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Ordinance No. 023687

Council Bill No. B 261-18

AN ORDINANCE

declaring the need to acquire certain interests in real property in connection with the construction of two (2) roundabouts on Nifong Boulevard at the intersections of Nifong Boulevard and Sinclair Road and Nifong Boulevard/Vawter School Road and Old Mill Creek Road/Country Woods Road; 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 property for construction of two roundabouts, splitter islands, sidewalks and the installation of additional street lighting at the intersections of Nifong Boulevard and Sinclair Road and Nifong Boulevard/Vawter School Road and Old Mill Creek Road/Country Woods Road, described as follows:

NIFONG BOULEVARD/SINCLAIR ROAD ROUNDABOUT:

**COLUMBIA'S WOODCREST CHAPEL
PERMANENT STREET EASEMENT**

A PARCEL OF LAND IN THE SOUTHEAST PART OF THE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 0733 AT PAGE 0842 OF THE BOONE COUNTY RECORDS; SITUATED IN THE

SOUTHEAST PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA AS RECORDED IN DEED BOOK 0802, PAGE 0918 OF THE BOONE COUNTY RECORDS, ALSO BEING THE WEST RIGHT OF WAY LINE OF SINCLAIR STREET; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 05°07'52" W, 48.62 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 74.67 FEET, CURVE RADIUS OF 50.00 FEET, CHORD OF S 47°54'57" W AND A CHORD LENGTH OF 67.92 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 11.81 FEET, CURVE RADIUS OF 92.50 FEET, CHORD OF N 78°21'29" E AND A CHORD LENGTH OF 11.81 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 7.70 FEET, CURVE RADIUS OF 37.50 FEET, CHORD OF N 76°08'17" E AND A CHORD LENGTH OF 7.68 FEET; THENCE N 13°35'13" E, 126.21 FEET; THENCE S 83°33'38" E, 20.40 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 35.85 FEET, CURVE RADIUS OF 399.81 FEET, CHORD OF N 05°51'58" E AND A CHORD LENGTH OF 35.84 FEET; THENCE N 08°11'13" E, 21.36 FEET; THENCE S 84°51'52" E, 3.13 FEET TO THE WEST RIGHT OF WAY LINE OF SINCLAIR STREET; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 05°08'08" W, 88.98 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, N 84°52'08" W, 16.11 FEET THE POINT OF BEGINNING AND THE END OF THIS PERMANENT STREET EASEMENT; CONTAINING 2,733 SQUARE FEET.

**COLUMBIA'S WOODCREST CHAPEL
TEMPORARY CONSTRUCTION EASEMENT "A"**

A PARCEL OF LAND IN THE SOUTHEAST PART OF THE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 0733 AT PAGE 0842 OF THE BOONE COUNTY RECORDS; SITUATED IN THE SOUTHEAST PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA AS RECORDED IN DEED BOOK 0802, PAGE 0918 OF THE BOONE COUNTY RECORDS, ALSO

BEING ON THE NORTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 83°55'18" W, 117.91 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 06°04'42" E, 48.33 FEET; THENCE S 84°52'08" E, 146.87 FEET; THENCE S 13°35'13" W, 44.71 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 7.70 FEET, CURVE RADIUS OF 37.50 FEET, CHORD OF S 76°08'17" W AND A CHORD LENGTH OF 7.68 FEET; THENCE ALONG A REVERSE CURVE HAVING AN ARC DISTANCE OF 11.81 FEET, CURVE RADIUS OF 92.50 FEET, CHORD OF S 78°21'29" W AND A CHORD LENGTH OF 11.81 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 4.64 FEET, CURVE RADIUS OF 50.00 FEET, CHORD OF N 86°36'45" W AND A CHORD LENGTH OF 4.63 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT "A"; CONTAINING 7,048 SQUARE FEET.

**COLUMBIA'S WOODCREST CHAPEL
TEMPORARY CONSTRUCTION EASEMENT "B"**

A PARCEL OF LAND IN THE SOUTHEAST PART OF THE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 0733 AT PAGE 0842 OF THE BOONE COUNTY RECORDS; SITUATED IN THE SOUTHEAST PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA AS RECORDED IN DEED BOOK 0802, PAGE 0918 OF THE BOONE COUNTY RECORDS, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SINCLAIR STREET; THENCE ALONG THE WEST LINE OF SAID TRACT CONVEYED TO THE CITY OF COLUMBIA, BEING SAID WEST RIGHT OF WAY LINE, S 84°52'08" E, 16.11 FEET; THENCE ALONG SAID WEST RIGHT OF WAY LINE, N 05°08'08" E, 88.98 FEET TO THE POINT OF BEGINNING:

THENCE LEAVING SAID WEST LINE, N 84°51'52" W, 3.13 FEET; THENCE S 08°11'13" W, 21.36 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 35.85 FEET, CURVE RADIUS OF 399.81 FEET, CHORD OF S 05°51'58" W AND A CHORD LENGTH OF 35.84 FEET; THENCE N 83°33'38" W, 20.40 FEET; THENCE S 13°35'13" W, 32.35 FEET; THENCE N 84°52'08" W, 10.12 FEET; THENCE N 05°13'38" E, 5.96 FEET; THENCE N 11°09'31" E, 88.21 FEET; THENCE S 84°50'41" E, 30.74 FEET TO SAID WEST RIGHT OF

WAY LINE; THENCE ALONG SAID WEST LINE, S 05°08'08" W, 4.97 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT "B"; CONTAINING 2,217 SQUARE FEET.

**STANLEY E. AND ANN W. KROENKE
PERMANENT STREET EASEMENT**

PART OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AS SHOWN AND DESCRIBED BY SURVEY RECORDED IN PLAT BOOK 1408, PAGE 376 OF THE REAL ESTATE RECORDS OF BOONE COUNTY, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN PLAT BOOK 1408, PAGE 376 OF THE REAL ESTATE RECORDS OF BOONE COUNTY, MISSOURI, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 83°17'12" E, 162.36 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON TANGENT CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 52.29 FEET, CURVE RADIUS OF 210.50 FEET, CHORD OF S 70°50'24" W AND A CHORD LENGTH OF 52.16 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 137.73 FEET, CURVE RADIUS OF 191.00 FEET, CHORD OF S 84°22'50" W AND A CHORD LENGTH OF 134.76 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 33.89 FEET, CURVE RADIUS OF 104.50 FEET, CHORD OF N 84°15'13" W AND A CHORD LENGTH OF 33.75 FEET TO THE EAST RIGHT OF WAY LINE OF SINCLAIR STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 05°08'28" E, 0.91 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 79.74 FEET, CURVE RADIUS OF 50.00 FEET, CHORD OF N 51°01'18" E AND A CHORD LENGTH OF 71.56 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT STREET EASEMENT; CONTAINING 7,663 SQUARE FEET, INCLUSIVE OF 4,127 SQUARE FEET OF AN EXISTING GAS EASEMENT.

**STANLEY E. AND ANN W. KROENKE
TEMPORARY CONSTRUCTION EASEMENT**

PART OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AS SHOWN AND

DESCRIBED BY SURVEY RECORDED IN PLAT BOOK 1408, PAGE 376 OF THE REAL ESTATE RECORDS OF BOONE COUNTY, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN PLAT BOOK 1408, PAGE 376 OF THE REAL ESTATE RECORDS OF BOONE COUNTY, MISSOURI, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 83°17'12" E, 162.36 FEET TO THE POINT OF BEGINNING:

THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S 83°17'12" E, 159.88 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 07°38'50" W, 15.00 FEET; THENCE N 83°17'12" W, 113.80 FEET; THENCE S 76°42'48" W, 246.96 FEET; THENCE S 35°36'01" W, 48.90 FEET TO THE EAST RIGHT OF WAY LINE OF SINCLAIR STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 05° 08'28" E, 90.20 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 33.89 FEET, CURVE RADIUS OF 104.50 FEET, CHORD OF S 84°15'13" E AND A CHORD LENGTH OF 33.75 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 137.73 FEET, CURVE RADIUS OF 191.00 FEET, CHORD OF N 84°22'50" E AND A CHORD LENGTH OF 134.76 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 52.29 FEET, CURVE RADIUS OF 210.50 FEET, CHORD OF N 70°50'24" E AND A CHORD LENGTH OF 52.16 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 9,888 SQUARE FEET, INCLUSIVE OF 3,417 SQUARE FEET OF AN EXISTING GAS EASEMENT AND 2,437 SQUARE FEET OF A PERMANENT UTILITY EASEMENT GRANTED THIS DATE.

**STANLEY E. AND ANN W. KROENKE
PERMANENT UTILITY EASEMENT**

PART OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AS SHOWN AND DESCRIBED BY SURVEY RECORDED IN PLAT BOOK 1408, PAGE 376 OF THE REAL ESTATE RECORDS OF BOONE COUNTY, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN PLAT BOOK 1408, PAGE 376 OF THE REAL

ESTATE RECORDS OF BOONE COUNTY, MISSOURI, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 83°17'12" E, 162.36 FEET TO THE POINT OF BEGINNING:

THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S 83°17'12" E, A DISTANCE OF 45.98 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 93.70 FEET, CURVE RADIUS OF 200.50 FEET, CHORD OF S 77°06'38" W AND A CHORD LENGTH OF 92.85 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 144.94 FEET, CURVE RADIUS OF 201.00 FEET, CHORD OF S 84°22'50" W AND A CHORD LENGTH OF 141.82 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 32.18 FEET, CURVE RADIUS OF 94.50 FEET, CHORD OF N 84°43'03" W AND A CHORD LENGTH OF 32.03 FEET TO THE EAST RIGHT OF WAY LINE OF SINCLAIR STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 05°08'28" E, 10.13 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 33.89 FEET, CURVE RADIUS OF 104.50 FEET, CHORD OF S 84°15'13" E AND A CHORD LENGTH OF 33.75 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 137.73 FEET, CURVE RADIUS OF 191.00 FEET, CHORD OF N 84°22'50" E AND A CHORD LENGTH OF 134.76 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 52.29 FEET, CURVE RADIUS OF 210.50 FEET, CHORD OF N 70°50'24" E AND A CHORD LENGTH OF 52.16 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT UTILITY EASEMENT; CONTAINING 2,437 SQUARE FEET, INCLUSIVE OF 656 SQUARE FEET OF AN EXISTING GAS EASEMENT.

**STANLEY E. AND ANN W. KROENKE
TEMPORARY CONSTRUCTION EASEMENT "A"**

PART OF A TRACT OF LAND BEING PART OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO STANLEY E. AND ANN W. KROENKE AS RECORDED IN DEED BOOK 0802, PAGE 0713 OF THE BOONE COUNTY RECORDS, SAID SOUTHWEST CORNER ALSO BEING THE NORTH RIGHT OF WAY

LINE OF NIFONG BOULEVARD; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 46.36 FEET, CURVE RADIUS OF 50.00 FEET, CHORD OF N 57°21'24" W AND A CHORD LENGTH OF 44.72 FEET TO THE EAST RIGHT OF WAY OF SINCLAIR STREET; THENCE LEAVING SAID EAST RIGHT OF WAY, PARALLEL WITH SAID NORTH RIGHT OF WAY LINE, S 83°55'18" E, 344.98 FEET; THENCE S 06°04'42" W, 20.00 FEET TO SAID NORTH RIGHT OF LINE; THENCE ALONG SAID NORTH RIGHT OF WAY, N 83°55'18" W, 304.98 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT "A"; CONTAINING 6,659 SQUARE FEET.

**STANLEY E. AND ANN W. KROENKE
TEMPORARY CONSTRUCTION EASEMENT "B"**

PART OF A TRACT OF LAND BEING PART OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO STANLEY E. AND ANN W. KROENKE AS RECORDED IN DEED BOOK 0802, PAGE 0713 OF THE BOONE COUNTY RECORDS, SAID SOUTHWEST CORNER ALSO BEING THE NORTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 77.34 FEET, CURVE RADIUS OF 50.00 FEET, CHORD OF N 39°36'43" W AND A CHORD LENGTH OF 69.85 FEET TO THE EAST RIGHT LINE OF WAY OF SINCLAIR STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 04°41'52" E, 51.97 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE N 85°18'08" W, 16.10 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE N 04°41'52" E, 93.97 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 85°18'08" E, 20.00 FEET; THENCE S 04°41'52" W, 93.97 FEET; THENCE N 85°18'08" W, 3.90 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT "B"; CONTAINING 1,879 SQUARE FEET.

**COLUMBIA SCHOOL DISTRICT
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST AND BEING PART OF LOT ONE (1) OF "COLUMBIA SCHOOL DISTRICT SUBDIVISION NO. 1" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 21, PAGE 97, OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1) OF "COLUMBIA SCHOOL DISTRICT SUBDIVISION NO. 1" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 21, PAGE 97, OF THE RECORDS OF BOONE COUNTY; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 47.60 FEET, CURVE RADIUS OF 30.00 FEET, CHORD OF S 38°25'50" E AND A CHORD LENGTH OF 42.76 FEET TO THE WEST RIGHT OF WAY LINE OF SINCLAIR STREET, ALSO BEING THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 07°01'10" W, A DISTANCE OF 9.53 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 83°52'50" W, A DISTANCE OF 115.93 FEET; THENCE N 06°07'10" E, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD, ALSO BEING THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S 83°52'50" E, A DISTANCE OF 86.07 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 4,449 SQUARE FEET, INCLUSIVE OF 1,586 SQUARE FEET OF EXISTING UTILITY EASEMENT.

**NIFONG BOULEVARD/VAWTER SCHOOL ROAD AND OLD MILL CREEK ROAD/
COUNTRY WOODS ROAD ROUNDABOUT:**

**REZA FARID AND STEPHANIE WOMACK
PERMANENT STREET EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SECTION 27 AND THE SOUTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO REZA FARID AND STEPHANIE WOMACK AS RECORDED IN DEED BOOK 4157, PAGE 0116 OF THE BOONE COUNTY RECORDS, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE LEAVING THE NORTH LINE OF SAID NEW

VAWTER ROAD, N 07°03'23" E, 10.63 FEET TO A POINT ON THE WEST LINE OF SAID FARID / WOMACK TRACT; THENCE LEAVING SAID WEST LINE, ALONG A NON TANGENT CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 88.64 FEET, CURVE RADIUS OF 263.50 FEET, CHORD OF N 82°04'34" E AND A CHORD LENGTH OF 88.22 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 88.26 FEET, CURVE RADIUS OF 238.08 FEET, CHORD OF N 82°04'29" E AND A CHORD LENGTH OF 87.75 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 81.50 FEET, CURVE RADIUS OF 142.50 FEET, CHORD OF N 76°19'25" E AND A CHORD LENGTH OF 80.39 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 51.59 FEET, CURVE RADIUS OF 92.50 FEET, CHORD OF N 75°54'58" E AND A CHORD LENGTH OF 50.92 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 11.14 FEET, CURVE RADIUS OF 37.50 FEET, CHORD OF N 83°22'45" E AND A CHORD LENGTH OF 11.10 FEET TO A POINT ON THE WEST LINE OF A 50 FOOT WIDE ROADWAY EASEMENT RECORDED IN DEED BOOK 418, PAGE 851; THENCE ALONG SAID WEST LINE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 106.02 FEET, CURVE RADIUS OF 231.68 FEET, CHORD OF S 14°56'57" W AND A CHORD LENGTH OF 105.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 83°13'59" W, 289.02 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT STREET EASEMENT; CONTAINING 14,958 SQUARE FEET.

**REZA FARID AND STEPHANIE WOMACK
TEMPORARY CONSTRUCTION EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SECTION 27 AND THE SOUTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO REZA FARID AND STEPHANIE WOMACK AS RECORDED IN DEED BOOK 4157, PAGE 0116 OF THE BOONE COUNTY RECORDS, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE LEAVING THE NORTH LINE OF SAID NEW VAWTER ROAD, N 07°03'23" E, 10.63 FEET TO A POINT ON THE WEST LINE OF SAID FARID / WOMACK TRACT AND THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID WEST LINE, N 07°03'23" E, 39.60 FEET; THENCE LEAVING SAID WEST LINE, N 66°55'44" E, 43.87 FEET; THENCE S 29°33'36" E, 31.56 FEET; THENCE N 77°23'13" E, 227.05 FEET; THENCE S 83°00'18" E, 32.61 FEET; THENCE N 44°25'55" E, 120.70 FEET TO A POINT ON THE WEST LINE OF A 50 FOOT WIDE ROADWAY EASEMENT RECORDED IN DEED BOOK 418, PAGE 851; THENCE ALONG SAID WEST LINE, S 42°25'23" W, 56.69 FEET; THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 78.94 FEET, CURVE RADIUS OF 231.68 FEET, CHORD OF S 37°49'12" W AND A CHORD LENGTH OF 78.56 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 11.14 FEET, CURVE RADIUS OF 37.50 FEET, CHORD OF S 83°22'45" W AND A CHORD LENGTH OF 11.10 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 51.59 FEET, CURVE RADIUS OF 92.50 FEET, CHORD OF S 75°54'58" W AND A CHORD LENGTH OF 50.92 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 81.50 FEET, CURVE RADIUS OF 142.50 FEET, CHORD OF S 76°19'25" W AND A CHORD LENGTH OF 80.39 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 88.26 FEET, CURVE RADIUS OF 238.08 FEET, CHORD OF S 82°04'29" W AND A CHORD LENGTH OF 87.75 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 88.64 FEET, CURVE RADIUS OF 263.50 FEET, CHORD OF S 82°04'34" W AND A CHORD LENGTH OF 88.22 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 9,645 SQUARE FEET, INCLUSIVE 9,140 SQUARE FEET OF A PERMANENT UTILITY EASEMENT GRANTED THIS DATE.

**REZA FARID AND STEPHANIE WOMACK
PERMANENT UTILITY EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SECTION 27 AND THE SOUTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO REZA FARID AND STEPHANIE WOMACK AS RECORDED IN DEED BOOK 4157, PAGE 0116 OF THE BOONE COUNTY RECORDS, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE LEAVING THE NORTH LINE OF SAID NEW VAWTER ROAD, N 07°03'23" E, A DISTANCE OF 10.63 FEET TO A POINT

ON THE WEST LINE OF SAID FARID / WOMACK TRACT AND THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID WEST LINE, N 07°03'23" E, A DISTANCE OF 40.74 FEET; THENCE LEAVING SAID WEST LINE, S 83°28'24" E, A DISTANCE OF 37.58 FEET; THENCE N 77°36'58" E, A DISTANCE OF 119.30 FEET; THENCE N 15°09'18" W, A DISTANCE OF 25.03 FEET; THENCE N 77°36'58" E, A DISTANCE OF 10.01 FEET; THENCE S 15°09'18" E, A DISTANCE OF 25.03 FEET; THENCE N 77°36'58" E, A DISTANCE OF 59.29 FEET; THENCE N 23°36'55" E, A DISTANCE OF 15.52 FEET; THENCE S 66°23'05" E, A DISTANCE OF 21.36 FEET; THENCE N 77°36'58" E, A DISTANCE OF 83.60 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 64.49 FEET, CURVE RADIUS OF 399.50 FEET, CHORD OF N 48°52'51" E, AND A CHORD LENGTH OF 64.42 FEET TO A POINT ON THE WEST LINE OF A 50 FOOT WIDE ROADWAY EASEMENT RECORDED IN DEED BOOK 418, PAGE 851; THENCE ALONG SAID WEST LINE, S 42°25'23" W, 31.92 FEET; THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 78.94 FEET, CURVE RADIUS OF 231.68 FEET, CHORD OF S 37°49'12" W AND A CHORD LENGTH OF 78.56 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 11.14 FEET, CURVE RADIUS OF 37.50 FEET, CHORD OF S 83°22'45" W AND A CHORD LENGTH OF 11.10 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 51.59 FEET, CURVE RADIUS OF 92.50 FEET, CHORD OF S 75°54'58" W AND A CHORD LENGTH OF 50.92 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 81.50 FEET, CURVE RADIUS OF 142.50 FEET, CHORD OF S 76°19'25" W AND A CHORD LENGTH OF 80.39 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 88.26 FEET, CURVE RADIUS OF 238.08 FEET, CHORD OF S 82°04'29" W AND A CHORD LENGTH OF 87.75 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 88.64 FEET, CURVE RADIUS OF 263.50 FEET, CHORD OF S 82°04'34" W AND A CHORD LENGTH OF 88.22 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT UTILITY EASEMENT; CONTAINING 12,906 SQUARE FEET.

**KENNETH AND JANE SADLER TRUST
PERMANENT STREET EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48

NORTH, RANGE 13 WEST AS SHOWN BY SURVEY RECORDED IN BOOK 422, PAGE 154 IN THE BOONE COUNTY RECORDS, BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE KENNETH AND JANE SADLER TRUST AS RECORDED IN DEED BOOK 0422, PAGE 0154 OF THE BOONE COUNTY RECORDS, SAID SOUTHWEST CORNER ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG SAID NORTH LINE,
S 15°16'15" W, 6.88 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY OF NIFONG BOULEVARD; S 15°16'15" W, 13.95 FEET; THENCE N83°48'45"W, 13.17 FEET TO THE WEST LINE OF SAID SADLER TRACT; THENCE ALONG SAID WEST LINE, N15°16'15"E, 24.10 FEET; THENCE LEAVING SAID WEST LINE, S42°54'56"E, 15.30 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT STREET EASEMENT; CONTAINING 247 SQUARE FEET.

**KENNETH AND JANE SADLER TRUST
TEMPORARY CONSTRUCTION EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST AS SHOWN BY SURVEY RECORDED IN BOOK 422, PAGE 154 IN THE BOONE COUNTY RECORDS, BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE KENNETH AND JANE SADLER TRUST AS RECORDED IN DEED BOOK 0422, PAGE 0154 OF THE BOONE COUNTY RECORDS, SAID SOUTHWEST CORNER ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG SAID NORTH LINE, S 15°16'15" W, 6.88 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N42°54'56"W, 15.30 FEET TO THE WEST LINE OF SAID SADLER TRACT, THENCE ALONG SAID WEST LINE, N15°16'15"E, 148.80 FEET TO THE EAST RIGHT OF WAY OF S. COUNTRY WOODS ROAD; THENCE ALONG SAID EAST RIGHT OF WAY, N42°44'15"E, 3.22 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY, S 15°16'15"W, 129.04 FEET; THENCE S 42°54'56" E, 12.07 FEET; THENCE S 85°10'37" E, 139.98 FEET; THENCE S 67°02'49" E, 57.20 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH

RIGHT OF WAY LINE N 85°33'27" W, 27.45 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 168.82 FEET, CURVE RADIUS OF 8280.00 FEET, CHORD OF N 84°58'24" W AND A CHORD LENGTH OF 168.82 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 3,411 SQUARE FEET, INCLUSIVE OF 3,261 SQUARE FEET OF A PERMANENT UTILITY EASEMENT GRANTED THIS DATE.

**KENNETH AND JANE SADLER TRUST
PERMANENT UTILITY EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST AS SHOWN BY SURVEY RECORDED IN BOOK 422, PAGE 154 IN THE BOONE COUNTY RECORDS, BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE KENNETH AND JANE SADLER TRUST AS RECORDED IN DEED BOOK 0422, PAGE 0154 OF THE BOONE COUNTY RECORDS, SAID SOUTHWEST CORNER ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG SAID NORTH LINE, S 15°16'15" W, 6.88 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N42°54'56"W, 15.30 FEET TO THE WEST LINE OF SAID SADLER TRACT; THENCE N15°16'15"E, 49.01 FEET; THENCE LEAVING SAID WEST LINE, S 66°23'05" E, 69.72 FEET; THENCE S 83°28'24" E, 205.30 FEET; THENCE N 07°03'32" E, 11.10 FEET; THENCE S 82°56'30" E, 28.00 FEET; THENCE S 07°03'30" W, 32.95 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 85°33'27" W, 125.84 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 168.82 FEET, CURVE RADIUS OF 8280.00 FEET, CHORD OF N 84°58'24" W AND A CHORD LENGTH OF 168.82 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT UTILITY EASEMENT; CONTAINING 9,278 SQUARE FEET.

**STEVEN K. & KATHLEEN KELLY TWITCHELL
TEMPORARY CONSTRUCTION EASEMENT**

PART OF LOT ONE (1) OF "COUNTRY FARMS PLAT TWO (2)" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 32,

PAGE 25, OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1) OF "COUNTRY FARMS PLAT TWO (2)" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 32, PAGE 25, OF THE RECORDS OF BOONE COUNTY, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF NEW VAWTER ROAD, S 01°26'56" W, A DISTANCE OF 15.11 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE LEAVING SAID EAST LINE OF LOT 1, N 81°57'29" W, A DISTANCE OF 48.35 FEET; THENCE N 08°02'31" E, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE S 81°57'29" E, A DISTANCE OF 46.61 FEET, TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 712 SQUARE FEET, INCLUSIVE OF 145 SQUARE FEET OF EXISTING GAS EASEMENT, 712 SQUARE FEET OF EXISTING WATER EASEMENT AND 712 SQUARE FEET OF EXISTING UTILITY EASEMENT.

**WAYNE R. II & SUSAN R. KREKLOW
PERMANENT STREET EASEMENT**

PART OF LOT TWO (2) OF "COUNTRY FARMS PLAT TWO (2)" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 32, PAGE 25, OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT TWO (2) OF "COUNTRY FARMS PLAT TWO (2)", SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE ALONG SAID LINE, S 81°57'29" E, 120.90 FEET; THENCE S 82°46'34" E, 232.11 FEET TO THE POINT OF BEGINNING:

THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S 82°46'34" E, 4.45 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 44.10 FEET, CURVE RADIUS OF 30.00 FEET, CHORD OF S 40°39'49" E AND A CHORD LENGTH OF 40.24 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF OLD MILL CREEK ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF OLD MILL CREEK ROAD, S 01°26'56" W, 106.06 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 26.97 FEET, CURVE RADIUS OF

225.50 FEET, CHORD OF N 18°52'14" W AND A CHORD LENGTH OF 26.95 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 86.82 FEET, CURVE RADIUS OF 199.50 FEET, CHORD OF N 09°49'45" W AND A CHORD LENGTH OF 86.14 FEET; THENCE N 88°48'47" W, 3.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 21.28 FEET, CURVE RADIUS OF 143.50 FEET, CHORD OF N 01°28'16" W AND A CHORD LENGTH OF 21.26 FEET TO THE POINT OF A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 5.51 FEET, CURVE RADIUS OF 34.50 FEET, CHORD OF N 10°17'49" W AND A CHORD LENGTH OF 5.51 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT STREET EASEMENT; CONTAINING 2,473 SQUARE FEET, INCLUSIVE OF 217 SQUARE FEET OF AN EXISTING GAS EASEMENT, 451 SQUARE FEET OF AN EXISTING WATER EASEMENT, 994 SQUARE FEET OF AN EXISTING NON-ACCESS EASEMENT AND 2,299 SQUARE FEET OF AN EXISTING UTILITY EASEMENT.

**WAYNE R. II & SUSAN R. KREKLOW
TEMPORARY CONSTRUCTION EASEMENT**

PART OF LOT TWO (2) OF "COUNTRY FARMS PLAT TWO (2)" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 32, PAGE 25, OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT TWO (2) OF "COUNTRY FARMS PLAT TWO (2)", SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE ALONG SAID LINE, S 81°57'29" E, 120.90 FEET; THENCE S 82°46'34" E, 232.11 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF NEW VAWTER ROAD, ALONG A NON TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 5.51 FEET, CURVE RADIUS OF 34.50 FEET, CHORD OF S 10°17'49" E AND A CHORD LENGTH OF 5.51 FEET TO THE POINT OF A COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 21.28 FEET, CURVE RADIUS OF 143.50 FEET, CHORD OF S 01°28'16" E AND A CHORD LENGTH OF 21.26 FEET; THENCE S 88°48'47" E, 3.00 FEET; THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 86.82 FEET, CURVE RADIUS OF 199.50 FEET, CHORD OF S 09°49'45" E AND A CHORD LENGTH OF 86.14 FEET TO THE POINT OF A REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 26.97 FEET, CURVE RADIUS OF 225.50 FEET, CHORD OF S 18°52'14" E AND A CHORD LENGTH OF 26.95 FEET TO A POINT ON THE EAST LINE OF LOT 2, SAID POINT BEING ON THE WEST RIGHT OF

WAY LINE OF OLD MILL CREEK ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S 01°26'56" W, 65.47 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 23°38'09" W, 51.34 FEET; THENCE N 09°55'13" W, 145.01 FEET; THENCE N 82°46'34" W, 214.69 FEET; THENCE N 81°57'29" W, 119.27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE, N 01°26'56" E, 15.11 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 8,648 SQUARE FEET, INCLUSIVE OF 1,168 SQUARE FEET OF AN EXISTING GAS EASEMENT, 5,418 SQUARE FEET OF AN EXISTING WATER EASEMENT, 7,150 SQUARE FEET OF AN EXISTING UTILITY EASEMENT AND 1,497 SQAURE FEET OF A PERMANENT UTILITY EASEMENT GRANTED THIS DATE.

**WAYNE R. II & SUSAN R. KREKLOW
PERMANENT UTILITY EASEMENT**

PART OF LOT TWO (2) OF "COUNTRY FARMS PLAT TWO (2)" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 32, PAGE 25, OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT TWO (2) OF "COUNTRY FARMS PLAT TWO (2)", SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NEW VAWTER ROAD; THENCE ALONG SAID LINE, S 81°57'29" E, 120.90 FEET; THENCE S 82°46'34" E, 232.11 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF NEW VAWTER ROAD, ALONG A NON TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 5.51 FEET, CURVE RADIUS OF 34.50 FEET, CHORD OF S 10°17'49" E AND A CHORD LENGTH OF 5.51 FEET TO THE POINT OF A COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 21.28 FEET, CURVE RADIUS OF 143.50 FEET, CHORD OF S 01°28'16" E AND A CHORD LENGTH OF 21.26 FEET; THENCE S 88°48'47" E, 3.00 FEET; THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 9.10 FEET, CURVE RADIUS OF 199.50 FEET, CHORD OF S 01°19'54" W AND A CHORD LENGTH OF 9.10 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 45.10 FEET, CURVE RADIUS OF 199.50 FEET, CHORD OF S 06°27'03" E AND A CHORD LENGTH OF 45.01 FEET TO A POINT ON THE WEST LINE OF A 20 FOOT WIDE UTILITY EASEMENT AS RECORDED IN PLAT BOOK 32 PAGE 25 OF THE PUBLIC RECORDS OF BOONE COUNTY; THENCE ALONG SAID WEST LINE, S 01°26'56" W,

103.39 FEET; THENCE LEAVING SAID WEST LINE, N 15°09'18" W, 158.53 FEET TO A POINT ON THE SOUTH LINE OF A 35 FOOT WIDE UTILITY EASEMENT AS RECORDED IN PLAT BOOK 32 PAGE 25 OF THE PUBLIC RECORDS OF BOONE COUNTY; THENCE ALONG SAID SOUTH LINE, S 82°46'34" E, 39.31 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT UTILITY EASEMENT; CONTAINING 3,163 SQUARE FEET, INCLUSIVE OF 193 SQUARE FEET OF AN EXISTING NON-ACCESS EASEMENT.

**GREGORY A. KREUTZER
TEMPORARY CONSTRUCTION EASEMENT**

PART OF LOT ONE HUNDRED AND SEVENTY-THREE (173) OF "THE PINES" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 28, PAGE 38, OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE HUNDRED AND SEVENTY THREE (173) OF "THE PINES" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 28, PAGE 38 OF THE RECORDS OF BOONE COUNTY, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF OLD MILL CREEK ROAD; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF OLD MILL CREEK ROAD AND THE WEST LINE OF SAID LOT 173, ALONG THE NORTH LINE OF SAID LOT 173, S 48°31'56" E, A DISTANCE OF 32.64 FEET; THENCE LEAVING SAID NORTH LINE OF LOT 173, S 01°27'59" W, A DISTANCE OF 216.58 FEET; THENCE S 88°44'00" E, A DISTANCE OF 7.96 FEET; THENCE S 01°16'00" W, A DISTANCE OF 4.07 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 173, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF FALL RIDGE DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF FALL RIDGE DRIVE, N 88°32'01" W, A DISTANCE OF 2.98 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 47.12 FEET, CURVE RADIUS OF 30.00 FEET, CHORD OF N 43°32'01" W AND A CHORD DISTANCE OF 42.43 FEET TO A POINT ON THE WEST LINE OF SAID LOT 173, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF OLD MILL CREEK ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF OLD MILL CREEK ROAD, N 01°27'59" E, A DISTANCE OF 211.60 FEET, TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 5,619 SQUARE FEET, INCLUSIVE OF 256 SQUARE FEET OF EXISTING SIGN EASEMENT, 261 SQUARE FEET OF EXISTING DRAINAGE EASEMENT AND 2,460 SQUARE FEET OF EXISTING UTILITY EASEMENT.

**TRACY AND JENNY BARTH
TEMPORARY CONSTRUCTION EASEMENT**

PART OF LOT ONE HUNDRED AND SEVENTY-ONE (171) OF "THE PINES" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 28, PAGE 38, OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE HUNDRED AND SEVENTY ONE (171) OF "THE PINES" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 28, PAGE 38 OF THE RECORDS OF BOONE COUNTY, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE LEAVING THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD AND THE NORTH LINE OF SAID LOT 171 ALONG THE EAST LINE OF SAID LOT 171, S 24°28'06" E, A DISTANCE OF 9.96 FEET; THENCE LEAVING SAID EAST LINE OF LOT 171, S 84°39'38" W, A DISTANCE OF 88.94 FEET; THENCE N 84°26'42" W, A DISTANCE OF 108.74 FEET; THENCE S 01°27'59" W, A DISTANCE OF 20.13 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 171, THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 171, N 48°31'56" W, A DISTANCE OF 32.64 FEET TO A POINT BEING ON THE EAST RIGHT OF WAY LINE OF OLD MILL CREEK ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF OLD MILL CREEK ROAD, N 01°27'59" E, A DISTANCE OF 9.89 FEET; THENCE N 45°23'54" E, A DISTANCE OF 18.52 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 171, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD WITH A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 204.96 FEET, CURVE RADIUS OF 8370.00 FEET, CHORD OF S 85°04'59" E, AND A CHORD DISTANCE OF 204.95 FEET, TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 4,714 SQUARE FEET, INCLUSIVE OF 261 SQUARE FEET OF EXISTING DRAINAGE EASEMENT, 3,105 SQUARE FEET OF EXISTING GAS PIPELINE EASEMENT AND 4,714 SQUARE FEET OF EXISTING NON-ACCESS AND LANDSCAPE EASEMENT.

**PAUL BAX
TEMPORARY CONSTRUCTION EASEMENT**

PART OF LOT ONE HUNDRED AND SEVENTY (170) OF "THE PINES" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 28, PAGE 38, OF THE RECORDS OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE HUNDRED AND SEVENTY (170) OF "THE PINES" AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 28, PAGE 38 OF THE RECORDS OF BOONE COUNTY, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF NIFONG BOULEVARD AND THE NORTH LINE OF SAID LOT 170, ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 31.32 FEET, CURVE RADIUS OF 8370.00 FEET, CHORD OF S 85°53'30" E, AND A CHORD DISTANCE OF 31.32 FEET; THENCE S 85°59'56" E, A DISTANCE OF 26.30 FEET; THENCE LEAVING SAID NORTH LINE OF LOT 170, S 84°39'38" W, A DISTANCE OF 53.58 FEET TO A POINT ON THE WEST LINE OF SAID LOT 170; THENCE ALONG THE WEST LINE OF SAID LOT 170, N 24°28'06" W, A DISTANCE OF 9.96 FEET, TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 251 SQUARE FEET, INCLUSIVE OF 251 SQUARE FEET OF EXISTING GAS PIPELINE EASEMENT AND 251 SQUARE FEET OF EXISTING NON-ACCESS AND LANDSCAPE EASEMENT.

**COUNTRY WOODS HOMEOWNERS ASSOCIATION, INC.
PERMANENT STREET EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE S 83°48'45" E ON THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 60.25 FEET TO THE EAST RIGHT OF WAY LINE OF S. COUNTRY WOODS ROAD AND THE POINT OF BEGINNING:

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 65.56 FEET, CURVE RADIUS OF 146.68 FEET, CHORD OF N 12°03'44" E AND A CHORD LENGTH OF 65.02 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE OF S. COUNTRY WOODS ROAD, S 42°54'56" E, 62.44 FEET TO THE WEST LINE OF A 13 FOOT WIDE TRACT AS DESCRIBED IN DEED BOOK 801, PAGE 293 OF THE RECORDS OF BOONE COUNTY; THENCE ALONG SAID WEST LINE, S15°16'15"W, 24.10 FEET TO THE NORTH RIGHT OF WAY LINE OF NIFONG BOULEVARD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 83°48'45" W, 50.05 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT STREET EASEMENT; CONTAINING 2,416 SQUARE FEET.

**COUNTRY WOODS HOMEOWNERS ASSOCIATION, INC.
TEMPORARY CONSTRUCTION EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 11 WEST IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE S 83°48'45" E ON THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 60.25 FEET TO THE EAST RIGHT OF WAY LINE OF S. COUNTRY WOODS ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 65.56 FEET, CURVE RADIUS OF 146.68 FEET, CHORD OF N 12°03'44" E AND A CHORD LENGTH OF 65.02 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 60.12 FEET, CURVE RADIUS OF 146.68 FEET, CHORD OF N 36°36'31" E AND A CHORD LENGTH OF 59.70 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 42°44'15" E, 67.94 FEET TO THE WEST LINE OF A 13 FOOT WIDE TRACT AS DESCRIBED IN DEED BOOK 801, PAGE 293 OF THE RECORDS OF BOONE COUNTY; THENCE ALONG SAID WEST LINE, S 15°16'15" W, 148.80 FEET; THENCE LEAVING SAID WEST LINE, N 42°54'56" W, 62.44 FEET TO THE POINT OF BEGINNING AND THE END OF THIS TEMPORARY CONSTRUCTION EASEMENT; CONTAINING 4,287 SQUARE FEET INCLUSIVE 1,872 SQUARE FEET OF A PERMANENT UTILITY EASEMENT GRANTED THIS DATE.

**COUNTRY WOODS HOMEOWNERS ASSOCIATION, INC.
PERMANENT UTILITY EASEMENT**

PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 11 WEST IN BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE S 83°48'45" E ON THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 60.25 FEET TO THE EAST RIGHT OF WAY LINE OF S. COUNTRY WOODS ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 65.56 FEET, CURVE RADIUS OF 146.68 FEET, CHORD OF

N 12°03'44" E AND A CHORD LENGTH OF 65.02 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 23.78 FEET, CURVE RADIUS OF 146.68 FEET, CHORD OF N 29°30'39" E AND A CHORD LENGTH OF 23.75 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE OF COUNTRY WOODS ROAD, S 66°23'05" E, 47.72 FEET TO THE WEST LINE OF A 13 FOOT WIDE TRACT AS DESCRIBED IN DEED BOOK 801, PAGE 293 OF THE RECORDS OF BOONE COUNTY; THENCE ALONG SAID WEST LINE, S 15°16'15" W, 49.01 FEET; THENCE LEAVING SAID WEST LINE, N 42°54'56" W, 62.44 FEET TO THE POINT OF BEGINNING AND THE END OF THIS PERMANENT UTILITY EASEMENT; CONTAINING 1,872 SQUARE FEET.

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 November, 2018.

ATTEST:

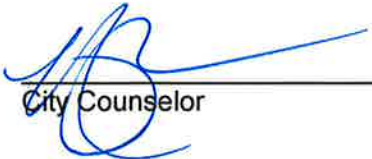


City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor