

GRANT OF EASEMENT FOR ROAD ACCESS

THIS INDENTURE, made on the day 4th of October, 2017, by and between **Columbia Development Group, LLC**, a limited liability company of the State of Missouri, Grantor and the **City of Columbia**, Missouri, a municipal corporation in the County of Boone and the State of Missouri, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by the City of Columbia, Missouri, Grantee, mailing address Post Office Box 6015, Columbia, MO 65205, a municipal corporation, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement of way for road access purposes, over the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to wit:

A STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 2461, PAGE 148 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4254, PAGE 51 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 122, OF WILLOW FALLS, PLAT NO. 1, RECORDED IN PLAT BOOK 49, PAGE 28; THENCE ALONG THE WEST LINE THEREOF, S 6°02'05"W, 30.00 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 60 FEET WIDE AND LYING 30 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 84°00'40"W, 347.38 FEET; THENCE 87.81 FEET ALONG A 970.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 86°36'15"W, 87.78 FEET; THENCE N 89°11'50"W, 246.08 FEET; THENCE 31.07 FEET ALONG A 1030.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 88°20'00"W, 31.07 FEET; THENCE N 87°28'10"W, 274.63 FEET; THENCE 6.15 FEET ALONG A 400.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 87°54'35"W, 6.15 FEET; THENCE N 88°21'00"W, 23.60 FEET TO THE END OF THIS CENTERLINE.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time for the purposes of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this agreement in behalf of said limited liability company.

IN WITNESS WHEREOF, the said **Columbia Development Group, LLC** has caused these presents to be signed by its authorized member(s) the day and year first written above.

Columbia Development Group, LLC

By:

T. Scott Atkins
T. Scott Atkins, Member

STATE OF MISSOURI)
)ss.
COUNTY OF BOONE)

On this 4th day of October in the year 2017, before me, a Notary Public in and for said state, personally appeared, **T. Scott Atkins**, who being by me duly sworn, acknowledged that he is a member of **Columbia Development Group, LLC**, a limited liability company and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that he has been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



Kenneth Farris
Notary Public

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, for temporary construction easement entered into this 4th day of October, 2017, by and between **Columbia Development Group, LLC**, a limited liability company of the State of Missouri, Grantor, and the City of Columbia, Missouri, a municipal corporation; Grantee, Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205.

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by the City of Columbia, Missouri, a municipal corporation, the receipt of which is hereby acknowledged, do hereby grant unto the Grantee, a temporary easement and right-of-way to be in effect during the time of construction of the **project in Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the County of Boone and State of Missouri and described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 2461, PAGE 148 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4254, PAGE 51 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 122 OF WILLOW FALLS, PLAT NO. 1, RECORDED IN PLAT BOOK 49, PAGE 28 AND WITH THE WEST LINE EXTENDED S 6°02'05"W, 139.87 FEET; THENCE N 83°59'35"W, 1010.09 FEET; THENCE N 1°39'00"E, 105.13 FEET; THENCE S 87°10'25"E, 287.60 FEET; THENCE N 0°36'25"E, 79.57 FEET; THENCE S 83°59'35"E, 738.50 FEET TO THE WEST LINE OF SAID WILLOW FALLS, PLAT NO. 1; THENCE WITH SAID WEST LINE, S 6°02'05"W, 60.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.09 ACRES.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the Grantee and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within two years of acceptance of the completed construction project by the City Council or other date as specified in the City's acceptance of the project.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time during the time of construction for the purpose of exercising any of the rights herein granted.

The Grantor covenants that it has the right and authority to make and execute this agreement on behalf of said limited liability company.

IN WITNESS WHEREOF, the said **Columbia Development Group, LLC** has caused these presents to be signed by its authorized member(s) the day and time first written above.

Columbia Development Group, LLC

By:

T. Scott Atkins
T. Scott Atkins, Member

STATE OF MISSOURI)
)ss.
COUNTY OF BOONE)

On this 4th day of October in the year 2017, before me, a Notary Public in and for said state, personally appeared, **T. Scott Atkins**, who being by me duly sworn, acknowledged that he is a member of **Columbia Development Group, LLC**, a limited liability company and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that he has been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



Kenneth Farris
Notary Public