

Introduced by Buffaloe
 First Reading 4-21-25 Second Reading 5-5-25
 Ordinance No. 025948 Council Bill No. B 71-25

AN ORDINANCE

declaring the need to acquire easements associated with the construction of a sidewalk along the south side of Vandiver Drive between Oakland Gravel Road and Parker Street; authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such easements; 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 south side of Vandiver Drive between Oakland Gravel Road and Parker Street, described as follows:

FLETCHER REALTY, LLC

PARCEL: 17-109-00-10-004.00 01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 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 3810, PAGE 163 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 104 OF VANDIVER BUSINESS PARK, PLAT 1, AS SHOWN IN PLAT BOOK 38, PAGE 73 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, N89°30'30"W, 173.37 FEET; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, S00°29'30"W, 10.00 FEET; THENCE S89°30'30"E, 173.44 FEET TO THE EAST LINE OF SAID LOT 104, BEING ALSO ON THE WEST LINE OF LOT 10 OF OAKLAND PLAZA SUBDIVISION, BLOCK I AS SHOWN IN PLAT BOOK 10, PAGE 199; THENCE ALONG THE EAST LINE OF LOT 104, N00°05'10"E, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1438 SQUARE FEET INCLUSIVE OF 307 SQUARE FEET OF EXISTING DRAINAGE EASEMENT AS SHOWN IN BOOK 422, PAGE 276 AND INCLUSIVE OF 1438 SQUARE FEET OF EXISTING UTILITY AND DRAINAGE EASEMENT AS SHOWN IN PLAT BOOK 38, PAGE 73 . THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

SANTA FE & VANDIVER, LLC
PARCEL: 17-106-00-05-048.00 01
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 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 3084, PAGE 38 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 OF OAKLAND PLAZA SUBDIVISION, BLOCK III, AS SHOWN IN PLAT BOOK 12, PAGE 7 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, N89°28'20"W, 100.00 FEET TO THE WEST LINE OF LOT 10, ALSO BEING ON THE EAST LINE OF LOT 9 OF SAID SUBDIVISION; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AND ALONG THE WEST LINE OF LOT 10, S00°01'40"W, 10.00 FEET; THENCE LEAVING THE WEST LINE OF LOT 10, S89°28'20"E, 100.00 FEET TO THE EAST LINE OF LOT 10, ALSO BEING ON THE WEST LINE OF LOT 11 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF LOT 10, N00°01'40"E, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1000 SQUARE FEET INCLUSIVE OF 500 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 12 PAGE 7. THE BASIS OF BEARING FOR THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

SPRING CREEK PROPERTIES L.L.C.
PARCEL: 17-106-00-12-002.00 01
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI CORPORATION WARRANTY DEED RECORDED IN BOOK 4241, PAGE 99 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 48B2 OF VANDIVER CROSSING PLAT 2, AS SHOWN IN BOOK 3835, PAGE 122 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE ON A CURVE TO THE RIGHT WITH A RADIUS OF 435.47 FEET FOR AN ARC LENGTH OF 383.13 FEET, THE CHORD BEARS N67°08'10"E, 370.89 FEET; THENCE LEAVING THE SOUTH-RIGHT-OF-WAY LINE OF VANDIVER DRIVE, S02°20'30"W, 10.00 FEET; THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 425.47 FEET FOR AN ARC LENGTH OF 373.57 FEET, THE CHORD BEARS S67°11'10"W, 361.69 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 48B2, ALSO BEING ON THE NORTHEAST LINE OF LOT 48A2 OF SAID SUBDIVISION; THENCE ALONG THE SOUTHWEST LINE OF LOT 48B2, N52°22'40"W, 10.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 3783 SQUARE FEET INCLUSIVE OF 3783 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN BOOK 3835, PAGE 122. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

SPRING CREEK PROPERTIES L.L.C.
PARCEL: 17-106-00-12-001.00 01
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE CORPORATION SPECIAL WARRANTY DEED RECORDED IN BOOK 3836, PAGE 78 AND SPECIAL WARRANTY DEED RECORDED IN BOOK 3778, PAGE 144, ALL OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 48A2 OF VANDIVER CROSSING PLAT 2, AS SHOWN IN BOOK 3835, PAGE 122 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE THE FOLLOWING FOUR CALLS: ON A CURVE TO THE LEFT WITH A RADIUS OF 435.47 FEET AN ARC LENGTH OF 35.69 FEET, THE CHORD BEARS S39°35'00"W, 35.68 FEET; THENCE S37°14'10"W, 258.03 FEET; THENCE ON A CURVE TO THE RIGHT

WITH A RADIUS OF 519.46 FEET FOR AN ARC LENGTH OF 175.69 FEET, THE CHORD BEARS S46°55'30"W, 174.86 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET FOR AN ARC LENGTH OF 24.61 FEET, THE CHORD BEARS S33°07'40"W, 23.93 FEET; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 529.46 FEET AN ARC LENGTH OF 201.02 FEET, THE CHORD BEARS N48°07'00"E, 199.82 FEET; THENCE N37°14'10"E, 258.03 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 425.47 FEET AN ARC LENGTH OF 35.62 FEET, THE CHORD BEARS N39°38'00"E, 35.61 FEET TO THE NORTHEAST LINE OF LOT 48A2, ALSO BEING ON THE SOUTHWEST LINE OF LOT 48B2 OF SAID SUBDIVISION; THENCE ALONG THE NORTHEAST LINE OF LOT 48A2, N52°22'40"W, 10.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 4864 SQUARE FEET INCLUSIVE OF 4864 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 3835, PAGE 122. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

THE JAMES D. FLOWER REVOCABLE TRUST
PARCEL: 17-110-00-01-013.00 01
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE MISSOURI WARRANTY DEED RECORDED IN BOOK 5916, PAGE 147 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 OF OAKLAND PLAZA SUBDIVISION, BLOCK I, AS SHOWN IN PLAT BOOK 10, PAGE 199 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE THE FOLLOWING TWO CALLS: ON A CURVE TO THE RIGHT WITH A RADIUS OF 608.71 FEET FOR AN ARC LENGTH OF 65.90 FEET, THE CHORD BEARS S87°23'30"W, 65.87 FEET; THENCE N89°30'30"W, 86.35 FEET TO THE WEST LINE OF SAID LOT 10, ALSO BEING ON THE EAST LINE OF LOT 104 OF VANDIVER BUSINESS PARK PLAT 1 SHOWN IN PLAT BOOK 38, PAGE 73; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AND ALONG THE WEST LINE OF LOT 10, S00°05'10"W, 10.00 FEET; THENCE LEAVING THE WEST LINE OF LOT 10, S89°30'30"E, 86.28 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 618.71 FEET FOR AN ARC LENGTH OF 66.04 FEET, THE CHORD BEARS N87°26'00"E, 66.01 FEET TO THE EAST LINE OF LOT 10, ALSO BEING ON THE WEST LINE OF LOT 9 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF LOT 10, N00°19'50"W, 10.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1523 SQUARE FEET INCLUSIVE OF 200 SQUARE FEET OF EXISTING SANITARY SEWER EASEMENT AS SHOWN IN BOOK 371, PAGE 537, AND INCLUSIVE OF 80 SQUARE

FEET OF AN EXISTING 8 FOOT UTILITY EASEMENT AND 234 SQUARE FEET OF AN EXISTING 16 FOOT UTILITY EASEMENT AS SHOWN IN PLAT BOOK 10, PAGE 199. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

BUCKY C LLC

PARCEL: 17-110-00-01-012.00 01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE TRUSTEE'S DEED RECORDED IN BOOK 5496, PAGE 78 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF OAKLAND PLAZA SUBDIVISION, BLOCK I, AS SHOWN IN PLAT BOOK 10, PAGE 199 OF SAID RECORDS, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE ON A CURVE TO THE RIGHT WITH A RADIUS OF 608.71 FEET FOR AN ARC LENGTH OF 154.13 FEET, THE CHORD BEARS S77°02'10"W, 153.72 FEET TO THE WEST LINE OF SAID LOT 9, BEING ALSO THE EAST LINE OF LOT 10 OF SAID SUBDIVISION; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AND ALONG THE WEST LINE OF LOT 9, S00°19'50"E, 10.04 FEET; THENCE LEAVING THE WEST LINE OF LOT 9 ON A CURVE TO THE LEFT WITH A RADIUS OF 618.71 FEET FOR AN ARC LENGTH OF 153.99 FEET, THE CHORD BEARS N77°14'40"E, 153.60 FEET TO THE EAST LINE OF LOT 9, BEING ALSO THE WEST LINE OF LOT 8 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF LOT 9, N00°19'50"W, 10.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 1540 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

UNITED STATES CELLULAR OPERATING COMPANY OF COLUMBIA

PARCEL: 17-110-00-01-011.00 01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 814, PAGE 790 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 75 FEET OF LOT 8 OF OAKLAND PLAZA SUBDIVISION, BLOCK I, AS SHOWN IN PLAT BOOK 10, PAGE 199 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE THE FOLLOWING TWO CALLS: S62°35'00"W, 0.87 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 608.71 FEET FOR AN ARC LENGTH OF 76.03 FEET, THE CHORD BEARS S66°12'10"W, 75.98 FEET TO THE WEST LINE OF LOT 8, BEING ALSO THE EAST LINE OF LOT 9 OF SAID SUBDIVISION; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AND ALONG THE WEST LINE OF LOT 8, S00°19'50"E, 10.62 FEET; THENCE LEAVING THE WEST LINE OF LOT 8 ON A CURVE TO THE LEFT WITH A RADIUS OF 618.71 FEET FOR AN ARC LENGTH OF 76.84 FEET, THE CHORD BEARS N66°33'30"E, 76.79 FEET TO THE EAST LINE OF THE WEST 75 FEET OF LOT 8, BEING ALSO THE WEST LINE OF THE DEED RECORDED IN BOOK 4557, PAGE 141; THENCE ALONG THE EAST LINE OF THE WEST 75 FEET OF LOT 8, N01°07'50"W, 11.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 769 SQUARE FEET. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

VANDIVER PROPERTIES LLC
PARCEL: 17-110-00-01-010.00 01
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 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 4557, PAGE 141 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF OAKLAND PLAZA SUBDIVISION, BLOCK I, AS SHOWN IN PLAT BOOK 10, PAGE 199 OF SAID RECORDS, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, S62°39'20"W, 89.27 FEET TO THE WEST LINE OF THE EAST 75 FEET OF LOT 8, BEING ALSO THE EAST LINE OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 814, PAGE 790; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AND ALONG THE WEST LINE OF THE EAST 75 FEET OF SAID LOT 8, S01°07'50"E, 11.14 FEET; THENCE LEAVING THE WEST LINE OF THE EAST 75 FEET OF LOT 8 ON A CURVE TO THE LEFT WITH A RADIUS OF 618.71 FEET FOR AN ARC LENGTH OF 4.05 FEET, THE CHORD BEARS N62°48'40"E, 4.05 FEET; THENCE N62°39'10"E, 85.04 FEET TO THE EAST LINE OF LOT 8, ALSO BEING ON THE WEST LINE OF LOT 2 OF OAKLAND PLAZA SUBDIVISION, BLOCK III AS SHOWN IN PLAT BOOK 12, PAGE 7; THENCE ALONG THE EAST LINE OF LOT 8, N00°19'50"W, 11.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 892 SQUARE FEET INCLUSIVE OF 90 SQUARE FEET OF

EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 10, PAGE 199. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

GFR INVESTMENTS LLC

PARCEL: 17-106-00-05-034.00 01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 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 5548, PAGE 86 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF OAKLAND PLAZA SUBDIVISION, BLOCK III, AS SHOWN IN PLAT BOOK 12, PAGE 7 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, S62°39'10"W, 110.04 FEET TO THE WEST LINE OF LOT 2, BEING ALSO THE EAST LINE OF LOT 8 OF OAKLAND PLAZA SUBDIVISION, BLOCK 1 AS SHOWN IN PLAT BOOK 10, PAGE 199; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AND ALONG THE WEST LINE OF LOT 2, S00°19'50"E, 11.22 FEET; THENCE LEAVING THE WEST LINE OF LOT 2, N62°39'10"E, 109.96 FEET TO THE EAST LINE OF LOT 2, ALSO BEING ON THE WEST LINE OF LOT 1 OF SAID OAKLAND PLAZA SUBDIVISION, BLOCK III; THENCE ALONG THE EAST LINE OF LOT 2, N00°01'40"W, 11.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 1100 SQUARE FEET INCLUSIVE OF 589 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 12, PAGE 7. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

COLUMBIA E D P CENTER, INC.

PARCEL: 17-106-00-05-035.00 01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 471, PAGE 234 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF OAKLAND PLAZA SUBDIVISION, BLOCK III, AS SHOWN IN PLAT BOOK 12, PAGE 7 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW

ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE THE FOLLOWING THREE CALLS: N62°39'10"E, 38.97 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 537.98 FEET FOR AN ARC LENGTH OF 28.04 FEET, THE CHORD BEARS N64°01'10"E, 28.03 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AN ARC LENGTH OF 25.89 FEET, THE CHORD BEARS S89°46'00"E, 25.09 FEET; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE ON A CURVE TO THE LEFT WITH A RADIUS OF 527.98 FEET AN ARC LENGTH OF 50.33 FEET, THE CHORD BEARS S65°15'20"W, 50.31 FEET; THENCE S62°39'10"W, 44.16 FEET TO THE WEST LINE OF LOT 1, BEING ALSO THE EAST LINE OF LOT 2 OF SAID SUBDIVISION; THENCE ALONG THE WEST LINE OF LOT 1, N00°01'40"W, 11.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 852 SQUARE FEET INCLUSIVE OF 398 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 12, PAGE 7. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

O.G. INVESTMENTS, LLC

PARCEL: 17-106-00-05-045.00 01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4683, PAGE 60 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF OAKLAND PLAZA SUBDIVISION, BLOCK III, AS SHOWN IN PLAT BOOK 12, PAGE 7 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE THE FOLLOWING TWO CALLS: ON A CURVE TO THE LEFT WITH A RADIUS OF 537.98 FEET FOR AN ARC LENGTH OF 68.80 FEET, THE CHORD BEARS S84°05'00"W, 68.75 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET AN ARC LENGTH OF 25.89 FEET, THE CHORD BEARS S55°42'10"W, 25.09 FEET; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE ON A CURVE TO THE RIGHT WITH A RADIUS OF 527.98 FEET AN ARC LENGTH OF 89.92 FEET, THE CHORD BEARS N82°49'30"E, 89.81 FEET TO THE EAST LINE OF LOT 8, ALSO BEING ON THE WEST LINE OF LOT 9 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF LOT 8, N00°01'40"E, 10.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 838 SQUARE FEET INCLUSIVE OF 400 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 12, PAGE 7. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

EMCOMPASS PROPERTIES, L.L.C.
PARCEL: 17-106-00-05-047.00 01
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COLUMBIA, MISSOURI, BEING PART OF THE LANDS DESCRIBED IN THE CORPORATION GENERAL WARRANTY DEED RECORDED IN BOOK 3611, PAGE 124 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF OAKLAND PLAZA SUBDIVISION, BLOCK III, AS SHOWN IN PLAT BOOK 12, PAGE 7 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE THE FOLLOWING TWO CALLS: N89°28'20"W, 62.91 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 534.83 FEET FOR AN ARC LENGTH OF 26.09 FEET, THE CHORD BEARS S89°08'20"W, 26.09 FEET TO THE WEST LINE OF LOT 9, BEING ALSO THE EAST LINE OF LOT 8 OF SAID SUBDIVISION; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AND ALONG THE WEST LINE OF LOT 9, S00°01'40"W, 10.01 FEET; THENCE LEAVING THE WEST LINE OF LOT 9, ON A CURVE TO THE RIGHT WITH A RADIUS OF 527.98 FEET AN ARC LENGTH OF 26.01 FEET, THE CHORD BEARS N89°07'00"E, 26.00 FEET; THENCE S89°28'20"E, 63.00 FEET TO THE EAST LINE OF LOT 9, ALSO BEING ON THE WEST LINE OF LOT 10 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF LOT 9, N00°02'40"E, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 890 SQUARE FEET INCLUSIVE OF 445 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 12, PAGE 7. THE BASIS OF BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

SANTA FE & VANDIVER, LLC
PARCEL: 17-106-00-05-049.00 01
TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 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 3084, PAGE 38 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF OAKLAND PLAZA SUBDIVISION, BLOCK III, AS SHOWN IN PLAT BOOK 12, PAGE 7 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER

DRIVE THE FOLLOWING TWO CALLS: S89°28'20"E, 73.43 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET FOR AN ARC LENGTH OF 25.23 FEET, THE CHORD BEARS S65°22'40"E, 24.49 FEET; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, N89°28'20"W, 95.70 FEET TO THE WEST LINE OF LOT 11, ALSO BEING ON THE EAST LINE OF LOT 10 OF SAID SUBDIVISION; THENCE ALONG THE WEST LINE OF LOT 11, N00°01'40"E, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 889 SQUARE FEET INCLUSIVE OF 423 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 12, PAGE 7. THE BASIS FOR BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

2000 VANDIVER LLC

PARCEL: 17-106-00-05-052.00 01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 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 4755, PAGE 218 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18 OF OAKLAND PLAZA SUBDIVISION, BLOCK III, AS SHOWN IN PLAT BOOK 12, PAGE 7 OF SAID RECORDS, BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE THE FOLLOWING TWO CALLS: N89°28'20"W, 211.83 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET FOR AN ARC LENGTH OF 25.23 FEET, THE CHORD BEARS S66°26'00"W, 24.49 FEET; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, S89°28'20"E, 232.18 FEET TO THE EAST LINE OF LOT 18, ALSO BEING ON THE WEST LINE OF LOT 1A OF OAKLAND PLAZA SUBDIVISION, BLOCK 1, PLAT 2 AS SHOWN IN PLAT BOOK 56, PAGE 60; THENCE ALONG THE EAST LINE OF LOT 18, N11°52'40"E, 10.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 2263 SQUARE FEET INCLUSIVE OF 13 SQUARE FEET OF EXISTING GAS EASEMENT AS SHOWN IN BOOK 497, PAGE 815, AND INCLUSIVE OF 1057 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 12, PAGE 7, AND INCLUSIVE OF 82 SQUARE FEET OF EXISTING UTILITY AND DRAINAGE EASEMENT AS SHOWN IN BOOK 12, PAGE 7. THE BASIS FOR BEARINGS OF THIS DESCRIPTION IS GRID NORTH OF THE CENTRAL ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM.

THE HOWARD R. EIFFERT TRUST

PARCEL: 17-106-00-05-056.00 01

TEMPORARY CONSTRUCTION EASEMENT

A STRIP OF LAND 3 FEET IN WIDTH LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 48 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 1152, PAGE 285 OF THE RECORDS OF BOONE COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1A OF OAKLAND PLAZA SUBDIVISION, BLOCK 1, PLAT 2, AS SHOWN IN PLAT BOOK 56, PAGE 60 OF SAID RECORDS, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS NOW ESTABLISHED; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE THE FOLLOWING THREE CALLS: S89°28'20"E, 1.39 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 518.33 FEET FOR AN ARC LENGTH OF 185.45 FEET, THE CHORD BEARS N80°27'00"E, 184.46 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AN ARC LENGTH OF 13.17 FEET, THE CHORD BEARS N82°46'30"E, 13.06 FEET; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE, ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 521.33 FEET FOR AN ARC LENGTH OF 199.27 FEET, THE CHORD BEARS S79°45'00"W, 198.05 FEET; THENCE N89°28'20"W, 1.99 FEET TO THE WEST LINE OF LOT 1A, ALSO BEING ON THE EAST LINE OF LOT 18 OF OAKLAND PLAZA SUBDIVISION, BLOCK III AS SHOWN IN PLAT BOOK 12, PAGE 7; THENCE ALONG THE WEST LINE OF LOT 1A, N11°52'40"E, 3.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 589 SQUARE FEET INCLUSIVE OF 589 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN IN PLAT BOOK 56, PAGE 60. 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 5th day of May, 2025.

ATTEST:

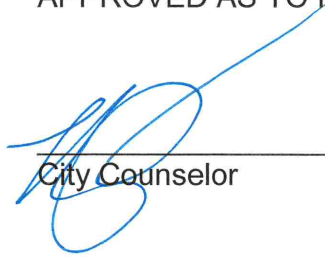


City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor