

Introduced by Treece

First Reading 2-15-21

Second Reading 3-1-21

Ordinance No. 024579

Council Bill No. B 86-21

**AN ORDINANCE**

declaring the need to acquire easements for the replacement and improvement of public storm drainage infrastructure adjacent to the intersection of Hickman Avenue and Sixth 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 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 for the replacement and improvement of public storm drainage infrastructure adjacent to the intersection of Hickman Avenue and Sixth Street, described as follows:

**ALEXIS MALONE  
PARCEL ID: 16-316-00-13-012.00 01  
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOTS TWO (2) AND THREE (3) OF NOWELL'S ADDITION, AS RECORDED IN DEED BOOK 80, PAGE 177, AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 5105, PAGE 106, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH SAID NORTHERLY RIGHT-OF-WAY

LINE, N81°56'15"W, 44.99 FEET TO THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED, N1°22'40"E, 3.02 FEET; THENCE LEAVING SAID WEST LINE, S81°56'15"E, 44.98 FEET TO THE EAST LINE OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED; THENCE WITH SAID EAST LINE, S1°18'03"W, 3.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 135 SQUARE FEET.

**RENTAL SOLUTION LLC**

**PARCEL ID: 16-316-00-13-013.00 01**

**TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT THREE (3) OF NOWELL'S ADDITION, AS RECORDED IN DEED BOOK 80, PAGE 177, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3680, PAGE 70, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH THE WESTERLY LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, N1°18'03"E, 3.02 FEET; THENCE LEAVING SAID WESTERLY LINE, S81°56'15"E, 45.00 FEET TO THE EASTERLY LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED; THENCE WITH SAID EASTERLY LINE, S1°18'03"W, 3.02 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE LEAVING SAID EASTERLY LINE AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE, N81°56'15"W, 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 135 SQUARE FEET.

**COLUMBIA PUBLIC SCHOOL DISTRICT**

**PARCEL ID: 16-316-00-14-003.00 01**

**PERMANENT DRAINAGE EASEMENT #1**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT SEVENTEEN (17) OF NORTHERN ADDITION, AS RECORDED IN DEED BOOK 40, PAGE 214, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3059, PAGE 10, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3059, PAGE 10, SAID POINT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE, N1°18'03"E, 8.06 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S81°56'15"E, 15.16 FEET; THENCE S8°03'45"W, 8.00 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE,

N81°56'15"W, 14.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 118 SQUARE FEET.

**COLUMBIA PUBLIC SCHOOL DISTRICT  
PARCEL ID: 16-316-00-14-003.00 01  
PERMANENT DRAINAGE EASEMENT #2**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOTS SEVENTEEN (17) AND EIGHTEEN (18) OF NORTHERN ADDITION, AS RECORDED IN DEED BOOK 40, PAGE 214, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3059, PAGE 10, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3059, PAGE 10, SAID POINT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE, N1°18'03"E, 64.65 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY LINE, N1°18'03"E, 28.89 FEET TO THE SOUTHWESTERLY MOST CORNER OF EXISTING EASEMENT FOR DRAINAGE PURPOSES AS RECORDED IN BOOK 2272, PAGE 671; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID EXISTING EASEMENT, S82°04'08"E, 5.03 FEET; THENCE LEAVING SAID SOUTH LINE, S1°18'03"W, 28.31 FEET; THENCE N88°41'57"W, 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 143 SQUARE FEET.

**COLUMBIA PUBLIC SCHOOL DISTRICT  
PARCEL ID: 16-316-00-14-003.00 01  
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOTS SEVENTEEN (17) AND EIGHTEEN (18) OF NORTHERN ADDITION, AS RECORDED IN DEED BOOK 40, PAGE 214, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3059, PAGE 10, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3059, PAGE 10, SAID POINT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE, N1°18'03"E, 8.06 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY LINE, N1°18'03"E, 56.59 FEET; THENCE LEAVING SAID

EASTERLY RIGHT-OF-WAY LINE, S88°41'57"E, 5.00 FEET; THENCE N1°18'03"E, 28.31 FEET TO THE SOUTH LINE OF EXISTING EASEMENT FOR DRAINAGE PURPOSES AS RECORDED IN BOOK 2272, PAGE 671; THENCE WITH SAID SOUTH LINE, S82°04'08"E, 11.07 FEET TO THE SOUTHEAST CORNER OF SAID EXISTING EASEMENT; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID EXISTING EASEMENT, N1°18'03"E, 16.11 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3059, PAGE 10; THENCE LEAVING SAID EAST LINE AND WITH SAID NORTH LINE, S82°04'08"E, 48.89 FEET TO THE NORTHEASTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, S1°18'03"W, 109.80 FEET TO THE SOUTHEASTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED AND THE SAID NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE LEAVING SAID EAST LINE AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE, N81°56'15"W, 50.80 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N8°03'45"E, 8.00 FEET; THENCE N81°56'15"W, 15.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,566 SQUARE FEET.

**JOHNNY-RUZ TADZHIBAYEV**  
**PARCEL ID: 16-316-00-13-015.00 01**  
**PERMANENT DRAINAGE EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT THREE (3) OF NOWELL'S ADDITION, AS RECORDED IN DEED BOOK 80, PAGE 177, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4877, PAGE 16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 4877, PAGE 16, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET; THENCE WITH THE SOUTH LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, N82°04'08"W, 5.84 FEET; THENCE LEAVING SAID SOUTH LINE, N1°48'22"E, 8.05 FEET; THENCE S88°11'38"E, 5.73 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, S1°18'03"W, 8.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 48 SQUARE FEET.

**JOHNNY-RUZ TADZHIBAYEV**  
**PARCEL ID: 16-316-00-13-015.00 01**  
**TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT THREE (3) OF NOWELL'S ADDITION, AS RECORDED IN DEED BOOK 80, PAGE 177, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4877, PAGE 16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 4877, PAGE 16, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET; THENCE WITH THE SOUTH LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, N82°04'08"W, 5.84 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID SOUTH LINE, N82°04'08"W, 19.33 FEET; THENCE LEAVING SAID SOUTH LINE, N1°18'03"E, 18.12 FEET; THENCE S82°04'08"E, 25.17 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, S1°18'03"W, 9.45 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N88°11'38"W, 5.73 FEET; THENCE S1°48'22"W, 8.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 405 SQUARE FEET.

**COLUMBIA SCHOOL DISTRICT**  
**PARCEL ID: 16-316-00-14-004.00 01**  
**TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOTS SEVENTEEN (17) AND EIGHTEEN (18) OF NORTHERN ADDITION, AS RECORDED IN DEED BOOK 40, PAGE 214, AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 747, PAGE 12 AND PAGE 14, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 747, PAGE 14, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH THE WEST LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, N1°18'03"E, 109.80 FEET; THENCE LEAVING SAID WEST LINE, S82°04'08"E, 96.08 FEET; THENCE S1°18'03"W, 110.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE, N81°56'15"W, 96.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,489 SQUARE FEET.

**PATRICIA J. FOWLER**  
**PARCEL ID: 16-316-00-14-002.00 01**  
**PERMANENT DRAINAGE EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOTS EIGHTEEN (18) AND NINETEEN (19) OF NORTHERN ADDITION, AS RECORDED IN DEED BOOK 40, PAGE 214, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3523, PAGE 69, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3523, PAGE 69, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET; THENCE WITH

SAID EASTERLY RIGHT-OF-WAY LINE, N1°18'03"E, 55.00 FEET TO THE NORTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, S82°04'08"E, 5.03 FEET; THENCE LEAVING SAID NORTH LINE, S1°18'03"W, 55.00 FEET TO THE SOUTH LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED; THENCE WITH SAID SOUTH LINE, N82°04'08"W, 5.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 275 SQUARE FEET.

**PATRICIA J. FOWLER**  
**PARCEL ID: 16-316-00-14-002.00 01**  
**TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOTS EIGHTEEN (18) AND NINETEEN (19) OF NORTHERN ADDITION, AS RECORDED IN DEED BOOK 40, PAGE 214, AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3523, PAGE 69, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3523, PAGE 69, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET; THENCE WITH THE SOUTH LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, S82°04'08"E, 5.03 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, N1°18'03"E, 55.00 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED; THENCE WITH SAID NORTH LINE, S82°04'08"E, 47.32 FEET; THENCE LEAVING SAID NORTH LINE, S1°18'03"W, 6.04 FEET; THENCE N82°04'08"W, 43.29 FEET; THENCE S1°18'03"W, 48.96 FEET TO THE SAID SOUTH LINE OF THE TRACT DESCRIBED BY SAID WARRANTY DEED; THENCE WITH SAID SOUTH LINE, N82°04'08"W, 4.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 480 SQUARE FEET.

**THE REVOCABLE LIVING TRUST OF STANLEY M. OWEN AND NADINE B. OWEN**  
**PARCEL ID: 16-316-00-14-001.00 01**  
**PERMANENT DRAINAGE EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT NINETEEN (19) OF NORTHERN ADDITION, AS RECORDED IN DEED BOOK 40, PAGE 214, AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2371, PAGE 125, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED RECORDED IN BOOK 2371, PAGE 125, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET; THENCE WITH THE SAID EASTERLY RIGHT-OF-WAY LINE, N1°18'03"E, 20.13 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY LINE, N1°18'03"E, 34.87 FEET TO A POINT ON THE SOUTHERLY LINE OF A THREE SIDED PARCEL OF AN EXISTING EASEMENT FOR DRAINAGE PURPOSES AS RECORDED IN BOOK 2132, PAGE 614; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND WITH THE SOUTHERLY LINE OF SAID EXISTING EASEMENT, N62°16'27"E, 5.72 FEET; THENCE LEAVING SAID SOUTHERLY LINE, S1°18'03"W, 38.22 FEET TO THE NORTHERLY LINE OF AN EXISTING FORTY (40) FOOT BY TWENTY (20) FOOT EASEMENT FOR DRAINAGE PURPOSES AS RECORDED IN BOOK 2132, PAGE 614; THENCE WITH SAID NORTHERLY LINE, N82°04'08"W, 5.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 183 SQUARE FEET.

**THE REVOCABLE LIVING TRUST OF STANLEY M. OWEN AND NADINE B. OWEN  
PARCEL ID: 16-316-00-14-001.00 01  
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT NINETEEN (19) OF NORTHERN ADDITION, AS RECORDED IN DEED BOOK 40, PAGE 214, AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2371, PAGE 125, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED RECORDED IN BOOK 2371, PAGE 125, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SIXTH STREET; THENCE WITH THE SOUTH LINE OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED, S82°04'08"E, 40.27 FEET TO THE SOUTHEASTERLY MOST CORNER OF AN EXISTING FORTY (40) FOOT BY TWENTY (20) FOOT EASEMENT FOR DRAINAGE PURPOSES AS RECORDED IN BOOK 2132, PAGE 614 AND THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH THE EAST LINE OF SAID EXISTING FORTY (40) FOOT BY TWENTY (20) FOOT EASEMENT, N1°18'03"E, 20.13 FEET; THENCE LEAVING SAID EAST LINE, S82°04'08"E, 12.08 FEET; THENCE S1°18'03"W, 20.13 FEET TO THE SAID SOUTH LINE OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED; THENCE WITH SAID SOUTH LINE, N82°04'08"W, 12.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 242 SQUARE FEET.

**COLUMBIA PUBLIC SCHOOL DISTRICT  
PARCEL ID: 16-316-00-26-001.00 01  
PERMANENT DRAINAGE EASEMENT**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT 1 OF JEFFERSON MIDDLE SCHOOL, PLAT NO. 1, AS RECORDED IN PLAT BOOK 53, PAGE 7, AND DESCRIBED BY THE DEEDS RECORDED IN BOOK 363 PAGE 51, BOOK 363 PAGE 94, BOOK 363 PAGE 20-25, BOOK 370 PAGE 236, BOOK 404 PAGE 489, BOOK 390 PAGE 583, BOOK 148 PAGE 9, BOOK 148 PAGE 11, BOOK 148 PAGE 261, AND BOOK 167 PAGE 115, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1, SAID POINT BEING AT THE POINT OF CURVATURE TERMINATION (P.T.) ON THE SOUTHERLY RIGHT-OF-WAY OF HICKMAN AVE; THENCE WITH THE NORTH LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY, S81°56'15"E, 196.71 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID NORTH LINE AND SAID SOUTHERLY RIGHT-OF-WAY, S81°56'15"E, 57.20 FEET; THENCE LEAVING SAID NORTH LINE AND SAID SOUTHERLY RIGHT-OF-WAY, S42°28'29"W, 142.97 FEET; THENCE S79°24'33"W, 183.17 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTH FIFTH STREET; THENCE WITH SAID WEST LINE AND SAID EASTERLY RIGHT-OF-WAY, N0°53'00"E, 11.29 FEET TO THE LINES OF AN EXISTING 20-FOOT PERMANENT DRAINAGE EASEMENT RECORDED IN BOOK 5186, PAGE 98; THENCE LEAVING SAID WEST LINE AND SAID EASTERLY RIGHT-OF-WAY AND WITH THE LINES OF SAID EXISTING 20-FOOT PERMANENT DRAINAGE EASEMENT, N77°41'02"E, 180.66 FEET; THENCE N23°58'40"E, 106.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,392 SQUARE FEET INCLUSIVE OF 666 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN ON SAID PLAT.

**COLUMBIA PUBLIC SCHOOL DISTRICT  
PARCEL ID: 16-316-00-26-001.00 01  
TEMPORARY CONSTRUCTION EASEMENT #1**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT 1 OF JEFFERSON MIDDLE SCHOOL, PLAT NO. 1, AS RECORDED IN PLAT BOOK 53, PAGE 7, AND DESCRIBED BY THE DEEDS RECORDED IN BOOK 363 PAGE 51, BOOK 363 PAGE 94, BOOK 363 PAGE 20-25, BOOK 370 PAGE 236, BOOK 404 PAGE 489, BOOK 390 PAGE 583, BOOK 148 PAGE 9, BOOK 148 PAGE 11, BOOK 148 PAGE 261, AND BOOK 167 PAGE 115, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1, SAID POINT BEING AT THE POINT OF CURVATURE TERMINATION (P.T.) ON THE SOUTHERLY RIGHT-OF-WAY OF HICKMAN AVE; THENCE WITH THE NORTH LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY, S81°56'15"E, 175.91 FEET TO THE LINES OF AN EXISTING 20-FOOT PERMANENT DRAINAGE EASEMENT RECORDED IN BOOK 5186, PAGE 98; THENCE LEAVING SAID NORTH LINE AND SAID SOUTHERLY RIGHT-OF-WAY AND WITH SAID EXISTING 20-FOOT PERMANENT DRAINAGE EASEMENT, S23°58'40"W, 90.68 FEET; THENCE S77°41'02"W, 165.84 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTH FIFTH STREET; THENCE LEAVING THE LINES OF SAID EXISTING 20-FOOT PERMANENT DRAINAGE EASEMENT AND WITH THE SAID WEST LINE AND SAID EASTERLY RIGHT-OF-WAY, N0°53'00"E, 123.42 FEET; THENCE 33.92 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N49°28'23"E, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,339



SQUARE FEET INCLUSIVE OF 3,222 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN ON SAID PLAT.

**COLUMBIA PUBLIC SCHOOL DISTRICT  
PARCEL ID: 16-316-00-26-001.00 01  
TEMPORARY CONSTRUCTION EASEMENT #2**

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOT 1 OF JEFFERSON MIDDLE SCHOOL, PLAT NO. 1, AS RECORDED IN PLAT BOOK 53, PAGE 7, AND DESCRIBED BY THE DEEDS RECORDED IN BOOK 363 PAGE 51, BOOK 363 PAGE 94, BOOK 363 PAGE 20-25, BOOK 370 PAGE 236, BOOK 404 PAGE 489, BOOK 390 PAGE 583, BOOK 148 PAGE 9, BOOK 148 PAGE 11, BOOK 148 PAGE 261, AND BOOK 167 PAGE 115, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1, SAID POINT BEING AT THE POINT OF CURVATURE TERMINATION (P.T.) ON THE SOUTHERLY RIGHT-OF-WAY OF HICKMAN AVE; THENCE WITH THE NORTH LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY, S81°56'15"E, 253.91 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID NORTH LINE AND SAID SOUTHERLY RIGHT-OF-WAY, S81°56'15"E, 80.70 FEET; THENCE LEAVING SAID NORTH LINE AND SAID SOUTHERLY RIGHT-OF-WAY, S43°27'32"W, 189.70 FEET; THENCE N46°32'28"W, 63.33 FEET; THENCE N42°28'29"E, 142.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,767 SQUARE FEET INCLUSIVE OF 806 SQUARE FEET OF EXISTING UTILITY EASEMENT AS SHOWN ON SAID PLAT AND INCLUSIVE OF 3,154 SQUARE FEET OF AN EXISTING 20-FOOT PERMANENT SANITARY SEWER EASEMENT RECORDED IN BOOK 5186, PAGE 97.

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 1st day of March, 2021.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Counselor