

OWNER: MCLARTY RE, LLC A DELAWARE LIMITED LIABILITY COMPANY
PROJECT: WORLEY & BERNADETTE
ADDRESS: 1911 W WORLEY ST.
PARCEL ID: 16-216-00-04-001.00 01

A PERMANENT SIDEWALK EASEMENT

AN EASEMENT LOCATED IN SECTION TEN (10), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE THIRTEEN (13) WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING A PORTION OF A TRACT OF LAND DESCRIBED AS LOT ONE (1) MACHENS SUBDIVISION AS SHOWN IN PLAT BOOK 10, PAGE 95, BEING FURTHER SHOWN AND DESCRIBED BY SURVEY RECORDED IN BOOK 4509, PAGE 124, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF BERNADETTE DRIVE THENCE WITH SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT 2.62 FEET, CURVE RADIUS 845.27 FEET, CHORD N.07°35'40"E, 2.62 FEET (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM CENTRAL ZONE) TO THE NORTH CORNER OF AN EXISTING SIDEWALK EASEMENT RECORDED IN BOOK 4217, PAGE 115, OF THE BOONE COUNTY RECORDS ALSO BEING THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT 7.56 FEET, CURVE RADIUS 845.27 FEET, CHORD N.07°56'25"E, 7.56 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S.16°24'10"E, 5.27 FEET; THENCE S.74°06'20"E, 8.85 FEET; THENCE S.76°53'30"E, 17.17 FEET; THENCE S.07°22'20"E, 2.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WORLEY STREET; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE N.83°03'00"W, 14.72 FEET TO THE EAST CORNER OF SAID SIDEWALK EASEMENT; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE ALONG NORTH LINE OF SAID SIDEWALK EASEMENT N.71°54'40"W, 13.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 92 SQUARE FEET.