
(Space above reserved for Recorder of Deeds certification)

Document Recording Cover Sheet

1. **Title of Document:** _____
2. **Date of Document:** _____
3. **Grantor(s)/Party indexed as Grantor(s):** _____

4. **Grantee(s)/Party indexed as Grantee(s):** _____

5. **Mailing Address of Grantee or Party:** _____

6. **Legal Description:** _____

7. **Reference Book and Page(s):** _____

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “First Amendment”) is made and entered into by and between Richland Olivet Farm, LLC, a Missouri limited liability company, Charlotte M. Frazier, and Melissa L. Ussery ("Owner") and the City of Columbia, Missouri, a municipal corporation of the State of Missouri ("City") and will be effective the date of signature by the Party last executing this Agreement (“Effective Date”). The City and Owner may hereinafter be collectively referred to as the Parties and individually as a Party.

RECITALS

WHEREAS, the Parties entered into a Development Agreement dated as of June 20, 2023 (the “Development Agreement”) in connection with the construction and dedication of certain public improvements associated with development of Richland Estates; and

WHEREAS, the legal description for the tract of land that is subject to the Development Agreement contained a scrivener's error in the directional bearing of a line called out; and

WHEREAS, the Parties wish to formally amend the Development Agreement to correct the scrivener's error.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the Parties hereto agree as follows:

1. **General.** All terms and provisions of the Development Agreement will remain in full force and effect on both Parties, except as amended in this Amendment. If there is conflict between this Amendment and the Development Agreement, then the terms of this Amendment will prevail.

2. **Amendment - Exhibit A:** Parties agree to amend Exhibit A of the Development Agreement, Legal Description of Subject Property, by replacing it in its entirety with the Legal Description of Subject Property attached hereto as **Exhibit A**, and made a part of this Amendment; and

3. **Confirmation of Development Agreement as Amended.** The Parties hereby adopt, ratify and confirm the Development Agreement as it is amended by this Amendment. The benefits and burdens of this Amendment are intended to attach to and run with the land and shall be binding on and inure to the benefit of the Parties and their

respective legal representatives, successors, heirs and assigns. All persons claiming under the Parties shall conform to and observe the provisions of this Amendment.

[Remainder of page intentionally blank. Signature pages follow.]

IN WITNESS WHEREOF, the Parties have executed this Agreement and shall be effective on the last day and year indicated below.

**CITY:
City of Columbia, Missouri**

By: _____
De'Carlton Seewood, City Manager

Date: _____

ATTEST:

Sheela Amin, City Clerk

Approved as to form:

Nancy Thompson, City Counselor/rgt

On this _____ day of _____, 20__, before me appeared De'Carlton Seewood, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Columbia, Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of the City and that this instrument was signed and sealed on behalf of the City by authority of its City Council and the City Manager acknowledged this instrument to be the free act and deed of the City.

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

Notary Public

My commission expires: _____.

OWNER:

Richland Olivet Farm, LLC, a Missouri limited liability company

By: _____

Name Printed: Jon Odle

Date 7/5/23

STATE OF MISSOURI)
) SS
COUNTY OF BOONE)

On this 5th day of July, 2023, before me appeared Jon Odle, to me personally known, who, being by me duly sworn did say that he or she is managing member of Richland Olivet Farm, LLC and that said instrument was signed on behalf of said corporation, acknowledged said instrument to be the free act and deed of said corporation and that he or she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and notarial seal at my office in the State and County aforesaid, on the day and year hereinabove first written.

[Signature]
Notary Public

My commission expires: 12-19-2026



OWNER:
Charlotte M. Frazier

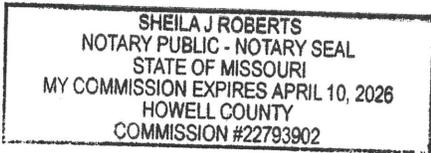
Charlotte M. Frazier

Date 6/30/23

STATE OF MISSOURI)
) SS
COUNTY OF BOONE)

On this 30th day of June, 2023, before me appeared Charlotte M. Frazier, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and notarial seal at my office in the State and County aforesaid, on the day and year hereinabove first written.



Sheila J Roberts
Notary Public

My commission expires: 4-10-26

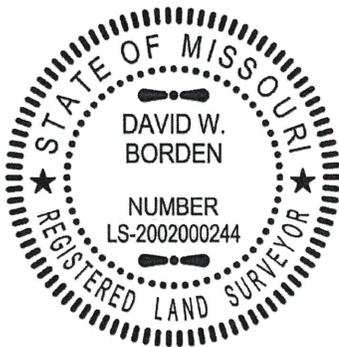
Exhibit A
Legal Description of Subject
Property

DESCRIPTION OF RICHLAND OLIVET FARM – ANNEXATION TRACT WEST
 FOR RICHLAND OLIVET FARMS, LLC.
 JOB #220385

JUNE 28, 2023

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST AND BEING DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5670, PAGE 52 AND BEING PART OF TRACT 2 AS SHOWN IN THE SURVEY RECORDED IN BOOK 5157, PAGE 33 AND CONTAINING ALL OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 1453, PAGE 371 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14 AND WITH THE NORTH LINE OF THEREOF, N 88°37'30"E, 336.09 FEET TO THE NORTHWEST CORNER OF TRACT B OF A SURVEY RECORDED IN BOOK 410, PAGE 871; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID TRACT B, S 0°37'55"W, 351.00 FEET; THENCE N 89°37'50"E, 226.00 FEET; THENCE N 4°15'35"W, 355.20 FEET TO THE NORTH LINE OF SAID SECTION 14; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH SAID NORTH LINE THEREOF, N 88°37'30"E, 745.05 FEET TO THE NORTHWEST CORNER OF ZUMWALT ESTATES, RECORDED IN PLAT BOOK 35 PAGE 56; THENCE LEAVING THE NORTH LINE OF SAID SECTION WITH THE LINES OF SAID ZUMWALT ESTATES, S 0°55'00"W, 750.10 FEET; THENCE N 88°37'55"E, 52.03 FEET TO THE EAST LINE OF SAID TRUSTEES DEED RECORDED IN BOOK 5670, PAGE 52; THENCE LEAVING THE LINES OF SAID ZUMWALT ESTATES AND WITH THE EAST LINE OF SAID DEED, S 1°26'55"W, 1854.77 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WITH SAID SOUTH LINE, N 88°56'05"W, 1346.90 FEET TO THE CENTER OF SAID SECTION 14 AS SHOWN IN BOONE COUNTY SURVEY NUMBER 7968; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF THE NORTHEAST QUARTER THEREOF, N 1°43'50"E, 2548.42 FEET TO THE POINT OF BEGINNING AND COUNTING 76.63 ACRES.



David W. Borden

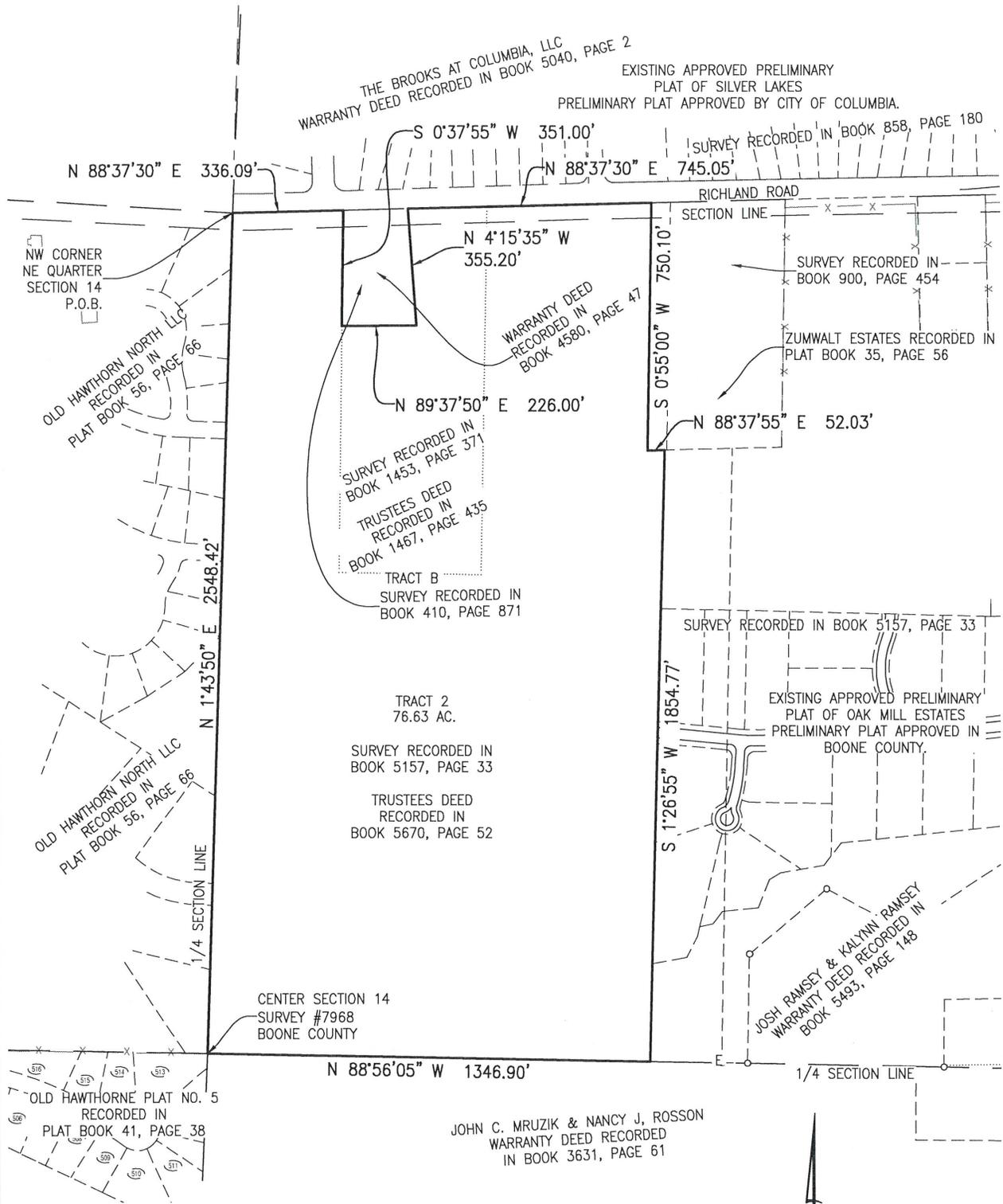
 DAVID W. BORDEN, PLS-2002000244
 6-28-23

 DATE

 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	RICHLAND OLIVET FARM – ANNEXATION TRACT
	DATE: 6/28/2023 PROJECT: 220385	NE QUARTER, SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

RICHLAND ESTATES RICHLAND OLIVET FARMS, LLC.

SCALE: 1" = 300'



CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd. Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

SCALE: 1"=300'



DESCRIPTION OF RICHLAND OLIVET FARM – ANNEXATION TRACT EAST
 FOR CHARLOTTE M. FRAZIER & MELISSA L. USSERY
 JOB #220385

JUNE 28, 2023

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST AND BEING DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5199, PAGE 75 AND BEING PART OF TRACTS 2 AND 3 AS SHOWN IN THE SURVEY RECORDED IN BOOK 5157, PAGE 33 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14 AS SHOWN IN BOONE COUNTY SURVEY # 7968 AND THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 2591, PAGE 24; THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, S 88°56'05"E, 1346.90 FEET TO THE SOUTHWEST CORNER OF SAID TRUSTEE'S DEED RECORDED IN BOOK 5199, PAGE 75; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID DEED, N 1°26'55"E, 1373.24 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID WEST LINE, N 1°26'55" E, 481.53 FEET TO THE SOUTH LINE OF ZUMWALT ESTATES RECORDED IN PLAT BOOK 35 PAGE 56; THENCE WITH THE LINES OF SAID ZUMWALT ESTATES, N 88°37'55"E, 356.97 FEET; THENCE N 0°55'00"E, 750.15 FEET TO THE NORTH LINE OF SAID SECTION; THENCE LEAVING THE LINE OF SAID ZUMWALT ESTATES AND WITH THE NORTH LINE OF SAID SECTION 14, N 88°37'30"E, 402.15 FEET TO NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 383 PAGE 582; THENCE LEAVING SAID NORTH LINE OF SAID SECTION AND WITH THE LINES OF SAID SURVEY AND THE TRACT DESCRIBED IN BOOK 3181 PAGE 13, S 1°11'00"E, 413.85 FEET; THENCE N 88°49'00"E, 208.71 FEET; THENCE N 1°11'00"W, 414.55 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WITH SAID NORTH LINE N 88°37'30"E, 361.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID SECTION S 0°53'20"W, 845.23 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 474, PAGE 884; THENCE LEAVING SAID

 ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	RICHLAND OLIVET FARM – ANNEXATION TRACT
	DATE: 6/28/2023	NE QUARTER, SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
	PROJECT: 220385	

EAST LINE AND WITH THE LINES OF SAID SURVEY, AND THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1176, PAGE 431, S 88°44'10"W, 330.18 FEET, THENCE S 0°27'55"W, 434.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE LEAVING THE LINES OF SAID TRACT, N 88°40'20"W, 1006.71 FEET TO THE POINT OF BEGINNING AND COUNTING 27.09 ACRES.



David W. Borden

DAVID W. BORDEN, PLS-2002000244

6-28-23

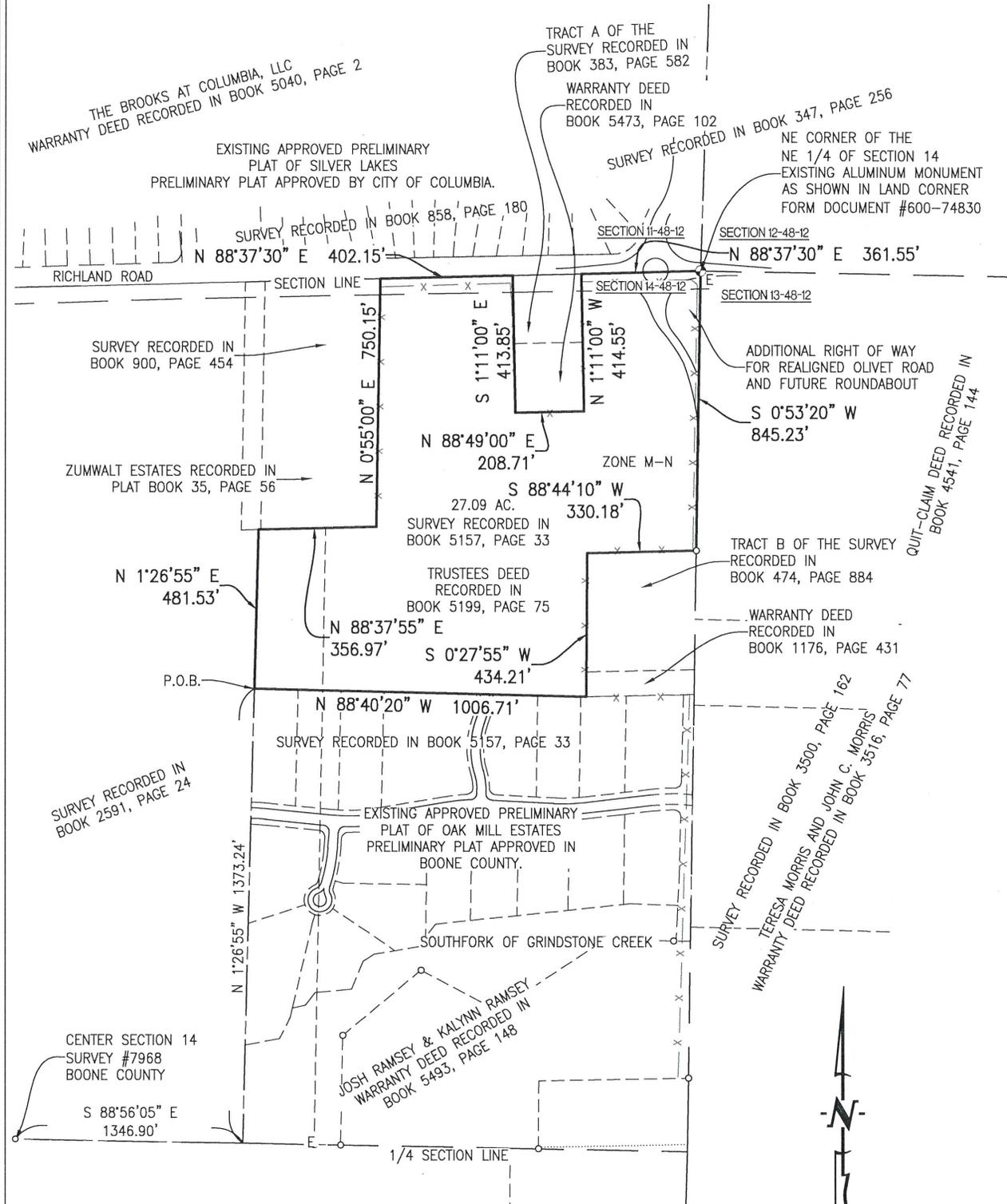
DATE

CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	RICHLAND OLIVET FARM - ANNEXATION TRACT
	DATE: 6/28/2023 PROJECT: 220385	NE QUARTER, SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

RICHLAND ESTATES

CHARLOTTE M. FRAZIER & MELISSA L. USSERY

SCALE: 1" = 300'



CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd. Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.