

Date of Document: \_\_\_\_\_

**PUBLIC WATER SUPPLY DISTRICT NO. 4 OF BOONE COUNTY, MISSOURI  
P. O. BOX 407  
HALLSVILLE, MO 65255**

**WATER LINE EASEMENT**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**That the CITY of COLUMBIA, MISSOURI, a municipal corporation, hereinafter referred to as Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, paid and delivered by PUBLIC WATER SUPPLY DISTRICT NO. 4, OF BOONE COUNTY, MISSOURI, hereinafter referred to as Grantee, organized under the laws of the State of Missouri, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to said Grantee the perpetual easement and right to enter upon the lands of Grantor situated in the County of Boone, State of Missouri, described as follows:**

**A part of Parcel No. 019-155 as described in the Warranty Deed recorded in Book 404, Page 910, Records of Boone County, Missouri, and more particularly described as follows: The Southwest Quarter of Section 5, Township 49 North, Range 12 West of the 5<sup>th</sup> Principal Meridian, EXCEPT 25 acres, more or less, lying North of the County Road, AND EXCEPT further a tract 300 feet by 200 feet around the improvements described as follows: Starting at a point 430 feet North of the Southeast Quarter of Said Section 5, the point of beginning; thence West 300 feet; thence North 200 Feet; thence East 300 feet; thence South 200 feet to the point of beginning; AND EXCEPT other conveyances thereof heretofore made**

**(“Grantor’s Property”); the footprint of the easement herein conveyed being legally described and depicted in Exhibit “A” attached hereto, and identified therein and herein as the “Permanent Easement.”**

**The easement rights herein conveyed include the rights to erect, construct, install, lay, operate, survey, inspect, maintain, repair, rebuild, upgrade, replace, remove and patrol, on or over or under the Permanent Easement, one or more pipes of any size for the transmission of water, and all**

appliances necessary in connection therewith, including but not limited to water meter pits, water meters, water valves, air release valves, water pressure regulators and fire hydrants, together with the perpetual right of ingress and egress upon Grantor's Property and the Permanent Easement for said purposes.

TO HAVE AND TO HOLD said easement and rights unto said Grantee forever.

It is understood and agreed that the consideration herein stated shall be the full consideration due to Grantor from said Grantee for going upon said lands and laying of said water pipe lines and appliances. Grantee shall be liable to Grantor for damages to crops which are growing at the time of the initial installation of the water line caused by said installation work provided a claim for said damages is filed with Grantee within one (1) year after completion of said installation work.

Title to said water pipe lines and appliances shall be and remain in said Grantee.

Grantor covenants to and with said Grantee that subject to existing liens and encumbrances of record at the date of this easement, it is the true and lawful owner of Grantor's Property as described herein and is lawfully seized of the same in fee simple and has good right and full power to grant this easement.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its City Manager, attested by its City Clerk, and its corporate seal hereto affixed, the day and year first above written.

CITY OF COLUMBIA, MISSOURI

By: \_\_\_\_\_  
DE'CARLON SEEWOOD, City Manager

ATTEST:

By: \_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Nancy Thompson, City Counselor

STATE OF MISSOURI        )  
  ) SS.  
COUNTY OF BOONE        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me appeared De'Carlton Seewood, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Columbia, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said corporation, and that the said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Boone County, Missouri, the day and year first above written.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

EXHIBIT "A"  
PAGE 1 OF 2

CITY OF COLUMBIA  
BOOK 723 PAGE 421

PERMANENT EASEMENT DESCRIPTION:

A TWENTY-FOOT-WIDE EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF A TRACT DESCRIBED BY THE DEED IN BOOK 723 PAGE 421 OF THE BOONE COUNTY RECORDS. SAID EASEMENT BEING COMPRISED OF A STRIP OF LAND 20 FEET IN WIDTH, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTER OF SAID SECTION 5; THENCE WITH THE QUARTER SECTION LINE OF SAID SECTION 5, N89°44'40"W, 452.35 FEET TO THE NORTHEAST CORNER OF TRACT 4 DESCRIBED BY THE DEED IN BOOK 5835 PAGE 100 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE QUARTER SECTION LINE OF SAID SECTION 5 AND WITH THE EAST LINE OF SAID TRACT 4, S00°15'03"W, 220.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE LEAVING THE EAST LINE OF SAID TRACT 4 AND WITH THE SOUTH LINE OF SAID TRACT 4, N89°44'48"W, 357.76 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, LEAVING THE SOUTH LINE OF SAID TRACT 4, S37°39'19"E, 289.37 FEET; THENCE WITH A CURVE TO THE RIGHT 379.04 FEET, CURVE RADIUS 525.00 FEET, CHORD BEARING S58°20'19"W, 370.86 FEET; THENCE S79°01'19"W, 253.93 FEET; THENCE S79°10'50"W, 171.14 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT 175.60 FEET, CURVE RADIUS 575.00 FEET, CHORD BEARING S70°31'46"W, 174.92 FEET; THENCE S61°46'50"W, 296.83 FEET; THENCE WITH A CURVE TO THE LEFT 226.98 FEET, CURVE RADIUS 1425.00 FEET, CHORD BEARING S57°13'02"W, 226.74 FEET; THENCE S52°39'15"W, 141.36 FEET; THENCE WITH A CURVE TO THE RIGHT 175.69 FEET, CURVE RADIUS 575.00 FEET, CHORD BEARING S61°24'27"W, 175.01 FEET; THENCE S70°09'39"W, 127.57 FEET; THENCE WITH A CURVE TO THE LEFT 71.14 FEET, CURVE RADIUS 1495.00 FEET, CHORD BEARING S68°47'51"W, 71.14 FEET TO THE WEST LINE OF SAID SECTION 5 AND THE POINT OF TERMINATION, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS N00°21'26"E, 1293.02 FEET AND CONTAINS 1.06 ACRES, MORE OR LESS.

THE SIDELINES OF SAID EASEMENT TO BE SHORTENED OR ELONGATED TO THE PROPERTY BOUNDARY LINE.

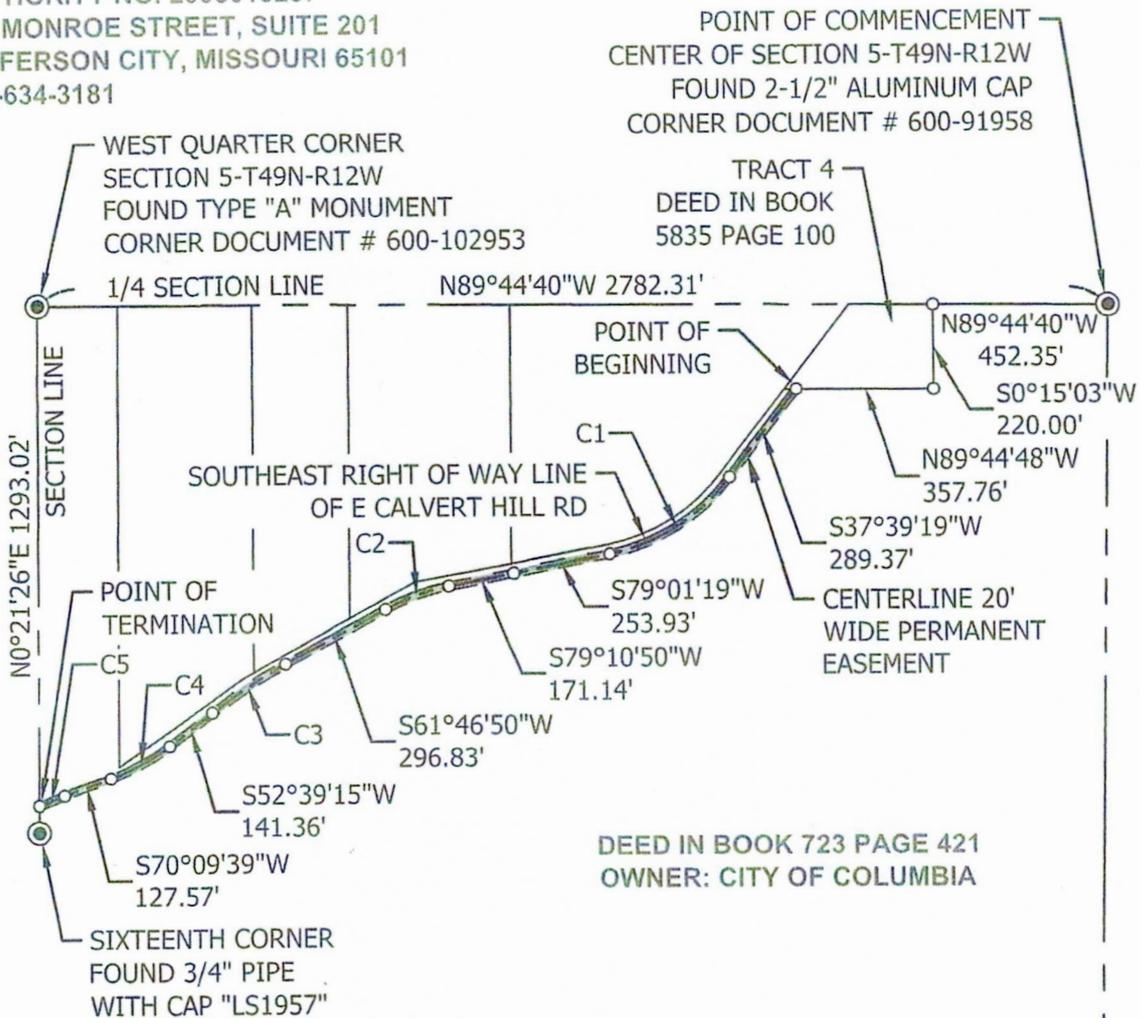
DUSTIN E. KAISER – PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 2729

BARTLETT & WEST, INC.  
MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257  
601 MONROE STREET, SUITE 201  
JEFFERSON CITY, MISSOURI 65101  
PHONE: 573-634-3181



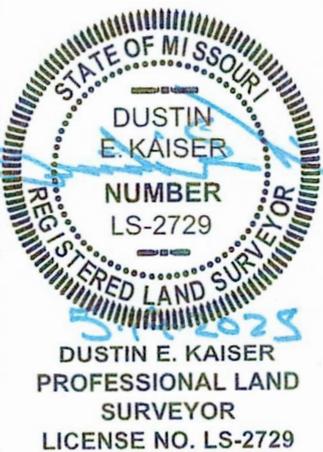
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**EXHIBIT "A"**  
**PAGE 2 OF 2**

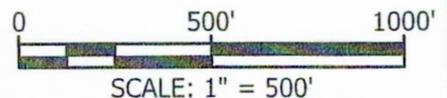


DEED IN BOOK 723 PAGE 421  
 OWNER: CITY OF COLUMBIA

| Curve Table |         |          |               |                |
|-------------|---------|----------|---------------|----------------|
| Curve #     | Length  | Radius   | Chord Bearing | Chord Distance |
| C1          | 379.04' | 525.00'  | S58°20'19"W   | 370.86'        |
| C2          | 175.60' | 575.00'  | S70°31'46"W   | 174.92'        |
| C3          | 226.98' | 1425.00' | S57°13'02"W   | 226.74'        |
| C4          | 175.69' | 575.00'  | S61°24'27"W   | 175.01'        |
| C5          | 71.14'  | 1495.00' | S68°47'51"W   | 71.14'         |



**DISPLAY DRAWING**



**Bartlett & West**

601 MONROE STREET, SUITE 201 - JEFFERSON CITY, MO 65101  
 PHONE: 573.634.3181 - FAX: 573.634.7904  
 MISSOURI CERTIFICATE OF AUTHORITY NO. 2005013257  
 www.bartlettwest.com

**CITY OF COLUMBIA**  
**BOONE COUNTY**

PROJ NO:  
 19512.000

DATE:  
 APRIL 2025

SHEET NUMBER

**2** OF **2**

Drawing name: W:\Prof\19000\19512\19512.000\Misc W.E.s and Analysis\2025-03-20 Calvert Hill Rd Easement for City of Columbia\Easement\_Exhibit.dwg Layout name: PE Plotted name: PE Plotted by: hjo01257 Plotted on: May 19, 2025 - 8:40am