

DEED OF DEDICATION FOR UTILITY EASEMENT

This Deed of Dedication for Utility Easement is made this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between the city of Columbia, Missouri, a municipal corporation, Grantor, and the City of Columbia, Missouri, a municipal corporation whose address is 701 E. Broadway, P.O. Box 6015, Columbia, Missouri 65205-6015, Grantee.

Whereas, the Grantor is the owner in fee simple of certain real estate more particularly described as:

A tract of land located in the southwest quarter of Section 21 T49N R12W, in Columbia, Boone County, Missouri, being part of the tract of land described by warranty deed recorded in book 1603 page 632, further described as follows:

Beginning at the southwest corner of Section 21 T49N R12W, as shown by the survey recorded in book 513 page 824, thence N 1°35'00"W 8.50 feet; thence N 65°32'00"E 65.48 feet; thence N 45°34'50"E 27.89 feet; thence N 24°21'10"E 69.57 feet; thence N 69°21'10"E 20.05 feet; thence S 66°47'40"E 12.19 feet to the easterly line of the tract of land described by survey recorded in book 513 page 824; thence along the lines of said survey, on a curve the left, having a radius of 7679.45 feet, a distance of 128.30 feet, the chord being S 22°43'40"W 128.30 feet; thence S 88°25'00"W 88.40 feet to the point of beginning, and containing 5,193 square feet or 0.12 acre.

and;

Whereas, the Grantor is currently utilizing the described property for a part of the City's parks and recreation system; and

Whereas, it is the desire of the Grantor by this Deed to dedicate and convey the above described property for underground utility easement purposes exclusively for the Grantees use for construction, installation, maintenance and repair of an underground sewer line.

Therefore, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged does hereby dedicate, grant, and convey exclusively unto Grantee an easement for underground sewer utility purposes, for construction, installation, maintenance and repair of a sewer line, in the following described real estate located in Boone County, Missouri:

A tract of land located in the southwest quarter of Section 21 T49N R12W, in Columbia, Boone County, Missouri, being part of the tract of land described by warranty deed recorded in book 1603 page 632, further described as follows:

Beginning at the southwest corner of Section 21 T49N R12W, as shown by the survey recorded in book 513 page 824, thence N 1°35'00"W 8.50 feet; thence N 65°32'00"E 65.48 feet; thence N 45°34'50"E 27.89 feet; thence N 24°21'10"E 69.57 feet; thence N 69°21'10"E 20.05 feet; thence S 66°47'40"E 12.19 feet to the easterly line of the tract of land described by survey recorded in book 513 page 824; thence along the lines of said survey, on a curve the left, having a radius of 7679.45 feet, a distance of 128.30 feet, the chord being S 22°43'40"W 128.30 feet; thence S 88°25'00"W 88.40 feet to the point of beginning, and containing 5,193 square feet or 0.12 acre.

[SIGNATURES ON FOLLOWING PAGE]

