

WATER LINE EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That on this ____ day of _____, 2020, THE CITY OF COLUMBIA, a Municipal Corporation of the State of Missouri, hereinafter referred to as GRANTOR, for and in consideration of the sum of TEN Dollars \$10.00 and other valuable consideration, paid and delivered by CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1 OF Boone County, Missouri, hereinafter referred to as the Grantee, organized under the laws of the State of Missouri; the receipt of which is hereby acknowledged, hereby Grants, Bargains, Sells and Conveys 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 10 FOOT WIDE EASEMENT BEING LOCATED ON AND ACROSS A TRACT IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY , MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 2645 PAGE 21, ALSO BEING PART OF LOT 501, THE CASCADES, PLAT NO. 5 AS SHOW IN PLAT BOOK 38, PAGE 5, ALL OF THE BOONE COUNTY RECORDS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTH EAST CORNER OF SAID LOT 501, THENCE WITH THE EAST LINE OF SAID LOT 501 N.00°04'30"E, 20.67 FEET TO THE NORTH LINE OF A 20 FOOT UTILITY EASEMENT AS SHOWN BY SAID THE CASCADES PLAT NO. 5, TO THE POINT OF BEGINNING (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM CENTRAL ZONE); THENCE FROM THE POINT OF BEGINNING LEAVING SAID EAST LINE AND WITH SAID NORTH LINE S.75°25'45"W, 138.17 FEET; THENCE WITH A CURVE TO THE RIGHT 259.65 FEET, CURVE RADIUS 1362.50 FEET, CHORD S.80°53'15"W, 259.26 FEET TO A POINT ON THE EAST LINE OF 20 FOOT UTILITY EASEMENT AS SHOWN BY SAID THE CASCADES, PLAT NO.5; THENCE WITH SAID EAST LINE, WITH A NON-

TANGENT CURVE TO THE LEFT 10.01 FEET, CURVE RADIUS 643.00 FEET, CHORD N.00°55'20"W, 10.01 FEET; THENCE LEAVING SAID EAST LINE WITH A NON-TANGENT CURVE TO THE LEFT 257.28 FEET, CURVE RADIUS 1352.50 FEET, CHORD N.80°52'40"E, 256.89 FEET; THENCE N.75°25'40"E, 140.79 FEET TO A POINT ON THE EAST LINE OF SAID LOT 501; THENCE WITH SAID EAST LINE S.00°04'30"W, 10.34 FEET TO THE POINT OF BEGINNING AND CONTAINS 3979 SQUARE FEET INCLUSIVE OF 748 SQUARE FEET OF EXISTING SANITARY SEWER EASEMENT.

and to initially and at all times thereafter erect, construct, install, lay, operate, survey, inspect, maintain, repair, rebuild, upgrade, replace, enlarge, remove and patrol on over or under said lands, and in and upon all streets, roads, or highways abutting said lands 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 meter yokes, water valves, air release valves, water pressure regulators, detection wires and fire hydrants, together with the perpetual right to go in and upon said land for said purposes.

To have and to hold said easement and rights unto said Grantee forever.

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

Grantor covenants to and with said Grantee that subject to existing easements, if any, for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and telegraph lines covering the land herein described, Grantor is lawfully seized and possessed of said lands, has a good and lawful right and power to sell and convey them and that they are free and clear of all liens and encumbrances, except as herein stated.

IN WITNESS WHEREOF, the undersigned has executed this document this _____ day of _____, 2020.

CITY OF COLUMBIA, MISSOURI, a Municipal Corporation

BY: _____
John Glascock,
City Manager

ATTEST: _____
Sheela Amin,
City Clerk

Approved as to form:

City Counselor

SV

STATE OF MISSOURI)
)SS.
COUNTY OF BOONE)

On this ____ day of _____, 2020 before me, a Notary Public in and for said state, personally appeared John Glascock, who being by me duly sworn, acknowledged that he is the City Manager of the City of Columbia, Missouri and person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein stated on behalf of the City.

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

My commission expires: _____

Notary Public