

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, 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.

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 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; 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.

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 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.

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 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, 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.

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.

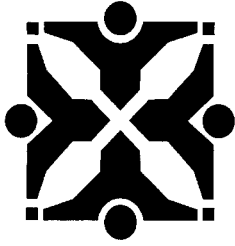
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Parks and Recreation *ms*

Agenda Item No:

To: City Council

From: City Manager and Staff *MM*

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	\$1,570,000.00	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

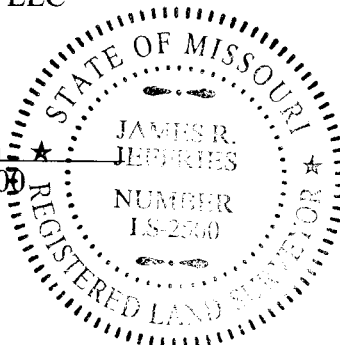
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 252, BLUFF CREEK ESTATES PLAT 2-B, RECORDED IN PLAT BOOK 27, PAGE 29 AND PART OF LOT 549, BLUFF CREEK ESTATES PLAT 5-A, RECORDED IN PLAT BOOK 28, PAGE 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:

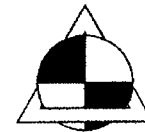
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 252; THENCE WITH THE LINES OF SAID LOT 252, N0°11'55"E, 70.00 FEET; THENCE N89°11'55"E, 208.00 FEET; THENCE N52°45'50"E, 50.90 FEET; THENCE N22°21'05"E, 277.77 FEET; THENCE N22°59'15"E, 119.75 FEET; THENCE N27°53'15"E, 517.76 FEET TO THE WESTERNMOST CORNER 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, PLS-2500

MAR. 21, 2014
DATE





**ALLSTATE
CONSULTANTS**
1117 LEAKNE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

BLUFF POINTE DR

20' DRAIN. ESMT. AS
SHOWN ON BLUFF CREEK
ESTATES PLAT 2-B
BK. 27, PG. 29

PROPOSED 10'
CONCRETE
TRAIL (TYP.)

20' SEWER ESMT.
BK. 523, PG. 20

PROPOSED
TRAIL
EASEMENT

20' SEWER ESMT.
BK. 523, PG. 20

OWNER:
BLUFF CREEK ESTATES
OWNERS ASSOCIATION

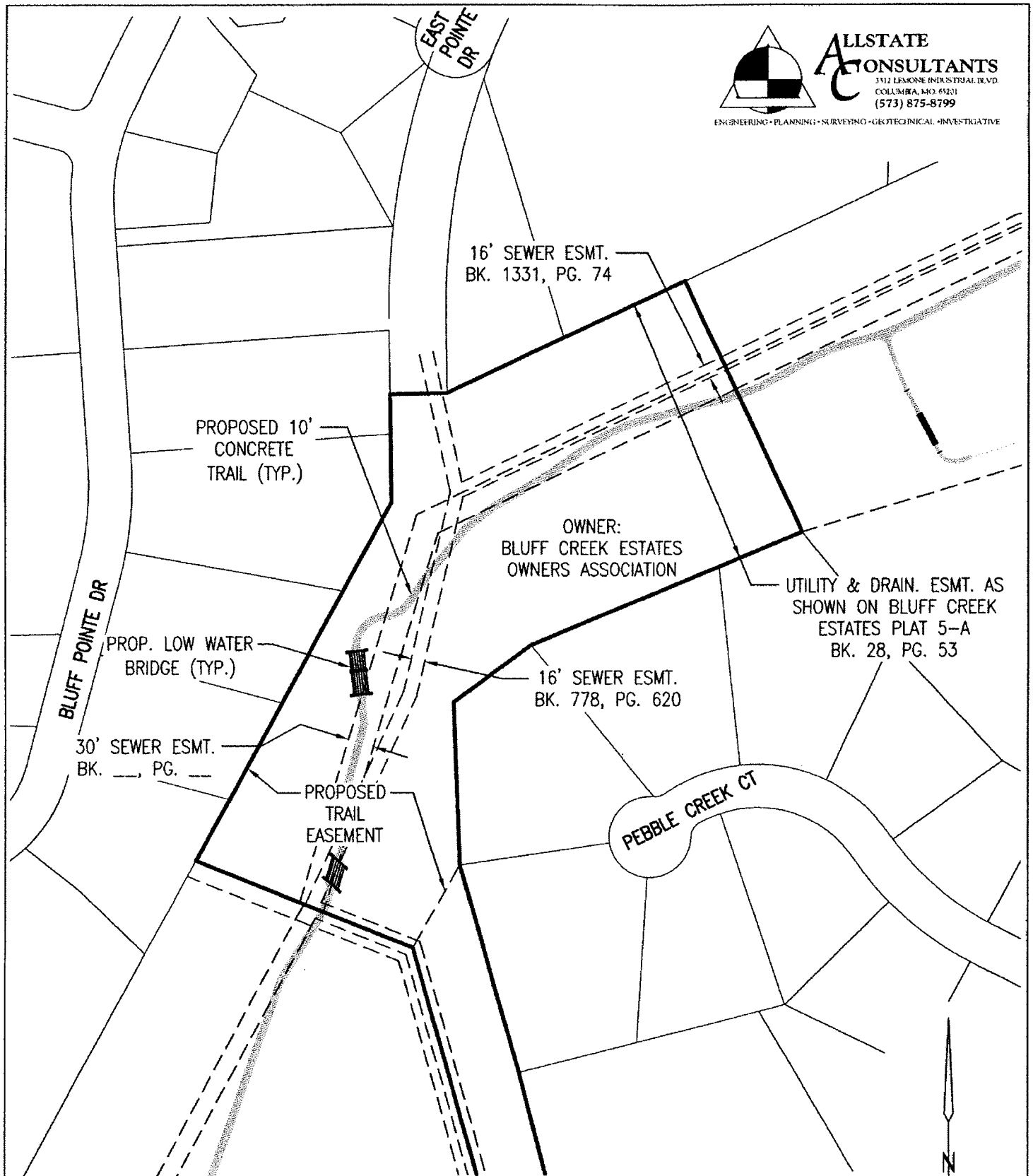
PROP. LOW WATER
BRIDGE (TYP.)

**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

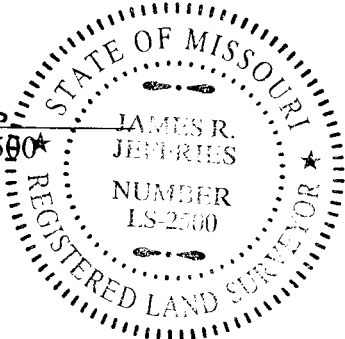
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY,
MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY
DEED RECORDED IN BOOK 3261, PAGE 32 OF THE BOONE COUNTY
RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

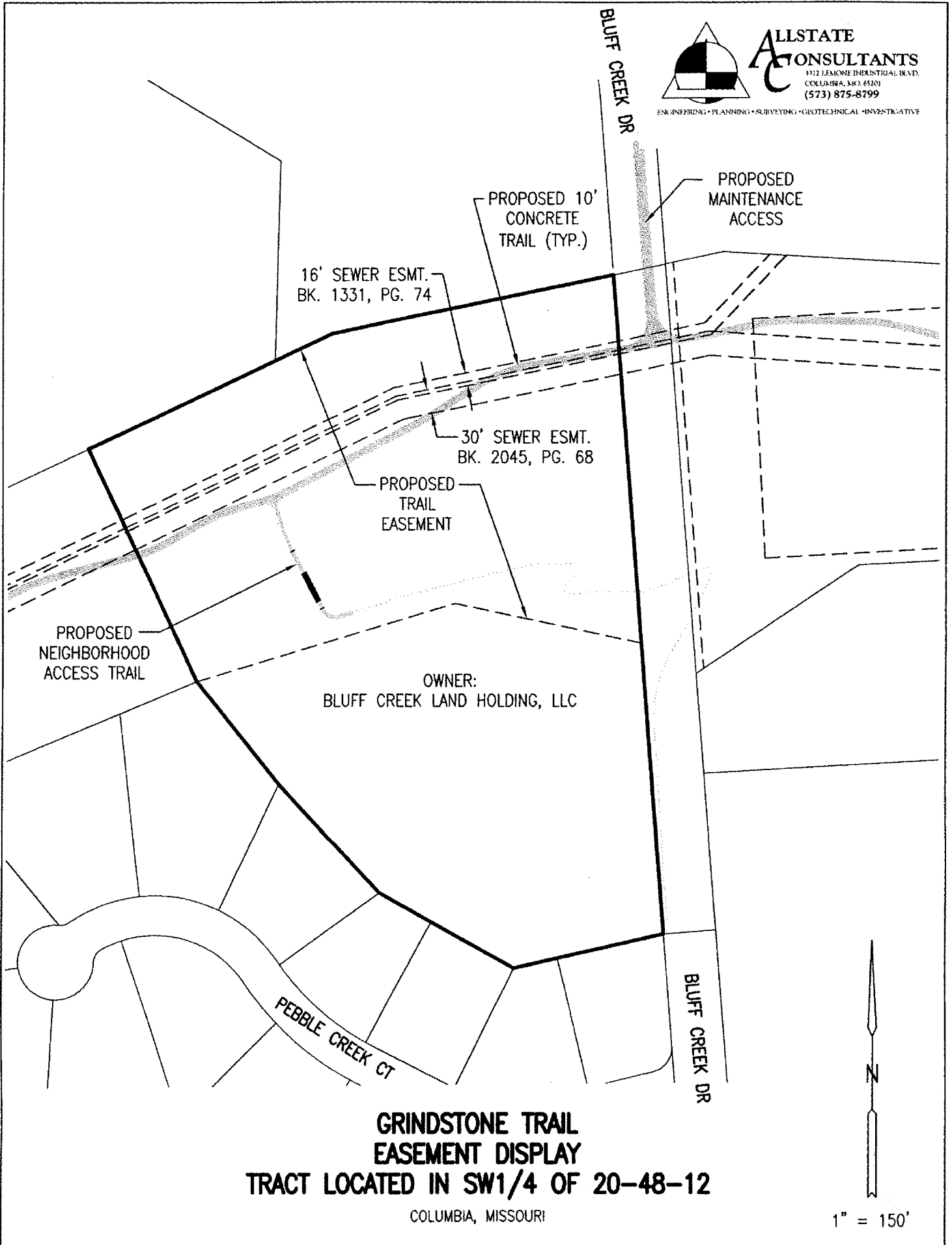
BEGINNING AT THE NORTHWEST CORNER OF BLUFF CREEK ESTATES PLAT
7, RECORDED IN PLAT BOOK 37, PAGE 87 OF THE BOONE COUNTY
RECORDS, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED BY
THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 32; THENCE WITH
THE EAST LINE OF SAID TRACT AND ALONG THE LINES OF SAID BLUFF
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, PLS-2580★

MAR. 21, 2014
DATE





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

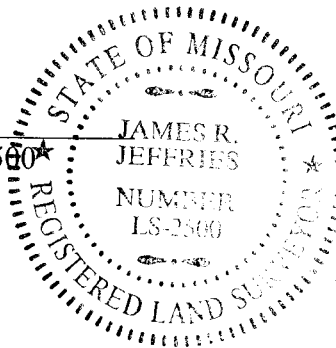
MARCH 21, 2014

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.

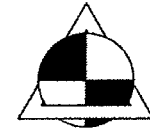
ALLSTATE CONSULTANTS LLC

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

MAR. 21, 2014
DATE



BLUFF CREEK DR



**ALLSTATE
CONSULTANTS**
1112 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799

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PROPOSED
MAINTENANCE
ACCESS

16' SEWER ESMT.
BK. 1331, PG. 74

5' UTILITY ESMT.
BK. 388, PG. 867

PROPOSED
TRAIL
EASEMENT

30' SEWER ESMT.
BK. 2045, PG. 68

OWNER:
WALNUT BROOK LLC

CHANNEL CONTROL ESMT.
BK. 2304, PG. 581

10'
UTILITY
ESMT.

PROPOSED 10'
CONCRETE
TRAIL (TYP.)

UTILITY ESMT.
BK. 379, PG. 279

US HIGHWAY 63 SOUTHBOUND

PROPOSED
NEIGHBORHOOD
ACCESS TRAIL

**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:

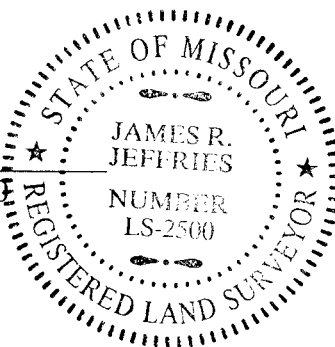
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30; THENCE WITH THE NORTH LINE THEREOF; S88°46'30"E, 130.95 FEET TO THE POINT OF BEGINNING;

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

A circular seal for the State of Missouri. The outer ring contains the text "STATE OF MISSOURI" at the top and "REGISTERED LAND SURVEYOR" at the bottom, separated by two stars. Inside the ring, the text "JAMES R. JEFFRIES" is at the top, "NUMBER" is in the middle, and "LS-2500" is at the bottom. There are also two small decorative elements, possibly representing a plow and a pickaxe, on either side of the name.



**ALLSTATE
CONSULTANTS**
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799

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US HIGHWAY 63 NORTHBOUND

30' SEWER ESMT.
BK. 2233, PG. 276

PROPOSED 10'
CONCRETE
TRAIL (TYP.)

PROPOSED 50'
TRAIL ESMT.

PROP. LOW WATER
BRIDGE (TYP.)

OWNER:
CURATORS OF THE
UNIVERSITY OF MISSOURI

EMILY DR

LEMONE INDUSTRIAL BLVD



**GRINDSTONE TRAIL
EASEMENT DISPLAY
LOT 30 CONCORDE OFFICE AND INDUSTRIAL PLAZA**

COLUMBIA, MISSOURI

1" = 150'

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:

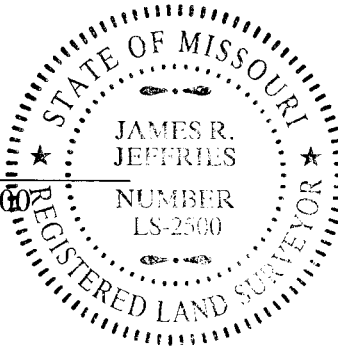
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET TO THE POINT OF BEGINNING;

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.

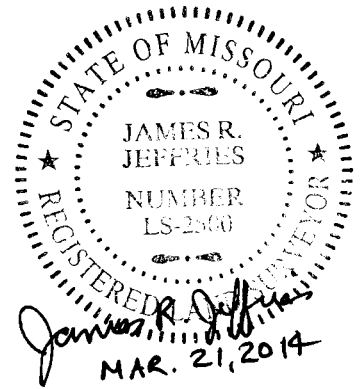
ALLSTATE CONSULTANTS LLC

James R. Jeffries
JAMES R. JEFFRIES, FLS-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

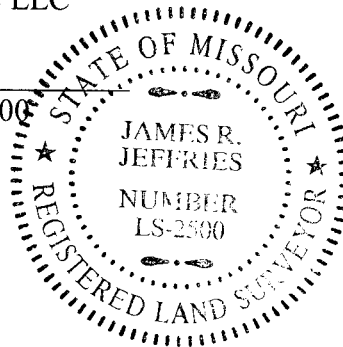
139.77 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N65°38'45"E, 134.77 FEET; THENCE S87°39'35"E, 113.95 FEET; THENCE 49.15 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S80°37'10"E, 49.03 FEET; THENCE S73°34'40"E, 18.93 FEET; THENCE 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:

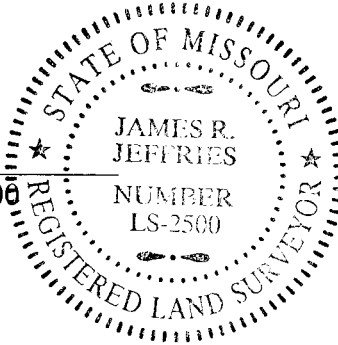
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER AS SHOWN BY CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B, RECORDED IN PLAT BOOK 42, PAGE 44 OF THE BOONE COUNTY RECORDS; THENCE WITH THE QUARTER SECTION LINE, N88°46'30"W, 1079.70 FEET; THENCE, LEAVING SAID QUARTER SECTION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

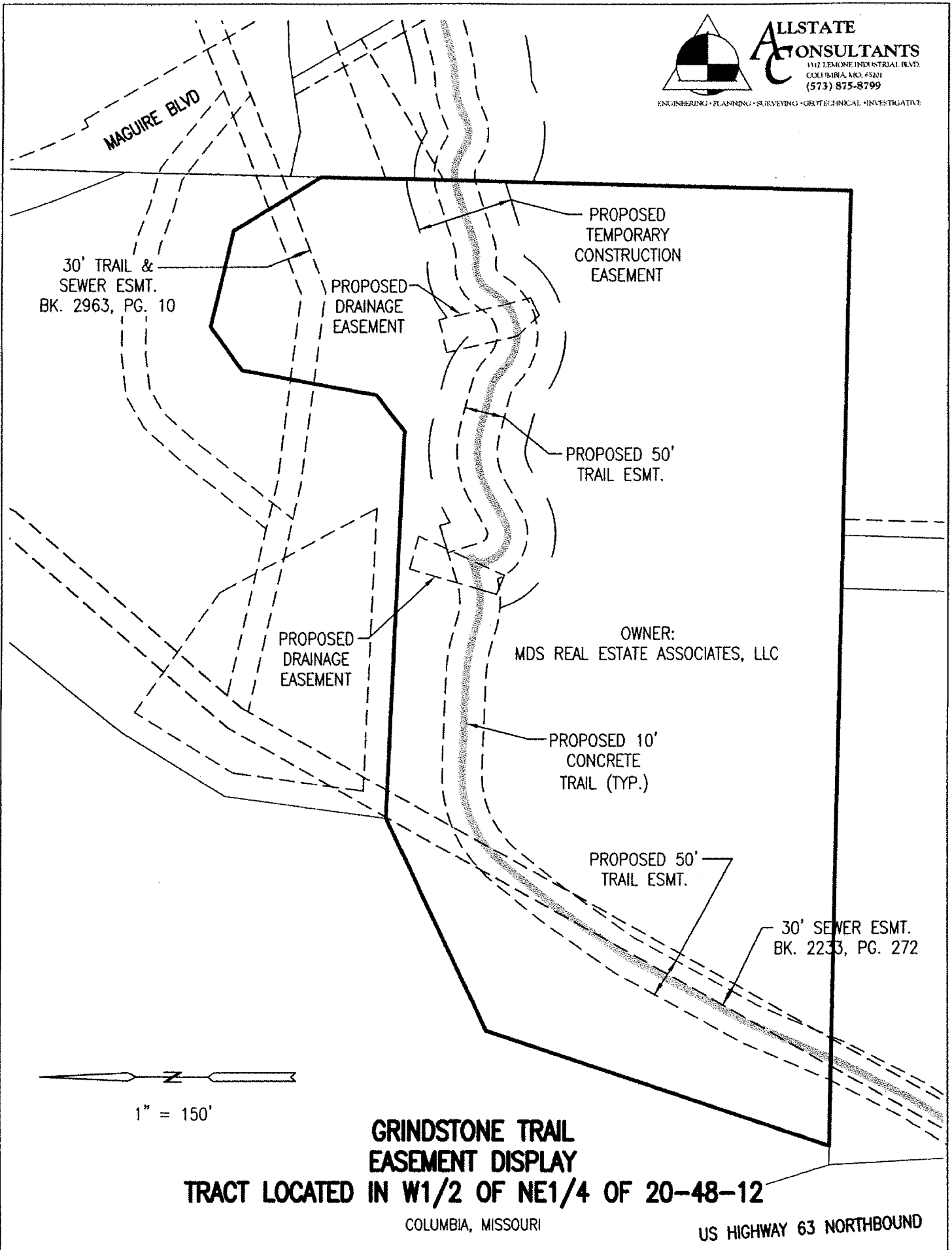


MAR 21, 2014
DATE



**ALLSTATE
CONSULTANTS**
1312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE



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:

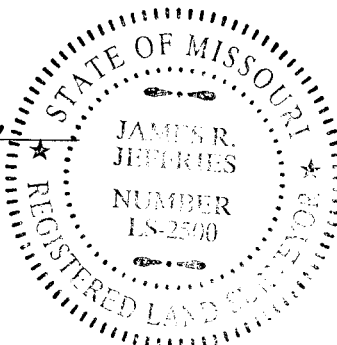
COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1°32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

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, PL 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:

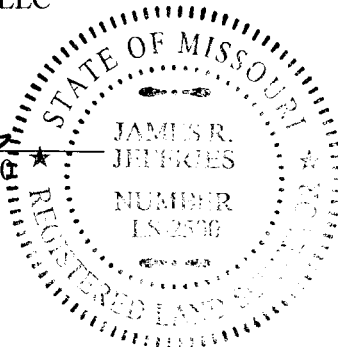
COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AS SHOWN BY SAID CONCORDE OFFICE AND INDUSTRIAL PLAZA PLAT 14-B; THENCE WITH THE QUARTER QUARTER SECTION LINE, N1°32'50"E, 496.75 FEET TO THE POINT OF BEGINNING;

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.

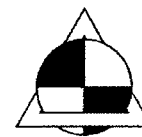
ALLSTATE CONSULTANTS LLC


JAMES R. JEFFRIES, FLS-2506

MAR. 21, 2014
DATE



DRAINAGE ESMT. AS
SHOWN ON CONCORDE
OFFICE & INDUSTRIAL
PLAZA PLAT 14-B
BK. 42, PG. 44



**ALLSTATE
CONSULTANTS**
1112 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

GREENSPACE TRAIL ESMT.
AS SHOWN ON CONCORDE
OFFICE & INDUSTRIAL
PLAZA PLAT 14-B
BK. 42, PG. 44

MAGUIRE BLVD

PROPOSED 10'
CONCRETE
TRAIL (TYP.)

PROPOSED 50'
TRAIL ESMT.

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

OWNER:
UNION ELECTRIC COMPANY

EMILY DR

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

COLUMBIA, MISSOURI



1" = 150'

LEMONE INDUSTRIAL BLVD