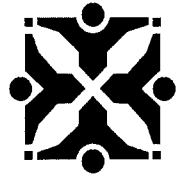


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 278-15

**Department Source:** Public Works

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 9/21/2015

**Re:** Street, Utility and Water Line Easements for the Relocation of Rangeline Road at the Columbia Regional Airport

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

**Supporting documentation includes:** Diagrams

## Executive Summary

Authorizing the City Manager to execute a Grant of Easement for Street purposes and an Easement for Utility purposes to the County of Boone, as well as a Water Line Easement to Consolidated Public Water Supply District #1 relating to the relocation of Rangeline Road as part of the Runway 13/31 Extension project at the Columbia Regional Airport.

## Discussion

The Columbia Regional Airport Master Plan 2009 Update outlined the need for the future extension of Runway 13/31 and Taxiway B, causing the need for a realignment of Rangeline Road. In order for Boone County to continue to maintain the realigned roadway, allowing utilities to relocate adjacent to the roadway, and provide an additional easement to Consolidated Public Water Supply District #1 for connection and access to their existing water line, these permanent easements are necessary.

## Fiscal Impact

Short-Term Impact: No short-term fiscal impact.

Long-Term Impact: No long-term fiscal impact.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure...Connecting the Community

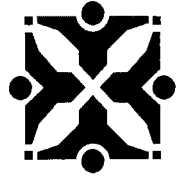
Comprehensive Plan Impact: Land Use & Growth Management, Infrastructure, Mobility, Connectivity, and Accessibility

## Suggested Council Action

Authorize the City Manager to execute a Grant of Easement for Street Purposes, an Easement for Utility Purposes and a Water Line Easement relating to the relocation of Rangeline Road as part of the Runway 13/31 Extension project at the Columbia Regional Airport.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



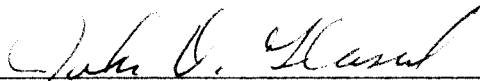
## Legislative History

**06/01/15** (Ord 22454) Authorizing a bid call through Purchasing division & appropriating funds for the construction phase of the realignment of Runway 13-31 and Taxiway B.

**05/04/15** (R75-15) Setting a public hearing for June 1, 2015.

**10/20/14** (R199-14) Authorizing an engineering services agreement with Burns & McDonnell for design services for relocation and reconstruction of a portion of Rangeline Road Adjacent to COU.

**07/02/14** (Ord 22119) Appropriating FAA grant funds for costs relating to the design and relocation of Rangeline Road as part of the reconstruction and realignment of Runway 13-31 and Taxiway B.

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 278-15

**AN ORDINANCE**

authorizing the City Manager to convey street and utility easements to The County of Boone and a water line easement to Consolidated Public Water Supply District No. 1 of Boone County, Missouri necessary for the relocation of Rangeline Road as part of the Runway 13/31 extension project at the Columbia Regional Airport; 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 Manager is hereby authorized to convey easements necessary for the relocation of Rangeline Road as part of the Runway 13/31 extension project at the Columbia Regional Airport as follows:

Grant of Easement for street purposes to The County of Boone, substantially in the same form as set forth in "Exhibit A" attached hereto.

Grant of Easement for utility purposes to The County of Boone, substantially in the same form as set forth in "Exhibit B" attached hereto.

Water Line Easement to Consolidated Public Water Supply District No. 1 of Boone County, Missouri, substantially in the same form as set forth in "Exhibit C" attached hereto.

SECTION 2. 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 STREET PURPOSES**

THIS INDENTURE, made on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between **The City of Columbia**, a Municipal Corporation of the State of Missouri, Grantor, and **The County of Boone**, a political subdivision of the State of Missouri, in the County of Boone and the State of Missouri, Grantee; Grantee's mailing address is 801 E. Walnut Street, Rm. 315, Columbia, MO 65201

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto The County of Boone, its successors and assigns, an easement of way for street purposes, over the following described real estate, situated in the County of Boone, State of Missouri, to wit:

**Resolution #**

**LEGAL DESCRIPTION:**

A parcel of land over tracts of land described in warranty deeds in Book 363 at Page 154, Book 606 at Page 3 and Book 514 at Page 491, said tracts also being described in surveys in Book 601 at Page 308 and Book 368 at Page 20, all of the Boone County Records; situate in the southwest quarter (1/4) of Section 30, Township 47 North, Range 11 West and the northwest quarter (1/4) of Section 31, Township 47 North, Range 11 West, Boone County, Missouri; said parcel being described as follows:

Starting at the northeast corner of the northwest quarter (1/4) of said Section 31; thence along the section line S.89°46'40"W., 928.03 feet to the POINT OF BEGINNING on the easterly line of Tract 1 of the survey as recorded in Book 4492 at Page 46 of said Boone County Records; thence along the lines of said Tract 1 S.33°39'40"E., 406.84 feet; S.28°09'30"E., 179.45 feet; S.18°11'50"E., 231.31; S.29°20'00"W., 285.45 feet; S.37°51'40"W., 150.42 feet; S.45°11'10"W., 342.17 feet; along a curve to the right having a radius of 590.00 feet a distance of 461.48 feet (the chord of said curve having bearing and distance of S.67°35'30"W., 449.80 feet); S.90°00'00"W., 908.90 feet; along a curve to the left having a radius of 510.00 feet a distance of 787.89 feet (said curve having bearing and distance of S.45°44'30"W., 711.84 feet; S.1°29'00"W., 128.45 feet; S.20°34'30"W., 52.91 feet; N.88°31'00"W., 24.14 feet to the west line of said Tract 1 on the west line of said Section 31; thence along said line N.1°24'50"E., 356.81 feet; thence continuing along the lines of said Tract 1 along a non-tangent curve to the right having a radius of 580.00 feet a distance of 714.74 feet (the chord of said curve having bearing and distance of N.54°41'50"E., 670.37 feet); N.86°40'10"E., 172.15 feet; N.90°00'00"E., 737.04 feet; along a curve to the left having a radius of 510.00 feet a distance of 398.90 feet (the chord of said curve having bearing and distance of N.67°35'30"E., 388.81 feet); N.45°11'10"E., 342.17 feet; along a curve to the left having a radius of 510.00 feet a distance of 362.20 feet (the chord of said curve having bearing and distance of N.24°50'20"E., 354.63 feet); N.11°07'50"W., 274.75 feet; N.30°22'00"W., 61.40 feet; N.33°39'40"W., 459.67 feet to the south line of said Section 30; thence continuing along the lines of

said Tract 1; N.33°39'40"W., 754.16 feet; along a curve to the right having a radius of 1,040.00 feet a distance of 628.62 feet (the chord of said curve having bearing and distance of N.16°20'40"W., 619.09 feet); N.0°58'20"E., 896.98 feet to the south Right-of-Way line of Missouri State Route H; thence along said south line and the north line of said Tract 1 S.88°58'30"E., 66.46 feet to the northwest corner of a tract of land as shown in the survey as recorded in Book 383 at Page 222 of said Boone County Records; thence continuing along the easterly line of said Tract 1 and the westerly line of said tract described in said Survey S.1°02'00"W., 812.15 feet to the northwest corner of a tract of land as shown in the survey as recorded in Book 601 at Page 308 of said Boone County Records; thence along a line of said survey S.44°45'30"E., 20.15 feet; thence leaving said line and continuing along the lines of said Tract 1 S.0°58'30"W., 70.70 feet; along a curve to the left having a radius of 960.00 feet a distance of 580.26 feet (the chord of said curve having bearing and distance of S.16°20'40"E., 571.47 feet); S.33°39'40"E., 806.99 feet to the POINT OF BEGINNING.

This grant includes the right of The County of Boone, a political subdivision of the State of Missouri, its officers, agents and employees, to enter upon said real estate at any time for the purposes of exercising any of the rights herein granted.

The Grantor warrants that, subject to liens and encumbrances of record at the date of this easement, they are the owners of the above-described land and have the right and authority to make and execute this Grant of Easement.

IN WITNESS WHEREOF, the said City of Columbia, has caused these presents to be signed by its City Manager, Mike Matthes the day and year first written above.

**The City of Columbia**

By:

**Mike Matthes**

ATTEST:

**Sheela Amin, City Clerk**

STATE OF Missouri )  
 )ss.  
COUNTY OF Boone )

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year 2015, before me, a Notary Public in and for said state, personally appeared, Mike Matthes, who being by me duly sworn, acknowledged that he is the City Manager of The City of Columbia and that said instrument was signed in behalf of said Municipal Corporation and further acknowledged that he executed the same as a free act and deed for the purposes therein stated and that he has been granted the authority by said City of Columbia to execute the same.

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

Notary Public

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**EASEMENT FOR UTILITY PURPOSES**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED, **The City of Columbia**, a Municipal Corporation of the State of Missouri, , hereinafter referred to as **Grantor(s)**, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015 in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does or do hereby Grant, Bargain, and Sell to **The County of Boone**, a political subdivision of the State of Missouri, herein County or **Grantee** (Grantee's mailing address is: One Government Center, 801 E. Walnut, Street, Columbia, MO), its successors and assigns, both individually and as Trustee for the use and benefit of the "Benefited Parties" described below herein, hereinafter called Grantees, a utility easement with the right, privilege and authority to erect, construct, install, lay, operate, survey, inspect, maintain, repair, rebuild, replace and remove utility lines and utility facilities, including but not limited to water mains, power transmission lines, sanitary sewer lines and all other public utilities, and all necessary appurtenances to make said utilities complete and usable, over, under, across, and upon the following described real estate situated in Boone County, Missouri, to-wit:

**Resolution #**

**LEGAL DESCRIPTION:** Two parcels of land over tracts of land described in warranty deeds in Book 363 at Page 154, Book 606 at Page 3 and Book 514 at Page 491, said tracts also being described in surveys in Book 601 at Page 308 and Book 368 at Page 20, all of the Boone County Records; situate in the southwest quarter (1/4) of Section 30, Township 47 North, Range 11 West and the northwest quarter (1/4) of Section 31, Township 47 North, Range 11 West, Boone County, Missouri; said parcels being described as follows:

Starting, for the first parcel, at the northeast corner of the northwest quarter (1/4) of said Section 31; thence along the section line S.89°46'40"W., 904.06 feet to the POINT OF BEGINNING on the easterly line of Tract 3 of the survey as recorded in Book 4492 at Page 46 of said Boone County Records; thence along the lines of said Tract 3 S.33°39'40"E., 394.59 feet; S.28°09'30"E., 182.16 feet; S.18°11'50"E., 241.86; S.29°20'00"W., 295.75 feet; S.37°51'40"W., 153.19 feet; S.45°11'10"W., 343.45 feet; along a curve to the right having a radius of 610.00 feet a distance of 477.12 feet (the chord of said curve having bearing and distance of S.67°35'30"W., 465.05 feet); S.90°00'00"W., 908.90 feet; along a curve to the left having a radius of 490.00 feet a distance of 756.99 feet (said curve having bearing and distance of S.45°44'30"W., 683.93 feet; S.1°29'00"W., 131.82 feet; S.20°34'30"W., 52.20 feet; N.80°55'30"W., 20.41 feet to a westerly line of said Tract 1 on the west line of said Section 31; thence along the lines of said Tract 1 N.20°34'30"E., 52.91 feet; N.1°29'00"E., 128.45 feet; along a curve to the right having a radius of 510.00 feet a distance of 787.89 feet (the chord of said curve having bearing and distance of N.45°44'30"E., 711.84 feet); N.90°00'00"E., 908.90 feet; along a curve to the left having a radius of 590.00 feet a distance of 461.48 feet (the chord of said curve having bearing and distance of N.67°35'30"E., 449.80 feet); N.45°11'10"E., 342.17 feet; N.37°51'40"E., 150.42 feet; N.29°20'00"E., 285.45 feet; N.18°11'50"W., 231.31 feet; N.28°09'30"W., 179.45 feet; N.33°39'40"W., 406.67 feet to the south line of said Section 30; thence continuing along the lines of said Tract 1; N.33°39'40"W., 806.99 feet; along a curve to the right having a radius of 960.00 feet a distance of 580.26 feet (the chord of said curve having bearing and distance of N.16°20'40"W., 571.47 feet); N.0°58'20"E., 70.70 feet to the northwest line of a tract of land as shown in the survey as recorded in Book 601 at Page 308 of said Boone County Records; thence along said line S.44°45'30"E., 27.93 feet;

thence leaving said line S.0°58'20"W., 51.21 feet; along a curve to the left having a radius of 940.00 feet a distance of 568.17 feet (the chord of said curve having bearing and distance of S.16°20'40"E., 559.56 feet); S.33°39'40"E., 820.20 feet to the POINT OF BEGINNING.

AND

Starting, for the second parcel, at the northeast corner of the northwest quarter (1/4) of Section 31, Township 47 North, Range 11 West; thence along the section line S.89°46'40"W., 1,023.90 feet to the POINT OF BEGINNING on the westerly line of Tract 1 of the survey as recorded in Book 4492 at Page 46 of said Boone County Records, also being the westerly line of the permanent street easement granted this date; thence along the lines of said Tract 1 S.33°39'40"E., 459.67 feet; S.30°22'00"E., 61.40 feet; S.11°07'50"E., 274.75 feet; along a non-tangent curve to the right having a radius of 510.00 feet a distance of 362.20 feet (the chord of said curve having bearing and distance of S.24°50'20"W., 354.63 feet); S.45°11'10"W., 342.17 feet; along a curve to the right having a radius of 510.00 feet a distance of 398.90 feet (the chord of said curve having bearing and distance of S.67°35'30"W., 388.81 feet); S.90°00'00"W., 737.04 feet; S.86°40'10"W., 172.15 feet; along a non-tangent curve to the left having a radius of 580.00 feet a distance of 714.74 feet (said curve having bearing and distance of S.54°41'50"W., 670.37 feet) to the westerly line of said Tract 1 on the west line of said Section 31; thence along said Section line; N.1°24'50"E., 56.87 feet; thence along the lines of Tract 2 of said Survey along a curve to the right having a radius of 600.00 feet a distance of 684.63 feet (the chord of said curve having bearing and distance of N.57°15'20"E., 648.09 feet); N.86°40'10"E., 172.15 feet; N.90°00'00"E., 737.62 feet; along a curve to the left having a radius of 490.00 feet a distance of 383.26 feet (the chord of said curve having bearing and distance of N.67°35'30"E., 373.56 feet); N.45°11'10"E., 342.17 feet; along a curve to the left having a radius of 490.00 feet a distance of 345.28 feet (the chord of said curve having bearing and distance of N.25°00'00"E., 338.18 feet); N.11°07'50"W., 269.20 feet; N.30°22'00"W., 56.28 feet; N.33°39'40"W., 472.88 feet to the south line of said Section 30; thence continuing along the lines of said Tract 2; N.33°39'40"W., 740.95 feet; along a curve to the right having a radius of 1,060.00 feet a distance of 640.70 feet (the chord of said curve having bearing and distance of N.16°20'40"W., 631.00 feet); N.0°58'20"E., 897.00 feet to the south Right-of-Way line of Missouri State Route H; thence along said line S.88°58'30"E., 20.00 feet to the northwest corner of said Tract 1; thence along the lines of said easement S.0°58'20"W., 896.98 feet; along a curve to the left having a radius of 1,040.00 feet a distance of 628.62 feet (the chord of said curve having bearing and distance of S.16°20'40"E., 619.09 feet); S.33°39'40"E., 754.16 feet to the POINT OF BEGINNING.

The "Benefited Parties" referred to above herein shall be deemed to mean any public corporation, any public entity, any public water supply district, any utility cooperative, and any utility company regulated by the Missouri Public Service Commission, and said Benefited Parties shall have the right to use the easement area for the aforesaid purposes.

The parties agree that in the event the County or a Benefited Party installs utility lines or utility facilities in the above described easement area, such installation shall not materially interfere with any preexisting utility lines or utility facilities installed in the easement area by the County or a Benefited Party and that the provisions of this paragraph may be enforced by proceedings in law or in equity, or both, and in any said legal proceedings the prevailing party shall have the right to recover from the other party or parties all reasonable litigation expenses, including a reasonable attorney fee.

The parties agree that this easement may not be terminated or amended without the prior written consent of The County of Boone and each Benefited Party which has any utility lines or utility facilities located in the easement area at the time of the proposed termination or amendment.

Grantor agrees that it will not erect any building or structure on the easement area or permit the installation of any obstruction on the easement area which will interfere with the construction, placement, operation and maintenance of utility lines and facilities in the easement area.

The County of Boone and/or any Benefited Party shall have the right to trim, clear, cut and remove from the easement area any tree, brush, shrub, plant or other object of any kind which in the reasonable judgment of said party may interfere with the installation and/or maintenance of utility lines and utility facilities in the easement area.

IN WITNESS WHEREOF, the said City of Columbia, has caused these presents to be signed by its City, Manager Mike Matthes, the day and year first written above.

**City of Columbia, a Municipal Corporation of  
the State of Missouri**

\_\_\_\_\_  
Mike Matthes, City Manager

Attest: \_\_\_\_\_  
Sheela Amin,  
City Clerk

STATE OF MISSOURI        )  
                                      ) SS.  
COUNTY OF BOONE        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015 before me, a Notary Public in and for said state, personally appeared Mike Matthes, who being by me duly sworn, acknowledged that he is the City Manager of the City of Columbia, Missouri and the person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein stated on behalf of the City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County aforesaid, the day and year first above written.

\_\_\_\_\_  
Notary Public

**CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1 OF BOONE COUNTY, MISSOURI**

1500 North Seventh Street  
Columbia, Missouri 65201

**WATER LINE EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS:

That on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, THE CITY OF COLUMBIA, a Municipal Corporation of the State of Missouri, hereinafter referred to as GRANTOR (herein so styled, whether one or more), for and in consideration of the sum of Ten Dollars \$10.00 and other valuable consideration, paid and delivered by CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO.1 of Boone County, Missouri, hereinafter referred to as the Grantee, organized under the laws of the State of Missouri; the receipt of which is hereby acknowledged, hereby Grants, Bargains, Sells and Conveys to said Grantee the perpetual easement and right to enter upon the lands of Grantor situated in the County of Boone, State of Missouri, described as follows:

A parcel of land in the west part of a tract of land described in warranty deed in Book 514 at Page 491, said tract also being described in the survey in Book 368 at Page 20, both of the Boone County Records; situate in the southwest quarter (1/4) of Section 31, Township 47 North, Range 11 West, Boone County, Missouri; said parcel being described as follows:  
Starting at the northeast corner of the northwest quarter (1/4) of said Section 31; thence along the section line S.89°46'40"W., 2847.78 feet to the northwest corner of said Section 31; thence along the west line of said Section S.1°24'50"W., 1,498.61 feet; thence leaving said line S.83°45'50"E., 182.43 feet to the POINT OF BEGINNING on a northwesterly line of Tract 2 of the survey as recorded in Book 4492 at Page 46 of said Boone County Records, said line also being a northwesterly line of the permanent utility easement granted this date, at a point along a non-tangent curve to the right having a radius of 600.00 feet a distance of 301.46 feet (the chord of said curve having bearing and distance of N.38°57'40"E., 298.30 feet) from a westerly corner of said Tract 2; thence N.83°45'50"W., 138.39 feet; thence N.2°32'20"E., 20.04 feet; thence S.83°45'50"E., 162.34 feet to said northwesterly line; thence along said line along a non-tangent curve to the left having a radius of 600 feet a distance of 30.22 feet (the chord of said curve having bearing and distance of S.54°47'50"W., 30.22 feet) to the POINT OF BEGINNING.

and to initially and at all times thereafter erect, construct, install, lay, operate, survey, inspect, maintain, repair, rebuild, upgrade, replace, enlarge, remove and patrol on over or under said lands, and in and upon all streets, roads, or highways abutting said lands one or more pipes of any size for the transmission of water, and all appliances necessary in connection therewith, including but not limited to water meter pits, water meters, water meter yokes, water valves, air release valves, water pressure regulators, detection wires and fire hydrants, together with the perpetual right to go in and upon said land for said purposes. The water line easement hereby granted shall be:

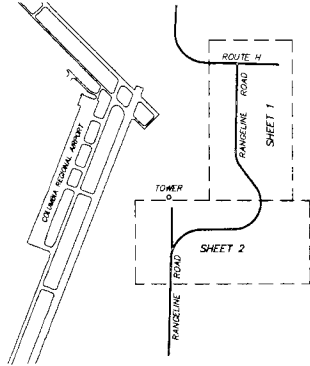
A parcel of land in the west part of a tract of land described in warranty deed in Book 514 at Page 491, said tract also being described in the survey in Book 368 at Page 20, both of the Boone County Records; situate in the southwest quarter (1/4) of Section 31, Township 47 North, Range 11 West, Boone County, Missouri; said parcel being described as follows:  
Starting at the northeast corner of the northwest quarter (1/4) of said Section 31; thence along the section line S.89°46'40"W., 2847.78 feet to the northwest corner of said Section 31; thence along the west line of said Section S.1°24'50"W., 1,498.61 feet; thence leaving said line S.83°45'50"E., 182.43 feet to the POINT OF BEGINNING on a northwesterly line of Tract 2 of the survey as recorded in Book 4492 at Page 46 of said Boone County Records, said line also being a northwesterly line of the permanent utility easement granted this date, at a point along a non-tangent curve to the right having a radius of 600.00 feet a distance of 301.46 feet (the chord of said curve having bearing and distance of N.38°57'40"E., 298.30 feet) from a westerly corner of said Tract 2; thence N.83°45'50"W., 138.39 feet; thence N.2°32'20"E., 20.04 feet; thence S.83°45'50"E., 162.34 feet to

**Notary Public**



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

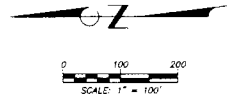
Diagrams



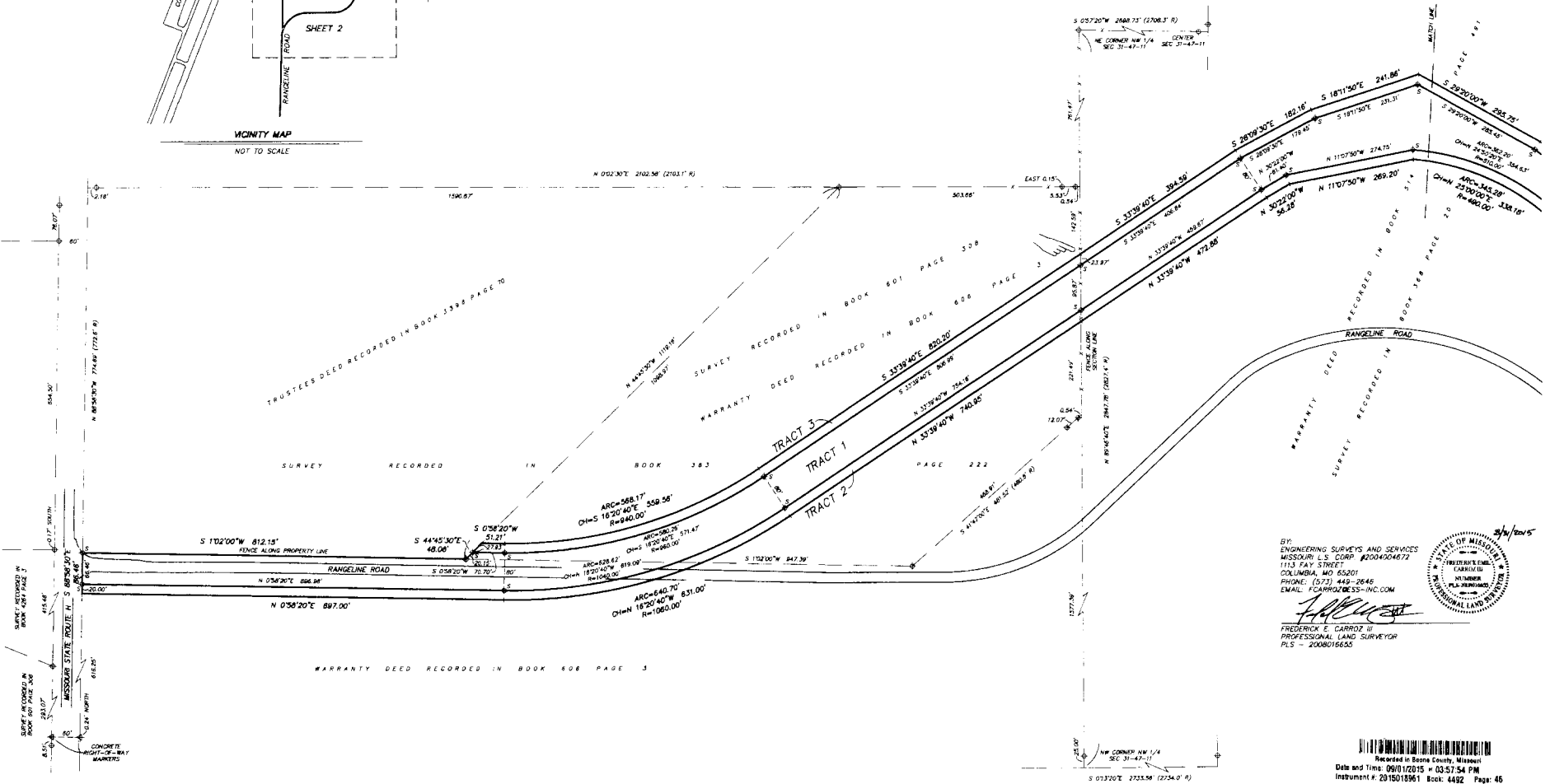
VICINITY MAP  
NOT TO SCALE

MONUMENT LEGEND

IRON  
P/W MARKER  
SET  
ALL MONUMENTS ARE FOUND  
UNLESS SHOWN (S) SET



BEARINGS ARE REFERENCED TO MISSOURI  
STATE PLANE COORDINATE SYSTEM (NAD83)  
GRID NORTH.



BY:  
ENGINEERING SURVEYS AND SERVICES  
MISSOURI L.S. CORP. #2004004672  
1113 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573) 442-3648  
EMAIL: FCSURV@ESS-INC.COM

FREDERICK E. CARROLL III  
PROFESSIONAL LAND SURVEYOR  
PLS - 2008016685



Date and Time: 09/01/2015 @ 03:57:54 PM  
Instrument #: 2015019361 Book: 4492 Page: 46

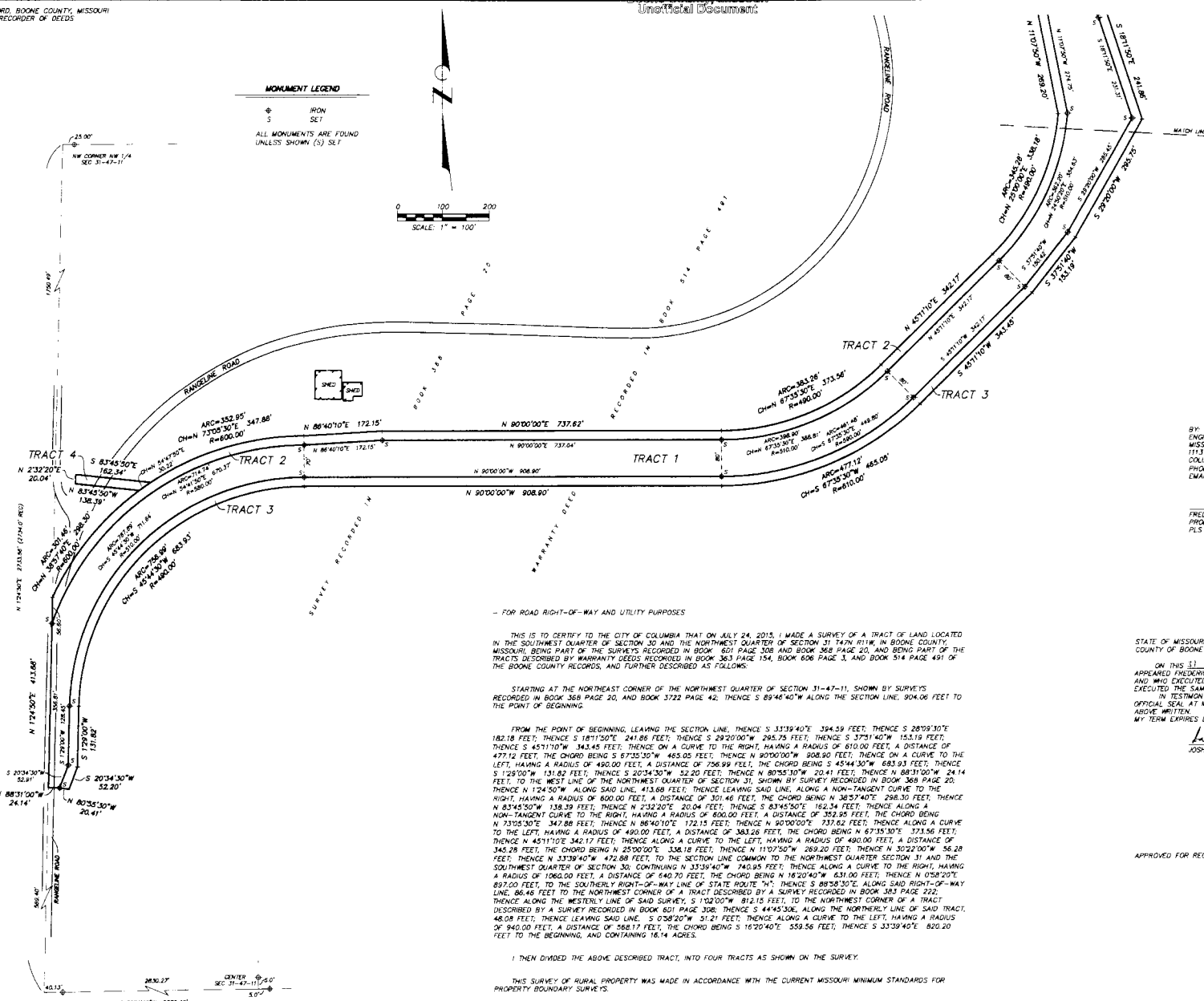
Information Type: SUR  
Recording Fee: \$100.00  
No. of Pages: 2



MONUMENT LEGEND

Φ IRON SET  
S ALL MONUMENTS ARE FOUND UNLESS SHOWN (S) SET

0 100 200  
SCALE: 1" = 100'



FOR ROAD RIGHT-OF-WAY AND UTILITY PURPOSES

THIS IS TO CERTIFY TO THE CITY OF COLUMBIA THAT ON JULY 24, 2015, I MADE A SURVEY OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, T47N R11W IN BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEYS RECORDED IN BOOK 601 PAGE 308 AND BOOK 368 PAGE 20, AND BEING PART OF THE TRACTS DESCRIBED BY WARRANTY DEEDS RECORDED IN BOOK 363 PAGE 134, BOOK 606 PAGE 3, AND BOOK 514 PAGE 431 OF THE BOONE COUNTY RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 31-47-11, SHOWN BY SURVEYS RECORDED IN BOOK 368 PAGE 20, AND BOOK 3722 PAGE 42, THENCE S 89°48'40" E ALONG THE SECTION LINE, 304.06 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, LEAVING THE SECTION LINE, THENCE S 33°39'40" E, 394.59 FEET, THENCE S 28°59'30" E, 182.18 FEET, THENCE S 18°11'50" E, 241.88 FEET, THENCE S 28°20'00" W, 295.75 FEET, THENCE S 37°51'40" W, 153.19 FEET, THENCE S 45°11'00" W, 143.45 FEET, THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 810.00 FEET, A DISTANCE OF 477.12 FEET, THE CHORD BEING S 67°35'30" W, 455.05 FEET, THENCE N 90°00'00" W, 808.90 FEET, THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, A DISTANCE OF 356.99 FEET, THE CHORD BEING S 45°44'30" W, 683.93 FEET, THENCE S 12°00'00" W, 131.82 FEET, THENCE S 00°34'30" W, 22.20 FEET, THENCE N 80°35'30" W, 20.41 FEET, THENCE N 88°31'00" W, 24.14 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, SHOWN BY SURVEY RECORDED IN BOOK 368 PAGE 20; THENCE N 12°45'00" W, 413.68 FEET, THENCE LEAVING SAID LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A DISTANCE OF 301.46 FEET, THE CHORD BEING N 36°52'40" E, 298.30 FEET, THENCE N 83°45'00" W, 138.39 FEET, THENCE N 23°22'00" E, 20.04 FEET, THENCE S 83°45'00" E, 162.34 FEET, THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A DISTANCE OF 352.95 FEET, THE CHORD BEING N 33°05'30" E, 347.88 FEET, THENCE N 86°40'00" E, 172.15 FEET, THENCE N 90°00'00" E, 737.62 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, A DISTANCE OF 363.26 FEET, THE CHORD BEING N 67°35'30" E, 373.56 FEET, THENCE N 45°11'00" E, 342.17 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, A DISTANCE OF 345.28 FEET, THE CHORD BEING N 25°00'00" E, 336.19 FEET, THENCE N 11°07'50" W, 269.10 FEET, THENCE N 30°20'00" W, 56.28 FEET, THENCE N 33°39'40" W, 472.88 FEET, TO THE SECTION LINE COMMON TO THE NORTHWEST QUARTER SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 30, CONTINUING N 33°39'40" W, 740.95 FEET, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1080.00 FEET, A DISTANCE OF 440.70 FEET, THE CHORD BEING N 16°20'40" W, 631.00 FEET, THENCE N 08°42'00" E, 89.00 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE "H"; THENCE S 88°38'30" E, ALONG SAID RIGHT-OF-WAY LINE, 86.48 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 363 PAGE 222, THENCE ALONG THE WESTERLY LINE OF SAID SURVEY, S 13°00'00" W, 812.15 FEET, TO THE NORTHWEST CORNER OF A TRACT DESCRIBED BY A SURVEY RECORDED IN BOOK 601 PAGE 308; THENCE S 44°45'30" E, ALONG THE NORTHERLY LINE OF SAID TRACT, 48.08 FEET, THENCE LEAVING SAID LINE, S 05°08'20" E, 31.21 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A DISTANCE OF 358.17 FEET, THE CHORD BEING S 16°20'40" E, 559.56 FEET, THENCE S 33°39'40" E, 820.20 FEET TO THE BEGINNING, AND CONTAINING 16.14 ACRES.

I THEN DIVIDED THE ABOVE DESCRIBED TRACT, INTO FOUR TRACTS AS SHOWN ON THE SURVEY.

THIS SURVEY OF RURAL PROPERTY WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

BY: ENGINEERING SURVEYS AND SERVICES  
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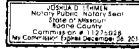
FREDERICK E. CARRIDGE II  
PROFESSIONAL LAND SURVEYOR  
PLS - 2006016655



STATE OF MISSOURI )  
COUNTY OF BOONE ) SS

ON THIS 31<sup>ST</sup> DAY OF August, 2015 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARRIDGE II TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY TERM EXPIRES DECEMBER 6, 2015.

JOSHUA D. LEHMAN, NOTARY PUBLIC



APPROVED FOR RECORDING

STAN SHAWVER, COUNTY PLANNER