

DECEMBER 28, 2023

CONDITIONAL USE AREA

OWNER: TKG ST. PETERS SHOPPING CENTER, L.L.C.

DEED: BOOK 1426 PAGE 295

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN COLUMBIA, BOONE COUNTY, MISSOURI BEING PART OF LOT 1 OF UNIVERSITY CENTER SUBDIVISION, RECORDED IN PLAT BOOK 52 PAGE 2 FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 1 OF UNIVERSITY CENTER SUBDIVISION RECORDED IN PLAT BOOK 52 PAGE 2, THENCE ALONG THE EAST LINE OF SAID LOT, N 3°16'30"E 35.60 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE LEAVING THE EAST LINE OF LOT 1 UNIVERSITY CENTER SUBDIVISION RECORDED IN PLAT BOOK 52 PAGE 2, S 69°43'20"W 9.97 FEET; THENCE N 88°56'40"W 213.35 FEET; THENCE ON A CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEING N 43°56'30"W 35.36 FEET; THENCE N 1°03'50"E 115.65 FEET TO THE SOUTH LINE OF THE LEASE RECORDED IN BOOK 5385 PAGE 79; THENCE ALONG SAID SOUTH LINE, S 88°46'30"E 252.82 FEET TO THE EAST LINE OF LOT 1 OF UNIVERSITY CENTER SUBDIVISION; THENCE ALONG SAID EAST LINE, ON A NON-TANGENT CURVE TO THE RIGHT, 43.45 FEET, HAVING A RADIUS OF 11,424.20 FEET, THE CHORD BEING S 3°09'40"W A DISTANCE OF 43.45 FEET; THENCE S 3°16'30"W 92.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 34,945 SQUARE FEET OR 0.80 ACRE.