

**CALVERT DRIVE SEWER REPLACEMENT  
EXHIBIT A**

HARLAN JENNINGS, A SINGLE PERSON  
PID 17-111-00-02-013.00 01  
2501 QUAIL DRIVE



2024-01-23

**RE: PERMANENT DRAINAGE EASEMENT (P.D.E.)**

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 101, WHITE GATE SECOND ADDITION, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 45, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE NORTH LINE OF SAID LOT, 79.00 FEET, TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 50.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50-FEET SOUTH FROM SAID NORTH LINE, 51.69 FEET; THENCE NORTH 58 DEGREES 40 MINUTES 35 SECONDS WEST, 27.76 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,882 SQUARE FEET OR 0.089 ACRES, MORE OR LESS.  
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.  
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**RE: TEMPORARY CONSTRUCTION EASEMENT (T.C.E.) #1 & #2**

TWO TEMPORARY CONSTRUCTION EASEMENTS BEING PART OF LOT 101, WHITE GATE SECOND ADDITION, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 45, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TEMPORARY CONSTRUCTION EASEMENT #1:**

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE WEST LINE OF SAID LOT, 45.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 40 MINUTES 35 SECONDS EAST, 27.76 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 27.31 FEET; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, ON SAID WEST LINE, 5.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #1 CONTAINS 68 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

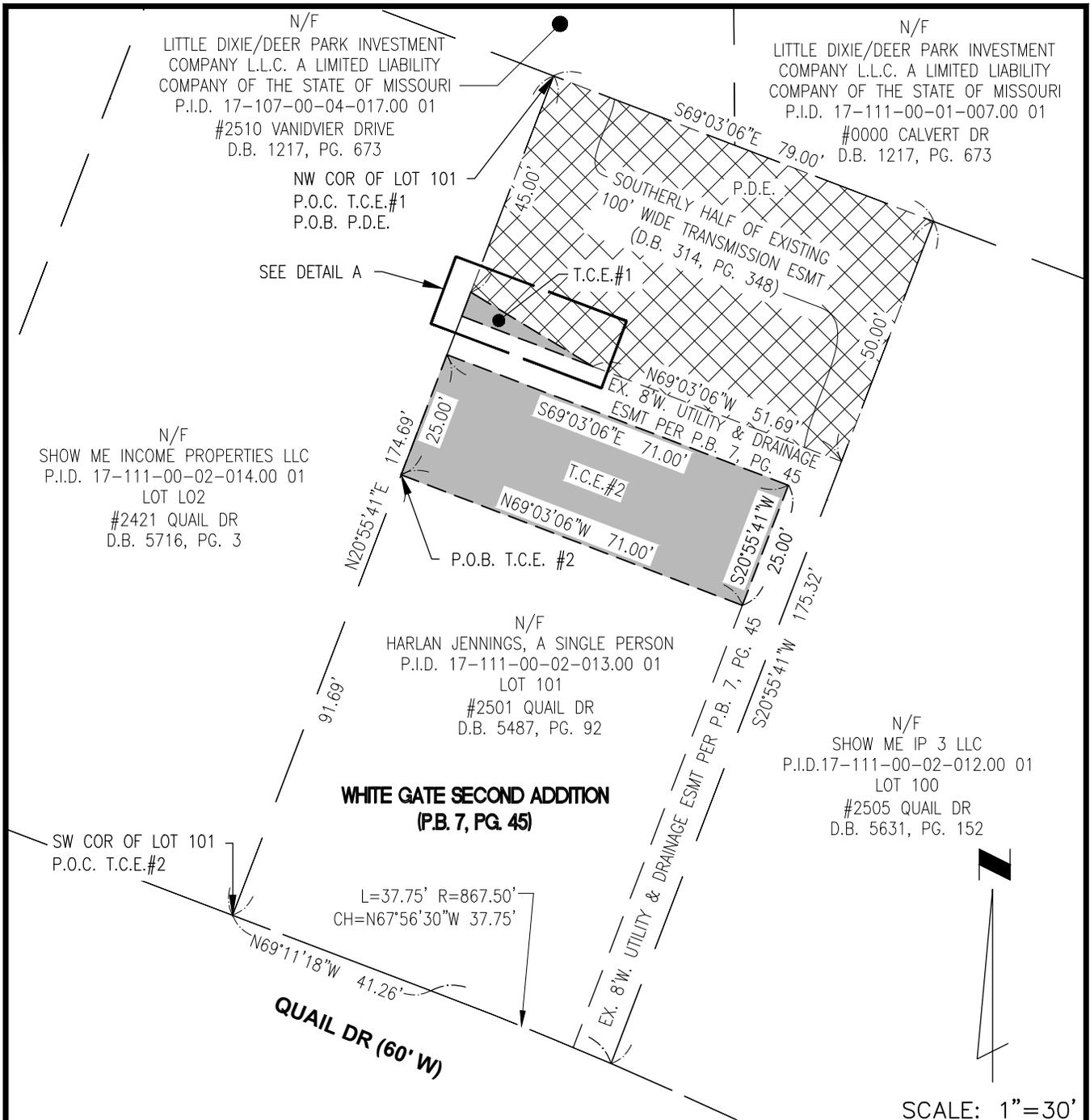
AND, ALSO

**TEMPORARY CONSTRUCTION EASEMENT #2:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, ON THE WEST LINE OF SAID LOT, 91.69 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID WEST LINE, NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 25.00 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE PARALLEL 58-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 71.00 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, ON A LINE PARALLEL 8-FEET WEST FROM THE EAST LINE OF SAID LOT, 25.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 83-FEET SOUTH FROM SAID NORTH LINE, 71.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #2 CONTAINS 1,775 SQUARE FEET OR 0.041 ACRES, MORE OR LESS.  
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.  
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.



**EXHIBIT "B"**

SCALE: 1"=30'



SHEET 1 OF 2

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT  
 PARCEL NO. 17-111-00-02-013.00 01



COLUMBIA MISSOURI OFFICE  
 3316 LEMONE IND. BLVD. STE. #2  
 COLUMBIA, MISSOURI  
 ZIP 65201-8246  
 TEL (573) 442-6474  
 WWW.TWM-INC.COM

**LEGEND**

-  RIGHT-OF-WAY LINE
-  BOUNDARY LINE
-  EXISTING ESMTS
-  PERMANENT SANITARY SEWER ESMT (P.S.S.E.)
-  PERMANENT DRAINAGE ESMT (P.D.E.)
-  PERMANENT ACCESS ESMT (P.A.E.)
-  TEMPORARY CONSTRUCTION ESMT (T.C.E.)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT

AREAS - 2501 QUAIL DRIVE	
TOTAL TRACT	13,803 SQ. FT
PERM. DRAINAGE ESMT	3,882 SQ. FT
TEMP. CONSTRUCTION ESMT#1	68 SQ. FT
TEMP. CONSTRUCTION ESMT#2	1,775 SQ. FT

**NOTES**

1. THIS EXHIBIT HAS BEEN PREPARED FOR THE SOLE PURPOSE OF OBTAINING EASEMENTS OVER THE PROPERTY SHOWN HEREON.
2. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS FOR DISPLAY PURPOSES ONLY