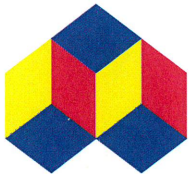


LEGAL DESCRIPTION – UTILITY EASEMENT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF ATKINSON WOODS PLAT 1, AS RECORDED IN PLAT BOOK 29, PAGE 19, BOONE COUNTY, MISSOURI RECORDS, THENCE S 83°21'35" E, 25.12 FEET; THENCE S 01°03'35" W, 304.78 FEET; THENCE N 83°20'15" W, 25.12 FEET; THENCE N 01°03'35" E, 304.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,620 SQUARE FEET.

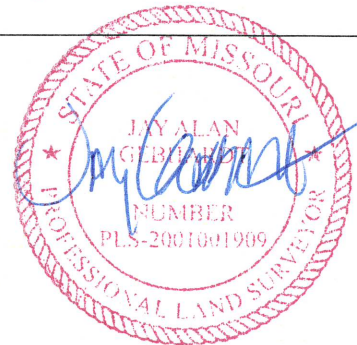
* BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00 CENTRAL ZONE, BY GPS OBSERVATIONS, USING MoDOT VRS NETWORK.



A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750

EXHIBIT A
SHEET 1 OF 2

ACG JOB #:
STAR24-01

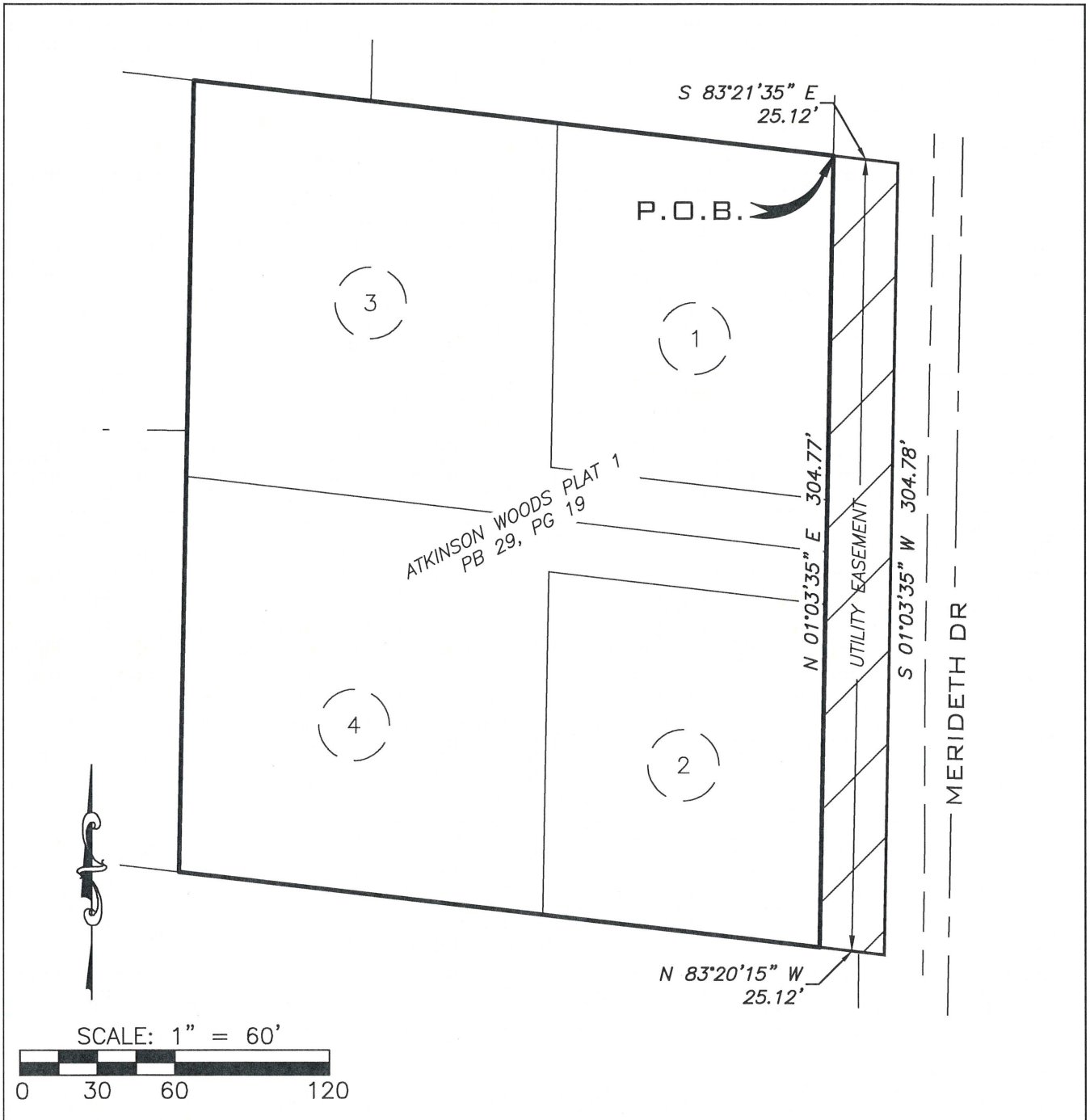


MISSOURI PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2001006115

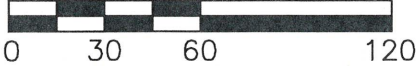
PROJECT NAME/DESCRIPTION: ATKINSON WOODS PLAT 2

LOCATION: CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

JAY GEBHARDT
LS-2001001909
SEPTEMBER 24, 2024



SCALE: 1" = 60'



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EXHIBIT A
 SHEET 2 OF 2

ACG JOB #:
 STAR24-01



MISSOURI PROFESSIONAL LAND SURVEYING
 CERTIFICATE OF AUTHORITY: 2001006115

PROJECT NAME/DESCRIPTION: ATKINSON WOODS PLAT 2

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