

**CALVERT DRIVE SEWER REPLACEMENT  
EXHIBIT A**

MATTHEW RUSSO, AKA MATT RUSSO  
PID 17-111-00-02-016.00 01  
2417 QUAIL DR

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

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 104, WHITE GATE SECOND ADDITION, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 45, 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 NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 08 DEGREES 48 MINUTES 23 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST LINE OF SAID LOT, 24.70 FEET; THENCE NORTH 48 DEGREES 32 MINUTES 38 SECONDS WEST, 68.92 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 59.36 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 717 SQUARE FEET OR 0.016 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 104, WHITE GATE SECOND ADDITION, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 45, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

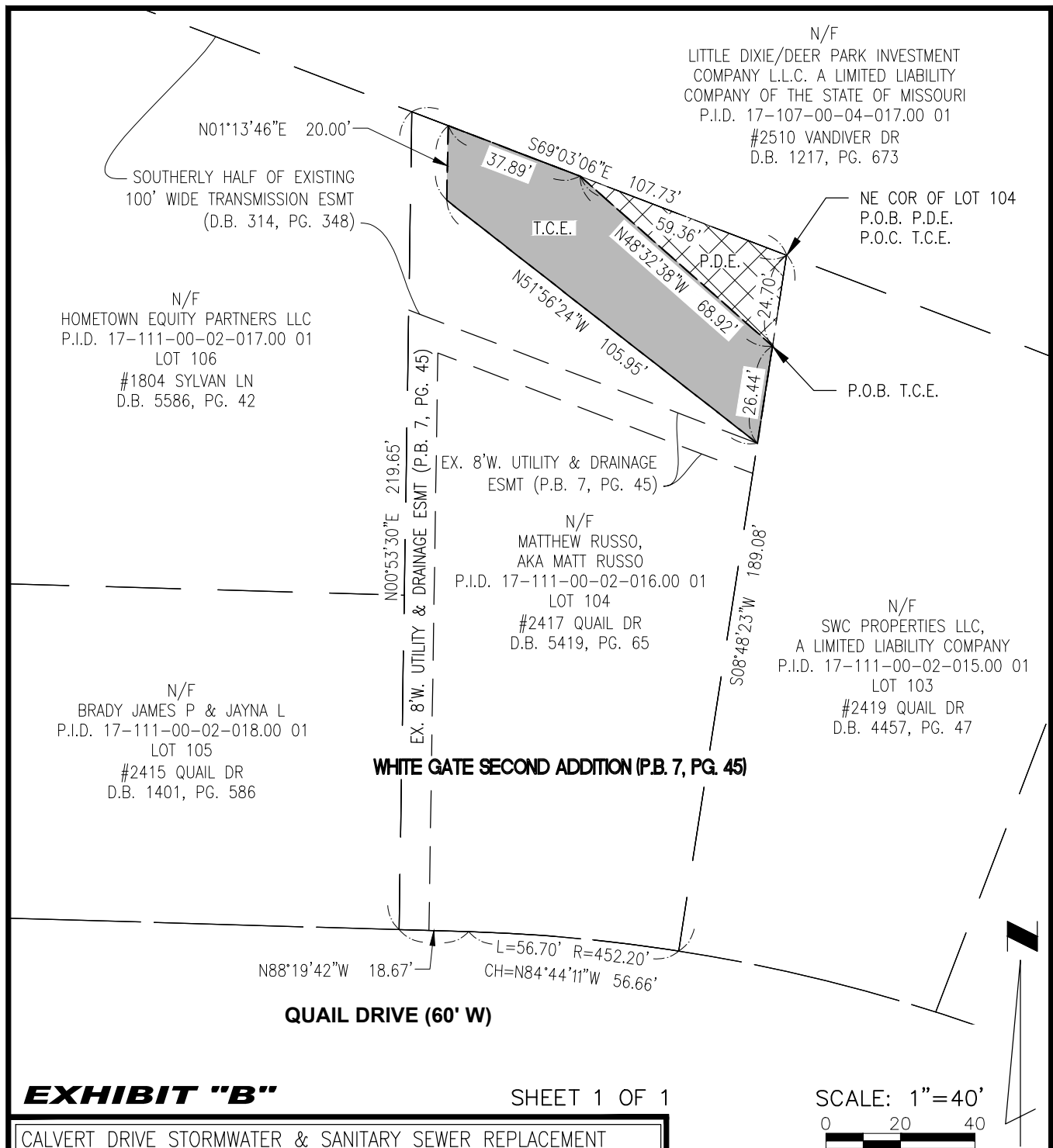
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 08 DEGREES 48 MINUTES 23 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST LINE OF SAID LOT, 24.70 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID EAST LINE, SOUTH 08 DEGREES 48 MINUTES 23 SECONDS WEST, 26.44 FEET; THENCE NORTH 51 DEGREES 56 MINUTES 24 SECONDS WEST, 105.95 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 46 SECONDS EAST, 20.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, 37.89 FEET; THENCE SOUTH 48 DEGREES 32 MINUTES 38 SECONDS EAST, 68.92 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 2,562 SQUARE FEET OR 0.059 ACRES, MORE OR LESS.  
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.  
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.



2024-01-23



**TWM**

COLUMBIA MISSOURI OFFICE  
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 COLUMBIA, MISSOURI  
 ZIP 65201-8246  
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**WHITE GATE SECOND ADDITION (P.B. 7, PG. 45)**

**QUAIL DRIVE (60' W)**

**SCALE: 1"=40'**

0 20 40

**EXHIBIT "B"**

**SHEET 1 OF 1**

**CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT**  
 PARCEL NO. 17-111-00-02-016.00 01

**AREAS - 2417 QUAIL STREET**

TOTAL TRACT	18,145 SQ. FT
PERM. DRAINAGE ESMT	717 SQ. FT
TEMP. CONSTRUCTION ESMT	2,562 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