

OCTOBER 26, 2022

ELECTRIC EASEMENT VACATION

OWNER: CITY OF COLUMBIA

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOTS 1 AND 2 OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21.

STARTING AT THE NORTHEAST CORNER OF LOT 2 OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21; THENCE ALONG THE EAST LINE OF SAID LOT, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1711.00 FEET, A DISTANCE OF 263.50 FEET, THE CHORD BEING S 9°42'30"E 263.24 FEET; THENCE LEAVING SAID EAST LINE N 87°26'10"W 39.58 FEET TO A POINT ON THE WESTERLY LINE OF A EASEMENT FOR UTILITY PURPOSES RECORDED IN BOOK 915 PAGE 92, THAT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF A EASEMENT FOR UTILITY PURPOSES RECORDED IN BOOK 915 PAGE 92 S 2°00'30"W 10.00 FEET; THENCE LEAVING SAID LINE AND ALONG THE LINE OF A 10 FOOT ELECTRIC EASEMENT DEDICATED PER PLAT RECORDED IN PLAT BOOK 56 PAGE 21, N 87°26'10"W 287.99 FEET; THENCE N 42°26'10"W 37.43 FEET; THENCE N 2°33'50"E 37.83 FEET; THENCE N 87°26'10"W 41.00 FEET; THENCE N 2°33'50"E 10.00 FEET; THENCE S 87°26'10"E 51.00 FEET; THENCE S 2°33'50"W 43.69 FEET; THENCE S 42°26'10"E 29.15 FEET; THENCE S 87°26'10"E 283.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4,059 SQUARE FEET.

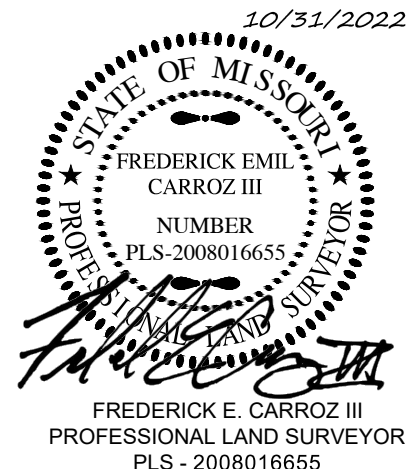
EXHIBIT "A"
SHEET 1 OF 2



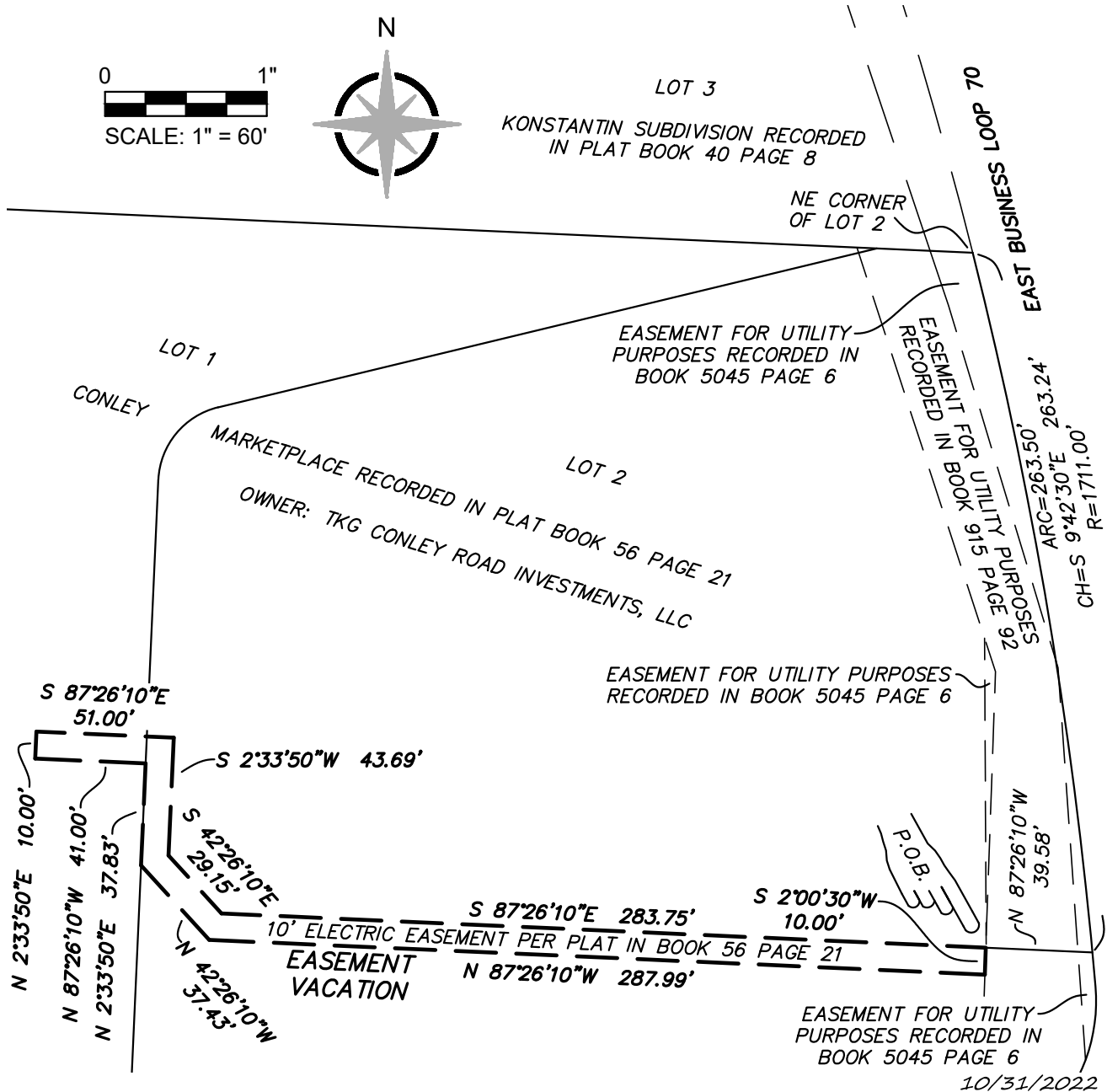
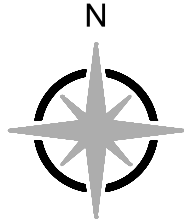
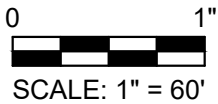
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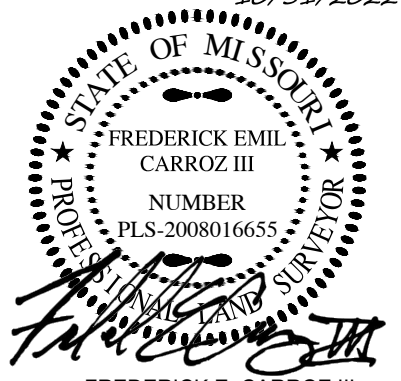
BEARINGS ARE REFERENCED TO
MISSOURI STATE PLANE COORDINATE
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EXHIBIT "A"
SHEET 2 OF 2



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FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

OCTOBER 31, 2022

SANITARY SEWER EASEMENT VACATION

OWNER: CITY OF COLUMBIA
EASEMENT: BOOK 5066 PAGE 101

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOTS 1 AND 2 OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21 AND PART OF THE 16 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 5066 PAGE 101, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE THE NORTHEAST CORNER OF LOT 2 OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21, THENCE ALONG THE NORTHERLY LINE OF CONLEY MARKETPLACE, N 87°25'40"W 134.69 FEET TO THE SOUTHERLY LINE OF A 16 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 5066 PAGE 101; THENCE LEAVING SAID LINE, S 75°15'00"W 38.67 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE ALONG THE EASTERLY LINES OF THE 16 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 5066 PAGE 101, S 14°45'00"E 94.21 FEET; THENCE S 2°33'50"W 363.15 FEET; THENCE LEAVING THE EAST LINE OF SAID EASEMENT, N 87°26'10"W 16.00 FEET TO THE WESTERLY LINE OF SAID 16 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 5066 PAGE 101; THENCE ALONG THE WESTERLY LINES OF SAID EASEMENT, N 2°33'50"E 360.71 FEET; THENCE N 14°45'00"W 91.77 FEET; THENCE N 75°13'50"E 16.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7,279 SQUARE FEET.

10/31/2022

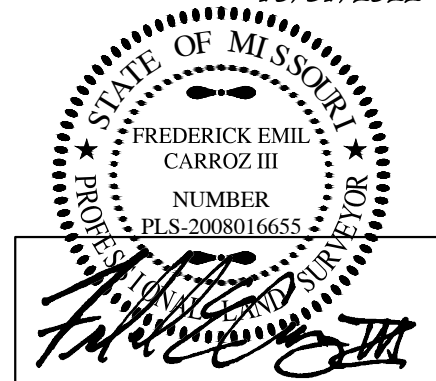


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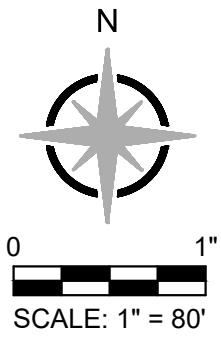
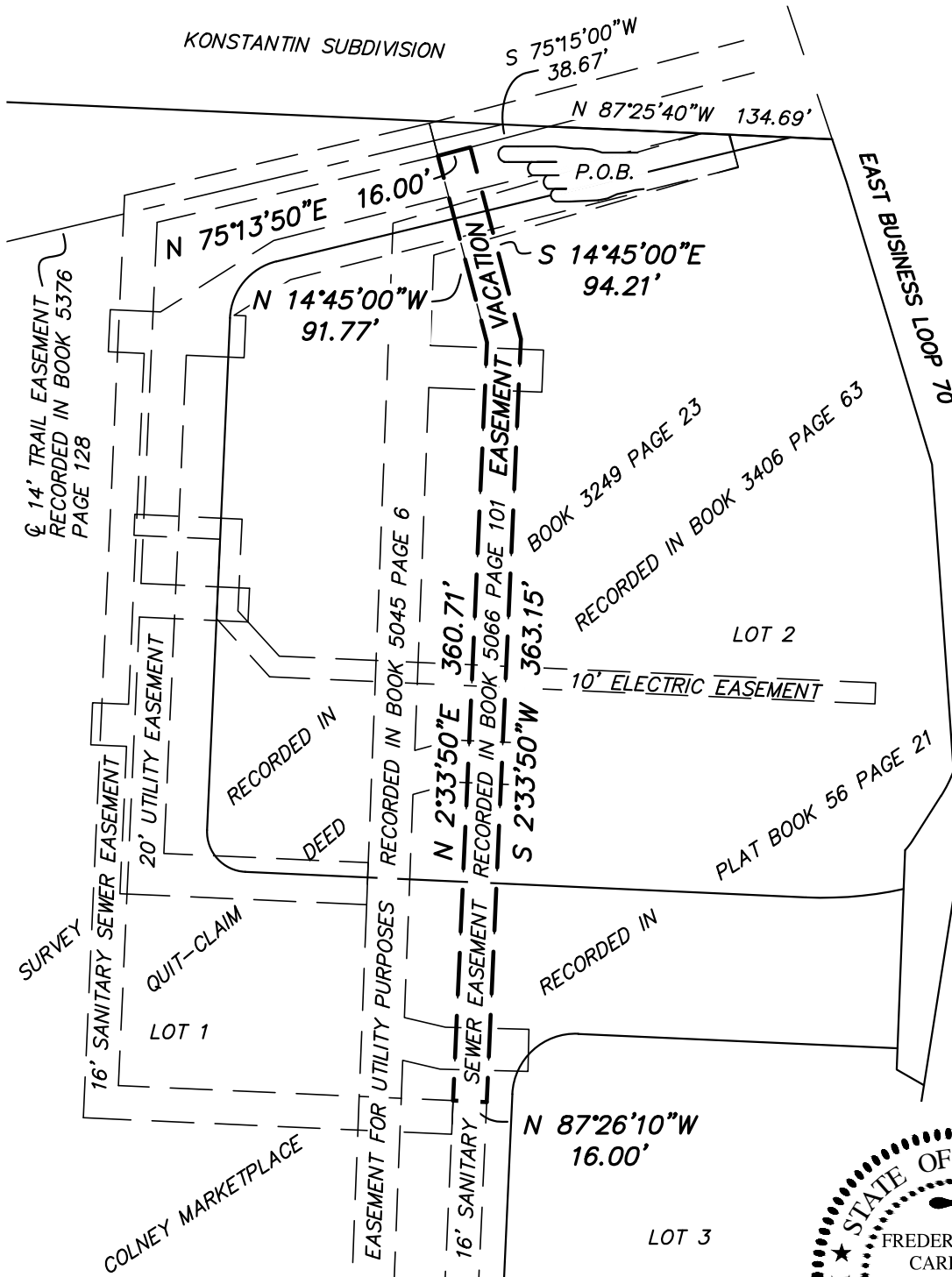
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EXHIBIT "A"
SHEET 1 OF 2



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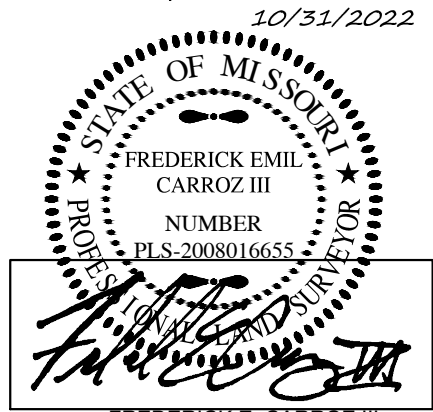


BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.

EXHIBIT "A"
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EASEMENT FOR UTILITY PURPOSES VACATION

OWNER: TKG CONLEY ROAD INVESTMENTS, L.L.C.
DEED: BOOK 3406 PAGE 63

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOTS 1 AND 2 OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21 AND PART OF THE 16 FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 5060 PAGE 101, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE THE NORTHEAST CORNER OF LOT 2 OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21, THENCE ALONG THE NORTHERLY LINE OF CONLEY MARKETPLACE, N 87°25'40"W 49.17 FEET TO THE NORTHEASTERLY LINE OF AN EASEMENT FOR UTILITY PURPOSES RECORDED IN BOOK 5045 PAGE 6, THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE LEAVING SAID LINE AND ALONG THE NORTHEASTERLY LINE OF AN EASEMENT FOR UTILITY PURPOSES RECORDED IN BOOK 5045 PAGE 6, S 16°11'10"E 15.89 FEET; THENCE S 73°45'50"W 150.60 FEET; THENCE S 2°13'10"W 43.09 FEET; THENCE S 87°46'50"E 53.80 FEET; THENCE S 2°13'10"W 20.00 FEET; THENCE N 87°46'50"W 53.80 FEET; THENCE S 2°13'10"W 172.57 FEET; THENCE N 74°47'20"E 19.01 FEET; THENCE S 87°26'10"E 34.56 FEET; THENCE S 2°33'50"W 20.00 FEET; THENCE N 87°26'10"W 31.44 FEET; THENCE S 74°47'20"W 22.17 FEET; THENCE S 2°13'10"W 33.33 FEET; THENCE LEAVING THE EAST LINE OF SAID EASEMENT, N 87°26'10"W 20.00 FEET TO THE WEST LINE OF SAID EASEMENT FOR UTILITY PURPOSES RECORDED IN BOOK 5045 PAGE 6; THENCE ALONG THE LINES OF SAID EASEMENT, N 2°13'10"E 304.25 FEET; THENCE N 73°48'50"E 152.93 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 3249 PAGE 23; THENCE ALONG SAID LINE, S 87°25'40"E 12.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,221 SQUARE FEET.

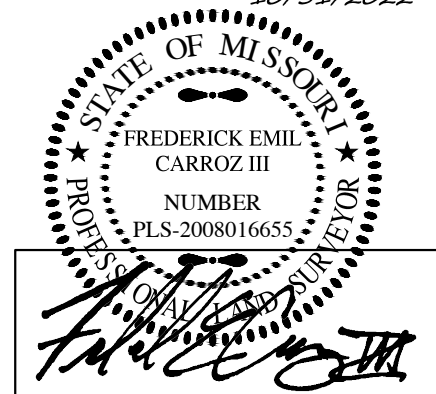
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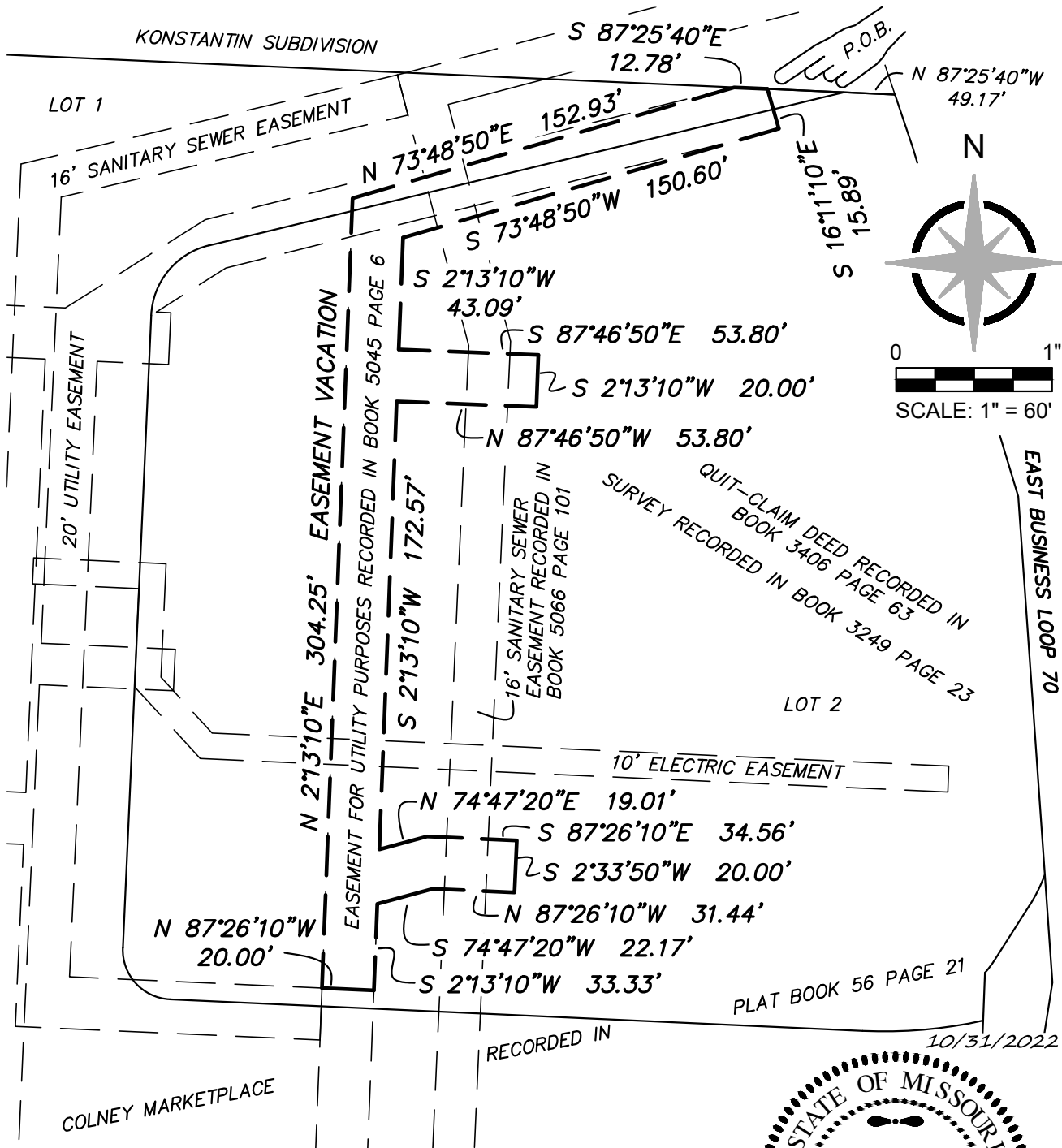
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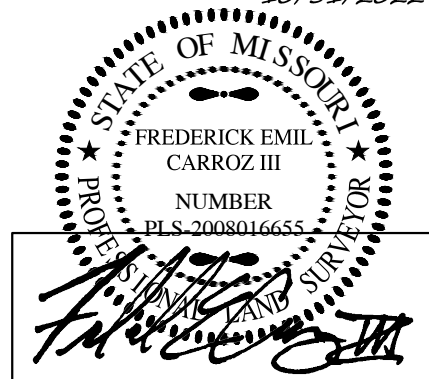
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