35″ EAST, 5.00 FEET; THENCE SOUTH 87°18′31″ EAST, 161.54 FEET TO A POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF MEADOWMERE AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 02°41′29″ WEST, 5.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

CONTAINING 808 SQUARE FEET OR 0.018 ACRES AND 162 LINEAR FEET, MORE OR LESS.
LOT 13
COMMANDER FINANCIAL SERVICES LLC
BOOK 2019 PAGE 025504-19

EASEMENT RELINQUISHMENT
8-30-2019

FOREST HILLS CENTER

LOT 2
0.33± ACRES

LOT 1
FOREST HILLS CENTER

LOT 13 FOREST HILLS
EASEMENT RELINQUISHMENT

ENGINEERS  SURVEYORS  LABORATORIES  DRILLING
2045 W. WOODLAND  SPRINGFIELD, MISSOURI 65807  PHONE (417) 866-2741

ANDERSON COA# 000062

SK 111-421

DRAWN BY:
ACS
DATE:
8-30-2019
CLIENT NO:
19SP10143