Council Bill: B 89-14

MOTION TO AMEND: _____

MADE BY: _____

SECONDED BY: _____

MOTION: I move that Council Bill B 89-14 be amended as set forth on this amendment sheet.

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The council bill attached to this amendment sheet is substituted for the original bill in order to correct errors in the legal descriptions contained within the original bill.

Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. _____

AN ORDINANCE

declaring the need to acquire easements for construction of the Grindstone Creek Trail Phase I project between the Grindstone Nature Area and Maguire Boulevard; 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 easements for construction of the Grindstone Creek Trail Phase I project between the Grindstone Nature Area and Maguire Boulevard described as follows:

BLUFF CREEK ESTATES OWNERS ASSOCIATION
PERMANENT TRAIL EASEMENT

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 252, BLUFF CREEK ESTATES PLAT 2-B, RECORDED IN PLAT BOOK 27, PAGE 29 AND PART OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 AND BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1587, PAGE 928, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 252; THENCE WITH THE LINES OF SAID LOT 252, N0°11'55"E, 70.00 FEET; THENCE N89°11'55"E, 208.00 FEET; THENCE N52°45'50"E, 50.90 FEET; THENCE N22°21'05"E, 277.77 FEET; THENCE N22°59'15"E, 119.75 FEET; THENCE N27°53'15"E, 517.76 FEET TO THE WESTERNMOST CORNER OF SAID LOT 549; THENCE LEAVING THE LINES OF SAID LOT 252 AND WITH THE LINES OF SAID LOT 549, CONTINUING N27°53'15"E, 472.12 FEET; THENCE N1°43'45"W, 125.09 FEET; THENCE N88°16'15"E, 66.00 FEET; THENCE N64°01'55"E, 304.29 FEET; THENCE S25°58'05"E, 320.97 FEET; THENCE S66°32'40"W, 339.67 FEET; THENCE S52°59'20"W, 111.09; THENCE S3°02'20"E, 188.17 FEET; THENCE LEAVING THE LINES OF SAID LOT 549, S28°46'00"W, 110.45 FEET TO A POINT ON THE LINE COMMON TO SAID LOT 252 AND LOT 549; THENCE WITH SAID COMMON LINE, S16°43'45"E, 299.39 FEET; THENCE LEAVING SAID COMMON LINE, S49°21'35"W, 20.93 FEET TO A POINT ON THE LINES OF SAID LOT 252, BEING THE NORTHERNMOST CORNER OF LOT 231 OF SAID BLUFF CREEK ESTATES PLAT 2-B; THENCE WITH THE LINES OF SAID LOT 252, CONTINUING S49°21'35"W, 816.10 FEET; THENCE N89°48'05"W, 347.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.16 ACRES, NOT INCLUDING THE AREA WITH THE EXISTING SEWER, UTILITY AND DRAINAGE, EASEMENTS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 2-B AND BLUFF CREEK ESTATES PLAT 5-A.

BLUFF CREEK LAND HOLDING, L.L.C.
PERMANENT TRAIL EASEMENT

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLUFF CREEK ESTATES PLAT 7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY RECORDS, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32; THENCE WITH THE EAST LINE OF SAID TRACT AND ALONG THE LINES OF SAID BLUFF CREEK ESTATES PLAT 7, S5°16'00"E, 20.70 FEET; THENCE 0.25 FEET ALONG A 467.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S5°15'05"E, 0.25 FEET; THENCE S5°14'10"E, 440.51 FEET; THENCE LEAVING SAID EAST LINE, N78°40'55"W, 237.73 FEET; THENCE S72°34'05"W, 340.59 FEET TO THE WEST LINE OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32, BEING THE EASTERNMOST CORNER OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 OF THE BOONE COUNTY RECORDS, THENCE WITH THE LINES OF SAID TRACT, N25°58'05"W, 320.97 FEET; THENCE N64°01'55"E, 339.58 FEET; THENCE N77°31'55"E, 359.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.77 ACRES NOT INCLUDING THE AREA WITHIN THE

SEWER EASEMENTS RECORDED IN BOOK 1331, PAGE 74 AND BOOK 2045, PAGE 68, BOTH OF THE BOONE COUNTY RECORDS.

WALNUT BROOK, L.L.C.
PERMANENT TRAIL EASEMENT

ALL OF LOT 702, BLUFF CREEK ESTATES PLAT 7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3288, PAGE 29 AND CONTAINING 1.64 ACRES, NOT INCLUDING THE AREA WITHIN THE EXISTING SEWER, UTILITY AND CHANNEL CONTROL EASEMENTS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 7.

THE CURATORS OF THE UNIVERSITY OF MISSOURI
PERMANENT TRAIL EASEMENT

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 30, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 11, RECORDED IN PLAT BOOK 28, PAGE 62, AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1373, PAGE 898 AND BEING TWENTY FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30; THENCE WITH THE NORTH LINE THEREOF; S88°46'30"E, 130.95 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH LINE, S22°40'50"W, 9.62 FEET; THENCE S26°59'15"W, 105.05 FEET; THENCE S32°18'30"W, 73.00 FEET; THENCE S55°49'40"W, 36.89 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, THE END OF THE DESCRIBED CENTERLINE. THE DESCRIBED STRIP CONTAINS 987 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE SEWER EASEMENT RECORDED IN BOOK 2233, PAGE 276 OR WITHIN THE UTILITY AND DRAINAGE EASEMENTS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 11.

MDS REAL ESTATE ASSOCIATES, L.L.C.
PERMANENT TRAIL EASEMENT

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST,

COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET; THENCE N72°41'15"E, 14.87 FEET; THENCE S17°18'45"E, 18.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68°37'55"E, 56.21 FEET; THENCE N60°02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82°21'10"E, 75.91 FEET; THENCE S75°20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61°09'15"E, 24.51 FEET; THENCE S46°58'00"E, 7.13 FEET; THENCE 103.93 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83°24'30"E, 91.42 FEET; THENCE N33°47'00"E, 11.53 FEET; THENCE 38.32 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N64°16'45"E, 36.54 FEET; THENCE S85°13'30"E, 5.45 FEET; THENCE 20.02 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83°18'20"E, 19.89 FEET; THENCE N71°50'05"E, 72.90 FEET; THENCE 9.58 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°19'35"E, 9.57 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE END OF THE DESCRIBED CENTERLINE, BEING N1°32'50"E, 496.75 FEET FROM THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER. THE DESCRIBED STRIP CONTAINS 1.32 ACRES, NOT INCLUDING THE AREA WITHIN THE SEWER EASEMENT RECORDED IN BOOK 2233, PAGE 272.

MDS REAL ESTATE ASSOCIATES, L.L.C.
PERMANENT DRAINAGE EASEMENT

TWO (2) TRACTS LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE

COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE, LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 43.34 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S85°59'45"E, 43.01 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N16°11'45"E, 91.00 FEET; THENCE S73°48'00"E, 42.50 FEET; THENCE S24°37'20"W, 117.00 FEET; THENCE N68°48'00"W, 25.35 FEET; THENCE N15°56'00"E, 22.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,960 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT OR THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT.

TRACT 2

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET; THENCE N72°41'15"E, 14.87 FEET; THENCE S17°18'45"E, 18.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68°37'55"E, 56.21 FEET; THENCE N60°02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82°21'10"E, 75.91 FEET; THENCE S75°20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61°09'15"E, 24.51 FEET; THENCE

S46°58'00"E, 7.13 FEET; THENCE 43.85 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S67°54'15"E, 42.88 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N13°06'00"W, 90.30 FEET; THENCE N76°54'00"E, 41.83 FEET; THENCE S13°06'00"E, 85.70 FEET; THENCE S14°50'40"E, 31.50 FEET; THENCE S64°19'30"W, 24.00 FEET; THENCE N44°11'15"W, 37.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 873 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT OR THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT.

MDS REAL ESTATE ASSOCIATES, L.L.C.
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND ONE HUNDRED TWENTY (120) FEET WIDE LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING SIXTY (60) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE, LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET; THENCE N72°41'15"E, 14.87 FEET; THENCE N17°18'45"W, 25.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, S17°18'45"E, 43.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68°37'55"E, 56.21 FEET; THENCE N60°02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82°21'10"E, 75.91 FEET; THENCE S75°20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61°09'15"E, 24.51 FEET; THENCE S46°58'00"E, 7.13 FEET; THENCE 103.93 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83°24'30"E, 91.42 FEET; THENCE N33°47'00"E, 11.53

FEET; THENCE 38.32 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N64°16'45"E, 36.54 FEET; THENCE S85°13'30"E, 5.45 FEET; THENCE 20.02 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83°18'20"E, 19.89 FEET; THENCE N71°50'05"E, 72.90 FEET; THENCE 9.58 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°19'35"E, 9.57 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE END OF THE DESCRIBED CENTERLINE, BEING N1°32'50"E, 496.75 FEET FROM THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER. THE DESCRIBED STRIP CONTAINS 0.88 ACRES, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT.

UNION ELECTRIC COMPANY, D/B/A AMEREN UE
PERMANENT TRAIL EASEMENT

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 29B, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3372, PAGE 128 AND BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1°32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, 32.39 FEET ALONG A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S78°37'25"E, 31.83 FEET; THENCE S60°03'55"E, 12.36 FEET; THENCE 33.20 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S86°29'05"E, 32.04 FEET; THENCE N67°05'40"E, 15.48 FEET; THENCE 34.94 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°06'10"E, 34.76 FEET; THENCE N87°06'40"E, 3.78 FEET; THENCE 42.52 FEET ALONG A 200.00-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N81°01'15"E, 42.44 FEET; THENCE N74°55'50"E, 37.96 FEET; THENCE 20.35 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N86°35'20"E, 20.21 FEET; THENCE S81°45'15"E, 6.74 FEET; THENCE 7.06 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S87°22'15"E, 7.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, THE END OF THE DESCRIBED CENTERLINE, BEING S30°08'35"E, 217.40 FEET FROM THE NORTH LINE OF SAID LOT 29B. THE DESCRIBED STRIP CONTAINS 11,030 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE UTILITY

AND DRAINAGE EASEMENTS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B.

UNION ELECTRIC COMPANY, D/B/A AMEREN UE
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND ONE HUNDRED FIFTY (150) FEET WIDE LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 29B, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3372, PAGE 128 AND BEING FIFTY (50) FEET ON THE LEFT OR NORTH SIDE OF AND ONE HUNDRED (100) FEET ON THE RIGHT OR SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1°32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, 32.39 FEET ALONG A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S78°37'25"E, 31.83 FEET; THENCE S60°03'55"E, 12.36 FEET; THENCE 33.20 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S86°29'05"E, 32.04 FEET; THENCE N67°05'40"E, 15.48 FEET; THENCE 34.94 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°06'10"E, 34.76 FEET; THENCE N87°06'40"E, 3.78 FEET; THENCE 42.52 FEET ALONG A 200.00-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N81°01'15"E, 42.44 FEET; THENCE N74°55'50"E, 37.96 FEET; THENCE 20.35 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N86°35'20"E, 20.21 FEET; THENCE S81°45'15"E, 6.74 FEET; THENCE 7.06 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S87°22'15"E, 7.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, THE END OF THE DESCRIBED LINE, BEING S30°08'35"E, 217.40 FEET FROM THE NORTH LINE OF SAID LOT 29B. THE DESCRIBED STRIP CONTAINS 0.52 ACRES, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT OR WITHIN THE UTILITY AND DRAINAGE EASEMENTS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

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 _____ day of _____, 2014.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Source: Parks and Recreation

Agenda Item No: B89-14 Supplemental Information

To: City Council
From: City Manager and Staff

Council Meeting Date: Apr 21, 2014

Re: Amendment to B89-14 Easement Acquisition: Grindstone Creek Trail Phase I

EXECUTIVE SUMMARY:
During the City Land Surveyor review of the Grindstone Trail easements, some existing easements were not reflected in the plans and descriptions. In addition, park staff has negotiated the donation of Lot 112 of Crosscreek Center. This lot will provide future trail connection for the proposed North Fork of the Grindstone Creek Trail. The owner of this lot, MDS Real Estate Associates, LLC, is willing to donate the lot and the requested easements, but prefers to do both of them at the same time. Park staff will return to Council at a later date to accept both donations.

DISCUSSION:
The following are comments from Mr. Bill Adams, City Land Surveyor, regarding the proposed Grindstone Trail easements. All suggested revisions have been made as shown in the following documents.

Bluff Creek Estates Owners Association
1. The area of the proposed easement needs to reflect the area of the two (2) sanitary sewer easements through it. One is a 16-ft easement and the second is a 30-ft easement that includes the area of the 16-ft easement.

Bluff Creek Land Holding, LLC
2. The area of the proposed easement needs to reflect the area of the two (2) sanitary sewer easements through it. One is a 16-ft easement and the second is a 30-ft easement that includes the area of the 16-ft easement.

Walnut Brook, L.L.C.
3. There are a few existing and platted easements in this parcel. The area of the proposed easement should reflect these areas.

The Curators of the University of Missouri
4. The proposed easement is partially within a platted drainage easement as well as the existing sanitary sewer easement. The area of the proposed easement should reflect this.

MDS Real Estate Associates, L.L.C.
Proposed Drainage Easement Tract 1

5. 14th line, 1st Paragraph - The description does not follow the centerline of the trail easement after "N.72° 1'15"E, 14.87 FEET"

6. Last line 1st Paragraph - I think the word after "AREA" should be "WITHNIN".

Temporary Construction Easement
7. Both of the Proposed Drainage Easement are partially within the Temporary Construction Easement. The area of the proposed easement should reflect this.

Union Electric Company
Proposed Trail Easement
8. The area of the Platted Drainage Easement and the Platted Utility Easement are partially within the Proposed Trail Easement. The area of the proposed easement should reflect this.

Temporary Construction Easement
9. The area of the Platted Drainage Easement and the Platted Utility Easement are partially within the Proposed Trail Easement. The area of the proposed easement should reflect this.

Lot 112 Crosscreek Center
Park planning staff has been working with all property owners on the proposed trail easements. In discussions with Mr. John States of MDS Real Estates Associates, LLC, he is willing to donate the proposed Grindstone Trail easement, but also wanted to discuss Lot 112 of Crosscreek Center. The future North Fork of the Grindstone Creek Trail will cross this lot and Mr. States preferred to make the donation of this lot and the easements all at the same time. Attached are supporting documents that show the lot and potential route of the North Fork of the Grindstone Creek Trail. Staff will return to Council at a later date to accept both donations at the same time.

FISCAL IMPACT:

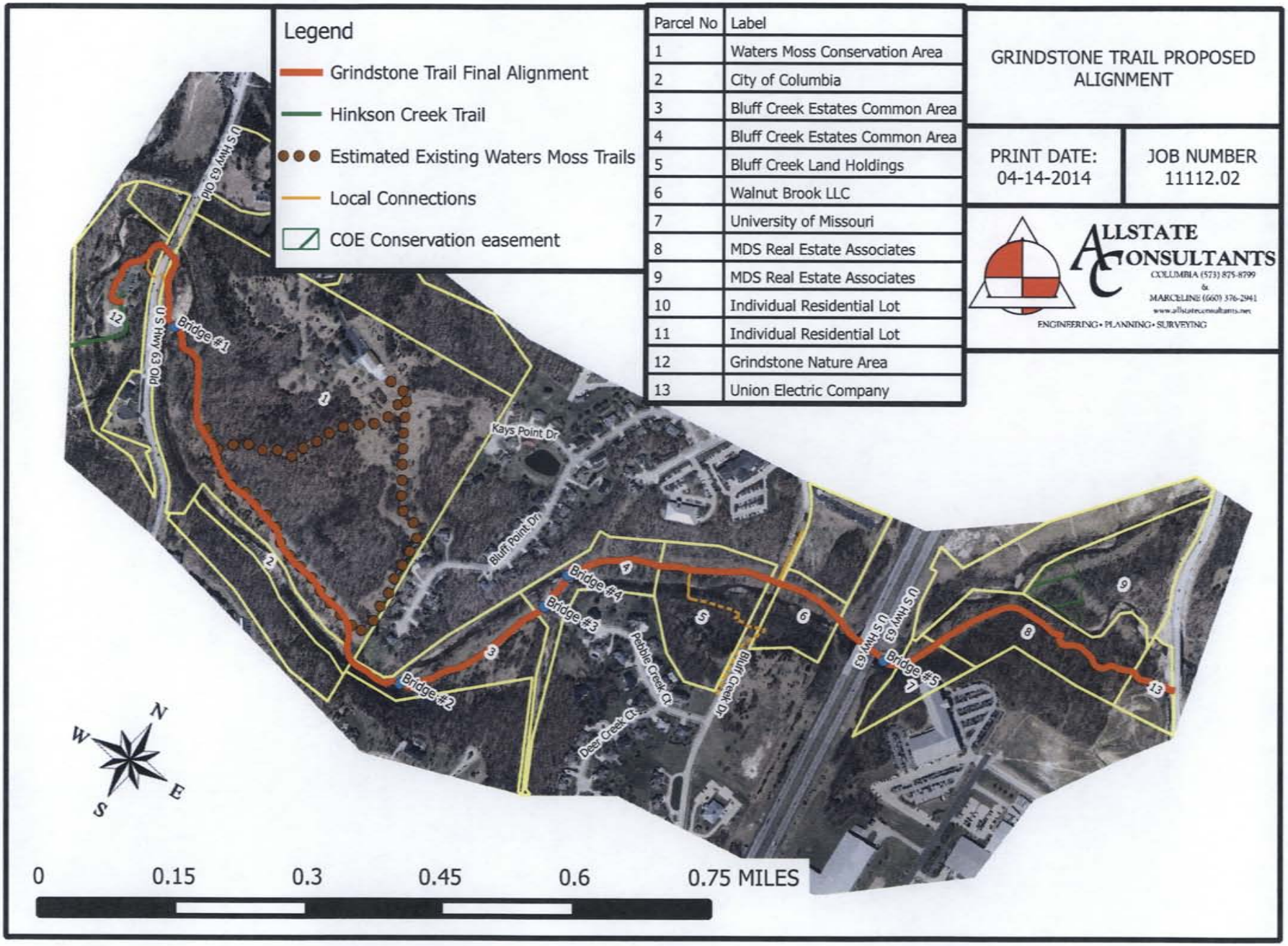
There is no fiscal impact to this amendment.

VISION IMPACT:
http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

12 Vision Statement: A network of attractive and safe parks and recreational amenities are connected by trails and greenways that provide area residents with access to nature, recreation, and facilities for active play, both indoors and out.
12.3 Goal: An extensive network of greenways will play a significant role in providing transportation options, protecting wildlife corridors, watersheds and floodplains, and increasing public access to natural open spaces.
12.4 Goal: An extensive, safe network of trails will accommodate a variety of users ranging from recreational to nonmotorized travelers. This network may include roadway and public transportation infrastructure to connect parks, neighborhoods, schools, and businesses.
12.4.2 Strategy: Achieve trail connectivity in new and existing developments.

SUGGESTED COUNCIL ACTIONS:
Adopt the amendment sheet to revise the legal descriptions of the conveyances and then passage of the ordinance authorizing the acquisition of easements for the Grindstone Creek Trail Phase I project.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		**Program Impact**		**Mandates**	
City's current net FY cost	$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	$1,570,000.0(	Duplicates/Expands an existing program?	No	**Vision Implementation impact**	
Amount of budget amendment needed	$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		**Resources Required**		Vision Impact?	
One Time	$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	12, 12.3, 12.4
Operating/ Ongoing	$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	12.4.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	40



Parcel No	Label
1	Waters Moss Conservation Area
2	City of Columbia
3	Bluff Creek Estates Common Area
4	Bluff Creek Estates Common Area
5	Bluff Creek Land Holdings
6	Walnut Brook LLC
7	University of Missouri
8	MDS Real Estate Associates
9	MDS Real Estate Associates
10	Individual Residential Lot
11	Individual Residential Lot
12	Grindstone Nature Area
13	Union Electric Company

GRINDSTONE TRAIL PROPOSED ALIGNMENT

PRINT DATE:	JOB NUMBER
04-14-2014	11112.02

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COLUMBIA (573) 875-8799
&
MARCELINE (660) 376-2941
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DESCRIPTION FOR PROPOSED EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: BLUFF CREEK ESTATES OWNERS ASSOCIATION
JOB: 11112.02

MARCH 21, 2014 (REVISED APRIL 3, 2014)

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 252, BLUFF CREEK ESTATES PLAT 2-B, RECORDED IN PLAT BOOK 27, PAGE 29 AND PART OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 AND BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1587, PAGE 928, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

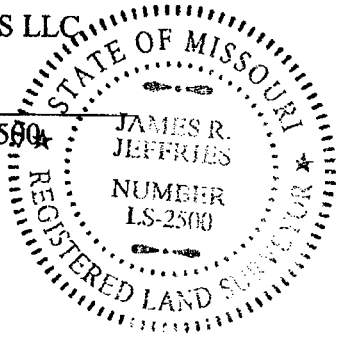
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 252; THENCE WITH THE LINES OF SAID LOT 252, N0°11'55"E, 70.00 FEET; THENCE N89°11'55"E, 208.00 FEET; THENCE N52°45'50"E, 50.90 FEET; THENCE N22°21'05"E, 277.77 FEET; THENCE N22°59'15"E, 119.75 FEET; THENCE N27°53'15"E, 517.76 FEET TO THE WESTERNMOST CORNER OF SAID LOT 549; THENCE LEAVING THE LINES OF SAID LOT 252 AND WITH THE LINES OF SAID LOT 549, CONTINUING N27°53'15"E, 472.12 FEET; THENCE N1°43'45"W, 125.09 FEET; THENCE N88°16'15"E, 66.00 FEET; THENCE N64°01'55"E, 304.29 FEET; THENCE S25°58'05"E, 320.97 FEET; THENCE S66°32'40"W, 339.67 FEET; THENCE S52°59'20"W, 111.09; THENCE S3°02'20"E, 188.17 FEET; THENCE LEAVING THE LINES OF SAID LOT 549, S28°46'00"W, 110.45 FEET TO A POINT ON THE LINE COMMON TO SAID LOT 252 AND LOT 549; THENCE WITH SAID COMMON LINE, S16°43'45"E, 299.39 FEET; THENCE LEAVING SAID COMMON LINE, S49°21'35"W, 20.93 FEET TO A POINT ON THE LINES OF SAID LOT 252, BEING THE NORTHERNMOST CORNER OF LOT 231 OF SAID BLUFF CREEK ESTATES PLAT 2-B; THENCE WITH THE LINES OF SAID LOT 252, CONTINUING S49°21'35"W, 816.10 FEET; THENCE N89°48'05"W, 347.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.16 ACRES, NOT INCLUDING THE AREA WITH THE EXISTING SEWER, UTILITY AND DRAINAGE, EASEMENTS SHOWN BY SAID BLUFF CREED ESTATES PLAT 2-B AND BLUFF CREEK ESTATES PLAT 5-A.

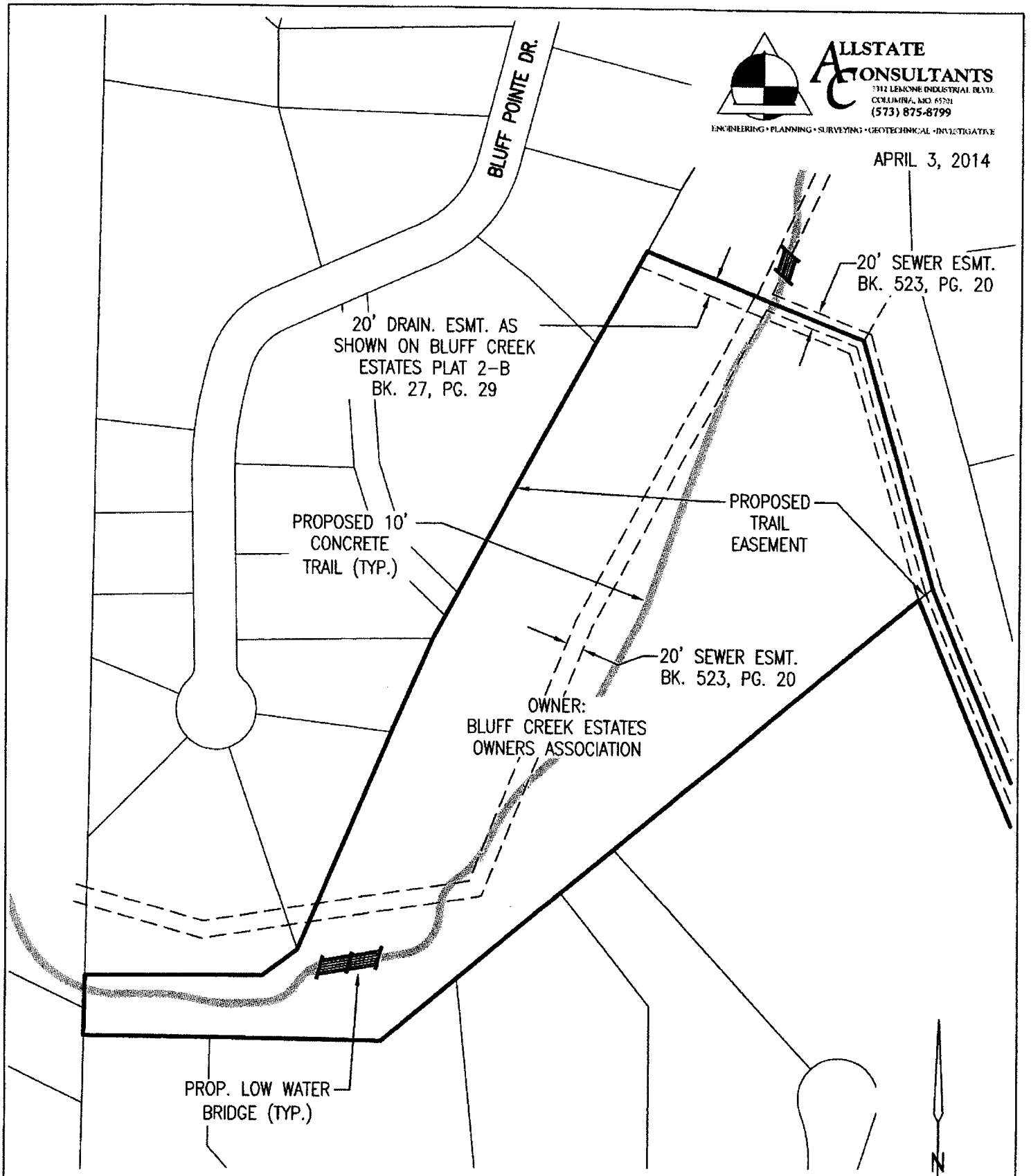
ALLSTATE CONSULTANTS LLC

James R. Jeffries

JAMES R. JEFFRIES, PLS-2500

APRIL 4, 2014
DATE

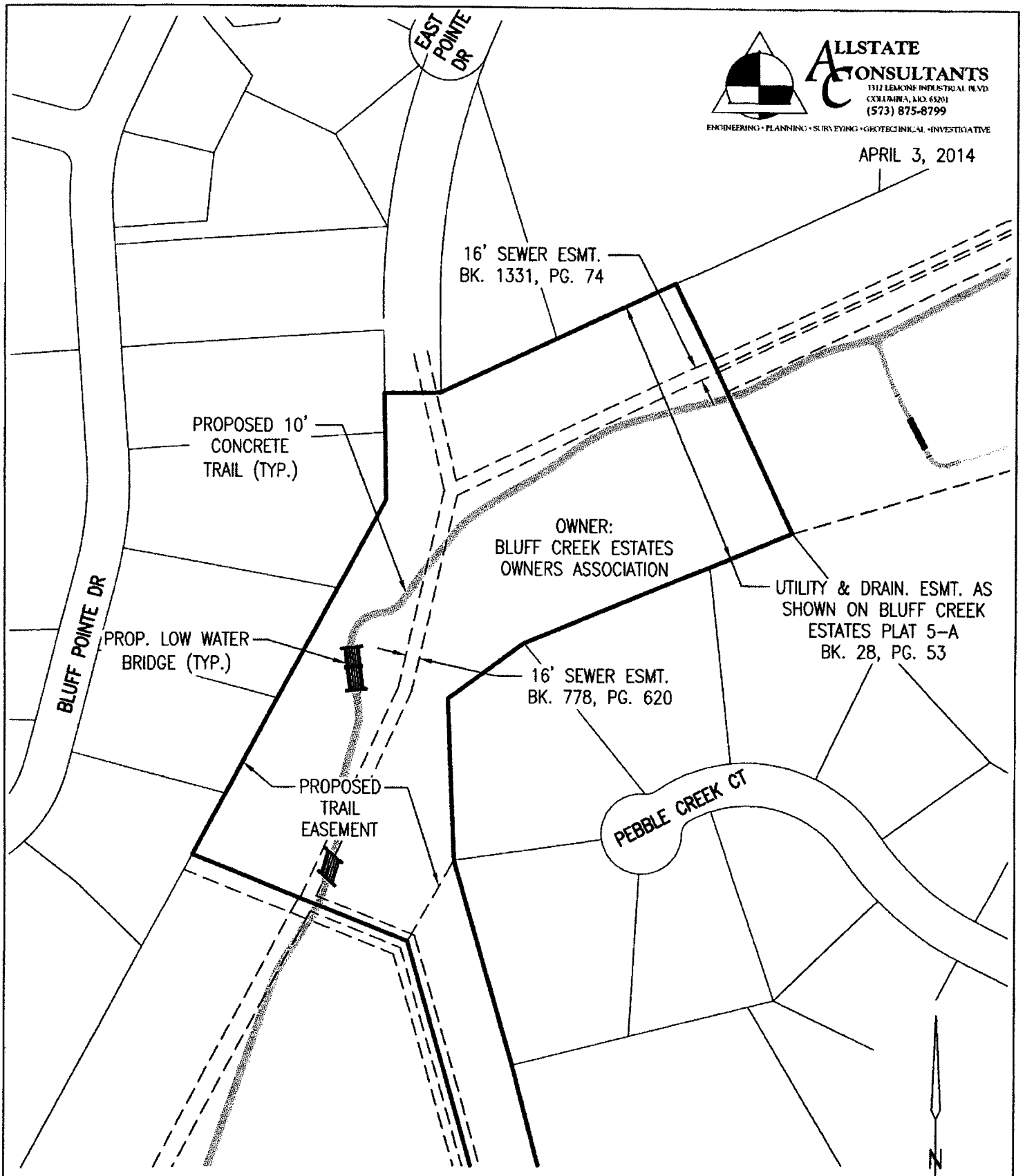




GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 252 BLUFF CREEK ESTATES

COLUMBIA, MISSOURI

1" = 150'


EAST POINTE DR
ALLSTATE CONSULTANTS
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COLUMBIA, MO. 65201
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APRIL 3, 2014
16' SEWER ESMT.
BK. 1331, PG. 74
PROPOSED 10' CONCRETE TRAIL (TYP.)
OWNER:
BLUFF CREEK ESTATES
OWNERS ASSOCIATION
UTILITY & DRAIN. ESMT. AS SHOWN ON BLUFF CREEK ESTATES PLAT 5-A
BK. 28, PG. 53
BLUFF POINTE DR
PROP. LOW WATER BRIDGE (TYP.)
16' SEWER ESMT.
BK. 778, PG. 620
PROPOSED TRAIL EASEMENT
PEBBLE CREEK CT
N
GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 549 BLUFF CREEK ESTATES
COLUMBIA, MISSOURI
1" = 150'

DESCRIPTION FOR PROPOSED EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: BLUFF CREEK LAND HOLDING, L.L.C.
JOB: 11112.02

MARCH 21, 2014 (REVISED: APRIL 3, 2014)

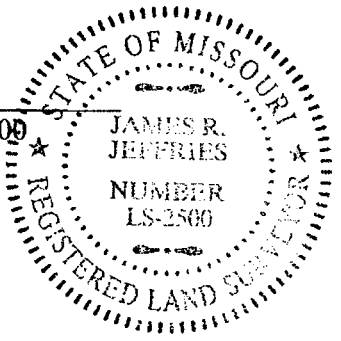
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLUFF CREEK ESTATES PLAT 7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY RECORDS, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32; THENCE WITH THE EAST LINE OF SAID TRACT AND ALONG THE LINES OF SAID BLUFF CREEK ESTATES PLAT 7, S5°16'00"E, 20.70 FEET; THENCE 0.25 FEET ALONG A 467.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S5°15'05"E, 0.25 FEET; THENCE S5°14'10"E, 440.51 FEET; THENCE LEAVING SAID EAST LINE, N78°40'55"W, 237.73 FEET; THENCE S72°34'05"W, 340.59 FEET TO THE WEST LINE OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32, BEING THE EASTERNMOST CORNER OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 OF THE BOONE COUNTY RECORDS, THENCE WITH THE LINES OF SAID TRACT, N25°58'05"W, 320.97 FEET; THENCE N64°01'55"E, 339.58 FEET; THENCE N77°31'55"E, 359.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.77 ACRES NOT INCLUDING THE AREA WITHIN THE SEWER EASEMENTS RECORDED IN BOOK 1331, PAGE 74 AND BOOK 2045, PAGE 68, BOTH OF THE BOONE COUNTY RECORDS.

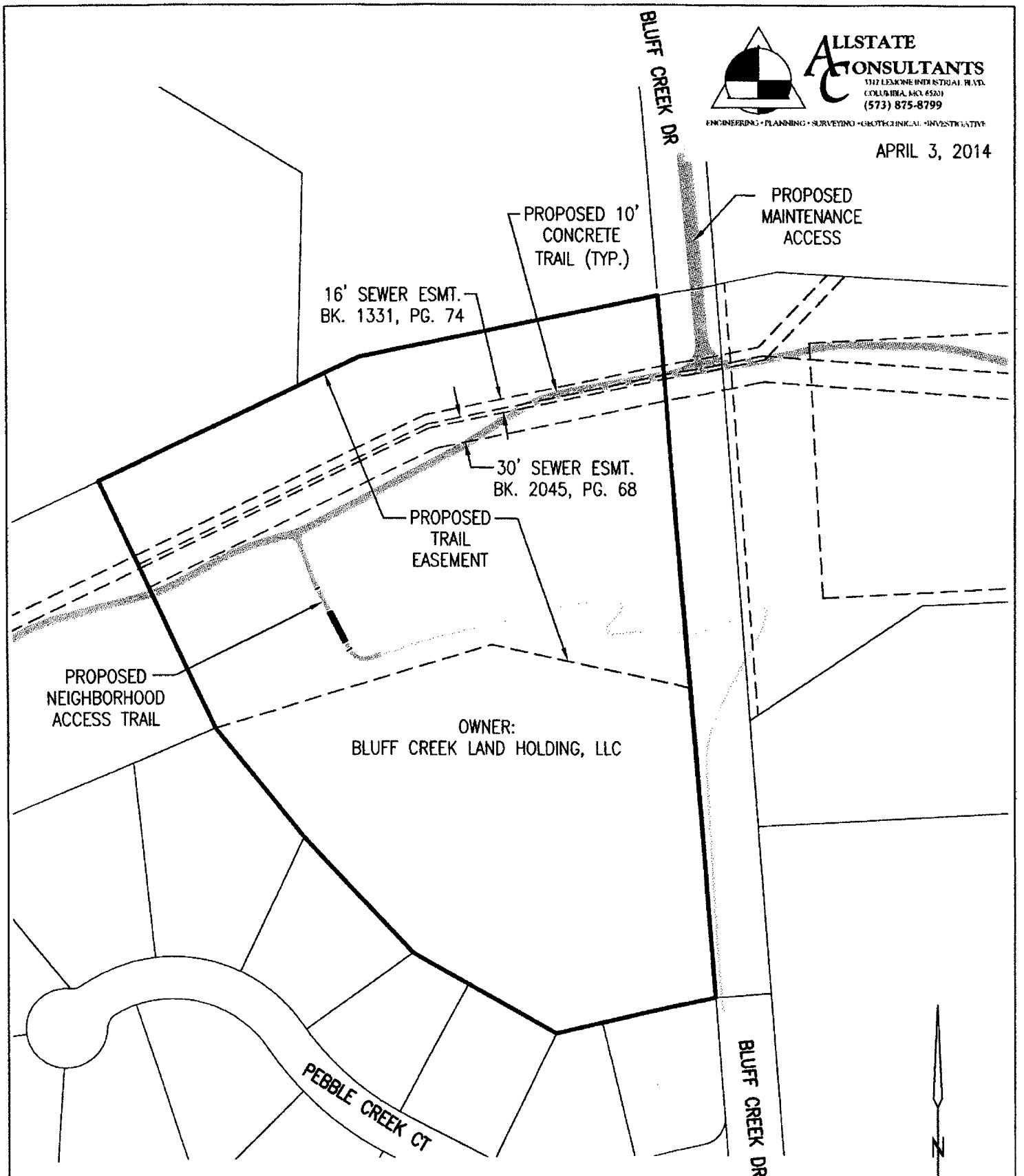
ALLSTATE CONSULTANTS LLC

James R. Jeffries

JAMES R. JEFFRIES, PLS-2500



APRIL 4, 2014
DATE



GRINDSTONE TRAIL
EASEMENT DISPLAY
TRACT LOCATED IN SW1/4 OF 20-48-12

COLUMBIA, MISSOURI

DESCRIPTION FOR PROPOSED EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: WALNUT BROOK, L.L.C.
JOB 11112.02

MARCH 21, 2014 (REVISED APRIL 3, 2014)

ALL OF LOT 702, BLUFF CREEK ESTATES PLAT 7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3288, PAGE 29 AND CONTAINING 1.64 ACRES, NOT INCLUDING THE AREA WITHIN THE EXISTING SEWER, UTILITY AND CHANNEL CONTROL EASEMENTS SHOWN BY SAID BLUFF CREEK ESTATES PLAT 7.

ALLSTATE CONSULTANTS LLC

James R. Jeffries

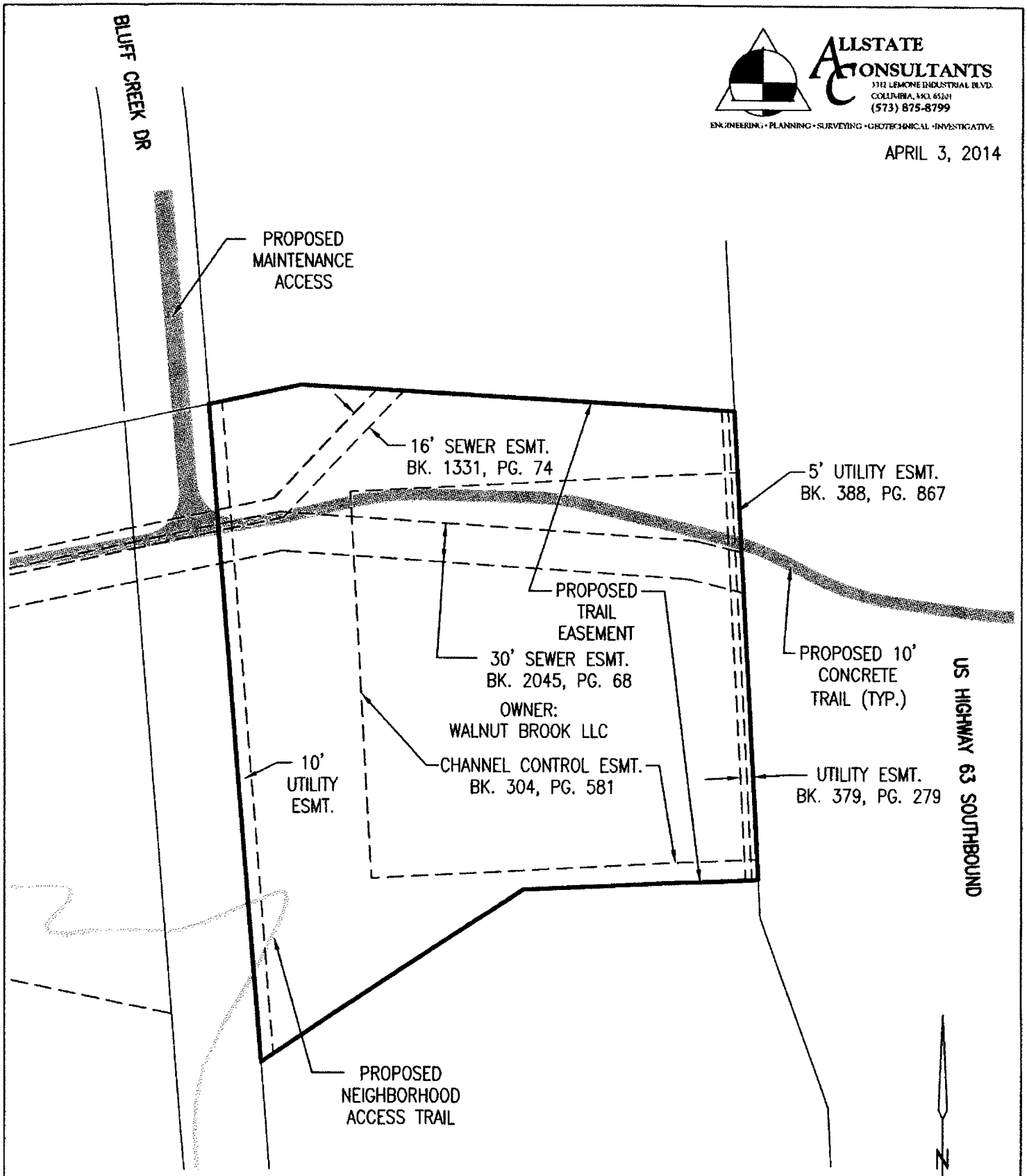
JAMES R. JEFFRIES, PLS-2500

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER LS-2500
REGISTERED LAND SURVEYOR

APRIL 4, 2014
DATE

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APRIL 3, 2014



GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 702 BLUFF CREEK ESTATES

COLUMBIA, MISSOURI

1" = 100'

DESCRIPTION FOR PROPOSED TRAIL EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: THE CURATORS OF THE UNIVERSITY OF MISSOURI
JOB 11112.02

MARCH 21, 2014 (REVISED: APRIL 3, 2014)

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 30, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 11, RECORDED IN PLAT BOOK 28, PAGE 62, AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1373, PAGE 898 AND BEING TWENTY FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30; THENCE WITH THE NORTH LINE THEREOF; S88°46'30"E, 130.95 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH LINE, S22°40'50"W, 9.62 FEET; THENCE S26°59'15"W, 105.05 FEET; THENCE S32°18'30"W, 73.00 FEET; THENCE S55°49'40"W, 36.89 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, THE END OF THE DESCRIBED CENTERLINE. THE DESCRIBED STRIP CONTAINS 987 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE SEWER EASEMENT RECORDED IN BOOK 2233, PAGE 276 OR WITHIN THE UTILITY AND DRAINAGE EASEMENTS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 11.

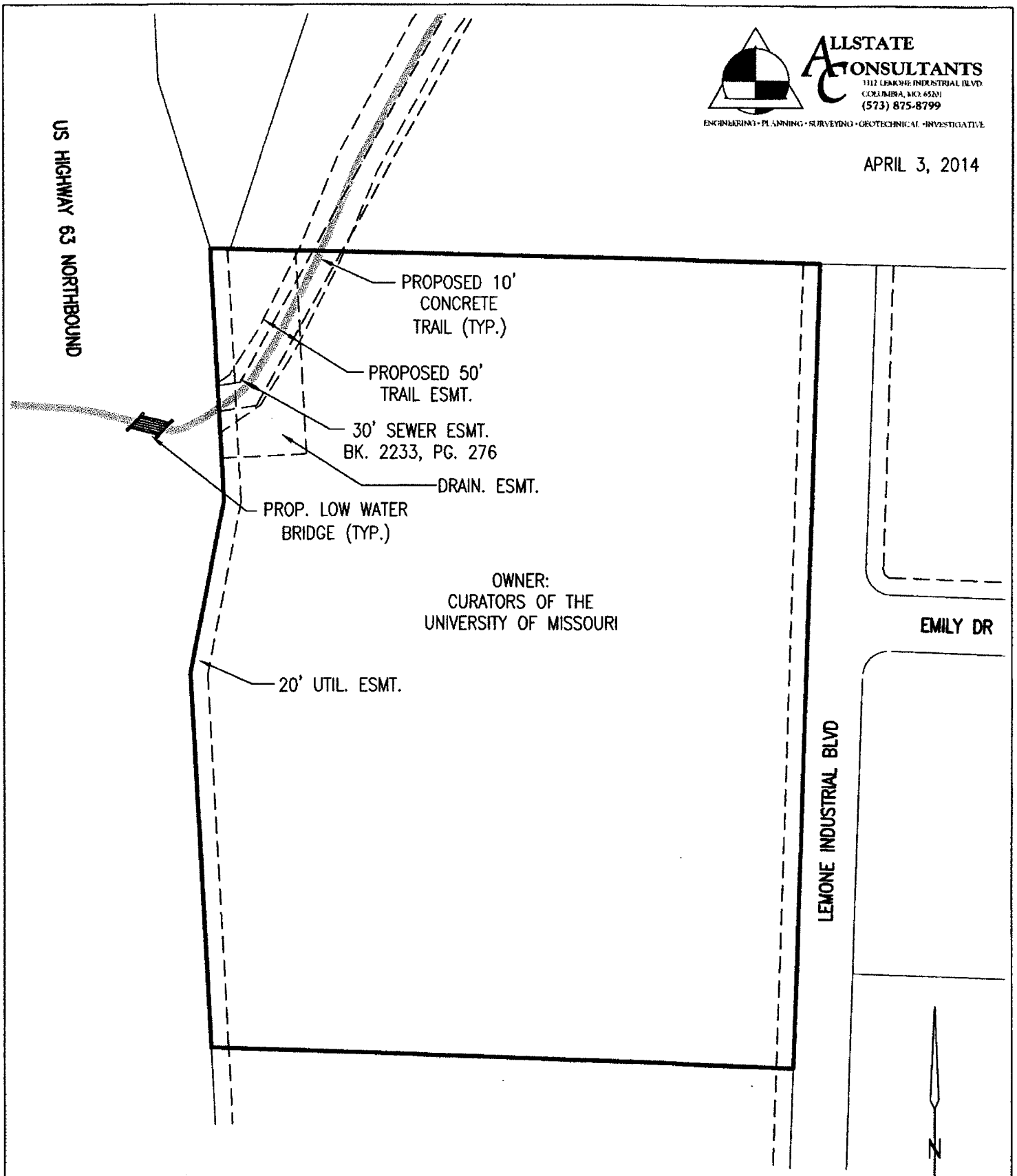
ALLSTATE CONSULTANTS LLC

James R. Jeffries

JAMES R. JEFFRIES, PLS-2500

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER LS-2500
REGISTERED LAND SURVEYOR

APRIL 4, 2014
DATE



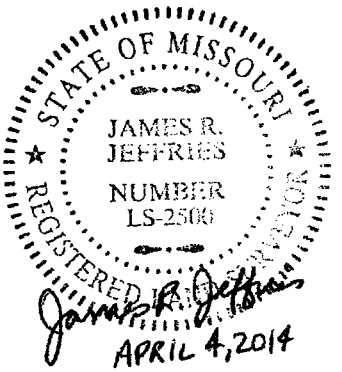
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APRIL 3, 2014

GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 30 CONCORDE OFFICE AND INDUSTRIAL PLAZA

COLUMBIA, MISSOURI

1" = 150'



DESCRIPTION FOR PROPOSED DRAINAGE EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: MDS REAL ESTATE ASSOCIATES, L.L.C.
JOB 11112.02

MARCH 21, 2014 (REVISED: APRIL 4, 3013)

TWO (2) TRACTS LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE, LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 43.34 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S85°59'45"E, 43.01 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N16°11'45"E, 91.00 FEET; THENCE S73°48'00"E, 42.50 FEET; THENCE S24°37'20"W, 117.00 FEET; THENCE N68°48'00"W, 25.35 FEET; THENCE N15°56'00"E, 22.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,960 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT OR THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT.

TRACT 2
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID

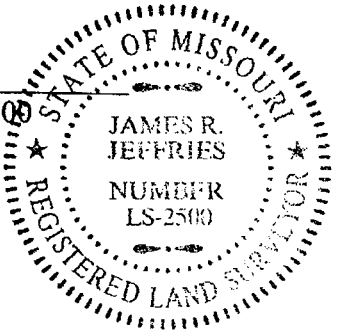
CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET; THENCE N72°41'15"E, 14.87 FEET; THENCE S17°18'45"E, 18.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68°37'55"E, 56.21 FEET; THENCE N60°02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82°21'10"E, 75.91 FEET; THENCE S75°20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61°09'15"E, 24.51 FEET; THENCE S46°58'00"E, 7.13 FEET; THENCE 43.85 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S67°54'15"E, 42.88 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N13°06'00"W, 90.30 FEET; THENCE N76°54'00"E, 41.83 FEET; THENCE S13°06'00"E, 85.70 FEET; THENCE S14°50'40"E, 31.50 FEET; THENCE S64°19'30"W, 24.00 FEET; THENCE N44°11'15"W, 37.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 873 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT OR THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT.

ALLSTATE CONSULTANTS LLC

James R. Jeffries

JAMES R. JEFFRIES, PLS-2500



APRIL 4, 2014
DATE

DESCRIPTION FOR PROPOSED TEMPORARY CONSTRUCTION EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: UNION ELECTRIC COMPANY, D/B/A AMEREN UE
JOB: 11112.02

MARCH 21, 2014 (REVISED: APRIL 3, 2014)

A STRIP OF LAND ONE HUNDRED FIFTY (150) FEET WIDE LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 29B, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3372, PAGE 128 AND BEING FIFTY (50) FEET ON THE LEFT OR NORTH SIDE OF AND ONE HUNDRED (100) FEET ON THE RIGHT OR SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE:

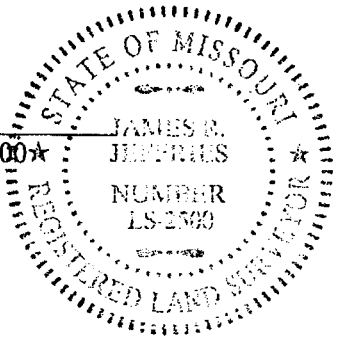
COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1°32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, 32.39 FEET ALONG A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S78°37'25"E, 31.83 FEET; THENCE S60°03'55"E, 12.36 FEET; THENCE 33.20 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S86°29'05"E, 32.04 FEET; THENCE N67°05'40"E, 15.48 FEET; THENCE 34.94 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°06'10"E, 34.76 FEET; THENCE N87°06'40"E, 3.78 FEET; THENCE 42.52 FEET ALONG A 200.00-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N81°01'15"E, 42.44 FEET; THENCE N74°55'50"E, 37.96 FEET; THENCE 20.35 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N86°35'20"E, 20.21 FEET; THENCE S81°45'15"E, 6.74 FEET; THENCE 7.06 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S87°22'15"E, 7.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, THE END OF THE DESCRIBED LINE, BEING S30°08'35"E, 217.40 FEET FROM THE NORTH LINE OF SAID LOT 29B. THE DESCRIBED STRIP CONTAINS 0.52 ACRES, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT OR WITHIN THE UTILITY AND DRAINAGE EASEMENTS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B.

ALLSTATE CONSULTANTS LLC

James R. Jeffries

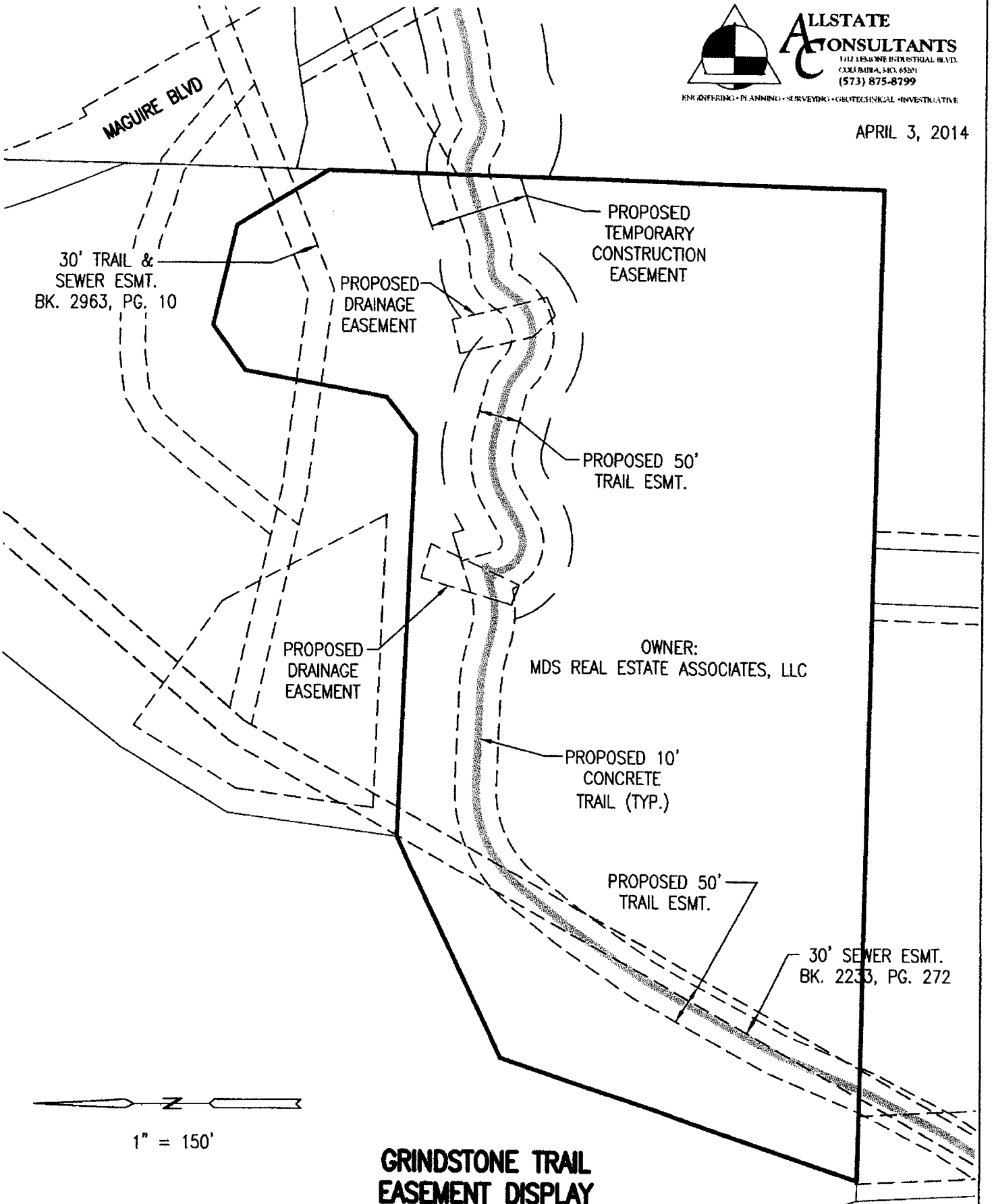
JAMES R. JEFFRIES, PLS-2500



APRIL 4, 2014
DATE

ALLSTATE CONSULTANTS
1112 LENOME INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

APRIL 3, 2014



GRINDSTONE TRAIL EASEMENT DISPLAY

TRACT LOCATED IN W1/2 OF NE1/4 OF 20-48-12

COLUMBIA, MISSOURI

DESCRIPTION FOR PROPOSED TRAIL EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: UNION ELECTRIC COMPANY, D/B/A AMEREN UE
JOB: 11112.02

MARCH 21, 2014 (REVISED: APRIL 3, 2014)

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 29B, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3372, PAGE 128 AND BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1°32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

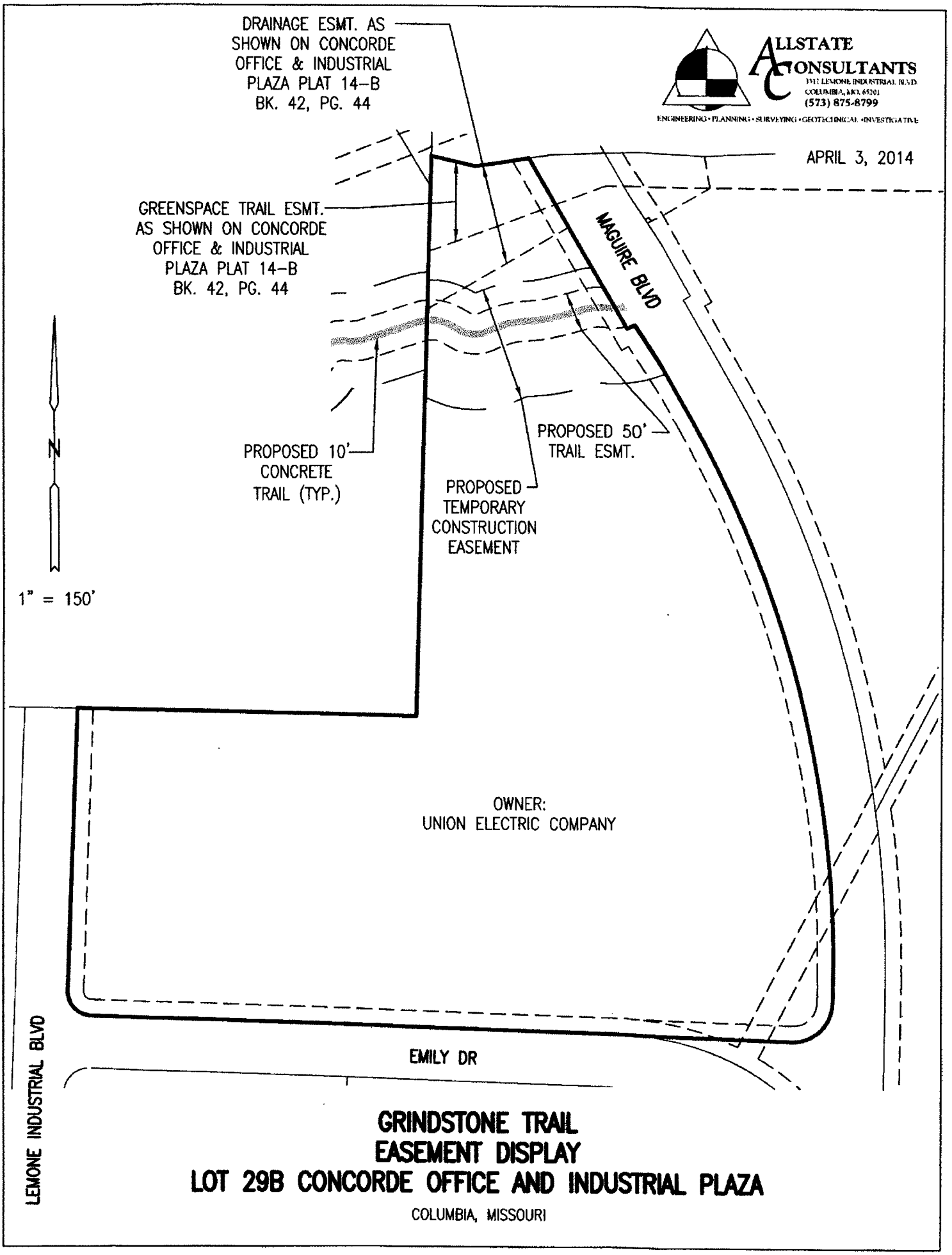
THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, 32.39 FEET ALONG A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S78°37'25"E, 31.83 FEET; THENCE S60°03'55"E, 12.36 FEET; THENCE 33.20 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S86°29'05"E, 32.04 FEET; THENCE N67°05'40"E, 15.48 FEET; THENCE 34.94 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°06'10"E, 34.76 FEET; THENCE N87°06'40"E, 3.78 FEET; THENCE 42.52 FEET ALONG A 200.00-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N81°01'15"E, 42.44 FEET; THENCE N74°55'50"E, 37.96 FEET; THENCE 20.35 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N86°35'20"E, 20.21 FEET; THENCE S81°45'15"E, 6.74 FEET; THENCE 7.06 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S87°22'15"E, 7.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, THE END OF THE DESCRIBED CENTERLINE, BEING S30°08'35"E, 217.40 FEET FROM THE NORTH LINE OF SAID LOT 29B. THE DESCRIBED STRIP CONTAINS 11,030 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE UTILITY AND DRAINAGE EASEMENTS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B.

ALLSTATE CONSULTANTS LLC

James R. Jeffries
JAMES R. JEFFRIES, PLS-2500

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER LS-2500
REGISTERED LAND SURVEYOR

APRIL 4, 2014
DATE



GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 29B CONCORDE OFFICE AND INDUSTRIAL PLAZA

COLUMBIA, MISSOURI

Supporting Documents
Donation of Lot 112 Crosscreek Center



Supporting Documents

B89-14 Easement Acquisition for Grindstone Creek Trail

Views of Lot 112 of Crosscreek Center



From Maguire Blvd. the view to the south shows the retaining wall for the Maguire Blvd. bridge and the location of the proposed route for the future North Fork of Grindstone Trail.



From Maguire Blvd. the view to the southeast shows the approximate location for the future North Fork of Grindstone Trail.



From Maguire Blvd. the view to the east shows to the North Fork of Grindstone Creek below.



From Maguire Blvd. the view to the northeast shows the steep slope from the Furntiure Factory Outlet Store down to the North Fork of Grindstone Creek below.

Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. _____B 89-14_____

AN ORDINANCE

declaring the need to acquire easements for construction of the Grindstone Creek Trail Phase I project between the Grindstone Nature Area and Maguire Boulevard; 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 easements for construction of the Grindstone Creek Trail Phase I project between the Grindstone Nature Area and Maguire Boulevard described as follows:

BLUFF CREEK ESTATES OWNERS ASSOCIATION
PERMANENT TRAIL EASEMENT

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 252, BLUFF CREEK ESTATES PLAT 2-B, RECORDED IN PLAT BOOK 27, PAGE 29 AND PART OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 AND BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1587, PAGE 928, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 252; THENCE WITH THE LINES OF SAID LOT 252, N0º11’55”E, 70.00 FEET; THENCE N89º11’55”E, 208.00 FEET; THENCE N52º45’50”E, 50.90 FEET; THENCE N22º21’05”E, 277.77 FEET; THENCE N22º59’15”E, 119.75 FEET; THENCE N27º53’15”E, 517.76 FEET TO THE WESTERNMOST CORNER OF SAID LOT 549; THENCE LEAVING THE LINES OF SAID LOT 252 AND WITH THE LINES OF SAID LOT 549, CONTINUING N27º53’15”E, 472.12 FEET; THENCE N1º43’45”W, 125.09 FEET; THENCE N88º16’15”E, 66.00 FEET; THENCE N64º01’55”E, 304.29 FEET; THENCE S25º58’05”E, 320.97 FEET; THENCE S66º32’40”W, 339.67 FEET; THENCE S52º59’20”W, 111.09; THENCE S3º02’20”E, 188.17 FEET; THENCE LEAVING THE LINES OF SAID LOT 549, S28º46’00”W, 110.45 FEET TO A POINT ON THE LINE COMMON TO SAID LOT 252 AND LOT 549; THENCE WITH SAID COMMON LINE, S16º43’45”E, 299.39 FEET; THENCE LEAVING SAID COMMON LINE, S49º21’35”W, 20.93 FEET TO A POINT ON THE LINES OF SAID LOT 252, BEING THE NORTHERNMOST CORNER OF LOT 231 OF SAID BLUFF CREEK ESTATES PLAT 2-B; THENCE WITH THE LINES OF SAID LOT 252, CONTINUING S49º21’35”W, 816.10 FEET; THENCE N89º48’05”W, 347.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.87 ACRES.

BLUFF CREEK LAND HOLDING, L.L.C.
PERMANENT TRAIL EASEMENT

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLUFF CREEK ESTATES PLAT 7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY RECORDS, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32; THENCE WITH THE EAST LINE OF SAID TRACT AND ALONG THE LINES OF SAID BLUFF CREEK ESTATES PLAT 7, S5º16’00”E, 20.70 FEET; THENCE 0.25 FEET ALONG A 467.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S5º15’05”E, 0.25 FEET; THENCE S5º14’10”E, 440.51 FEET; THENCE LEAVING SAID EAST LINE, N78º40’55”W, 237.73 FEET; THENCE S72º34’05”W, 340.59 FEET TO THE WEST LINE OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32, BEING THE EASTERNMOST CORNER OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 OF THE BOONE COUNTY RECORDS, THENCE WITH THE LINES OF SAID TRACT, N25º58’05”W, 320.97 FEET; THENCE N64º01’55”E, 339.58 FEET; THENCE N77º31’55”E, 359.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.39 ACRES.

WALNUT BROOK, L.L.C.
PERMANENT TRAIL EASEMENT

ALL OF LOT 702, BLUFF CREEK ESTATES PLAT 7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3288, PAGE 29 AND CONTAINING 3.85 ACRES.

THE CURATORS OF THE UNIVERSITY OF MISSOURI
PERMANENT TRAIL EASEMENT

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 30, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 11, RECORDED IN PLAT BOOK 28, PAGE 62, AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1373, PAGE 898, AND BEING TWENTY FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30; THENCE WITH THE NORTH LINE THEREOF; S88º46’30”E, 130.95 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH LINE, S22º40’50”W, 9.62 FEET; THENCE S26º59’15”W, 105.05 FEET; THENCE S32º18’30”W, 73.00 FEET; THENCE S55º49’40”W, 36.69 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, THE END OF THE DESCRIBED CENTERLINE. THE DESCRIBED STRIP CONTAINS 4,380 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE SEWER EASEMENT RECORDED IN BOOK 2233, PAGE 276.

MDS REAL ESTATE ASSOCIATES, L.L.C.
PERMANENT TRAIL EASEMENT

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE TRUSTEE’S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY

RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88º46'30"W, 1079.70 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID QUARTER SECTION LINE, N22º40'50"E, 110.55 FEET; THENCE N28º30'35"E, 180.00 FEET; THENCE N35º26'00"E, 111.30 FEET; THENCE N38º57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65º38'45"E, 134.77 FEET; THENCE S87º39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80º37'10"E, 49.03 FEET; THENCE S73º34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89º33'15"E, 58.03 FEET; THENCE N72º41'15"E, 14.87 FEET; THENCE S17º18'45"E, 18.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68º37'55"E, 56.21 FEET; THENCE N60º02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82º21'10"E, 75.91 FEET; THENCE S75º20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61º09'15"E, 24.51 FEET; THENCE S46º58'00"E, 7.13 FEET; THENCE 103.93 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83º24'30"E, 91.42 FEET; THENCE N33º47'00"E, 11.53 FEET; THENCE 38.32 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N64º16'45"E, 36.54 FEET; THENCE S85º13'30"E, 5.45 FEET; THENCE 20.02 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83º18'20"E, 19.89 FEET; THENCE N71º50'05"E, 72.90 FEET; THENCE 9.58 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77º19'35"E, 9.57 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE END OF THE DESCRIBED CENTERLINE, BEING N1º32'50"E, 496.75 FEET FROM THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER. THE DESCRIBED STRIP CONTAINS 1.32 ACRES, NOT INCLUDING THE AREA WITHIN THE SEWER EASEMENT RECORDED IN BOOK 2233, PAGE 272.

MDS REAL ESTATE ASSOCIATES, L.L.C.
PERMANENT DRAINAGE EASEMENT

TWO (2) TRACTS LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

<u>TRACT 1</u>
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY

RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88º46’30”W, 1079.70 FEET; THENCE, LEAVING SAID QUARTER SECTION LINE, N22º40’50”E, 110.55 FEET; THENCE N28º30’35”E, 180.00 FEET; THENCE N35º26’00”E, 111.30 FEET; THENCE N38º57’00”E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65º38’45”E, 134.77 FEET; THENCE S87º39’35”E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80º37’10”E, 49.03 FEET; THENCE S73º34’40”E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89º33’15”E, 58.03 FEET; THENCE N72º41’15”E, 14.87 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89º33’15”E, 58.03 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N16º11’45”E, 91.00 FEET; THENCE S73º48’00”E, 42.50 FEET; THENCE S24º37’20”W, 117.00 FEET; THENCE N68º48’00”W, 25.35 FEET; THENCE N15º56’00”E, 22.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,005 SQUARE FEET, NOT INCLUDING THE AREA WITH THE PROPOSED PERMANENT TRAIL EASEMENT.

TRACT 2

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88º46’30”W, 1079.70 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, N22º40’50”E, 110.55 FEET; THENCE N28º30’35”E, 180.00 FEET; THENCE N35º26’00”E, 111.30 FEET; THENCE N38º57’00”E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65º38’45”E, 134.77 FEET; THENCE S87º39’35”E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80º37’10”E, 49.03 FEET; THENCE S73º34’40”E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89º33’15”E, 58.03 FEET; THENCE N72º41’15”E, 14.87 FEET; THENCE S17º18’45”E, 18.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68º37’55”E, 56.21 FEET; THENCE N60º02’50”E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82º21’10”E, 75.91 FEET; THENCE S75º20’30”E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61º09’15”E, 24.51 FEET; THENCE S46º58’00”E, 7.13 FEET; THENCE 43.85 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S67º54’15”E, 42.88 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N13º06’00”W, 90.30 FEET; THENCE N76º54’00”E, 41.83 FEET; THENCE S13º06’00”E, 85.70 FEET; THENCE S14º50’40”E, 31.50 FEET; THENCE S64º19’30”W, 24.00 FEET; THENCE N44º11’15”W, 37.50 FEET

TO THE POINT OF BEGINNING AND CONTAINING 2,802 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT.

MDS REAL ESTATE ASSOCIATES, L.L.C.
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND ONE HUNDRED TWENTY (120) FEET WIDE LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING SIXTY (60) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88º46'30"W, 1079.70 FEET; THENCE, LEAVING SAID QUARTER SECTION LINE, N22º40'50"E, 110.55 FEET; THENCE N28º30'35"E, 180.00 FEET; THENCE N35º26'00"E, 111.30 FEET; THENCE N38º57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65º38'45"E, 134.77 FEET; THENCE S87º39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80º37'10"E, 49.03 FEET; THENCE S73º34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89º33'15"E, 58.03 FEET; THENCE N72º41'15"E, 14.87 FEET; THENCE N17º18'45"W, 25.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, S17º18'45"E, 43.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68º37'55"E, 56.21 FEET; THENCE N60º02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82º21'10"E, 75.91 FEET; THENCE S75º20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61º09'15"E, 24.51 FEET; THENCE S46º58'00"E, 7.13 FEET; THENCE 103.93 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83º24'30"E, 91.42 FEET; THENCE N33º47'00"E, 11.53 FEET; THENCE 38.32 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N64º16'45"E, 36.54 FEET; THENCE S85º13'30"E, 5.45 FEET; THENCE 20.02 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83º18'20"E, 19.89 FEET; THENCE N71º50'05"E, 72.90 FEET; THENCE 9.58 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77º19'35"E, 9.57 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE END OF THE DESCRIBED CENTERLINE, BEING N1º32'50"E, 496.75 FEET FROM THE SOUTHEAST

CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER. THE DESCRIBED STRIP CONTAINS 0.88 ACRES, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT.

UNION ELECTRIC COMPANY, D/B/A AMEREN UE
PERMANENT TRAIL EASEMENT

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 29B, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3372, PAGE 128 AND BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1º32’50”E, 496.75 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, 32.39 FEET ALONG A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S78º37’25”E, 31.83 FEET; THENCE S60º03’55”E, 12.36 FEET; THENCE 33.20 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S86º29’05”E, 32.04 FEET; THENCE N67º05’40”E, 15.48 FEET; THENCE 34.94 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77º06’10”E, 34.76 FEET; THENCE N87º06’40”E, 3.78 FEET; THENCE 42.52 FEET ALONG A 200.00-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N81º01’15”E, 42.44 FEET; THENCE N74º55’50”E, 37.96 FEET; THENCE 20.35 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N86º35’20”E, 20.21 FEET; THENCE S81º45’15”E, 6.74 FEET; THENCE 7.06 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S87º22’15”E, 7.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, THE END OF THE DESCRIBED CENTERLINE, BEING S30º08’35”E, 217.40 FEET FROM THE NORTH LINE OF SAID LOT 29B. THE DESCRIBED STRIP CONTAINS 12,320 SQUARE FEET.

UNION ELECTRIC COMPANY, D/B/A AMEREN UE
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND ONE HUNDRED FIFTY (150) FEET WIDE LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART

OF LOT 29B, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3372, PAGE 128 AND BEING FIFTY (50) FEET ON THE LEFT OR NORTH SIDE OF AND ONE HUNDRED (100) FEET ON THE RIGHT OR SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1º32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, 32.39 FEET ALONG A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S78º37'25"E, 31.83 FEET; THENCE S60º03'55"E, 12.36 FEET; THENCE 33.20 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S86º29'05"E, 32.04 FEET; THENCE N67º05'40"E, 15.48 FEET; THENCE 34.94 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77º06'10"E, 34.76 FEET; THENCE N87º06'40"E, 3.78 FEET; THENCE 42.52 FEET ALONG A 200.00-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N81º01'15"E, 42.44 FEET; THENCE N74º55'50"E, 37.96 FEET; THENCE 20.35 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N86º35'20"E, 20.21 FEET; THENCE S81º45'15"E, 6.74 FEET; THENCE 7.06 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S87º22'15"E, 7.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, THE END OF THE DESCRIBED LINE, BEING S30º08'35"E, 217.40 FEET FROM THE NORTH LINE OF SAID LOT 29B. THE DESCRIBED STRIP CONTAINS 0.59 ACRES, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

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 _____ day of _____, 2014.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Source: Parks and Recreation

Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Apr 7, 2014

Re: Easement Acquisition: Grindstone Creek Trail Phase I

EXECUTIVE SUMMARY:

Staff has prepared an ordinance which authorizes the acquisition of easements for the Phase I of the Grindstone Creek Trail. At the August 19, 2013 meeting, a public hearing was held; and following the hearing, City Council approved the trail route and authorized the construction of the Grindstone Creek Trail Phase I project. The trail will connect to the Hinkson Creek Trail at the Grindstone Nature Area and continue along the Grindstone Creek east to Maguire Boulevard. In total, the recommended route crosses seven lots in public or semi-public ownership and three lots in commercial ownership. Allstate Consultants has completed the detailed construction drawings and required easements for the trail. Project funding, in the amount of $1,570,000, has already been appropriated and is funded by the 2010 Park Sales Tax. It is anticipated that construction will begin this year and be completed by a combination of force account and contract labor.

DISCUSSION:

Parks and Recreation staff officially began planning the first phase of the Grindstone Creek Trail on December 3, 2010 just after the November 2010 Park Sales Tax ballot issue was approved. This was the only trail construction project on the 2010 Park Sales Tax ballot and was specifically identified in Council Resolution R166-10. A complete history of the trail, public meetings, public comments, and plan development, may be found at the Department's website at:
http://www.gocolumbiamo.com/ParksandRec/Trails/cip_grindstonetrail.php

The easements required to construct Phase I of the Grindstone Creek Trail include six (6) permanent trail easements, two (2) temporary construction easements and one drainage easement. The six permanent trail easements include the following properties:
-Bluff Creek Estates Owners Association
-Bluff Creek Land Holding, LLC
-Walnut Brook, LLC
-University of Missouri
-MDS Real Estate Associates, LLC
-Union Electric Company, DBA AmerenUE

Two small drainage easements are required on the MDS Real Estate Associates, LLC property. These easements will allow P&R staff maintenance the up and down stream flow at the ends of two small culverts. Two temporary construction easements are needed on property owned by Union Electric Company (AmerenUE) and MDS Real Estate Associates, LLC. Just over 40% of the trail is on land already owned or managed by the City of Columbia Parks and Recreation Department, so easements for these lots are not required.

Staff will return to Council at a later meeting to execute a license agreement with the Missouri Highways and Transportation Commission which will allow the trail to go under U.S. Route 63. This will be similar to the agreement that was approved for the Hominy Trail West project.

All affected property owners have been recently contacted by staff. Once Council approves the ordinance, staff will finalize the acquisition. While this process is underway, staff is planning on starting trail construction on the west end of the trail on property already owned or managed by the City of Columbia.

FISCAL IMPACT:

Project funds were appropriated over a two year period with $350,000 in Fiscal Year 2011 and $1,220,000 in Fiscal Year 2012 for a total budget of $1,570,000. The project includes approximately $100,000 for easement

acquisition. Staff is in negotiation with property owners and believe that there is a strong possibility that all but one will donate the trail easement. The remaining property owner is requesting financial reimbursement at fair market value.

VISION IMPACT:
http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

12 Vision Statement: A network of attractive and safe parks and recreational amenities are connected by trails and greenways that provide area residents with access to nature, recreation, and facilities for active play, both indoors and out.
12.3 Goal: An extensive network of greenways will play a significant role in providing transportation options, protecting wildlife corridors, watersheds and floodplains, and increasing public access to natural open spaces.
12.4 Goal: An extensive, safe network of trails will accommodate a variety of users ranging from recreational to nonmotorized travelers. This network may include roadway and public transportation infrastructure to connect parks, neighborhoods, schools, and businesses.
12.4.2 Strategy: Achieve trail connectivity in new and existing developments.

SUGGESTED COUNCIL ACTIONS:
Council approval of the ordinance authorizing the acquisition of easements required for the Phase I construction of the Grindstone Creek Trail.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		**Program Impact**		**Mandates**	
City's current net FY cost	$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	$1,570,000.0(	Duplicates/Expands an existing program?	No	**Vision Implementation impact**	
Amount of budget amendment needed	$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		**Resources Required**		Vision Impact?	
One Time	$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	12, 12.3, 12.4
Operating/ Ongoing	$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	12.4.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	40

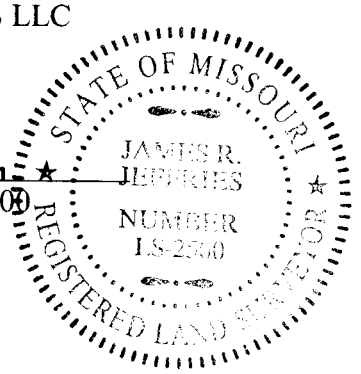
DESCRIPTION FOR PROPOSED EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: BLUFF CREEK ESTATES OWNERS ASSOCIATION
JOB: 11112.02

MARCH 21, 2014

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 252, BLUFF CREEK ESTATES PLAT 2-B, RECORDED IN PLAT BOOK 27, PAGE 29 AND PART OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 AND BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1587, PAGE 928, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

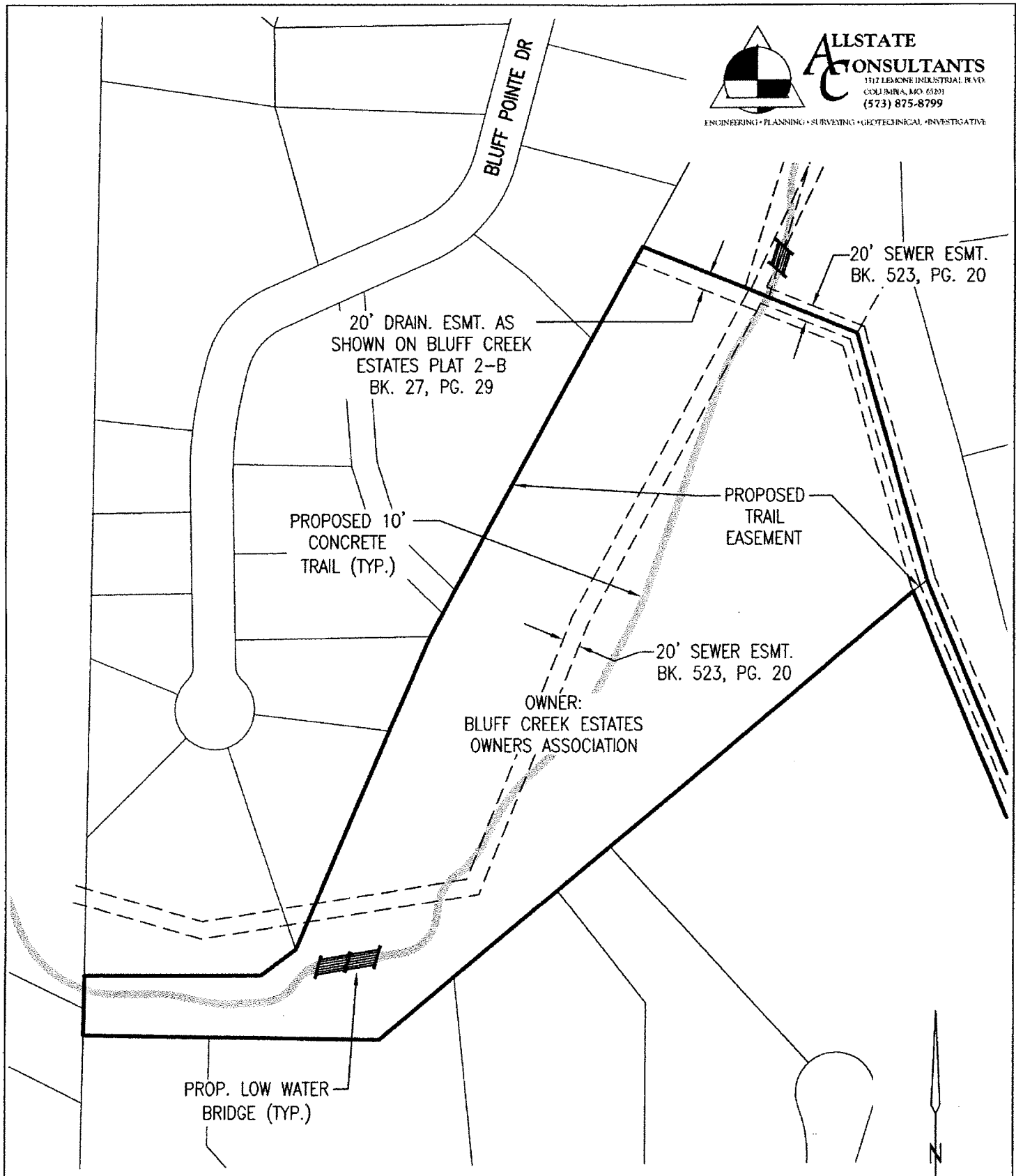
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 252; THENCE WITH THE LINES OF SAID LOT 252, N0°11'55"E, 70.00 FEET; THENCE N89°11'55"E, 208.00 FEET; THENCE N52°45'50"E, 50.90 FEET; THENCE N22°21'05"E, 277.77 FEET; THENCE N22°59'15"E, 119.75 FEET; THENCE N27°53'15"E, 517.76 FEET TO THE WESTERNMOST CORNER OF SAID LOT 549; THENCE LEAVING THE LINES OF SAID LOT 252 AND WITH THE LINES OF SAID LOT 549, CONTINUING N27°53'15"E, 472.12 FEET; THENCE N1°43'45"W, 125.09 FEET; THENCE N88°16'15"E, 66.00 FEET; THENCE N64°01'55"E, 304.29 FEET; THENCE S25°58'05"E, 320.97 FEET; THENCE S66°32'40"W, 339.67 FEET; THENCE S52°59'20"W, 111.09; THENCE S3°02'20"E, 188.17 FEET; THENCE LEAVING THE LINES OF SAID LOT 549, S28°46'00"W, 110.45 FEET TO A POINT ON THE LINE COMMON TO SAID LOT 252 AND LOT 549; THENCE WITH SAID COMMON LINE, S16°43'45"E, 299.39 FEET; THENCE LEAVING SAID COMMON LINE, S49°21'35"W, 20.93 FEET TO A POINT ON THE LINES OF SAID LOT 252, BEING THE NORTHERNMOST CORNER OF LOT 231 OF SAID BLUFF CREEK ESTATES PLAT 2-B; THENCE WITH THE LINES OF SAID LOT 252, CONTINUING S49°21'35"W, 816.10 FEET; THENCE N89°48'05"W, 347.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.87 ACRES.

ALLSTATE CONSULTANTS LLC



James R Jeffries
JAMES R. JEFFRIES, PLS-2500

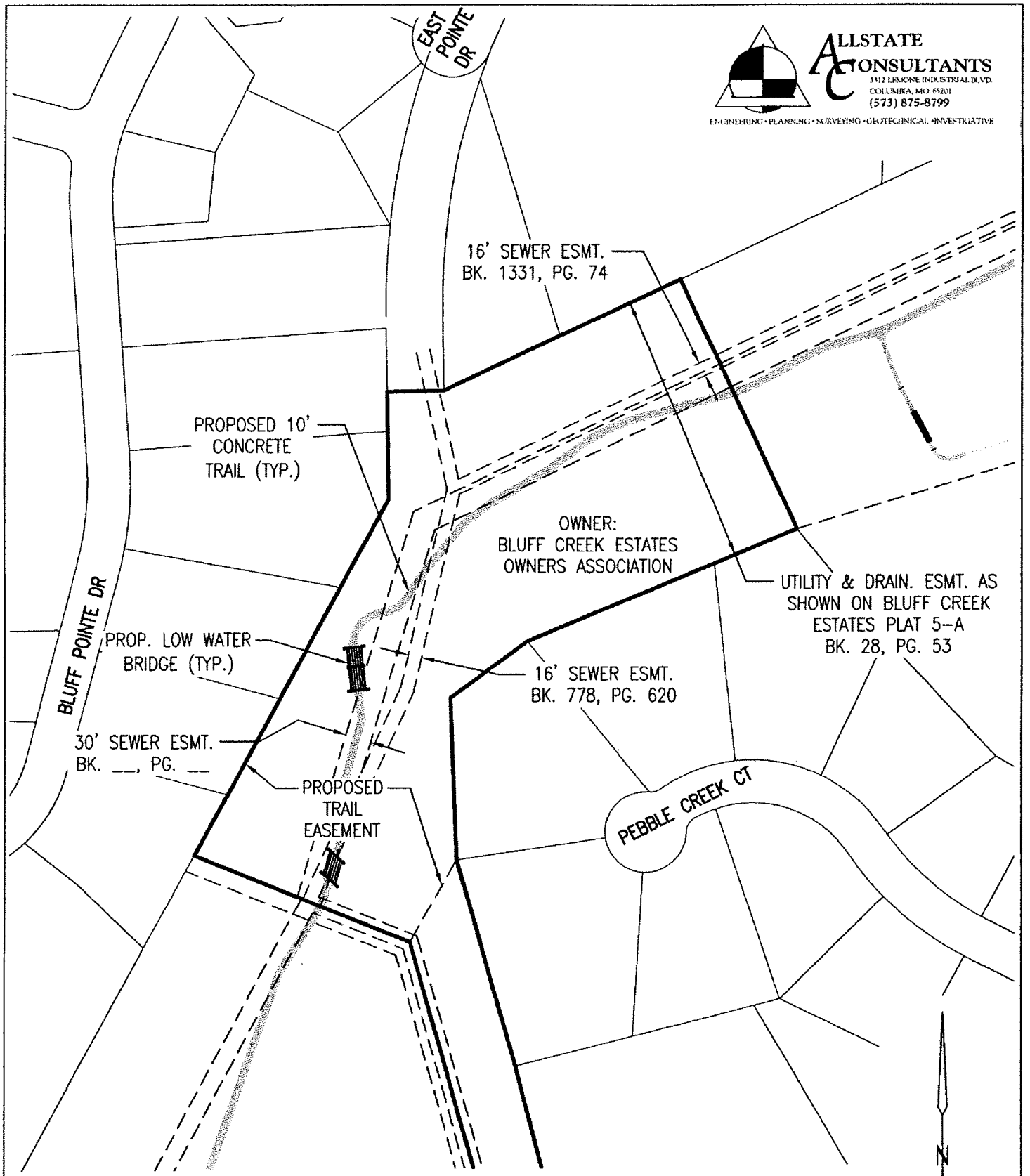
MAR. 21, 2014
DATE



GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 252 BLUFF CREEK ESTATES

COLUMBIA, MISSOURI

1" = 150'



GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 549 BLUFF CREEK ESTATES

COLUMBIA, MISSOURI

1" = 150'

DESCRIPTION FOR PROPOSED EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: BLUFF CREEK LAND HOLDING, L.L.C.
JOB: 11112.02

MARCH 21, 2014

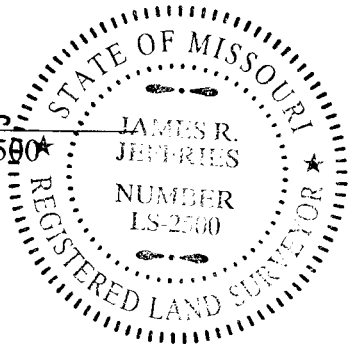
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLUFF CREEK ESTATES PLAT 7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY RECORDS, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32; THENCE WITH THE EAST LINE OF SAID TRACT AND ALONG THE LINES OF SAID BLUFF CREEK ESTATES PLAT 7, S5°16'00"E, 20.70 FEET; THENCE 0.25 FEET ALONG A 467.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S5°15'05"E, 0.25 FEET; THENCE S5°14'10"E, 440.51 FEET; THENCE LEAVING SAID EAST LINE, N78°40'55"W, 237.73 FEET; THENCE S72°34'05"W, 340.59 FEET TO THE WEST LINE OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32, BEING THE EASTERNMOST CORNER OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 53 OF THE BOONE COUNTY RECORDS, THENCE WITH THE LINES OF SAID TRACT, N25°58'05"W, 320.97 FEET; THENCE N64°01'55"E, 339.58 FEET; THENCE N77°31'55"E, 359.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.39 ACRES.

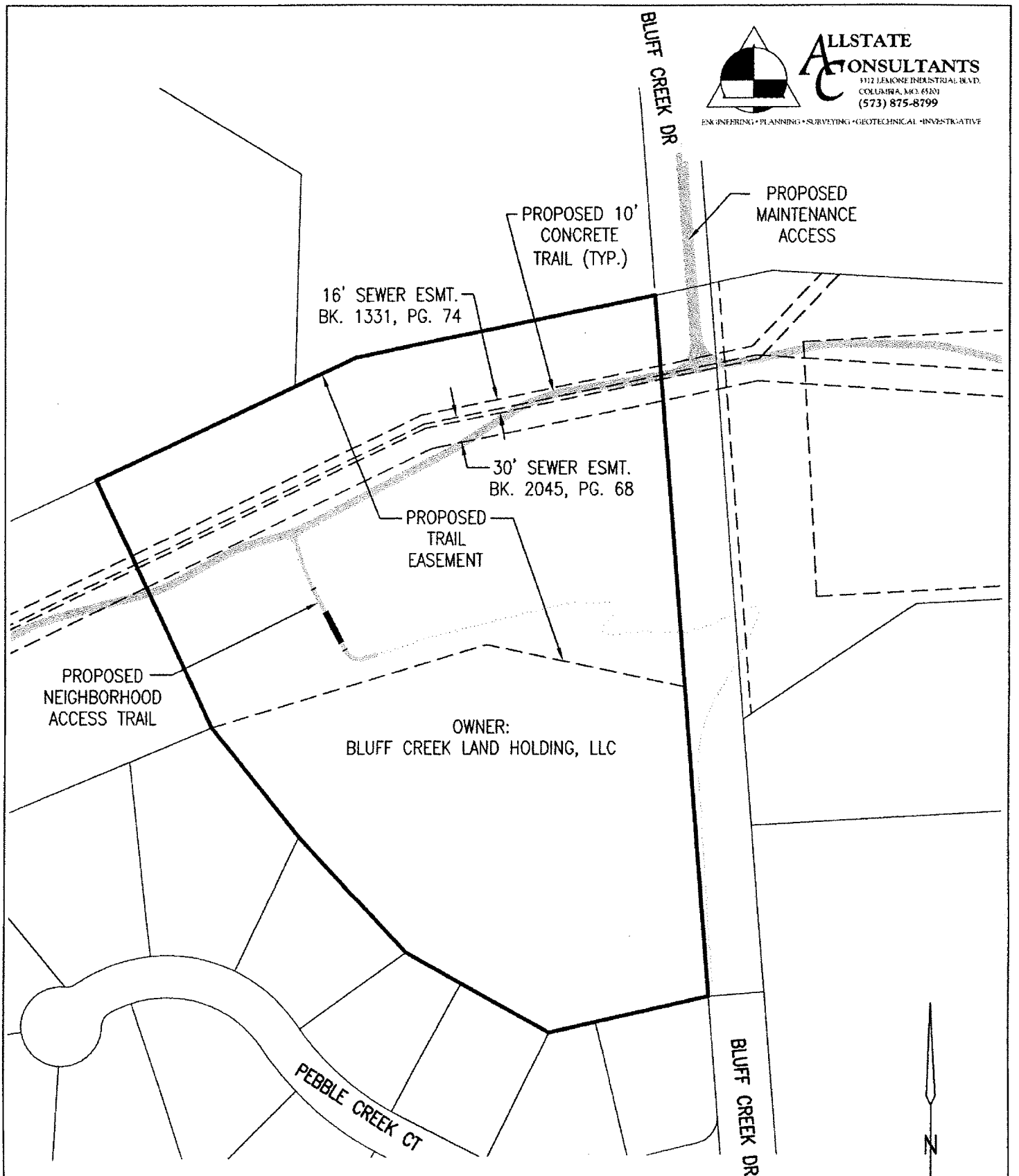
ALLSTATE CONSULTANTS LLC

James R. Jeffries

JAMES R. JEFFRIES, PLS-2500



MAR. 21, 2014
DATE



ALLSTATE CONSULTANTS
5112 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

GRINDSTONE TRAIL EASEMENT DISPLAY
TRACT LOCATED IN SW1/4 OF 20-48-12

COLUMBIA, MISSOURI

1" = 150'

DESCRIPTION FOR PROPOSED EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: WALNUT BROOK, L.L.C.
JOB 11112.02

MARCH 21, 2014

ALL OF LOT 702, BLUFF CREEK ESTATES PLAT 7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3288, PAGE 29 AND CONTAINING 3.85 ACRES.

ALLSTATE CONSULTANTS LLC

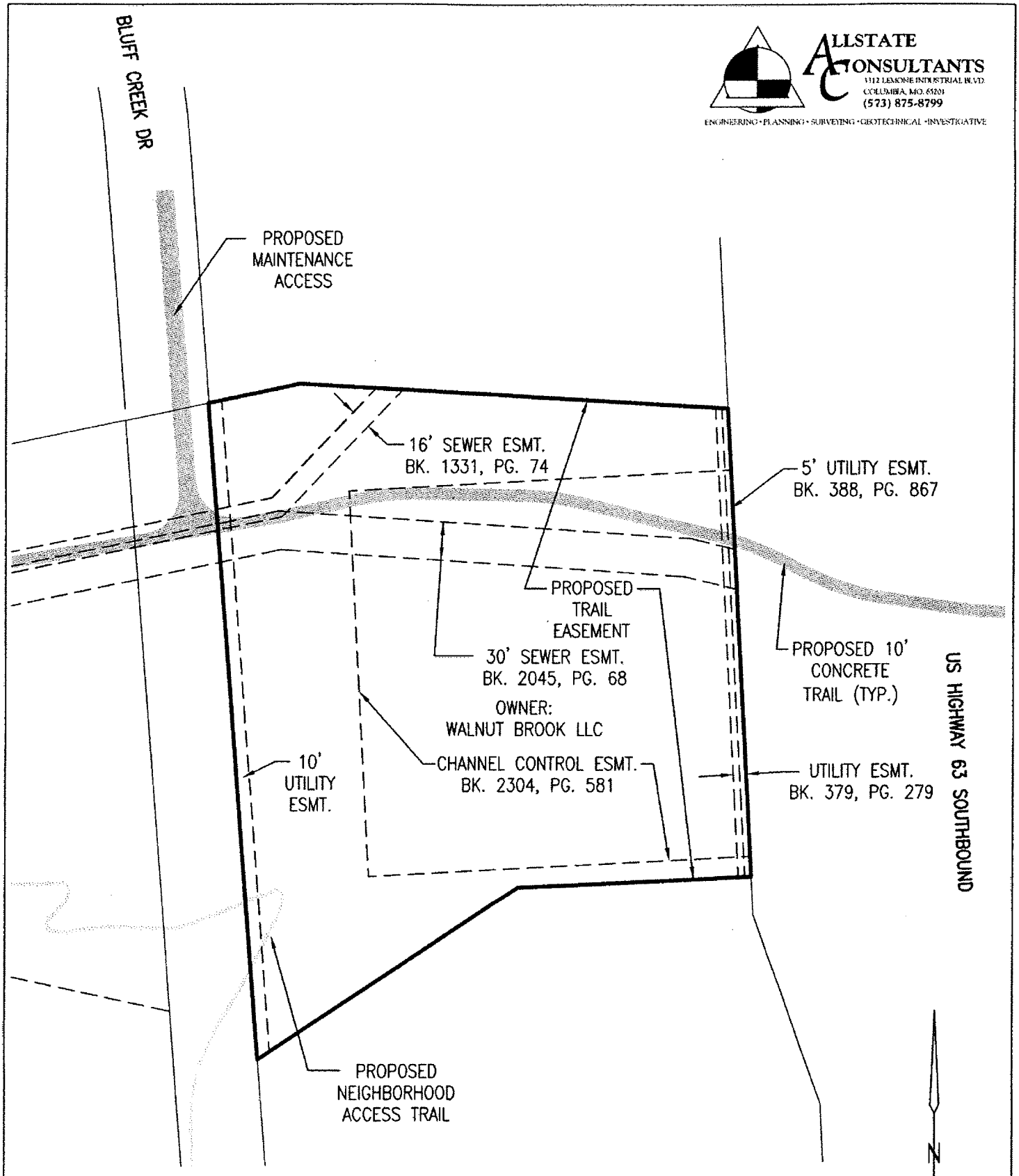
James R. Jeffries

JAMES R. JEFFRIES, PLS-2560

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER LS-2560
REGISTERED LAND SURVEYOR

MAR. 21, 2014
DATE

ALLSTATE CONSULTANTS
1112 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE



GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 702 BLUFF CREEK ESTATES

COLUMBIA, MISSOURI

1" = 100'

DESCRIPTION FOR PROPOSED TRAIL EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: THE CURATORS OF THE UNIVERSITY OF MISSOURI
JOB 11112.02

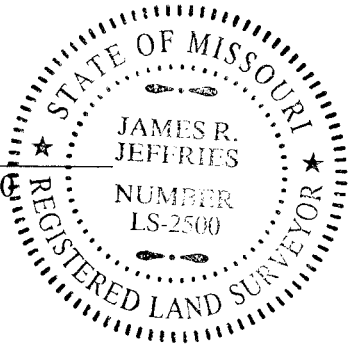
MARCH 21, 2014

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 30, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 11, RECORDED IN PLAT BOOK 28, PAGE 62, AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1373, PAGE 898, AND BEING TWENTY FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30; THENCE WITH THE NORTH LINE THEREOF; S88°46'30"E, 130.95 FEET TO THE POINT OF BEGINNING;

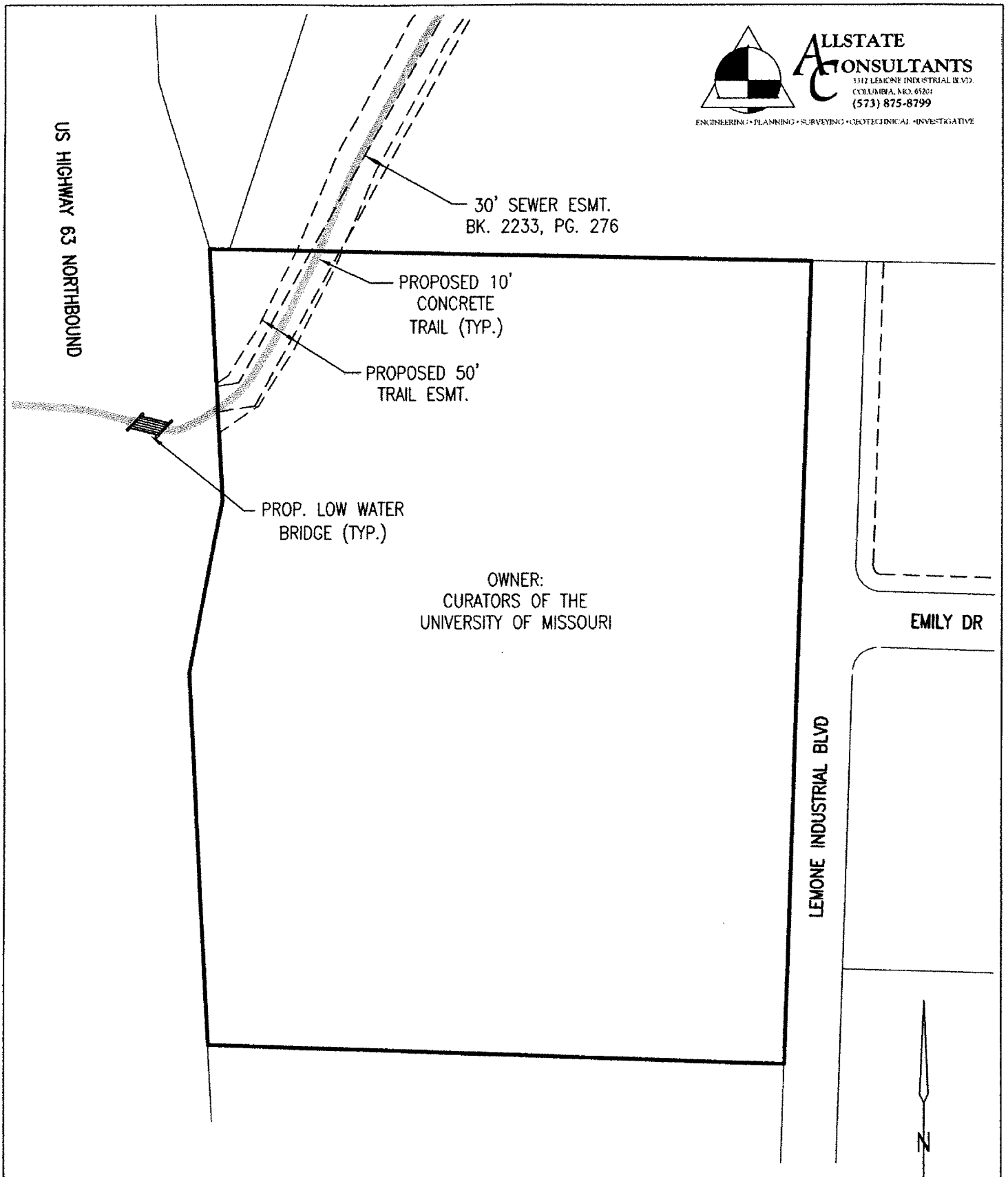
THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH LINE, S22°40'50"W, 9.62 FEET; THENCE S26°59'15"W, 105.05 FEET; THENCE S32°18'30"W, 73.00 FEET; THENCE S55°49'40"W, 36.69 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, THE END OF THE DESCRIBED CENTERLINE. THE DESCRIBED STRIP CONTAINS 4,380 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE SEWER EASEMENT RECORDED IN BOOK 2233, PAGE 276.

ALLSTATE CONSULTANTS LLC



James R. Jeffries
JAMES R. JEFFRIES, PLS-2500

MAR. 21, 2014
DATE



GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 30 CONCORDE OFFICE AND INDUSTRIAL PLAZA

COLUMBIA, MISSOURI



DESCRIPTION FOR PROPOSED TRAIL EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: MDS REAL ESTATE ASSOCIATES, L.L.C.
JOB 11112.02

MARCH 21, 2014

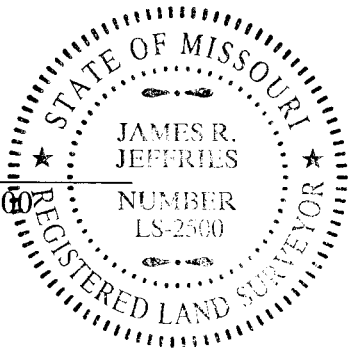
A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET; THENCE N72°41'15"E, 14.87 FEET; THENCE S17°18'45"E, 18.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68°37'55"E, 56.21 FEET; THENCE N60°02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82°21'10"E, 75.91 FEET; THENCE S75°20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61°09'15"E, 24.51 FEET; THENCE S46°58'00"E, 7.13 FEET; THENCE 103.93 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83°24'30"E, 91.42 FEET; THENCE N33°47'00"E, 11.53 FEET; THENCE 38.32 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N64°16'45"E, 36.54 FEET; THENCE S85°13'30"E, 5.45 FEET; THENCE 20.02 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83°18'20"E, 19.89 FEET; THENCE N71°50'05"E, 72.90 FEET; THENCE 9.58 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°19'35"E, 9.57

FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE END OF THE DESCRIBED CENTERLINE, BEING N1°32'50"E, 496.75 FEET FROM THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER. THE DESCRIBED STRIP CONTAINS 1.32 ACRES, NOT INCLUDING THE AREA WITHIN THE SEWER EASEMENT RECORDED IN BOOK 2233, PAGE 272.

ALLSTATE CONSULTANTS LLC



James R. Jeffries
JAMES R. JEFFRIES, PLS-2500

MAR. 21, 2014
DATE



DESCRIPTION FOR PROPOSED DRAINAGE EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: MDS REAL ESTATE ASSOCIATES, L.L.C.
JOB 11112.02

MARCH 21, 2014

TWO (2) TRACTS LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE, LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET; THENCE N72°41'15"E, 14.87 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N16°11'45"E, 91.00 FEET; THENCE S73°48'00"E, 42.50 FEET; THENCE S24°37'20"W, 117.00 FEET; THENCE N68°48'00"W, 25.35 FEET; THENCE N15°56'00"E, 22.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,005 SQUARE FEET, NOT INCLUDING THE AREA WITH THE PROPOSED PERMANENT TRAIL EASEMENT.

TRACT 2
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE

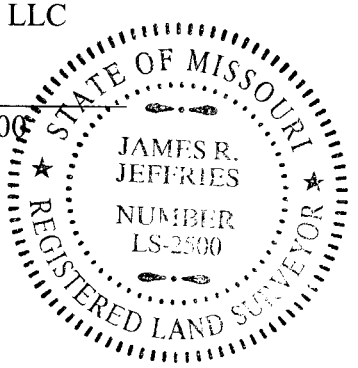
139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET; THENCE N72°41'15"E, 14.87 FEET; THENCE S17°18'45"E, 18.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68°37'55"E, 56.21 FEET; THENCE N60°02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82°21'10"E, 75.91 FEET; THENCE S75°20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61°09'15"E, 24.51 FEET; THENCE S46°58'00"E, 7.13 FEET; THENCE 43.85 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S67°54'15"E, 42.88 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N13°06'00"W, 90.30 FEET; THENCE N76°54'00"E, 41.83 FEET; THENCE S13°06'00"E, 85.70 FEET; THENCE S14°50'40"E, 31.50 FEET; THENCE S64°19'30"W, 24.00 FEET; THENCE N44°11'15"W, 37.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,802 SQUARE FEET, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT.

ALLSTATE CONSULTANTS LLC

James R. Jeffries

JAMES R. JEFFRIES, PLS-2500



MAR. 21, 2014
DATE



DESCRIPTION FOR PROPOSED TEMPORARY CONSTRUCTION EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: MDS REAL ESTATE ASSOCIATES, L.L.C.
JOB 11112.02

MARCH 21, 2014

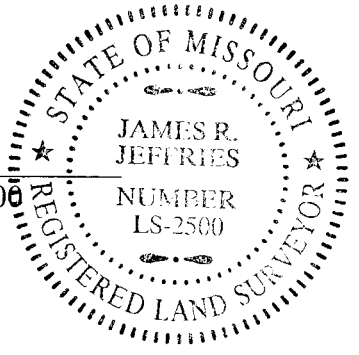
A STRIP OF LAND ONE HUNDRED TWENTY (120) FEET WIDE LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED UNDER SALE RECORDED IN BOOK 3826, PAGE 8 OF THE BOONE COUNTY RECORDS AND BEING SIXTY (60) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE, LEAVING SAID QUARTER SECTION LINE, N22°40'50"E, 110.55 FEET; THENCE N28°30'35"E, 180.00 FEET; THENCE N35°26'00"E, 111.30 FEET; THENCE N38°57'00"E, 71.45 FEET; THENCE 139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 58.88 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N89°33'15"E, 58.03 FEET; THENCE N72°41'15"E, 14.87 FEET; THENCE N17°18'45"W, 25.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, S17°18'45"E, 43.51 FEET; THENCE 64.49 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S68°37'55"E, 56.21 FEET; THENCE N60°02'50"E, 40.18 FEET; THENCE 77.86 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N82°21'10"E, 75.91 FEET; THENCE S75°20'30"E, 52.72 FEET; THENCE 24.76 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S61°09'15"E, 24.51 FEET; THENCE S46°58'00"E, 7.13 FEET; THENCE 103.93 FEET ALONG A 60.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83°24'30"E, 91.42 FEET; THENCE N33°47'00"E, 11.53 FEET; THENCE 38.32 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N64°16'45"E, 36.54 FEET; THENCE S85°13'30"E, 5.45 FEET; THENCE 20.02 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N83°18'20"E, 19.89 FEET; THENCE N71°50'05"E, 72.90 FEET; THENCE 9.58 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT,

SAID CURVE HAVING A CHORD, N77°19'35"E, 9.57 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, THE END OF THE DESCRIBED CENTERLINE, BEING N1°32'50"E, 496.75 FEET FROM THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER. THE DESCRIBED STRIP CONTAINS 0.88 ACRES, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT.

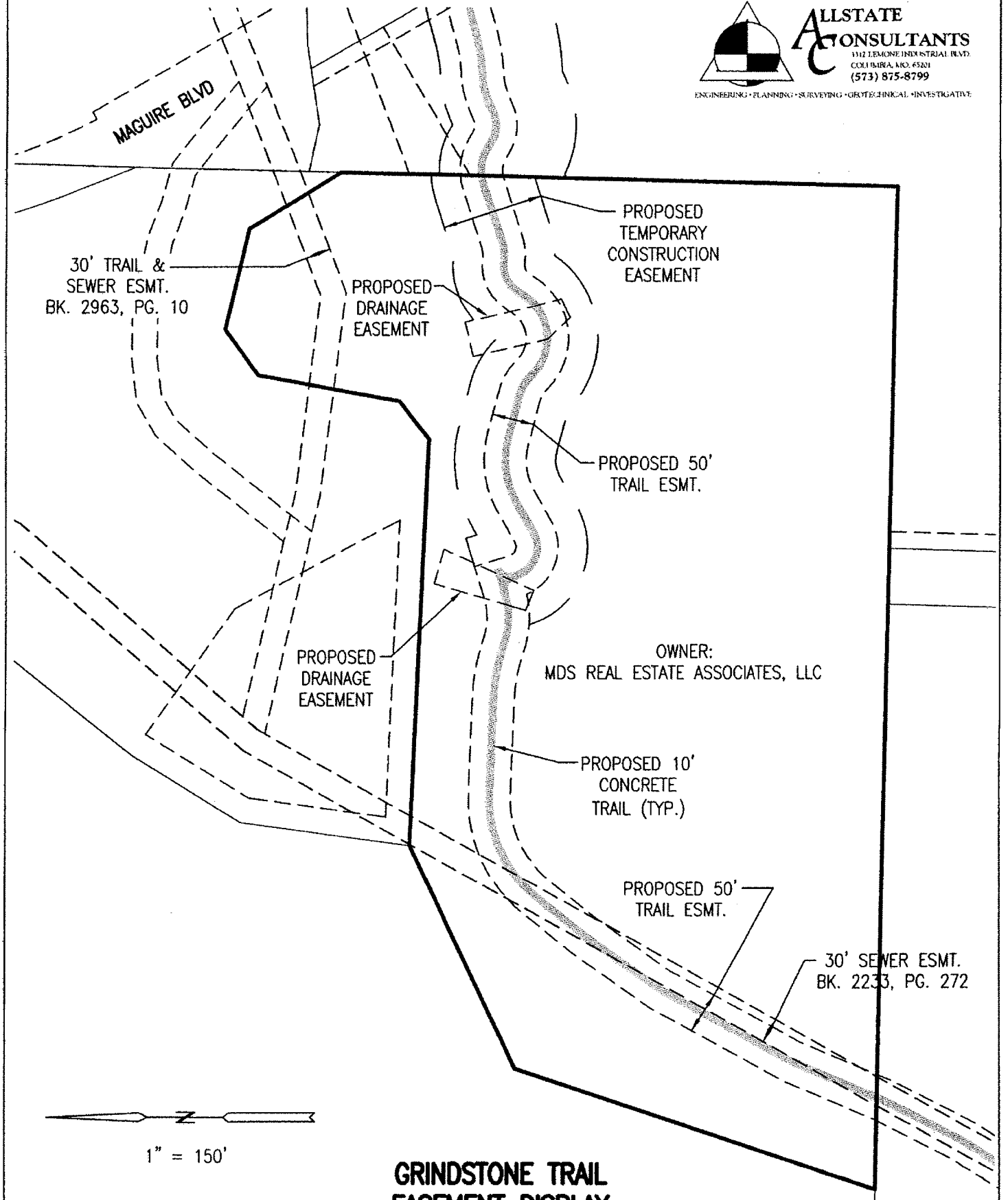
ALLSTATE CONSULTANTS LLC



James R. Jeffries
JAMES R. JEFFRIES, PLS-2500

MAR 21, 2014
DATE

ALLSTATE CONSULTANTS
1312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE



GRINDSTONE TRAIL EASEMENT DISPLAY

TRACT LOCATED IN W1/2 OF NE1/4 OF 20-48-12

COLUMBIA, MISSOURI

US HIGHWAY 63 NORTHBOUND

DESCRIPTION FOR PROPOSED TRAIL EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: UNION ELECTRIC COMPANY, D/B/A AMEREN UE
JOB: 11112.02

MARCH 21, 2014

A STRIP OF LAND FIFTY (50) FEET WIDE LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 29B, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3372, PAGE 128 AND BEING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1°32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, 32.39 FEET ALONG A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S78°37'25"E, 31.83 FEET; THENCE S60°03'55"E, 12.36 FEET; THENCE 33.20 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S86°29'05"E, 32.04 FEET; THENCE N67°05'40"E, 15.48 FEET; THENCE 34.94 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°06'10"E, 34.76 FEET; THENCE N87°06'40"E, 3.78 FEET; THENCE 42.52 FEET ALONG A 200.00-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N81°01'15"E, 42.44 FEET; THENCE N74°55'50"E, 37.96 FEET; THENCE 20.35 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N86°35'20"E, 20.21 FEET; THENCE S81°45'15"E, 6.74 FEET; THENCE 7.06 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S87°22'15"E, 7.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, THE END OF THE DESCRIBED CENTERLINE, BEING S30°08'35"E, 217.40 FEET FROM THE NORTH LINE OF SAID LOT 29B. THE DESCRIBED STRIP CONTAINS 12,320 SQUARE FEET.

ALLSTATE CONSULTANTS LLC

James R. Jeffries

JAMES R. JEFFRIES, PLS 2500



MAR. 21, 2014
DATE

DESCRIPTION FOR PROPOSED TEMPORARY CONSTRUCTION EASEMENT
FOR: CITY OF COLUMBIA PARKS AND RECREATION
OWNER: UNION ELECTRIC COMPANY, D/B/A AMEREN UE
JOB: 11112.02

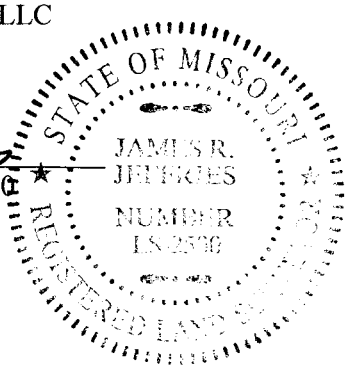
MARCH 21, 2014

A STRIP OF LAND ONE HUNDRED FIFTY (150) FEET WIDE LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING ACROSS PART OF LOT 29B, CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 AND ACROSS PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3372, PAGE 128 AND BEING FIFTY (50) FEET ON THE LEFT OR NORTH SIDE OF AND ONE HUNDRED (100) FEET ON THE RIGHT OR SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1°32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

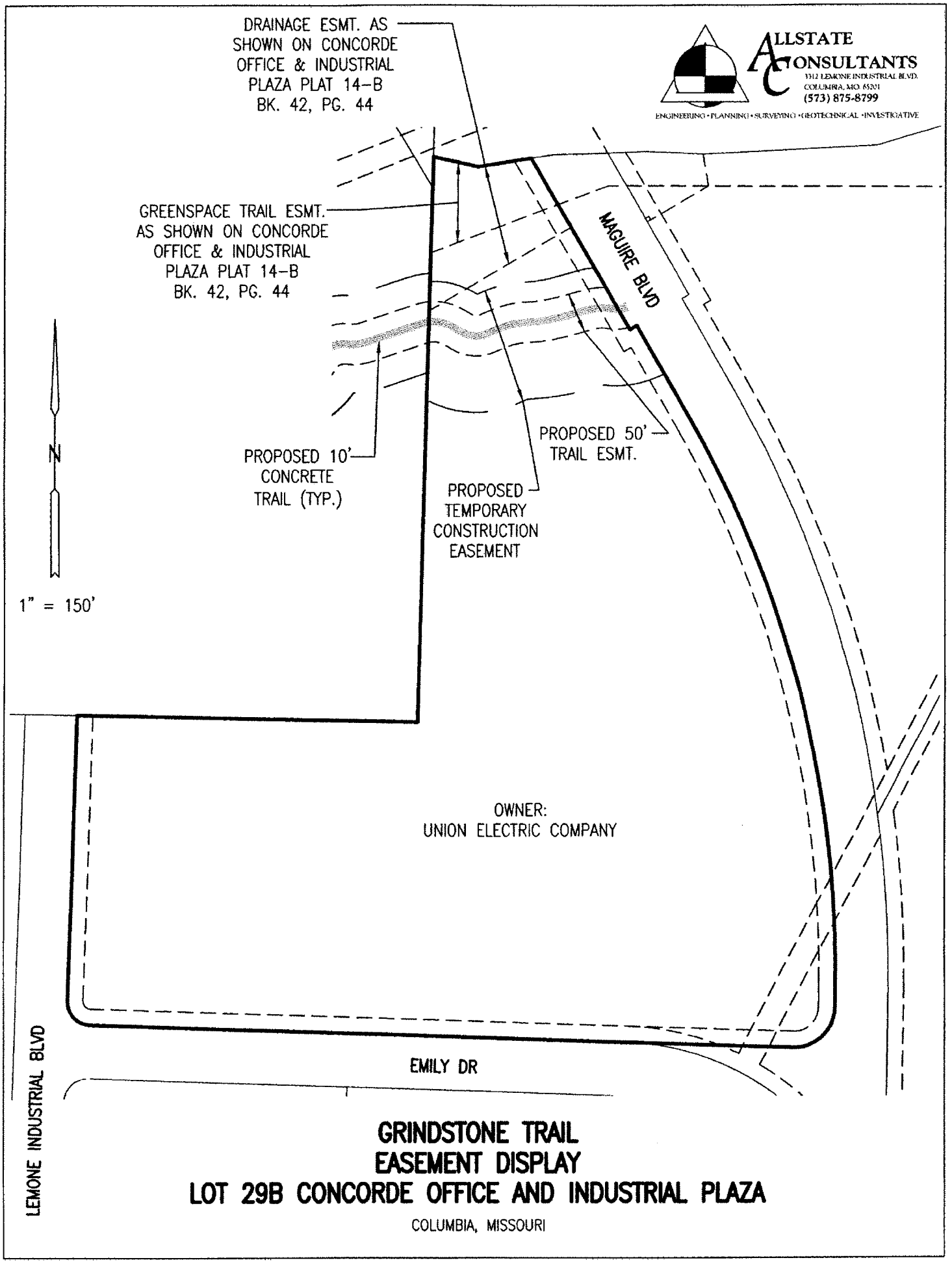
THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, 32.39 FEET ALONG A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S78°37'25"E, 31.83 FEET; THENCE S60°03'55"E, 12.36 FEET; THENCE 33.20 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S86°29'05"E, 32.04 FEET; THENCE N67°05'40"E, 15.48 FEET; THENCE 34.94 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N77°06'10"E, 34.76 FEET; THENCE N87°06'40"E, 3.78 FEET; THENCE 42.52 FEET ALONG A 200.00-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N81°01'15"E, 42.44 FEET; THENCE N74°55'50"E, 37.96 FEET; THENCE 20.35 FEET ALONG A 50.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N86°35'20"E, 20.21 FEET; THENCE S81°45'15"E, 6.74 FEET; THENCE 7.06 FEET ALONG A 36.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S87°22'15"E, 7.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, THE END OF THE DESCRIBED LINE, BEING S30°08'35"E, 217.40 FEET FROM THE NORTH LINE OF SAID LOT 29B. THE DESCRIBED STRIP CONTAINS 0.59 ACRES, NOT INCLUDING THE AREA WITHIN THE PROPOSED PERMANENT TRAIL EASEMENT.

ALLSTATE CONSULTANTS LLC



James R. Jeffries
JAMES R. JEFFRIES, PLS-2500

MAR. 21, 2014
DATE



GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 29B CONCORDE OFFICE AND INDUSTRIAL PLAZA

COLUMBIA, MISSOURI