CITY OF ASHLAND
815 EAST BROADWAY
(SOUTHERN BOONE FIRE PROTECTION DISTRICT TRAINING FACILITY)
ASHLAND, MO. 65010
BOARD OF ALDERMEN AGENDA
TUESDAY, OCTOBER 18, 2016
7:00 P.M.

Call the meeting to order

Pledge of Allegiance

Roll Call

CONSENT

1. Consideration of the 10-18-2016 agenda: **Action:** _____
2. Consideration of the 10-04-2016 minutes: **Action:** _____

APPEARANCES

3. Anyone wishing to appear before the Board

APPOINTMENTS

4. None

COUNCIL BILLS

5. Council Bill No. 2016-047, an ordinance to change the zoning of a tract of land from (R-2) Moderate Density Residential to (C-G) General Commercial for Timber Ridge Investment Properties, LLC. First Reading by title only. **Action:** _____

6. Council Bill No. 2016-048, an ordinance approving the preliminary plat for Liberty Lane Townhomes. First Reading by title only. **Action:** _____

7. Council Bill No. 2016-049, an ordinance approving the final plat of Ponderosa Commerce Plat No 1 for Hummingbird Properties, LLC. First Reading by title only. **Action:** _____

ORDINANCES

8. None

RESOLUTIONS

9. None

OTHER

10. Accept annexation petition for Greg A. Rennier and Mitsu Ann Rennier-set public hearing November 15, 2016
11. Accept annexation petition for Joe and Elaine McDow-set public hearing November 15, 2016

REPORTS

12. Mayor's Report
13. City Administrator's/Police Chief Report
14. City Attorney's Report
15. Board of Aldermen's Report
16. Vote to go into closed session Chapter 610.021(2) real estate matters
17. Go into open session and report any action taken/if any
18. Vote to adjourn the meeting

The City of Ashland wants to make certain our meeting is accessible to all citizens. If you require any accommodations (signing, interpreter, translator, etc.) that we do not normally have at our meetings, please let Darla Sapp, City Clerk know of your needs. (if possible 48 hours in advance of the meeting)

Posted: 10-14-2016 City Hall and website: www.ashlandmo.us

TUESDAY, OCTOBER 04, 2016
BOARD OF ALDERMEN MINUTES
7:00 P.M.
DRAFT COPY NOT APPROVED BY BOARD

Mayor Rhorer called the regular meeting to order at 7:00 p.m. on October 04, 2016 at 815 East Broadway, Ashland, Missouri.

Mayor Rhorer led in the pledge of allegiance.

Mayor Rhorer called the roll:

Ward One:	George Campbell-here, Danny Clay-here
Ward Two:	Jesse Bronson-here, James Fasciotti-here
Ward Three:	Rick Lewis-here, Fred Klippel-here

Staff Present: Fred Boeckmann, City Attorney, Darla Sapp, City Clerk, Curtis Bennett, Water Supervisor and Lyn Woolford, Police Chief/City Administrator.

Mayor Rhorer presented the agenda of October 04, 2016 for consideration. Alderman Bronson made motion and seconded by Alderman Klippel to approve the agenda as presented. Mayor Rhorer called for the vote. Motion carried.

Mayor Rhorer presented the minutes of September 20, 2016 for consideration. Alderman Bronson made motion and seconded by Alderman Klippel to approve the minutes as presented. Mayor Rhorer called for the vote. Motion carried.

Mayor Rhorer reported under appearances was a representative from Missouri Network Utility Transport, LLC. requesting a permit for a monopole on East Johnson and Maple Street. The representative from Missouri Network Utility Transport, LLC explained they are a limited liability company by the Missouri Corporation Commission. He stated they are asking for permission to use the city utility right of way for the installation of equipment that will address the ever-increasing mobile data demands. He explained the facility will be low-powered, compact, and consist of no ground equipment so that they can be safely and conveniently located in such dense and congested areas. He explained the size of the pole being 120 feet above ground and explained that they received approval in all fifty states to be a utility provider. The Board asked various questions on coverage needs, benefit to the City, location selection and size of the pole. After a lengthy discussion the Board felt that citizen input would be needed, more information, agreement negotiations and location modification would need to be presented at a public hearing. Fred Boeckmann, City Attorney questioned if they had reached any agreements or permits from of the cities yet in Missouri. The gentleman was unsure of this information.

Mayor Rhorer asked if anyone wished to appear before the Board. No one came forward.

Mayor Rhorer presented Ordinance No. 1091 for consideration. Alderman Clay made motion and seconded by Alderman Bronson to take up Ordinance No. 1091, an ordinance to change the zoning of two parcels of land from (I-L) Light Industrial to (G-C) General Commercial for James E. Guthrie Trust No. 1. Mayor Rhorer called for questions or comments. Mayor Rhorer called for the vote. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Clay-aye, Alderman Fasciotti-aye, Alderman Lewis-aye. Motion carried.

Mayor Rhorer presented a resolution for consideration. Alderman Bronson made motion and seconded by Alderman Klippel to consider a resolution authorizing the emergency repair/replacement of a well pump. Mayor Rhorer reported the well pump went out and he approved an emergency repair. Curtis Bennett, Water Supervisor was present and explained the issues of the pump with the Board an estimated the cost right now at $30,000.00. Mayor Rhorer called for the vote. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Lewis-aye, Alderman Fasciotti-aye, Alderman Clay-aye. Motion carried.

Mayor Rhorer presented for consideration authorization from the Board to approve D.A. Davidson-Steve Goehl to serve as private placement agent for the Wastewater System Improvement Project-Series 2017. Alderman Bronson made motion and seconded by Alderman Klippel to authorize D.A. Davidson, Steve Goehl as a private placement agent for the wastewater system improvement project, Series 2017. Mayor Rhorer called for questions or comments. Mayor Rhorer called for the vote. Alderman Lewis-aye, Alderman Fasciotti-aye, Alderman Clay-aye, Alderman Campbell-aye, Alderman Bronson-aye, Alderman Klippel-aye. Motion carried.

Mayor's Report:
Mayor Rhorer reported he is working with the park board on getting more clarity on what they can and can't spend the money on. Fred Boeckmann, City Attorney is going to attend the park board meeting to answer questions they may have on this matter.

City Administrator's/Police Chief Report:
Lyn Woolford reported that Rhad Baker Construction is working on the punch list for the sidewalk improvements. He reported after this work is completed they would do another walk through with MoDot. Alderman Clay stated the street still needs to be cleaned up and gravel needs to be placed in recycling parking lot. Lyn Woolford reported these items are on the punch list to be completed.

He gave an update on the street overlay done by Capital Paving. He stated we do not have a bill yet on this work.

Alderman Clay commented on the evening traffic on the round-a-bout and Hwy 63.

Lyn Woolford presented the auditors financial statement for the Board to review. He reported that we split the water and sewer funds up and we also are on a cash basis now.

He informed the Board that Meco Engineering is submitting an application for a sidewalk grant from Broadway to Liberty Lane. He reported it would be the same grant process as the Ash Street Project.

Lyn Woolford reported that MoDot is going to start repair on the north round-a-bout October 17.

Lyn Woolford reported they are working with Central Bank of Boone County on bank fee revisions.

He reported a ribbon cutting for the Ash Street Sidewalk project on October 11, 2016 at 7:15 am.

Lyn Woolford discussed a water meter issue at Woody's where an additional meter was installed for the ice maker. He explained this was an agreement between Keith Winscott and Chris Heard. He informed the Board that we have not found any documentation on this agreement. The Board was not in favor of waiving any sewer charge.

Lyn Woolford reported that McDonalds has a huge water leak.

He informed the Board that he is processing documents for bidding the sludge removal in the wastewater treatment facility. He reported the last time this was done the cost was $200,000.00 thousand dollars.

City Attorney's Report:
Fred Boeckmann had no report.

Board of Aldermen's Report:
Alderman Klippel commented on the great job the paving and stripping company did on Industrial Drive.

Alderman Bronson stated he would be at the post office for two to three hours tomorrow to talk with the citizens.

Alderman Campbell commented on all the beautification that the Ashland Garden Club does for our community. He suggested recognizing them and asked if the city could help monetarily. Fred Boeckmann reported we could contract with the Ashland Garden Club for services.

Alderman Clay complained of a dark mini-van running the stop sign at Ash and Bass every morning.

Alderman Fasciotti reported he received a compliment on how well the Board is working together.

Alderman Lewis reported he received a phone call concerning damage to a vehicle during the preparation of the street overlay project on Church Street. Lyn Woolford reported it has been turned over to Capital Paving.

Alderman Lewis reported Broadway is getting rough in front of Subway and McDonalds and we need to check with MoDot on repairing this.

Alderman Klippel made motion and seconded by Alderman Bronson to go into closed session pursuant to Chapter 610.021 (2) real estate. Mayor Rhorer called for the vote. Alderman Klippel-aye, Alderman Bronson-aye, Alderman Campbell-aye, Alderman Clay-aye, Alderman Fasciotti-aye, Alderman Lewis-aye. Motion carried.

The City Clerk was not in attendance at the closed session.

Mayor Rhorer reported we are in open session with no reportable action taken in the closed meeting.

Alderman Bronson made motion and seconded by Alderman Klippel to adjourn the meeting. Mayor Rhorer called for the vote. Motion carried.

Darla Sapp, City Clerk

Gene Rhorer, Mayor

MEMORANDUM

DATE: October 12, 2016

TO: Honorable Mayor and Board of Aldermen

FROM: Planning and Zoning Commission

RE: Recommendation from the Planning and Zoning Commission

1. The Planning and Zoning Commission recommends the approval of the Proposed Rezoning from R-2, Moderate Density Residential to C-G, Commercial General for Timber Ridge Investment Properties, LLC, on Lot 6 & 7 in Block 7 in the Town of Ashland, Parcel ID # 24-220-00-01-005.00 01 to the City of Ashland Board of Aldermen.

2. The Planning and Zoning Commission recommends, with a condition for Richardson Family LP to work with the City of Ashland on a utility easement for a 6-inch water line, approval of the Preliminary Plat for Liberty Lane Townhomes by Richardson Family LP, Parcel ID # 24-502-00-09-002.00 01 to the City of Ashland Board of Aldermen.

4. The Planning and Zoning Commission recommends, pending review that all items were addressed correctly by Allstate Consultants, approval of the Final Plat for Ponderosa Commerce Park by Hummingbird Properties, Parcel ID # 21-900-00-00-013.00 01 to the City of Ashland Board of Aldermen.

Megan Young
Administrative Assistant

COUNCIL BILL NO. 2016-047 ORDINANCE NO.

AN ORDINANCE TO CHANGE THE ZONING OF A TRACT OF LAND FROM (R-2) MODERATE DENSITY RESIDENTIAL TO (C-G) GENERAL COMMERCIAL FOR TIMBER RIDGE INVESTMENTS PROPERTIES, LLC

WHEREAS, Public Notice of such was given as prescribed by Missouri State Statute 89.040, and a public hearing was held on Tuesday, October 11, 2016; and

WHEREAS, the Planning and Zoning Commission has reviewed the pertinent information and received comment from adjacent residents and did recommend to the Board of Aldermen to approve the rezoning from (R-2) Moderate Density Residential to (C-G) General Commercial; and

THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

Section 1. The zoning is hereby amended from the present (R-2) Moderate Density Residential to (C-G) General Commercial for the following described property:

Ashland OT Blk 7 Lots 6 & 7 Beneficiary Deed 1.7 acres
Parcel # 24-220-00-01-005.00 01

Section 2. The City hereby finds and declares that the property described in Section 1 hereof is at the present particularly suitable for the purposes and uses of (C-G) General Commercial and in conformity with the existing uses and value of the immediately surrounding properties.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Dated this _____day of _____, 2016.

_____
Gene Rhorer, Mayor

Attest:

_____
Darla Sapp, City Clerk

Certified to correct form:

_____
Fred Boeckmann, City Attorney

COUNCIL BILL NO. 2016-048 ORDINANCE NO.

AN ORDINANCE APPROVING THE PRELIMINARY PLAT FOR LIBERTY LANE TOWNHOMES

WHEREAS, a preliminary plat for development of a two family residential subdivision for Liberty Lane Townhomes was submitted to the City of Ashland; and

WHEREAS, the staff has reviewed the Preliminary Plat and recommends its approval; and

WHEREAS, The Planning and Zoning Commission has reviewed the preliminary plat for Liberty Lane Townhomes and recommended the approval of the preliminary plat for Liberty Lane Townhomes at their meeting on October 11, 2016.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen has reviewed the preliminary plat and has determined that it conforms to the long term land use strategy adopted by the City as part of its comprehensive plan.

Section 2. The Board of Aldermen approves the preliminary plat for Liberty Lane Townhomes.

Section 3. This ordinance shall be in full force and effect after its passage and approval.

Dated this _____day of _____, 2016.

_____
Gene Rhorer, Mayor

Attest:

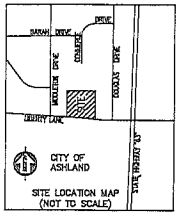
_____
Darla Sapp, City Clerk

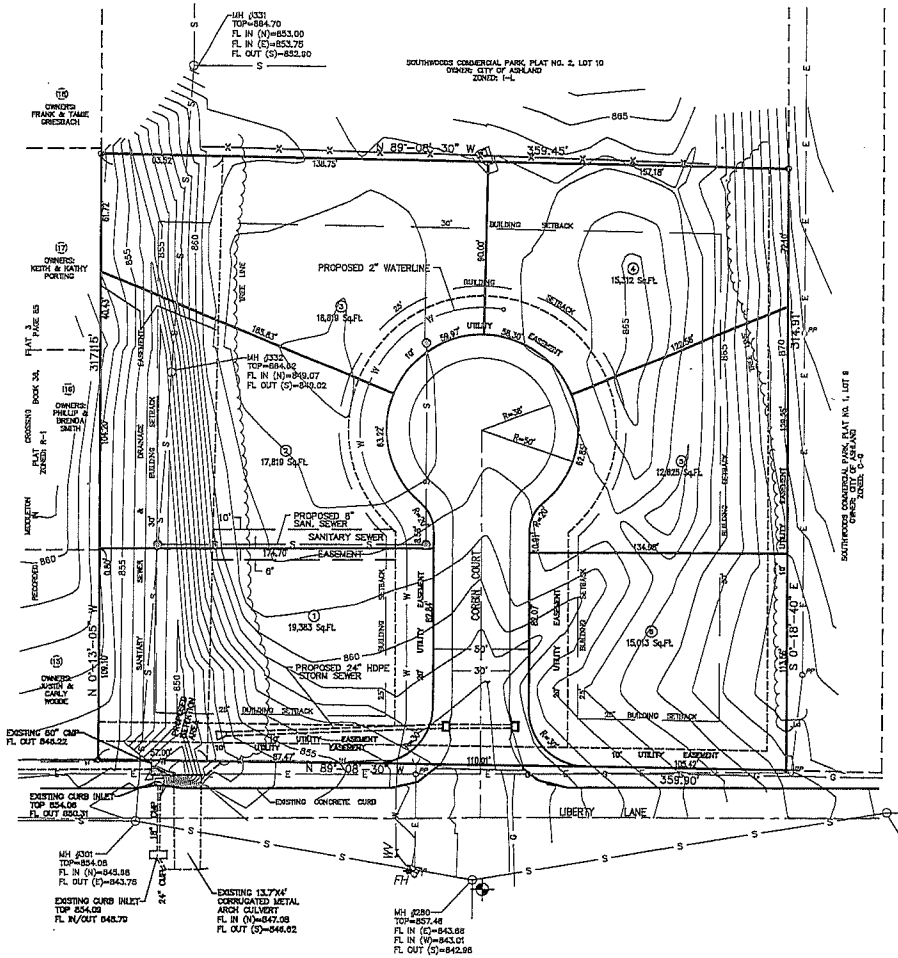
Certified to correct form:

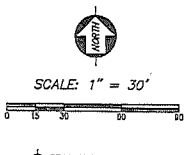
_____
Fred Boeckmann, City Attorney

LIBERTY LANE TOWNHOMES

SEPTEMBER 12, 2016







LEGEND

- IRON PIPE
- REBAR
- CENTERLINE
- FENCE LINE
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- EXISTING SAN. SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE
- POWER POLE
- WATER VALVE
- FIRE HYDRANT
- LOT NUMBERS

A tract of land in the southeast 1/4 of the northeast 1/4 of Section 13, Township 48 North, Range 12 West, City of Ashland, Boone County, Missouri. Said tract of land being Lot 11 of Southwoods Commercial Park, Plat No. 2 recorded in Plat Book 41, Page 35 of the Boone County, Missouri records.

ZONED: R-2

PROPOSED USES OF LOTS: These lots will have 2-family residential structures constructed on them.

Notes:

1) This tract may be subject to easements not shown on this survey.

2) This tract is 4.81 Acres.

3) Bearings are based on Southwoods Commercial Park, Plat No. 2. recorded in Plat Book 41, Page 35.

4) Per Flood Insurance Rate Map, Panel Number 29019C0370D, dated March 17, 2011, this tract is not within the designated 100 year flood hazard area.

OWNERS:
RICHARDSON FAMILY LIMITED PARTNERSHIP
13475 HIGHWAY 63 SOUTH
ASHLAND, MO 65010

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 2016

GREG BATSON
CHAIRMAN

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND, MISSOURI, AND ITS BOARD OF ALDERMEN, THIS _____ DAY OF _____ 2016.

GENE RHORER
MAYOR

DARLA SAPP
CITY CLERK

Basinger Surveying
By:

Curtis E. Basinger
Professional Land Surveyor
PLS #1854

COUNCIL BILL NO. 2016-049 ORDINANCE NO.

AN ORDINANCE APPROVING THE FINAL PLAT OF PONDEROSA COMMERCE PARK PLAT NO. 1 FOR HUMMINGBIRD PROPERTIES, LLC.

WHEREAS, The City has enacted a Subdivision Ordinance; and

WHEREAS, in accordance with the Subdivision Regulations, The Planning and Zoning Commission has recommended the approval of the Ponderosa Commerce Park Plat No. 1 at their meeting on September 13, 2016; and

WHEREAS, the Board of Aldermen accepts the recommendation of the Planning and Zoning Commission.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ASHLAND, MISSOURI AS FOLLOWS:

Section 1. The final plat of Ponderosa Commerce Park Plat No. 1, sealed August 08, 2016 meets the requirements of Chapter 11, Subdivision Regulations, of the City of Ashland Municipal Code and is approved for recording.

Section 2. The legal description of the subdivision is as follows:

A tract of land located in the Northeast quarter of Section 26, Township 47 North, Range 12 West, City of Ashland, Boone County, Missouri and being part of the tract of land shown in the survey recorded in Book 4624, Page 147 and described by the warranty deed recorded in Book 4537, Page 36; Parcel Id: 21-900-00-00-013.00- containing 69.70 acres.

Section 3. The City Clerk is hereby instructed to have the plat recorded.

Section 4. This ordinance shall be in full force and effect after its passage and approval.

Dated this _____day of _____, 2016.

_____
Gene Rhorer, Mayor

Attest:

_____
Darla Sapp, City Clerk

Certified to correct form:

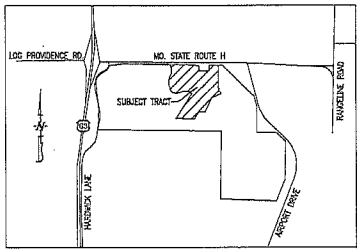
_____
Fred Boeckmann, City Attorney

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

FINAL PLAT

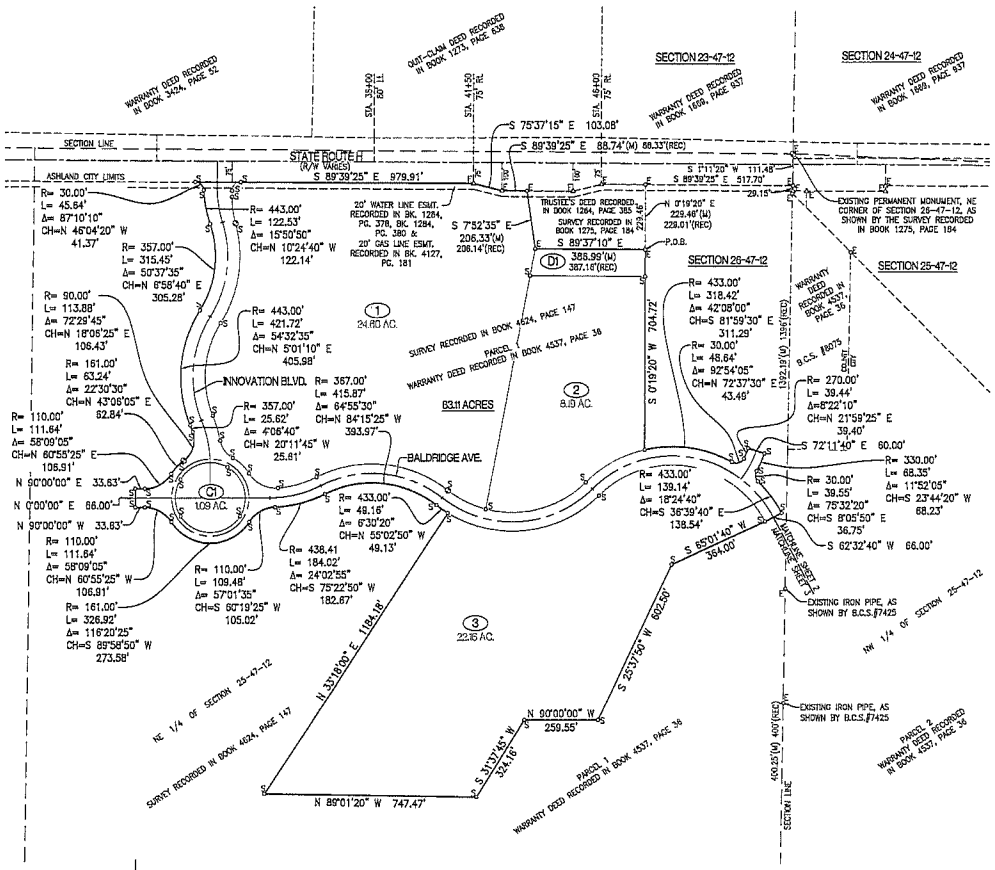
PONDEROSA COMMERCE PARK, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST
ASHLAND, BOONE COUNTY, MISSOURI
AUGUST 8, 2016



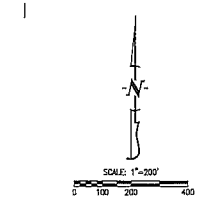
LOCATION MAP
NOT TO SCALE

CURVE TABLE					
CURVE	R	L	CHORD	CH DIST	Δ
1	30.00'	47.12'	N 45°20'35" E	42.43'	90°00'00"
2	30.00'	45.64'	N 46°04'20" W	41.37'	87°10'10"
3	400.00'	122.35'	S 8°25'10" E	121.88'	17°31'35"
4	357.00'	94.96'	N 7°16'40" W	94.68'	15°14'25"
5	443.00'	122.53'	N 16°24'40" W	122.14'	15°50'50"
6	400.00'	349.39'	N 7°33'15" E	334.76'	49°28'25"
7	400.00'	380.79'	S 5°01'10" W	366.57'	54°32'35"
8	400.00'	140.19'	N 12°12'40" W	139.48'	20°04'50"
9	90.00'	78.32'	N 35°27'20" W	75.82'	49°51'40"
10	90.00'	113.88'	N 18°06'25" E	106.43'	72°29'45"
11	161.00'	70.80'	N 46°13'25" W	70.79'	25°10'35"
12	161.00'	63.24'	N 43°05'05" E	62.84'	22°30'30"
13	110.00'	111.64'	N 60°55'25" E	106.91'	58°09'05"
14	110.00'	111.64'	N 60°55'25" W	106.91'	58°09'05"
15	161.00'	326.92'	S 89°58'50" W	273.58'	116°20'25"
16	110.00'	109.48'	S 86°18'25" W	105.02'	57°01'35"
17	110.00'	120.08'	N 63°20'05" W	114.21'	62°32'55"
18	400.00'	186.53'	N 70°38'25" E	184.85'	25°43'10"
19	438.41'	184.02'	S 75°22'50" W	182.67'	24°02'55"
20	384.19'	142.72'	S 74°27'55" W	141.91'	22°27'15"
21	400.00'	453.26'	N 84°15'25" W	429.40'	64°55'30"
22	400.00'	579.80'	N 86°40'30" E	530.36'	83°03'00"
23	400.00'	749.72'	N 81°00'00" W	644.70'	107°23'25"
24	30.00'	48.64'	N 72°37'30" E	43.49'	92°54'05"
25	300.00'	100.82'	N 27°26'00" E	100.35'	19°15'20"
26	30.00'	39.55'	S 8°05'50" E	36.75'	75°32'20"



NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0040CD, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1306142, DATED SEPTEMBER 26, 2013 & FILE NO. 1402672, DATED MAY 5, 2014.
4. USE THE CENTERLINE OF BALDRIDGE AVE. AS THE SEPARATION/MATCH LINE OF SHEETS 2 AND SHEET 3.
5. LOT D1 IS CREATED TO TRANSFER TO THE ADJOINING PARCEL OWNED BY THE WATER DISTRICT.
6. LOT C1 SHALL BE TURNED OVER TO THE OWNERS ASSOCIATION UPON COMPLETION OF THE DEVELOPMENT.



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- ○ 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- □ STONE
- ⊙ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH× DRILL HOLE W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- B.C.S. BOONE COUNTY SURVEY

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMAN

THIS _____ DAY OF _____, 2016

_____
GENE RHORER, MAYOR

_____
DARLA SAPP, CITY CLERK

CERTIFICATION:

I HEREBY CERTIFY THAT IN AUGUST OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR HUMMINGBIRD PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT LAND SHOWN IN THE SURVEY RECORDED IN BOOK 4624, PAGE 147 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4537, PAGE 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 1275, PAGE 184; THENCE FROM SAID SOUTHEAST CORNER, S 0°19'20"W, 704.72' FEET; THENCE 318.42 FEET ALONG A 433.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 81°59'30"E, 311.29 FEET; THENCE 48.64 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 72°37'30"E, 43.49 FEET; THENCE 39.44 FEET ALONG A 270.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 21°59'25"E, 39.40 FEET; THENCE S 72°11'40"E, 60.00 FEET; THENCE 68.35 FEET ALONG A 330.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 23°44'20"W, 68.23 FEET; THENCE 39.55 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 8°05'50"E, 36.75 FEET; THENCE S 62°32'40"W, 66.00 FEET; THENCE 139.14 FEET ALONG A 433.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 36°39'40"E, 138.54 FEET; THENCE S 45°01'40"W, 364.00 FEET; THENCE S 25°37'50"W, 602.50 FEET; THENCE N 90°00'00"W, 259.55 FEET; THENCE S 31°37'45"W, 324.16 FEET; THENCE N 89°01'20"W, 747.47 FEET; THENCE N 33°18'00"E, 1184.18 FEET; THENCE 49.16 FEET ALONG A 433.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 55°02'50"W, 49.13 FEET; THENCE 415.87 FEET ALONG A 367.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 84°15'25"W, 393.97 FEET; THENCE 184.02 FEET ALONG A 438.41-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 75°22'50"W, 182.67 FEET; THENCE 109.48 FEET ALONG A 110.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 86°18'25"W, 105.02 FEET; THENCE 326.92 FEET ALONG A 161.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 89°58'50"W, 273.58' FEET; THENCE 111.64 FEET ALONG A 110.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 60°55'25"W, 106.91 FEET; THENCE N 90°00'00"W, 33.63 FEET; THENCE N 0°00'00"E, 66.00 FEET; THENCE N 90°00'00"E, 33.63 FEET; THENCE 111.64 FEET ALONG A 110.00-FOOT RADIUS, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 60°55'25"E, 106.91 FEET; THENCE 63.24 FEET ALONG A 161.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 43°05'05"E, 62.84 FEET; THENCE 113.88 FEET ALONG A 90.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 18°06'25"E, 106.43; THENCE 28.82 FEET ALONG A 357.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 7°16'40"W, 28.81 FEET; THENCE 421.72 FEET ALONG A 443.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 5°01'10"E, 405.98 FEET; THENCE 312.45 FEET ALONG A 357.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 8°58'40"E, 305.28 FEET; THENCE 122.53 FEET ALONG A 443.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 10°24'40"W, 122.14 FEET; THENCE 45.64 FEET ALONG A 30.00-FOOT RADIUS, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 46°04'20"W, 41.37 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE H; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE H, S 89°39'25"E, 879.81 FEET; THENCE S 75°37'15"E, 103.08 FEET; THENCE S 89°39'25"E, 88.74 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 1275, PAGE 184; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND WITH THE LINES OF SAID SURVEY RECORDED IN BOOK 1275, PAGE 184, S 7°52'35"E, 206.33 FEET; THENCE S 89°37'10"E, 388.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.11 ACRES.

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

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014089
PROFESSIONAL LAND SURVEYOR

_____
DAVID T. BUTCHER, PLS-2002014089

10/14/2016
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2016.

_____ NOTARY PUBLIC
KENNETH FARRIS MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT HUMMINGBIRD PROPERTIES, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF ASHLAND FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS, "PONDEROSA COMMERCE PARK, PLAT NO. 1"

IN WITNESS WHEREOF, HUMMINGBIRD PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2016.

HUMMINGBIRD PROPERTIES, LLC.

_____
LARRY W. POTTERFIELD, MANAGER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, 2016 BEFORE ME PERSONALLY APPEARED LARRY W. POTTERFIELD, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY HE IS THE MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PONDEROSA COMMERCE PARK, PLAT NO. 1

150518

ANNEXATION PETITION

Greg A. Rennier and Mitsu Ann Rennier, husband and wife petition the Board of Aldermen of the City of Ashland, Missouri, to annex the land described below into the corporate limits of the City of Ashland, Missouri and, in support of this petition, state the following:

1. Greg A. Rennier and Mitsu Ann Rennier are the owners of the fee interest of record in the following described real estate:

A TRACT OF LAND CONTAINING 6.7 ACRES, MORE OR LESS, LOCATED IN THE WEST HALF (W ½) OF SECTION TWENTY-SIX (26) AND IN THE EAST HALF (E ½) OF SECTION TWENTY-SEVEN (27), BOTH IN TOWNSHIP FORTY-SEVEN (47) NORTH, RANGE TWELVE (12) WEST, OF THE FIFTH (5^{TH}) PRINCIPAL MERIDIAN, IN BOONE COUNTY, MISSOURI, AS SHOWN AND DESCRIBED BY SURVEY THEREOF MADE BY STANLEY ELMORE, MRLS 1085, RECORDED JANUARY 13, 1967 IN BOOK 364, PAGE 23, RECORDS OF BOONE COUNTY, MISSOURI.

2. This real estate is not now part of any incorporated municipality.

3. This real estate is contiguous and compact to the existing corporate limits of the City of Ashland, Missouri.

4. Petitioners requests that this real estate be annexed to and included within the corporate limits of the City of Ashland, Missouri, as authorized by Section 71.012 RSMo.

5. Petitioners request that the property be zoned Commercial General at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioners reserve the right to withdraw this petition requesting annexation.

6. Petitioners also request that at the time the property is zoned Commercial General they be granted a conditional use permit for a single family dwelling in order to replace the current residence on the property in the event the residence is damaged or destroyed. If the requested conditional use permit is not granted by the proposed ordinance annexing the property, petitioners reserve the right to withdraw this petition requesting annexation.

Greg A. Rennier

M a Rennier

Mitsu Ann Rennier

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this 3 day of October, 2016, before me personally appeared Greg A. Rennier and Mitsu Ann Rennier, who being first duly sworn, under oath, stated that, having read the foregoing annexation petition, the facts stated therein are true to the best of their knowledge, information and belief.

Subscribed and sworn to before me this 3 day of October, 2016.

My commission expires:

Bethany Nicole Hadsell
Notary Public

BETHANY NICOLE HADSELL
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 8/2/2020
Commission # 16912341

ANNEXATION PETITION

The Joe L. McDow Living Trust, dated 12/11/03, and the Elaine M. McDow Living Trust, dated 12/11/03,petition the Board of Aldermen of the City of Ashland, Missouri, to annex the land described below into the corporate limits of the City of Ashland, Missouri and, in support of this petition, state the following:

1.The Joe L. McDow Living Trust, dated 12/11/03, and the Elaine M. McDow Living Trust, dated 12/11/03,arethe ownersof the fee interest of record in the following real estate:

A tract of land located in the East one-half (E ½) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Forty-seven (47) North, Range Twelve (12) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri, as described in the General Warranty Deed recorded in Book 3979, page 56 of the Boone County Records being adjacent to and adjoining the West right-of-way line of U.S. Highway 63.

2. The real estatedescribed aboveis not now part of any incorporated municipality.

3. The real estate described aboveis contiguous and compact to the existing corporate limits of the City of Ashland, Missouri.

4. Petitionersrequest that this real estate and all ownership interest retained in the adjacent right-of-way of Highway 63 be annexed to and included within the corporate limits of the City of Ashland, Missouri, as authorized by Section 71.012 RSMo.

5. Petitioners requestthat this property be zoned Commercial General at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioners reserve the right to withdraw this petition requesting annexation.

JOE L. McDOW LIVING TRUST

By: _____
Joe L. McDow

ELAINE M. McDOW LIVING TRUST

By: Elaine McDow
Elaine M. McDow

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this 4th day of October, 2016, before me personally appeared Joe L. McDow, trustee under the Joe L. McDow Living Trust, dated12-11-03, who being first duly sworn, under oath, stated that he is duly authorized to execute the foregoing petition on behalf ofthe Joe L. McDow Living Trust and, having read the foregoing petition, further stated that the facts stated therein are true to the best of his knowledge, information and belief.

Subscribed and sworn to before me this 4th day of October, 2016.

My commission expires:

Darla Leigh Sapp
Notary Public

DARLA LEIGH SAPP
Notary Public
Commissioned for Boone County
My Commission Expires: October 28, 2018
Commission Number 14491710

On this 4th day of October, 2016, before me personally appeared Elaine M. McDow, trustee under the Elaine M. McDow Living Trust, dated 12-11-03, who being first duly sworn, under oath, stated that she is duly authorized to execute the foregoing petition on behalf of the Elaine M. McDow Living Trust and, having read the foregoing petition, further stated that the facts stated therein are true to the best of her knowledge, information and belief.

Subscribed and sworn to before me this 4th day of October, 2016.

My commission expires:

Darla Leigh Sapp
Notary Public

DARLA LEIGH SAPP
Notary Public
Commissioned for Boone County
My Commission Expires: October 28, 2018
Commission Number 14491710