

AUGUST 30, 2024

UTILITY EASEMENT VACATION

OWNER: CITY OF COLUMBIA

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 3B OF THE VILLAGE OF CHERRY HILL PLAT 3 RECORDED IN PLAT BOOK 33 PAGE 62, FURTHER DESCRIBED AS FOLLOWS:

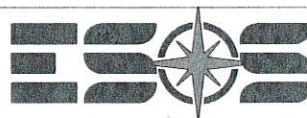
STARTING AT THE SOUTHEAST CORNER OF LOT 3B OF THE VILLAGE OF CHERRY HILL PLAT 3 RECORDED IN PLAT BOOK 33 PAGE 62, THENCE ALONG THE EAST LINE OF SAID LOT, N 0°26'40"W 20.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE LEAVING THE EAST LINE OF LOT 3B OF THE VILLAGE OF CHERRY HILL PLAT 3 RECORDED IN PLAT BOOK 33 PAGE 62, S 89°31'00"W 80.90 FEET; THENCE N 35°45'00"W 38.19 FEET TO THE SOUTHEASTERLY LINE OF A SIDEWALK & UTILITY EASEMENT DEDICATED BY THE PLAT RECORDED IN PLAT BOOK 33 PAGE 62; THENCE ALONG SAID LINE, ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 133.00 FEET, A DISTANCE OF 24.41 FEET, THE CHORD BEING N 37°27'00"E 24.37 FEET; THENCE LEAVING SAID LINE, S 0°26'40"E 15.41 FEET; THENCE N 89°31'00"E 60.00 FEET; THENCE S 0°26'40"E 15.00 FEET; THENCE N 89°31'00"E 28.00 FEET TO THE EAST LINE OF SAID LOT 3B; THENCE ALONG SAID LINE, S 0°26'40"E 20.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2,917 SQUARE FEET OR 0.07 ACRE.

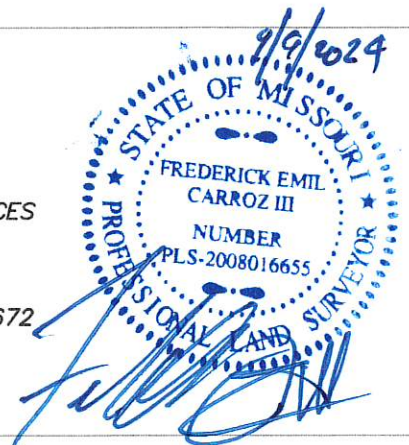
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 3B OF THE VILLAGE OF CHERRY HILL PLAT 3 RECORDED IN PLAT BOOK 33 PAGE 62.

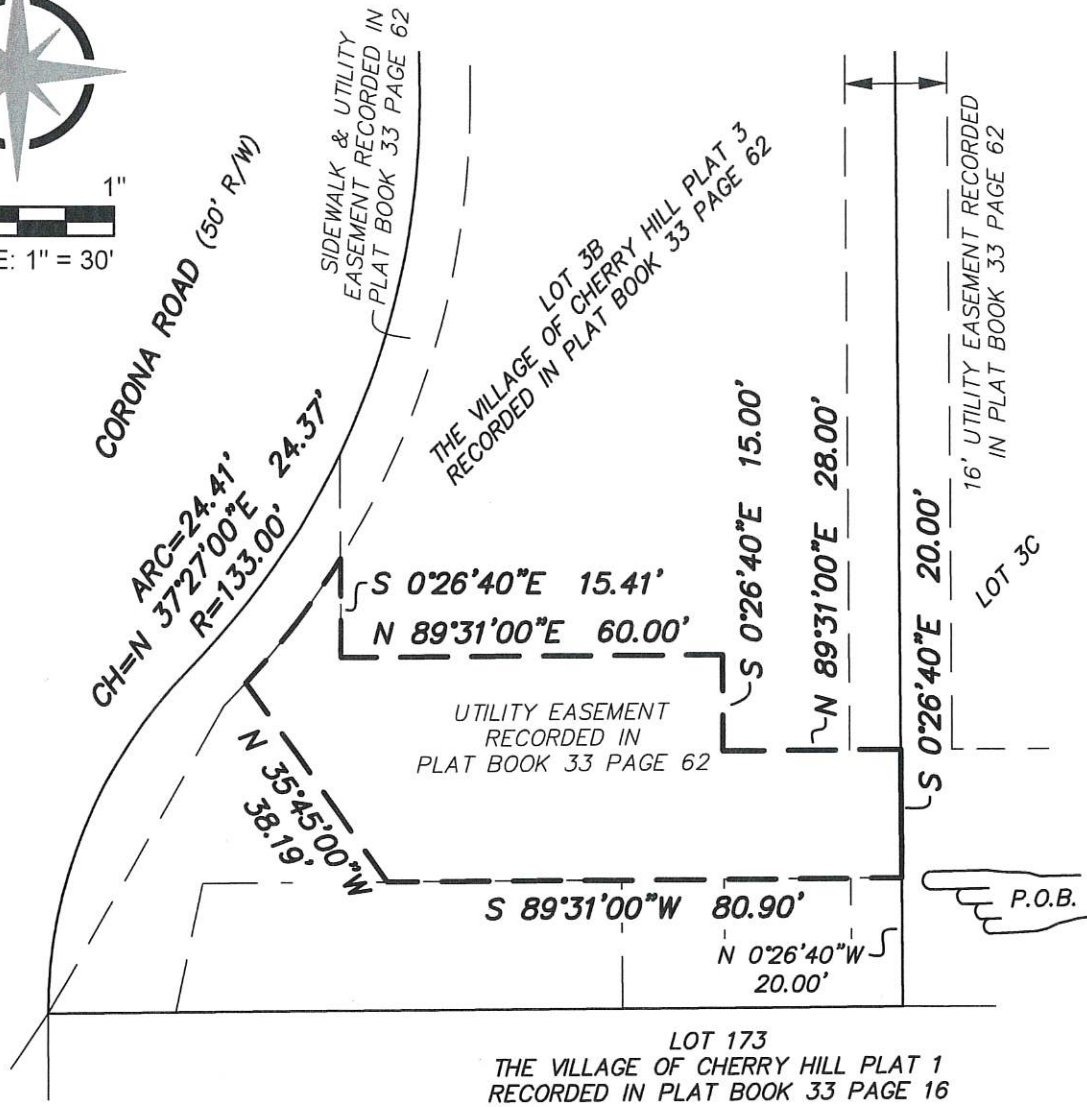
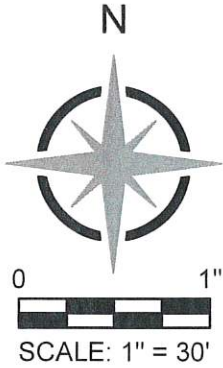
EXHIBIT "A"
SHEET 1 OF 2

CHERRY HILL
COLUMBIA, BOONE COUNTY, MISSOURI
SECTION 21 T48N R13W
ES&S PROJECT NO. 15845



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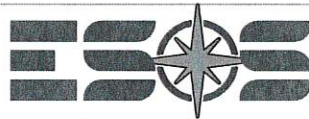




BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 3B OF THE VILLAGE OF CHERRY HILL PLAT 3 RECORDED IN PLAT BOOK 33 PAGE 62.

EXHIBIT "A"
SHEET 2 OF 2

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