023470

Introduced by Treece

First Reading 1-16-18 Second Reading 2-5-18

Ordinance No. 023470 Council Bill No. B 28-18

Permanent Record
Filed in Clerk's Office

AN ORDINANCE

declaring the need to acquire certain interests in real property for construction of the Shepard to Rollins Trail Project (Trail Alignments 1 and 3); authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such land; and fixing the time when this ordinance shall become effective.

WHEREAS, the Constitution and Statutes of the State of Missouri and the Home Rule Charter for the City of Columbia, Missouri, authorize the City Council to exercise the power of eminent domain, within or without the City, and among other things, to acquire, and maintain any property, real or personal within or without the City for all public uses or purposes, and to acquire, receive and hold any estate or interest in any such property; and

WHEREAS, the Council deems it necessary for the welfare and improvement of the City and in the public interest that certain private property be acquired by negotiation or by condemnation for public improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby declares the need to acquire property for construction of the Shepard to Rollins Trail Project (Trail Alignments 1 and 3), described as follows:

KLIFTON R. ALTIS - TRUST
PROPERTY ID: 17-410-00-00-009.00
PERMANENT TRAIL EASEMENT

A TRACT OF LAND BEING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, HINKSON VILLAGE, A SUBDIVISION OF LAND RECORDED IN PLAT BOOK 5 AT

PAGE 17 IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; THENCE SOUTH 00°46'18" WEST (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI CENTRAL ZONE) ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 28.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°50'44" WEST, A DISTANCE OF 66.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, FOR AN ARC DISTANCE OF 17.31 FEET; THENCE NORTH 35°00'00" WEST, A DISTANCE OF 61.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 57.60 FEET; THENCE SOUTH 35°00'00" WEST, A DISTANCE OF 59.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 39.44 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 116.38 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, FOR AN ARC DISTANCE OF 54.73 FEET; THENCE NORTH 77°15'37" WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 09°09'31" WEST, A DISTANCE OF 19.74 FEET; THENCE SOUTH 84°25'20" EAST, A DISTANCE OF 28.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 02°56'37" EAST, A RADIUS OF 130.00 FEET, FOR AN ARC DISTANCE OF 11.95 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, FOR AN ARC DISTANCE OF 99.21 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, FOR AN ARC DISTANCE OF 160.31 FEET; THENCE SOUTH 87°08'19" WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 03°45'24" EAST, A DISTANCE OF 15.87 FEET; THENCE NORTH 85°20'53" EAST, A DISTANCE OF 18.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 10°00'45" EAST, A RADIUS OF 490.00 FEET, FOR AN ARC DISTANCE OF 91.69 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, FOR AN ARC DISTANCE OF 67.41 FEET; THENCE SOUTH 02°03'17" EAST, A DISTANCE OF 27.95 FEET; THENCE SOUTH 44°57'04" WEST, A DISTANCE OF 17.69 FEET; THENCE SOUTH 87°56'43" WEST, A DISTANCE OF 254.50 TO

WESTERLY LINE OF TRACT NO 7 OF SURVEY NO 7296; THENCE SOUTH 08°13'53" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 20.12 FEET; THENCE NORTH 87°56'43" EAST, A DISTANCE OF 285.28 FEET; THENCE NORTH 02°03'17" WEST, A DISTANCE OF 60.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS 310.00 FEET, FOR AN ARC DISTANCE OF 72.06 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, FOR AN ARC DISTANCE OF 87.95 FEET; THENCE NORTH 85°20'53" EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 03°45'24" WEST, A DISTANCE OF 14.12 FEET; THENCE SOUTH 87°08'19" WEST, A DISTANCE OF 18.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 06°30'39" EAST, A RADIUS OF 470.00 FEET, FOR AN ARC DISTANCE OF 153.76 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 385.00 FEET, FOR AN ARC DISTANCE OF 104.65 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, FOR AN ARC DISTANCE OF 10.11 FEET; THENCE SOUTH 84°25'20" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 09°09'31" EAST, A DISTANCE OF 10.87 FEET; THENCE NORTH 77°15'37" WEST, A DISTANCE OF 23.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 24°48'03" EAST, A RADIUS OF 110.00 FEET, FOR AN ARC DISTANCE OF 46.31 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, FOR AN ARC DISTANCE OF 77.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, FOR AN ARC DISTANCE OF 78.89 FEET; THENCE NORTH 35°00'00" EAST, A DISTANCE OF 59.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, FOR AN ARC DISTANCE OF 19.20 FEET; THENCE SOUTH 35°00'00" EAST, A DISTANCE OF 61.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, FOR AN ARC DISTANCE OF 51.92 FEET; THENCE NORTH 45°50'44" EAST, A DISTANCE OF 46.93 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 6; THENCE NORTH 00°46'18" EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 28.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 26,270 SQUARE FEET, AS CALCULATED.

KLIFTON R. ALTIS - TRUST
PROPERTY ID: 17-410-00-00-009.00
TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, HINKSON VILLAGE, A SUBDIVISION OF LAND RECORDED IN PLAT BOOK 5 AT PAGE 17 IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; THENCE SOUTH 89°54'13" WEST, (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI CENTRAL ZONE) ALONG THE SOUTH LINE OF LOT 9, BLOCK NO. 4, SOUTHWOOD, A SUBDIVISION OF LAND RECORDED IN PLAT BOOK 6 AT PAGE 4 IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, A DISTANCE OF 337.22 FEET; THENCE SOUTH 00°5'47" EAST, A DISTANCE OF 74.19 FEET; THENCE SOUTH 20°50'59" WEST, A DISTANCE OF 40.91 FEET; THENCE NORTH 77°15'37" WEST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 09°09'31" WEST, A DISTANCE OF 19.74 FEET; THENCE SOUTH 84°25'20" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 07°25'42" WEST, A DISTANCE OF 107.69 FEET; THENCE SOUTH 10°26'40" WEST, A DISTANCE OF 96.59 FEET; THENCE SOUTH 03°06'59" EAST, A DISTANCE OF 68.70 FEET; THENCE SOUTH 87°08'19" WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 03°45'24" EAST, A DISTANCE OF 15.87 FEET; THENCE NORTH 85°20'53" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 06°02'10" EAST, A DISTANCE OF 128.54 FEET; THENCE SOUTH 10°47'40" EAST, A DISTANCE OF 59.49 FEET; THENCE SOUTH 87°46'43" WEST, A DISTANCE OF 256.02 FEET TO A POINT ON THE WEST LINE OF TRACT NO. 7 OF SURVEY NO. 7296; THENCE SOUTH 08°13'53" EAST, ALONG THE WESTERLY LINE OF SAID TRACT NO. 7, A DISTANCE OF 105.61 FEET; THENCE NORTH 87°56'43" EAST, A DISTANCE OF 327.16 FEET; THENCE NORTH 02°03'17" WEST, A DISTANCE OF 221.27 FEET; THENCE SOUTH 87°56'43" WEST, A DISTANCE OF 46.29 FEET; THENCE NORTH 13°08'29" WEST, A DISTANCE OF 73.96 FEET; THENCE NORTH 85°20'53" EAST, A DISTANCE OF 8.00 FEET; THENCE NORTH 03°45'24" WEST, A DISTANCE OF 14.12 FEET; THENCE SOUTH

87°08'19" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00°46'42" WEST, A DISTANCE OF 62.62 FEET; THENCE NORTH 12°13'06" EAST, A DISTANCE OF 119.65 FEET; THENCE NORTH 26°44'25" EAST, A DISTANCE OF 59.82 FEET; THENCE NORTH 23°08'26" WEST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 84°25'20" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 09°09'31" EAST, A DISTANCE OF 10.87 FEET; THENCE NORTH 77°15'37" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 09°49'21" EAST, A DISTANCE OF 19.46 FEET; THENCE NORTH 89°54'13" EAST, A DISTANCE OF 295.23 FEET TO A POINT ON THE WEST LINE OF LOT 6, HINKSON VILLAGE ADDITION; THENCE NORTH 00°46'18" EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 105.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 74,048 SQUARE FEET, CALCULATED, WHICH EXCLUDES ANY PART IN PERMANENT EASEMENT.

MICHAEL J. LISING & DANIELLE HOPPE ELDRED
PROPERTY ID: 17-410-00-03-006.00
PERMANENT TRAIL EASEMENT

A TRACT OF LAND BEING THAT PART OF LOT 6, HINKSON VILLAGE, A SUBDIVISION OF LAND RECORDED IN PLAT BOOK 5 AT PAGE 17 IN COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°54'13" EAST (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, MISSOURI CENTRAL ZONE); ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 17.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°54'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 20.17 FEET; THENCE SOUTH 07°15'02" WEST, A DISTANCE OF 5.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 33.68 FEET; THENCE SOUTH 45°50'44" WEST, A DISTANCE OF 31.52 FEET TO A POINT OF THE WEST LINE OF SAID LOT 6; THENCE NORTH 00°46'18" EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 28.25 FEET; THENCE NORTH 45°50'44" EAST, A DISTANCE OF 11.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, FOR AN ARC DISTANCE OF 20.21 FEET; THENCE NORTH

07°15'02" EAST, A DISTANCE OF 2.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 1,047 SQUARE FEET, AS CALCULATED.

MICHAEL J. LISING & DANIELLE HOPPE ELDRED
PROPERTY ID: 17-410-00-03-006.00
TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING THAT PART OF LOT 6, HINKSON VILLAGE, A SUBDIVISION OF LAND RECORDED IN PLAT BOOK 5 AT PAGE 17 IN COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°54'13" EAST (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, MISSOURI CENTRAL ZONE); ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 79.62 FEET; THENCE SOUTH 31°10'26" WEST, A DISTANCE OF 28.16 FEET; THENCE SOUTH 56°00'28" WEST, A DISTANCE OF 79.56 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 00°46'18" EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 68.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 2,148 SQUARE FEET, AS CALCULATED WHICH EXCLUDES ANY PART IN PERMANENT EASEMENT.

CURATORS OF THE UNIVERSITY OF MISSOURI
PROPERTY ID: 17-410-00-00-010.00 01 & 17-409-00-00-001.00 01
PERMANENT TRAIL EASEMENT

A TRACT OF LAND BEING THAT PART OF THE SOUTH ONE-HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18, SAID POINT BEING MARKED BY AN EXISTING RAILROAD SPIKE; THENCE SOUTH 01°17'27" WEST (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF

1983, MISSOURI CENTRAL ZONE), ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 18, A DISTANCE OF 3406.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 73°36'28" WEST, A RADIUS OF 65.00 FEET, FOR AN ARC DISTANCE OF 33.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, FOR AN ARC DISTANCE OF 72.73 FEET; THENCE SOUTH 50°28'28" WEST, A DISTANCE OF 24.82 FEET; THENCE NORTH 78°37'10" WEST, A DISTANCE OF 41.23 FEET; THENCE SOUTH 40°58'44" WEST, A DISTANCE OF 78.55 FEET; THENCE SOUTH 34°24'47" EAST, A DISTANCE OF 18.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 86°37'12" WEST, A RADIUS OF 280.00 FEET, FOR AN ARC DISTANCE OF 303.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, FOR AN ARC DISTANCE OF 71.21 FEET; THENCE NORTH 75°30'28" WEST, A DISTANCE OF 91.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, FOR AN ARC DISTANCE OF 131.21 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, FOR AN ARC DISTANCE OF 95.05 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, FOR AN ARC DISTANCE OF 55.95 FEET; THENCE NORTH 28°53'48" WEST, A DISTANCE OF 113.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, FOR AN ARC DISTANCE OF 47.74 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, FOR AN ARC DISTANCE OF 33.69 FEET; THENCE NORTH 04°39'54" WEST, A DISTANCE OF 303.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, FOR AN ARC DISTANCE OF 54.73 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, FOR AN ARC DISTANCE OF 39.32 FEET; THENCE NORTH 00°36'25" WEST, A DISTANCE OF 20.79 FEET; THENCE SOUTH 89°23'35" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°36'25" EAST, A DISTANCE OF 20.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST

DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, FOR AN ARC DISTANCE OF 58.98 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, FOR AN ARC DISTANCE OF 36.49 FEET; THENCE SOUTH 04°39'54" EAST, A DISTANCE OF 303.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, FOR AN ARC DISTANCE OF 28.51 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, FOR AN ARC DISTANCE OF 61.39 FEET; THENCE SOUTH 28°53'48" EAST, A DISTANCE OF 113.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, FOR AN ARC DISTANCE OF 73.17 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, FOR AN ARC DISTANCE OF 83.16 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, FOR AN ARC DISTANCE OF 142.14 FEET; THENCE SOUTH 75°30'28" EAST, A DISTANCE OF 91.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, FOR AN ARC DISTANCE OF 66.61 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, FOR AN ARC DISTANCE OF 351.75 FEET; THENCE NORTH 50°28'28" EAST, A DISTANCE OF 26.12 FEET; THENCE SOUTH 79°37'36" EAST, A DISTANCE OF 49.68 FEET; THENCE NORTH 35°01'28" EAST, A DISTANCE OF 57.85 FEET; THENCE NORTH 31°58'21" WEST, A DISTANCE OF 22.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 73°11'34" EAST, A RADIUS OF 90.00 FEET, FOR AN ARC DISTANCE OF 47.64 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, FOR AN ARC DISTANCE OF 125.80 FEET; THENCE NORTH 03°33'36" EAST, A DISTANCE OF 72.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, FOR AN ARC DISTANCE OF 22.09 FEET; THENCE NORTH 87°56'43" EAST, A DISTANCE OF 67.76 FEET TO A POINT ON THE WEST LINE OF TRACT NO. 7 OF SURVEY NO. 7296; THENCE NORTH 08°13'53" WEST, ALONG SAID WEST LINE, A DISTANCE OF 20.12 FEET; THENCE SOUTH 87°56'43" WEST, A

DISTANCE OF 65.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, FOR AN ARC DISTANCE OF 51.55 FEET; THENCE SOUTH 03°33'36" WEST, A DISTANCE OF 72.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET FOR AN ARC DISTANCE OF 62.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 42,059 SQUARE FEET, AS CALCULATED.

CURATORS OF THE UNIVERSITY OF MISSOURI
PROPERTY ID: 17-410-00-00-010.00 01 & 17-409-00-00-001.00 01
TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING THAT PART OF THE SOUTH ONE-HALF OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 01°17'27" WEST (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI CENTRAL ZONE), ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 18, A DISTANCE OF 3399.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°33'24" WEST, A DISTANCE OF 62.93 FEET; THENCE SOUTH 57°26'50" WEST, A DISTANCE OF 84.02 FEET; THENCE NORTH 78°37'10" WEST, A DISTANCE OF 25.77 FEET; THENCE SOUTH 40°58'44" WEST, A DISTANCE OF 78.55 FEET; THENCE SOUTH 76°43'12" WEST, A DISTANCE OF 183.22 FEET; THENCE NORTH 66°56'16" WEST, A DISTANCE OF 493.53 FEET; THENCE NORTH 28°53'48" WEST, A DISTANCE OF 130.94 FEET; THENCE NORTH 04°39'54" WEST, A DISTANCE OF 435.92 FEET; THENCE NORTH 37°42'06" WEST, A DISTANCE OF 50.12 FEET; THENCE SOUTH 89°23'35" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 04°22'45" WEST, A DISTANCE OF 67.93 FEET; THENCE SOUTH 67°01'47" EAST, A DISTANCE OF 52.36 FEET; THENCE SOUTH 00°01'50" EAST, A DISTANCE OF 142.97 FEET; THENCE SOUTH 09°12'52" EAST, A DISTANCE OF 176.32 FEET; THENCE SOUTH 03°07'10" WEST, A DISTANCE OF 67.38 FEET; THENCE SOUTH 28°55'18" EAST, A DISTANCE OF 155.49 FEET; THENCE SOUTH 54°38'42" EAST, A

DISTANCE OF 153.85 FEET; THENCE SOUTH 65°47'30" EAST, A DISTANCE OF 123.80 FEET; THENCE SOUTH 71°12'31" EAST, A DISTANCE OF 292.29 FEET; THENCE NORTH 82°18'15" EAST, A DISTANCE OF 101.62 FEET; THENCE NORTH 59°50'16" EAST, A DISTANCE OF 173.97 FEET; THENCE SOUTH 79°37'36" EAST, A DISTANCE OF 30.07 FEET; THENCE NORTH 35°01'28" EAST, A DISTANCE OF 57.85 FEET; THENCE NORTH 31°58'21" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 81°04'37" EAST, A DISTANCE OF 68.68 FEET; THENCE NORTH 42°32'02" EAST, A DISTANCE OF 110.71 FEET; THENCE NORTH 35°50'25" WEST, A DISTANCE OF 28.97 FEET; THENCE NORTH 87°56'43" EAST, A DISTANCE OF 91.82 FEET TO A POINT ON THE WEST LINE OF TRACT NO. 7 OF SURVEY NO. 7296; THENCE NORTH 08°13'53" WEST, ALONG THE WEST LINE OF SAID TRACT NO. 7, A DISTANCE OF 105.61 FEET; THENCE SOUTH 87°56'43" WEST, A DISTANCE OF 100.28 FEET; THENCE SOUTH 03°33'36" WEST, A DISTANCE OF 113.37 FEET; THENCE SOUTH 30°16'58" WEST, A DISTANCE OF 51.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 71,298 SQUARE FEET, CALCULATED, WHICH EXCLUDES ANY PART IN PERMANENT EASEMENT.

KLIFTON R. ALTIS TRUST
PERMANENT TRAIL EASEMENT

TWO (2) TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF PARCEL NO. 25 OF THE WARRANTY DEED RECORDED IN BOOK 4009, PAGE 82 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT THE SOUTHWEST CORNER OF STADIUM CONDOMINIUMS, RECORDED IN BOOK 707, PAGE 97 ON THE NORTH RIGHT-OF-WAY LINE OF STADIUM BOULEVARD; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N70°25'30"W, 46.06 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N10°44'30"W, 107.93 FEET; THENCE N25°18'15"E, 222.87 FEET; THENCE N85°35'15"E, 259.25 FEET; THENCE N57°01'10"E, 281.25 FEET; THENCE N43°49'05"E, 280.46 FEET; THENCE N50°45'50"E, 204.35 FEET; THENCE N53°35'25"E, 242.67 FEET; THENCE N15°04'20"E, 37.67 FEET; THENCE N34°01'05"W, 265.16 FEET; THENCE N8°59'45"W, 148.07 FEET; THENCE N12°13'35"W, 134.99 FEET; THENCE N29°52'25"E, 95.27 FEET TO A POINT IN THE CENTER

OF HINKSON CREEK ON THE WEST LINE OF BOONE COUNTY SURVEY #7296 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING N29°52'25"E, 111.79 FEET; THENCE N38°04'10"W, 104.54 FEET; THENCE N25°37'20"W, 114.12 FEET; THENCE N16°18'15"W, 198.73 FEET; THENCE N10°38'05"W, 170.37 FEET; THENCE N19°05'05"W, 228.02 FEET; THENCE N14°18'50"W, 247.57 FEET TO "POINT A" OF THIS DESCRIPTION; THENCE N87°56'45"E, 75.14 FEET; THENCE S12°31'20"E, 458.79 FEET; THENCE S10°19'25"E, 170.08 FEET; THENCE S31°19'45"E, 565.54 FEET; THENCE S22°54'10"W, 225.99 FEET TO SAID WEST LINE OF BOONE COUNTY SURVEY # 7296; THENCE WITH SAID WEST LINE, N23°43'40"W, 49.15 FEET; THENCE N34°03'40"W, 196.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.48 ACRES;

TRACT 2
COMMENCING AT "POINT A" DESCRIBED ABOVE; THENCE N23°14'15"W, 21.45 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING N23°14'15"W 89.14 FEET; THENCE N8°04'40"W, 195.74 FEET; THENCE N87°01'00"E, 98.32 FEET; THENCE 66.73 FEET ALONG A 490.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S1°02'25"W, 66.68 FEET; THENCE S87°08'20"W, 18.00 FEET; THENCE S3°45'25"E, 15.87 FEET; THENCE N85°20'55"E, 18.00 FEET; THENCE 91.69 FEET ALONG A 490.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S10°00'45"E, 91.56 FEET; THENCE 67.41 FEET ALONG A 290.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S8°42'50"E, 67.26 FEET; THENCE S2°03'15"E, 27.95 FEET; THENCE S44°57'05"W, 17.69 FEET; THENCE S87°56'45"W, 49.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES.

STADIUM APARTMENTS, L.L.C.
PERMANENT TRAIL EASEMENT

A PART OF STADIUM CONDOMINIUMS, RECORDED IN BOOK 707, PAGE 97, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2955, PAGE 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID STADIUM CONDOMINIUMS, RECORDED IN BOOK 707, PAGE 97, ON THE NORTH

RIGHT-OF-WAY LINE OF STADIUM BOULEVARD; THENCE WITH THE WEST LINE OF SAID STADIUM CONDOMINIUMS, N54°57'20"E, 149.08 FEET; THENCE LEAVING SAID WEST LINE, S57°18'20"E, 126.75 FEET; THENCE S15°13'15"W, 97.55 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STADIUM BOULEVARD; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N67°29'10"W, 87.61 FEET; THENCE N70°25'30"W, 129.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.44 ACRES, OF WHICH 0.34 ACRES IS WITHIN THE EXISTING CHANNEL EASEMENT SHOWN ON SAID STADIUM CONDOMINIUMS.

CURATORS OF THE UNIVERSITY OF MISSOURI
ACCESS EASEMENT

TWO (2) TRACTS OF LAND ACROSS PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT THE SOUTHWEST CORNER OF STADIUM CONDOMINIUMS, RECORDED IN BOOK 707, PAGE 97 ON THE NORTH RIGHT-OF-WAY LINE OF STADIUM BOULEVARD; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N70°25'30"W, 46.06 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N10°44'30"W, 107.93 FEET; THENCE N25°18'15"E, 222.87 FEET; THENCE N85°35'15"E, 259.25 FEET; THENCE N57°01'10"E, 281.25 FEET; THENCE N43°49'05"E, 280.46 FEET; THENCE N50°45'50"E, 204.35 FEET; THENCE N53°35'25"E, 185.40 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N13°53'30"E, 64.06 FEET; THENCE N21°00'05"E, 15.00 FEET TO "POINT A"; THENCE CONTINUING N21°00'05"E, 15.00 FEET; THENCE N9°22'15"E, 19.76 FEET; THENCE S34°01'05"E, 47.44 FEET; THENCE S15°04'20"W, 37.67 FEET; THENCE S53°35'25"W, 57.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,715 SQUARE FEET);

TRACT 2
A STRIP THIRTY (30) FEET WIDE BEING FIFTEEN (15) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT "POINT A" DESCRIBED ABOVE: THENCE 279.37 FEET ALONG A 362.31-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S88°54'40"W, 272.50 FEET; THENCE 76.41 FEET ALONG A 92.85-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N89°36'05"W, 74.27 FEET; THENCE 22.36 FEET

ALONG A 15.49-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N24°39'35"W, 20.47 FEET; THENCE N16°41'50"E, 8.47 FEET TO THE END OF THIS DESCRIBED CENTERLINE. THE DESCRIBED STRIP CONTAINS 0.27 ACRES (11,575 SQUARE FEET)

CURATORS OF THE UNIVERSITY OF MISSOURI
PERMANENT TRAIL EASEMENT

AN IRREGULAR TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18 AND THE NORTH HALF OF SECTION 19, BOTH IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF STADIUM CONDOMINIUMS, RECORDED IN BOOK 707, PAGE 97 ON THE NORTH RIGHT-OF-WAY LINE OF STADIUM BOULEVARD; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N70°25'30"W, 46.06 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N10°44'30"W, 107.93 FEET; THENCE N25°18'15"E, 222.87 FEET; THENCE N85°35'15"E, 259.25 FEET; THENCE N57°01'10"E, 281.25 FEET; THENCE N43°49'05"E, 280.46 FEET; THENCE N50°45'50"E, 204.35 FEET; THENCE N53°35'25"E, 242.67 FEET; THENCE N15°04'20"E, 37.67 FEET; THENCE N34°01'05"W, 265.16 FEET; THENCE N8°59'45"W, 148.07 FEET; THENCE N12°13'35"W, 134.99 FEET; THENCE N29°52'25"E, 95.27 FEET TO A POINT IN THE CENTER OF HINKSON CREEK ON THE WEST LINE OF BOONE COUNTY SURVEY #7296; THENCE WITH SAID CENTER AND ALONG SAID WEST LINE, S34°03'40"E, 196.85 FEET; THENCE S23°43'40"E, 49.15 FEET; THENCE LEAVING SAID CENTER OF HINKSON CREEK AND SAID WEST LINE, S22°54'10"W, 133.74 FEET; THENCE S28°41'50"E, 165.54 FEET; THENCE S43°49'45"E, 74.88 FEET; THENCE S0°33'55"W, 64.53 FEET; THENCE S35°10'40"W, 110.00 FEET; THENCE S55°19'55"W, 203.55 FEET; THENCE S48°27'50"W, 198.57 FEET; THENCE S45°26'50"W, 283.64 FEET; THENCE S55°01'20"W, 312.60 FEET; THENCE S81°32'15"W, 254.68 FEET; THENCE S3°49'10"W, 104.56 FEET; THENCE S57°18'20"E, 93.67 FEET TO THE WEST LINE OF SAID STADIUM CONDOMINIUMS, RECORDED IN BOOK 707, PAGE 97; THENCE WITH SAID WEST LINE, S54°57'20"W, 149.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.65 ACRES.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation or by the exercise of the power of eminent domain as set forth in Section 4 hereof.

SECTION 3. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Section 1.

SECTION 4. If the City cannot agree with the owners, or those claiming an interest in the land described in Section 1, on the proper compensation to be paid for such land, or if the owner is incapable of contracting, is unknown, or cannot be found, or is a non-resident of the State of Missouri, the City Counselor is authorized to petition the Circuit Court of Boone County, Missouri, to acquire the land described in Section 1 by condemnation.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this 5th day of February, 2018.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor