

Introduced by Buffaloe

First Reading 7-7-25

Second Reading 7-21-25

Ordinance No. 026035

Council Bill No. B 162-25

AN ORDINANCE

declaring the need to acquire certain easements associated with the construction of a sidewalk along the west side of Oakland Gravel Road between Blue Ridge Road and Smiley Lane; 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 easements associated with the construction of a sidewalk along the west side of Oakland Gravel Road between Blue Ridge Road and Smiley Lane, described as follows:

ANNA DONELSON
PARCEL: 12-714-00-00-030.00
PERMANENT SIDEWALK EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 5005, PAGE 148 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, N00°58'50"E, 718.96

FEET; THENCE LEAVING SAID EAST LINE, N88°43'40"W, 20.03 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION; THENCE LEAVING THE WEST RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N88°43'40"W, 11.02 FEET; THENCE LEAVING THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N00°57'40"E, 111.85 FEET TO THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE ALONG THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, S89°04'50"E, 12.04 FEET TO THE NORTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG EAST LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND SAID WEST RIGHT OF WAY LINE, S01°28'50"W, 111.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,290 SQUARE FEET INCLUSIVE OF 1119 SQUARE FEET OF AN EXISTING WATER UTILITY EASEMENT RECORDED IN BOOK 2872, PAGE 37 . THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

ANNA DONELSON

PARCEL: 12-714-00-00-030.00

TEMPORARY CONSTRUCTION EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 5005, PAGE 148 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, N00°58'50"E, 718.96 FEET; THENCE LEAVING SAID EAST LINE, N88°43'40"W, 20.03 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE LEAVING THE WEST RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N88°43'40"W, 11.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE SOUTH LINE, N88°43'40"W, 10.00 FEET; THENCE LEAVING THE SOUTH LINE, N00°57'40"E, 81.78 FEET; THENCE N89°02'20"W, 10.00 FEET; THENCE N00°57'40"W, 30.00 TO THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE ALONG THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, S89°04'50"E, 20.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, S00°57'40"W, 111.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,418

SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

JAMES SEARS RENTALS, L.L.C.

PARCEL: 12-714-00-02-012.00

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN BOOK 1507, PAGE 591 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 15A, ADMINISTRATIVE REPLAT, SEARSVILLE SUBDIVISION, PLAT 2, LOT 15 AND LOT 16, RECORDED APRIL 2, 1999 IN BOOK 1514 AT PAGE 694, OF SAID RECORDS, BEING ALSO ON THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG THE EAST LINE OF SAID LOT 15A AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, N01°16'30"E, 99.16 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE EAST LINE OF LOT 15A AND WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, N01°16'30"E, 20.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET FOR AN ARC LENGTH OF 28.90 FEET, THE CHORD BEARS, N40°07'20"W, 26.45 FEET TO THE NORTH LINE OF LOT 15A AND THE SOUTH RIGHT OF WAY LINE OF SEARS COURT; THENCE ALONG THE NORTH LINE OF LOT 15A AND THE SOUTH RIGHT OF WAY LINE OF SEARS COURT, N81°31'50"W, 10.00 FEET; THENCE LEAVING THE NORTH LINE OF LOT 15A AND THE SOUTH RIGHT OF WAY LINE, S08°28'10"W, 10.00 FEET; THENCE S81°31'50"E, 10.00 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET FOR AN ARC LENGTH OF 14.45 FEET, THE CHORD BEARS, S40°07'20"E, 13.22 FEET; THENCE S01°16'30"W, 20.00 FEET; THENCE S88°43'30"E, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 517 SQUARE FEET INCLUSIVE OF 517 SQUARE FEET OF A 10 FOOT UTILITY EASEMENT AS RECORDED IN PLAT BOOK 17, PAGE 8. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

THE JAMES M. SEARS TRUST

PARCEL: 12-714-00-00-009.01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN BOOK 5797, PAGE 193 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, S00°58'50"W, 33.00 FEET; THENCE LEAVING EAST LINE OF SAID QUARTER SECTION, N89°12'50"W, 33.00 FEET TO THE NORTHEAST CORNER OF SAID QUIT-CLAIM DEED, BEING ALSO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SMILEY LANE AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SMILEY LANE AND THE NORTH LINE OF SAID QUIT-CLAIM DEED, N89°12'50"W, 10.00 FEET; THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF SMILEY LANE AND THE NORTH LINE OF SAID QUIT-CLAIM DEED, S00°58'50"W, 445.38 FEET TO THE SOUTH LINE OF SAID QUIT-CLAIM DEED; THENCE ALONG THE SOUTH LINE OF SAID QUIT-CLAIM DEED, N54°57'40"E, 10.38 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID QUIT-CLAIM DEED; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID NORTH OAKLAND GRAVEL ROAD AND THE EAST LINE OF SAID QUIT-CLAIM DEED, N00°58'50"E, 438.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,418 SQUARE FEET INCLUSIVE OF 160 SQUARE FEET OF UTILITY EASEMENT RECORDED IN BOOK 721, PAGE 660; INCLUSIVE OF 300 SQUARE FEET OF DRAINAGE EASEMENT RECORDED IN BOOK 579, PAGE 161; INCLUSIVE OF 209 SQUARE FEET OF SEWER EASEMENT RECORDED IN BOOK 383, PAGE 782; INCLUSIVE OF 548 SQUARE FEET OF DRAINAGE EASEMENT RECORDED IN BOOK 579, PAGE 161. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

LAWS PROPERTY MANAGEMENT, LLC

PARCEL: 12-714-00-07-001.01

PERMANENT SIDEWALK EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 5738, PAGE 40 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LIMITED COMMON ELEMENT 3701, OAKLAND GRAVEL CONDOMINIUM PLAT 1, AS DESCRIBED IN, AND AS PROVIDED FOR BY THE DECLARATION OF CONDOMINIUM, BY-LAWS AND INDENTURE OF OAKLAND GRAVEL CONDOMINIUMS, A CONDOMINIUM, DATED OCTOBER 8, 2008 AND RECORDED IN BOOK 3384, PAGE 177, IN SAID COUNTY AND STATE; THENCE ALONG THE SOUTH LINE OF LIMITED COMMON ELEMENT 3701, N88°39'30"W, 10.23 FEET; THENCE LEAVING THE SOUTH LINE OF LIMITED COMMON ELEMENT 3701, N00°57'40"E, 85.52 FEET TO THE NORTH LINE OF LIMITED COMMON ELEMENT 3701; THENCE ALONG THE NORTH LINE OF LIMITED COMMON ELEMENT 3701,

S88°43'40"E, 11.02 FEET TO THE NORTHEAST CORNER OF LIMITED COMMON ELEMENT 3701 AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG THE EAST LINE OF LIMITED COMMON ELEMENT 3701 AND SAID WEST RIGHT OF WAY LINE, S01°29'30"W, 85.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 909 SQUARE FEET INCLUSIVE OF 755 SQUARE FEET OF WATER UTILITY EASEMENT RECORDED IN BOOK 2894, PAGE 142. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

LAWS PROPERTY MANAGEMENT, LLC
PARCEL: 12-714-00-07-001.01
TEMPORARY CONSTRUCTION EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 5738, PAGE 40 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LIMITED COMMON ELEMENT 3701, OAKLAND GRAVEL CONDOMINIUM PLAT 1, AS DESCRIBED IN, AND AS PROVIDED FOR BY THE DECLARATION OF CONDOMINIUM, BY-LAWS AND INDENTURE OF OAKLAND GRAVEL CONDOMINIUMS, A CONDOMINIUM, DATED OCTOBER 8, 2008 AND RECORDED IN BOOK 3384, PAGE 177, IN SAID COUNTY AND STATE; THENCE ALONG THE SOUTH LINE OF LIMITED COMMON ELEMENT 3701, N88°39'30"W, 10.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING N88°39'30"W, 20.00 FEET; THENCE LEAVING THE SOUTH LINE OF LIMITED COMMON ELEMENT 3701, N00°57'40"E, 15.00 FEET; THENCE S89°02'20"E 10.00 FEET; THENCE N00°57'40"E, 70.44 FEET TO THE NORTH LINE OF LIMITED COMMON ELEMENT 3701; THENCE ALONG THE NORTH LINE OF LIMITED COMMON ELEMENT 3701, S88°43'40"E, 10.00 FEET; THENCE LEAVING SAID NORTH LINE, S00°57'40"W, 85.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,005 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

TIMOTHY K. LAWS, AND SHERRYL LAWS
PARCEL: 12-714-00-07-004.00 01
PERMANENT SIDEWALK EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN BOOK 2450, PAGE 61 AND THE QUIT

CLAIM DEED RECORDED IN BOOK 3214, PAGE 22 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GRAVEL DRIVE COMMON ELEMENT, OAKLAND GRAVEL CONDOMINIUM PLAT 1, AS DESCRIBED IN, AND AS PROVIDED FOR BY THE DECLARATION OF CONDOMINIUM, BY-LAWS AND INDENTURE OF OAKLAND GRAVEL CONDOMINIUMS, A CONDOMINIUM, DATED OCTOBER 8, 2008 AND RECORDED IN BOOK 3384, PAGE 177, IN SAID COUNTY AND STATE, BEING ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG THE SOUTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT AND SAID RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, N88°39'30"W, 10.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT AND SAID RIGHT OF WAY LINE, N00°57'40"E, 25.00 FEET TO THE NORTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT; THENCE ALONG THE NORTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT, S88°39'30"E, 10.23 FEET TO THE NORTHEAST CORNER OF SAID GRAVEL DRIVE COMMON ELEMENT AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG THE EAST LINE OF SAID GRAVEL DRIVE COMMON ELEMENT AND THE WEST RIGHT OF WAY LINE, S01°29'10"W, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 253 SQUARE FEET INCLUSIVE OF 250 SQUARE FEET OF AN EXISTING WATER UTILITY EASEMENT RECORDED IN BOOK 2894, PAGE 142. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

TIMOTHY K. LAWS, AND SHERRYL LAWS
PARCEL: 12-714-00-07-004.00 01
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 20 FEET IN WIDTH LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN BOOK 2450, PAGE 61 AND THE QUIT CLAIM DEED RECORDED IN BOOK 3214, PAGE 22 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GRAVEL DRIVE COMMON ELEMENT, OAKLAND GRAVEL CONDOMINIUM PLAT 1, AS DESCRIBED IN, AND AS PROVIDED FOR BY THE DECLARATION OF CONDOMINIUM, BY-LAWS AND INDENTURE OF OAKLAND GRAVEL CONDOMINIUMS, A CONDOMINIUM, DATED OCTOBER 8, 2008 AND RECORDED IN BOOK 3384, PAGE 177, IN SAID COUNTY AND STATE, BEING ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG THE SOUTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT AND SAID RIGHT OF WAY LINE, N88°39'30"W, 10.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT AND SAID RIGHT OF WAY LINE, N88°39'30"W, 20.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT, N00°57'40"E, 25.00 FEET TO THE NORTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT; THENCE ALONG THE NORTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT, S88°39'30"E, 20.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID GRAVEL DRIVE COMMON ELEMENT, S00°57'40"W, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 500 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

GEORGE E. MCCORD, SR. AND JACKIE M. MCCORD
PARCEL: 12-714-00-00-001.00
PERMANENT SIDEWALK EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 490, PAGE 306 OF THE RECORDS OF BOONE COUNTY, BEING FURTHERDESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION, 1871 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE LEAVING THE EAST LINE, N88°47'00"W, 16.86 FEET TO A POINT AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD AND THE NORTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE, BEING ALSO THE SOUTHEAST CORNER OF SAID WARRANTY DEED AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE SOUTH LINE OF SAID WARRANTY DEED, N88°47'00"W, 8.94 FEET; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE SOUTH LINE OF SAID WARRANTY DEED, N00°51'30"E, 228.46 FEET; THENCE N06°00'50"E, 23.11 FEET; THENCE N00°42'20"E, 77.09 FEET TO THE NORTH LINE OF SAID WARRANTY DEED; THENCE ALONG THE NORTH LINE OF SAID WARRANTY DEED, N54°57'40"E, 10.97 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED, BEING ALSO ON THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG THE EAST LINE OF SAID WARRANTY DEED AND THE WEST RIGHT OF WAY LINE, S01°10'10"W, 335.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,083 SQUARE FEET INCLUSIVE OF 296 SQUARE FEET OF WATER UTILITY EASEMENT RECORDED IN BOOK 2910, PAGE 96; INCLUSIVE OF 714 SQUARE FEET OF DRAINAGE EASEMENT RECORDED IN BOOK 579, PAGE 168. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

GEORGE E. MCCORD, SR. AND JACKIE M. MCCORD
PARCEL: 12-714-00-00-001.00
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 490, PAGE 306 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION, 1871 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE LEAVING THE EAST LINE, N88°47'00"W, 16.86 FEET TO A POINT AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD AND THE NORTH RIGHT OF WAYLINE OF GRACE ELLEN DRIVE, BEING ALSO THE SOUTHEAST CORNER OF SAID WARRANTY DEED; THENCE LEAVING WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD AND ALONG THE NORTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND ALONG THE SOUTH LINE OF SAID WARRANTY DEED, N88°47'00"W, 8.94 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE SOUTH LINE OF SAID WARRANTY DEED, N88°47'00"W, 10.00 FEET; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE SOUTH LINE OF SAID WARRANTY DEED, N00°51'30"E, 228.85 FEET; THENCE N06°00'50"E, 23.09 FEET; THENCE N00°42'20"E, 69.43 FEET TO THE NORTH LINE OF SAID WARRANTY DEED; THENCE ALONG THE NORTH LINE OF SAID WARRANTY DEED, N54°57'40"E, 12.32 FEET; THENCE LEAVING THE NORTH LINE OF SAID WARRANTY DEED, S00°42'20"W, 77.09 FEET; THENCE S06°00'50"W, 23.11 FEET; THENCE S00°51'30"W, 228.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,250 SQUARE FEET INCLUSIVE OF 193 SQUARE FEET OF WATER UTILITY EASEMENT RECORDED IN BOOK 2910, PAGE 96; INCLUSIVE OF 763 SQUARE FEET OF DRAINAGE EASEMENT RECORDED IN BOOK 579, PAGE 168. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

PHILBAN INVESTMENTS, L.L.C.
PARCEL: 12-714-00-02-001.00
PERMANENT SIDEWALK EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE TRUSTEE'S WARRANTY DEED RECORDED IN BOOK 3046, PAGE 123 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SEARSVILLE SUBDIVISION, RECORDED MARCH 16, 1964 IN PLAT BOOK 7 AT PAGE 49, IN SAID COUNTY AND STATE, BEING ALSO ON THE EAST LINE OF SAID QUARTER SECTION; THENCE LEAVING THE EAST LINE ALONG THE SOUTH LINE OF SAID LOT 1, N89°19'00"W, 12.01 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD AS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN BOOK 411, PAGE 40, OF SAID RECORDS, AND ALSO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE LEAVING THE WEST RIGHT OF WAY LINE AND CONTINUING ALONG THE SOUTH LINE OF LOT 1, N89°19'00"W, 16.89 FEET; THENCE LEAVING THE SOUTH LINE OF LOT 1, N01°28'40"E, 122.93 FEET TO THE NORTH LINE OF LOT 1, THENCE ALONG THE NORTH LINE OF LOT 1, S88°54'00"E, 17.85 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE LEAVING THE NORTH LINE OF 1 AND ALONG THE WEST RIGHT OF WAY LINE, S01°54'50"W, 123.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,148 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

PHILBAN INVESTMENTS, L.L.C.
PARCEL: 12-714-00-02-001.00
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 20 FEET IN WIDTH LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE TRUSTEE'S WARRANTY DEED RECORDED IN BOOK 3046, PAGE 123 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SEARSVILLE SUBDIVISION, RECORDED MARCH 16, 1964 IN PLAT BOOK 7 AT PAGE 49, IN SAID COUNTY AND STATE, BEING ALSO ON THE EAST LINE OF SAID QUARTER SECTION; THENCE LEAVING THE EAST LINE and ALONG THE SOUTH LINE OF SAID LOT 1, N89°19'00"W, 28.90 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 1, N89°19'00"W, 20.00 FEET; THENCE LEAVING THE SOUTH LINE OF LOT 1, N01°28'40"E, 122.31 FEET TO THE NORTH LINE OF LOT 1, THENCE ALONG THE NORTH LINE OF LOT 1, S88°54'00"E, 20.02 FEET; THENCE LEAVING THE NORTH LINE OF 1, S01°28'40"W, 122.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,452 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

SOUTH PARK HOMES, L.L.C.
PARCEL: 12-714-00-00-028.00
PERMANENT SIDEWALK EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 4316, PAGE 116 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION, BEING ALSO THE SOUTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, BEING ALSO THE EAST LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N00°58'50"E, 32.82 FEET TO THE NORTH RIGHT OF WAY LINE OF BLUE RIDGE ROAD AS DESCRIBED IN BOOK 362, PAGE 426 OF SAID RECORDS; THENCE LEAVING THE EAST LINE OF SAID QUARTER SECTION AND THE EAST LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND ALONG SAID NORTH RIGHT OF WAY LINE, S89°49'00"W, 40.13 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD AS DESCRIBED IN BOOK 422, PAGE 332 OF SAID RECORDS ; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST RIGHT OF WAY LINE N45°21'20"E, 7.34 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING TWO CALLS, N45°21'20"E, 14.40 FEET; N01°22'40"W, 278.97 FEET TO THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE ALONG THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, S89°50'30"E, 10.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, S01°22'40"W, 289.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,840 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

SOUTH PARK HOMES, L.L.C.
PARCEL: 12-714-00-00-028.00
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 4316, PAGE 116 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION, BEING ALSO THE SOUTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED;

THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, BEING ALSO THE EAST LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N00°58'50"E, 32.82 FEET TO THE NORTH RIGHT OF WAY LINE OF BLUE RIDGE ROAD AS DESCRIBED IN BOOK 362, PAGE 426 OF SAID RECORDS; THENCE LEAVING THE EAST LINE OF SAID QUARTER SECTION AND THE EAST LINE OF SAID MISSOURI WARRANTY DEED AND ALONG THE NORTH RIGHT OF WAY LINE, S89°49'0"W, 40.13 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S89°49'00"W, 4.91 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N01°22'40"E, 294.21 FEET TO THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE ALONG THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N89°50'30"E, 10.01 FEET; THENCE LEAVING THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, S01°22'40"W, 289.07 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG THE WEST RIGHT OF WAY LINE, S45°21'20"W, 7.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,930 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

THE DARREL E. STEUERWALD DECLARATION OF TRUST

PARCEL: 12-718-00-01-001.00

TEMPORARY CONSTRUCTION EASEMENT

A TRIANGULAR PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED IN BOOK 868, PAGE 625 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10, OAKLAND JUNIOR HIGH SUBDIVISION AS SHOWN IN PLAT BOOK 10, PAGE 66, BEING ALSO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BLUE RIDGE ROAD AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE ALONG THE EAST LINE OF SAID LOT 10, BEING ALSO ALONG THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, S00°13'40"W, 20.00 FEET; THENCE LEAVING THE EAST LINE OF LOT 10 AND THE WEST RIGHT OF WAY LINE, N44°58'40"W, 28.18 FEET TO THE NORTH LINE OF SAID LOT 10, BEING ALSO THE SOUTH RIGHT OF WAY LINE OF BLUE RIDGE ROAD; THENCE ALONG THE NORTH LINE OF SAID LOT 10 AND THE SOUTH RIGHT OF WAY LINE, N89°49'00"E, 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 200 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

MARK STRATTON AND HELEN ELAINE STRATTON
PARCEL: 12-714-00-00-031.00
PERMANENT SIDEWALK EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 5342, PAGE 16 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, N00°58'50"E, 831.00 FEET; THENCE LEAVING THE EAST LINE, N89°04'50"W, 19.06 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE LEAVING THE WEST RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N89°04'50"W, 12.04 FEET; THENCE LEAVING THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N00°57'40"E, 103.77 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 10.00 FEET FOR AN ARC LENGTH OF 15.72 FEET, THE CHORD BEARS N44°03'40"W, 14.15 FEET; THENCE N89°04'50"W, 5.00 FEET; THENCE N00°55'10"E, 6.23 FEET TO THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND THE SOUTH RIGHT OF WAY LINE OF SOUTH GRACE ELLEN DRIVE; THENCE ALONG THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND THE SOUTH RIGHT OF WAY LINE, S89°04'50"E, 21.15 FEET TO THE EAST LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL DRIVE AS DESCRIBED IN BOOK 411, PAGE 753 OF SAID RECORDS; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL DRIVE AND THE EAST LINE OF SAID MISSOURI GENERAL WARRANTY DEED FOR THE FOLLOWING 2 CALLS, S38°49'30"W, 10.83 FEET; S01°29'10"W, 111.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,597 SQUARE FEET INCLUSIVE OF 116 SQUARE FEET OF WATER UTILITY EASEMENT RECORDED IN BOOK 5342, PAGE 16. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

MARK STRATTON AND HELEN ELAINE STRATTON
PARCEL: 12-714-00-00-031.00
TEMPORARY CONSTRUCTION EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE

MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 5342, PAGE 16 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, N00°58'50"E, 831.00 FEET; THENCE LEAVING THE EAST LINE, N89°04'50"W, 19.05 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE LEAVING THE WEST RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N89°04'50"W, 12.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N89°04'50"W, 10.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N00°57'40"E, 22.59 FEET; THENCE N89°02'20"W, 10.00 FEET; THENCE N00°57'40"W, 30.00; THENCE S89°02'20"E, 10.00 FEET; THENCE N00°57'40"E, 51.18 FEET; THENCE N41°49'50"W, 22.10 FEET TO THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND THE SOUTH LINE OF SAID SOUTH GRACE ELLEN DRIVE; THENCE ALONG THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND THE SOUTH RIGHT OF WAY LINE, S89°04'50"E, 10.00 FEET; THENCE LEAVING THE THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND THE SOUTH RIGHT OF WAY LINE, S00°55'10"W, 6.23 FEET; THENCE S89°04'50"E, 5.00 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 10.00 FEET FOR AN ARC LENGTH OF 15.72 FEET, THE CHORD BEARS S44°03'40"E, 14.15 FEET; THENCE S00°57'40"W, 103.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,507 SQUARE FEET INCLUSIVE OF 38 SQUARE FEET OF WATER UTILITY EASEMENT RECORDED IN BOOK 304, PAGE 383. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

SUNNY SLOPE ENTERPRISES LLC
PARCEL: 12-714-00-02-002.00
PERMANENT SIDEWALK EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE GENERAL WARRANTY DEED (INDIVIDUAL) RECORDED IN BOOK 5508, PAGE 135 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, SEARSVILLE SUBDIVISION, RECORDED MARCH 16, 1964 IN PLAT BOOK 7 AT PAGE 49, IN SAID COUNTY AND STATE, BEING ALSO THE INTERSECTION OF THE EAST LINE OF SAID QUARTER SECTION AND THE NORTH RIGHT OF WAY LINE OF SEARS COURT; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT OF WAY LINE OF SEARS COURT, N82°11'00"W, 13.01 FEET TO THE WEST RIGHT OF WAY LINE OF

NORTH OAKLAND GRAVEL ROAD AS DESCRIBED IN BOOK 411, PAGE 754 OF SAID RECORDS, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 2 AND NORTH RIGHT OF WAY LINE OF SEARS COURT, N82°11'00"W, 26.67 FEET; THENCE LEAVING THE SOUTH LINE OF LOT 2 AND NORTH RIGHT OF WAY LINE OF SEARS COURT ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 11.00 FEET FOR AN ARC LENGTH OF 15.13 FEET, THE CHORD BEARS S41°06'40"W, 13.97 FEET; THENCE N01°42'10"E, 118.38 FEET TO THE NORTH LINE OF LOT 2, THENCE ALONG THE NORTH LINE OF LOT 2, S89°19'00"E, 16.89 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE LEAVING THE NORTH LINE OF LOT 2 AND ALONG THE WEST RIGHT OF WAY LINE, S01°22'20"W, 132.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,294 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

SUNNY SLOPE ENTERPRISES LLC
PARCEL: 12-714-00-02-002.00
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 20 FEET IN WIDTH LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE GENERAL WARRANTY DEED (INDIVIDUAL) RECORDED IN BOOK 5508, PAGE 135 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, SEARSVILLE SUBDIVISION, RECORDED MARCH 16, 1964 IN PLAT BOOK 7 AT PAGE 49, IN SAID COUNTY AND STATE, BEING ALSO THE INTERSECTION OF THE EAST LINE OF SAID QUARTER SECTION AND THE NORTH RIGHT OF WAY LINE OF SEARS COURT; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT OF WAY LINE OF SEARS COURT, N82°11'00"W, 39.68 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 2 AND NORTH RIGHT OF WAY LINE OF SEARS COURT, N82°11'00"W, 11.20 FEET; THENCE LEAVING THE SOUTH LINE OF LOT 2 AND NORTH RIGHT OF WAY LINE OF SEARS COURT, N01°41'10"E, 127.62 FEET TO THE NORTH LINE OF LOT 2, THENCE ALONG THE NORTH LINE OF LOT 2, S89°19'00"E, 20.00 FEET; THENCE LEAVING THE NORTH LINE OF 2, S01°42'10"W, 118.38 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 11.00 FEET FOR AN ARC LENGTH OF 15.13 FEET, THE CHORD BEARS, S41°06'40"W, 13.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,549 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

ROSS M. TERRY, JEFFREY D. TERRY AND LORI A. TERRY
PARCEL: 12-714-00-00-054.00
PERMANENT SIDEWALK EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 5058, PAGE 65 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION, 1851 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE LEAVING THE EAST LINE, N88°47'00"W, 10.00 FEET TO A POINT ON THE CENTERLINE OF GRACE ELLEN DRIVE, BEING ALSO THE NORTHEAST CORNER OF A SURVEY RECORDED FEBRUARY 24, 1962 IN BOOK 314, AT PAGE 520, IN SAID COUNTY AND STATE AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE LEAVING THE CENTERLINE OF GRACE ELLEN DRIVE AND ALONG THE EAST LINE OF SAID SURVEY AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, S00°59'00"W, 20.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE, BEING ALSO THE NORTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED, THENCE ALONG THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N88°47'00"W, 10.00 FEET TO THE WESTERN MOST CORNER OF THE LAND DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN BOOK 409, PAGE 576 OF SAID RECORDS AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N88°47'00"W, 22.30 FEET; THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, S01°13'00"W, 2.70 FEET; THENCE S88°47'00"E, 5.00 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 12.00 FEET FOR AN ARC LENGTH OF 18.91 FEET, THE CHORD BEARS S43°38'30"E, 17.01 FEET; THENCE S01°30'00"W, 73.95 FEET; THENCE S00°00'10"W, 71.89 FEET TO THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE ALONG THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N88°54'00"E, 14.81 FEET TO THE SOUTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED, BEING ALSO THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD AS DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN BOOK 409, PAGE 582 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID MISSOURI GENERAL WARRANTY DEED AND SAID WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, N00°59'00"E, 149.99 FEET TO THE SOUTHERN MOST CORNER OF THE LAND DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN BOOK 409, PAGE 576 OF SAID RECORDS, THENCE LEAVING THE EAST LINE OF SAID WARRANTY DEED AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID QUIT-CLAIM DEED, BEING ALSO THE WEST RIGHT OF WAY LINE OF N. OAKLAND GRAVEL ROAD,

N43°54'00"W, 14.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,577 SQUARE FEET INCLUSIVE OF 1552 SQUARE FEET OF WATER UTILITY EASEMENT RECORDED IN BOOK 2830, PAGE 95. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

ROSS M. TERRY, JEFFREY D. TERRY AND LORI A. TERRY
PARCEL: 12-714-00-00-054.00
TEMPORARY CONSTRUCTION EASEMENT

A VARIED WIDTH STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI GENERAL WARRANTY DEED RECORDED IN BOOK 5058, PAGE 65 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION, 1851 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE LEAVING THE EAST LINE, N88°47'00"W, 10.00 FEET TO A POINT ON THE CENTERLINE OF GRACE ELLEN DRIVE, BEING ALSO THE NORTHEAST CORNER OF A SURVEY RECORDED FEBRUARY 24, 1962 IN BOOK 314, AT PAGE 520, IN SAID COUNTY AND STATE AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD; THENCE LEAVING THE CENTERLINE OF GRACE ELLEN DRIVE AND ALONG THE EAST LINE OF SAID SURVEY AND THE WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD, S00°59'00"W, 20.00 FEET TO SOUTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE NORTHEAST CORNER OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE LEAVING THE EAST LINE OF SAID SURVEY AND WEST RIGHT OF WAY LINE OF NORTH OAKLAND GRAVEL ROAD AND ALONG THE SOUTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N88°47'00"W, 32.30 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N88°47'00"W, 5.00 FEET; THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF GRACE ELLEN DRIVE AND THE NORTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, S37°58'50"E, 18.99 FEET; THENCE S01°30'00"W, 74.08 FEET; THENCE S00°00'10"W, 72.22 FEET TO THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED; THENCE ALONG THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N88°54'00"E, 10.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID MISSOURI GENERAL WARRANTY DEED, N00°00'10"E, 71.89 FEET; THENCE N01°30'00"E, 73.95 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 12.00 FEET FOR AN ARC LENGTH OF 18.91 FEET, THE CHORD BEARS N43°38'30"W, 17.01 FEET; THENCE N88°47'00"W, 5.00 FEET; THENCE N01°13'00"E, 2.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,619 SQUARE FEET.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

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 21st day of July, 2025.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor