
REMS INFORMATION

Agreement ID: UEC 202111-50449

Project ID: 50449

EASEMENT

(Pipeline)

16-104-00-00-007.00 01

KNOW ALL MEN BY THESE PRESENTS, this _____ day of _____, 20____, that THE CITY OF COLUMBIA, a Municipal corporation, its successors and assigns, whether one or more and whether an individual, individuals, a corporation, or other legal entity (hereinafter "Grantor"), for and in consideration of the sum of Ten and No/100th Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto **UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI**, a Missouri corporation, its successors and assigns (hereinafter "Grantee"), whose address is 2425 Bowe Lane, Jefferson City, Missouri 65109, a perpetual easement (hereinafter "Easement") with the right, privilege, and authority of Grantee, its agents, contractors, and subcontractors to survey, stake, construct, reconstruct, replace, use, operate, maintain, patrol, test, inspect, protect, repair, relocate, modify, add to the number of, abandon or retire in place, and remove a pipeline or pipelines for the transportation of gas or other substances, consisting of piping, hardware, valves, communication lines, and other appurtenances thereto (hereinafter individually and collectively "Facilities"), together with the authority to extend to any other party the right to use, pursuant to the provisions hereof, upon, over, across and under the following described land in Section 8, Township 48n, Range 13w, of the 5th Principal Meridian, in BOONE County, State of Missouri, to-wit:

LEGAL DESCRIPTION IS ON THE ATTACHED EXHIBIT "A".

together with all rights and privileges for the exercise and enjoyment of the Easement rights, subject to certain reservations set forth herein..

Grantor also conveys the right of ingress and egress to and over the Easement Area for all purposes herein stated; together with the right to trim, control the growth, cut and remove or cause to be removed at any time and from time to time, by any means, any and all brush, bushes, saplings, trees, roots, undergrowth, rock, overhanging branches, and other obstructions upon, over, and under the surface of said Easement Area and of the premises of Grantor adjoining the same deemed by Grantee to interfere with the exercise and enjoyment of Grantee's rights hereunder or endanger the safety of the Facilities.

Grantee shall be responsible for actual damages (except the trimming, controlling of growth, cutting, and removal of trees and other vegetation) occurring as a result of the Grantee's exercise of the Easement rights hereinabove conveyed and shall reimburse the owner thereof for such loss or damages.

Grantor, for itself, its successors and assigns, does hereby warrant and covenant unto Grantee, (1) that Grantor is the owner of the Easement Area and has the full right and authority to grant this Easement, (2) that Grantee may quietly enjoy the Easement for the purposes herein stated, and (3) that Grantor will not create or permit any building or other obstruction or condition of any kind or character upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the Easement rights hereinabove conveyed, except as to the reservations set forth herein.

Grantor specifically reserves the right to create and maintain a public recreational trail over the surface of the easement area, approximately fifteen feet wide. Such trail shall not prevent Grantee from maintaining, repairing, replacing or otherwise exercising its rights to operate its pipeline and equipment below ground. In the event Grantee needs to excavate it shall return the trail to its original condition.

In the event Grantor may in the future require the easement area for a roadway, Grantor will provide an alternate easement area for Grantee and Grantee will relocate their utility lines at Grantee's expense.

This Easement shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Easement to be executed on the date hereinabove written.

CITY OF COLUMBIA, MISSOURI 

NAME: _____

TITLE: _____

Approved as to form:

City Counselor 

ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF MISSOURI
 COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names):

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

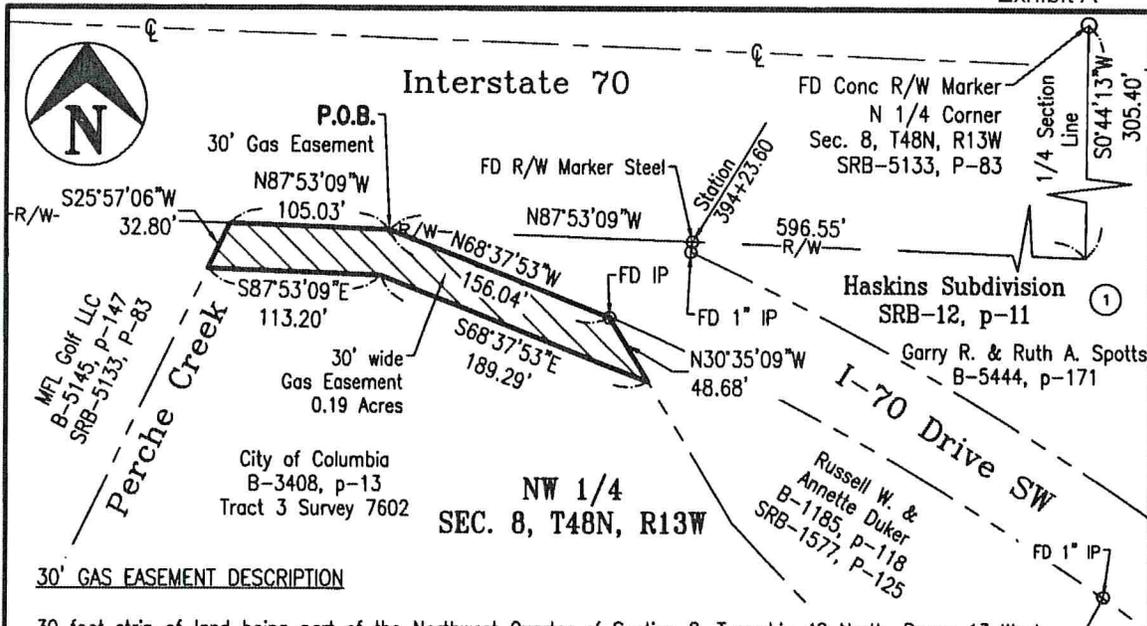
Capacity Claimed By Signator(s)			
<input type="checkbox"/> Individual(s)	<input type="checkbox"/> Corporate	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Executor(s)	_____	_____	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Administrator(s)	_____	_____	<input type="checkbox"/> Other (Specify Below):
<input type="checkbox"/> Attorney-In-Fact	_____	_____	_____
<input type="checkbox"/> Conservator(s)	_____	_____	_____
<input type="checkbox"/> Guardian(s)	_____	_____	_____

My Commission Expires _____

 Notary Public

Prepared By: LAD

Return To:



30' GAS EASEMENT DESCRIPTION

30 foot strip of land being part of the Northwest Quarter of Section 8, Township 48 North, Range 13 West, Boone County, Missouri, more particularly described as follows:

From the North Quarter Corner of Section 8; thence S0°44'13"W, along the Quarter Section Line, 305.40 feet to a point on southerly right-of-way line of Interstate 70 and being a point on the northerly line of a tract of land described in Book 5444, page 171, Boone County Recorder's Office; thence N87°53'09"W, along the southerly right-of-way line of said Interstate 70 and the northerly line of said tract of land described in Book 5444, page 171, 596.55 feet to a point on the northerly line of a tract of land described in Book 3408, page 13, Boone County Recorder's Office and the POINT OF BEGINNING for this 30 foot Gas Easement Description; thence N87°53'09"W, along the southerly right-of-way line of said Interstate 70 and the northerly line of said tract of land described in Book 3408, page 13, 105.03 feet to the centerline of Perche Creek and the northwesterly corner of said tract of land described in Book 3408, page 13; thence S25°57'06"W, along the centerline of said Perche Creek and the westerly line of said tract described in Book 3408, page 13, 32.80 feet; thence S87°53'09"E, 113.20 feet; thence S68°37'53"E, 189.29 feet to a point on the easterly line of said tract of land described in Book 3408, page 13; thence N30°35'09"W, along the easterly line of said tract described in Book 3408, page 13, 48.68 feet to a point on the southerly line of I-70 Drive SW and a point on the northerly line of said tract described in Book 3408, page 13; thence N68°37'53"W, along the southerly right-of-way line of said I-70 Drive SW and the northerly line of said tract described in Book 3408, page 13, 156.04 feet to point of beginning.
Containing 0.19 Acres.

Keith M. Brickey, MO. PLS #2578
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE			
30 FOOT WIDE GAS EASEMENT N. STRAWN ROAD, COLUMBIA MO, 65205			
FOR			
AMEREN (CARSON HO)			
DATE	DRN. BY	SCALE	BOOK
11/29/21	JM	NTS	
REV. DATE	CKD. BY	SHEET	JOB NO.
	JBR/KB	1 OF 1	21-102

11/29/2021 8:58:14 AM Gen. Utility Easement City of Columbia.dwg.