

GRANT OF EASEMENT FOR SIDEWALK PURPOSES

THIS INDENTURE, made on the 5th day of October, 2018, by and between RAMSEY AND HOLZUM INVESTMENTS, LLC, a limited liability company of the State of MISSOURI, Grantor, and the City of Columbia, Missouri, a municipal corporation in the County of Boone and the State of Missouri, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by the City of Columbia, Missouri, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement of way for sidewalk purposes, over the following described real estate, situated in the County of Boone, State of Missouri, to wit:

A STRIP OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF LOT 415A AS SHOWN BY COPPERSTONE PLAT 7 RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY, MISSOURI RECORDS. SAID STRIP BEING 5 FEET IN WIDTH ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 415A; THENCE N89°56'15"W, 2.03 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NO-TANGENT 433.00 FOOT RADIUS CURVE TO THE LEFT, 63.49 FEET, SAID CURVE HAVING A CHORD N05°37'40"E, 63.43 FEET; THENCE ALONG A 296.00 FOOT RADIUS CURVE TO THE RIGHT, 17.33 FEET, SAID CURVE HAVING A CHORD N03°06'15"E, 17.32 FEET; THENCE N04°46'55"E, 13.44 FEET TO THE END OF THE DESCRIBED CENTERLINE.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon the described land to construct, re-construct, maintain and operate a public sidewalk 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, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement on behalf of said limited liability company.

