

**CALVERT DRIVE SEWER REPLACEMENT**  
**EXHIBIT A**

LITTLE DIXIE/DEER PARK INVESTMENT COMPANY L.L.C. A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI  
PID 17-111-00-01-007.00 01  
0000 CALVERT DRIVE

**RE: PERMANENT SANITARY SEWER EASEMENT (P.S.S.E.) #1 & #2**

TWO PERMANENT SANITARY SEWER EASEMENTS BEING PART OF LOT 501, 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:

**PERMANENT SANITARY SEWER EASEMENT #1:**

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST (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, 5.47 FEET; THENCE SOUTH 58 DEGREES 52 MINUTES 47 SECONDS WEST, 16.28 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST, ON A LINE PARALLEL 14-FEET WEST FROM SAID EAST LINE, 203.67 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON SAID SOUTH LINE, 17.18 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST, ON A LINE PARALLEL 30-FEET WEST FROM SAID EAST LINE, 199.73 FEET TO THE RIGHT-OF-WAY LINE OF CALVERT DRIVE (50-FEET); THENCE, ON SAID RIGHT-OF-WAY LINE, EASTWARDLY ON A NON-TANGENT CURVE TO THE LEFT WITH AN ARC DISTANCE OF 32.69 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 40 MINUTES 03 SECONDS EAST, 32.12 FEET; TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT #1 CONTAINS 3,335 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.

AND, ALSO

**PERMANENT SANITARY SEWER EASEMENT #2:**

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST (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 TRACT OF LAND, 100.23 FEET TO THE RIGHT-OF-WAY LINE OF CALVERT DRIVE (50 FEET); THENCE, ON SAID RIGHT-OF-WAY LINE, SOUTHWARDLY ON A NON-TANGENT CURVE TO THE LEFT WITH AN ARC DISTANCE OF 8.04 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 44 MINUTES 35 SECONDS EAST, 8.03 FEET, TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTHWARDLY ON A CURVE TO THE LEFT WITH AN ARC DISTANCE OF 18.39 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 20 DEGREES 53 MINUTES 10 SECONDS EAST, 18.28 FEET; THENCE NORTH 60 DEGREES 17 MINUTES 25 SECONDS WEST, 34.03 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, ON A LINE PARALLEL 8-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 23.04 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT #2 CONTAINS 187 SQUARE FEET OR 0.004 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.) #1 & #2**

TWO PERMANENT DRAINAGE EASEMENTS BEING PART OF LOT 501, 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, CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PERMANENT DRAINAGE EASEMENT #1:**

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE SOUTH LINE OF SAID LOT, 195.68 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, ON THE WEST LINE OF SAID LOT, 53.68 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE PARALLEL 50-FEET NORTH FROM SAID SOUTH LINE, 195.65 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST, ON THE EAST LINE OF SAID TRACT OF LAND, 53.69 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT #1 CONTAINS 9,783 SQUARE FEET OR 0.225 ACRES, MORE OR LESS.

AND ALSO,

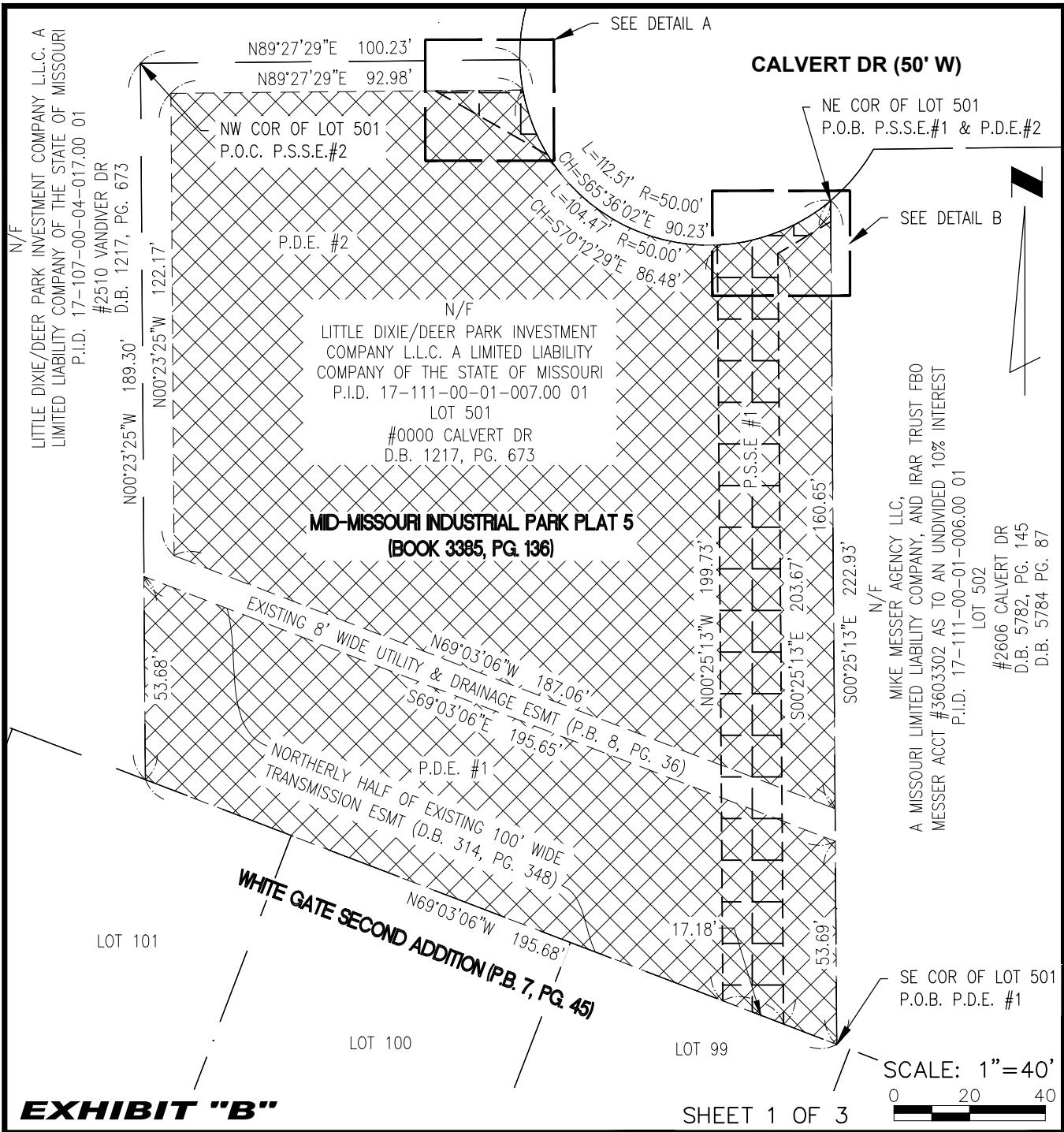
PERMANENT DRAINAGE EASEMENT #2:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST (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, 160.65 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 58-FEET NORTH FROM THE SOUTH LINE OF SAID LOT, 187.06 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, ON A LINE PARALLEL 8-FEET EAST FROM THE WEST LINE OF SAID LOT, 122.17 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, ON A LINE PARALLEL 8-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 92.98 FEET TO THE RIGHT-OF-WAY LINE OF CALVERT DRIVE (50 FEET); THENCE, ON SAID RIGHT-OF-WAY, EASTWARDLY ON A NON-TANGENT CURVE TO THE LEFT WITH AN ARC DISTANCE OF 104.47 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 12 MINUTES 29 SECONDS EAST, 86.48 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT #2 CONTAINS 24,501 SQUARE FEET OR 0.562 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



## EXHIBIT "B"

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT  
PARCEL NO. 17-111-00-01-007.00 01



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
- [diagonal lines] PERMANENT SANITARY SEWER ESMT (P.S.S.E.)
- [cross-hatch] PERMANENT DRAINAGE ESMT (P.D.E.)
- [diagonal lines] PERMANENT ACCESS ESMT (P.A.E.)
- [solid gray] TEMPORARY CONSTRUCTION ESMT (T.C.E.)
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT

AREAS - 0000 CALVERT DRIVE	
TOTAL TRACT	37,618 SQ. FT
PERM. SANITARY SEWER ESMT #1	3,335 SQ. FT
PERM. SANITARY SEWER ESMT #2	187 SQ. FT
PERM. DRAINAGE ESMT #1	9,783 SQ. FT
PERM. DRAINAGE ESMT #2	24,501 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

N/F  
 LITTLE DIXIE/DEER PARK INVESTMENT COMPANY L.L.C. A  
 LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI  
 P.I.D. 17-107-00-04-017.00 01  
 #2510 VANDIVER DR  
 D.B. 1217, PG. 673

NW COR OF LOT 501  
 P.O.C. P.S.S.E.#2

**CALVERT DR (50' W)**

EXISTING 8' WIDE UTILITY &  
 DRAINAGE ESMT (P.B. 8, PG. 36)

L=8.04' R=50.00'  
 CH=S05°44'35"E 8.03'

9"E 92.98'

N89°27'29"E

23.04'

P.S.S.E. #2

N60°17'25"W 34.03'

P.O.B. P.S.S.E.#2

L=18.39' R=50.00'  
 CH=S20°53'10"E 18.28'

N/F  
 LITTLE DIXIE/DEER PARK INVESTMENT  
 COMPANY L.L.C. A LIMITED LIABILITY  
 COMPANY OF THE STATE OF MISSOURI  
 P.I.D. 17-111-00-01-007.00 01  
 LOT 501  
 #0000 CALVERT DR  
 D.B. 1217, PG. 673



SCALE: 1"=10'

0 5 10

SHEET 2 OF 3

**EXHIBIT "B" - DETAIL A**

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT  
 PARCEL NO. 17-111-00-01-007.00 01



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
- [P.S.S.E.] PERMANENT SANITARY SEWER ESMT (P.S.S.E.)
- [P.D.E.] PERMANENT DRAINAGE ESMT (P.D.E.)
- [P.A.E.] PERMANENT ACCESS ESMT (P.A.E.)
- [T.C.E.] TEMPORARY CONSTRUCTION ESMT (T.C.E.)
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT

**AREAS - 0000 CALVERT DRIVE**

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## CALVERT DR (50' W)

NE COR OF LOT 501  
P.O.B. P.S.S.E.#1 & P.D.E.#2

S00°25'13"E 5.47'

L=32.69' R=50.00'  
CH=N68°40'03"E 32.12'  
S58°52'47"W 16.28'

N/F  
LITTLE DIXIE/DEER PARK INVESTMENT  
COMPANY L.L.C. A LIMITED LIABILITY  
COMPANY OF THE STATE OF MISSOURI  
P.I.D. 17-111-00-01-007.00 01  
LOT 501  
#0000 CALVERT DR  
D.B. 1217, PG. 673

N/F  
MIKE MESSER AGENCY LLC,  
A MISSOURI LIMITED LIABILITY COMPANY, AND  
IRAR TRUST FBO MESSER ACCT #3603302  
AS TO AN UNDIVIDED 10% INTEREST  
P.I.D. 17-111-00-01-006.00 01  
LOT 502  
#2606 CALVERT DR  
D.B. 5782, PG. 145  
D.B. 5784 PG. 87

Z

SCALE: 1"=10'

0 5 10

SHEET 3 OF 3

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT  
PARCEL NO. 17-111-00-01-007.00 01



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### 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.)
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