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First Reading 6-4-18

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Ordinance No. 023571

Council Bill No. B 133-18

**AN ORDINANCE**

declaring the need to acquire certain interests in real property; 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 property for construction of the Forum Boulevard and Green Meadows Road intersection improvement project, described as follows:

**LORI BERGER  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 AND LOT 2 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 3495 PAGE 189 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF SAID LOT 2 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD; THENCE WITH THE EAST RIGHT OF WAY LINE OF FORUM

BOULEVARD AND THE WEST LINE OF SAID LOT 2 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: S 34°01'08" E, 75.16 FEET; THENCE S 33°38'30" E, 42.78 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD, S 33°38'30" E, 39.27 FEET; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD, N 56°27'12" E, 10.00 FEET; THENCE N 33°38'30" W, 39.27 FEET; THENCE S 56°27'12" W, 10.00 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 393 SQUARE FEET, ALL OF THE AREA IS WITHIN AN EXISTING PLATTED UTILITY EASEMENT.

**COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION  
PERMANENT STREET EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 1186 PAGE 185 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD; THENCE WITH THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE SOUTH LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS N 53°37'45" E, 80.41 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE SOUTH LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: N 53°37'45" E, 52.29 FEET; THENCE WITH A CURVE TO THE LEFT 42.82 FEET, CURVE RADIUS 30.00 FEET, CHORD N 13°18'55" E, 39.28 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, WITH A NON TANGENT CURVE TO THE RIGHT 24.37 FEET, CURVE RADIUS 40.00 FEET, CHORD S 19°32'09" W, 23.99

FEET; THENCE WITH A CURVE TO THE RIGHT 63.62 FEET, CURVE RADIUS 315.00 FEET, CHORD S 42°46'21" W, 63.51 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 463 SQUARE FEET, INCLUSIVE OF 77 SQUARE FEET OF EXISTING PLATTED UTILITY EASEMENT.

**COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 1186 PAGE 185 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD; THENCE WITH THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE SOUTH LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, N 53°37'45" E, 80.41 FEET; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE SOUTH LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, WITH A CURVE TO THE LEFT 63.62 FEET, CURVE RADIUS 315.00 FEET, CHORD N 42°46'21" E, 63.51 FEET; THENCE WITH A CURVE TO THE LEFT 24.37 FEET, CURVE RADIUS 40.00 FEET, CHORD N 19°32'09" E, 23.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS; THENCE WITH THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: WITH A NON TANGENT CURVE TO THE LEFT 2.93 FEET, CURVE RADIUS 30.00 FEET, CHORD N 30°22'04" W, 2.93 FEET; THENCE N 33°39'41" W, 22.10 FEET; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, S 02°48'39" W, 36.94 FEET; THENCE WITH A NON TANGENT CURVE TO THE RIGHT 61.94 FEET, CURVE RADIUS 305.00 FEET, CHORD S 42°39'29" W, 61.83 FEET; THENCE S 53°37'45" W, 76.61 FEET TO A POINT ON THE WEST LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID LOT 21 OF THE REPLAT OF LOT 21 OF COUNTRY CLUB VILLAS

RECORDED IN PLAT BOOK 29 PAGE 65 OF THE BOONE COUNTY RECORDS, S 17°49'52" E, 10.55 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 1,828 SQUARE FEET, INCLUSIVE OF 390 SQUARE FEET OF EXISTING PLATTED UTILITY EASEMENT.

**TAYLOR B. DUCHMANN AND KRISTIN L. DUCHMANN  
PERMANENT STREET EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4221 PAGE 106 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: S 56°09'30" W, 80.44 FEET; THENCE WITH A CURVE TO THE LEFT 31.36 FEET, CURVE RADIUS 20.00 FEET, CHORD S 11°14'17" W, 28.24 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD, ALSO BEING A POINT ON THE WEST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS; THENCE WITH THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, S 33°40'55" E, 64.79 FEET; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 03°03'46" W, 52.80 FEET; THENCE WITH A CURVE TO THE RIGHT 20.68 FEET, CURVE RADIUS 37.00 FEET, CHORD N 12°57'00" E, 20.41 FEET; THENCE WITH A CURVE TO THE RIGHT 32.60 FEET, CURVE RADIUS 237.00 FEET, CHORD N 32°54'12" E, 32.57 FEET; THENCE N 55°19'57" W, 3.00 FEET; THENCE WITH A NON TANGENT CURVE TO THE RIGHT 31.74 FEET, CURVE RADIUS 240.00 FEET, CHORD N 40°36'18" E, 31.71 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS; THENCE WITH THE EAST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 61°54'15" W, 1.40 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 2,743 SQUARE FEET, INCLUSIVE OF 784 SQUARE FEET OF EXISTING PLATTED UTILITY EASEMENT.

**TAYLOR B. DUCHMANN AND KRISTIN L. DUCHMANN  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4221 PAGE 106 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD; THENCE WITH THE EAST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, S 61°54'15" E, 1.40 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE EAST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, S 61°54'15" E, 13.58 FEET; THENCE LEAVING THE EAST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, WITH A NON TANGENT CURVE TO THE LEFT 64.95 FEET, CURVE RADIUS 227.00 FEET, CHORD S 37°09'33" W, 64.72 FEET; THENCE WITH A CURVE TO THE LEFT 15.09 FEET, CURVE RADIUS 27.00 FEET, CHORD S 12°57'00" W, 14.90 FEET; THENCE S 03°03'46" E, 51.64 FEET; THENCE WITH A NON TANGENT CURVE TO THE RIGHT 64.22 FEET, CURVE RADIUS 878.52 FEET, CHORD S 34°02'09" E, 64.21 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 86°40'05" W, 12.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD; THENCE WITH THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: WITH A NON TANGENT CURVE TO THE LEFT 18.85 FEET, CURVE RADIUS 868.52 FEET, CHORD N 33°01'53" W, 18.85 FEET; THENCE N 33°40'55" W, 42.05 FEET; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID LOT 18 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 03°03'46" W, 52.80 FEET; THENCE WITH A CURVE TO THE RIGHT 20.68 FEET, CURVE RADIUS 37.00 FEET, CHORD N 12°57'00" E, 20.41 FEET; THENCE WITH A CURVE TO THE RIGHT 32.60 FEET, CURVE RADIUS 237.00 FEET, CHORD N 32°54'12" E, 32.57 FEET; THENCE N 55°19'57" W, 3.00 FEET; THENCE

WITH A NON TANGENT CURVE TO THE RIGHT 31.74 FEET, CURVE RADIUS 240.00 FEET, CHORD N 40°36'18" E, 31.71 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 2,059 SQUARE FEET, INCLUSIVE OF 170 SQUARE FEET OF EXISTING PLATTED UTILITY EASEMENT.

**EAGLE POINT INVESTMENTS, LLC  
PERMANENT STREET EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS AND PART OF UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4150 PAGE 132 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF LOT 2 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD; THENCE WITH THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID LOT 1 AND LOT 2 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS AND THE WEST LINE OF UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: S 34°01'08" E, 75.16 FEET; THENCE S 33°38'30" E, 157.29 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: S 33°38'30" E, 28.75 FEET; THENCE WITH A CURVE TO THE LEFT 39.36 FEET, CURVE RADIUS 25.00 FEET, CHORD S 78°44'30" E, 35.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE SOUTH LINE OF SAID UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS; THENCE WITH THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE SOUTH LINE OF SAID UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS, N 56°09'30" E, 2.84 FEET; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE SOUTH LINE OF SAID UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE

CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS, WITH A NON TANGENT CURVE TO THE RIGHT 16.95 FEET, CURVE RADIUS 37.00 FEET, CHORD N 74°13'00" W, 16.80 FEET; THENCE WITH A CURVE TO THE RIGHT 44.42 FEET, CURVE RADIUS 258.50 FEET, CHORD N 56°10'16" W, 44.37 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 462 SQUARE FEET, INCLUSIVE OF 435 SQUARE FEET OF EXISTING PLATTED UTILITY EASEMENT

**EAGLE POINT INVESTMENTS, LLC  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS AND PART OF UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4150 PAGE 132 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF LOT 2 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD; THENCE WITH THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID LOT 1 AND LOT 2 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: S 34°01'08" E, 75.16 FEET; THENCE S 33°38'30" E, 82.05 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS AND UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS, S 33°38'30" E, 75.24 FEET; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE WEST LINE OF SAID LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 20 PAGE 49 OF THE BOONE COUNTY RECORDS AND UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS, WITH A CURVE TO THE LEFT 44.42 FEET, CURVE RADIUS 258.50 FEET, CHORD S 56°10'16" E, 44.37 FEET; THENCE WITH A CURVE TO THE LEFT 16.95 FEET, CURVE RADIUS 37.00 FEET, CHORD S 74°13'00" E, 16.80 FEET TO A POINT ON THE SOUTH LINE OF SAID UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56

OF THE BOONE COUNTY RECORDS AND THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD; THENCE WITH THE SOUTH LINE OF SAID UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS AND THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD, N 56°09'30" E, 22.27 FEET; THENCE LEAVING THE SOUTH LINE OF SAID UNIT 1A OF A REPLAT OF THE SOUTH PART OF LOT 1 OF THE FINAL PLAT OF THE CROSSINGS RECORDED IN PLAT BOOK 21 PAGE 56 OF THE BOONE COUNTY RECORDS AND THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD, N 65°18'19" W, 76.58 FEET; THENCE N 33°38'30" W, 63.71 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT DESCRIBED BY THE DEED IN BOOK 4150 PAGE 132 OF THE BOONE COUNTY RECORDS; THENCE WITH THE NORTH LINE OF SAID TRACT DESCRIBED BY THE DEED IN BOOK 4150 PAGE 132 OF THE BOONE COUNTY RECORDS, S 56°27'12" W, 10.00 FEET TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 2,006 SQUARE FEET, INCLUSIVE OF 1,140 SQUARE FEET OF EXISTING UTILITY PLATTED EASEMENT.

**GREEN MEADOWS HOUSING, L.L.C.  
PERMANENT STREET EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4319 PAGE 188 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD; THENCE WITH THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: WITH A CURVE TO THE LEFT 204.61 FEET, CURVE RADIUS 768.51 FEET, CHORD N 25°48'17" W, 204.01 FEET; THENCE N 34°01'09" W, 27.71 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: N 34°01'09" W, 71.01 FEET; THENCE WITH A CURVE TO THE LEFT 48.48 FEET, CURVE RADIUS 30.00 FEET, CHORD N 79°55'03" W, 43.37 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE



BOONE COUNTY RECORDS; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, S 53°54'38" W, 141.59 FEET; THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, S 33°52'25" E, 1.91 FEET; THENCE N 53°41'45" E, 48.11 FEET; THENCE WITH A CURVE TO THE LEFT 15.28 FEET, CURVE RADIUS 210.00 FEET, CHORD N 51°36'42" E, 15.27 FEET; THENCE WITH A CURVE TO THE RIGHT 11.25 FEET, CURVE RADIUS 155.00 FEET, CHORD N 51°36'27" E, 11.25 FEET; THENCE N 65°24'20" E, 62.75 FEET; THENCE WITH A CURVE TO THE RIGHT 31.81 FEET, CURVE RADIUS 40.00 FEET, CHORD S 77°54'19" E, 30.98 FEET; THENCE WITH A CURVE TO THE RIGHT 61.48 FEET, CURVE RADIUS 240.00 FEET, CHORD S 47°47'08" E, 61.31 FEET; THENCE WITH A CURVE TO THE RIGHT 5.96 FEET, CURVE RADIUS 811.50 FEET; CHORD S 35°35'00" E, 5.96 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 1,708 SQUARE FEET, INCLUSIVE OF 980 SQUARE FEET OF EXISTING UTILITY EASEMENT

**GREEN MEADOWS HOUSING, L.L.C.  
PERMANENT UTILITY EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4319 PAGE 188 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD; THENCE WITH THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: WITH A CURVE TO THE LEFT 204.61 FEET, CURVE RADIUS 768.51 FEET, CHORD N 25°48'17" W, 204.01 FEET; THENCE N 34°01'09" W, 27.71 FEET; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, WITH A CURVE TO THE LEFT 5.96 FEET, CURVE RADIUS 811.50 FEET, CHORD N 35°35'00" W, 5.96 FEET; THENCE WITH A CURVE TO THE LEFT 61.48 FEET, CURVE RADIUS 240.00 FEET, CHORD N 47°47'08" W, 61.31 FEET; THENCE WITH A CURVE TO THE LEFT 17.02 FEET, CURVE RADIUS 40.00 FEET, CHORD N 67°18'38" W, 16.89 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH A CURVE TO THE LEFT 14.79 FEET, CURVE RADIUS 40.00 FEET, CHORD S 89°54'29" W, 14.71 FEET; THENCE S 65°24'20" W, 15.91 FEET; THENCE S 53°54'38" W, 110.82 FEET; THENCE S 33°52'25" E, 11.82 FEET; THENCE N 53°54'38" E, 138.77 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 1,530 SQUARE FEET.

**GREEN MEADOWS HOUSING, L.L.C.  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4319 PAGE 188 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD; THENCE WITH THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS THE FOLLOWING COURSES: WITH A CURVE TO THE LEFT 204.61 FEET, CURVE RADIUS 768.51 FEET, CHORD N 25°48'17" W, 204.01 FEET; THENCE N 34°01'09" W, 27.71 FEET; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF FORUM BOULEVARD AND THE EAST LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, WITH A CURVE TO THE LEFT 5.96 FEET, CURVE RADIUS 811.50 FEET, CHORD N 35°35'00" W, 5.96 FEET; THENCE WITH A CURVE TO THE LEFT 61.48 FEET, CURVE RADIUS 240.00 FEET, CHORD N 47°47'08" W, 61.31 FEET; THENCE WITH A CURVE TO THE LEFT 31.81 FEET, CURVE RADIUS 40.00 FEET, CHORD N 77°54'19" W, 30.98 FEET; THENCE S 65°24'20" W, 62.75 FEET; THENCE WITH A CURVE TO THE LEFT 11.25 FEET, CURVE RADIUS 155.00 FEET, CHORD S 51°36'27" W, 11.25 FEET; THENCE WITH A CURVE TO THE RIGHT 15.28 FEET, CURVE RADIUS 210.00 FEET, CHORD S 51°36'42" W, 15.27 FEET; THENCE S 53°41'45" W, 48.11 FEET; THENCE S 33°52'25" E, 14.34 FEET; THENCE N 56°58'21" E, 131.89 FEET; THENCE WITH A NON TANGENT CURVE TO THE RIGHT 75.36 FEET, CURVE RADIUS 245.00 FEET, CHORD S 49°29'45" E, 75.06 FEET; THENCE S 40°41'04" E, 6.85 FEET; THENCE S 33°16'38" E, 51.11 FEET; THENCE S 32°01'08" E, 45.99 FEET; THENCE S 30°07'38" E, 56.11 FEET; THENCE S 20°03'01" E, 42.83 FEET; THENCE S 18°43'41" E, 32.62 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF SAID LOT 1A OF NCBC SUBDIVISION PLAT 1A RECORDED IN PLAT BOOK 27 PAGE 35 OF THE BOONE COUNTY RECORDS, N 63°02'08" E, 15.99 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 7,905

SQUARE FEET, INCLUSIVE OF 907 SQUARE FEET OF EXISTING UTILITY EASEMENT, 897 SQUARE FEET OF EXISTING WATER UTILITY EASEMENT, AND 1,292 SQUARE FEET OF PERMANENT UTILITY EASEMENT GRANTED THIS DATE.

**GEORGE L. HART AND SUZANNE E. HART  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF BELLE MEADE-PLAT #1 RECORDED IN PLAT BOOK 10 PAGE 17 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 2834 PAGE 133 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 15 FEET OF LOT 1 OF BELLE MEADE-PLAT #1 RECORDED IN PLAT BOOK 10 PAGE 17 OF THE BOONE COUNTY RECORDS AND CONTAINS 1,806 SQUARE FEET, INCLUSIVE OF 120 SQUARE FEET OF AN EXISTING PLATTED UTILITY EASEMENT.

**MOLLY S. HORAK AND JOSEPH KELLY JOHNSON, V  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 19 AND LOT 20 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4598 PAGE 75 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD; THENCE WITH THE NORTH LINE OF SAID OF LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 56°09'30" E, 108.44 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4598 PAGE 75 OF THE BOONE COUNTY RECORDS AND THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH THE NORTH LINE OF SAID LOT 19 AND LOT 20 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 56°09'30" E, 36.05 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 19 AND LOT 20 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, S 33°50'30" E, 10.00 FEET; THENCE S 56°09'30" W, 31.06 FEET TO A

POINT ON THE WEST LINE OF THE TRACT DESCRIBED BY THE DEED IN BOOK 4598 PAGE 75 OF THE BOONE COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID TRACT DESCRIBED BY THE DEED IN BOOK 4598 PAGE 75 OF THE BOONE COUNTY RECORDS, N 60°21'22" W, 11.18 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 336 SQUARE FEET, ALL INCLUSIVE OF AN EXISTING PLATTED UTILITY EASEMENT

**JILL KANALEY  
PERMANENT STREET EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 3654 PAGE 19 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 56°09'30" E, 8.01 FEET; THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, WITH A NON TANGENT CURVE TO THE LEFT 2.69 FEET, CURVE RADIUS 19.00 FEET, CHORD S 49°35'34" W, 2.69 FEET; THENCE WITH A CURVE TO THE LEFT 4.77 FEET, CURVE RADIUS 240.00 FEET, CHORD S 44°57'46" W, 4.77 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 61°54'15" W, 1.40 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 4 SQUARE FEET, ALL OF THE AREA IS WITHIN AN EXISTING PLATTED UTILITY EASEMENT.

**JILL KANALEY  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK

3654 PAGE 19 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 56°09'30" E, 8.01 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 56°09'30" E, 100.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT DESCRIBED BY THE DEED IN BOOK 3654 PAGE 19 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AND THE NORTH LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, AND WITH THE EAST LINE OF SAID TRACT DESCRIBED BY THE DEED IN BOOK 3654 PAGE 19 OF THE BOONE COUNTY RECORDS, S 60°21'22" E, 11.18 FEET; THENCE LEAVING THE EAST LINE OF SAID TRACT DESCRIBED BY THE DEED IN BOOK 3654 PAGE 19 OF THE BOONE COUNTY RECORDS, S 56°09'30" W, 108.10 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, N 61°54'15" W, 9.93 FEET; THENCE LEAVING THE WEST LINE OF SAID LOT 19 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, WITH A NON TANGENT CURVE TO THE RIGHT 4.77 FEET, CURVE RADIUS 240.00 FEET, CHORD N 44°57'46" E, 4.77 FEET; THENCE WITH A CURVE TO THE RIGHT 2.69 FEET, CURVE RADIUS 19.00 FEET, CHORD N 49°35'34" E, 2.69 FEET, TO THE POINT OF BEGINNING, THE END OF THIS EASEMENT AND CONTAINS 1,078 SQUARE FEET, ALL OF THE AREA IS WITHIN AN EXISTING PLATTED UTILITY EASEMENT.

**REX L. SHARP AND EILEEN F. SHARP  
TEMPORARY CONSTRUCTION EASEMENT**

PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING PART OF LOT 17 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS, ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 1262 PAGE 641 OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10 FEET OF LOT 17 OF WOODRAIL-PLAT NO. 11 RECORDED IN PLAT BOOK 17 PAGE 33 OF THE BOONE COUNTY RECORDS AND CONTAINS 1,473 SQUARE FEET, INCLUSIVE OF 81 SQUARE FEET OF EXISTING PLATTED UTILITY EASEMENT.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation or by the exercise of the power of eminent domain as set forth in Section 4 hereof.

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.

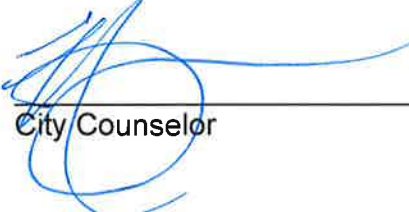
PASSED this 18th day of June, 2018.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Counselor