QUAIL DRIVE SEWER REPLACEMENT
EXHIBIT A

BT-OH LLC, A DELAWARE LIMITED LIABILITY COMPANY
PID: 17-107-00-04-010.00 01
2501 VANDIVER DRIVE

RE: TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)

A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF TRACT 3 OF MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, AND ALSO BEING PART OF LOT A OF MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 2, IN SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 00 DEGREES 41 MINUTES 51 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE WEST LINE OF SAID TRACT, 40.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, ON A LINE PARALLEL 40-FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE (60-FEET WIDE), 16.58 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 51 SECONDS EAST, 30.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, ON A LINE PARALLEL 10-FEET NORTH OF SAID NORTH RIGHT-OF-WAY LINE, 201.89 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 40 SECONDS EAST, 5.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST ON A LINE PARALLEL 15-FEET NORTH OF SAID NORTH RIGHT-OF-WAY LINE, 70.68 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 27 SECONDS EAST, 7.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE PARALLEL 8-FEET NORTH OF SAID NORTH RIGHT-OF-WAY LINE, 87.67 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 19 SECONDS EAST, 8.00 FEET, TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, 201.59 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 3,043 SQUARE FEET OR 0.070 ACRES, MORE OR LESS.
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

2023-12-20

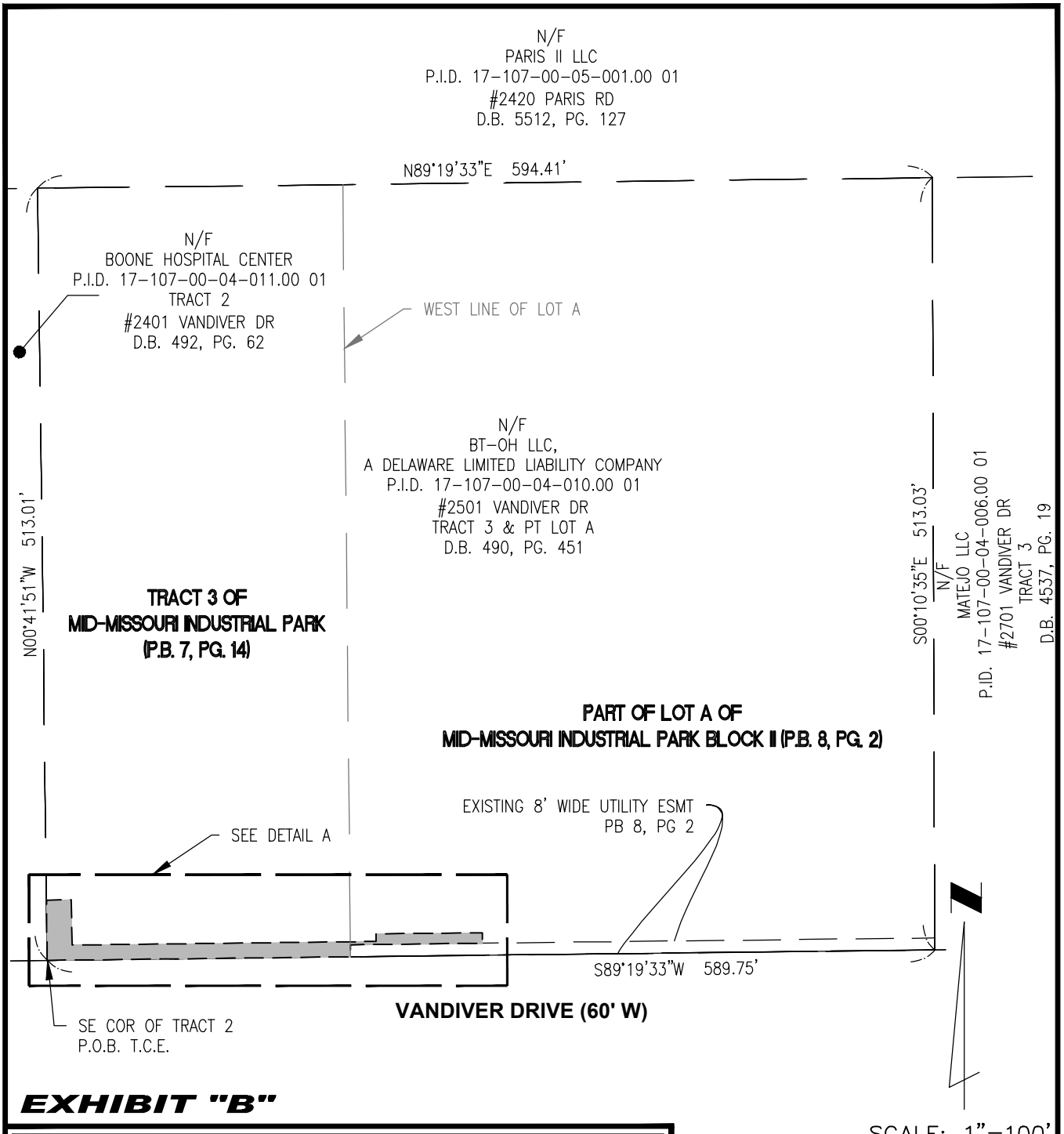

EXHIBIT "B"

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-107-00-04-010.00 01

SCALE: 1"=100'
0 50 100

SHEET 1 OF 2

TWM
COLUMBIA MISSOURI OFFICE
3316 LEMONE IND. BLVD. STE. #2
COLUMBIA, MISSOURI
ZIP 65201-8246
TEL (573) 442-6474
WWW.TWM-INC.COM

LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING ESMTS
- PERMANENT SANITARY SEWER ESMT (P.S.S.E.)
- PERMANENT DRAINAGE ESMT (P.D.E.)
- PERMANENT ACCESS ESMT (P.A.E.)
- TEMPORARY CONSTRUCTION ESMT (T.C.E.)

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

AREA – 2501 VANDIVER DR	
TOTAL TRACT	303,745 SQ. FT
TEMP. CONSTRUCTION ESMT	3,043 SQ. FT

NOTES
1. THIS EXHIBIT HAS BEEN PREPARED FOR THE SOLE PURPOSE OF OBTAINING EASEMENTS OVER THE PROPERTY SHOWN HEREON.
2. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS FOR DISPLAY PURPOSES ONLY

12/20/23

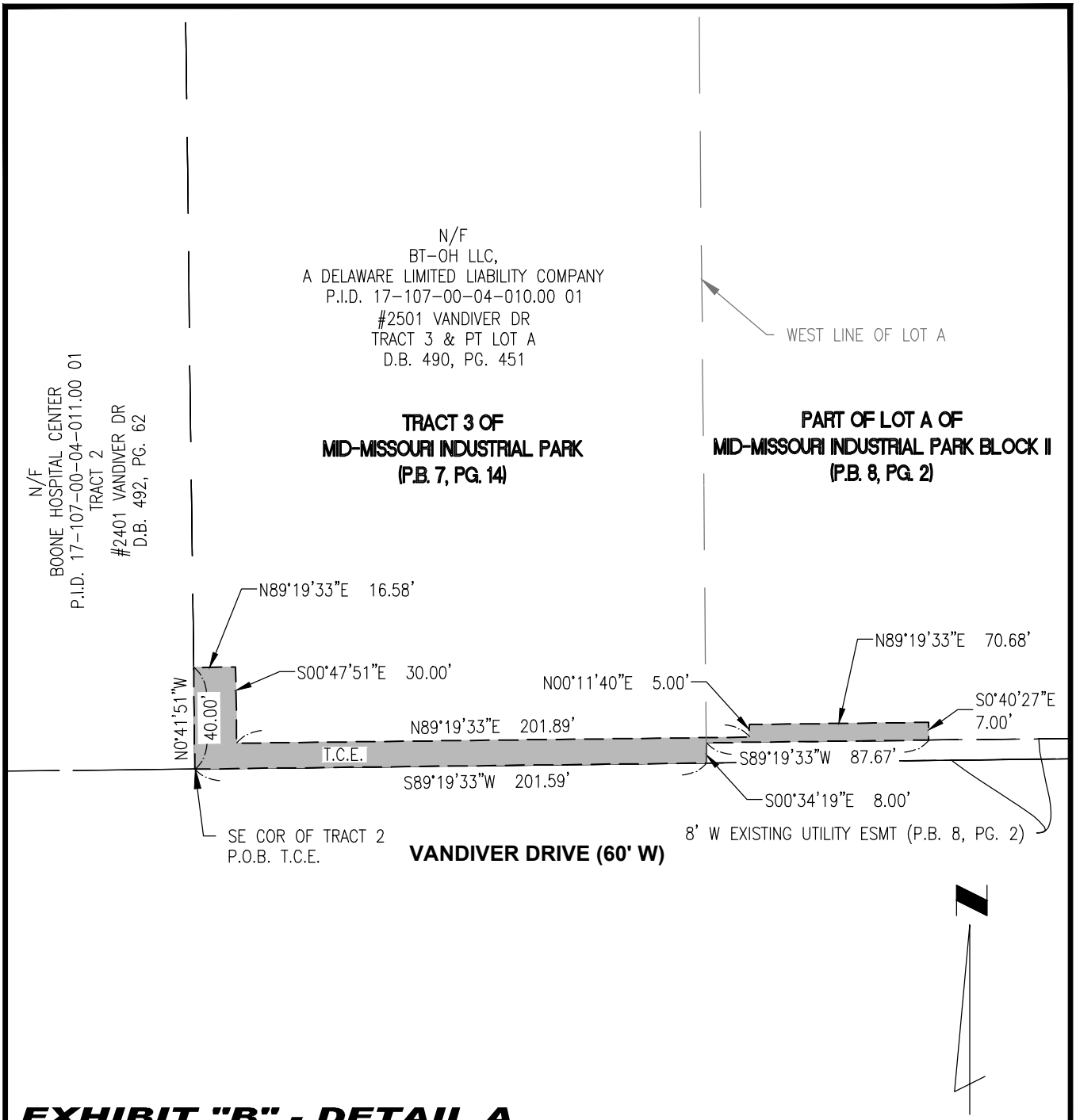

EXHIBIT "B" - DETAIL A

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-107-00-04-010.00 01

SCALE: 1"=60'
0 30 60

SHEET 2 OF 2

TWM
COLUMBIA MISSOURI OFFICE
3316 LEMONE IND. BLVD. STE. #2
COLUMBIA, MISSOURI
ZIP 65201-8246
TEL (573) 442-6474
WWW.TWM-INC.COM

LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING ESMTS
- PERMANENT SANITARY SEWER ESMT (P.S.S.E.)
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12/20/23