

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 101-18

**AN ORDINANCE**

declaring the need to acquire certain interests in real property for construction of sanitary sewers to serve the Henderson Branch Watershed; 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 property for construction of sanitary sewers to serve the Henderson Branch Watershed, described as follows:

**PERMANENT SEWER EASEMENT  
ANR CAMPUS, LLC**

THREE (3) STRIPS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 1 OF A SURVEY RECORDED IN BOOK 1528, PAGE 171 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2215, PAGE 514 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP 1:

COMMENCING ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AT STA. 337+00 AND WITH SAID SOUTH RIGHT-OF-WAY LINE THEREOF, N 68°56'40"W, 178.17 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 79°55'00"W, 294.45 FEET; THENCE N 89°53'05"W, 400.00 FEET TO POINT "A"; THENCE N 67°01'25"W, 139.63 FEET TO THE END OF THIS DESCRIBED CENTERLINE, SAID POINT BEING ON THE WEST LINE OF SAID TRACT 1 AND CONTAINING 16695 SQ. FT. (0.38 ACRES).

STRIP 2:

COMMENCING ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AT STA. 337+00 AND WITH SAID SOUTH RIGHT-OF-WAY LINE THEREOF, S 87°54'00"E, 122.87 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 75°28'35"E, 46.48 FEET; THENCE S 87°54'00"E, 167.95 FEET TO THE END OF THIS DESCRIBED CENTERLINE, SAID POINT BEING ON THE EAST LINE OF SAID TRACT 1 AND CONTAINING 4290 SQ. FT. (0.10 ACRES).

STRIP 3:

BEGINNING AT "POINT A", REFERENCED IN STRIP 1, SAID STRIP BEING 20.00 FEET WIDE AND LYING 10.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 20°06'55"W, 70.00 FEET TO THE END OF THE DESCRIBED CENTERLINE AND CONTAINING 1215 SQ. FT. (0.03 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
ANR CAMPUS, LLC**

TWO (2) TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 1 OF A SURVEY RECORDED IN BOOK 1528, PAGE 171 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2215, PAGE 514 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

COMMENCING ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AT STA. 337+00 AND WITH SAID SOUTH RIGHT-OF-WAY LINE THEREOF, N 68°56'40"W, 56.59 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH RIGHT-OF-WAY LINE, N 75°28'35"W, 102.97 FEET; THENCE S 79°55'00"W, 306.69 FEET; THENCE N 89°53'05"W, 366.50 FEET; THENCE S 20°06'55"W, 78.28 FEET; THENCE N 69°53'05"W, 65.00 FEET; THENCE N 20°06'55"E, 66.22 FEET; THENCE N 67°01'25"W, 107.76 FEET TO THE WEST LINE OF SAID TRACT 1; THENCE WITH SAID WEST LINE, N 1°33'40"E, 64.45 FEET; THENCE LEAVING SAID WEST LINE, S 67°01'25"E, 147.23 FEET; THENCE S 89°53'05"E, 388.34 FEET; THENCE N 79°55'00"E, 224.46 FEET; THENCE S 69°05'40"E, 42.52 FEET; THENCE S 68°56'40"E, 156.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 32,910 SQ. FT. (0.76 ACRES) OR CONTAINING 53,895 SQ. FT. (1.24 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**TRACT 2:**

COMMENCING ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AT STA. 337+00 AND WITH SAID SOUTH RIGHT-OF-WAY LINE THEREOF, S 87°54'00"E, 29.92 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S 87°54'00"E, 306.24 FEET TO THE EAST LINE OF SAID TRACT 1; THENCE WITH SAID EAST LINE, S 1°44'30"W, 30.00 FEET; THENCE LEAVING SAID EAST LINE, N 87°54'00"W, 170.25 FEET; THENCE N 75°28'55"W, 139.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 7150 SQ. FT. (0.16 ACRES) AND EXCLUDING THE PERMANENT STRIP #2 OF 4290 SQ. FT., THE TOTAL AREA FOR TRACT 2 IS 2860 SQ. FT. (0.07 ACRES) OR CONTAINING 7150 SQ. FT. (0.16 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**PERMANENT SEWER EASEMENT  
BECHTOLD PROPERTIES, LLC**

A STRIP OF LAND LOCATED IN THE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 396, PAGE 460 AND BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 4085, PAGE 98 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AT STATION 326+00, WITH SAID NORTH LINE, N 87°53'15"W, 556.13 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 2°06'45"E, 32.64 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 655 SQ. FT. (0.02 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
BECHTOLD PROPERTIES, LLC**

A TRACT AND STRIP OF LAND LOCATED IN THE OF THE NORTHWEST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 6, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 396, PAGE 460 AND BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 4085, PAGE 98 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT:

COMMENCING ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AT STATION 326+00, WITH SAID NORTH LINE, N 87°53'15"W, 526.13 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID NORTH RIGHT-OF-WAY LINE, N 87°53'15"W, 60.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 2°06'45"E, 73.01 FEET; THENCE N 81°10'55"E, 81.48 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 36°10'55"E, 42.43 FEET; THENCE N 81°10'55"E, 7.50 FEET TO POINT 'A'; THENCE FROM SAID POINT 'A', N 81°10'55"E, 7.50 FEET; THENCE S 8°49'05"E, 9.04 FEET; THENCE 41.40 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 48°21'10"E, 38.19 FEET; THENCE S 87°53'15"E, 33.07 FEET; THENCE S 2°06'45"W, 75.00 FEET; THENCE N 87°53'15"W, 97.06 FEET; THENCE S 81°10'55"W, 26.15 FEET; THENCE S 2°06'45"W, 13.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 13945 SQ. FT. (0.32 ACRES) OR CONTAINING 14,600 SQ. FT. (0.34 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

STRIP:

COMMENCING FROM SAID POINT 'A' AS DESCRIBED ABOVE, SAID STRIP BEING 15-FOOT WIDE AND LYING 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 8°49'05"W, 338.46 FEET; THENCE 87.74 FEET ALONG A 57.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 34°53'50"E, 79.47 FEET; THENCE 260.56 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE LEFT SAID CURVE HAVING A CHORD N 63°41'00"E, 257.62 FEET; THENCE N 48°45'15"E, 70.59 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 11360 SQ. FT. (0.26 ACRES).

**PERMANENT SEWER EASEMENT  
FRITZ FAMILY GIFT TRUST**

SIX (6) STRIPS AND A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACTS

DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP 1:

COMMENCING AT THE RIGHT-OF-WAY MARKER, STA. 214+25 OF STATE HIGHWAY 'UU' AND WITH THE EAST RIGHT-OF-WAY LINE THEREOF, N 74°08'40"E, 5.22 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 74°39'25"E, 67.45 FEET TO POINT "A"; THENCE S 74°39'25"E, 69.47 FEET; THENCE N 79°18'30"E, 76.68 FEET; THENCE S 69°39'25"E, 308.85 FEET TO POINT "B"; THENCE S 69°39'25"E, 280.00 FEET TO POINT "C"; THENCE S 69°39'25"E, 180.00 FEET TO POINT "D"; THENCE S 69°39'25"E, 31.15 FEET; THENCE S 48°05'30"E, 279.36 FEET TO THE WEST LINE OF LOT 1 OF VH ACRES PLAT RECORDED IN BOOK 44, PAGE 25 AND BEING THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 25810 SQ. FT. (0.59 ACRES).

STRIP 2:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT C AS SHOWN IN BOOK 396, PAGE 922 AND WITH THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39, S 83°29'50"E, 916.87 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 30-FOOT WIDE AND LYING 15 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 6°30'10"W, 929.76 FEET; THENCE S 16°38'10"E, 400.00 FEET; THENCE S 46°38'10"E, 895.00 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 66745 SQ. FT. (1.53 ACRES).

STRIP 3:

BEGINNING AT POINT "A", AS REFERENCED IN STRIP 1, SAID STRIP BEING 10.00 FEET WIDE AND LYING 5.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 15°20'35"E, 40.85 FEET TO THE END OF THE DESCRIBED CENTERLINE AND CONTAINING 310 SQ. FT. (0.007 ACRES).

STRIP 4:

BEGINNING AT POINT "B", AS REFERENCED IN STRIP 1, SAID STRIP BEING 10.00 FEET WIDE AND LYING 5.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 15°20'35"E, 15.00 FEET TO THE END OF THE DESCRIBED CENTERLINE AND CONTAINING 50 SQ. FT. (0.001 ACRES).

STRIP 5:

BEGINNING AT POINT "C", AS REFERENCED IN STRIP 1, SAID STRIP BEING 30.00 FEET WIDE AND LYING 5.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED

CENTERLINE, N 15°20'35"E, 15.00 FEET TO THE END OF THE DESCRIBED CENTERLINE AND CONTAINING 50 SQ. FT. (0.001 ACRES).

STRIP 6:

BEGINNING AT POINT "D", AS REFERENCED IN STRIP 1, SAID STRIP BEING 10.00 FEET WIDE AND LYING 5.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 15°20'35"E, 15.00 FEET TO THE END OF THE DESCRIBED CENTERLINE AND CONTAINING 50 SQ. FT. (0.001 ACRES).

TRACT 1:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT C AS SHOWN IN BOOK 396, PAGE 922 AND WITH THE EAST LINE THEREOF, N 1°45'10"E, 39.24 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID EAST LINE, N 1°45'10"E, 30.00 FEET; THENCE LEAVING SAID EAST LINE, S 88°06'50"E, 30.00 FEET; THENCE S 1°45'10"W, 30.00 FEET; THENCE N 88°06'50"W, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 900 SQ. FT. (0.02 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
FRITZ FAMILY GIFT TRUST**

TWO (2) TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

BEGINNING AT THE RIGHT-OF-WAY MARKER, STA. 214+25 OF STATE HIGHWAY 'UU' AND WITH THE EAST RIGHT-OF-WAY LINE THEREOF, N 74°08'40"E, 117.76 FEET; THENCE S 69°39'25"E, 1129.53 FEET; THENCE S 0°53'35"W, 177.82 FEET; THENCE N 48°05'30"W, 306.53 FEET; THENCE N 69°39'25"W, 820.07 FEET; THENCE S 79°18'30"W, 36.96 FEET; THENCE N 74°39'25"W, 141.82 FEET; THENCE N 1°45'55"E, 17.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 56,585 SQ. FT. (1.30 ACRES) OR CONTAINING 82,395 SQ. FT. (1.89 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

TRACT 2:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT C AS SHOWN IN BOOK 396, PAGE 922 AND WITH NORTH LINE OF SAID TRACT, S 83°29'50"E, 841.87 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID NORTH LINE, S 83°29'50"E, 105.00 FEET; THENCE S 6°30'10"W, 923.62 FEET; THENCE S 16°38'10"E,

385.82 FEET; THENCE S 46°38'10"E, 941.96 FEET; THENCE S 43°21'50"W, 105.00 FEET; THENCE N 46°38'10"W, 970.10 FEET; THENCE N 16°38'10"W, 435.45 FEET; THENCE N 6°30'10"E, 945.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 174,865 SQ. FT. (4.01 ACRES) OR CONTAINING 241,610 SQ. FT. (5.55 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**TRACT 3:**

COMMENCING AT THE SOUTHEAST CORNER OF TRACT C AS SHOWN IN BOOK 396, PAGE 922 AND WITH THE EAST LINE THEREOF, N 1°45'10"E, 24.24 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID EAST LINE, N 1°45'10"E, 105.00 FEET; THENCE S 88°06'50"E, 30.00 FEET; THENCE S 1°45'10"W, 105.00 FEET; THENCE N 88°06'50"W, 30.00 FEET TO THE POINT OF BEGINNING AND 2250 SQ. FT. (0.05 ACRES) OR CONTAINING 3150 SQ. FT. (0.07 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**PERMANENT SEWER EASEMENT  
DARREN & JANE HARRIS**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 406, PAGE 1 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1183, PAGE 954 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SURVEY AND WITH THE NORTH LINE THEREOF, N 88°25'45"W, 80.83 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 2°06'45"W, 8.14 FEET; THENCE S 83°32'45"E, 81.23 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 1780 SQ. FT. (0.04 ACRES)

**TEMPORARY CONSTRUCTION EASEMENT  
DARREN & JANE HARRIS**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 406, PAGE 1 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1183, PAGE 954 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SURVEY AND WITH THE EAST LINE THEREOF, S 1°27'15"W, 45.13 FEET; THENCE LEAVING SAID EAST LINE, N 87°53'15"W, 111.35 FEET; THENCE N 2°06'45" E, 44.08 FEET TO THE NORTH LINE OF SAID SURVEY; THENCE WITH SAID NORTH LINE, S 88°25'45"E, 110.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 3175 SQ. FT. (0.07 ACRES) OR CONTAINING 4955 SQ. FT. (0.11 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**PERMANENT SEWER EASEMENT  
BLAIR WILLIAM & CHRISTINE JOHNSON**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF SURVEY RECORDED IN BOOK 406, PAGE 1 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1611, PAGE 842 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT AND WITH THE EAST LINE THEREOF, S 1°33'40"W, 39.67 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 67°01'25"W, 138.99 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 2780 SQ. FT. (0.06 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
BLAIR WILLIAM & CHRISTINE JOHNSON**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF SURVEY RECORDED IN BOOK 406, PAGE 1 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1611, PAGE 842 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT AND WITH THE EAST LINE THEREOF, S 1°33'40"W, 61.16 FEET; THENCE LEAVING SAID EAST LINE, N 67°01'25"W, 214.26 FEET; THENCE S 83°32'45"E, 200.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 3320 SQ. FT. (0.08 ACRES) OR CONTAINING 6100 SQ. FT. (0.14 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.



**PERMANENT SEWER EASEMENT  
MFL GOLF, LLC**

TWO (2) STRIPS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 'C' SHOWN IN THE SURVEY RECORDED BOOK 396, PAGE 922, AND BEING PART OF TRACT 3 AS SHOWN IN BOONE COUNTY SURVEY 7574 AND BEING PART OF THE TRACTS DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 4435, PAGE 174 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**STRIP 1:**

COMMENCING AT THE SOUTHEAST CORNER OF TRACT C AND WITH THE SOUTH LINE OF SAID TRACT 3, S 83°29'50"E, 916.87 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 30-FOOT WIDE AND LYING 15 FEET BOTH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, N 6°30'10"E, 57.08 FEET; THENCE N 83°29'50"W, 883.94 FEET; THENCE N 88°06'50"W, 7.55 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 28455 SQ. FT. (0.65 ACRES).

**STRIP 2:**

COMMENCING AT THE SOUTHEAST CORNER OF TRACT C AND WITH THE EAST LINE THEREOF, N 1°45'10"E, 54.24 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 30 FEET WIDE AND LYING 15 FEET BOTH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, N 88°06'50"W, 259.31 FEET; THENCE N 43°19'20"W, 465.00 FEET; THENCE N 48°27'00"W, 424.16 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 34455 SQ. FT. (0.79 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
MFL GOLF, LLC**

TWO (2) TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 'C' SHOWN IN THE SURVEY RECORDED BOOK 396, PAGE 922, AND BEING PART OF TRACT 3 AS SHOWN IN BOONE COUNTY SURVEY 7574 AND BEING PART OF THE TRACTS DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 4435, PAGE 174 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT C AND WITH THE SOUTH LINE OF SAID TRACT 3, S 83°29'50"E, 841.47 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, N 6°30'10"E, 27.08 FEET; THENCE N 83°29'50"W, 807.73 FEET; THENCE N 88°06'50"W, 6.27 FEET; THENCE N 1°45'10"E, 105.00 FEET; THENCE S 88°06'50"E, 10.74 FEET; THENCE S 83°29'50"E, 916.96 FEET; THENCE S 6°30'10"W, 132.08 FEET; THENCE N 83°29'50"W, 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 71340 SQ. FT. (1.64 ACRES) OR CONTAINING 99795 SQ. FT. (2.29 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

TRACT 2:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT C AND WITH THE EAST LINE THEREOF, N 1°45'10"E, 24.24 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, N 88°06'50"W, 271.74 FEET; THENCE N 43°19'20"W, 476.02 FEET; THENCE N 48°27'00"W, 402.62 FEET TO THE WEST LINE OF SAID TRACT C; THENCE WITH SAID WEST LINE, N 7°36'35"E, 127.24 FEET; THENCE LEAVING SAID WEST LINE, S 46°04'05"E, 13.53 FEET; THENCE S 48°27'00"E, 464.85 FEET; THENCE S 43°19'20"E, 437.45 FEET; THENCE S 88°06'50"E, 228.23 FEET; THENCE S 1°45'10"W, 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 86115 SQ. FT. (1.98 ACRES) OR CONTAINING 120570 SQ. FT. (2.77 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**PERMANENT SEWER EASEMENT  
COURTNEY OWENS**

A STRIP OF LAND LOCATED IN THE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3947, PAGE 9 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AT STATION 323+00, WITH SAID SOUTH LINE, N 87°53'15"W, 256.13 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 2°06'45"W, 26.81 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 535 SQ. FT. (0.01 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
COURTNEY OWENS**

A TRACT OF LAND LOCATED IN THE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3947, PAGE 9 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70 AT STATION 323+00, WITH SAID SOUTH LINE, N 87°53'15"W, 226.13 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S 2°06'45"W, 26.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SUGAR CREEK DRIVE; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N 88°25'45"W, 60.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 2°06'45"E, 27.10 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70, THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 87°53'15"E, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1075 SQ. FT. (0.02 ACRES) OR CONTAINING 1610 SQ. FT. (0.03 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**PERMANENT SEWER EASEMENT  
MAHESWARI RAVINDRAN**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1041, PAGE 762 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN SAID WARRANTY DEED AND WITH THE SOUTH LINE THEREOF, N 83°32'45"W, 129.87 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 67°01'25"W, 86.17 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 1725 SQ. FT. (0.04 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
MAHESWARI RAVINDRAN**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1041, PAGE 762 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN SAID WARRANTY DEED AND WITH THE SOUTH LINE THEREOF, N 83°32'45"W, 200.19 FEET; THENCE LEAVING SAID SOUTH LINE, N 67°01'25"W, 10.86 FEET TO THE WEST LINE OF SAID TRACT; THENCE WITH SAID WEST LINE, N 1°27'15"E, 64.50 FEET; THENCE LEAVING SAID WEST LINE, S 67°01'25"E, 225.25 FEET; THENCE S 1°33'40"W, 3.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 5690 SQ. FT. (0.13 ACRES) OR CONTAINING 7415 SQ. FT. (0.17 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**PERMANENT SEWER EASEMENT  
AMANDA STURTEVANT**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 326, PAGE 212 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4719, PAGE 162 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY AND WITH THE WEST LINE THEREOF, S 1°27'15"W, 15.06 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 83°32'45"E, 332.89 FEET; THENCE S 3°31'00"E, 160.96 FEET; THENCE S 67°01'25"E, 32.25 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 10520 SQ. FT. (0.24 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
AMANDA STURTEVANT**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 326, PAGE 212 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4719, PAGE 162 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SURVEY AND WITH THE NORTH LINE THEREOF, S 83°32'45"E, 377.00 FEET; THENCE LEAVING SAID NORTH LINE, S 1°27'15"W, 204.90 FEET; THENCE N 67°01'25"W, 53.75 FEET; THENCE N 14°29'30"W, 72.80 FEET; THENCE N 1°27'15"E, 86.17 FEET; THENCE N 83°32'45"W, 306.73 FEET; THENCE N 1°27'15"E, 35.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 13185 SQ. FT. (0.30 ACRES) OR CONTAINING 23705 SQ. FT. (0.54 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

**PERMANENT SEWER EASEMENT  
VH PROPERTIES, LLC**

STRIP 1:

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 9, WALNUT HILLS PLAT 2 RECORDED PLAT BOOK 16, PAGE 29 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3958, PAGE 162 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RIGHT-OF-WAY MARKER, STA. 214+75 OF STATE HIGHWAY 'UU' AND WITH THE WEST RIGHT-OF-WAY LINE THEREOF, S 1°45'55"W, 30.31 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 74°39'25"W, 185.96 FEET; THENCE N 40°55'15"W, 141.85 FEET; THENCE N 87°54'00"W 232.05 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 11200 SQ. FT. (0.26 ACRES).

STRIP 2:

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 1 AND LOT 2, VH ACRES RECORDED PLAT BOOK 44, PAGE 25 AND BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 4718, PAGE 69 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4215, PAGE 205 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, VH ACRES, AND WITH THE WEST LINE THEREOF, S 0°53'35"W, 121.89 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20-FOOT WIDE AND LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 48°05'30"E, 165.92 FEET; THENCE SAID STRIP WIDENS TO 30-FOOT WIDE AND

LYING 15 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, S 46°08'00"E, 475.51 FEET; THENCE S 48°27'00"E, 38.89 FEET TO THE END OF THIS DESCRIBED CENTERLINE AND CONTAINING 18750 SQ. FT. (0.43 ACRES).

**TEMPORARY CONSTRUCTION EASEMENT  
VH PROPERTIES, LLC**

TRACT 1:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 9, WALNUT HILLS PLAT 2 RECORDED PLAT BOOK 16, PAGE 29 AND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3958, PAGE 162 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE RIGHT-OF-WAY MARKER, STA. 214+75 OF STATE HIGHWAY 'UU' AND WITH THE WEST RIGHT-OF-WAY LINE THEREOF, S 1°45'55"W, 50.89 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 74°39'25"W, 196.85 FEET; THENCE N 40°55'15"W, 139.22 FEET; THENCE N 87°54'00"W, 223.23 FEET; THENCE N 1°44'30"E, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 70; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THEREOF, S 87°54'00"E, 273.37 FEET; THENCE S 70°07'25"E, 137.32 FEET; THENCE S 49°22'25"E, 134.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,105 SQ. FT. (0.48 ACRES) OR CONTAINING 32,305 SQ. FT. (0.74 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER EASEMENT.

TRACT 2:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 1 AND LOT 2, VH ACRES RECORDED PLAT BOOK 44, PAGE 25 AND BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 4718, PAGE 69 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4215, PAGE 205 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, VH ACRES, AND WITH THE WEST LINE THEREOF, S 0°53'35"W, 82.13 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, S 48°05'30"E, 182.69 FEET; THENCE N 88°55'55"E, 64.91 FEET; THENCE S 46°04'05"E, 424.91 FEET; THENCE S 7°36'35"W, 127.24 FEET; THENCE N 48°27'00"W, 59.71 FEET; THENCE N 46°04'05"W, 460.62 FEET; THENCE S 88°55'55"W, 14.70 FEET; THENCE N 48°05'30"W, 134.83 FEET; THENCE N 0°53'35"E, 92.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 44,400 SQ. FT. (1.02 ACRES) OR CONTAINING 63,150 SQ. FT. (1.45 ACRES) INCLUSIVE OF PERMANENT SANITARY SEWER 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor