

OWNER: MARKET READY LLC. A MISSOURI LIMITED LIABILITY COMPANY
PROJECT: QUAIL DRIVE PHASE 2 STORMWATER
PARCEL: 17-111-00-02-104.00 01
A TEMPORARY CONSTRUCTION EASEMENT

A TRACT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 5830 PAGE 158, ALSO BEING PART OF LOT 84 OF WHITE GATE SECOND ADDITION AS SHOWN IN PLAT BOOK 7 PAGE 45, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 84, THENCE 16.35 FEET ALONG A CURVE TO THE RIGHT, CURVE RADIUS 50.00 FEET, CHORD S.43°54'20"W, 16.28 FEET, TO A POINT ON THE RIGHT-OF-WAY OF QUAIL DRIVE, BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING LEAVING SAID RIGHT-OF-WAY, N 82°37'30" E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) 12.10 FEET TO A POINT ON THE SOUTH LINE OF A 16 FOOT UTILITY AND DRAINAGE EASEMENT AS SHOWN IN PLAT BOOK 7 PAGE 45; THENCE WITH SAID SOUTH LINE, S 55°39'40" E 40.38 FEET; THENCE LEAVING SAID SOUTH LINE, S 47°55'35" E, 43.07 FEET; THENCE N 42°03'35" E, 5.85 FEET TO A POINT ON THE SOUTH LINE OF SAID UTILITY AND DRAINAGE EASEMENT; THENCE WITH SAID SOUTH LINE, S 55°39'40" E, 11.00 FEET; THENCE LEAVING SAID SOUTH LINE, S 43°32'25" W, 11.99 FEET; THENCE N 47°28'30" W, 26.54 FEET; THENCE S 61°38'20" W, 14.19 FEET; THENCE N 27°53'15" W, 40.00 FEET; THENCE S 62°47'35" W, 5.33 FEET; THENCE N 54°56'55" W, 25.81 FEET; THENCE S 51°45'05" W, 7.66 FEET; THENCE S 67°04'25" W, 2.95 FEET; THENCE N 27°39'10" W, 4.59 FEET TO A POINT ON THE RIGHT-OF-WAY OF QUAIL DRIVE; THENCE WITH SAID RIGHT-OF-WAY, 6.47 FEET, ALONG A NON-TANGENT CURVE TO THE LEFT, CURVE RADIUS 50.00 FEET, CHORD N 56°58'49"E, 6.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 865 SQUARE FEET.

OWNER: MARKET READY LLC. A MISSOURI LIMITED LIABILITY COMPANY
PROJECT: QUAIL DRIVE PHASE 2 STORMWATER
PARCEL: 17-111-00-02-104.00 01
A PERMANENT DRAINAGE EASEMENT

2 TRACTS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 5830 PAGE 158, ALSO BEING PART OF LOT 84 OF WHITE GATE SECOND ADDITION AS SHOWN IN PLAT BOOK 7 PAGE 45, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 84; THENCE WITH THE RIGHT-OF-WAY OF QUAIL DRIVE 8.04 FEET ALONG A CURVE TO THE RIGHT, CURVE RADIUS 50.00 FEET, CHORD S 39°08'32" W, 8.03 FEET TO THE SOUTH LINE OF AN EXISTING UTILITY AND DRAINAGE EASEMENT AS SHOWN BY PLAT BOOK 7 PAGE 45 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING LEAVING SAID RIGHT-OF-WAY AND WITH SAID SOUTH LINE, S.55°39'40" E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) 7.00 FEET; THENCE LEAVING SAID SOUTH LINE, S 82°37'30" W, 12.10 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE WITH SAID RIGHT-OF-WAY, 8.31 FEET WITH A NON-TANGENT CURVE TO THE LEFT, CURVE RADIUS 50.00 FEET, CHORD N 48°30'37" E, 8.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 27 SQUARE FEET.

TRACT 2

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 84 THENCE WITH THE RIGHT-OF-WAY OF QUAIL DRIVE 8.03 FEET ALONG A CURVE TO THE RIGHT, CURVE RADIUS 50.00 FEET, CHORD S.39°08'30"W, 8.03 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING WITH THE SOUTH LINE OF A 16 FOOT UTILITY AND DRAINAGE EASEMENT AS SHOWN IN PLAT BOOK 7 PAGE 45 , S.55°39'40" E, 7.00 FEET; THENCE CONTINUING WITH SAID SOUTH LINE S 55°39'40" E, 40.38 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING CONTINUING WITH SAID SOUTH LINE S 55°39'40" E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) 43.46 FEET; THENCE LEAVING SAID SOUTH LINE, S 42°03'35" W, 5.85 FEET; THENCE N 47°55'35" W, 43.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 126 SQUARE FEET.

OWNER: SON OF MINE PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY

PROJECT: QUAIL DRIVE PHASE 2 STORMWATER

PARCEL: 17-111-00-02-105.00 01

A TEMPORARY CONSTRUCTION EASEMENT

A TRACT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 6114 PAGE 135, ALSO BEING PART OF LOT 85 OF WHITE GATE SECOND ADDITION AS SHOWN IN PLAT BOOK 7 PAGE 45, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 85, THENCE WITH THE RIGHT-OF-WAY OF QUAIL DRIVE, 8.03 FEET ALONG A CURVE TO THE LEFT, CURVE RADIUS 50.00 FEET, CHORD N 29°55'06" E, (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE

PLANE COORDINATE SYSTEM, CENTRAL ZONE) 8.02 FEET TO THE NORTH LINE OF A 16 FOOT UTILITY AND DRAINAGE EASEMENT AS SHOWN IN PLAT BOOK 7 PAGE 45; THENCE LEAVING SAID RIGHT-OF-WAY AND WITH SAID NORTH LINE, S 55°36'40" E, 76.85 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING LEAVING SAID NORTH LINE, N 52°14'00" W, 65.80 FEET; THENCE N 16°23'15" W, 19.21 FEET; THENCE S 72°59'20" E, 14.59 FEET; THENCE S 13°58'05" W, 14.18 FEET; THENCE S 73°28'35" E, 40.45 FEET; THENCE S 45°11'05" E, 51.28 FEET; THENCE S 36°57'30" W, 10.13 FEET TO A POINT ON SAID NORTH LINE; THENCE WITH SAID NORTH LINE N 55°48'20" W, 26.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 1304 SQUARE FEET.

OWNER: SON OF MINE PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY
PROJECT: QUAIL DRIVE PHASE 2 STORMWATER
PARCEL: 17-111-00-02-105.00 01
A PERMANENT DRAINAGE EASEMENT

A TRACT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 6114 PAGE 135, ALSO BEING PART OF LOT 85 OF WHITE GATE SECOND ADDITION AS SHOWN IN PLAT BOOK 7 PAGE 45, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 85, THENCE WITH THE RIGHT-OF-WAY OF QUAIL DRIVE 8.03 FEET ALONG A CURVE TO THE LEFT, CURVE RADIUS 50.00 FEET CHORD N 29°56'06" E, (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) 8.02 FEET TO THE NORTH LINE OF A UTILITY AND DRAINAGE EASEMENT AS SHOWN IN PLAT BOOK 7 PAGE 45 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING WITH SAID RIGHT-OF-WAY 20.15 FEET ALONG A CURVE TO THE LEFT, CURVE RADIUS 50.00 FEET, CHORD N 13°47'10" E, 20.02 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S 16°23'15" E 4.29 FEET; THENCE S 16°23'15" E, 19.21 FEET; THENCE S 52°14'00" E, 65.80 FEET TO A POINT ON SAID NORTH LINE; THENCE WITH SAID NORTH LINE, N 55°36'40" W, 76.85 FEET THE POINT OF BEGINNING AND CONTAINING 254 SQUARE FEET.