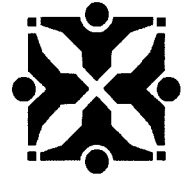


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 298-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 10/19/2015

Re: Boone Hospital Medical Park - Easement Vacations (Case #15-180)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibit to the Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Approval of the ordinance will result in the vacation of several utility easements that are no longer necessary for public use, and the dedication of new easements for utilities serving the existing development on the subject property.

Discussion

Engineering Surveys and Services (applicant), on behalf of Boone Hospital Center C/o The Graham Group (owner) is requesting approval to vacate multiple utility easements on property located at the northeast corner of Broadway and William Street, addressed as 1601, 1605, 1701, and 1705 Broadway, and generally known as the Boone Hospital Medical Park. The requested vacations consist of four easements for sewer purposes and one easement for electric purposes.

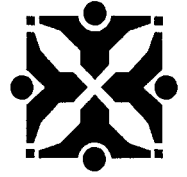
The easements were previously dedicated during the initial development of the Boone Hospital Medical Park; however, during more recent construction, many of the utilities were relocated to accommodate the construction of new buildings. The utility easements were not vacated at that time (which means they remained in the same location even after the utilities were relocated) and are still currently in effect, precipitating the need for the vacation as portions of the easements are located under existing buildings.

During review of requested vacations, staff determined that additional easement dedications were required on this site for existing utilities. The applicant has submitted the required Grant of Easement for these utility locations, which have been approved by staff, and are included for acceptance by City Council concurrently with the requested vacation of the aforementioned sewer and electric easements.

Staff has reviewed the requested vacations and determined that no active utility currently exists within any of the easements that the applicant seeks to vacate, and supports the request. Locator maps and easement graphics are attached for reference.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

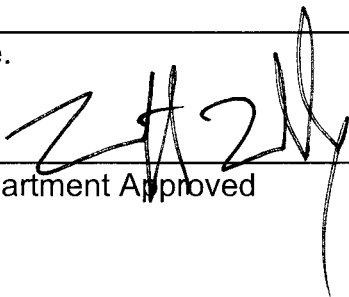
Comprehensive Plan Impact: Not Applicable

Suggested Council Action

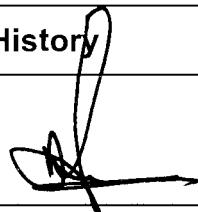
Approval of the utility easement vacations and acceptance of the replacement easements.

Legislative History

None.



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 298-15

AN ORDINANCE

vacating sewer and electric easements located on the northeast corner of Broadway and William Street (1601, 1605, 1701 and 1705 Broadway); directing the City Clerk to have a copy of this ordinance recorded; accepting conveyances for sewer purposes; directing the City Clerk to have the conveyances recorded; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Council finds and determines that certain sewer and electric easements, more particularly described as follows:

SEWER EASEMENT

A strip of land, 16 (sixteen) feet wide, located in Lot 4 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being part of line 3 described by an easement recorded in book 931 page 889, the centerline described as follows:

Starting at the northeast corner of Lot 4 of Boone Hospital Medical Park, thence along the northerly line of said lot, on a curve to the right having a radius of 914.45 feet, a distance of 143.46 feet, the chord being N 80°52'40"W 143.21 feet; thence N 76°23'10"W 386.34 feet to the centerline of Line 3 described by an easement recorded in book 931 page 889, thence along said line, S 13°38'30"W 31.69 feet to the point of beginning.

From the point of beginning, continuing, S 13°38'30"W 196.32 feet to the end of the centerline.

SEWER EASEMENT

A strip of land, 16 (sixteen) feet wide, located in Lots 3 and 4 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being Line 7 described by an easement recorded in book 931 page 889.

SEWER EASEMENT

A strip of land located in Lot 4 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being part of the 30 (thirty) foot strip of land described as Line 4 by an easement recorded in book 931 page 889, further described as follows:

Starting at the northeast corner of Lot 4 of Boone Hospital Medical Park, thence along the easterly line of said lot, S 0°25'40"E 35.55 feet to the southerly line of the 30 foot strip described by Line 4 of an easement recorded in book 931 page 889; thence along said line, N 79°33'40"W 93.70 feet to the point of beginning.

From the point of beginning, continuing along the southerly line of the 30 foot strip described by Line 4 of an easement recorded in book 931 page 889, N 79°33'40"W 58.07 feet; thence N 76°23'10"W 209.57 feet; thence leaving said line, N 13°36'50"E 3.22 feet; thence S 76°23'10"E 267.55 feet to the beginning.

SEWER EASEMENT

A strip of land, 16 (sixteen) feet wide, located in Lots 2 and 3 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being part of line 5 described by an easement recorded in book 931 page 889, the centerline described as follows:

Beginning at the northwest corner of Lot 2 of Boone Hospital Medical Park, thence along the northerly line of said lot, on a curve to the left having a radius of 914.45 feet, a distance of 80.90 feet to the centerline of Line 5 described by an easement recorded in book 931 page 889, the chord being S 87°54'10"E 80.86 feet; thence along said line, S 0°56'10"W 47.28 feet to the point of beginning.

From the point of beginning, continuing, S 0°56'10"W 79.73 feet to Point "A"; thence S 53°23'20"W 73.25 feet; thence N 88°04'00"W 13.50 feet to the line between Lots 2 and 3 of Boone Hospital Medical Park; thence continuing N 88°04'00"W 72.61 feet; thence N 0°45'00"E 52.05 feet; thence N 78°07'10"W 278.39 feet to the end of the centerline.

From Point "A", previously described above, S 89°15'20"E 40.00 feet to the end of the centerline.

ELECTRIC EASEMENT

A strip of land, 16 (sixteen) wide, located in Lot 4 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being part of the tract of land described by an easement recorded in book 1124 page 271, further described as follows:

That portion of the tract of land, described by an underground electric easement recorded in book 1124 page 274, which is located in Lot 4 of Boone Hospital Medical Park.

are in excess and surplus to the needs of the City and are hereby vacated.

SECTION 2. The City Clerk is hereby authorized and directed to cause a copy of this ordinance to be recorded in the office of the Recorder of Deeds of Boone County, Missouri.

SECTION 3. The conveyances to the City of Columbia, Missouri, a municipal corporation, more particularly described as follows:

Grant of Easement for sewer purposes from Board of Trustees of Boone County Hospital, also known as Boone Hospital Center, dated September 25, 2015, more particularly described in Exhibit "A" attached hereto and made a part hereof.

Grant of Easement for sewer purposes from Board of Trustees of Boone County Hospital, also known as Boone Hospital Center, dated September 25, 2015, more particularly described in Exhibit "B" attached hereto and made a part hereof.

Grant of Easement for sewer purposes from Board of Trustees of Boone County Hospital, also known as Boone Hospital Center, dated September 25, 2015, more particularly described in Exhibit "C" attached hereto and made a part hereof.

are hereby accepted.

SECTION 4. The City Clerk is hereby authorized and directed to have the conveyances recorded in the office of the Boone County Recorder of Deeds.

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

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

GRANT OF EASEMENT FOR SEWER PURPOSES

THIS INDENTURE, made on the 25th day of September, 2015, by and between the BOARD OF TRUSTEES OF BOONE COUNTY HOSPITAL, ALSO KNOWN AS BOONE HOSPITAL CENTER, a public body created and existing pursuant to Chapter 205 of the Revised Statutes of Missouri, GRANTOR, and the City of Columbia, Missouri, a municipal corporation, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars and other valuable considerations, to us in hand paid by the City of Columbia, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, the right, privilege and authority to construct, operate, replace, repair and maintain sewers and pipes, including the necessary manholes and other fixtures, under, across and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to wit:

A strip of land, 16 (sixteen) feet wide, located in Lot 3 of Boone Hospital Medical Park, the centerline described as follows:

Starting at the southeast corner of Lot 3 of Boone Hospital Medical Park, thence N 10°03'00"E, along the easterly line thereof, 45.27 feet to the point of beginning.

From the point of beginning, thence leaving the easterly line of Lot 3 of Boone Hospital Medical Park, N 79°53'50"W 111.38 feet; thence N 25°46'10"W 149.54 feet; thence N 77°30'10"W 139.83 feet to the end of the centerline.

(As shown on attached Exhibit "A")

Said easement being the right to construct, operate, replace, repair and maintain sewers and pipes under or across said easement, and right of access thereto over the above-described tract of land across the Grantor's adjacent property.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement any tree, brush, structure or obstruction of any kind or character whatsoever which, in the reasonable judgment of the City may endanger the safety of or interfere with the operation and maintenance of said City's facilities.

The Grantor covenants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement on behalf of said County Hospital.

Witness our hands the day and year first written above.

BOARD OF TRUSTEES,
BOONE COUNTY HOSPITAL, a/k/a
BOONE HOSPITAL CENTER

By: [Signature]
Fred Parry, Chairperson

Attest: [Signature]
Jan Beckett, Secretary

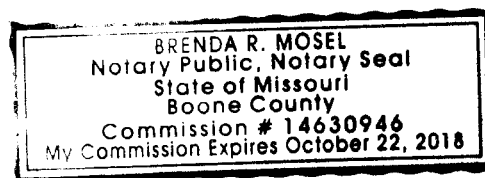
STATE OF MISSOURI)
)ss.
COUNTY OF BOONE)

On this 25th day of September ^{62m} ~~August~~, in the year 2015, before me, a Notary Public in and for said state, personally appeared, Fred Parry, Chairperson, and Jan Beckett, Secretary of the Board of Trustees of the Boone County Hospital, who being by me duly sworn, acknowledged that said instrument was signed in behalf of the Board of Trustees of the Boone County Hospital and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said Board to execute the same.

~~* also known as Boone Hospital Center~~

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

[Signature]
Notary Public Brenda R. Mosel



SCALE: 1" = 100'

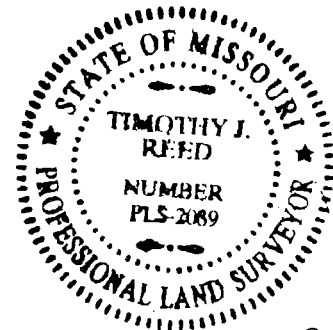
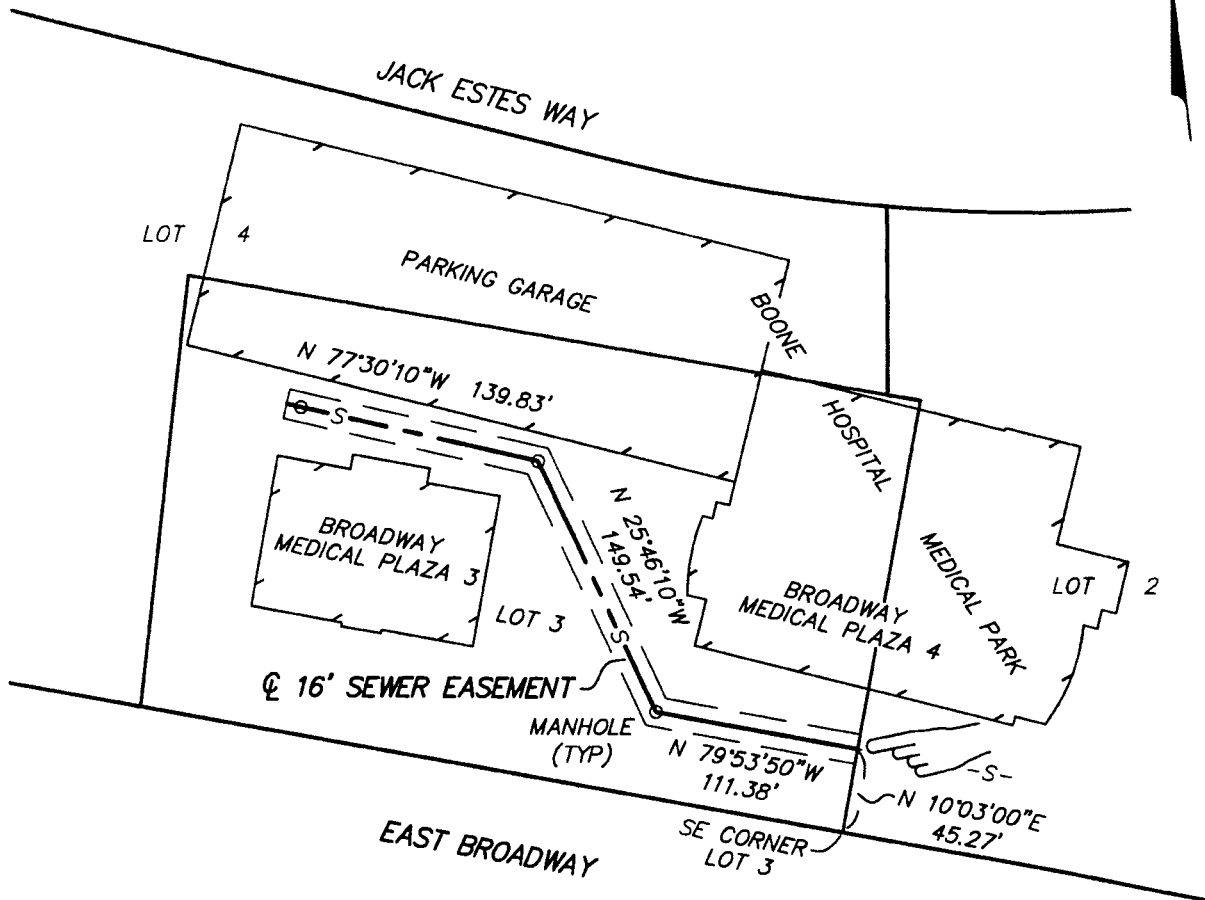


EXHIBIT "A"
SHEET 1 OF 1

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 - www.ESS-Inc.com
Missouri Land Surveying Corporation # 2004004672

TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS-2089

13054

GRANT OF EASEMENT FOR SEWER PURPOSES

THIS INDENTURE, made on the 25th day of September, 2015, by and between BOARD OF TRUSTEES OF BOONE COUNTY HOSPITAL, ALSO KNOWN AS BOONE HOSPITAL CENTER, a public body created and existing pursuant to Chapter 205 of the Revised Statutes of Missouri, Grantor, and the City of Columbia, Missouri, a municipal corporation, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars and other valuable considerations, to us in hand paid by the City of Columbia, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, the right, privilege and authority to construct, operate, replace, repair and maintain sewers and pipes, including the necessary manholes and other fixtures, under, across and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to wit:

A strip of land, 16 (sixteen) feet wide, located in Lot 4 of Boone Hospital Medical Park, the centerline described as follows:

Starting at the northeast corner of Lot 4 of Boone Hospital Medical Park, thence along the northerly line thereof, along a curve to the right, having a radius of 914.45 feet, a distance of 143.36 feet, the chord being N 80°52'40"W 143.21 feet; thence N 76°23'10"W 386.34 feet; thence leaving said line, S 13°38'30"W 31.69 feet to the southerly line of a 30 foot sewer easement (Line 4) recorded in book 931 page 889, the point of beginning.

From the point of beginning, thence leaving the southerly line of a 30 foot sewer easement (Line 4) recorded in book 931 page 889, S 22°55'30"W 192.08 feet to the end of the centerline.

(As shown on attached Exhibit "A")


Said easement being the right to construct, operate, replace, repair and maintain sewers and pipes under or across said easement, and right of access thereto over the above-described tract of land across the Grantor's adjacent property.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement any tree, brush, structure or obstruction of any kind or character whatsoever which, in the reasonable judgment of the City may endanger the safety of or interfere with the operation and maintenance of said City's facilities.

The Grantor covenants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement on behalf of said County Hospital.

Witness our hands the day and year first written above.

BOARD OF TRUSTEES,
BOONE COUNTY HOSPITAL, a/k/a
BOONE HOSPITAL CENTER

By: 
Fred Parry, Chairperson

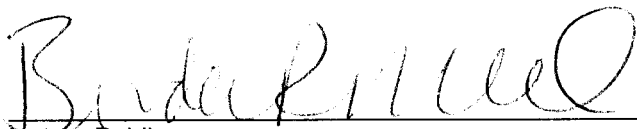
Attest: 
Jan Beckett, Secretary

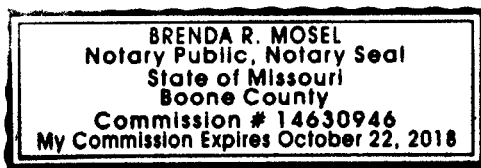
STATE OF MISSOURI)
)ss.
COUNTY OF BOONE)

On this 25th day of September, in the year 2015, before me, a Notary Public in and for said state, personally appeared, Fred Parry, Chairperson, and Jan Beckett, Secretary of the Board of Trustees of the Boone County Hospital, who being by me duly sworn, acknowledged that said instrument was signed in behalf of the Board of Trustees of the Boone County Hospital and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said Board to execute the same.

**also known as Boone Hospital Center*

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


Notary Public Brenda R. Mosel



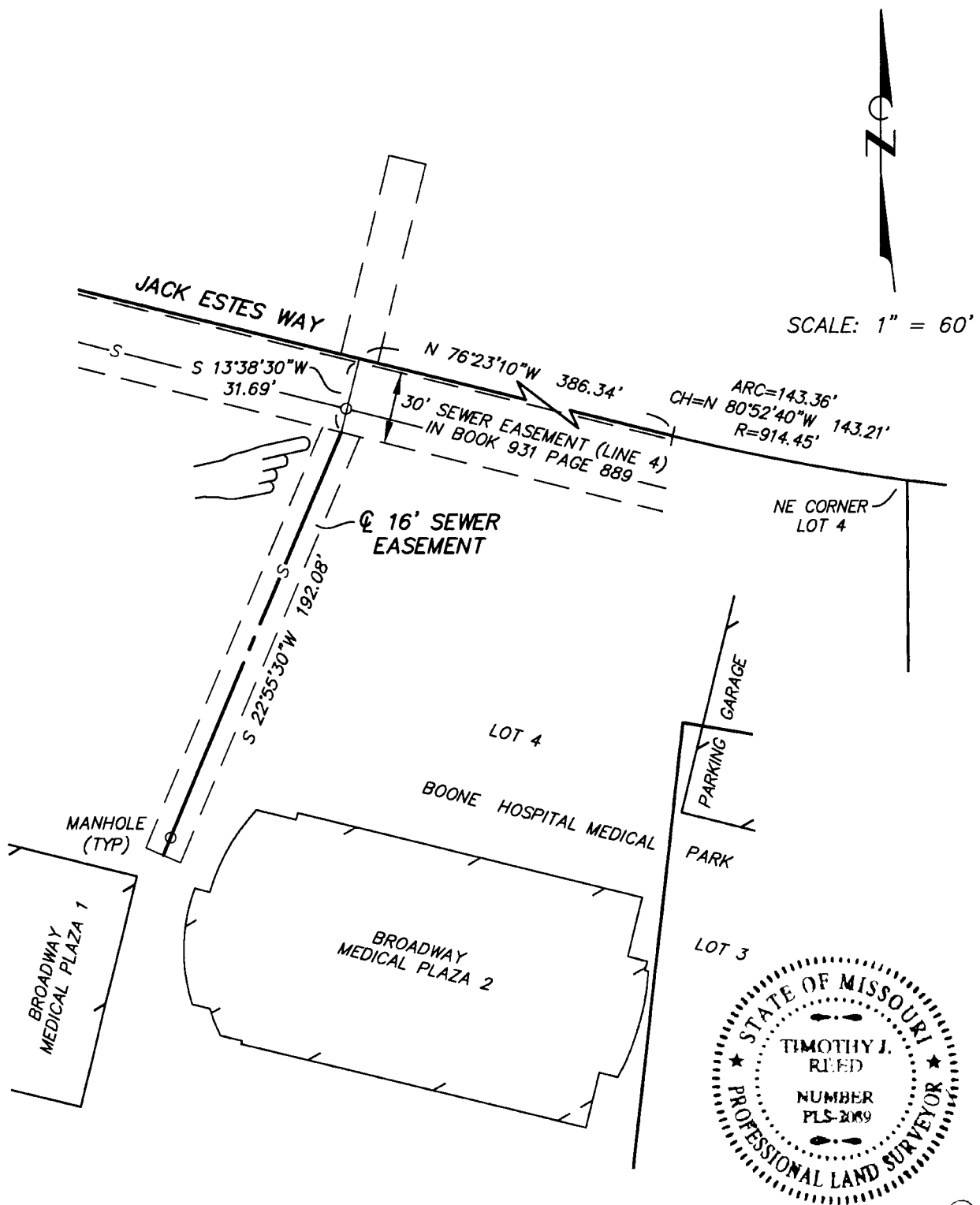


EXHIBIT "A"
SHEET 1 OF 1

Engineering Surveys and Services
1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 - www.ESS-Inc.com
Missouri Land Surveying Corporation # 2004004672

Timothy J. Reed
TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS-2089
8/13/15

13053

GRANT OF EASEMENT FOR SEWER PURPOSES

THIS INDENTURE, made on the 25TH day of September, 2015, by and between the BOARD OF TRUSTEES OF BOONE COUNTY HOSPITAL, ALSO KNOWN AS BOONE HOSPITAL CENTER, a public body created and existing pursuant to Chapter 205 of the Revised Statutes of Missouri, Grantor, and the City of Columbia, Missouri, a municipal corporation, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars and other valuable considerations, to us in hand paid by the City of Columbia, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, the right, privilege and authority to construct, operate, replace, repair and maintain sewers and pipes, including the necessary manholes and other fixtures, under, across and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to wit:

Two strips of land located in the southwest quarter of Section 7 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2 of Boone Hospital Medical Park, recorded in plat book 26 page 58 of the Boone County records, described as follows:

Strip 1

A strip of land, 16 (sixteen) feet wide, located in Lot 2 of Boone Hospital Medical Park, described as follows:

Starting at the northwest corner of Lot 2 of Boone Hospital Medical Park, thence S 0°25'40"E, along the westerly line of said lot, 35.55 feet to the southerly line of a 30 foot sewer easement (Line 4), recorded in book 931 page 889; thence S 79°33'40"E, along said line, 77.76 feet to the point of beginning.

From the point of beginning, thence continuing along the southerly line of a 30 foot sewer easement (Line 4), recorded in book 931 page 889, S 79°33'40"E 11.48 feet to the easterly line of a 16 foot sanitary sewer easement (Line 5), recorded in book 931 page 889; thence N 0°56'10"E, along said line, 15.13 feet; thence leaving said line, S 25°15'00"E 95.11 feet to the northerly line of a 16 foot sanitary sewer easement (Line 5) recorded in book 931 page 889; thence along the lines of said easement, N 89°15'20"W 10.00 feet; thence S 0°44'40"W 16.00 feet; thence leaving said line, N 25°15'00"W 98.24 feet to the beginning.

(As shown on attached Exhibit "A")

Strip 2

A strip of land, 16 (sixteen) feet wide, located in Lot 2 of Boone Hospital Medical Park, the centerline described as follows:

Starting at the southwest corner of Lot 2 of Boone Hospital Medical Park, thence N 10°03'00"E, along the westerly line of said lot, 45.27 feet to the point of beginning.

From the point of beginning, thence leaving the westerly line of Lot 2 of Boone Hospital Medical Park, S 79°53'50"E 213.37 feet; thence S 65°55'30"E 149.10 feet to the end of the centerline, at a point on the centerline of a 16 foot sanitary sewer easement (Line 5) recorded in book 931 page 889, at a point being N 0°49'00"E 8.53 feet from the southerly line of Lot 2 of Boone Hospital Medical Park.

(As shown on attached Exhibit "B")

Said easement being the right to construct, operate, replace, repair and maintain sewers and pipes under or across said easement, and right of access thereto over the above-described tract of land across the Grantor's adjacent property.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement any tree, brush, structure or obstruction of any kind or character whatsoever which, in the reasonable judgment of the City may endanger the safety of or interfere with the operation and maintenance of said City's facilities.

The Grantor covenants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement on behalf of said County Hospital.

Witness our hands the day and year first written above.

BOARD OF TRUSTEES,
BOONE COUNTY HOSPITAL, a/k/a
BOONE HOSPITAL CENTER

By: _____

Fred Parry, Chairperson

Attest: _____

Jan Beckett, Secretary

STATE OF MISSOURI)

)ss.

COUNTY OF BOONE)

On this 25th day of September, in the year 2015, before me, a Notary Public in and for said state, personally appeared, Fred Parry, Chairperson, and Jan Beckett, Secretary of the Board of Trustees of the Boone County Hospital, who being by me duly sworn, acknowledged that said instrument was signed in behalf of the Board of Trustees of the Boone County Hospital and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said Board to execute the same.

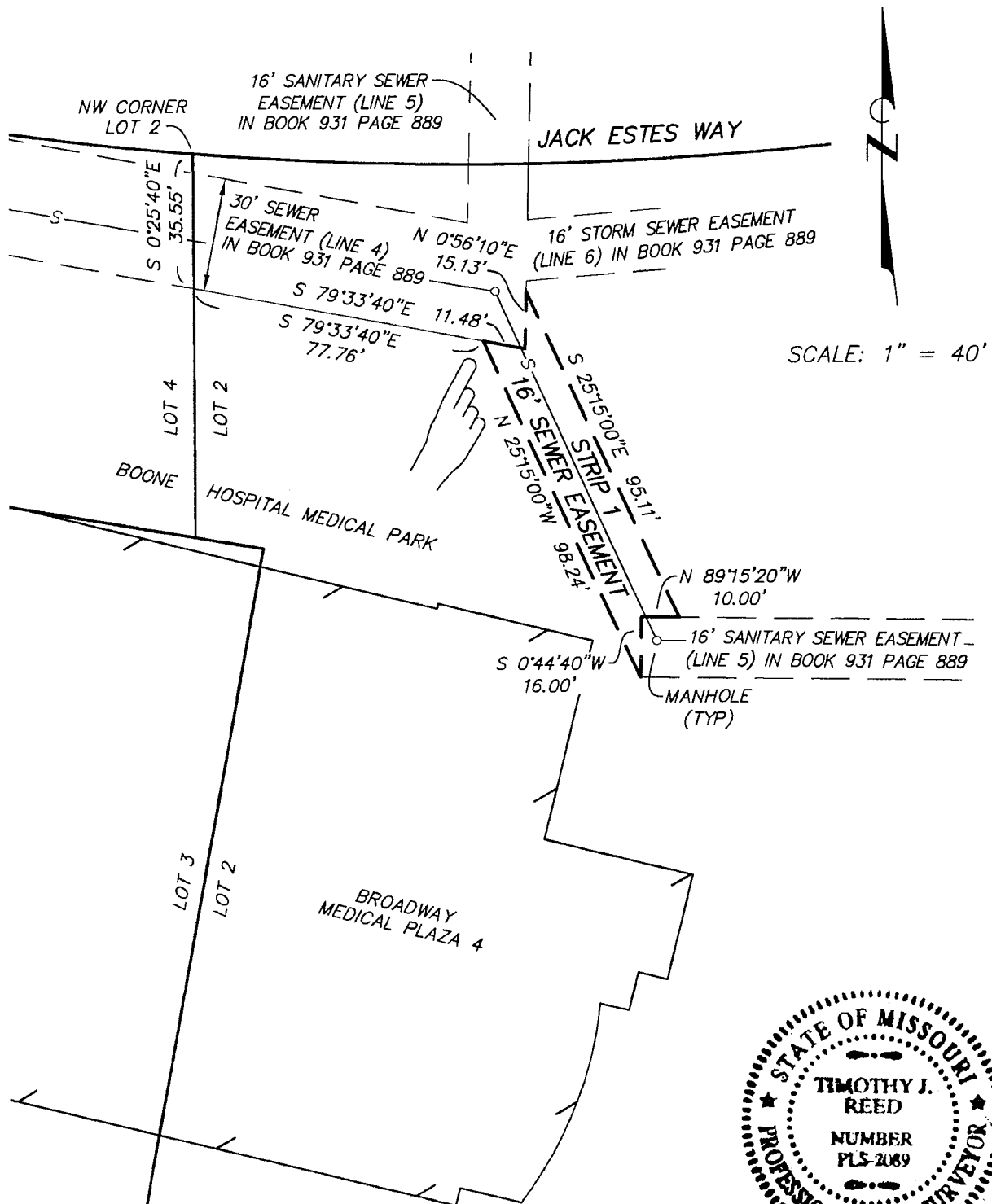
*also known as Boone Hospital Center

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

Notary Public

Brenda R. Mosel

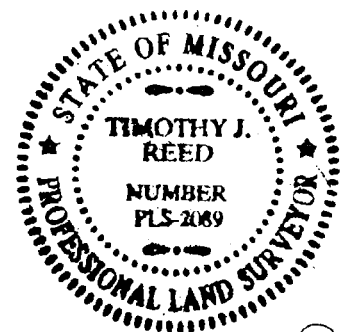
BRENDA R. MOSEL
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 14630946
My Commission Expires October 22, 2018



STRIP 1
EXHIBIT "A"
 SHEET 1 OF 1

Engineering Surveys and Services

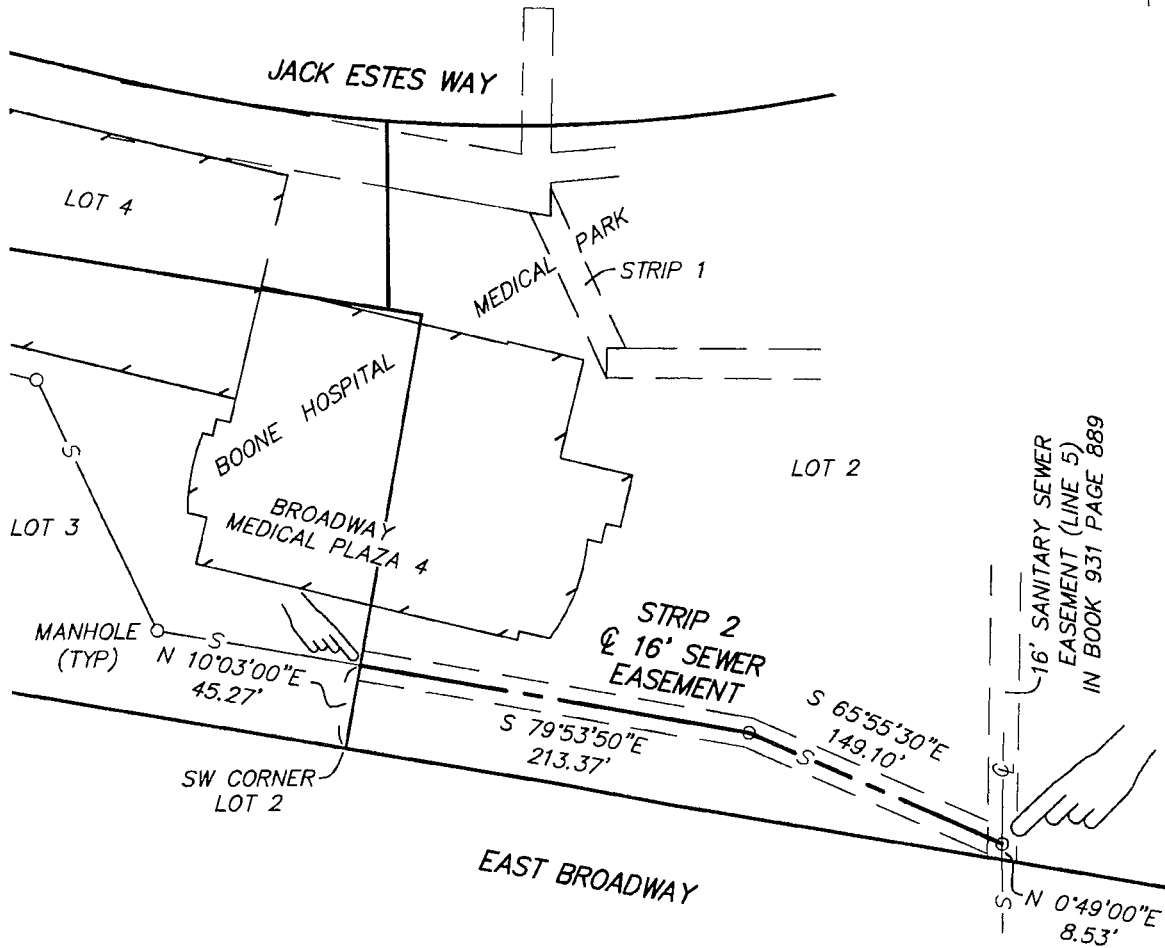
1113 Fay Street, Columbia, Missouri 65201
 573 - 449 - 2646 - www.ESS-Inc.com
 Missouri Land Surveying Corporation # 2004004672



Timothy J. Reed
 TIMOTHY J. REED
 PROFESSIONAL LAND SURVEYOR
 LS-2089

13054

SCALE: 1" = 100'



STRIP 2
EXHIBIT "B"
SHEET 1 OF 1

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 - www.ESS-Inc.com
Missouri Land Surveying Corporation # 2004004672



Timothy J. Reed
TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS-2089

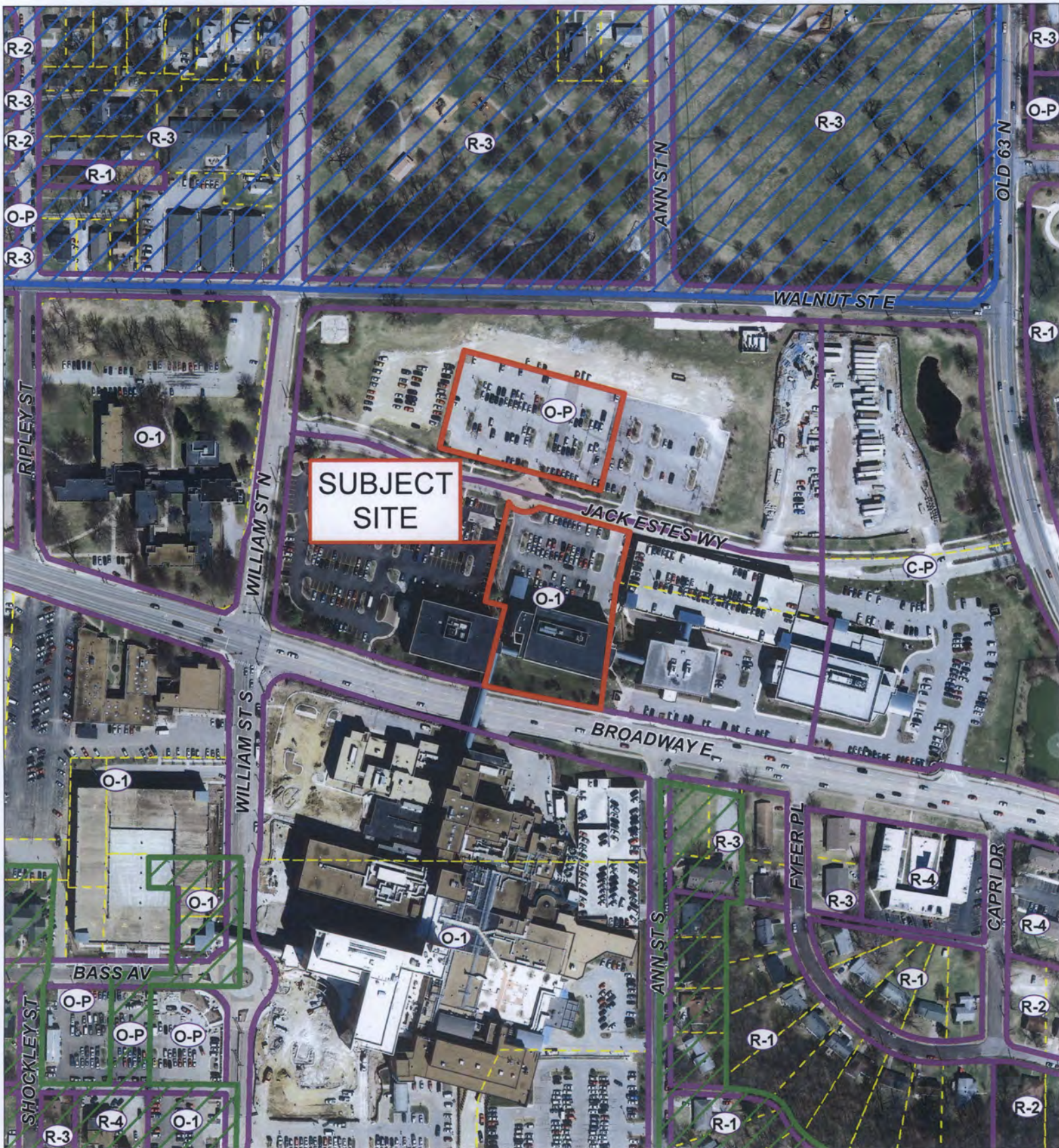
8/13/15

13054



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



15-180: Boone Hospital Medical Park Easement Vacation



East Campus Urban Conservation District



Benton Stephens Urban Conservation District

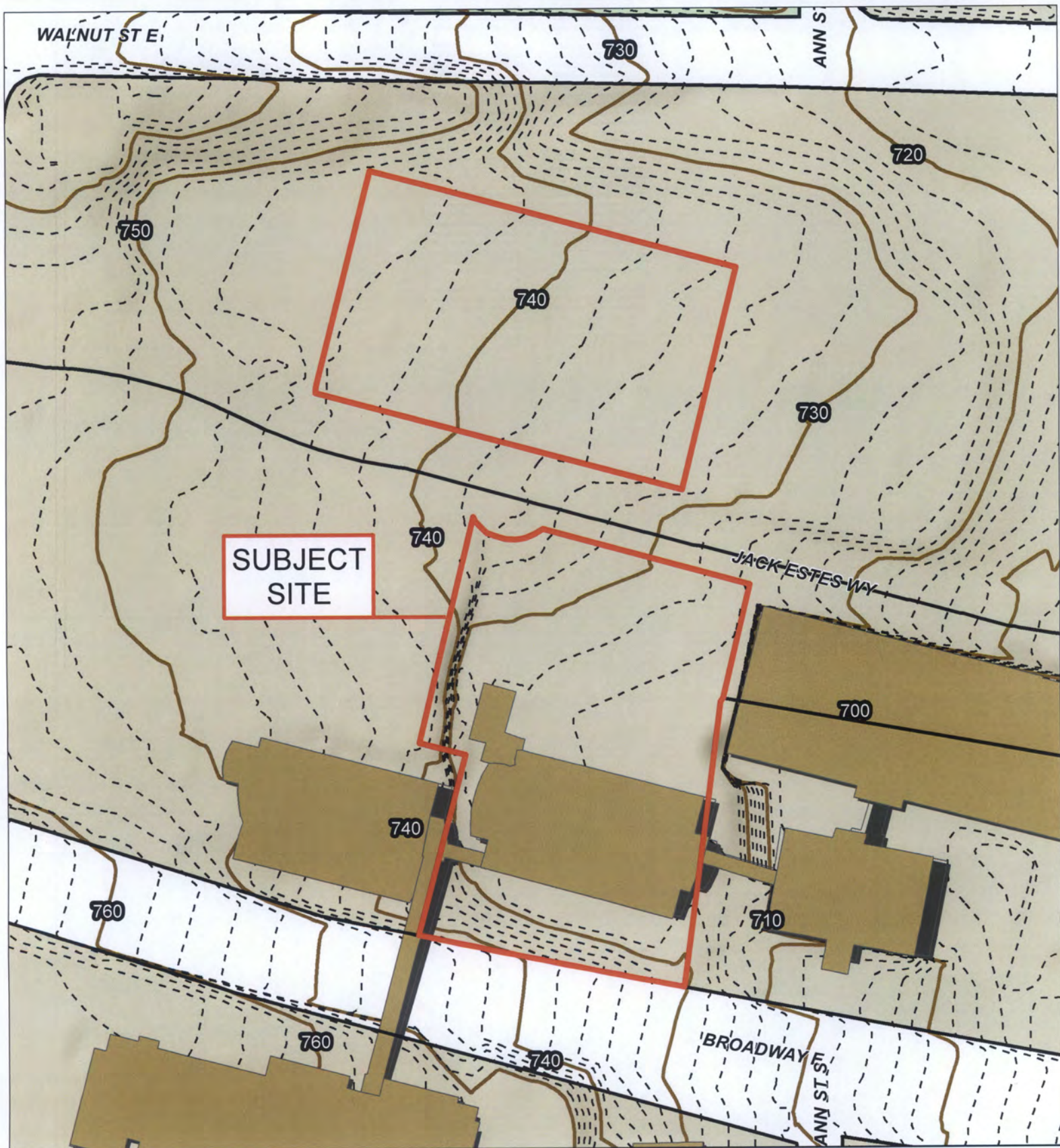


City of Columbia Zoning



Parcels



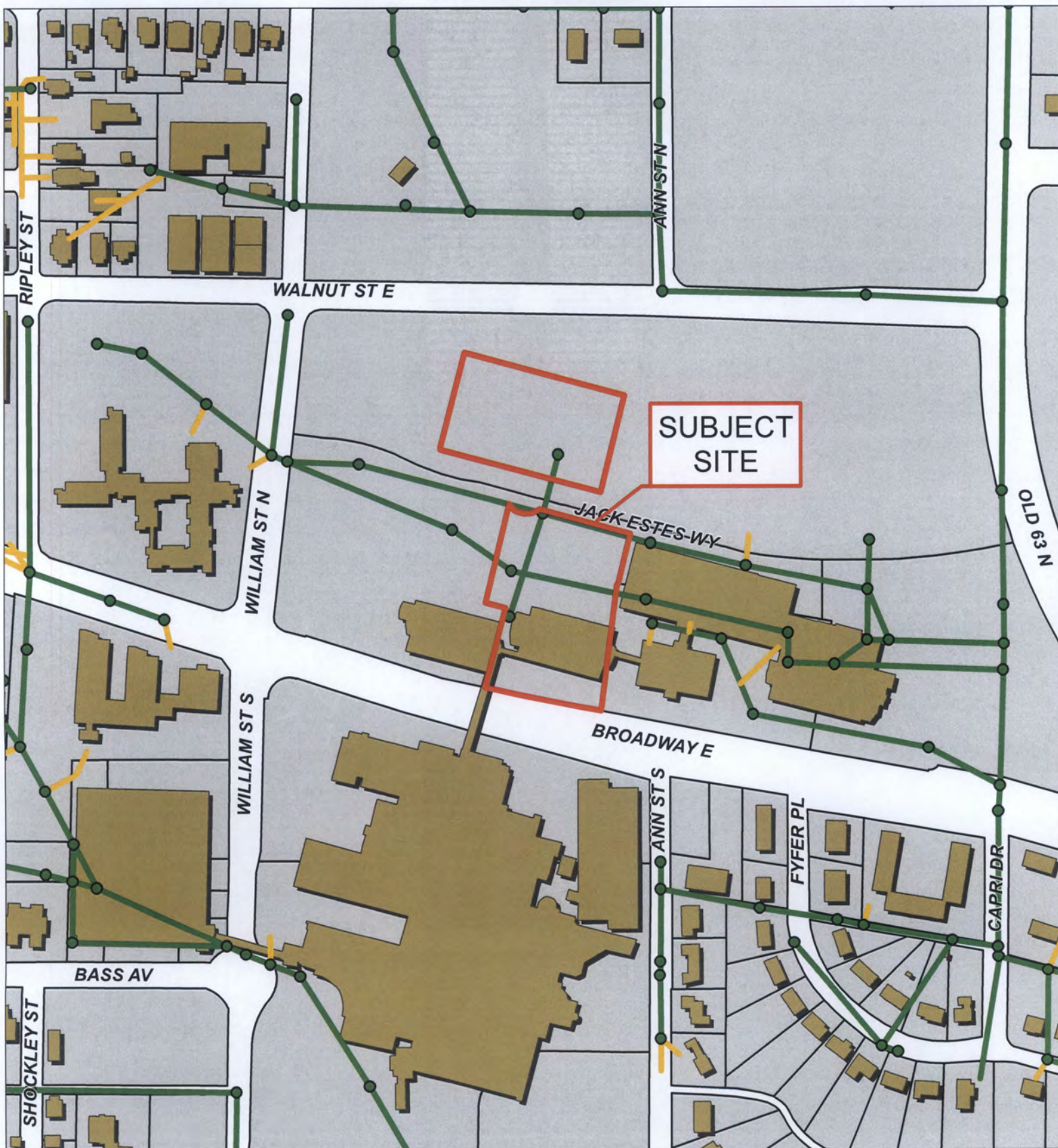


15-180: Boone Hospital Medical Park Easement Vacation



- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
- Parcels
- Building Footprint





15-180: Boone Hospital Medical Park Easement Vacation



- City Sanitary Structure
- City Sanitary Line
- Building Footprint
- Private Sanitary Line
- Parcels



July 23, 2015

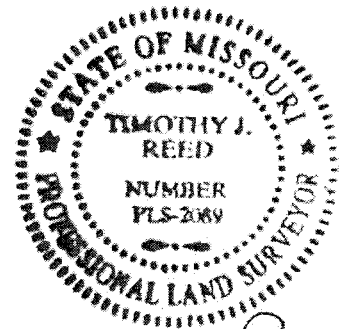
BOONE HOSPITAL MEDICAL PARK
Easement to be vacated

A strip of land, 16 (sixteen) feet wide, located in Lot 4 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being part of line 3 described by an easement recorded in book 931 page 889, the centerline described as follows:

Starting at the northeast corner of Lot 4 of Boone Hospital Medical Park, thence along the northerly line of said lot, on a curve to the right having a radius of 914.45 feet, a distance of 143.46 feet, the chord being N 80°52'40"W 143.21 feet; thence N 76°23'10"W 386.34 feet to the centerline of Line 3 described by an easement recorded in book 931 page 889, thence along said line, S 13°38'30"W 31.69 feet to the point of beginning.

From the point of beginning, continuing, S 13°38'30"W 196.32 feet to the end of the centerline.

(As shown on attached Exhibit "A")



Timothy J. Reed
7/23/2015

Engineering Surveys and Services

1113 Fay Street Columbia, Missouri 65201
573-449-2646 - www.ESS-Inc.com
Missouri Land Surveying Corporation #2004004672

TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS-2089

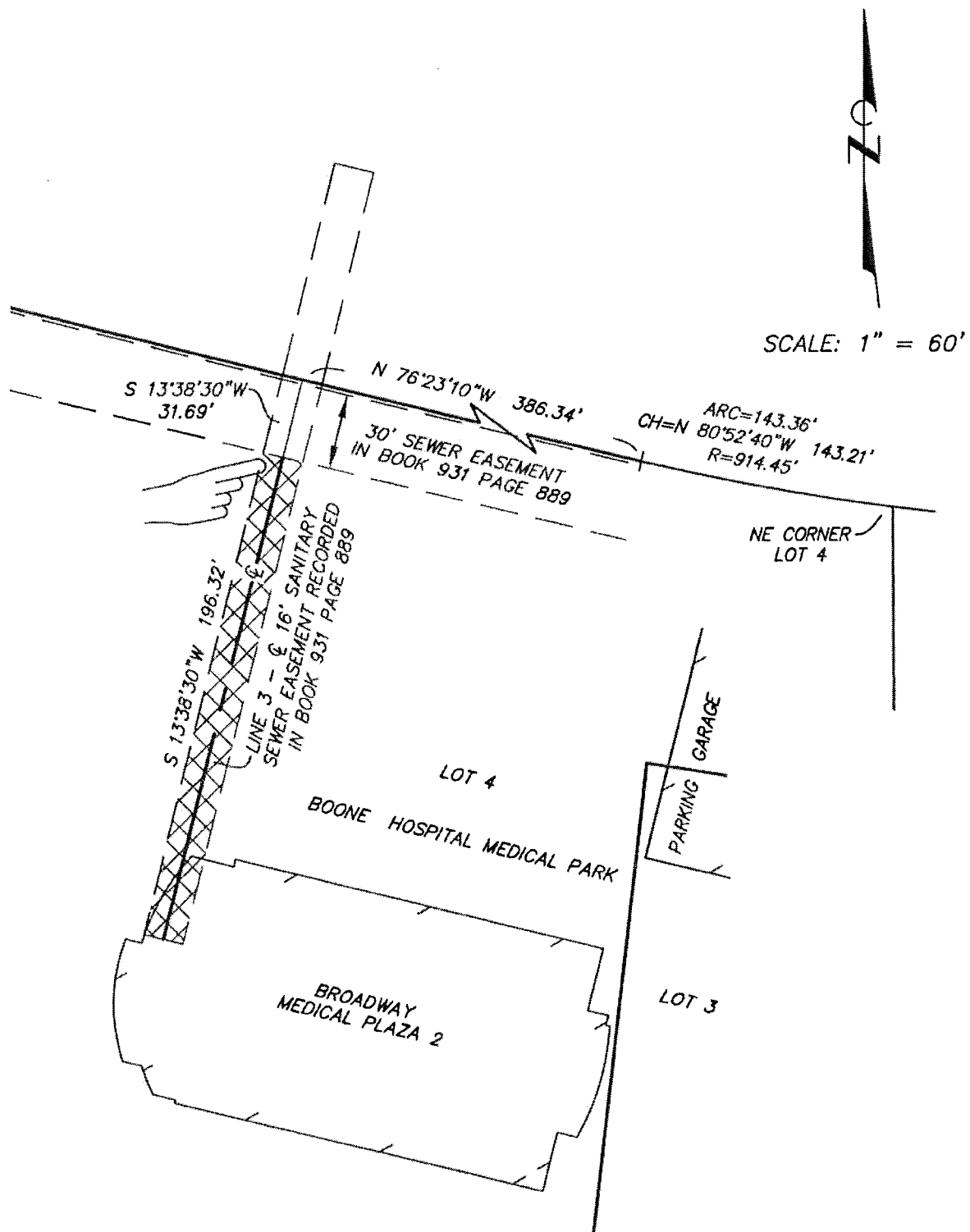


EXHIBIT "A"
LINE 3 - BOOK 931 PAGE 889
SHEET 2 OF 8

Engineering Surveys and Services
 1113 Fay Street, Columbia, Missouri 65201
 573 - 449 - 2646 - www.ESS-Inc.com
 Missouri Land Surveying Corporation # 2004004672

TIMOTHY J. REED
PROFESSIONAL LAND SURVEYOR
LS-2009

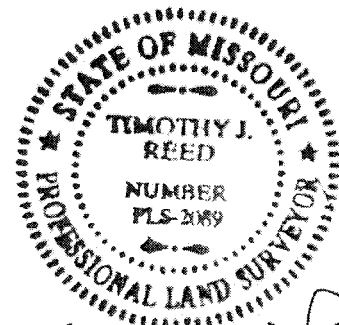
13053

July 23, 2015

BOONE HOSPITAL MEDICAL PARK
Easement to be vacated

A strip of land, 16 (sixteen) feet wide, located in Lots 3 and 4 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being Line 7 described by an easement recorded in book 931 page 889.

(As shown on attached Exhibit "B")



Timothy J. Reed
7/23/15

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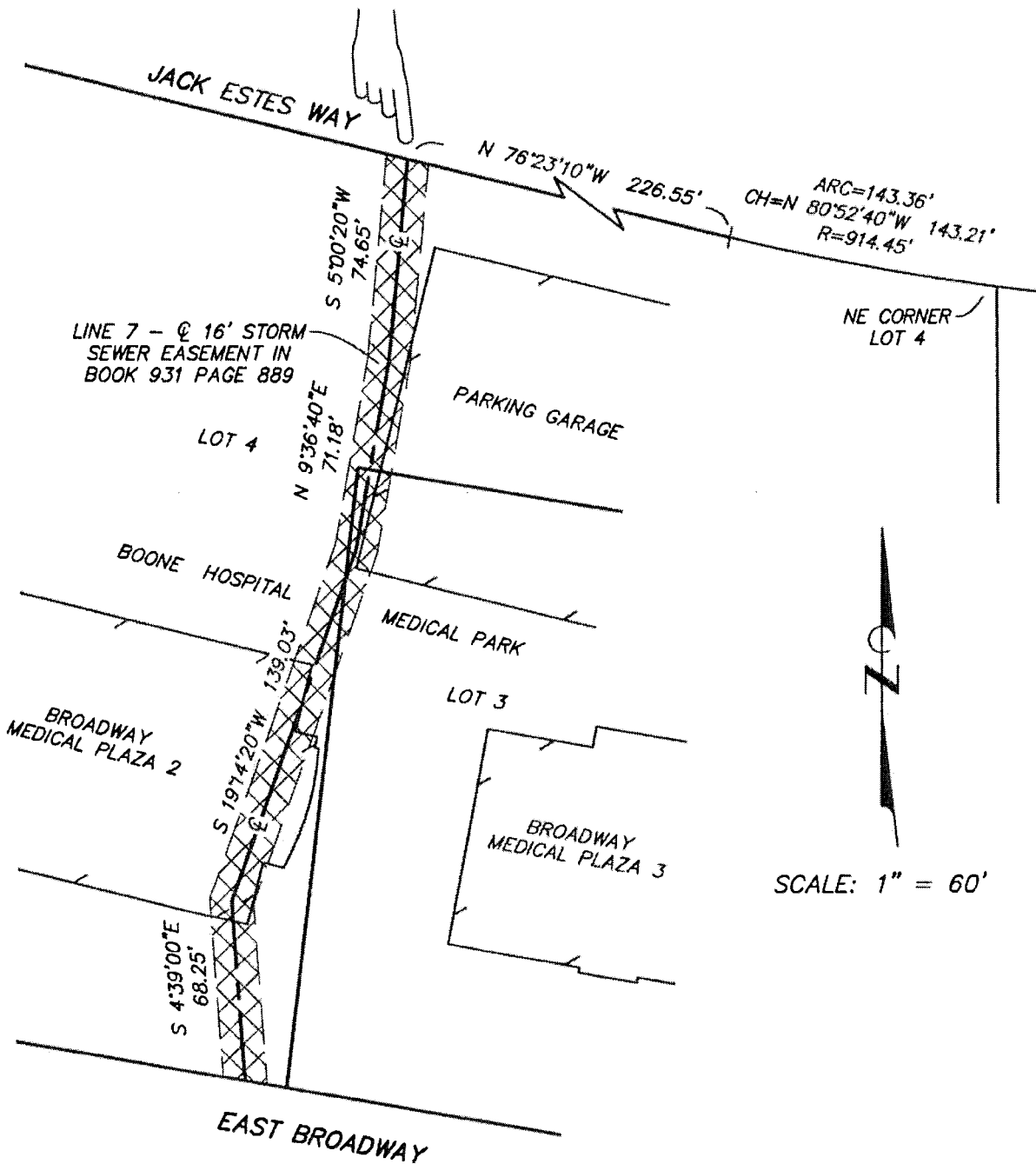


EXHIBIT "B"
LINE 7 - BOOK 931 PAGE 889
SHEET 4 OF 8

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13053

July 23, 2015

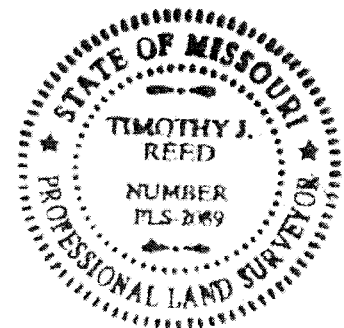
BOONE HOSPITAL MEDICAL PARK
Easement to be vacated

A strip of land located in Lot 4 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being part of the 30 (thirty) foot strip of land described as Line 4 by an easement recorded in book 931 page 889, further described as follows:

Starting at the northeast corner of Lot 4 of Boone Hospital Medical Park, thence along the easterly line of said lot, S 0°25'40"E 35.55 feet to the southerly line of the 30 foot strip described by Line 4 of an easement recorded in book 931 page 889; thence along said line, N 79°33'40"W 93.70 feet to the point of beginning.

From the point of beginning, continuing along the southerly line of the 30 foot strip described by Line 4 of an easement recorded in book 931 page 889, N 79°33'40"W 58.07 feet; thence N 76°23'10"W 209.57 feet; thence leaving said line, N 13°36'50"E 3.22 feet; thence S 76°23'10"E 267.55 feet to the beginning.

(As shown on attached Exhibit "C")



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NOT TO SCALE

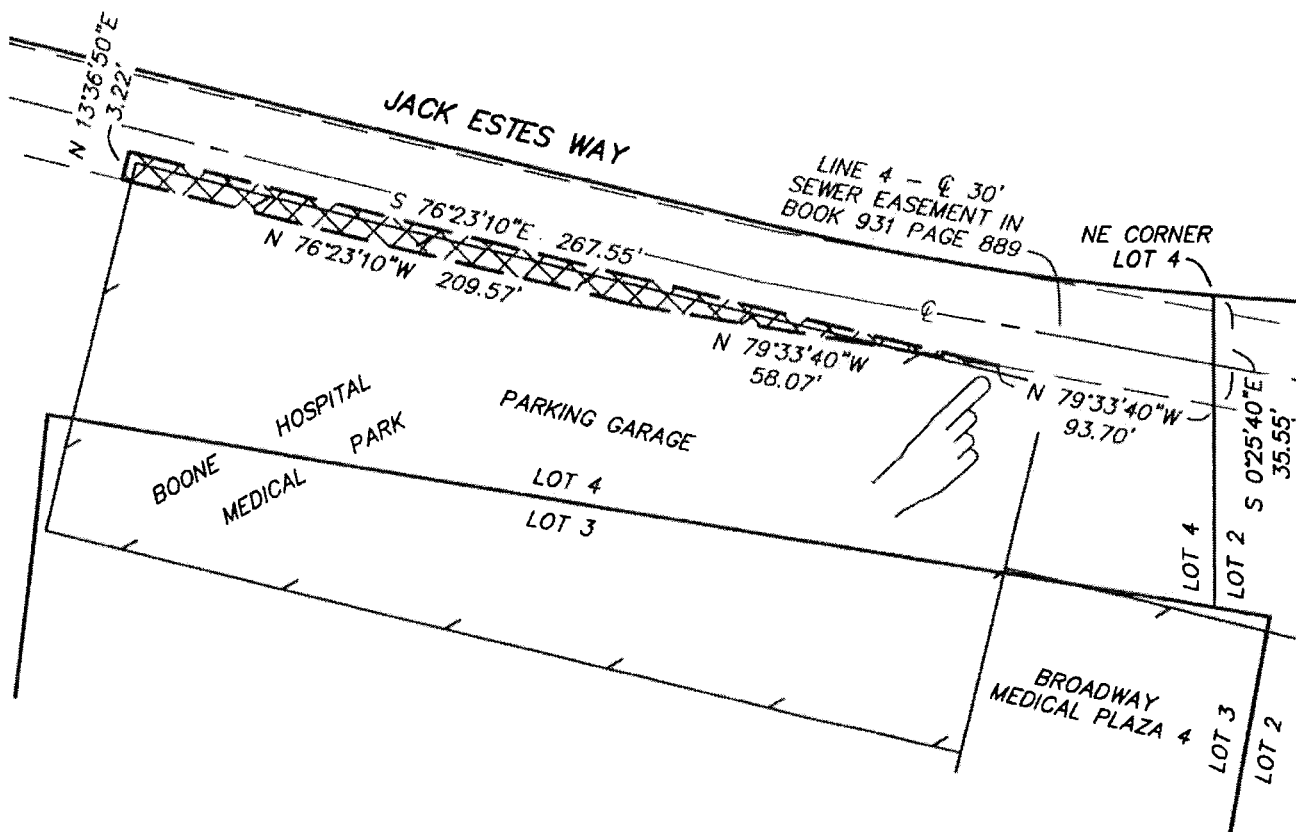


EXHIBIT "C"
LINE 4 - BOOK 931 PAGE 889
SHEET 6 OF 8

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13054

July 23, 2015

BOONE HOSPITAL MEDICAL PARK
Easement to be vacated

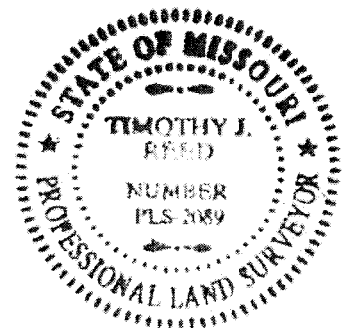
A strip of land, 16 (sixteen) feet wide, located in Lots 2 and 3 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being part of line 5 described by an easement recorded in book 931 page 889, the centerline described as follows:

Beginning at the northwest corner of Lot 2 of Boone Hospital Medical Park, thence along the northerly line of said lot, on a curve to the left having a radius of 914.45 feet, a distance of 80.90 feet to the centerline of Line 5 described by an easement recorded in book 931 page 889, the chord being S 87°54'10"E 80.86 feet; thence along said line, S 0°56'10"W 47.28 feet to the point of beginning.

From the point of beginning, continuing, S 0°56'10"W 79.73 feet to Point "A"; thence S 53°23'20"W 73.25 feet; thence N 88°04'00"W 13.50 feet to the line between Lots 2 and 3 of Boone Hospital Medical Park; thence continuing N 88°04'00"W 72.61 feet; thence N 0°45'00"E 52.05 feet; thence N 78°07'10"W 278.39 feet to the end of the centerline.

From Point "A", previously described above, S 89°15'20"E 40.00 feet to the end of the centerline.

(As shown on attached Exhibit "D")



Timothy J. Reed
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SCALE: 1" = 80'

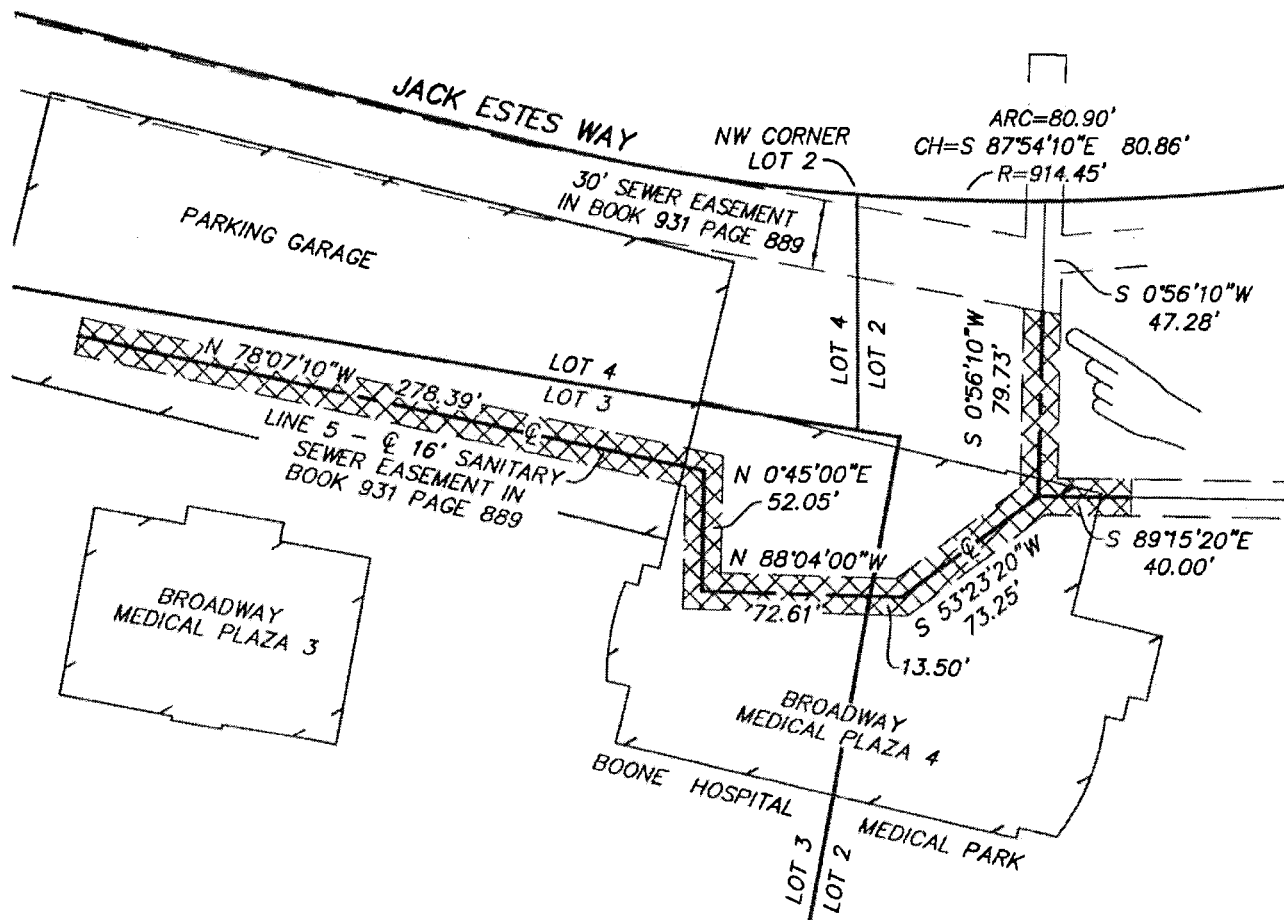


EXHIBIT "D"
LINE 5 - BOOK 931 PAGE 889
SHEET 8 OF 8

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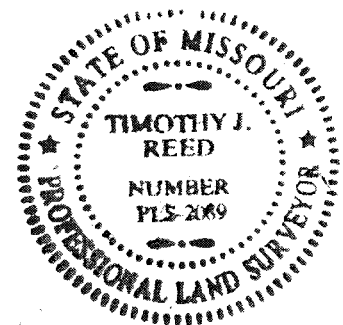
August 17, 2015

BOONE HOSPITAL MEDICAL PARK
Easement to be vacated

A strip of land, 16 (sixteen) wide, located in Lot 4 in Boone Hospital Medical Park, recorded in plat book 26 page 58, in Columbia, Boone County, Missouri, being part of the tract of land described by an easement recorded in book 1124 page 271, further described as follows:

That portion of the tract of land, described by an underground electric easement recorded in book 1124 page 274, which is located in Lot 4 of Boone Hospital Medical Park.

(As shown on attached Exhibit "A")



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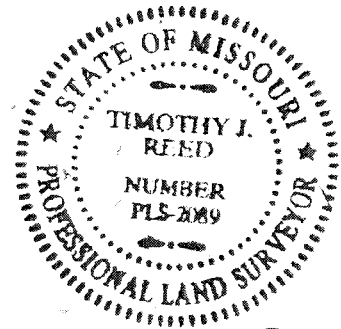
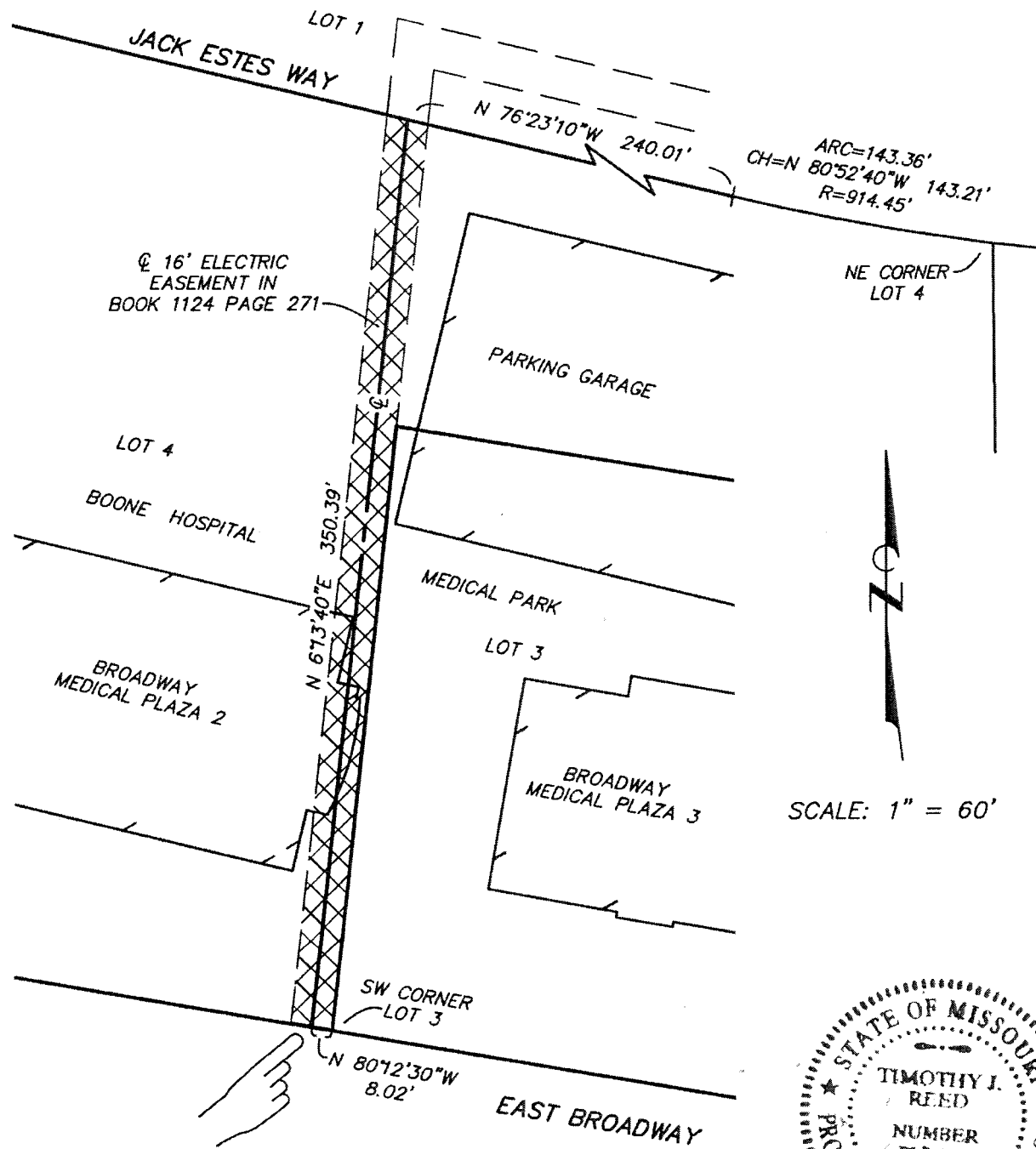


EXHIBIT "A"
ELECTRIC EASEMENT -
BOOK 1124 PAGE 271
SHEET 2 OF 2

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