

**CALVERT DRIVE SEWER REPLACEMENT
EXHIBIT A**

SHOW ME IP 3 LLC
PID 17-111-00-02-012.00 01
2505 QUAIL DRIVE

RE: PERMANENT DRAINAGE EASEMENT (P.D.E.)

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. AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

RE: TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)

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:

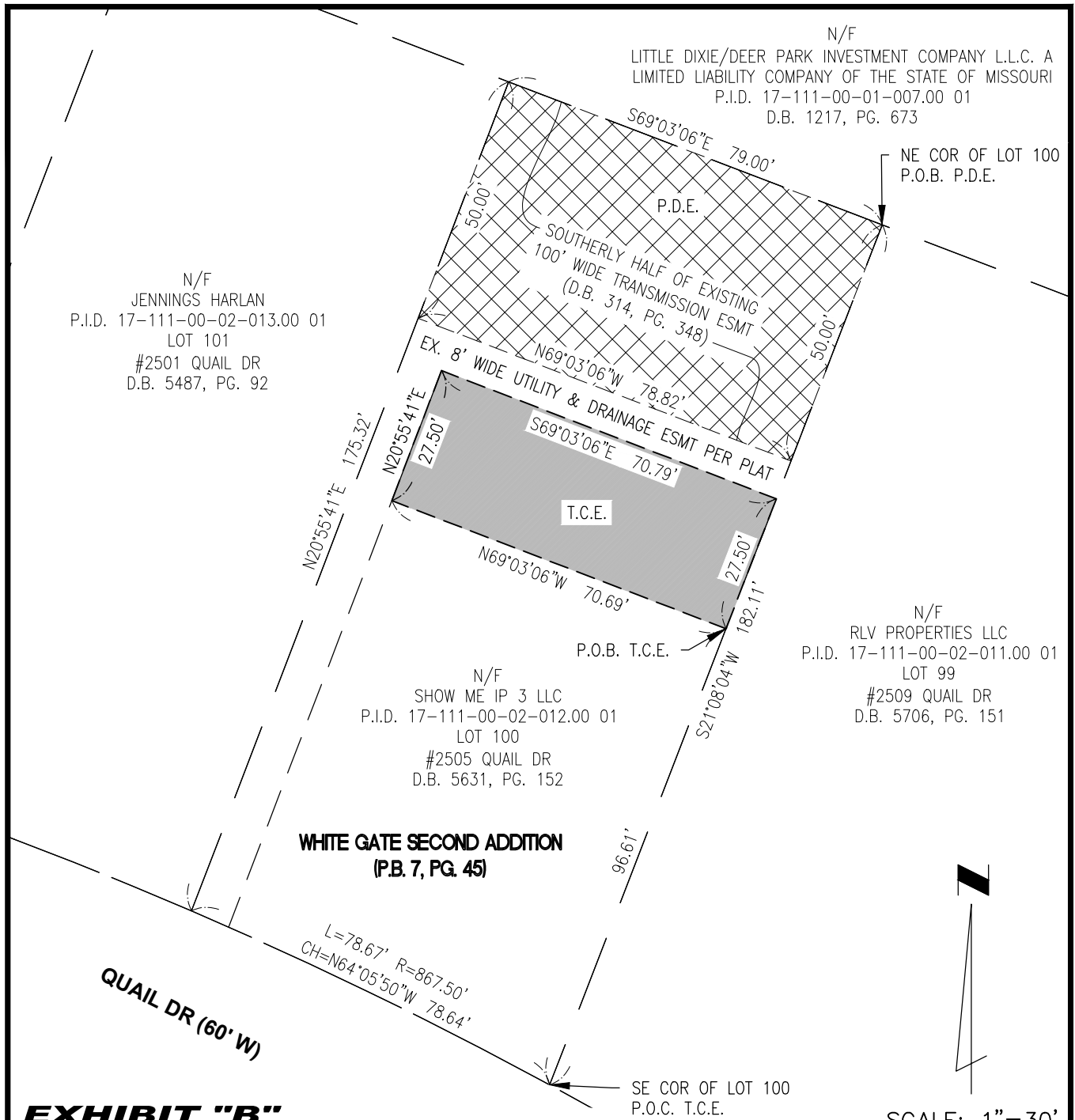
COMMENCING AT THE SOUTHEAST CORNER SAID LOT; THENCE NORTH 21 DEGREES 08 MINUTES 04 SECONDS EAST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST LINE OF SAID LOT, 96.61 FEET TO THE POINT OF BEGINNING.

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. AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.



2024-01-23



N/F
 JENNINGS HARLAN
 P.I.D. 17-111-00-02-013.00 01
 LOT 101
 #2501 QUAIL DR
 D.B. 5487, PG. 92

N/F
 LITTLE DIXIE/DEER PARK INVESTMENT COMPANY L.L.C. A
 LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI
 P.I.D. 17-111-00-01-007.00 01
 D.B. 1217, PG. 673

NE COR OF LOT 100
 P.O.B. P.D.E.

N/F
 RLV PROPERTIES LLC
 P.I.D. 17-111-00-02-011.00 01
 LOT 99
 #2509 QUAIL DR
 D.B. 5706, PG. 151

N/F
 SHOW ME IP 3 LLC
 P.I.D. 17-111-00-02-012.00 01
 LOT 100
 #2505 QUAIL DR
 D.B. 5631, PG. 152

**WHITE GATE SECOND ADDITION
 (P.B. 7, PG. 45)**

QUAIL DR (60' W)

SE COR OF LOT 100
 P.O.C. T.C.E.



SCALE: 1"=30'

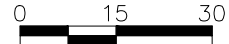


EXHIBIT "B"

QUAIL DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
 PARCEL NO. 17-111-00-02-012.00 01

SHEET 1 OF 1

AREAS - 2505 QUAIL DRIVE	
TOTAL TRACT	14,014 SQ. FT
PERM. DRAINAGE ESMT	3,946 SQ. FT
TEMP. CONSTRUCTION ESMT	1,945 SQ. FT



COLUMBIA MISSOURI OFFICE
 3316 LEMONE IND. BLVD. STE. #2
 COLUMBIA, MISSOURI
 ZIP 65201-8246
 TEL (573) 442-6474
 WWW.TWM-INC.COM

LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING ESMTS
- PERMANENT SANITARY SEWER ESMT (P.S.S.E.)
- PERMANENT DRAINAGE ESMT (P.D.E.)
- PERMANENT ACCESS ESMT (P.A.E.)
- TEMPORARY CONSTRUCTION ESMT (T.C.E.)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT

NOTES

- THIS EXHIBIT HAS BEEN PREPARED FOR THE SOLE PURPOSE OF OBTAINING EASEMENTS OVER THE PROPERTY SHOWN HEREON.
- THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS FOR DISPLAY PURPOSES ONLY