

GRANT OF TEMPORARY EASEMENT FOR PUBLIC TURNAROUND PURPOSES

THIS INDENTURE made on the 28th day of October, 2025, by and between **Novelty Construction Inc.**, a corporation of the State of Missouri, Grantor, and the City of Columbia, a municipal corporation in the County of Boone and the State of Missouri, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, to us in hand paid by the City of Columbia, the receipt and sufficiency of which is hereby acknowledged, do hereby grant unto Grantee a temporary easement and right of way for turnaround purposes for vehicles, pedestrians, bicycles, and all other modes of public and private transportation to be utilized by any person or the general public, and for City emergency services, including but not limited to Fire and Police, over and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to wit:

SEE ATTACHED EXHIBIT A, TWO PAGES.

Until such time as said real estate is dedicated as a public street.

This easement is solely for turnaround purposes and is not for general access, storage or parking purposes.

Grantor covenants that, subject to liens and encumbrances of record to the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement.

IN WITNESS WHEREOF, **Novelty Construction Inc.**, a corporation of the State of Missouri, has caused these presents to be signed by its authorized member the day and year first written above.

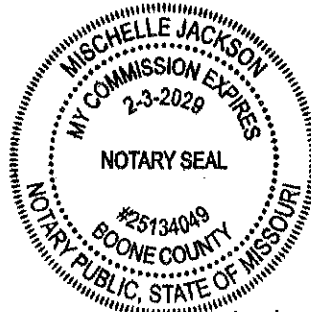
Novelty Construction Inc.

By:



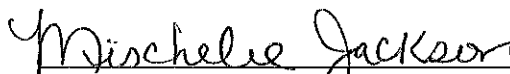
Raman Puri, President

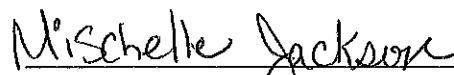
STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)



On this 28th day of October in the year 2025, before me, a Notary Public in and for said state, personally appeared **Raman Puri**, who being by me duly sworn, acknowledged that he is the, **President** of Novelty Construction Inc., a corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation and further acknowledged that they executed the same as a free act and deed for the purpose therein stated and that they have been granted the authority by said corporation to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.


(notary signature)


(insert printed name), Notary Public

SEPTEMBER 4, 2025

TEMPORARY TURNAROUND EASEMENT

OWNER: NOVELTY CONSTRUCTION INC.

DEED: BOOK 5897 PAGE 77

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 T48N R12W IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5897 PAGE 77, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5897 PAGE 77, THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2989.79 FEET, 521.06 FEET, THE CHORD BEING S 41°45'35"W 520.40 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63, S 43°14'55"E 66.00 FEET; THENCE S 0°46'35"W 82.19 FEET; THENCE N 89°13'25"W 77.54 FEET; THENCE N 43°14'55"W 71.21 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE ALONG SAID LINE, N 46°45'05"E 112.87 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,930 SQUARE FEET.

BEARINGS ARE REFERENCED TO THE
MISSOURI STATE PLANE COORDINATE
SYSTEM OF 1983.

COLUMBIA, BOONE COUNTY, MISSOURI
SECTION 5 T48N R12W

EXHIBIT "A"

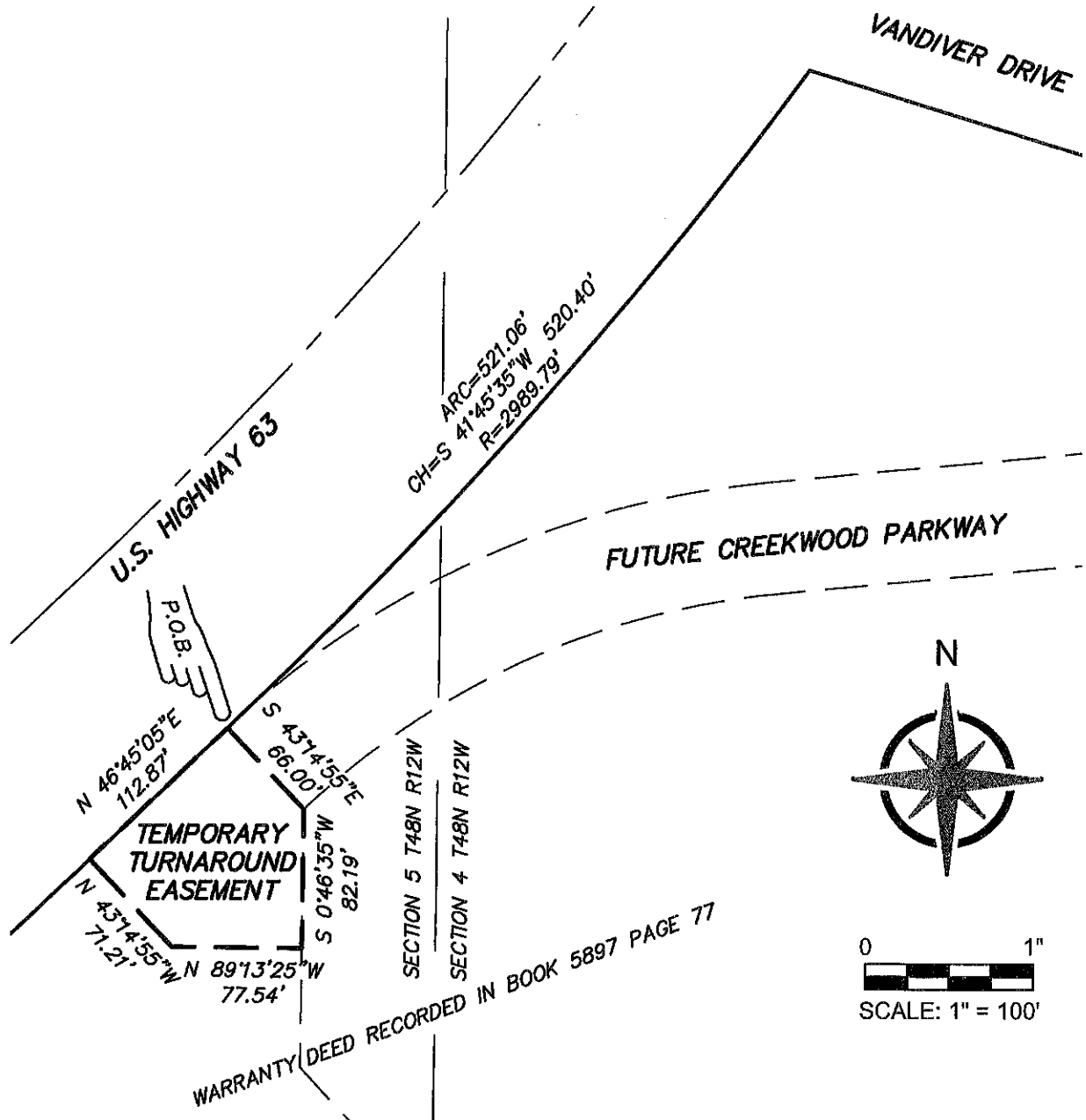
SHEET 1 OF 2

ES&S PROJECT NO. 16624



ENGINEERING SURVEYS & SERVICES
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
MISSOURI L.S. CORP. #2004004672
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655
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SECTION 5 T48N R12W

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9/24/2025

