

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the 8th day of October in the year 2024, by and between Starr Property Investments, LLC a limited liability company of the State of Missouri, Grantor, and the City of Columbia, Missouri, a municipal corporation, Grantee; Grantee's mailing address is: PO Box 6015, Columbia, MO 65205;

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the City of Columbia, Missouri, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain water mains, electric light and power transmission lines, sanitary sewer lines, communications facilities, regardless of technology, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to-wit:

Legal Description: See Exhibit 'A', Sheet 1 of 2 and Sheet 2 of 2. Attached hereto and made a part hereof.

This grant includes the right of the City of Columbia, Missouri, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the City, may endanger the safety of or interfere with the operation and maintenance of said City's facilities;

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute and it will defend this Grant of Easement on behalf of said limited liability company.

IN WITNESS WHEREOF, the said Starr Property Investments, LLC has caused these presents to be signed by its authorized member(s) the day and year first above written.

By: Russell A. Starr
Russell A. Starr, Member/Manager

STATE OF Missouri)
)ss.
COUNTY OF Boone)

On this 8th day of October in the year 2024 before me, a Notary Public in and for said state, personally appeared, Russell A. Starr, who being by me duly sworn, acknowledged that they are the member(s) of Starr Property Investments, LLC, a limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



Kristine N. Holst
Notary Public Signature
Kristine N. Holst
Printed Name

My Commission Expires
12-21-2025

LEGAL DESCRIPTION – UTILITY EASEMENT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF ATKINSON WOODS PLAT 1, AS RECORDED IN PLAT BOOK 29, PAGE 19, BOONE COUNTY, MISSOURI RECORDS, THENCE S 83°21'35" E, 25.12 FEET; THENCE S 01°03'35" W, 304.78 FEET; THENCE N 83°20'15" W, 25.12 FEET; THENCE N 01°03'35" E, 304.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,620 SQUARE FEET.

* BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00 CENTRAL ZONE, BY GPS OBSERVATIONS, USING MoDOT VRS NETWORK.

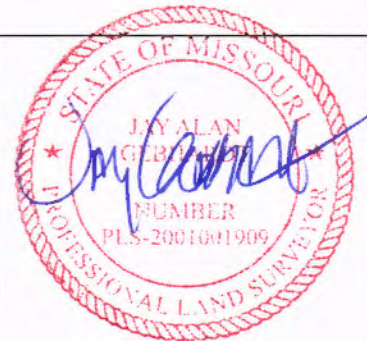


A CIVIL GROUP, LLC

MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750

EXHIBIT A
SHEET 1 OF 2

ACG JOB #:
STAR24-01

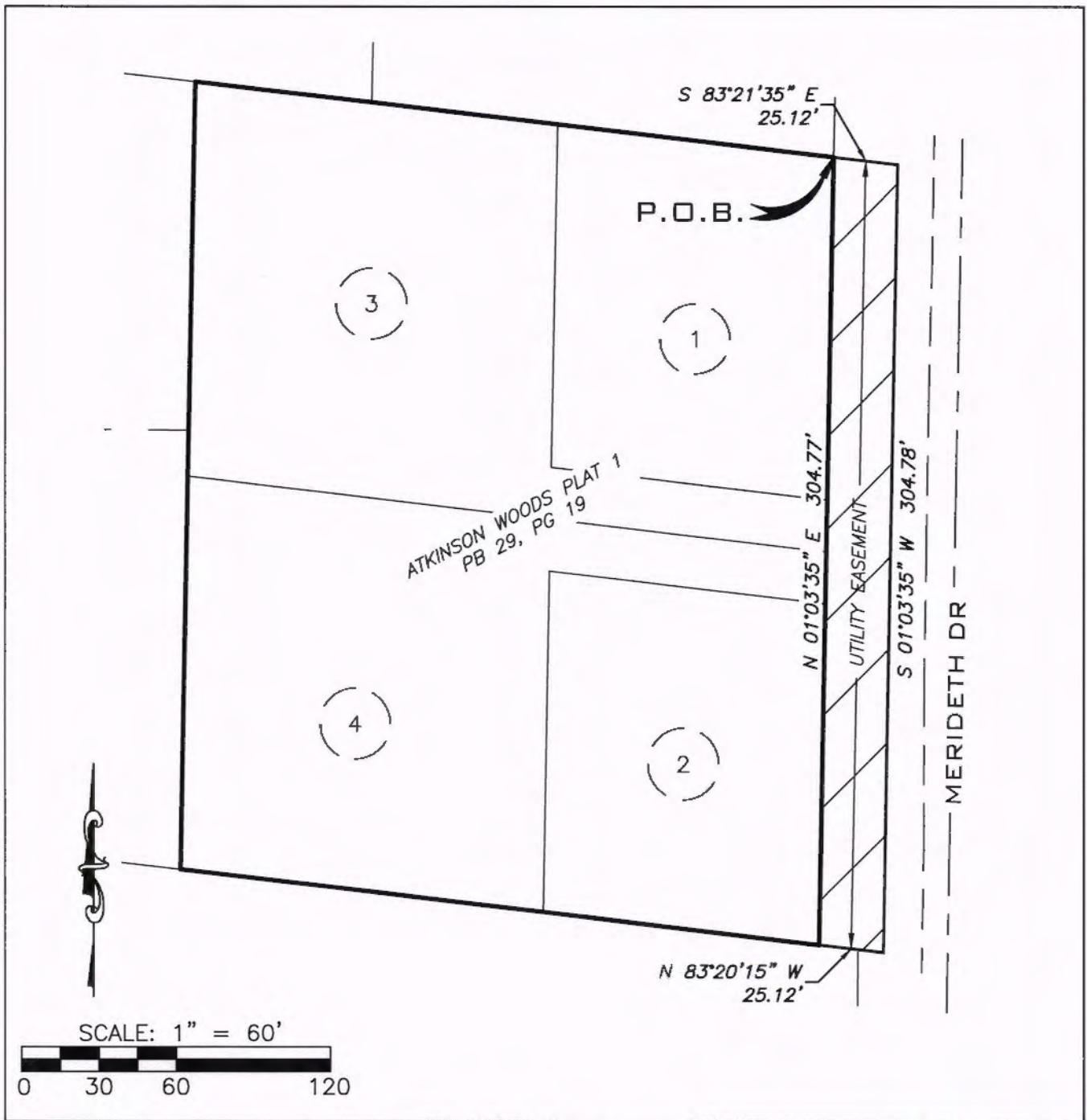


MISSOURI PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2001006115

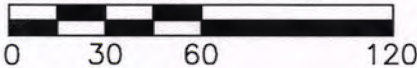

PROJECT NAME/DESCRIPTION: ATKINSON WOODS PLAT 2

LOCATION: CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

JAY GEBHARDT
LS-2001001909
SEPTEMBER 24, 2024



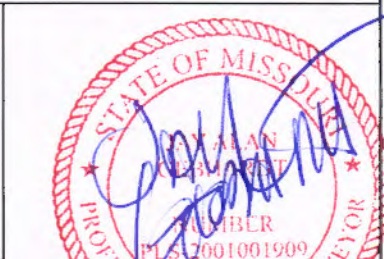
SCALE: 1" = 60'

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EXHIBIT A
 SHEET 2 OF 2

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