

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A UTILITY EASEMENT ON LOT 7, DISCOVERY PARK SUBDIVISION PLAT 7, RECORDED IN PLAT BOOK 55, PAGE 45 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4585, PAGE 142 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF LOT 6, DISCOVERY PARK, PLAT NO. 6A, RECORDED IN PLAT BOOK 58, PAGE 12, SAID POINT BEING ON THE SOUTHWEST RIGHT OF WAY LINE OF ARTEMIS DRIVE AND WITH SAID SOUTHWEST RIGHT OF WAY LINE, 54.09 FEET ALONG A 260.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 34°55'45"E, 53.99 FEET; THENCE LEAVING SAID SOUTHWEST RIGHT OF WAY LINE, N 49°06'40"E, 60.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF ARTEMIS DRIVE, SAID NORTHEAST RIGHT OF WAY LINE ALSO BEING THE SOUTHWEST LINE OF SAID LOT 7 AND THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID NORTHWEST LINE, 222.66 FEET ALONG A 200.00-RADIUS NON-TANGENT CURVE TO THE RIGHT AND TRANSITIONING TO THE WEST LINE OF SAID LOT 7, SAID CURVE HAVING A CHORD, N 8°59'40"W, 211.34 FEET; THENCE WITH SAID WEST LINE, N 22°53'55"E, 193.71 FEET; THENCE TRANSITIONING FROM SAID WEST LINE TO THE SOUTH LINE OF A 10 FOOT UTILITY EASEMENT RECORDED IN BOOK 5271, PAGE 99, 2.15 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 25°58'45"E, 2.15 FEET; THENCE WITH SAID SOUTH LINE, 10.66 FEET ALONG A 94.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 89°02'10"E, 10.66 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID UTILITY EASEMENT, S 22°53'55"W, 199.84 FEET; THENCE CONTINUING ALONG SAID EAST LINE, 211.53 FEET ALONG A 190.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 8°59'40"E, 200.77 FEET; THENCE LEAVING SAID EAST LINE, S 49°06'40"W, 10.00 FEET TO THE SOUTHWEST RIGHT OF WAY LINE, SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING 4,148 SQUARE FEET.



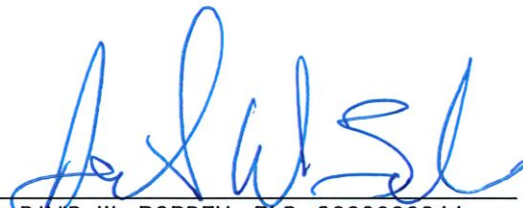
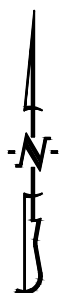

DAVID W. BORDEN, PLS-2002000244
4/11/25
DATE

EXHIBIT A
SHEET 1 OF 2

CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	UTILITY ESMT DESC-VACATION
	DATE: 3/17/2025 PROJECT: 240544	TRACT 2 UTILITY EASEMENT ON LOT 7 A TRACT OF LAND LOCATED IN S32-T48N-R12W COLUMBIA, BOONE COUNTY, MISSOURI



SCALE: 1"=80'



BEARINGS ARE REFERENCED TO GRID NORTH,
OF THE MISSOURI STATE PLANE COORDINATE
SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS
OBSERVATION.

TRACT SPLIT SURVEY
RECORDED IN BOOK 3069, PAGE 102

WARRANTY DEED RECORDED
IN BOOK 3790, PAGE 49

R= 20.00'
L= 2.15'
CH=N 25°58'45" E

R= 94.00'
L= 10.66'
CH=S 89°02'10" E

ENDEAVOR AVE.

10' UTILITY ESMT.
RECORDED IN
BOOK 5271, PAGE 99

N 22°53'55" E 193.71'
S 22°53'55" W 199.84'

10' UTILITY ESMT.

7

DISCOVERY PARK SUBDIVISION PLAT 7
RECORDED IN PLAT BOOK 55, PAGE 45

R= 200.00'
L= 222.66'
CH=N 8°59'40" W
211.34'

R= 190.00'
L= 211.53'
CH=S 8°59'40" E
200.77'

WARRANTY DEED RECORDED
IN BOOK 4585, PAGE 142

P.O.C.

S 49°06'40" W
10.00'

P.O.B. TRACT 2
(4,148 SQFT)

R= 260.00'
L= 54.09'
CH=S 34°55'45" E
53.99'

N 49°06'40" E
60.00'

ARTEMIS DRIVE

6

DISCOVERY PARK, PLAT NO. 6A
RECORDED IN PLAT BOOK 58, PAGE 12

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CORPORATE NO:
2000151304

DATE:
3/17/2025

PROJECT:
240544

SCALE:
1" = 80'

DRAWN BY:
JWS

UTILITY ESMT DESC-VACATION

TRACT 2 UTILITY EASEMENT ON LOT 7
A TRACT OF LAND LOCATED IN
SEC.32 T48N, R12W
COLUMBIA, BOONE COUNTY, MISSOURI