

**CROCKETT**  
**ENGINEERING CONSULTANTS**  
1000 W. Nifong Boulevard, Bldg 1,  
Columbia, Missouri 65203  
(573) 447-0292

March 19, 2020

Stan Shawver, Director  
Boone County Resource Management  
Boone County Government Center  
801 E, Walnut  
Columbia, MO 65205

Re: Rezoning for Bill Ambrose

Via Email:

Dear Mr. Shawver:

I am writing you to request you and your staff will review and process the attached request by William and Rebecca Ambrose to rezoning 5.49 acres of his existing property from A-R to A-2. His plan is to family transfer this land to his son if successful. The existing land is used for a single-family residence. The owner has reached retirement age and wishes to settle here with his grandchildren and son close by. The proposed sewer is expected to be on-site. Likely a drip system depending on soil conditions. I have provided a letter from the home owners association indicating they would allow this additional lot. As part of his estate planning, he has been working on this for some time. Thank you for your consideration in this matter. Please see the attached packet for review.

Sincerely,

Crockett Engineering Consultants, LLC.



David T. Butcher, PLS



ROUTE 1, HARTSBURG, MISSOURI 65039

September 30, 1993

Doug VanCamp  
Hendren & Andrae  
235 East High  
Jefferson City, MO 65101

RE: Ambrose

Dear Doug:

This is to confirm our discussion regarding the intent of the Board of Directors of the Lake Champetra Homeowners Association regarding the Ambrose property. As we discussed, it was intended to accept the Ambrose property as divided into lots into the Association with both lots to have full lake rights. In consideration of this, the Ambroses were going to sign the Acceptance of Restrictions obligating both lots to follow the Association Bylaws. Furthermore, it has been traditional at Lake Champetra for an owner of two parcels to only pay one set of dues; so long as the Ambroses are not renting the property or otherwise allowing the use of the second lot for anything other than their own personal use, they will not be required to pay more than one set of dues.

I hope this puts any questions in Bill's mind to rest. I look forward to receiving the Acceptance of Restrictions.

Very truly yours,

Mark A. Ludwig, President  
Lake Champetra Homeowners Association

Boone County, Missouri

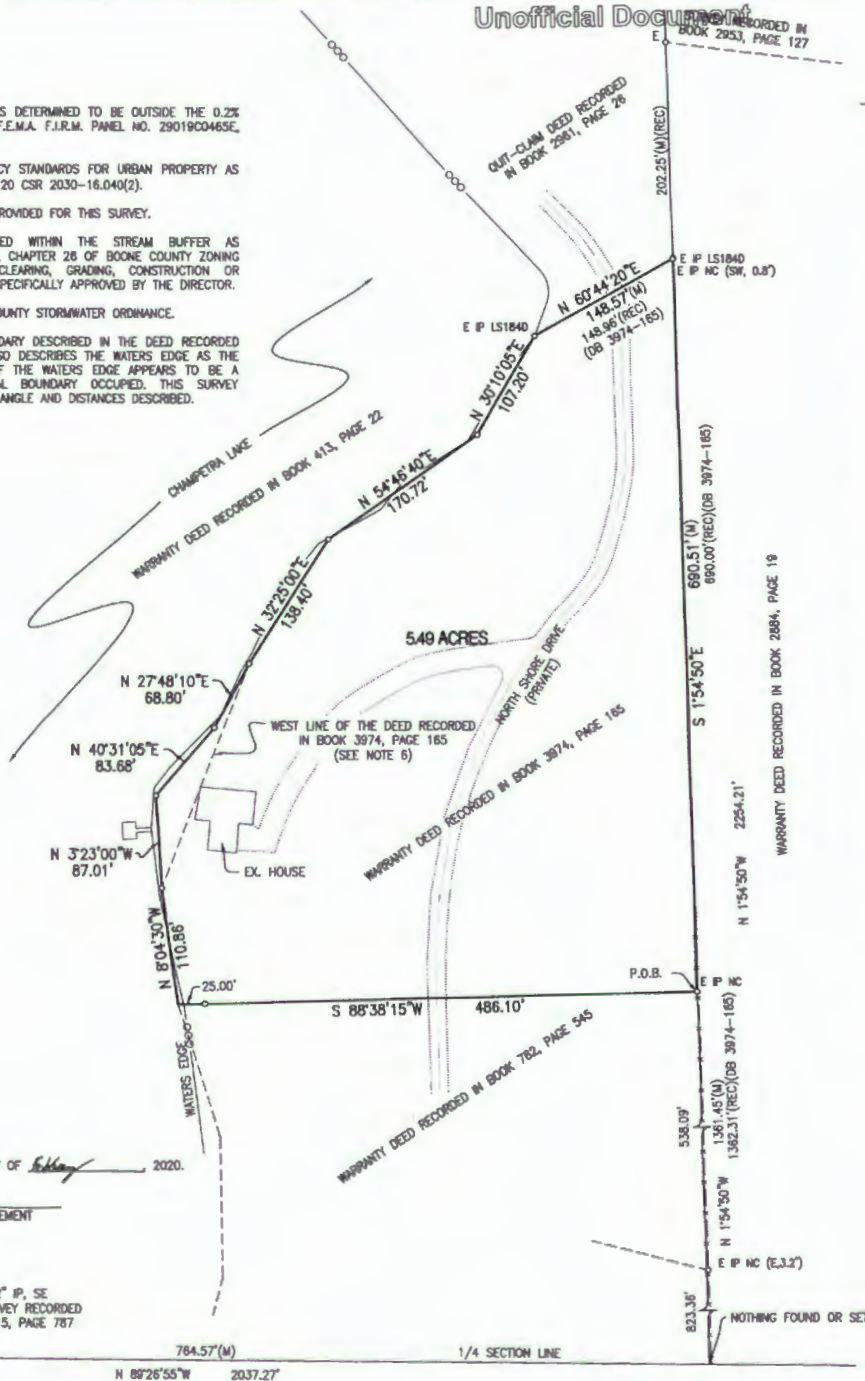
FILED FOR RECORD IN BOONE COUNTY, MISSOURI  
NORA DIETZEL, RECORDER OF DEEDS

Unofficial Document  
RECORDED IN BOOK 2953, PAGE 127

BOUNDARY SURVEY FOR  
**WILLIAM AND REBECCA AMBROSE**  
NW 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 12 WEST,  
BOONE COUNTY, MISSOURI  
FEBRUARY 17, 2020

**NOTES:**

1. THIS TRACT IS LOCATED IN ZONE A--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0465E, DATED: APRIL 19, 2017.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 20 CSR 2030-16.040(2).
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. NO PART OF THE TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
5. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
6. THE LINE SHOWN REPRESENTS THE BOUNDARY DESCRIBED IN THE DEED RECORDED IN BOOK 3974, PAGE 165. THE DEED ALSO DESCRIBES THE WATERS EDGE AS THE PHYSICAL BOUNDARY. THE BOUNDARY OF THE WATERS EDGE APPEARS TO BE A BETTER INTERPRETATION OF THE ACTUAL BOUNDARY OCCUPIED. THIS SURVEY REFLECTS THE AUTHORS INTENTIONS OVER ANGLE AND DISTANCES DESCRIBED.



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN FEBRUARY OF 2020, I COMPLETED A SURVEY WILLIAM AND REBECCA AMBROSE, OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3974, PAGE 165 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 1215, PAGE 787, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, S 89°26'55\"/>

THENCE FROM THE POINT OF BEGINNING AND WITH THE LINES OF SAID TRACT, S 88°38'15\"/>

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

**CROCKETT ENGINEERING CONSULTANTS, LLC**  
1000 W. WIFONG BLVD. BUILDING 1  
COLUMBIA, MO 65203

CORPORATE NUMBER: 2000151304

*David T. Butcher*  
DAVID T. BUTCHER, PLS-2002014095  
2/17/2020  
DATE

STATE OF MISSOURI } SS  
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17<sup>th</sup> DAY OF February, IN THE YEAR 2020.

*Kenneth Farris*  
KENNETH FARRIS

NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 22, 2022  
COMMISSION NUMBER 14895667



Recorded in Boone County, Missouri  
Date and Time: 02/18/2020 @ 01:59:48 PM  
Instrument #: 202003100 Book: 5142 Page: 40  
Instrument Type: SUR  
Recording Fee: \$84.00  
No. of Pages: 1  
*Nora Dietzel*  
Notary Public, Recorder of Deeds

APPROVED FOR RECORDING THIS 17<sup>th</sup> DAY OF February, 2020.

*Star Shaver*  
STAR SHAWER, DIRECTOR OF RESOURCE MANAGEMENT

1274.04'(REC)(1215-787)  
1272.70'(M)  
EXISTING 1/2" IP, SE CORNER SURVEY RECORDED IN BOOK 1215, PAGE 787

**WILLIAM AND REBECCA AMBROSE**  
BOUNDARY SURVEY  
SECTION 13, TOWNSHIP 45 NORTH, RANGE 12 WEST  
BOONE COUNTY, MISSOURI  
CORPORATE NUMBER: 200003100  
DATE: 2/17/2020 SALES: T-87  
PROJECT: 200087 DRAFT BY: DTB  
**CROCKETT ENGINEERING CONSULTANTS**  
1000 W. Wifong Blvd., Building 1  
Columbia, Missouri 65203  
(314) 447-0292  
www.crockettengineering.com

SECTION 13-45-12