

REQUEST FOR REVISION TO THE ZONING MAP

PLEASE PRINT ALL

1. Terri Wright
Name - Property Owner
2801 S. Olivet Rd
Address
Columbia MO 65201
City State/Zip Phone
Potential Buyer/Lessee
Address
City State/Zip Phone

of tract or
112 112 12

2. Legal Description of land for which revision to zoning map application is made. Please attach copy of Warranty Deed, Deed of Trust, or survey.

Section 26 Township 48N Range 12W A part of the tract of land as described by the Warranty Deed recorded in Book 4796, Page 105.

3. Present zoning and actual land use: A-1; Agricultural Activity

4. Lot/tract size: 13.63 Acres/Sq. Ft. 5. Requested zoning district: REL-P

6. Adjacent zoning A-1

7. Proposed use should the request to rezone be approved: (Please be as detailed as possible in describing the proposed use)

See attached document.

8. Reason and justification for the request being submitted:

See attached document.

9. Approximate size, use and location of any structure(s):

Existing: N/A

Proposed: Building 2 Max SF 3200 may have basement
Building + Pavilion: Maximum of 10,000 SF. +

10. Type of wastewater system: Septic system with subsurface drip irrigation
Proposed; no existing system

may have basement

Application FEE of \$300.00 paid at submission
If requesting PLANNED ZONING, Review Plan FEE of \$250.00 paid at submission (in addition to application fee)
***Certified Mailings (\$5.54 per notice, or current certified mailing cost) and Newspaper fees must be paid prior to the Monday before the scheduled meeting.

The above information is true and correct to the best of my knowledge.

Jesse Wright 2/19/18
Owner's Signature Date

Potential Buyer's/Lessee's Signature Date

Representative: (Surveyor, Engineer, Attorney, Etc.)

Brian Harrington, PE, PTOE
Name

Office Phone Number

3312 LeMone Industrial Blvd
Address

***Additional fees to be paid by Representative ___
***Additional fees to be paid by Owner ___
(If neither are checked bill will be sent to representative)

Columbia, MO 65201

NOTE: Please attach any additional documentation, sketches, permits, names, and addresses as required as minimum information. Failure to provide any of the required material will result in the invalidation of the application.

Received by: [Signature]
Boone County Planning and Building Inspections

Date 11/16/2018

Tom Schauwecker Assessor

Parcel 17-900-26-00-001.00 01

Property Location 3101 S OLIVET RD

City
Library BOONE COUNTY (L1)

Road COMMON ROAD DISTRICT (CO)
Fire BOONE COUNTY (F1)

School COLUMBIA (C1)

Owner 3101 S OLIVET LLC
Address 2801 S OLIVET RD
City, State Zip COLUMBIA, MO 65201

Subdivision Plat Book/Page

Section/Township/Range 26 48 12
Legal Description SE PT NE 1/4
Deeded Acreage 44.02
Deed Book/Page

4746 0103
3392 0130
2657 0155
2500 0006

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
FI	26,100	300	26,400	FI	3,132	36	3,168
RI	18,400	107,000	125,400	RI	3,496	20,330	23,826
Totals	44,500	107,300	151,800	Totals	6,628	20,366	26,994

Most Recent Tax Bill(s)

Residence Description

Year Built	1970 (ESTIMATE)			
Use	804			
Basement	FULL (4)	Attic	NONE (1)	
Bedrooms	2	Main Area	1,515	
Full Bath	3	Finished Basement Area	0	
Half Bath	0			
Total Rooms	4	Total Square Feet	1,515	

Boone County Assessor

801 E. Walnut St., Rm 143
Columbia, MO 65201-7733

assessor@boonecountymo.org

Office (573) 886-4251
Fax (573) 886-4254

Boone County, Missouri

Unofficial Document



Recorded in Boone County, Missouri
Date and Time: 05/04/2017 at 03:17:10 PM
Instrument #: 2017008767 Book: 4746 Page: 103

Instrument Type: WD
Recording Fee: \$27.00 S
No. of Pages: 2



Missouri General Warranty Deed

This Indenture, Made on 1st day of May, 2017, by and between

Sentinel (2002) Family Limited Partnership, a Delaware limited partnership,
as GRANTOR, and

3101 S Olivet, LLC, a Missouri limited liability company,

as GRANTEE, whose mailing address is: 2801 S. Olivet Road
Columbia, MO 65201

Property Address: 3101 S. Olivet Rd., Columbia, MO 65201

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S successors and assigns, the following described lots, tracts and parcels of land situated in the County of Boone and State of Missouri, to wit:

A tract of land in the Northeast Quarter (NE 1/4) of Section Twenty-six (26), Township Forty-eight (48) North, Range Twelve (12) West, Boone County, Missouri, described as follows:

Beginning at an iron, the East quarter corner of said Section 26 as shown on survey recorded in Book 383, Page 862, thence South 89 degrees 22' West, 1,068.24 feet; thence North 0 degrees 08' East, 1,795.40 feet; thence North 89 degrees 22' East, 1,068.24 feet; thence South 0 degrees 8' West, 1,795.40 feet to the point of beginning.

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S successors and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S successors and assigns forever, against the lawful claims and demands of all

Nora Dietzel, Recorder of Deeds

Boone County, Missouri BOONE COUNTY MO MAY 04 2017

persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

Unofficial Document

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

Sentinel (2002) Family Limited Partnership,
a Delaware limited partnership

By: [Signature]
Jamey D. Wright, General Partner

State of Missouri }
County of Boone } ss:

On this 1st day of May, 2017, before me, appeared Jamey D. Wright, to me personally known, who being by me duly sworn, did say that he is the General Partner of Sentinel (2002) Family Limited Partnership, a Delaware limited partnership, and that said instrument was signed on behalf of the limited partnership, and said Jamey D. Wright acknowledged said instrument to be the free act and deed of said limited partnership.

Witness my hand and Notary Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

[Signature]
Notary Public

My Term Expires: 04/30/2018

KRISTA SEIDL
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 4/30/2018
Commission # 14610954

DESCRIPTION OF PROPOSED REC-P ZONING
FOR SOMERTON EVENT CENTER
3101 S. OLIVET, LLC, OWNER
JOB 18016.01

FEBRUARY 16, 2018

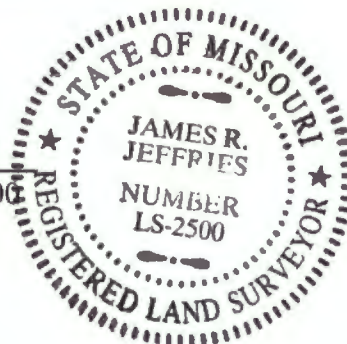
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING
PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN
BOOK 4746, PAGE 103 AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE AT THE NORTHEAST CORNER OF SAID SECTION 26-
48-12; THENCE WITH THE EAST SECTION LINE, S1°05'10"W, 1782.30 FEET TO
THE POINT BEGINNING;

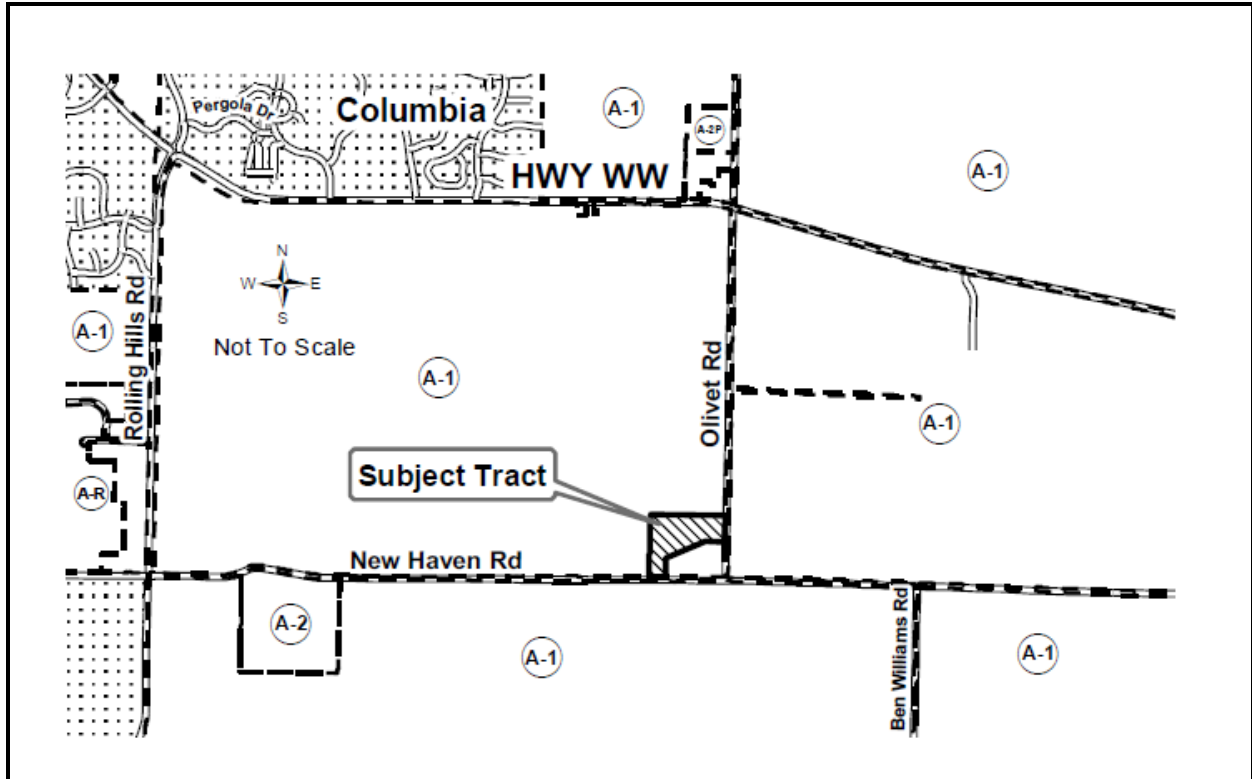
THENCE FROM THE POINT OF BEGINNING, CONTINUING S1°05'10"W, 370.00
FEET; THENCE LEAVING SAID SECTION LINE, N88°54'50"W, 275.00 FEET;
THENCE S66°25'00"W, 595.18 FEET; THENCE S0°20'50"W, 267.00 FEET TO THE
SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 26-48-12; THENCE
WITH THE QUARTER SECTION LINE, N89°39'10"W, 256.00 FEET TO THE
SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 574, PAGE 551,
BEING THE SOUTHWEST CORNER OF THE SAID TRACT DESCRIBED BY THE
WARRANTY DEED RECORDED IN BOOK 4746, PAGE 103; THENCE LEAVING
SAID QUARTER SECTION LINE AND WITH THE EAST LINE OF SAID SURVEY
AND SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN
BOOK 4746, PAGE 103, N1°05'10"E, 348.68 FEET TO THE NORTHEAST CORNER
OF SAID SURVEY; THENCE LEAVING SAID EAST LINE, CONTINUING WITH
THE WEST LINE OF SAID TRACT, N1°05'10"E, 540.35 FEET; THENCE LEAVING
SAID WEST LINE, S88°53'45"E, 1068.40 FEET TO THE POINT OF BEGINNING
AND CONTAINING 13.63 ACRES.

ALLSTATE CONSULTANTS LLC

James R. Jeffries
JAMES R. JEFFRIES, PLS-2500



FEB. 16, 2018
DATE



Notice is hereby given of a public hearing to be held before the Boone County Planning and Zoning Commission at 7:00 P.M. on Thursday, December 20, 2018 and before the Boone County Commission at 7:00 P.M. on Wednesday, January 2, 2019. Both hearings will be held in the Commission Chambers of the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. The hearings will give all interested parties an opportunity to be heard in relation to the following:

Request by 3101 S Olivet LLC to rezone from A-1 (Agriculture) to REC-P (Planned Recreation) and to approve a Review Plan for Somerton Event Center on 13.63 acres, more or less, located at 3101 S Olivet Rd., Columbia.

Questions regarding the above request may be directed to the Boone County Resource Management office at 886-4330.

Boone County Planning & Zoning Commission
Boyd Harris, Chairperson