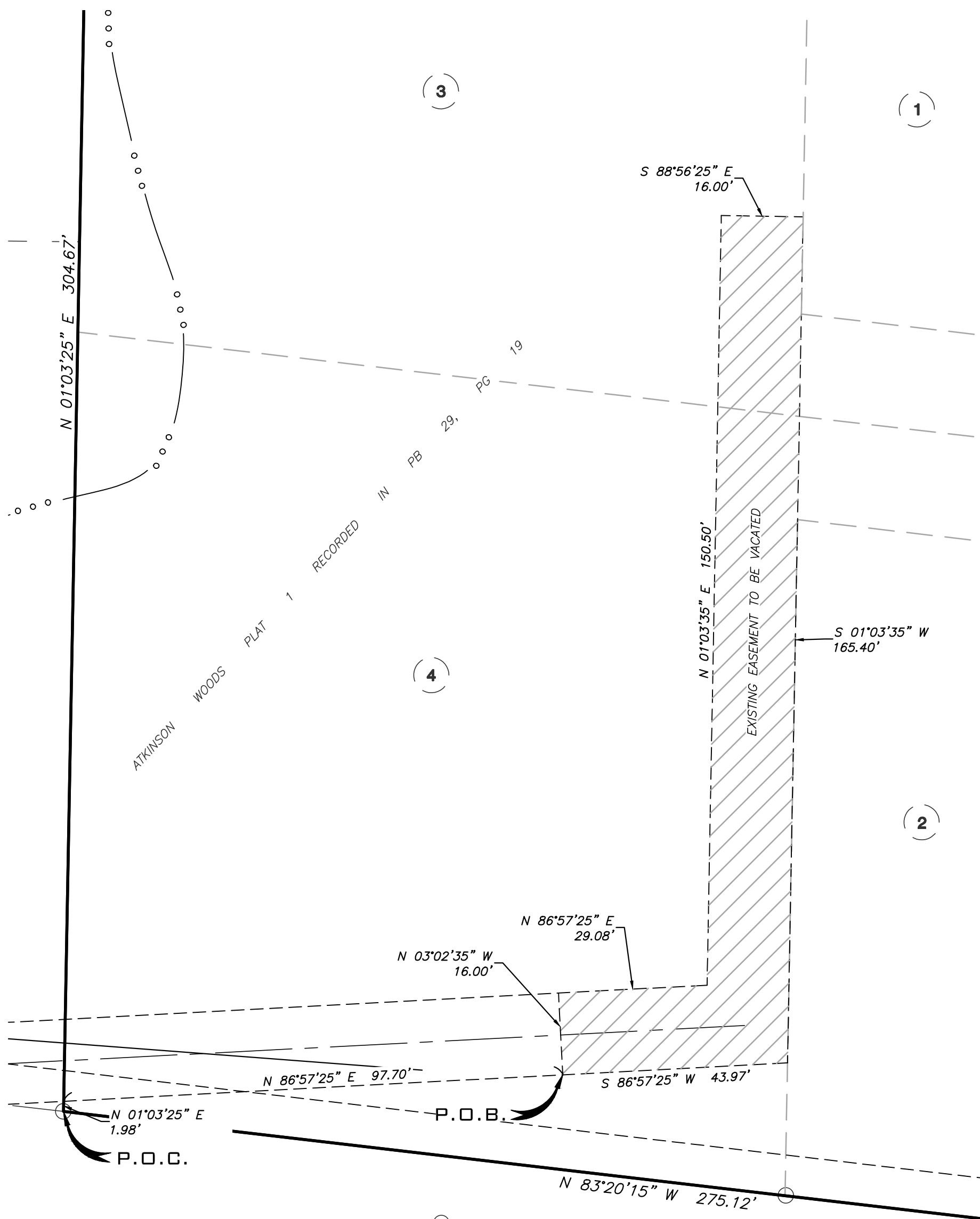


UTILITY EASEMENT VACATION EXHIBIT



SCALE: 1" = 20'



A CIVIL GROUP

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MO CERTIFICATE OF AUTHORITY: 2001006115

EXHIBIT A
SHEET 2 OF 2

ACG JOB #:STAR24.01

UTILITY EASEMENT VACATION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS PART OF LOTS 3 AND 4 OF ATKINSON WOODS PLAT 1 AS RECORDED IN PLAT BOOK 29, PAGE 19, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST LINE OF SAID LOT 4 N 01°03'25"E, 1.98 FEET; THENCE LEAVING SAID WEST LINE, EAST ALONG THE SOUTH LINE OF THE 16.00 FOOT UTILITY EASEMENT DEDICATED BY SAID PLAT N 86°57'25"E, 97.70 FEET TO THE POINT OF BEGINNING; THENCE N 03°02'35"W, 16.00 FEET TO THE NORTH LINE OF SAID EASEMENT; THENCE N 86°57'25"E, 29.08 FEET; THENCE LEAVING SAID NORTH LINE, NORTH ALONG THE WEST LINE OF SAID EASEMENT N 01°03'35"E, 150.50 FEET; THENCE LEAVING SAID WEST LINE, EAST ALONG THE NORTH LINE S 88°56'25"E, 16.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH ALONG THE EAST LINE S 01°03'35"W, 165.40 FEET; THENCE LEAVING SAID EAST LINE, WEST ALONG THE SOUTH LINE S 86°57'25"W, 43.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,112 SQ FT.

* 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.



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EXHIBIT A
SHEET 1 OF 2

ACG JOB #:STAR24.01

MISSOURI PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2001006115

PROJECT NAME/DESCRIPTION: SANITARY SEWER EASEMENT
VACATION, ATKINSON WOODS PLAT 2

LOCATION: CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



JAY GEBHARDT
LS-2001001909
JUNE 25, 2025