

Engineering Surveys & Services

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Analytical and Materials Laboratories

JB 17-64

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January 26, 2017

Mr. Mike Matthes, City Manager
City of Columbia
P.O. Box 6015
Columbia, MO 65205

Dear Mr. Matthes:

We are working with Mr. Paul Branham, to plat property he owns at the northwest corner of the intersection of Stadium Boulevard and West Boulevard. During the survey and title research process, we have discovered that the City of Columbia owns a strip of land along the north side of his property, which was used as a road to the old City landfill and the old City sewage treatment plant, many years ago.

Mr. Branham's property is shown by a survey recorded in book 326 page 272 (copy enclosed). This survey shows the "City Road" along the north line. Block 4 of Boulevard Heights (copy enclosed) is located north of Mr. Branham's property. This plat shows the City Road located along the south line of Block 4.

The deeds to this City property are recorded in book 164 page 341, and in book 219 page 232 (copies enclosed).

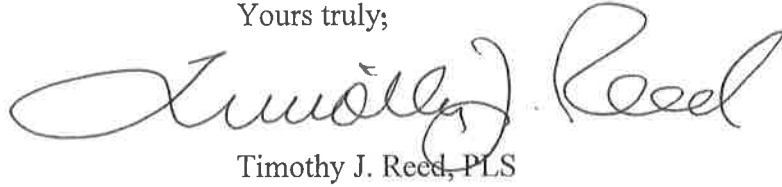
As shown by the survey in book 326 page 272, this property was intended to have its road frontage on this "City Road". Although this strip of land does exist, the road has never been improved. In order for Mr. Branham to plat his property into two legal lots, with frontage on Westwinds Drive, he would like to acquire the strip of City property along his north property line.

Mr. Branham also owns Lot 2 of Branham-Renfro Subdivision, which is located at the east end of Planter Road, along the south side of Stadium Boulevard, and west of and adjacent to, City of Columbia property along the MKT trail. Mr. Branham is interested in trading Lot 2 of Branham-Renfro Subdivision (which contains 0.85 acre), for the strip of City owned property described by deeds in book 164 page 341 and book 219 page 232. This strip of City property contains 0.31 acre.

Please let me know if the City is interested in this property trade. We can be available to meet at your convenience.

Thank you for your consideration.

Yours truly;

A handwritten signature in dark ink, appearing to read "Timothy J. Reed". The signature is fluid and cursive, with the first name "Timothy" being more prominent and the last name "Reed" following it.

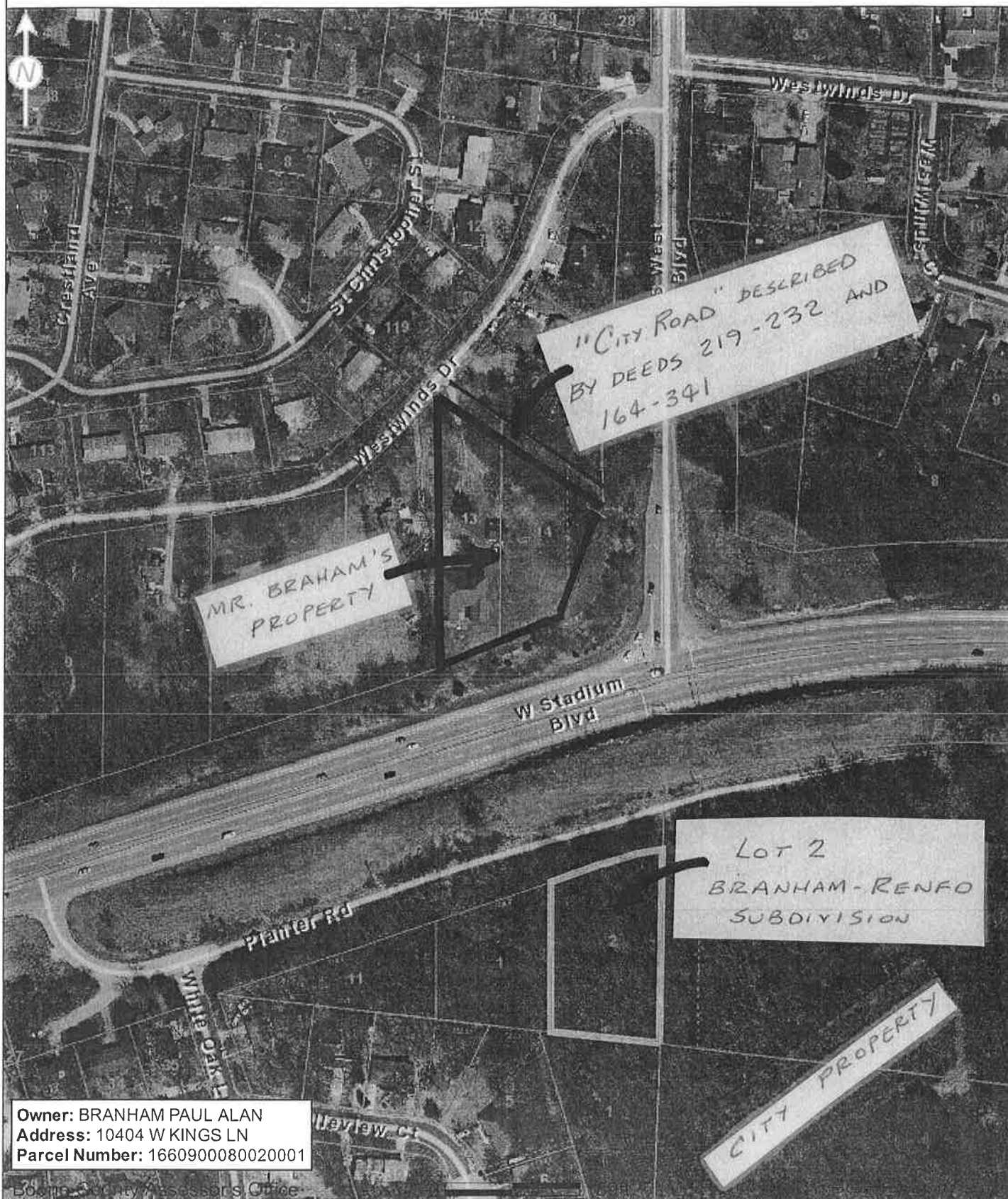
Timothy J. Reed, PLS

Enclosures

Cc: w/ enclosures: Mr. Paul Branham
 Mr. Mike Griggs, Parks & Recreation Director
 Mr. Tim Teddy, Community Development Director

Boone County Internet Parcel Map

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



Owner: BRANHAM PAUL ALAN
Address: 10404 W KINGS LN
Parcel Number: 1660900080020001

Booth County Assessors Office

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.

Boone County Internet Parcel Map

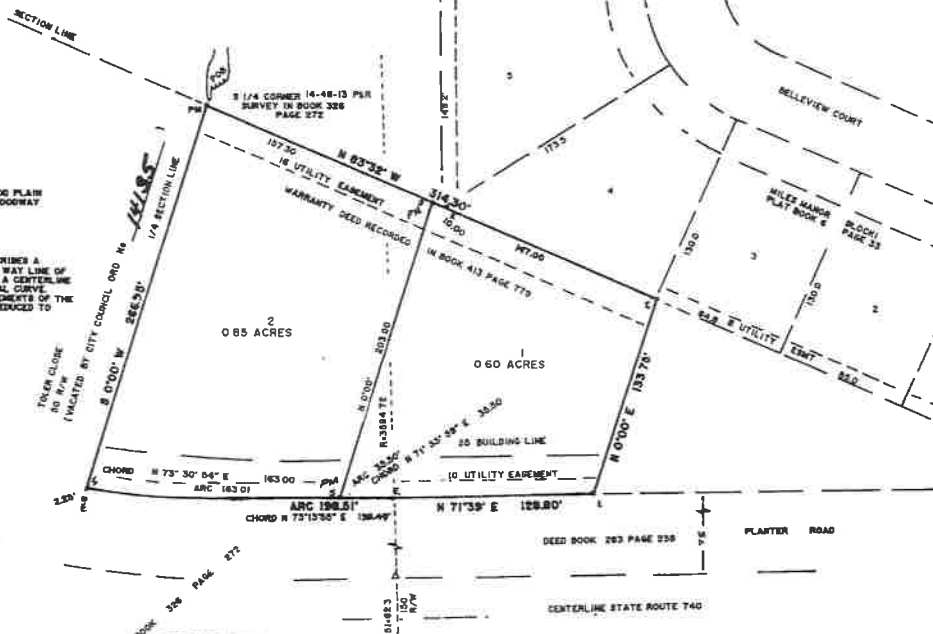
Prepared by the Boone County Assessor's Office, (573) 886-4262



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FILED FOR RECORD IN JUNE 1964 AT 5:15 PM IN CLACK COUNTY,
MISSOURI, BOOK 100, PAGE 100. RECORDED IN PLAT BOOK 100, PAGE 100.
RECORDED BY MISS BETTY JOHNSON



THIS SUBDIVISION IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN
AS SHOWN BY THE FLOODWAY FLOOD BOUNDARY AND FLOODWAY
REF # 190038-0048 DATED DECEMBER 1, 1981.

NOTE: THE DEED RECORDED IN BOOK 413 PAGE 775 DESCRIBES A PARCEL THAT IS PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF COLUMBIA OUTER URBAN LOOP (HWY 740) AND GIVES A CENTERLINE OF RIGHT OF WAY DESCRIPTION THAT INCLUDES A SPIRAL CURVE. FOR PURPOSES OF DEFINITION OF THIS SURVEY, THE ELEMENTS OF THE CENTERLINE SPIRAL, ΔS 4° 30', Δ 300' HAVE BEEN REDUCED TO A SIMPLE CURVE, RADIUS OF 3,812.72'

COLUMBIA OUTER URBAN LOOP (HWY 760)

CONTINUING CURVE DATA

P	108-00.4
A	30° 36' RT
B	3° 00'
A ₂	21° 36'
L ₂	120.0'
L ₂	300.0'
A ₂	4° 30'
T ₂	673.1'
P	136°
E	548.97
B ₂	1040.08'
L ₂	800.0

KNOW ALL MEN BY THESE PRESENTS
THAT SON NEWTO AND SOPHOMIA NEWTO, HUSBAND AND WIFE,
AND THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT AND
NAME CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND
PLATTED AS SHOWN ON THE ATTACHED PLAT. THE EASEMENTS
AS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC
USE FOREVER.

STATE OF MISSOURI :

COUNTY OF BONE

ON THE 14th DAY OF

ON THE JUDICIARY OF
APPEARED DON WENF
RECEIVED IN 1980

PERSONALLY KNOWN,
THIS INSTRUMENT WAS

AND BEEN IN TESTING
GET MY HANDS AND APT

DOONE COUNTY, MINN.
ABOVE.

21



© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 111–118

REFERENCE BEARING
SOUTH LINE TRACT 3 RECORD EL
BOOK 326 PAGE 272
N 83° 32' W

LEGEND
S SET 1/2" ROD
WITH CAP LB 1106
E EXISTING
R/W RIGHT OF WAY
Δ RIGHT OF WAY MARKER
PM PERMANENT BANNER
SET 5/8" BAR WITH
ALUMINUM CAP 1106

SCALE 1" = 50'

JANUARY 1934

SURVEY FOR DON REINFRID

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING OF THE TRACT DESCRIBED BY THE DEED RECORDED IN BOOK 413 PAGE 779, OF THE BOONE COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4, AS DESCRIBED BY THE SURVEY RECORDED IN BOOK 236 PAGE 272, OF THE BOONE COUNTY RECORDS; THENCE S89°00'W ALONG THE WEST LINE OF SAID SECTION AND SAID DEED, N 83°33' W WITH THE SOUTH LINE OF SAID SECTION 314.20 FEET; THENCE N 0°00' E 183.75 FEET TO AN EXISTING CONCRETE CURB; THENCE S89°00'W ALONG THE WEST LINE OF SAID SECTION, LEAVING THE LINES OF SAID DEED RECORDED IN BOOK 233 PAGE 238, OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE LINE OF SAID DEED, N 83°33' W 377.25 FEET TO A POINT ON THE EAST LINE ALONG A CURVE TO THE RIGHT, CURVE RADIUS 3594.72 FEET AND CHORD 77.95 FEET; S186.48 FEET TO THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 236 PAGE 272; THENCE S89°00'W ALONG THE WEST LINE OF SAID SECTION, LEAVING THE LINES OF SAID DEED RECORDED IN BOOK 233 PAGE 238, AND WITH THE LINE OF SAID SURVEY, S89°00'W 314.20 FEET TO A POINT ON THE WEST LINE OF SAID SECTION, LEAVING THE LINES OF SAID DEED RECORDED IN BOOK 233 PAGE 238, AND WITH THE LINE OF SAID SURVEY, S89°00'W 314.20 FEET TO THE POINT OF BEGINNING AND CONTAINING .148 ACRES.

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE UNDER MY DIRECTION AND CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY; AND ALSO CONFORMS TO THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS

SURVEY AND PLAT BY BRUSH AND ASSOCIATES

James W. Brush
JAMES W. BRUSH LS III

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI THIS 11 DAY OF February, 1994

Luzanne French
L. SUZANNE FRENCH
STATE OF MISSOURI
COUNTY OF BOONE
MY COMMISSION EXPIRES 4-8-95
NOTARY PUBLIC

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS 23rd DAY OF JULY, 1984

CHAIRMAN MARIE G. MEYER
STATE OF MISSOURI)
COUNTY OF BOONE) 33

I THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF BOONE COUNTY, MISSOURI, THIS 20 DAY OF July, 1994 AND RECORDED IN BOOK 28 PAGE 24 AND FILED AT 20, 24, 28 J.C.M.

RECORDED OF DEEDS
BETTHE JOHNSON

Leslie C. Calkins
DEPUTY RECORDER OF DEEDS

Nora Dietzel, Recorder of Deeds

273

[illegible]

GRANTORS:

William Caesar and Lena Caesar,
his wife

Date of Inst. July 5, 1939

Date of Filing July 25, 1939, 10:30 A.M.

Acknowledged by William Caesar and Lena Caesar, his wife

on July 15, 1939
for Boone

Before V. C. Brown
County Missouri

(Seal) Term Expires

Notary Public

April 15, 1941

Book 219 Page 232
Warranty Deed
Consideration \$150.00

Do, by these presents, grant, bargain and sell, convey and confirm unto the said part y of the second part the following described tract or parcel of land, situated in the County of Boone, State of Missouri, to-wit:

A tract of land in the southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 48, Range 13, in Boone County Missouri described as follows: to-wit: Beginning at an iron post on the north and south subdivision line of said section 14 which point is 626.2 feet north of the quarter section corner on the south side of said section; thence North 62 degrees and 30 minutes west 373.5 feet to a point in the county road; thence north 27 degrees and 30 minutes east 20 feet; thence south 62 degrees and 30 minutes east 363 feet to a point on the north and south subdivision line of said section. Thence south 22 $\frac{1}{2}$ feet to the point of beginning.

(\$1.50 revenue stamp affixed and cancelled)

To have and to hold the same, together with all the rights, immunities, privileges and appurtenances to the same belonging, unto the said part y of the second part, and to their heirs and assigns forever, the said parties of the first part hereby covenanting that their heirs, executors and administrators shall and will Warrant and defend the title to the premises unto said part y of the second part, and to their heirs and assigns forever against the lawful claims of all persons whomsoever.

Witness:

Will Caesar

(SEAL)

Lena Caesar

(SEAL)

(SEAL)

(SEAL)

BOONE COUNTY ABSTRACT CO.

CENTRAL MISSOURI ABSTRACT and TITLE COMPANY

BQ

ABSTRACTS

EXECUTIVE BUILDING COLUMBIA, MISSOURI

TITLE INSURANCE

C. S. Allen and M. E. Allen, his wife
to
The City of Columbia, Boone County,
Missouri

INSTRUMENT WARRANTY DEED
DATED April 19, 1921
FILED May 17, 1921@ 11:20 AM
RECORD BOOK 164 PAGE 341

In consideration of Forty & 00/100 Dollars, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party of the second part, the following described tract or parcel of land, situated in the County of Boone, in the State of Missouri, to-wit:

A part of the Southwest Quarter of the Southeast Quarter of Section Fourteen (14), Township 48, Range 13; more particularly described as follows: Beginning at an iron set on the North and South Sub-division line of said Section, at a point 9.83 chains North of the Quarter Section corner on the Southside thereof; thence with the North line of the City dumping grounds, S. 72 degrees East 81 feet; thence North 18 degrees East 35 feet; thence North 72 degrees West 92.4 feet to the North and south Subdivision line of said section; thence South to the Beginning. Also a part of the Southeast Quarter of the Southwest Quarter of said Section; more particularly described as follows: Beginning at the iron above mentioned; thence North 62 degrees 30 minutes West 380.8 feet to the center line of a public road; thence, with the center line of said road North 45 degrees East 36.7 feet thence South 62 degrees and 30 minutes East 351.5 feet to the North and South sub-division line of said section; thence South to the beginning. The two tracts containing in all approximately three-eighths (3/8) of one acre.

Covenants to warrant and defend the title to the premises unto the said party of the second part, and to its heirs and assigns, forever, against the lawful claims of all persons whomsoever. Except taxes for 1921 and thereafter.

C. S. Allen (Seal)
M. E. Allen (Seal)

ACKNOWLEDGED by C. S. Allen and M. E. Allen, his wife, on April 19, 1921, before Wm. H. Sapp, Notary Public for Boone County, Missouri.
(Seal) Term expires: Sept. 3rd, 1923.