
REMS INFORMATION

Agreement ID:

Project ID:

EASEMENT
(Pipeline)

HIGHWAY 63 AND BROWN STATION ROAD, COLUMBIA MISSOURI

KNOW ALL MEN BY THESE PRESENTS, this _____ day of _____, 20____, that THE CITY OF COLUMBIA, MISSOURI, its successors and assigns, whether one or more and whether an individual, individuals, a corporation, or other legal entity (hereinafter "Grantor"), for and in consideration of the sum of One and No/100th Dollars (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto **UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI**, a Missouri corporation, its successors and assigns (hereinafter "Grantee"), a perpetual easement (hereinafter "Easement") with the right, privilege, and authority of Grantee, its agents, contractors, and subcontractors to survey, stake, construct, reconstruct, replace, use, operate, maintain, patrol, test, inspect, protect, repair, relocate, modify, add to the number of, abandon or retire in place, and remove a pipeline or pipelines for the transportation of gas or other substances, consisting of piping, hardware, valves, communication lines, and other appurtenances thereto (hereinafter individually and collectively "Facilities"), together with all rights and privileges for the exercise and enjoyment of the Easement rights and the authority to extend to any other party the right to use, pursuant to the provisions hereof, upon, over, across and under the following described land in Section 29, Township 49N, Range 12W, of the 5th Principal Meridian, in BOONE County, State of Missouri, to-wit:

LEGAL DESCRIPTION IS ON THE ATTACHED EXHIBITS A - F. "Easement Area".

Grantor also conveys the right of ingress and egress to and over the Easement Area and premises of Grantor adjoining the same, for all purposes herein stated; together with the right to trim, control the growth, cut and remove or cause to be removed at any time and from time to time, by any means, any and all brush, bushes, saplings, trees, roots, undergrowth, rock, overhanging branches, and other obstructions upon, over, and under the surface of said Easement Area and of the premises of Grantor adjoining the same deemed by Grantee to interfere with the exercise and enjoyment of Grantee's rights hereunder or endanger the safety of the Facilities.

Grantee shall be responsible for actual damages (except the trimming, controlling of growth, cutting, and removal of trees and other vegetation) occurring as a result of the Grantee's exercise of the Easement rights hereinabove conveyed and shall reimburse the owner thereof for such loss or damages.

Grantor, for itself, its successors and assigns, does hereby warrant and covenant unto Grantee, (1) that Grantor is the owner of the Easement Area and has the full right and authority to grant this Easement, (2) that Grantee may quietly enjoy the Easement for the purposes herein stated, and (3) that Grantor will not create or permit any building or other obstruction or condition of any kind or character upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the Easement rights hereinabove conveyed.

This Easement shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Easement to be executed on the date hereinabove written.

THE CITY OF COLUMBIA, MISSOURI

NAME De'Carlton Seewood



ATTEST Sheel Amin, City Clerk

TITLE City Manager

APPROVED AS TO FORM:

By: _____
Nancy Thompson, City Counselor

ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF MISSOURI }
COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names):

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Capacity Claimed By Signator(s)			
<input type="checkbox"/> Individual(s)	<input type="checkbox"/> Corporate	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Executor(s)	_____	_____	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Administrator(s)	_____	_____	<input type="checkbox"/> Other (Specify Below):
<input type="checkbox"/> Attorney-In-Fact	_____	_____	_____
<input type="checkbox"/> Conservator(s)	_____	_____	_____
<input type="checkbox"/> Guardian(s)	_____	_____	_____

My Commission Expires _____

Notary Public _____

Prepared By: Ladollar

Return To: LADOLLAR

Y:\2020\20-129-AMEREN-COLUMBIA-PHASE-3\EASEMENT EXHIBITS\20-129 Columbia Phase II Tract 1 Easement Exhibits 1-20-23.dwg, 2/28/2023 1:03:07 PM

DESCRIPTION FOR PERMANENT UTILITY EASEMENT

A strip of land being part of Tract 1, as shown by the amended property boundary survey recorded in Book 5687, page 103, Boone County Recorder's Office, Missouri, being situated in Part of the South Half of the Northwest Quarter and Part of the Northwest Quarter of the Northwest Quarter of Section 29, all in Township 49 North, Range 12 West, in the City of Columbia, Boone County, Missouri, more particularly described as follows:

From the northwest corner of said Section 29, also being a point on the westerly boundary of a property described in Book 5704, page 147, Boone County Recorder's Office, thence S0°32'15"W, along the westerly line of said Section 29 and the westerly line of said property described in Book 5704, page 147, 297.61 feet to the southwest corner of a tract of land described in Book 4553, page 144 and the POINT OF BEGINNING for this easement description; thence S69°12'20"E, along the southerly boundary of said property described in Book 4553, page 144, 26.65 feet; thence S0°32'15"W, parallel to the westerly line of said Section 29, 801.04 feet; thence S89°18'15"E, 16.02 feet; thence S17°44'20"E, 162.17 feet; thence S9°16'05"E, 164.95 feet; thence S24°58'55"E, 167.06 feet; thence S60°41'05"E, 129.96 feet; thence S61°20'55"E, 343.53 feet; thence S50°41'35"E, 186.71 feet; thence S33°08'30"E, 191.31 feet; thence N64°29'53"E, 24.70 feet; thence S24°53'35"E, 176.54 feet; thence S43°54'38"E, 475.50 feet; thence S81°07'45"E, 145.36 feet; thence S0°25'35"W, 21.39 feet; thence 89°45'00"E, 1108.55 feet to a point on the westerly boundary of the property described in Book 3742, page 92, Boone County Recorder's Office; thence S1°55'25"W, along the westerly boundary of said property described in Book 3742, page 92, 20.01 feet; thence N89°45'00"W, 1168.45 feet to a point on the southerly property line described in said Book 5704, page 147; thence along the boundary of said property described in Book 5704, page 147 the following courses: N81°07'45"W, 125.67 feet; thence N52°38'45"W, 319.79 feet; thence N24°53'35"W, 365.77 feet; thence N33°08'30"W, 183.56 feet; thence N50°41'35"W, 180.52 feet; thence N61°20'55"W, 341.20 feet; thence N60°41'05"W, 138.01 feet; thence N24°58'55"W, 178.56 feet; thence N9°16'05"W, 166.55 feet; thence N17°44'20"W, 142.30 feet; thence N89°18'15"W, 22.93 feet to a point on the westerly line of Section 29; thence N0°32'15"E, along the westerly line of said Section 29, 835.20 feet to the point of beginning.

EXHIBIT A

Keith M. Brickey, MO. PLS #2578
 CENTRAL MISSOURI
 PROFESSIONAL SERVICES
 MISSOURI STATE CERTIFICATE
 OF AUTHORITY #000355

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY
 JEFFERSON CITY, MISSOURI 65101
 Phone (573) 634-3455
 FAX (573) 634-8898

TITLE **EXHIBIT A - Tract 1
PERMANENT UTILITY EASEMENT**

FOR **AMEREN**

DATE 9/21/2022	DRN. BY JM	SCALE	BOOK
REV. DATE 2/28/2023	CKD. BY CFB	SHEET 1 OF 6	JOB NO. 20-129

D:\2020\20-129-AMEREN-COLUMBIA-PHASE-3\EASMENT EXHIBITS\20-129 Columbia Phase II Tract 1 Easement Exhibits 1-20-23.dwg, 2/28/2023 1:03:17 PM

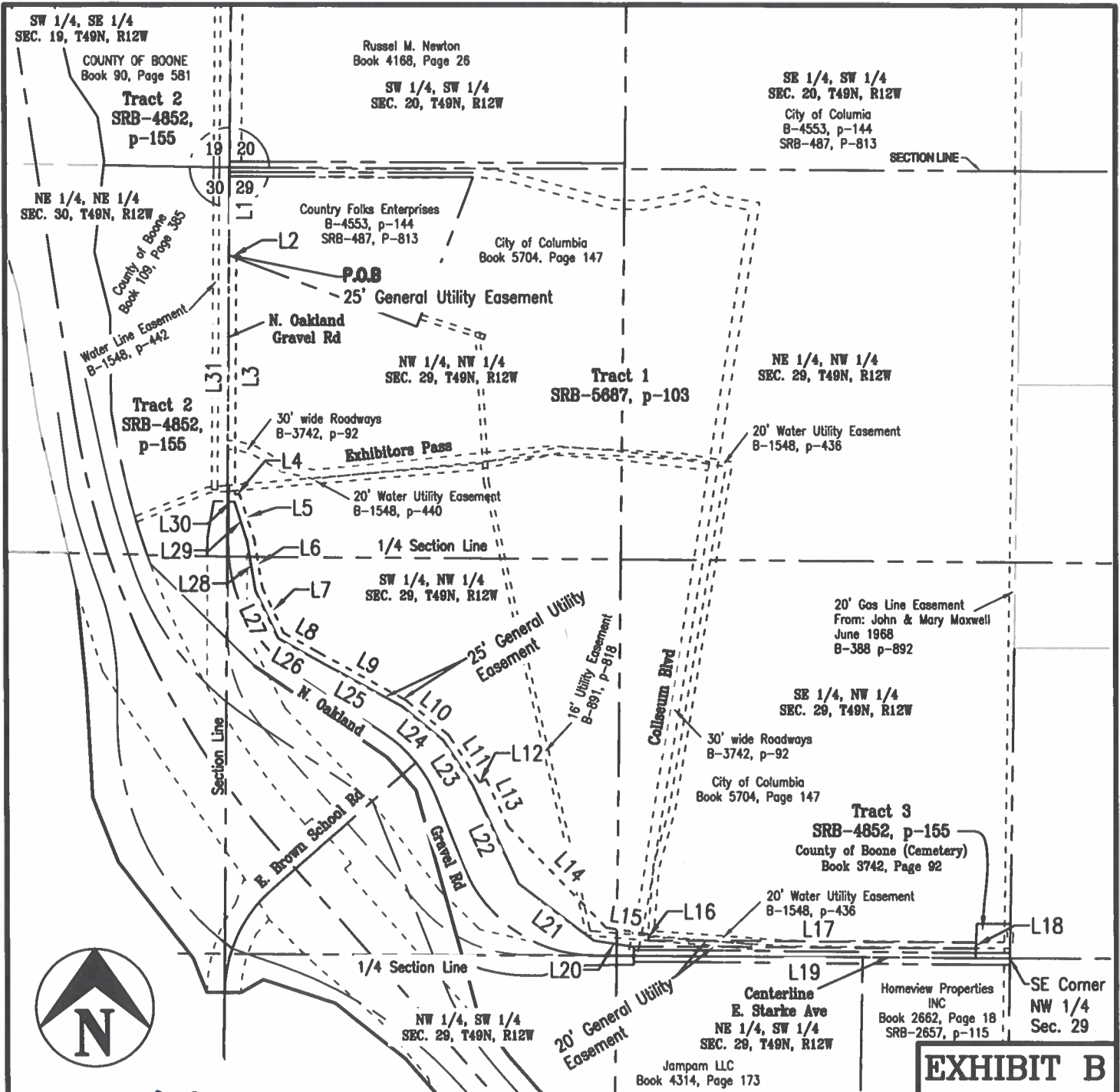


EXHIBIT B

Keith M. Brickey, MO. PLS #2578
 CENTRAL MISSOURI
 PROFESSIONAL SERVICES
 MISSOURI STATE CERTIFICATE
 OF AUTHORITY #000355

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY Phone (573) 634-3455
 JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE **EXHIBIT B - Tract 1**
PERMANENT UTILITY EASEMENT

FOR **AMEREN**

DATE 9/21/2022	DRN. BY JM	SCALE 1" = 500'	BOOK
REV. DATE 2/28/2023	CKD. BY CFB	SHEET 2 OF 6	JOB NO. 20-129

Parcel Line Table		
Line #	Length	Direction
L1	297.61	S0° 32' 15"W
L2	26.65	S69° 12' 20"E
L3	801.04	S0° 32' 15"W
L4	16.02	S89° 18' 15"E
L5	162.17	S17° 44' 20"E
L6	164.95	S9° 16' 05"E
L7	167.06	S24° 58' 55"E
L8	129.96	S60° 41' 05"E
L9	343.53	S61° 20' 55"E
L10	186.71	S50° 41' 35"E
L11	191.31	S33° 08' 30"E
L12	24.70	N64° 29' 53"E
L13	176.54	S24° 53' 35"E
L14	475.50	S43° 54' 38"E
L15	145.36	S81° 07' 45"E
L16	21.39	S0° 25' 35"W
L17	1108.55	S89° 45' 00"E
L18	20.01	S1° 55' 25"W
L19	1168.45	N89° 45' 00"W

Parcel Line Table		
Line #	Length	Direction
L20	125.67	N81° 07' 45"W
L21	319.79	N52° 38' 45"W
L22	365.77	N24° 53' 35"W
L23	183.56	N33° 08' 30"W
L24	180.52	N50° 41' 35"W
L25	341.20	N61° 20' 55"W
L26	138.01	N60° 41' 05"W
L27	178.56	N24° 58' 55"W
L28	166.55	N9° 16' 05"W
L29	142.30	N17° 44' 20"W
L30	22.93	N89° 18' 15"W
L31	835.20	N0° 32' 15"E

EXHIBIT C



Keith M. Brickey, MO. PLS #2578
 CENTRAL MISSOURI
 PROFESSIONAL SERVICES
 MISSOURI STATE CERTIFICATE
 OF AUTHORITY #000355



Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING

2500 E. McCARTY
 JEFFERSON CITY, MISSOURI 65101

Phone (573) 634-3455
 FAX (573) 634-8898

TITLE **EXHIBIT C - Tract 1
 PERMANENT UTILITY EASEMENT**

FOR **AMEREN**

DATE 9/21/2022	DRN. BY JM	SCALE	BOOK
REV. DATE 2/28/2023	CKD. BY CFB	SHEET 3 OF 6	JOB NO. 20-129

\\202020-129-AMEREN-COLUMBIA-PHASE-3\EASEMENT EXHIBITS\20-129 Columbia Phase II Tract 1 Easement Exhibits 1-20-23.dwg, 2/28/2023 1:03:41 PM

TEMPORARY CONSTRUCTION EASEMENT

A strip of land being part of Tract 1, as shown by the amended property boundary survey recorded in Book 5687, page 103, Boone County Recorder's Office, Missouri, being situated in Part of the South Half of the Northwest Quarter and Part of the Northwest Quarter of the Northwest Quarter of Section 29, all in Township 49 North, Range 12 West, in the City of Columbia, Boone County, Missouri, more particularly described as follows:

From the northwest corner of said Section 29, also being a point on the westerly boundary of a property described in Book 5704 page 147, Boone County Recorder's Office, thence S0°32'15"W, along the westerly line of said Section 29 and the westerly line of said property described in Book 5704, page 147, 297.61 feet to the southwesterly corner of a tract of land described in Book 4553, page 144; thence S69°12'20"E, along the southerly boundary of said property described in Book 4553, page 144, 26.65 feet to the POINT OF BEGINNING for this easement description; thence S69°12'20"E, continuing along the southerly boundary of said property described in said Book 4553, page 144; 10.66 feet; thence S0°32'15"W, parallel to the westerly line of said Section 29, 787.38 feet; thence S89°18'15"E, 13.25 feet; thence S17°44'20"E, 170.12 feet; thence S9°16'05"E, 164.31 feet; thence S24°58'55"E, 162.46 feet; thence S60°41'05"E, 126.68 feet; thence S61°20'56"E, 344.12 feet; thence S50°41'35"E, 189.19 feet; thence S33°08'30"E, 184.10 feet; thence N64°29'53"E, 26.06 feet; thence S24°53'35"E, 184.97 feet; thence S43°54'38"E, 470.46 feet; thence S81°07'45"E, 150.62 feet; thence S0°25'35"W, 19.99 feet; thence S89°45'00"E, 1098.81 feet to a point on the westerly boundary of the property described in Book 3742, page 92, Boone County Recorder's Office; thence S1°55'25"W, along the westerly boundary of said property described in Book 3742, page 92, 10.00 feet; thence N89°45'00"W, 1108.55 feet; thence, N0°25'35"E, 21.39 feet; thence N81°07'45"W, 145.36 feet; thence N43°54'38"W, 475.50 feet; thence N24°53'35"W, 176.54 feet; thence S64°29'53"W, 24.70 feet; thence N33°08'30"W, 191.31 feet; thence N50°41'35"W, 186.71 feet; thence N61°20'56"W, 343.24 feet; thence N60°41'05"W, 129.96 feet; thence N24°58'55"W, 167.06 feet; thence N9°16'05"W, 164.95 feet; thence N17°44'20"W, 162.17 feet; thence N89°18'15"W, 16.02 feet; thence N0°32'15"E, parallel to the westerly line of said Section 29, 801.04 feet to the point of beginning.

EXHIBIT D



Keith M. Brickey, MO. PLS #2578
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355



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FAX (573) 634-8898

TITLE **EXHIBIT D - Tract 1
TEMPORARY CONSTRUCTION EASEMENT**

FOR **AMEREN**

DATE 9/21/2022	DRN. BY JM	SCALE	BOOK
REV. DATE 2/28/2023	CKD. BY CFB	SHEET 4 OF 6	JOB NO. 20-129

202020-129-AMEREN-COLUMBIA-PHASE-3-EASEMENT EXHIBITS 20-129 Columbia Phase II Tract 1 Easement Exhibits 1-20-23.dwg, 2/28/2023 1:03:50 PM

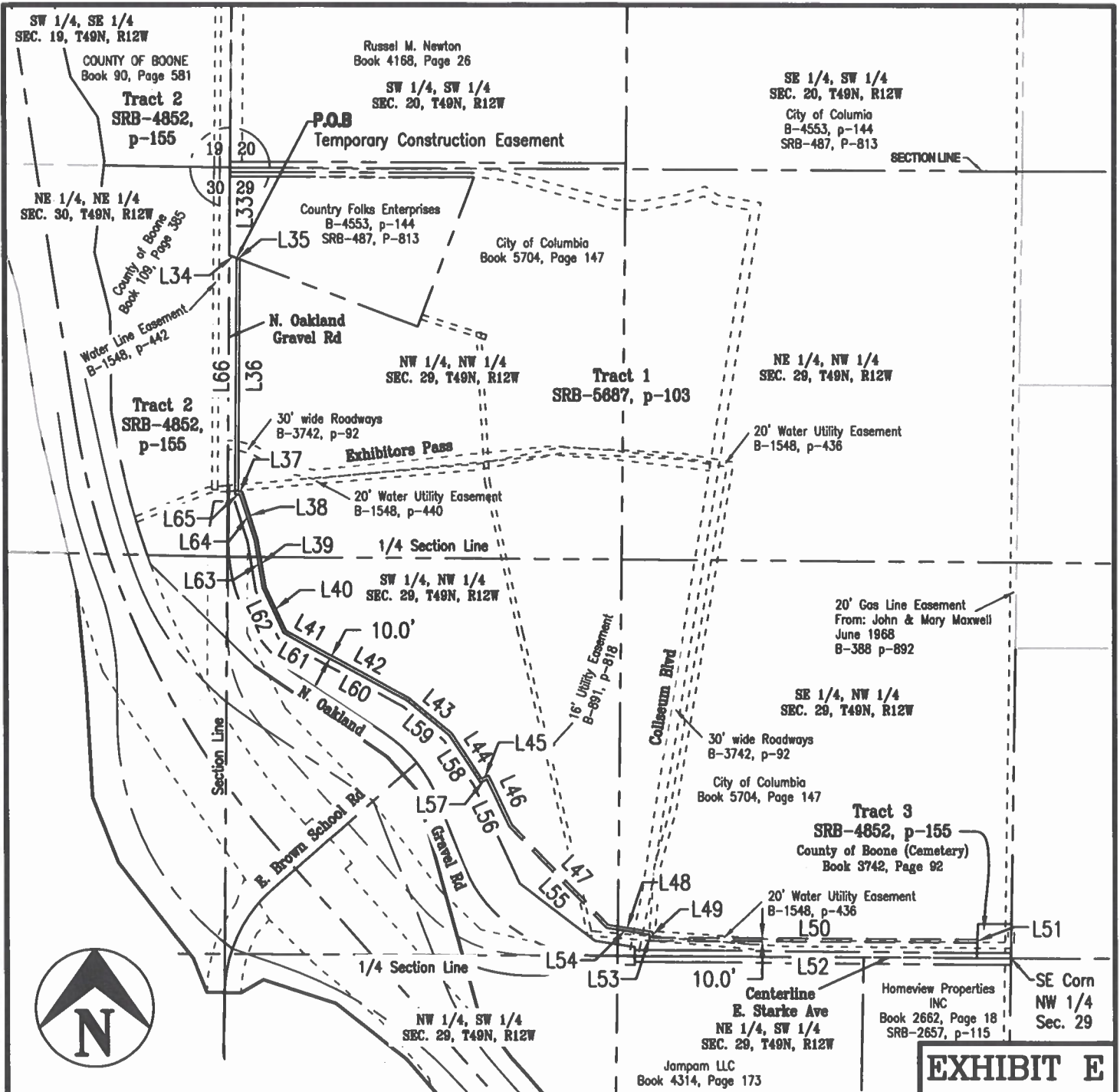


EXHIBIT E

STATE OF MISSOURI
 LS-2578
 KEITH M. BRICKEY
 REGISTERED LAND SURVEYOR
 Keith M. Brickey, MO. PLS #2578
 CENTRAL MISSOURI
 PROFESSIONAL SERVICES
 MISSOURI STATE CERTIFICATE
 OF AUTHORITY #000355

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 FAX (573) 634-8898

TITLE			
EXHIBIT E - Tract 1 TEMPORARY CONSTRUCTION EASEMENT			
FOR			
AMEREN			
DATE	9/21/2022	DRN. BY	JM
REV.	2/28/2023	CKD. BY	CFB
DATE		SHEET	5 OF 6
		SCALE	1" = 500'
		BOOK	
		JOB NO.	20-129

Parcel Line Table		
Line #	Length	Direction
L33	297.61	S0° 32' 15"W
L34	26.65	S69° 12' 20"E
L35	10.66	S69° 12' 20"E
L36	787.38	S0° 32' 15"W
L37	13.25	S89° 18' 15"E
L38	170.12	S17° 44' 20"E
L39	164.31	S9° 16' 05"E
L40	162.46	S24° 58' 55"E
L41	126.68	S60° 41' 05"E
L42	344.12	S61° 20' 56"E
L43	189.19	S50° 41' 35"E
L44	184.10	S33° 08' 30"E
L45	26.06	N64° 29' 53"E
L46	184.97	S24° 53' 35"E
L47	470.46	S43° 54' 38"E
L48	150.62	S81° 07' 45"E
L49	19.99	S0° 25' 35"W
L50	1098.81	S89° 45' 00"E
L51	10.00	S1° 55' 25"W
L52	1108.55	N89° 45' 00"W

Parcel Line Table		
Line #	Length	Direction
L53	21.39	N0° 25' 35"E
L54	145.36	N81° 07' 45"W
L55	475.50	N43° 54' 38"W
L56	176.54	N24° 53' 35"W
L57	24.70	S64° 29' 53"W
L58	191.31	N33° 08' 30"W
L59	186.71	N50° 41' 35"W
L60	343.24	N61° 20' 56"W
L61	129.96	N60° 41' 05"W
L62	167.06	N24° 58' 55"W
L63	164.95	N9° 16' 05"W
L64	162.17	N17° 44' 20"W
L65	16.02	N89° 18' 15"W
L66	801.04	N0° 32' 15"E

EXHIBIT F

Keith M. Brickey, MO. PLS #2578
 CENTRAL MISSOURI
 PROFESSIONAL SERVICES
 MISSOURI STATE CERTIFICATE
 OF AUTHORITY #000355



Central Missouri Professional Services, Inc.

ENGINEERING - SURVEYING - MATERIALS TESTING

2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101

Phone (573) 634-3455
FAX (573) 634-8898

TITLE **EXHIBIT F - Tract 1
TEMPORARY CONSTRUCTION EASEMENT**

FOR **AMEREN**

DATE 9/21/2022	DRN. BY JM	SCALE	BOOK
REV. 2/28/2023	CKD. BY CFB	SHEET 6 OF 6	JOB NO. 20-129