

**CALVERT DRIVE SEWER REPLACEMENT
EXHIBIT A**

RLV PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY
PID 17-111-00-02-011.00 01
2509 QUAIL DRIVE

RE: PERMANENT SANITARY SEWER EASEMENT (P.S.S.E.)

A 16-FOOT-WIDE PERMANENT SANITARY SEWER EASEMENT BEING PART OF LOT 99, 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 NORTHEAST CORNER OF SAID LOT; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE NORTH LINE OF SAID LOT, 18.67 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 27 MINUTES 34 SECONDS WEST, 53.38 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50-FOET SOUTH FROM SAID NORTH LINE, 17.18 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 34 SECONDS EAST, 53.38 FEET, TO SAID NORTH LINE; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, 17.18 FEET; TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT CONTAINS 859 SQUARE FEET OR 0.020 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: PERMANENT DRAINAGE EASEMENT (P.D.E.)

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 99, 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 20 DEGREES 55 MINUTES 41 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, 38.89 FEET; THENCE NORTH 83 DEGREES 29 MINUTES 24 SECONDS WEST, 44.54 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50-FOET SOUTH FROM THE NORTH LINE OF SAID LOT, 36.04 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 21 DEGREES 08 MINUTES 04 SECONDS EAST, 50.00 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON SAID NORTH LINE, 79.00 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,715 SQUARE FEET OR 0.085 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.) #1 & #2

TWO TEMPORARY CONSTRUCTION EASEMENTS BEING PART OF LOT 99, 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:

TEMPORARY CONSTRUCTION EASEMENT #1:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 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, 38.89 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID EAST LINE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 11.11 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50-FOET SOUTH FROM THE NORTH LINE OF SAID LOT, 43.14 FEET; THENCE SOUTH 83 DEGREES 29 MINUTES 24 SECOND EAST, 44.54 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #1 CONTAINS 240 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

AND, ALSO

TEMPORARY CONSTRUCTION EASEMENT #2:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 20 DEGREES 55 MINUTES 41 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, 110.98 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, 79.30 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 21 DEGREES 08 MINUTES 04 SECONDS EAST, 27.50 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE PARALLEL 58- FEET SOUTH FROM SAID NORTH LINE, 79.21 FEET, TO SAID EAST LINE; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 27.50 FEET; TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #2 CONTAINS 2,180 SQUARE FEET OR 0.050 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

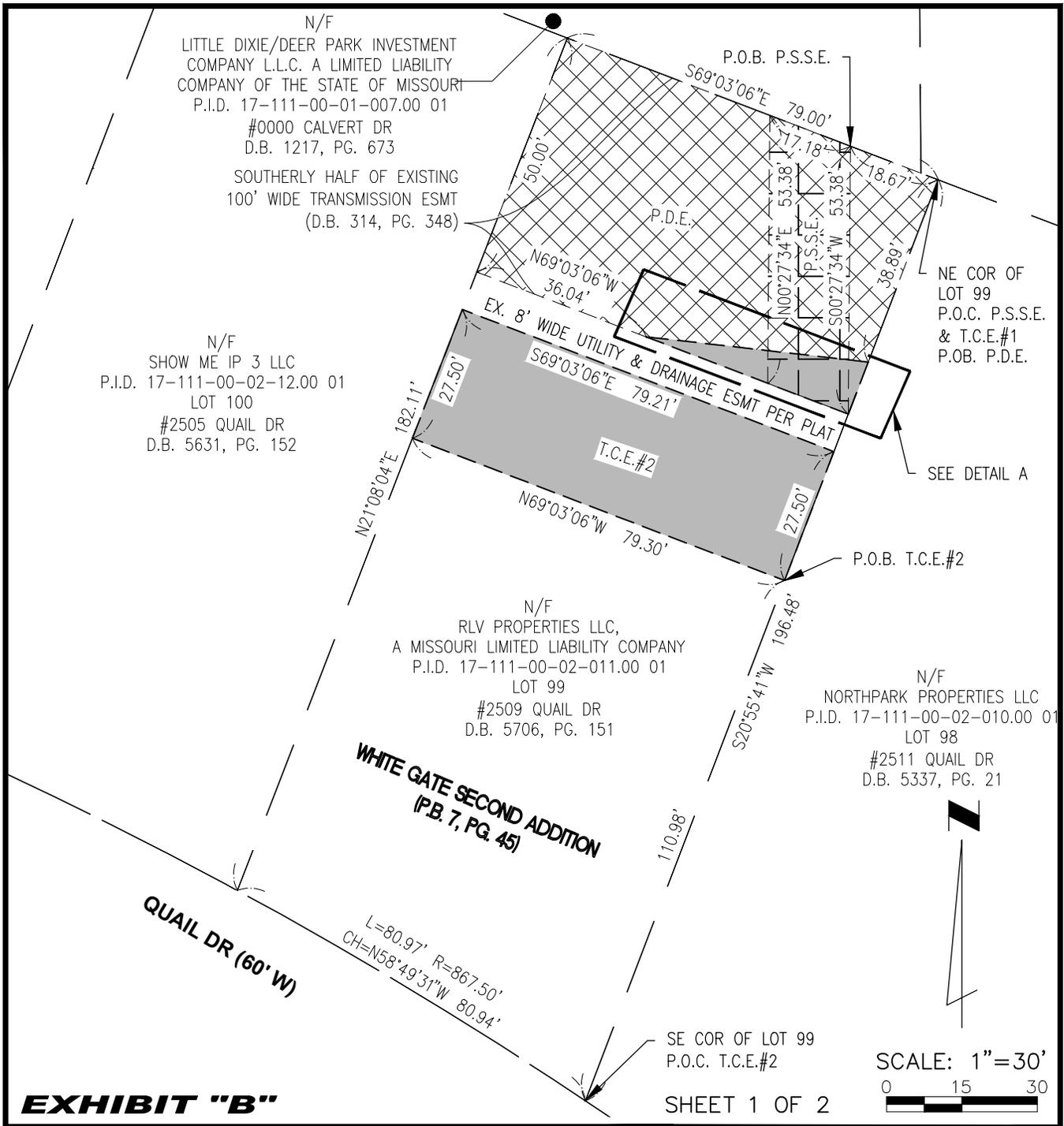


EXHIBIT "B"

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-111-00-02-011.00 01

AREAS - 2509 QUAIL DRIVE

TOTAL TRACT	14,967 SQ. FT
PERM. SANITARY SEWER ESMT	859 SQ. FT
PERM. DRAINAGE ESMT	3,715 SQ. FT
TEMP. CONSTRUCTION ESMT#1	240 SQ. FT
TEMP. CONSTRUCTION ESMT#2	2,180 SQ. FT

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

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

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