

Office use only
Case # 2019-064

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

To: Board Of Adjustment
Attn: Secretary, Board of Adjustment
801 E. Walnut Street, Rm. 315
Columbia, MO 65201 (573) 886-4330

ONE FORM PER VARIANCE REQUEST

* Indicates a required field

SUBJECT: Notice of application in regard to the following described property located in Boone County, Missouri:

18-203-09-00-011.00 PT NW TR 1 SUR 981-614
*Tax Parcel Number *legal description (attach separate form if necessary)
and known, or to be known as 16201 I-70 DR NE Columbia MO 65202
* street or route *City, Zip Code

*Notice is hereby given that I/we the property owner apply to the Board of Adjustment, Boone County, Missouri for a variance from Zoning/Subdivision Regulations Section(s) App B Table A / MIN Lot DEPTH
(circle one) (use separate form for each requested variance)

*Reason for request (attach a separate sheet if needed): Wanting to sell House w/ 2 1/2 ACRES to
AND WAS TOLD Metal Building WAS TOO CLOSE. 3 ACRES

Type and location of building the variance is requested for, if applicable. (May be indicated on survey or aerial photograph - attach copy)
N/A

*Current zoning: R/m *Current use of the property: Residential

Proposed use if different from above: NO

Authority to grant said permission is given to the Board of Adjustment by Section 15C, Boone County Zoning Regulations. If the Board of Adjustment grants permission as requested, there will still be substantial compliance with the Zoning Regulations, the spirit of the Zoning Regulations will be observed, public safety and welfare will be secured and substantial justice will be done. I/We request that the Board of Adjustment grant the above described request and that a Certificate of Decision be issued by said Board to that effect.

I understand that only the variance requested above will be heard by the Board. I also understand that if an additional variance is required it will not be heard before the Board until the variance is advertised and notice has been given to interested parties as required.

Attached hereto and made part hereof is a list with the names and addresses of all parties in interest, including all property owners within 1,000 feet of the subject property, to the best of my/our belief, and a copy of the current owner's deed to the property.

Enclosed is an application fee of \$150.00. I understand I will be billed for additional fees including mailing, public notice, and recording costs. The above information is true and correct to the best of my knowledge.

Pete Sheehy
Signature of owner(s) Date

Pete Sheehy
*Print Name

*Daytime Phone

5603 Light post Court
*Address

Bill additional fees to (if applicable):

Columbia MO 65201
*City & Zip

Name phone
Address

I hereby acknowledge receipt application:
B Sheehy 6/19/2019
Secretary, Board of Adjustment Date



Recorded in Boone County, Missouri

Date and Time: 06/17/2019 at 04:24:18 PM

Unofficial Document

Instrument #: 2019010659 Book: 5036 Page: 81

Instrument Type: TRST

Recording Fee: \$27.00 S

No. of Pages: 2

Nora Dietzel
Nora Dietzel, Recorder of Deeds



TRUSTEE'S WARRANTY DEED

THIS DEED, is made and entered into this 17 day of June, 2019, by and between David G. Sapp, as Trustee of the Danny R. Sapp Revocable Trust U/T/A dated 2/26/98, hereinafter referred to as "GRANTOR"; and GPD DEVELOPMENT, LLC, a Missouri limited liability company, hereinafter referred to as "GRANTEE."

GRANTEE'S mailing address is: 11201 I-70 Dr. NE
Columbia, MO 65202

WITNESSETH: GRANTOR, for and in consideration of the sum of ten dollars and other valuable consideration paid by GRANTEE, the receipt of which is hereby acknowledged, does by these presents Bargain and Sell, Convey and Confirm unto GRANTEE the following described real estate situated in the County of Boone and State of Missouri, to-wit:

A tract of land containing 16.75 acres, more or less, located in the Northwest Quarter (NW 1/4) of Section Nine (9), Township Forty-eight (48) North, Range Eleven (11) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri, being shown and described as Tract One (1) of the survey recorded May 12, 1993 as Document No. 9640 in Book 981, Page 614, Records of Boone County, Missouri.

Subject to easements and restrictions of record.

The undersigned hereby represents and warrants that he is the sole Trustee of the Danny R. Sapp Revocable Trust U/T/A dated 2/26/98 (Trust); that Trust is presently in full force and effect; that, by THIRD AMENDMENT to the Trust Agreement of said Trust Danny R. Sapp resigned as Trustee and designated the undersigned, David G. Sapp, his brother, as Trustee and revoked the

Boone County, Missouri

BOONE COUNTY MO JUN 17 2019

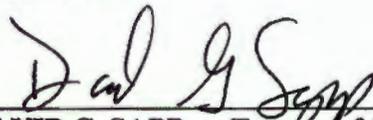
Unofficial Document

FIRST AMENDMENT and SECOND AMENDMENT previously made by him; that the Trust Agreement of Trust (as amended) includes full and complete power to convey real estate comprising part of the Trust Estate. The undersigned acknowledges that the above is intended to be relied upon by GRANTEE, Chicago Title Insurance, and Boone-Central Title Company with respect conveyance of the above described real estate.

TO HAVE AND TO HOLD the premises aforesaid, together with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto GRANTEE and unto the successors and assigns of GRANTEE forever, with GRANTOR hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that GRANTOR has good right to convey title to the same; and that GRANTOR will warrant and defend the title to said premises unto GRANTEE and unto the successors and assigns of GRANTEE forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the undersigned, hereby has caused the above and foregoing Trustee's Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

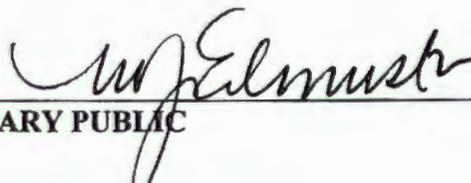


DAVID G. SAPP, as Trustee of the Danny R. Sapp
Revocable Trust U/T/A Dated 2/26/98

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this 14 day of June, 2019, before me personally appeared DANNY G. SAPP, as Trustee of the Danny R. Sapp Revocable Trust U/T/A dated 2/26/98, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he did so as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.



NOTARY PUBLIC
MARY JO EDMISTON
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires January 9, 2020
Commission #11498146

Nora Dietzel, Recorder of Deeds

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



Boone County Assessor's Office

0 100ft

ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.