

CALVERT DRIVE SEWER REPLACEMENT
EXHIBIT A

SWC PROPERTIES LLC, A LIMITED LIABILITY COMPANY
PID 17-111-00-02-015.00 01
2419 QUAIL DR

RE: PERMANENT DRAINAGE EASEMENT (P.D.E.)

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 103, WHITE GATE SECOND ADDITION, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 45, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 69 DEGREES 03 MINUTES 06 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 LOT, 110.02 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 35.00 FEET; THENCE NORTH 63 DEGREES 08 MINUTES 29 SECONDS WEST, 105.40 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 23 SECONDS EAST, ON THE WEST LINE OF SAID LOT, 24.70 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,163 SQUARE FEET OR 0.073 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: TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)

A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF LOT 103, WHITE GATE SECOND ADDITION, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 45, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 08 DEGREES 48 MINUTES 23 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE WEST LINE OF SAID LOT, 24.70 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 63 DEGREES 08 MINUTES 29 SECONDS EAST, 105.40 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 9.03 FEET; THENCE NORTH 72 DEGREES 29 MINUTES 33 SECONDS WEST, 99.46 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 23 SECONDS EAST, ON SAID WEST LINE, 26.44 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 1,773 SQUARE FEET OR 0.041 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

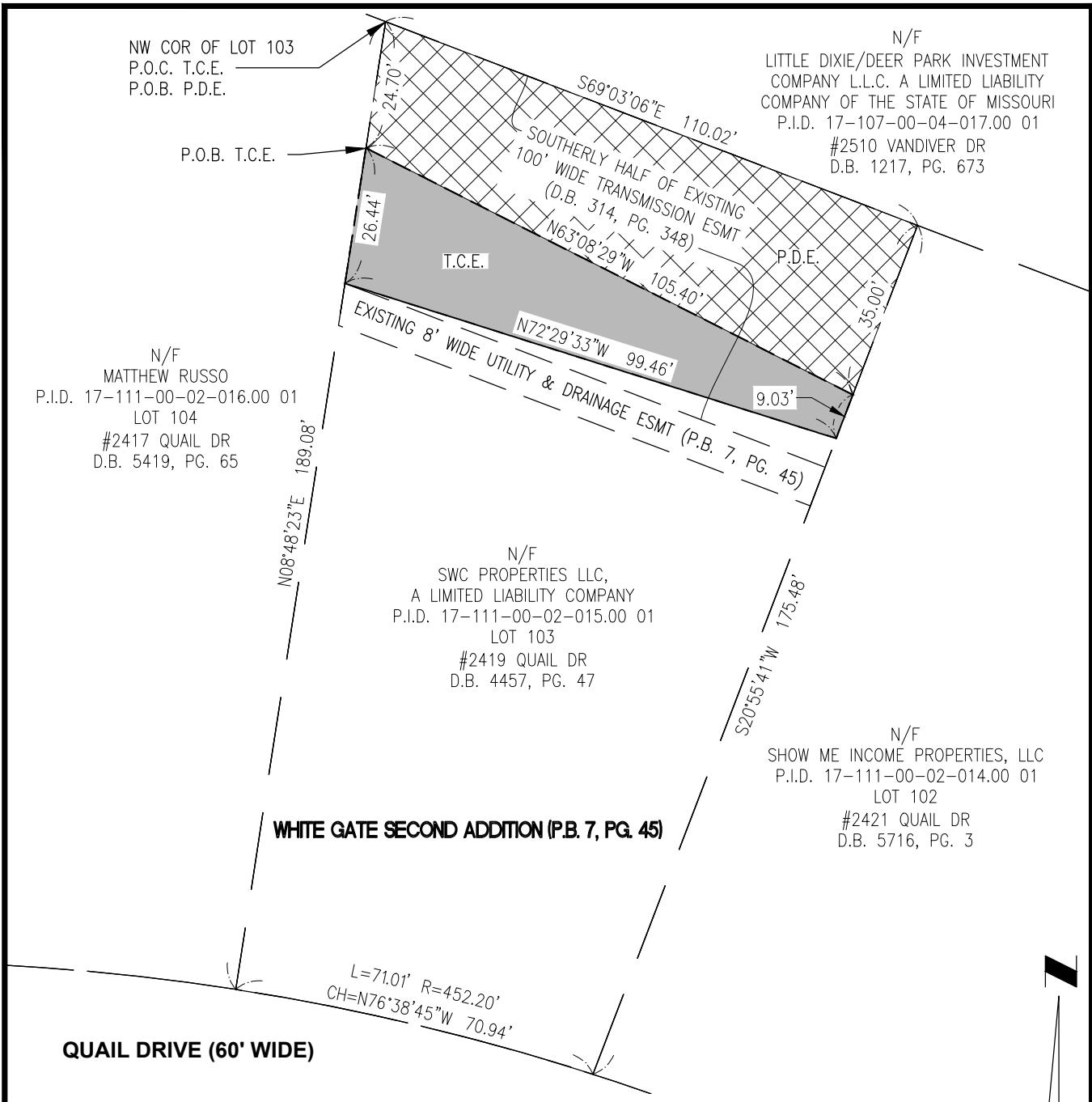


EXHIBIT "B"

SHEET 1 OF 1

SCALE: 1"=30'

0 15 30

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-111-00-02-015.00 01

AREAS - 2419 QUAIL STREET

TOTAL TRACT	16,273 SQ. FT
PERM. DRAINAGE ESMT	3,163 SQ. FT
TEMP. CONSTRUCTION ESMT	1,773 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



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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.)
- TEMPORARY CONSTRUCTION ESMT (T.C.E.)
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT