

Introduced by Buffaloe

First Reading 2-5-24

Second Reading 2-19-24

Ordinance No. 025585

Council Bill No. B 26-24

AN ORDINANCE

declaring the need to acquire easements for construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive; 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, following the public hearing held on October 16, 2023, the City Council determined it was in the public interest to construct stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive, and by motion directed the City Manager to proceed with having plans and specifications prepared; 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 easements for construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive, described as follows:

**T. JASON FISHER HERITAGE TRUST & JAMES E. FISHER HERITAGE TRUST
PID 17-107-00-04-015.00 01
TEMPORARY CONSTRUCTION EASEMENT**

A 30-FOOT-WIDE TEMPORARY CONSTRUCTION EASEMENT BEING PART OF LOT B OF THE ADMINISTRATIVE PLAT LOT 1 MID-MISSOURI INDUSTRIAL PARK BLOCK IV AND LOT 1 ADMINISTRATIVE PLAT OF LOT 2 MID-MISSOURI INDUSTRIAL PARK BLOCK IV, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 2492, PAGE 41, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE (VARIABLE WIDTH), 110.96 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, 4.84 FEET; THENCE SOUTHEASTWARDLY ON A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 39.43 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 29 MINUTES 43 SECONDS EAST, 35.47 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FOOT-WIDE); THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, 229.86 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 30.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST ON A LINE PARALLEL 30-FEET WEST FROM SAID WEST RIGHT-OF-WAY LINE, 254.81 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 7,511 SQUARE FEET OR 0.172 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**BOONE HOSPITAL CENTER TRUSTEES
PID: 17-107-00-04-011.00 01
TEMPORARY CONSTRUCTION EASEMENT**

A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF TRACT 2, MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, 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 SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 31 DEGREES 08 MINUTES 38 SECONDS EAST (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 TRACT, 11.77 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, ON A LINE PARALLEL 10-FEET NORTH FROM THE NORTH RIGHT-OF-WAY OF VANDIVER DRIVE (VARIABLE WIDTH), 182.61 FEET; THENCE NORTH 32 DEGREES 28 MINUTES 57 SECONDS EAST, 35.83 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, ON A LINE PARALLEL 40-FEET NORTH FROM SAID NORTH RIGHT- OF-WAY, 94.09 FEET, TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 00 DEGREES 41 MINUTES 51 SECONDS EAST, 40.00 FEET, TO SAID NORTH RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, 302.52 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 6,111 SQUARE FEET OR 0.140 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

MATTHEW RUSSO
PID 17-111-00-02-016.00 01
PERMANENT DRAINAGE EASEMENT

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 104, 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 NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 08 DEGREES 48 MINUTES 23 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST LINE OF SAID LOT, 24.70 FEET; THENCE NORTH 48 DEGREES 32 MINUTES 38 SECONDS WEST, 68.92 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 59.36 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 717 SQUARE FEET OR 0.016 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

MATTHEW RUSSO
PID 17-111-00-02-016.00 01
TEMPORARY CONSTRUCTION EASEMENT

A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF LOT 104, 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 08 DEGREES 48 MINUTES 23 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST LINE OF SAID LOT, 24.70 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID EAST LINE, SOUTH 08 DEGREES 48 MINUTES 23 SECONDS WEST, 26.44 FEET; THENCE NORTH 51 DEGREES 56 MINUTES 24 SECONDS WEST, 105.95 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 46 SECONDS EAST, 20.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, 37.89 FEET; THENCE SOUTH 48 DEGREES 32 MINUTES 38 SECONDS EAST, 68.92 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 2,562 SQUARE FEET OR 0.059 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

SWC PROPERTIES LLC
PID 17-111-00-02-015.00 01
PERMANENT DRAINAGE EASEMENT

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 103, 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,

110.02 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 35.00 FEET; THENCE NORTH 63 DEGREES 08 MINUTES 29 SECONDS WEST, 105.40 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 23 SECONDS EAST, ON THE WEST LINE OF SAID LOT, 24.70 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,163 SQUARE FEET OR 0.073 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**SWC PROPERTIES LLC
PID 17-111-00-02-015.00 01
TEMPORARY CONSTRUCTION EASEMENT**

A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF LOT 103, 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 08 DEGREES 48 MINUTES 23 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, 24.70 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE SOUTH 63 DEGREES 08 MINUTES 29 SECONDS EAST, 105.40 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 9.03 FEET; THENCE NORTH 72 DEGREES 29 MINUTES 33 SECONDS WEST, 99.46 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 23 SECONDS EAST, ON SAID WEST LINE, 26.44 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 1,773 SQUARE FEET OR 0.041 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**SHOW ME INCOME PROPERTIES LLC
PID 17-111-00-02-014.00 01
PERMANENT DRAINAGE EASEMENT**

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 102, WHITE GATE SECOND AD2DI0T2IO4N-,0A1-23 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 DEGREE 55 MINUTES 41 SECONDS WEST, 45.00 FEET; THENCE NORTH 61 DEGREES 50 MINUTES 16 SECONDS WEST, 79.63 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, 35.00 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,160 SQUARE FEET OR 0.073 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

SHOW ME INCOME PROPERTIES LLC
PID 17-111-00-02-014.00 01
TEMPORARY CONSTRUCTION EASEMENT #1 & #2

TWO TEMPORARY CONSTRUCTION EASEMENTS BEING PART OF LOT 102, 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, 35.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 61 DEGREES 50 MINUTES 16 SECONDS EAST, 79.63 FEET, TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 5.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50- FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 79.00 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, 15.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #1 CONTAINS 790 SQUARE FEET OR 0.018 ACRES, MORE OR LESS. AND ALSO,

TEMPORARY CONSTRUCTION EASEMENT #2:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, ON THE WEST LINE OF SAID LOT, 58.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; 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 A LINE PARALLEL 58-FEET SOUTH FROM 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, 14.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 72-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 79.00 FEET, TO SAID WEST LINE; THENCE NORTH 20 DEGREE 55 MINUTES 41 SECOND EAST, 14.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #2 CONTAINS 1,106 SQUARE FEET OR 0.025 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

HARLAN JENNINGS

PID 17-111-00-02-013.00 01

PERMANENT DRAINAGE EASEMENT

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. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

HARLAN JENNINGS

PID 17-111-00-02-013.00 01

TEMPORARY CONSTRUCTION EASEMENT #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. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

BT-OH LLC

PID: 17-107-00-04-010.00 01

TEMPORARY CONSTRUCTION EASEMENT

A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF TRACT 3 OF MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, AND ALSO BEING PART OF LOT A OF MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 2, IN 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 SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 00 DEGREES 41 MINUTES 51 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 TRACT, 40.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, ON A LINE PARALLEL 40-FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE (60- FEET WIDE), 16.58 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 51 SECONDS EAST, 30.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, ON A LINE PARALLEL 10-FEET NORTH OF SAID NORTH RIGHT-OF-WAY LINE, 201.89 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 40 SECONDS EAST, 5.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST ON A LINE PARALLEL 15-FEET NORTH OF SAID NORTH RIGHT-OF-WAY LINE, 70.68 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 27 SECONDS EAST, 7.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE PARALLEL 8-FEET NORTH OF SAID NORTH RIGHT-OF-WAY LINE, 87.67 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 19 SECONDS EAST, 8.00 FEET, TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, 201.59 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 3,043 SQUARE FEET OR 0.070 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**SHOW ME IP 3 LLC
PID 17-111-00-02-012.00 01
PERMANENT DRAINAGE EASEMENT**

A 50-FOOT-WIDE PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 100, 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 NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 21 DEGREES 08 MINUTES 04 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST LINE OF SAID LOT, 50.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 78.82 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, 50.00 FEET, TO SAID NORTH LINE; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, 79.00 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,946 SQUARE FEET OR 0.091 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**SHOW ME IP 3 LLC
PID 17-111-00-02-012.00 01
TEMPORARY CONSTRUCTION EASEMENT**

A 27.5-FOOT-WIDE TEMPORARY CONSTRUCTION EASEMENT BEING PART OF LOT 100, 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:

COMMENCING AT THE SOUTHEAST CORNER SAID LOT; THENCE NORTH 21 DEGREES 08 MINUTES 04 SECONDS EAST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST LINE OF SAID LOT, 96.61 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE

PARALLEL 85.5-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 70.69 FEET; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, ON A LINE PARALLEL 8-FEET EAST FROM THE WEST LINE OF SAID LOT, 27.50 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE PARALLEL 58-FEET SOUTH FROM SAID NORTH LINE, 70.79 FEET, TO SAID EAST LINE; THENCE SOUTH 21 DEGREES 08 MINUTES 04 SECONDS WEST, 27.50 FEET; TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 1,945 SQUARE FEET OR 0.045 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**RLV PROPERTIES LLC
PID 17-111-00-02-011.00 01
PERMANENT SANITARY SEWER EASEMENT**

A 16-FOOT-WIDE PERMANENT SANITARY SEWER EASEMENT BEING PART OF LOT 99, 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST (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, 18.67 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 27 MINUTES 34 SECONDS WEST, 53.38 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50-FEET SOUTH FROM SAID NORTH LINE, 17.18 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 34 SECONDS EAST, 53.38 FEET, TO SAID NORTH LINE; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, 17.18 FEET; TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT CONTAINS 859 SQUARE FEET OR 0.020 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**RLV PROPERTIES LLC
PID 17-111-00-02-011.00 01
PERMANENT DRAINAGE EASEMENT**

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 99, 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 NORTHEAST 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 EAST LINE OF SAID LOT, 38.89 FEET; THENCE NORTH 83 DEGREES 29 MINUTES 24 SECONDS WEST, 44.54 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50- FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 36.04 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 21 DEGREES 08 MINUTES 04 SECONDS EAST, 50.00 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON SAID NORTH LINE, 79.00 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,715 SQUARE FEET OR 0.085 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**RLV PROPERTIES LLC
PID 17-111-00-02-011.00 01
TEMPORARY CONSTRUCTION EASEMENT #1 & #2**

TWO TEMPORARY CONSTRUCTION EASEMENTS BEING PART OF LOT 99, 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 NORTHEAST 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 EAST LINE OF SAID LOT, 38.89 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID EAST LINE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 11.11 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50- FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 43.14 FEET; THENCE SOUTH 83 DEGREES 29 MINUTES 24 SECOND EAST, 44.54 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #1 CONTAINS 240 SQUARE FEET OR 0.006 ACRES, MORE OR LESS. AND, ALSO

TEMPORARY CONSTRUCTION EASEMENT #2:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE 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), ON THE EAST LINE OF SAID LOT, 110.98 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 85.5-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 79.30 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 21 DEGREES 08 MINUTES 04 SECONDS EAST, 27.50 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE PARALLEL 58-FEET SOUTH FROM SAID NORTH LINE, 79.21 FEET, TO SAID EAST LINE; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 27.50 FEET; TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #2 CONTAINS 2,180 SQUARE FEET OR 0.050 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

LITTLE DIXIE/DEER PARK INVESTMENT COMPANY L.L.C.

PID 17-107-00-04-017.00 01

PERMANENT SANITARY SEWER EASEMENT

A 16-FEET-WIDE PERMANENT SANITARY SEWER EASEMENT BEING PART OF TRACT 5, MID-MISSOURI INDUSTRIAL PARK, AND ALSO BEING PART OF LOT 3 OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, AND PLAT BOOK 8, PAGE 36 RESPECTIVELY, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 189.30 FEET TO THE SOUTH LINE OF SAID LOT 3; A REFERENCE BEING HAD TO THE PLAT IN THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, 100.23 FEET TO THE RIGHT OF WAY LINE OF CALVERT DRIVE (50 FEET), THENCE NORTHWARDLY

ON A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 10.06 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 37 MINUTES 38 SECONDS EAST, 10.04 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, ON A LINE 10.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE, 22.32 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, 31.76 FEET; THENCE NORTH 60 DEGREES 17 MINUTES 25 SECONDS WEST, 45.11 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 18.49 FEET; THENCE SOUTH 60 DEGREES 17 MINUTES 25 SECONDS EAST, 81.82 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT CONTAINS 1,016 SQUARE FEET OR 0.023 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**LITTLE DIXIE/DEER PARK INVESTMENT COMPANY L.L.C.
PID 17-107-00-04-017.00 01
PERMANENT ACCESS EASEMENT**

A 15-FEET-WIDE PERMANENT ACCESS EASEMENT BEING PART OF TRACT 5 OF MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FEET WIDE), 16.10 FEET, TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST, 16.10 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE 30- FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 176.85 FEET; THENCE SOUTH 20 DEGREES 56 MINUTES 54 SECONDS WEST, 15.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE 15- FEET NORTHEAST OF PARALLEL WITH SAID SOUTH LINE, 171.01 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT ACCESS EASEMENT CONTAINS 2,609 SQUARE FEET OR 0.060 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**LITTLE DIXIE/DEER PARK INVESTMENT COMPANY L.L.C.
PID 17-107-00-04-017.00 01
PERMANENT DRAINAGE EASEMENT #1 & #2**

TWO VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF TRACT 5, MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, AND PART OF LOT 3 OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT DRAINAGE EASEMENT #1:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE SOUTH LINE OF SAID SUBJECT TRACT, 286.07 FEET; THENCE NORTH 20 DEGREES 56 MINUTES 54 SECONDS EAST, 65.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE 65-FEET NORTHEAST OF AND PARALLEL WITH SAID SOUTH LINE, 190.47 FEET TO THE EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FEET WIDE); THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST, 558.63 FEET; THENCE NORTHEASTWARDLY ON A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 39.11 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 30 MINUTES 17 SECONDS EAST, 35.24 FEET; THENCE SOUTH 12 DEGREES 04 MINUTES 49 SECONDS WEST, 48.35 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 47 SECONDS EAST, 270.69 FEET; THENCE SOUTH 02 DEGREES 33 MINUTES 17 SECONDS EAST, 190.87 FEET; THENCE SOUTH 78 DEGREES 34 MINUTES 32 SECONDS EAST, 217.07 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 12 SECONDS EAST, 143.54 FEET; THENCE NORTH 48 DEGREES 23 MINUTES 27 SECONDS EAST, 38.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 13.17 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 290.68 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT #1 CONTAINS 79,666 SQUARE FEET OR 1.823 ACRES, MORE OR LESS. AND ALSO,

PERMANENT DRAINAGE EASEMENT #2:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY

RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 189.30 FEET TO THE SOUTH LINE OF LOT 3, OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, 100.23 FEET TO THE RIGHT OF WAY LINE OF CALVERT DRIVE (50 FEET), THENCE NORTHWARDLY ON A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 10.06 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 37 MINUTES 38 SECONDS EAST, 10.04 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, ON A LINE 10-FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE, 54.08 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, 39.03 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 91.18 FEET; THENCE SOUTH 23 DEGREES 35 MINUTES 12 SECONDS EAST, 99.09 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT #2 CONTAINS 1,782 SQUARE FEET OR 0.041 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**LITTLE DIXIE/DEER PARK INVESTMENT COMPANY L.L.C.
PID 17-107-00-04-017.00 01
TEMPORARY CONSTRUCTION EASEMENT #1-#5**

FIVE VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS BEING PART OF TRACT 5, MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, AND PART OF LOT 3 OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; 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 SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS

DERIVED FROM THE MODOT VRS SYSTEM), 290.68 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 13.17 FEET; THENCE SOUTH 48 DEGREES 23 MINUTES 27 SECONDS WEST, 38.94 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 12 SECONDS WEST, 143.54 FEET; THENCE NORTH 78 DEGREES 34 MINUTES 32 SECONDS WEST, 217.07 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 17 SECONDS WEST, 190.87 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 47 SECONDS WEST, 270.69 FEET; THENCE NORTH 12 DEGREES 04 MINUTES 49 SECONDS EAST, 48.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE (60 FEET); THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, 394.63 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 45.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE 45-FEET SOUTHEAST OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 20.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 35.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE 10-FEET SOUTHEAST OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 355.85 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 28 SECONDS WEST, 30.56 FEET; THENCE SOUTH 73 DEGREES 53 MINUTES 07 SECONDS WEST, 24.92 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 11 SECONDS EAST, 292.72 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 15.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 111.14 FEET; THENCE SOUTH 79 DEGREES 54 MINUTES 34 SECONDS EAST, 128.31 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 51 SECONDS EAST, 49.78 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS EAST, 139.31 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 26 SECONDS EAST, 15.51 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 119.58 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 17.66 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #1 CONTAINS 25,641 SQUARE FEET OR 0.589 ACRES, MORE OR LESS. AND, ALSO

TEMPORARY CONSTRUCTION EASEMENT #2:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE, ON THE EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60 FEET), THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 628.39 FEET; 2.) NORTHEASTWARDLY ON A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 39.11 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 30 MINUTES 17 SECONDS EAST, 35.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE (60

FEET); THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, 402.63 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, 22.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 10.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE 10-FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 12.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 35.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE 45-FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 45.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #2 CONTAINS 603 SQUARE FEET OR 0.014 ACRES, MORE OR LESS. AND ALSO,

TEMPORARY CONSTRUCTION EASEMENT #3:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 189.30 FEET TO THE SOUTH LINE OF LOT 3 OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, 100.23 FEET TO THE RIGHT OF WAY LINE OF CALVERT DRIVE (50 FEET), THENCE NORTHWARDLY ON A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 10.06 FEET, A RADIUS OF 50.00 FEET, ON THE RIGHT-OF-WAY OF CALVERT DRIVE (50-FEET WIDE), A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 37 MINUTES 38 SECONDS EAST, 10.04 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, ON A LINE 10.00 FEET NORTHEAST OF AND PARALLEL WITH SAID SOUTH LINE, 54.08 FEET; THENCE NORTH 23 DEGREES 35 MINUTES 12 SECONDS WEST, 99.09 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 17.80 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 101.93 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 32 SECONDS EAST, 60.30 FEET; THENCE SOUTH 16 DEGREES 48 MINUTES 53 SECONDS EAST, 21.86 FEET TO SAID RIGHT-OF-WAY LINE; THENCE SOUTHWARDLY ON A NON-TANGENT CURVE TO THE LEFT WITH AN ARC DISTANCE OF 31.25 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 17 MINUTES 49 SECONDS WEST, 30.75 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #3 CONTAINS 9,254 SQUARE FEET OR 0.212 ACRES, MORE OR LESS. AND ALSO,

TEMPORARY CONSTRUCTION EASEMENT #4:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FEET WIDE), 32.20 FEET, TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST, 37.56 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE 65- FEET NORTHEAST AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 190.47 FEET; THENCE SOUTH 20 DEGREES 56 MINUTES 54 SECONDS WEST, 35.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE 30- FEET NORTHEAST OF AND PARALLEL WITH SAID SOUTH LINE, 176.85 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #4 CONTAINS 6,428 SQUARE FEET OR 0.148 ACRES, MORE OR LESS. AND ALSO,

TEMPORARY CONSTRUCTION EASEMENT #5:

BEGINNING AT THE SOUTHWEST CORNER OF A SAID TRACT; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FEET WIDE), 16.10 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE 15- FEET NORTHEAST OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 171.01 FEET; THENCE SOUTH 20 DEGREES 56 MINUTES 54 SECONDS WEST, 15.00 FEET TO SAID SOUTH LINE; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, 165.18 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #5 CONTAINS 2,521 SQUARE FEET OR 0.058 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

MIKE MESSER AGENCY, LLC

PID 17-111-00-01-006.00 01

PERMANENT SANITARY SEWER EASEMENT

A VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT BEING PART OF LOT 502, MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE

136, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 18 MINUTES 00 SECONDS WEST (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, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CALVERT DRIVE (60-FEET WIDE), 125.87 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 52 MINUTES 47 SECONDS WEST, 37.44 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST ON THE WEST LINE OF SAID LOT, 5.47 FEET; THENCE NORTHEASTWARDLY ON A NON-TANGENT CURVE TO THE LEFT WITH AN ARC DISTANCE OF 17.81 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 43 MINUTES 39 SECONDS EAST, 17.72 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 00 SECONDS EAST ON SAID NORTH LINE, 20.77 FEET; TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT CONTAINS 219 SQUARE FEET OR 0.005 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**MIKE MESSER AGENCY, LLC
PID 17-111-00-01-006.00 01
PERMANENT DRAINAGE EASEMENT**

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 502, MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, 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 SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00 DEGREES 25 MINUTES 13 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, 17.04 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 27 SECONDS EAST, 25.75 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT, 14.07 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 112 SQUARE FEET OR 0.003 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**MIKE MESSER AGENCY, LLC
PID 17-111-00-01-006.00 01
TEMPORARY CONSTRUCTION EASEMENT**

A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF LOT 502, MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00 DEGREES 25 MINUTES 13 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, 17.04 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID WEST LINE, NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST, 20.54 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST ON A LINE PARALLEL 35-FEET NORTH FROM THE SOUTH LINE OF SAID LOT, 73.09 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST, 37.58 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST ON SAID SOUTH LINE, 59.02 FEET; THENCE NORTH 31 DEGREES 00 MINUTES 27 SECONDS WEST, 25.75 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 2,446 SQUARE FEET OR 0.056 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

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 nonresident 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 19th day of February, 2024.

ATTEST:

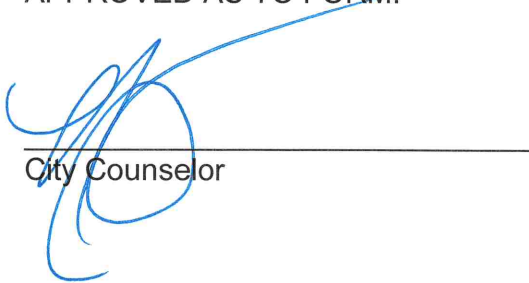


City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor