CALVERT DRIVE SEWER REPLACEMENT
EXHIBIT A

MIKE MESSER AGENCY, LLC, A MISSOURI LIMITED LIABILITY COMPANY
PID 17-111-00-01-006.00 01
2606 CALVERT DR

RE: PERMANENT SANITARY SEWER EASEMENT (P.S.S.E.)

A VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT BEING PART OF LOT 502, MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 18 MINUTES 00 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM) ON THE NORTH LINE OF SAID LOT, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CALVERT DRIVE (60-FEET WIDE), 125.87 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 52 MINUTES 47 SECONDS WEST, 37.44 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST ON THE WEST LINE OF SAID LOT, 5.47 FEET; THENCE NORTHEASTWARDLY ON A NON-TANGENT CURVE TO THE LEFT WITH AN ARC DISTANCE OF 17.81 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 43 MINUTES 39 SECONDS EAST, 17.72 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 00 SECONDS EAST ON SAID NORTH LINE, 20.77 FEET; TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT CONTAINS 219 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

RE: PERMANENT DRAINAGE EASEMENT (P.D.E.)

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 502, MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, 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 LOT; THENCE NORTH 00 DEGREES 25 MINUTES 13 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 LOT, 17.04 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 27 SECONDS EAST, 25.75 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT, 14.07 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 112 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

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

A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF LOT 502, MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00 DEGREES 25 MINUTES 13 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 LOT, 17.04 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID WEST LINE, NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST, 20.54 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST ON A LINE PARALLEL 35-

FEET NORTH FROM THE SOUTH LINE OF SAID LOT, 73.09 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST, 37.58 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST ON SAID SOUTH LINE, 59.02 FEET; THENCE NORTH 31 DEGREES 00 MINUTES 27 SECONDS WEST, 25.75 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 2,446 SQUARE FEET OR 0.056 ACRES, MORE OR LESS.
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

2024-01-25

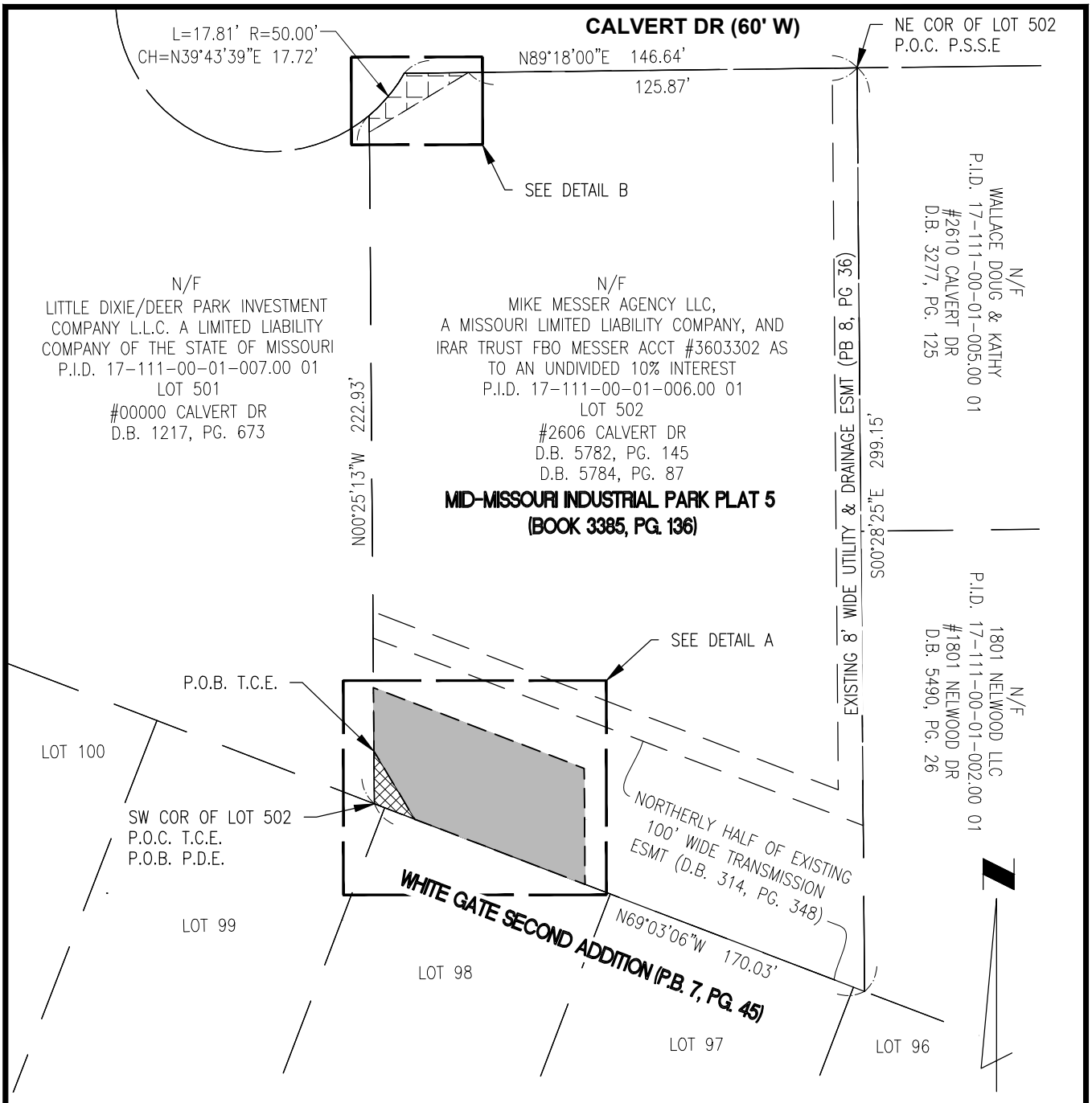

EXHIBIT "B"

SCALE: 1"=50'

0 25 50

SHEET 1 OF 3

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-111-00-01-006.00 01

AREAS – 2606 CALVERT DRIVE	
TOTAL TRACT	42,273 SQ. FT
PERM. SANITARY SEWER ESMT	219 SQ. FT
PERM. DRAINAGE ESMT	112 SQ. FT
TEMP. CONSTRUCTION ESMT	2,446 SQ. FT

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

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

1/23/24

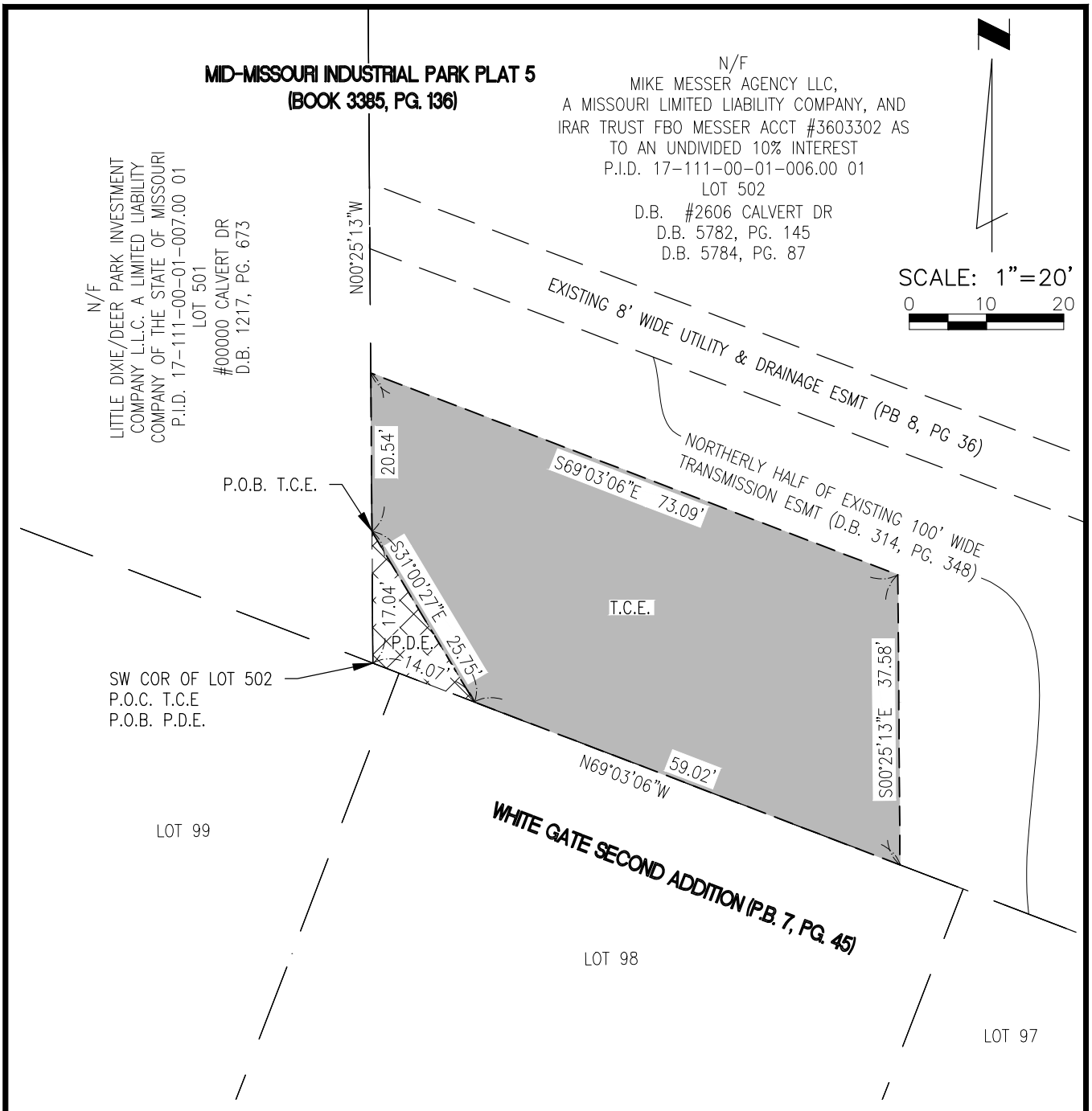

EXHIBIT "B" - DETAIL "A"

SHEET 2 OF 3

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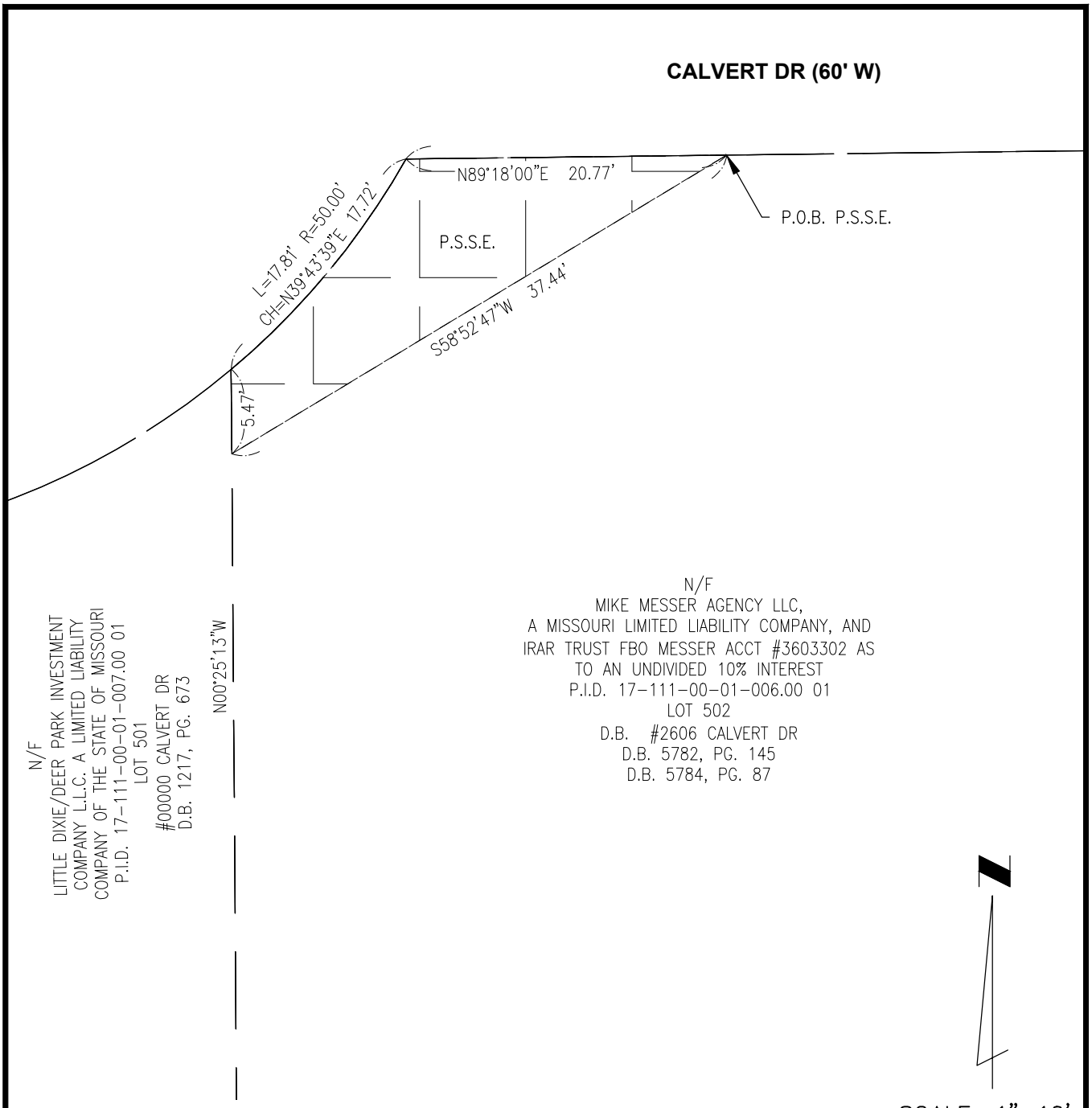

EXHIBIT "B" - DETAIL "B"

SHEET 3 OF 3

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PARCEL NO. 17-111-00-01-006.00 01

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