

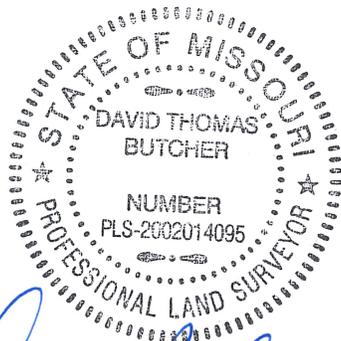
DESCRIPTION OF ELECTRIC EASEMENT TO BE VACATED – ALPHA PHI
 FOR ALPHA PHI HOUSE CORPORATION BOARD – UNIVERSITY OF MISSOURI
 JOB 3200252

FEBRUARY 16, 2021

A STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1A, ALPHA PHI SUBDIVISION REPLAT, RECORDED IN PLAT BOOK 54, PAGE 79 AND BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5117, PAGE 121 AND BEING PART OF THE EASEMENT RECORDED IN BOOK 2763, PAGE 55 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1A, ALSO BEING THE SOUTHWEST CORNER OF LOT 31, LA GRANGE PLACE, PLAT 1, RECORDED IN PLAT BOOK 2, PAGE 17; THENCE WITH THE EAST LINE OF SAID LOT 1A, N 8°22'30"E, 69.86 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 5-FOOT WIDE, LYING RIGHT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE, N 81°36'55"W, 129.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF PROVIDENCE ROAD AND THE END OF THIS DESCRIBED LINE; AND CONTAINING 650 SQUARE FEET.



David T. Butcher

DAVID T. BUTCHER, PLS-2002014095

2/16/2021

DATE

CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	ALPHA PHI SUBDIVISION REPLAT
	DATE: 2/16/2021 PROJECT: 200252	ELECTRIC EASEMENT TO BE VACATED SE QUARTER, SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

PROVIDENCE RD. (STATE ROUTE 163)

(35' 1/2 WIDTH R/W)



SCALE: 1"=30'



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LA GRANGE PLACE RECORDED IN PLAT BOOK 2, PAGE 17

PROP. 10' ELECTRIC EASEMENT

10' UTILITY ESMT.

N 10°18'30" E 234.64'

N 81°36'55" W 129.74'

ALPHA PHI SUBDIVISION REPLAT RECORDED IN PLAT BOOK 54, PAGE 79

WARRANTY DEED RECORDED IN BOOK 5117, PAGE 121

1A

EX. 5' ELECTRIC EASEMENT TO BE VACATED

SURVEY RECORDED IN BOOK 2138, PAGE 85

LA GRANGE PLACE RECORDED IN PLAT BOOK 2, PAGE 17

(23)

(18)

(17)

N 81°36'30" W 132.10'

S 81°36'55" E 124.19'

P.O.C. S 8°22'30" W 69.86'

P.O.B.

S 8°22'30" W 104.78'

(32)

(31)

(29)

(28)

(27)

(26)

N 81°36'55" W 129.75'

S 81°36'55" E 129.75'

S 8°22'30" W 59.89'

CURTIS AVE.

(40' R/W)



1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

CORPORATE NUMBER:
2000151304

DATE:
2-16-2021

PROJECT:
200252

SCALE:
1"=40'

DRAWN BY:
IWC

ALPHA PHI SUBDIVISION REPLAT

ELECTRIC EASEMENT TO BE VACATED
LOCATED IN THE SE QUARTER OF SECTION 13
TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

ADDRESS: