

**GRANT OF EASEMENT FOR DRAINAGE PURPOSES**

THIS INDENTURE, made on the 19th day of May, 2017, by and between Spencer Development LLC, a Missouri limited liability company, Spencer Real Estate LLC, a Missouri limited liability company, Thomas S. Bass, a single person, Central Trust Company, Trustee of the Andrew J. Bass, Jr. Irrevocable Trust Agreement fbo Drew Stull dated April 30, 1969 and Central Trust Company, Trustee of the Andrew J. Bass, Jr. Irrevocable Trust Agreement fbo May Dorsey Wanless dated April 30, 1969, collectively, Grantor, and the City of Columbia, a municipal corporation in the County of Boone and the State of Missouri, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That the said Grantor in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged does hereby grant unto said City, its successors and assigns, the privilege, authority and right to construct, operate, replace, repair and maintain a storm drainage system which is all drainage facilities used for collecting and conducting storm water to, through, and from drainage areas to the points of final outlet including, but no limited to the following: conduits and appurtenant features, canals, ditches, streams, gullies, flumes, culverts and gutters, along with such other rights as are necessary and incidental thereto, under, across and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to-wit:

**See Exhibit "A" attached hereto and incorporated herein.**

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to cross Grantor's abutting land and enter upon said real estate at any time for the purpose of exercising any of the rights herein granted.

The Grantor warrants, that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described property, and has the right and authority to make and execute and it will defend this Grant of Easement.

IN WITNESS WHEREOF, the Grantor has caused this Easement to be executed as of the day and year first written above.

**Spencer Development LLC,**  
a Missouri limited liability company

By: [Signature]  
Printed Name: MATTHEW SPENCER  
As Its: OWNER

STATE OF New York )  
 )ss.  
COUNTY OF New York )

On this 19 day of May in the year 20 17, before me, a Notary Public in and for said state, personally appeared, Matthew Spencer, who being by me duly sworn, acknowledged that they are the Owner of SPENCER DEVELOPMENT LLC and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

MAXINE WHITE  
Notary Public - State of New York  
NO. 01WH6238055  
Qualified in Kings County  
My Commission Expires Mar 28, 2019

[Signature]  
Notary Public

MAXINE WHITE  
Notary Public - State of New York  
NO. 01WH6238055  
Qualified in Kings County  
My Commission Expires Mar 28, 2019

(Additional Signature Pages to Follow)



Thomas S. Bass  
Thomas S. Bass,  
a single person

STATE OF Missouri )  
COUNTY OF Boone )ss.  
)

On this 19<sup>th</sup> day of May in the year 2017, before me, a Notary Public in and for said state, personally appeared, Thomas S Bass, a single person, who being by me duly sworn, acknowledged that he executed the same as a free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



Cindy L. Felten  
Notary Public

(Additional Signature Pages to Follow)

Central Trust Company,  
Trustee under the Andrew J. Bass, Jr.  
Irrevocable Trust Agreement fbo  
Drew Stull dated April 30, 1969

By: Amy Henderson  
Printed Name: Amy Henderson  
As Its: VP

STATE OF Missouri )  
 )ss.  
COUNTY OF Boone )

On this 19<sup>th</sup> day of May in the year 20 17, before me, a Notary Public in and for said state, personally appeared, Amy Henderson, who being by me duly sworn, acknowledged that h/she is the Andrew J. Bass, Jr. of Drew Stull, as Trustee of the Irrevocable Trust Agreement fbo and that said instrument was signed in behalf of said Trust and further acknowledged that h/she executed the same as a free act and deed for the purposes therein stated and that h/she has been granted the authority by said Trust to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Cindy L. Felten  
Notary Public

(Additional Signature Pages to Follow)









**RELOCATION OF EASEMENT**

**LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS LYING IN LOT TWO (2) BLOCK ONE (1) ASPEN SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 29, PAGE 8, IN THE RECORDER'S OFFICE OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS TO-WIT:

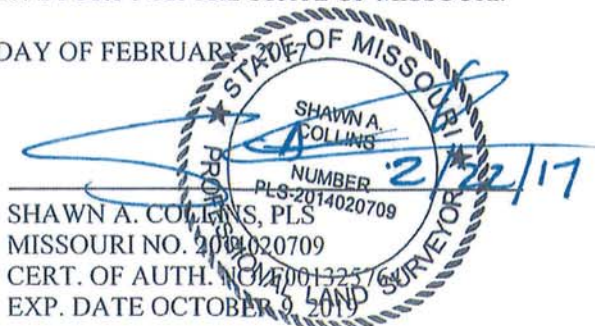
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT TWO (2); THENCE ALONG A CURVE TO THE LEFT THROUGH AN ANGLE OF 00°23'36" AND HAVING A RADIUS OF 12081.95 FEET A LENGTH OF 82.94 AND WHOSE LONG CHORD BEARS N70°44'36"E FOR A DISTANCE OF 82.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00°04'35", HAVING A RADIUS OF 12081.95 FEET, A LENGTH OF 16.11 FEET AND WHOSE LONG CHORD BEARS N70°30'30"E FOR A DISTANCE OF 16.11 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S12°39'12"E FOR A DISTANCE OF 61.12 FEET; THENCE, S 17° 36' 12" E FOR A DISTANCE OF 26.52 FEET; THENCE S13°25'20"E FOR A DISTANCE OF 87.38 FEET; THENCE S00°00'00"E FOR A DISTANCE OF 15.80 FEET; THENCE, S 12° 39' 12" E FOR A DISTANCE OF 96.40 FEET; THENCE N85°38'00"W FOR A DISTANCE OF 16.73 FEET; THENCE N12°39'12"W FOR A DISTANCE OF 93.28 FEET; THENCE, N00°00'00"E FOR A DISTANCE OF 15.69 FEET; THENCE, N13°25'20"W FOR A DISTANCE OF 84.91 FEET; THENCE, N17°36'12"W FOR A DISTANCE OF 26.63 FEET; THENCE N 12° 39' 12" W FOR A DISTANCE OF 59.89 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 4,540 SQUARE FEET OR 0.10 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 21, 2017 BY SHAWN A. COLLINS, PLS #2014020709 WITH THE BEARINGS BASED ON THE SOUTH LINE OF LOT TWO (2), BLOCK ONE (1), ASPEN SUBDIVISION AS BEING N85°38'00"W.

**SURVEYOR'S CERTIFICATE**

I, SHAWN A. COLLINS CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE EASEMENT DESCRIBED, AND THAT THE SURVEY OF THE EASEMENT MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF MISSOURI.

WITNESS MY HAND AND SEAL THIS 22ND DAY OF FEBRUARY



SHAWN A. COLLINS, PLS  
MISSOURI NO. 2014020709  
CERT. OF AUTH. NO. 001325768  
EXP. DATE OCTOBER 3, 2019