

Introduced by Buffaloe

First Reading 3-18-24

Second Reading 4-1-24

Ordinance No. 025620

Council Bill No. B 60-24 A

AN ORDINANCE

declaring the need to acquire certain interests in private property for construction of a single-lane roundabout with splitter islands and sidewalk at the intersection of Route K and Old Plank Road; 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, 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 certain interests in private property for construction of a single-lane roundabout with splitter islands and sidewalk at the intersection of Route K and Old Plank Road, described as follows:

**ALLTON-FREESE INC.
PARCEL: 20-216-10-03-064.00 01
STREET RIGHT-OF-WAY**

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING A PORTION OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 440, PAGE 12, ALSO BEING, PART OF LOT 1 OF CEDARBROOK TWO PLAT NO. 1 AS SHOWN IN PLAT BOOK 18, PAGE 66 ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 1, THENCE ALONG THE EAST LINE OF SAID LOT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF VERMILLION DRIVE S.13°30'20"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM CENTRAL ZONE), 6.00 FEET; THENCE LEAVING SAID WEST LINE ALONG A NON-TANGENT CURVE TO THE LEFT 137.70 FEET, CURVE RADIUS 1431.94 FEET, CHORD S.67°39'55"W, 137.65 FEET; THENCE S.64°03'20"W, 32.00 FEET; THENCE N.25°56'40"W, 9.63 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE K; THENCE WITH SAID NORTH LINE ALONG A NON-TANGENT CURVE TO THE RIGHT 171.36 FEET, CURVE RADIUS 924.93 FEET, CHORD N.68°13'20"E, 171.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,485 SQUARE FEET (INCLUSIVE OF 1485 SQUARE FEET OF EXISTING WATER LINE EASEMENT).

**THE HEARTLAND TRUST A AND THE HEARTLAND TRUST B
PARCEL: 20-216-10-09-001.00 01
PERMANENT ACCESS EASEMENT**

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI BEING A PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED IN BOOK 1839, PAGE 611, ALSO BEING A PART OF LOT 101 OF THE NEW PROVIDENCE SUBDIVISION PLAT 1 AS SHOWN IN PLAT BOOK 54, PAGE 24, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 101, THENCE ALONG THE WEST LINE OF SAID LOT 101, N.05°11'50"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 15.84 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 47.81 FEET, CURVE RADIUS 633.00 FEET, CHORD N.02°17'40"W, 47.80 FEET; THENCE LEAVING SAID WEST LINE S.89°46'10"E, 7.78 FEET; THENCE S.40°48'30"E, 52.37 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 101; THENCE WITH SAID SOUTH LINE S.60°06'30"W, 47.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,444 SQUARE FEET (INCLUSIVE OF 784 SQUARE FEET OF EXISTING UTILITY EASEMENT).

**THE HEARTLAND TRUST A AND THE HEARTLAND TRUST B
PARCEL: 20-216-10-09-001.00 01
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI BEING A PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 1839, PAGE 611, ALSO BEING PART OF LOT 101 OF NEW PROVIDENCE SUBDIVISION PLAT 1 AS SHOWN

IN PLAT BOOK 54, PAGE 24, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

STARTING AT THE POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID LOT 101; THENCE WITH THE WEST LINE OF SAID LOT 101 N.05°11'50"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 15.84 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 47.81 FEET, CURVE RADIUS 633.00 FEET, CHORD N.02°17'40"W, 47.80 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING CONTINUING ALONG SAID CURVE TO THE RIGHT 5.00 FEET, CURVE RADIUS 633.00 FEET, CHORD N.00°05'45"E, 5.00 FEET; THENCE LEAVING SAID WEST LINE S.89°46'10"E, 10.07 FEET; THENCE S.40°48'30"E, 55.61 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 101; THENCE WITH SAID SOUTH LINE S.60°06'30"W, 5.09 FEET; THENCE LEAVING SAID SOUTH LINE N.40°48'30"W, 52.37 FEET; THENCE N.89°46'10"W, 7.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 314 SQUARE FEET (INCLUSIVE OF 102 SQUARE FEET OF EXISTING UTILITY EASEMENT).

OIL INVESTMENTS RTK LLC
PARCEL: 20-313-11-04-001.00 01
MODOT LIMITED ACCESS RIGHT-OF-WAY

A LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, ALL OF TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 4972, PAGE 174, ALSO BEING PART OF LOT 1 OF GODAS' LEATHERWOOD CENTER AS SHOWN IN PLAT BOOK 41, PAGE 57, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT-OF-WAY OF STATE ROUTE K, N.61°59'50"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 205.71 FEET; THENCE ALONG A CURVE TO THE LEFT 183.08 FEET, CURVE RADIUS 1004.93 FEET, CHORD N.67°11'40"W, 182.82 FEET TO A POINT BEING 42.70 FEET LEFT OF STATION 7+70.40 NEW ROUTE K CENTERLINE, THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID CURVE TO THE LEFT 10.24 FEET, CURVE RADIUS 1004.93 FEET, CHORD N.72°42'20"W, 10.24 FEET TO A POINT BEING 41.33 FEET LEFT OF STATION 7+60.40 NEW ROUTE K CENTERLINE; THENCE CONTINUING WITH SAID CURVE TO THE LEFT 24.49 FEET, CURVE RADIUS 1004.93 FEET, CHORD N.73°41'45"W, 24.49 FEET TO A POINT BEING 37.61 FEET LEFT OF STATION 7+36.05 NEW ROUTE K CENTERLINE; THENCE LEAVING SAID SOUTH LINE N.61°55'00"W,

82.69 FEET TO A POINT BEING 43.32' LEFT OF STATION 6+58.47 NEW ROUTE K CENTERLINE; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT 21.41 FEET CURVE RADIUS 99.56 FEET, CHORD N.56°37'05"W, 21.37 FEET, TO A POINT BEING 49.93 FEET LEFT OF STATION 6+42.96 NEW ROUTE K CENTERLINE, ALSO BEING 85.52 FEET RIGHT OF STATION 0+59.24 OLD PLANK ROAD RELOCATED CENTERLINE; THENCE N.09°28'40"W, 83.18 FEET TO A POINT BEING 47.82 FEET RIGHT OF STATION 1+50.54 OLD PLANK ROAD RELOCATED CENTERLINE; THENCE N.09°52'00"E, 28.80 FEET TO A POINT BEING 34.98 FEET RIGHT OF STATION 1+84.74 OLD PLANK ROAD RELOCATED CENTERLINE, THE END OF THIS LINE.

CENTERLINE OF NEW STATE ROUTE K

THE CENTERLINE OF NEW STATE ROUTE K BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTH WEST QUARTER OF SECTION 11 ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH EAST CORNER OF SAID SECTION 10, AN EXISTING ALUMINUM MONUMENT AS DESCRIBED BY MLS DOC # 600-73363, THENCE S.41°40'40"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM: CENTRAL ZONE), 1080.78 FEET TO A POINT ON THE CENTERLINE OF STATE ROUTE K AT STATION 310+58.10, ALSO BEING STATION 0+00 NEW STATE ROUTE K CENTERLINE THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING N.66°34'40"E, 90.98 FEET TO PC STATION 0+90.98; THENCE WITH A CURVE TO THE RIGHT 204.03 FEET, CURVE RADIUS 923.90 FEET, CHORD N.72°54'20"E, 203.61 FEET TO PT STATION 2+95.01; THENCE N.79°13'50"E, 64.41 FEET TO PC STATION 3+59.42; THENCE WITH A CURVE TO THE LEFT 32.07 FEET, CURVE RADIUS 198.50 FEET, CHORD N.74°36'10"E, 32.04 FEET TO PT STATION 3+91.49; THENCE N.69°58'30"E, 54.85 FEET TO PC STATION 4+46.34; THENCE WITH A CURVE TO THE RIGHT 33.81 FEET, CURVE RADIUS 90.00 FEET, CHORD N.80°44'10"E, 33.61 FEET TO PT STATION 4+80.15; THENCE S.88°30'00"E, 75.89 FEET TO PI STATION 5+56.04 = 0+00 OLD PLANK ROAD RELOCATED CENTERLINE = 0+00 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE S.83°12'00"E, 72.18 FEET TO PC STATION 6+28.22; THENCE WITH A CURVE TO THE RIGHT 47.74 FEET, CURVE RADIUS 150.00 FEET, CHORD S.74°05'00"E, 47.54 FEET TO PT STATION 6+75.96; THENCE S.64°58'00"E, 266.06 FEET TO PI STATION 9+42.01; THENCE S.62°29'20"E, 50.00 FEET TO PI STATION 9+92.01; THENCE S.61°59'10"E, 107.54 FEET TO STATION 10+99.55 = STATION 299+73.05 STATE ROUTE K CENTERLINE THE END OF THIS CENTERLINE, SAID POINT BEING S.19°35'40"E, 930.09 FEET FROM SAID NORTHEAST CORNER OF SECTION 10.

CENTERLINE OF OLD PLANK ROAD RELOCATED

THE CENTERLINE OF OLD PLANK ROAD RELOCATED BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH EAST CORNER OF SAID SECTION 10, AN EXISTING ALUMINUM MONUMENT AS DESCRIBED BY MLS DOC # 600-73363, THENCE S.41°40'40"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM: CENTRAL ZONE), 1080.78 FEET TO A POINT ON THE CENTERLINE OF STATE ROUTE K AT STATION 310+58.10, ALSO BEING STATION 0+00 NEW STATE ROUTE K; THENCE WITH THE CENTERLINE OF NEW STATE ROUTE K N.66°34'40"E, 90.98 FEET TO PC STATION 0+90.98; THENCE WITH A CURVE TO THE RIGHT 204.03 FEET, CURVE RADIUS 923.90 FEET, CHORD N.72°54'20"E, 203.61 FEET TO PT STATION 2+95.01; THENCE N.79°13'50"E, 64.41 FEET TO PC STATION 3+59.42; THENCE WITH A CURVE TO THE LEFT 32.07 FEET, CURVE RADIUS 198.50 FEET, CHORD N.74°36'10"E, 32.04 FEET TO PT STATION 3+91.49; THENCE N.69°58'30"E, 54.85 FEET TO PC STATION 4+46.34; THENCE WITH A CURVE TO THE RIGHT 33.81 FEET, CURVE RADIUS 90.00 FEET, CHORD N.80°44'10"E, 33.61 FEET TO PT STATION 4+80.15; THENCE S.88°30'00"E, 75.89 FEET TO PI STATION 5+56.04 = 0+00 OLD PLANK ROAD RELOCATED CENTERLINE = 0+00 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING N.13°26'10"E, 100.17 FEET TO PC STATION 1+00.17; THENCE WITH A CURVE TO THE RIGHT 133.56 FEET, CURVE RADIUS 170.00 FEET, CHORD N.35°56'40"E, 130.16 FEET TO PT STATION 2+33.74; THENCE N.58°27'10"E, 76.18 FEET TO STATION 3+09.91 THE END OF THIS CENTERLINE, SAID POINT BEING N.34°09'00"E, 293.22 FEET FROM THE POINT OF BEGINNING.

OIL INVESTMENTS RTK LLC
PARCEL: 20-313-11-04-001.00 01
MODOT STREET RIGHT OF WAY

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, ALL OF TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 4972, PAGE 174, ALSO BEING PART OF LOT 1 OF GODAS' LEATHERWOOD CENTER AS SHOWN IN PLAT BOOK 41, PAGE 57, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT-OF-WAY OF STATE ROUTE K, N.61°59'50"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 205.71 FEET; THENCE ALONG A CURVE TO THE LEFT 193.31 FEET, CURVE RADIUS 1004.93 FEET, CHORD N.67°29'10"W, 193.01 FEET; THENCE CONTINUING ALONG SAID CURVE TO THE LEFT 24.49 FEET, CURVE RADIUS 1004.93 FEET, CHORD N.73°41'45"W, 24.49 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH SAID SOUTH LINE,

ALONG A CURVE TO THE LEFT 153.06 FEET, CURVE RADIUS 1004.93 FEET, CHORD N.78°45'25"W, 152.91 FEET; THENCE ALONG A CURVE TO THE RIGHT 125.85 FEET, CURVE RADIUS 50.00 FEET, CHORD N.11°00'50"W, 95.16 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE WITH SAID NORTH LINE, N.61°05'30"E, 78.36 FEET; THENCE LEAVING SAID NORTH LINE, S 09°52'00" W, 28.80 FEET; THENCE S 09°28'40" E, 83.18 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, 21.41 FEET, CURVE RADIUS 99.56 FEET, CHORD S 56°37'05" E, 21.37 FEET; THENCE S.61°55'00"E, 82.69 FEET TO THE POINT OF BEGINNING AND CONTAINING (10,900 SQUARE FEET), 0.25 ACRES (INCLUSIVE OF 5,702 SQUARE FEET OF EXISTING UTILITY EASEMENT).

**OIL INVESTMENTS RTK LLC
PARCEL: 20-313-11-04-001.00 01
PERMANENT DRAINAGE EASEMENT**

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 4972 PAGE 174, ALSO BEING PART OF LOT 1 GODAS' LEATHERWOOD CENTER AS SHOWN IN PLAT BOOK 41 PAGE 57, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FROM THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE K, N.61°59'50"W(BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) , 76.56 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH SAID SOUTH LINE, N.61°59'50"W, 20.33 FEET; THENCE LEAVING SAID SOUTH LINE N.66°05'30"E, 44.70 FEET; THENCE S.23°54'30"E, 16.00 FEET; THENCE S 66°05'30"W, 32.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 615 SQUARE FEET (INCLUSIVE OF 405 SQUARE FEET OF EXISTING UTILITY EASEMENT) .

**OIL INVESTMENTS RTK LLC
PARCEL: 20-313-11-04-001.00 01
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, ALL OF TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 4972 PAGE 174, ALSO BEING PART OF LOT 1 OF GODAS' LEATHERWOOD CENTER, AS SHOWN IN PLAT BOOK 41, PAGE 57, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE K, N.61°59'50"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 205.71 FEET; THENCE ALONG A CURVE TO THE LEFT 193.31 FEET, CURVE RADIUS 1004.93 FEET, CHORD N.67°29'10"W, 193.01 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH SAID CURVE TO THE LEFT, 24.49 FEET, CURVE RADIUS 1004.93 FEET, CHORD N.73°41'45"W, 24.49 FEET; THENCE LEAVING SAID SOUTH LINE N.61°55'00"W, 82.69 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, 21.41 FEET, CURVE RADIUS 99.56 FEET, CHORD N.56°37'05"W, 21.37 FEET; THENCE N.09°28'40"W, 83.18 FEET; THENCE N.09°52'00"E, 28.80 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE WITH SAID NORTH LINE N.61°05'30"E, 8.31 FEET; THENCE LEAVING SAID NORTH LINE, S.25°42'00"W, 4.84 FEET; THENCE S.10°10'00"W, 28.49 FEET; THENCE S.09°28'40"E, 80.42 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, 18.56 FEET, CURVE RADIUS 94.65 FEET, CHORD S.57°11'55"E, 18.53 FEET; THENCE S.61°55'00"E, 106.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,136 SQUARE FEET (INCLUSIVE OF 545 SQUARE FEET OF EXISTING UTILITY EASEMENT).

ZUMALT PROPERTIES L.L.C.

PARCEL: 20-216-10-05-013.00 01

MODOT LIMITED ACCESS RIGHT-OF-WAY

A LINE LOCATED IN THE NORTH EAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI BEING A PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 1143 PAGE 348, ALSO BEING PART OF LOT 13 OF MAPLE MEADOWS SUBDIVISION AS SHOWN IN PLAT BOOK 31 PAGE 4 ALL OF THE BOONE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT, BEING THE NORTHWEST CORNER OF SAID LOT 13, ALSO BEING 40.73 RIGHT OF STATION 3+99.95 NEW ROUTE K CENTERLINE, THENCE ON A CURVE TO THE RIGHT 55.26 FEET, CURVE RADIUS 924.93 FEET, CHORD N.88°13'25"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 55.25 FEET TO A POINT BEING 57.46 FEET RIGHT OF STATION 4+63.26 NEW ROUTE K CENTERLINE; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, 8.04 FEET, CURVE RADIUS 924.93, CHORD S.89°48'55"E, 8.04 FEET TO A POINT BEING 57.84 FEET RIGHT OF STATION 4+82.11 NEW ROUTE K CENTERLINE ALSO BEING 82.45 FEET RIGHT OF STATION 0+37.82 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE S.51°21'30"E, 55.40 FEET TO A POINT BEING 51.78 FEET RIGHT OF STATION 0+72.47 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT 54.31 FEET, CURVE RADIUS 349.19

FEET, CHORD S.40°16'50"E, 54.25 FEET TO A POINT BEING 35.46 FEET RIGHT OF STATION 1+27.87 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT 35.74 FEET, CURVE RADIUS 186.50 FEET, CHORD S.20°46'10"E, 35.69 FEET TO A POINT BEING 30.25 FEET RIGHT OF STATION 1+68.56 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE S.89°44'30"E, 4.15 FEET TO A POINT BEING 26.14 FEET RIGHT OF STATION 1+69.21 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT 3.86 FEET, CURVE RADIUS 190.50 FEET; CHORD S.14°21'55"E, 3.86 FEET TO A POINT BEING 25.66 FEET RIGHT OF STATION 1+73.48 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE WITH A CURVE TO THE RIGHT 13.53 FEET, CURVE RADIUS 41.00 FEET, CHORD S.04°19'45"E, 13.47 FEET TO A POINT BEING 25.79 FEET RIGHT OF STATION 1+88.49 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE S.05°07'40"W, 8.01 FEET TO A POINT BEING 26.81 FEET RIGHT OF STATION 1+97.38 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE THE END OF THIS LINE.

CENTERLINE OF NEW STATE ROUTE K

THE CENTERLINE OF NEW STATE ROUTE K BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTH WEST QUARTER OF SECTION 11 ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH EAST CORNER OF SAID SECTION 10, AN EXISTING ALUMINUM MONUMENT AS DESCRIBED BY MLS DOC # 600-73363, THENCE S.41°40'40"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM: CENTRAL ZONE), 1080.78 FEET TO A POINT ON THE CENTERLINE OF STATE ROUTE K AT STATION 310+58.10, ALSO BEING STATION 0+00 NEW STATE ROUTE K CENTERLINE THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING N.66°34'40"E, 90.98 FEET TO PC STATION 0+90.98; THENCE WITH A CURVE TO THE RIGHT 204.03 FEET, CURVE RADIUS 923.90 FEET, CHORD N.72°54'20"E, 203.61 FEET TO PT STATION 2+95.01; THENCE N.79°13'50"E, 64.41 FEET TO PC STATION 3+59.42; THENCE WITH A CURVE TO THE LEFT 32.07 FEET, CURVE RADIUS 198.50 FEET, CHORD N.74°36'10"E, 32.04 FEET TO PT STATION 3+91.49; THENCE N.69°58'30"E, 54.85 FEET TO PC STATION 4+46.34; THENCE WITH A CURVE TO THE RIGHT 33.81 FEET, CURVE RADIUS 90.00 FEET, CHORD N.80°44'10"E, 33.61 FEET TO PT STATION 4+80.15; THENCE S.88°30'00"E, 75.89 FEET TO PI STATION 5+56.04 = 0+00 OLD PLANK ROAD RELOCATED CENTERLINE = 0+00 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE S.83°12'00"E, 72.18 FEET TO PC STATION 6+28.22; THENCE WITH A CURVE TO THE RIGHT 47.74 FEET, CURVE RADIUS 150.00 FEET, CHORD S.74°05'00"E, 47.54 FEET TO PT STATION 6+75.96; THENCE S.64°58'00"E, 266.06 FEET TO PI STATION 9+42.01; THENCE S.62°29'20"E, 50.00 FEET TO PI STATION 9+92.01; THENCE S.61°59'10"E, 107.54 FEET TO STATION 10+99.55 = STATION 299+73.05 STATE ROUTE K CENTERLINE THE END OF THIS CENTERLINE, SAID POINT BEING S.19°35'40"E, 930.09 FEET FROM SAID NORTHEAST CORNER OF SECTION 10.

CENTERLINE OF MAPLE MEADOWS DRIVE RELOCATED

THE CENTERLINE OF MAPLE MEADOWS DRIVE RELOCATED BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH EAST CORNER OF SAID SECTION 10, AN EXISTING ALUMINUM MONUMENT AS DESCRIBED BY MLS DOC # 600-73363, THENCE S.41°40'40"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM: CENTRAL ZONE), 1080.78 FEET TO A POINT ON THE CENTERLINE OF STATE ROUTE K AT STATION 310+58.10, ALSO BEING STATION 0+00 NEW STATE ROUTE K CENTERLINE; THENCE WITH THE CENTERLINE OF NEW STATE ROUTE K N.66°34'40"E, 90.98 FEET TO PC STATION 0+90.98; THENCE WITH A CURVE TO THE RIGHT 204.03 FEET, CURVE RADIUS 923.90 FEET, CHORD N.72°54'20"E, 203.61 FEET TO PT STATION 2+95.01; THENCE N.79°13'50"E, 64.41 FEET TO PC STATION 3+59.42; THENCE WITH A CURVE TO THE LEFT 32.07 FEET, CURVE RADIUS 198.50 FEET, CHORD N.74°36'10"E, 32.04 FEET TO PT STATION 3+91.49; THENCE N.69°58'30"E, 54.85 FEET TO PC STATION 4+46.34; THENCE WITH A CURVE TO THE RIGHT 33.81 FEET, CURVE RADIUS 90.00 FEET, CHORD N.80°44'10"E, 33.61 FEET TO PT STATION 4+80.15; THENCE S.88°30'00"E, 75.89 FEET TO PI STATION 5+56.04 = 0+00 OLD PLANK ROAD RELOCATED CENTERLINE = 0+00 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING WITH A CURVE TO THE LEFT 85.88 FEET, CURVE RADIUS 200.00 FEET, CHORD S.14°23'50"E, 85.22 FEET TO PRC 0+85.88; THENCE WITH A CURVE TO THE RIGHT 120.93 FEET, CURVE RADIUS 250.00 FEET, CHORD S.12°50'30"E, 119.76 FEET TO PT STATION 2+06.81; THENCE S.01°01'00"W, 28.93 FEET TO STATION 2+35.75 THE END OF THIS CENTERLINE, SAID POINT BEING S.11°42'20"E, 233.09 FEET FROM THE POINT OF BEGINNING.

ZUMALT PROPERTIES L.L.C.

PARCEL: 20-216-10-05-013.00 01

MODOT STREET RIGHT-OF-WAY

A TRACT LOCATED IN THE NORTH EAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI BEING A PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 1143 PAGE 348, ALSO BEING PART OF LOT 13 OF MAPLE MEADOWS SUBDIVISION AS SHOWN IN PLAT BOOK 31 PAGE 4 ALL OF THE BOONE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

STARTING AT THE POINT OF COMMENCEMENT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 13, AND ON THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE K, THENCE WITH THE LINES OF SAID LOT 13 ALONG A CURVE TO THE

RIGHT 55.26 FEET, CURVE RADIUS 924.93 FEET, CHORD N.88°13'25"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 55.25 FEET; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, 8.04 FEET, CURVE RADIUS 924.93, CHORD S.89°48'55"E, 8.04 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING CONTINUING WITH THE LINES OF SAID LOT 13, WITH A CURVE TO THE RIGHT, 73.08 FEET, CURVE RADIUS 924.93 FEET, CHORD S.87°18'10"E, 73.06 FEET; THENCE WITH A CURVE TO THE RIGHT 45.14 FEET, CURVE RADIUS 30.00 FEET, CHORD S.41°56'15"E, 41.00 FEET; THENCE S.01°09'50"W, 92.08 FEET; THENCE WITH A CURVE TO THE RIGHT 8.85 FEET, CURVE RADIUS 20.00 FEET, CHORD S.13°50'45"W, 8.78 FEET; THENCE LEAVING THE LINES OF SAID LOT 13 N.05°07'40"E, 8.01 FEET; THENCE WITH A CURVE TO THE LEFT 13.53 FEET, CURVE RADIUS 41.00 FEET, CHORD N.04°19'45"W, 13.47 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT 3.86 FEET, CURVE RADIUS 190.50, CHORD N.14°21'55"W, 3.86 FEET; THENCE N.89°44'30"W, 4.15 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT 35.74 FEET, CURVE RADIUS 186.50 FEET, CHORD N.20°46'10"W, 35.69 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT, 54.31 FEET, CURVE RADIUS 349.19 FEET, CHORD N.40°16'50"W, 54.25 FEET; THENCE N.51°21'30"W, 55.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,437 SQUARE FEET (INCLUSIVE OF 1103 SQUARE FEET OF EXISTING WATER LINE EASEMENT AND 1746 SQUARE FEET OF EXISTING UTILITY EASEMENT).

ZUMALT PROPERTIES, L.L.C.
PARCEL: 20-216-10-05-013.00 01
TEMPORARY CONSTRUCTION EASEMENT

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, OF BOONE COUNTY, MISSOURI BEING A PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED BOOK 1143 PAGE 348, ALSO BEING PART OF LOT 13 MAPLE MEADOWS SUBDIVISION AS SHOWN IN PLAT BOOK 31 PAGE 4, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

STARTING AT THE POINT OF COMMENCEMENT BEING THE NORTHWEST CORNER OF SAID LOT 13, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE K, THENCE WITH SAID SOUTH LINE ALONG A CURVE TO THE RIGHT 55.26 FEET, CURVE RADIUS 924.93 FEET, CHORD N.88°13'25"E, (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 55.25 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING CONTINUING ALONG SAID SOUTH LINE, WITH A CURVE TO THE RIGHT 8.04 FEET, CURVE RADIUS 924.93 FEET, CHORD S.89°48'55"E, 8.04 FEET; THENCE LEAVING SAID NORTH LINE, S.51°21'30"E, 55.40 FEET; THENCE WITH A CURVE TO THE RIGHT 54.31 FEET, CURVE RADIUS 349.19 FEET, CHORD S.40°16'50"E, 54.25 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT 35.74 FEET, CURVE RADIUS 186.50 FEET, CHORD S.20°46'10"E,

35.69 FEET; THENCE S.89°44'30"E, 4.15 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT 3.86 FEET, CURVE RADIUS 190.50 FEET, CHORD S.14°21'55"E, 3.86 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT 13.53 FEET, CURVE RADIUS 41.00 FEET, CHORD S.04°19'45"E 13.47 FEET; THENCE S.05°07'40"W, 8.01 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE WITH SAID SOUTH LINE ALONG A NON-TANGENT CURVE TO THE RIGHT 6.71 FEET, CURVE RADIUS 20.00 FEET, CHORD S.36°08'00"W, 6.68 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT 29.74 FEET, CURVE RADIUS 94.76 FEET, CHORD N.09°52'10"W, 29.62 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT 34.90 FEET, CURVE RADIUS 552.38 FEET, CHORD N.22°34'15"W, 34.89 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT 52.82 FEET, CURVE RADIUS 344.19 FEET, CHORD N.40°17'30"W, 52.77 FEET; THENCE N.51°21'30"W, 61.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 904 SQUARE FEET (INCLUSIVE OF 247 SQUARE FEET OF EXISTING UTILITY EASEMENT AND 194 SQUARE FEET OF EXISTING WATER LINE EASEMENT).

ZUMALT PROPERTIES L.L.C.
PARCEL # 20-216-10-00-007.02 01
MODOT LIMITED ACCESS RIGHT-OF-WAY

A LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED IN BOOK 1144 PAGE 0100 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED SAID DEED IN BOOK 144 PAGE 0100, ALSO BEING A POINT 28.89 FEET RIGHT OF STATION 2+76.33 NEW ROUTE K CENTERLINE; THENCE WITH THE NORTH LINE OF SAID TRACT ALONG A CURVE TO THE RIGHT 129.66 FEET, CURVE RADIUS 924.93 FEET, CHORD N.82°29'45"E, 129.55 FEET, TO THE NORTH EAST CORNER OF SAID TRACT, ALSO BEING 40.73 FEET RIGHT OF STATION 3+99.95 NEW ROUTE K CENTERLINE, THE END OF THIS LINE

CENTERLINE OF NEW STATE ROUTE K

THE CENTERLINE OF NEW STATE ROUTE K BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTH WEST QUARTER OF SECTION 11 ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH EAST CORNER OF SAID SECTION 10, AN EXISTING ALUMINUM MONUMENT AS DESCRIBED BY MLS DOC # 600-73363, THENCE S.41°40'40"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM: CENTRAL ZONE), 1080.78 FEET TO A POINT ON THE CENTERLINE OF STATE ROUTE K AT STATION 310+58.10, ALSO BEING STATION 0+00 NEW STATE ROUTE K CENTERLINE THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING N.66°34'40"E, 90.98 FEET TO PC STATION 0+90.98; THENCE WITH A CURVE TO THE RIGHT 204.03 FEET, CURVE RADIUS 923.90 FEET, CHORD N.72°54'20"E, 203.61 FEET TO PT STATION 2+95.01; THENCE N.79°13'50"E, 64.41 FEET TO PC STATION 3+59.42; THENCE WITH A CURVE TO THE LEFT 32.07 FEET, CURVE RADIUS 198.50 FEET, CHORD N.74°36'10"E, 32.04 FEET TO PT STATION 3+91.49; THENCE N.69°58'30"E, 54.85 FEET TO PC STATION 4+46.34; THENCE WITH A CURVE TO THE RIGHT 33.81 FEET, CURVE RADIUS 90.00 FEET, CHORD N.80°44'10"E, 33.61 FEET TO PT STATION 4+80.15; THENCE S.88°30'00"E, 75.89 FEET TO PI STATION 5+56.04 = 0+00 OLD PLANK ROAD RELOCATED CENTERLINE = 0+00 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE S.83°12'00"E, 72.18 FEET TO PC STATION 6+28.22; THENCE WITH A CURVE TO THE RIGHT 47.74 FEET, CURVE RADIUS 150.00 FEET, CHORD S.74°05'00"E, 47.54 FEET TO PT STATION 6+75.96; THENCE S.64°58'00"E, 266.06 FEET TO PI STATION 9+42.01; THENCE S.62°29'20"E, 50.00 FEET TO PI STATION 9+92.01; THENCE S.61°59'10"E, 107.54 FEET TO STATION 10+99.55 = STATION 299+73.05 STATE ROUTE K CENTERLINE THE END OF THIS CENTERLINE, SAID POINT BEING S.19°35'40"E, 930.09 FEET FROM SAID NORTHEAST CORNER OF SECTION 10.

ZUMALT PROPERTIES L.L.C.
PARCEL # 20-216-10-05-001.00 01
MODOT LIMITED ACCESS RIGHT-OF-WAY

A LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED IN BOOK 1143 PAGE 0348, ALSO BEING PART OF LOT 1, MAPLE MEADOWS SUBDIVISION PLAT 1 AS SHOWN IN PLAT BOOK 31, PAGE 4, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

STARTING AT THE POINT OF COMMENCEMENT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, THENCE WITH THE WEST LINE OF SAID LOT 1 N.01°09'50"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 34.92 FEET TO A POINT BEING 27.43 FEET LEFT OF STATION 1+73.94 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE, THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH SAID WEST LINE N.01°09'50"E, 31.63 FEET TO A POINT BEING 29.20 FEET LEFT OF STATION 1+63.07 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE THE END OF THIS LINE.

ALSO, STARTING AT THE POINT OF COMMENCEMENT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, THENCE WITH THE WEST LINE OF SAID LOT 1 N.01°09'50"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 78.37 FEET TO A POINT BEING 36.49 FEET LEFT OF STATION 1+36.22 MAPLE MEADOWS DRIVE

RELOCATED CENTERLINE, THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING CONTINUING WITH THE LINES OF SAID LOT 1, N.01°09'50"E, 14.92 FEET TO A POINT BEING 41.04 FEET LEFT OF STATION 1+23.91 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE WITH A CURVE TO THE RIGHT 52.83 FEET, CURVE RADIUS 30.00 FEET, CHORD N.51°36'55"E, 46.26 FEET TO A POINT BEING 84.79 FEET LEFT OF STATION 1+11.87 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE, ALSO BEING 52.30 FEET RIGHT OF STATION 6+93.26 NEW ROUTE K CENTERLINE; THENCE WITH A CURVE TO THE RIGHT 61.88 FEET; CURVE RADIUS 924.93 FEET, CHORD S.76°01'05"E, 61.87 FEET TO THE NORTH EAST CORNER OF SAID LOT 1 ALSO BEING A POINT 40.44 FEET RIGHT OF STATION 7+53.98 NEW ROUTE K CENTERLINE, THE END OF THIS LINE.

CENTERLINE OF NEW STATE ROUTE K

THE CENTERLINE OF NEW STATE ROUTE K BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTH WEST QUARTER OF SECTION 11 ALL IN TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH EAST CORNER OF SAID SECTION 10, AN EXISTING ALUMINUM MONUMENT AS DESCRIBED BY MLS DOC # 600-73363, THENCE S.41°40'40"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM: CENTRAL ZONE), 1080.78 FEET TO A POINT ON THE CENTERLINE OF STATE ROUTE K AT STATION 310+58.10, ALSO BEING STATION 0+00 NEW STATE ROUTE K CENTERLINE THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING N.66°34'40"E, 90.98 FEET TO PC STATION 0+90.98; THENCE WITH A CURVE TO THE RIGHT 204.03 FEET, CURVE RADIUS 923.90 FEET, CHORD N.72°54'20"E, 203.61 FEET TO PT STATION 2+95.01; THENCE N.79°13'50"E, 64.41 FEET TO PC STATION 3+59.42; THENCE WITH A CURVE TO THE LEFT 32.07 FEET, CURVE RADIUS 198.50 FEET, CHORD N.74°36'10"E, 32.04 FEET TO PT STATION 3+91.49; THENCE N.69°58'30"E, 54.85 FEET TO PC STATION 4+46.34; THENCE WITH A CURVE TO THE RIGHT 33.81 FEET, CURVE RADIUS 90.00 FEET, CHORD N.80°44'10"E, 33.61 FEET TO PT STATION 4+80.15; THENCE S.88°30'00"E, 75.89 FEET TO PI STATION 5+56.04 = 0+00 OLD PLANK ROAD RELOCATED CENTERLINE = 0+00 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE; THENCE S.83°12'00"E, 72.18 FEET TO PC STATION 6+28.22; THENCE WITH A CURVE TO THE RIGHT 47.74 FEET, CURVE RADIUS 150.00 FEET, CHORD S.74°05'00"E, 47.54 FEET TO PT STATION 6+75.96; THENCE S.64°58'00"E, 266.06 FEET TO PI STATION 9+42.01; THENCE S.62°29'20"E, 50.00 FEET TO PI STATION 9+92.01; THENCE S.61°59'10"E, 107.54 FEET TO STATION 10+99.55 = STATION 299+73.05 STATE ROUTE K CENTERLINE THE END OF THIS CENTERLINE, SAID POINT BEING S.19°35'40"E, 930.09 FEET FROM SAID NORTHEAST CORNER OF SECTION 10.

CENTERLINE OF MAPLE MEADOWS DRIVE RELOCATED

THE CENTERLINE OF MAPLE MEADOWS DRIVE RELOCATED BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13

WEST, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH EAST CORNER OF SAID SECTION 10, AN EXISTING ALUMINUM MONUMENT AS DESCRIBED BY MLS DOC # 600-73363, THENCE S.41°40'40"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM: CENTRAL ZONE), 1080.78 FEET TO A POINT ON THE CENTERLINE OF STATE ROUTE K AT STATION 310+58.10, ALSO BEING STATION 0+00 NEW STATE ROUTE K CENTERLINE; THENCE WITH THE CENTERLINE OF NEW STATE ROUTE K N.66°34'40"E, 90.98 FEET TO PC STATION 0+90.98; THENCE WITH A CURVE TO THE RIGHT 204.03 FEET, CURVE RADIUS 923.90 FEET, CHORD N.72°54'20"E, 203.61 FEET TO PT STATION 2+95.01; THENCE N.79°13'50"E, 64.41 FEET TO PC STATION 3+59.42; THENCE WITH A CURVE TO THE LEFT 32.07 FEET, CURVE RADIUS 198.50 FEET, CHORD N.74°36'10"E, 32.04 FEET TO PT STATION 3+91.49; THENCE N.69°58'30"E, 54.85 FEET TO PC STATION 4+46.34; THENCE WITH A CURVE TO THE RIGHT 33.81 FEET, CURVE RADIUS 90.00 FEET, CHORD N.80°44'10"E, 33.61 FEET TO PT STATION 4+80.15; THENCE S.88°30'00"E, 75.89 FEET TO PI STATION 5+56.04 = 0+00 OLD PLANK ROAD RELOCATED CENTERLINE = 0+00 MAPLE MEADOWS DRIVE RELOCATED CENTERLINE THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING WITH A CURVE TO THE LEFT 85.88 FEET, CURVE RADIUS 200.00 FEET, CHORD S.14°23'50"E, 85.22 FEET TO PRC 0+85.88; THENCE WITH A CURVE TO THE RIGHT 120.93 FEET, CURVE RADIUS 250.00 FEET, CHORD S.12°50'30"E, 119.76 FEET TO PT STATION 2+06.81; THENCE S.01°01'00"W, 28.93 FEET TO STATION 2+35.75 THE END OF THIS CENTERLINE, SAID POINT BEING S.11°42'20"E, 233.09 FEET FROM THE POINT OF BEGINNING.

**ZUMALT PROPERTIES L.L.C.
PARCEL # 20-216-10-05-001.00 01
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED IN BOOK 1143 PAGE 0348, ALSO BEING PART OF LOT 1, MAPLE MEADOWS SUBDIVISION PLAT 1 AS SHOWN IN PLAT BOOK 31, PAGE 4, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

STARTING AT THE POINT OF COMMENCEMENT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, THENCE WITH THE WEST LINE OF SAID LOT 1 N.01°09'50"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 46.45 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING CONTINUING WITH SAID WEST LINE N.01°09'50"E, 31.92 FEET; THENCE LEAVING SAID WEST LINE S.88°50'10"E, 5.00 FEET; THENCE S.01°09'50"W, 31.92 FEET; THENCE N.88°50'10"W,

5.00 FEET TO THE POINT OF BEGINNING CONTAINING 160 SQUARE FEET (INCLUSIVE OF 160 SQUARE FEET OF EXISTING UTILITY EASEMENT).

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 non-resident 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 1st day of April, 2024.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor