

GRANT OF EASEMENT FOR SIDEWALK PURPOSES

THIS INDENTURE, made on the 9TH day of OCTOBER, 2018, by and between WOODLAND HILLS PROPERTIES, 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 416A 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 416A; THENCE S89°56'15"E, 17.58 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT 79.00 FOOT RADIUS CURVE TO THE LEFT, 53.91 FEET, SAID CURVE HAVING A CHORD N04°52'20"E, 52.87 FEET; THENCE ALONG A 46.00 FOOT RADIUS CURVE TO THE RIGHT, 21.91 FEET, SAID CURVE HAVING A CHORD N01°02'05"W, 21.70 FEET; THENCE ALONG A 433.00 FOOT RADIUS CURVE TO THE LEFT, 21.02 FEET, SAID CURVE HAVING A CHORD N11°13'10"E, 21.01 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.

IN WITNESS WHEREOF, the said WOODLAND HILLS PROPERTIES, LLC has caused these presents to be signed by its authorized member(s) the day and year first written above.

WOODLAND HILLS PROPERTIES, LLC

By: 

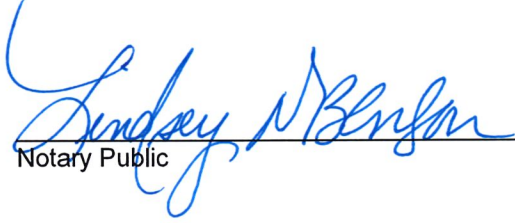
STATE OF Missouri)
)ss.
COUNTY OF Boone)



LINDSEY D BENSON
My Commission Expires
August 30, 2021
Boone County
Commission #17574882

On this 9th day of October in the year 20 18, before me, a Notary Public in and for said state, personally appeared, David + Durston, who being by me duly sworn, acknowledged that they are member(s) of WOODLAND HILLS PROPERTIES, LLC, a limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.


Notary Public