

**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 11<sup>th</sup> day of March, 2024, by and between CENTRAL MISSOURI COMMUNITY ACTION, a limited liability company, of the County of BOONE in the State of MISSOURI, Grantor, and the City of Columbia, Missouri, 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 Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the City of Columbia, Missouri, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain, a drainage course or storm sewer, water mains, electric light, distribution and power transmission lines, sanitary sewer lines, communications facilities, regardless of technology, and all other public utilities, and all necessary appurtenances to make these utilities, drainage complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to-wit:

**SEE ATTACHED EXHIBIT A**

This grant includes the right of the City of Columbia, Missouri, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the City, may endanger the safety of or interfere with the operation and maintenance of said City's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, they are the owners of the above-described land and have the right and authority to make and execute this agreement.

WITNESS our hands the day and year first written above.

*Darin Preis*

Darin Preis, Executive Director

STATE OF *Missouri* )  
COUNTY OF *Boone* )ss.  
)

On this 11<sup>th</sup> day of March, 2024, before me, a Notary Public in and for said state, personally appeared DARIN PREIS, Executive Director of CENTRAL MISSOURI COMMUNITY ACTION, known to me to be the person described in and who executed the foregoing instrument, who being by me duly sworn, acknowledged that she 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.

*Shonda White*

, Notary Public

SHONDA WHITE  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES DECEMBER 19, 2027  
BOONE COUNTY  
COMMISSION #15799394

Exhibit A – Legal Description for Public Utility Easement

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 TOWNSHIP 48 NORTH, RANGE 13 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE ALLEY AND LOTS 12, 13, 14, 16, 17, 18, 19, OF McBAINE'S ADDITION AS RECORDED IN BOOK 91, PAGE 510 ALL BEING OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

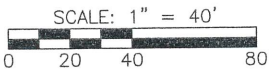
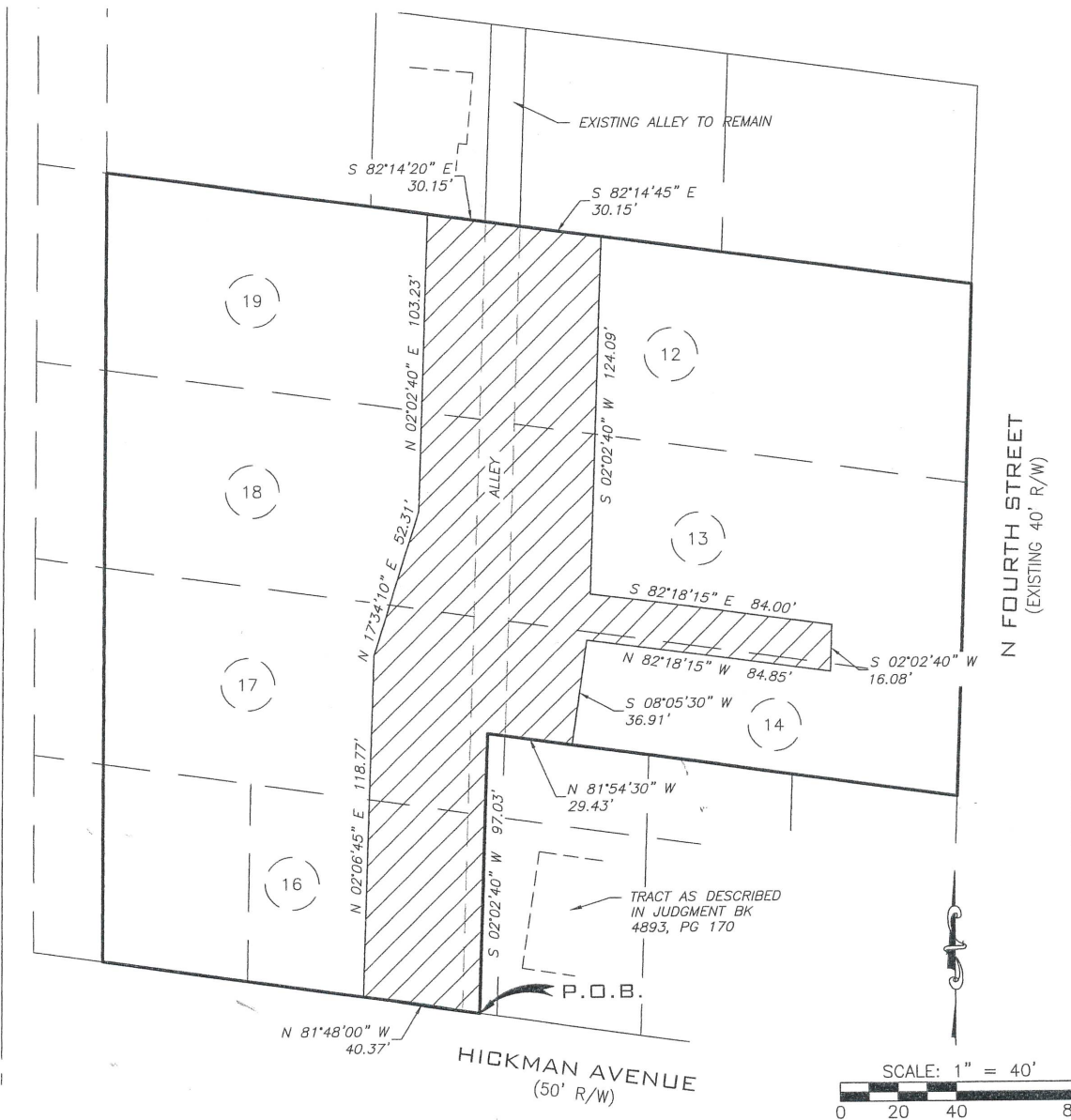
BEGINNING AT THE INTERSECTION OF THE CENTER OF THE ALLEY AND THE NORTH RIGHT-OF-WAY LINE OF HICKMAN AVENUE; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE, N 81°48'00"W, 40.37 FEET; THENCE LEAVING SAID NORTH LINE N 02°06'45"E, 118.77 FEET; THENCE N 17°34'10"E, 52.31 FEET; THENCE N 02°02'40"E, 103.23 FEET TO A POINT ALONG THE NORTH LINE OF LOT 19 OF SAID McBAINE'S ADDITION; THENCE EAST ALONG SAID NORTH LINE S 82°14'20"E, 30.15 FEET TO A POINT; THENCE S 82°14'45"E, 30.15 FEET TO A POINT ALONG THE NORTH LINE OF LOT 12 OF SAID McBAINE'S ADDITION; THENCE LEAVING SAID NORTH LINE, S 02°02'40"W, 124.09 FEET; THENCE S 82°18'15"E, 84.00 FEET; THENCE S 02°02'40"W, 16.08 FEET; THENCE N 82°18'15"W, 84.85 FEET; THENCE S 08°05'30"W, 36.91 FEET TO A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED BY JUDGMENT AND ORDER DETERMINING HEIRSHIP RECORDED IN BOOK 4893, PAGE 170; THENCE WEST ON SAID NORTH LINE, N 81°54'30"W, 29.43 FEET TO A POINT ON THE CENTER LINE OF THE ALLEY IN McBAINE'S ADDITION; THENCE ALONG SAID CENTERLINE, S 02°02'40"W, 97.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.37 ACRES. (16,424.23 SQUARE FEET)

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83 (2011), EPOCH DATE 2010.00 CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK.



EXHIBIT A  
PUBLIC UTILITY  
EASEMENT

N PROVIDENCE ROAD AND STATE HIGHWAY 163  
(EXISTING 35' HALF WIDTH R/W)



**A CIVIL GROUP**  
COLUMBIA, MD  
(573) 817-5750  
OFFICE@ACIVILGROUP.COM