

MARCH 25, 2024

UTILITY EASEMENT VACATION

OWNER: CITY OF COLUMBIA
DEED: BOOK 5734 PAGE 49

A TRACT OF LAND LOCATED IN SOUTHWEST QUARTER OF SECTION 1 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 2 OF H.E. JOHNSON SUBDIVISION RECORDED IN PLAT BOOK 18 PAGE 14, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF LOT 2 OF H.E. JOHNSON SUBDIVISION RECORDED IN PLAT BOOK 18 PAGE 14, THENCE ALONG THE WESTERLY LINE OF SAID LOT, N 13°49'30"E 10.05 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE ALONG THE LINES OF LOT 2 OF H.E. JOHNSON SUBDIVISION RECORDED IN PLAT BOOK 18 PAGE 14, N 13°49'30"E 278.35 FEET; THENCE N 81°40'30"W 141.65 FEET; THENCE LEAVING SAID LINE, N 1°10'10"E 8.06 FEET TO THE NORTHERLY LINE OF A 8 FOOT UTILITY EASEMENT DEDICATED BY H.E. JOHNSON SUBDIVISION; THENCE ALONG THE LINES OF SAID EASEMENT, S 81°40'30"E 151.46 FEET; THENCE S 13°49'30"W 286.46 FEET; THENCE LEAVING SAID LINE, N 81°13'00"W 8.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3,432 SQUARE FEET.

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, GRID NORTH, MoDOT VRS NETWORK.

EXHIBIT "A"
SHEET 1 OF 2



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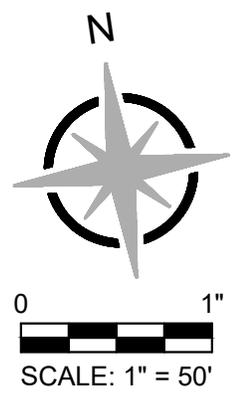
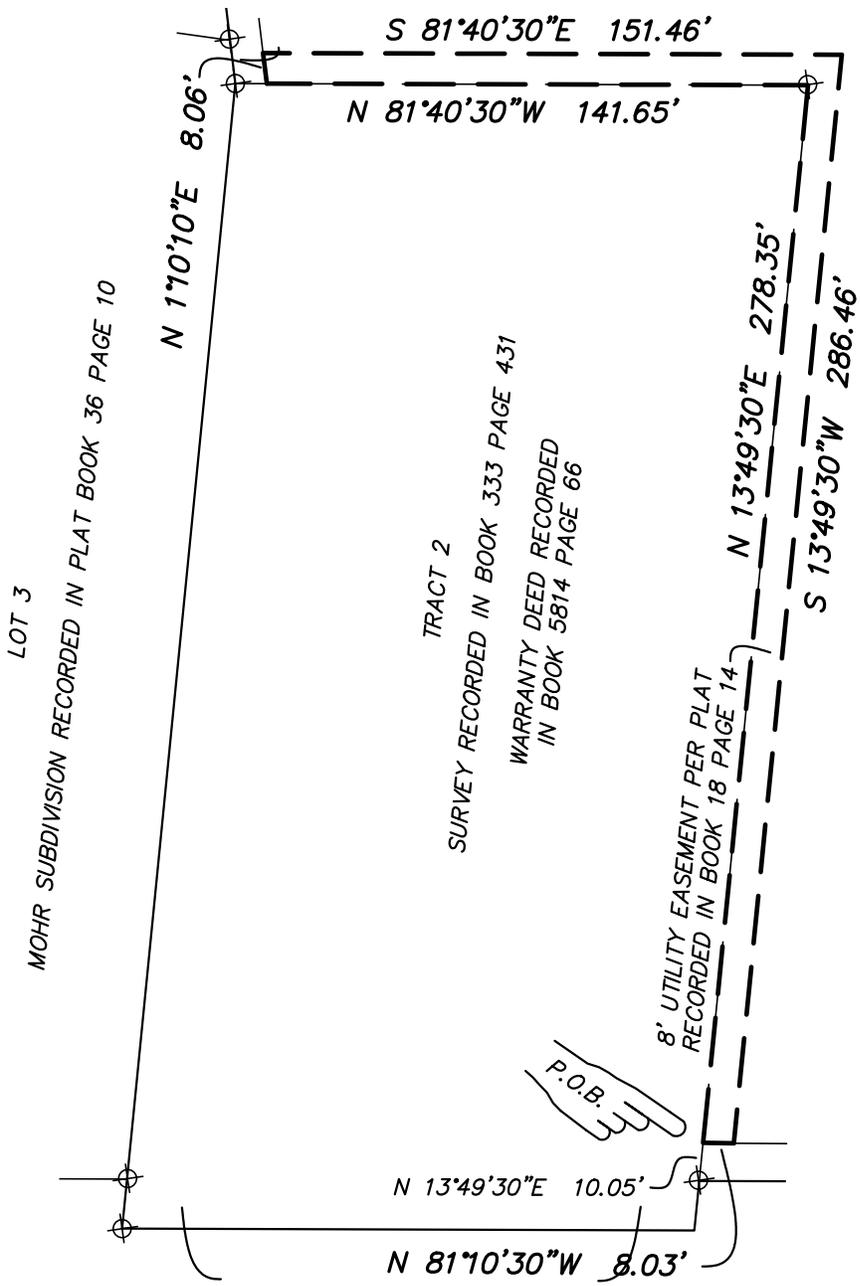
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3/25/2024



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16149



LOT 3
MOHR SUBDIVISION RECORDED IN PLAT BOOK 36 PAGE 10

TRACT 2
SURVEY RECORDED IN BOOK 333 PAGE 431
WARRANTY DEED RECORDED
IN BOOK 5814 PAGE 66

LOT 2
H.E. JOHNSON SUBDIVISION RECORDED
IN PLAT BOOK 18 PAGE 14
WARRANTY DEED RECORDED
IN BOOK 5734 PAGE 49

TEXAS AVENUE
(38' ASPHALT W/ CONCRETE CURB & GUTTER - 53' R/W)

BEARINGS ARE REFERENCED TO
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