CALVERT DRIVE SEWER REPLACEMENT
EXHIBIT A

T. JASON FISHER HERITAGE TRUST DATED SEPTEMBER 5, 2020 & JAMES E. FISHER HERITAGE TRUST DATED SEPTEMBER 5, 2020
PID 17-107-00-04-015.00 01
0000 VANDIVER DRIVE

RE: TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)

A 30-FOOT-WIDE TEMPORARY CONSTRUCTION EASEMENT BEING PART OF LOT B OF THE ADMINISTRATIVE PLAT LOT 1 MID-MISSOURI INDUSTRIAL PARK BLOCK IV AND LOT 1 ADMINISTRATIVE PLAT OF LOT 2 MID-MISSOURI INDUSTRIAL PARK BLOCK IV, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 2492, PAGE 41, 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 NORTH 89 DEGREES 19 MINUTES 33 SECONDS (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE (VARIABLE WIDTH), 110.96 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, 4.84 FEET; THENCE SOUTHEASTWARDLY ON A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 39.43 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 29 MINUTES 43 SECONDS EAST, 35.47 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FOOT-WIDE); THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, 229.86 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 30.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST ON A LINE PARALLEL 30-FEET WEST FROM SAID WEST RIGHT-OF-WAY LINE, 254.81 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 7,511 SQUARE FEET OR 0.172 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

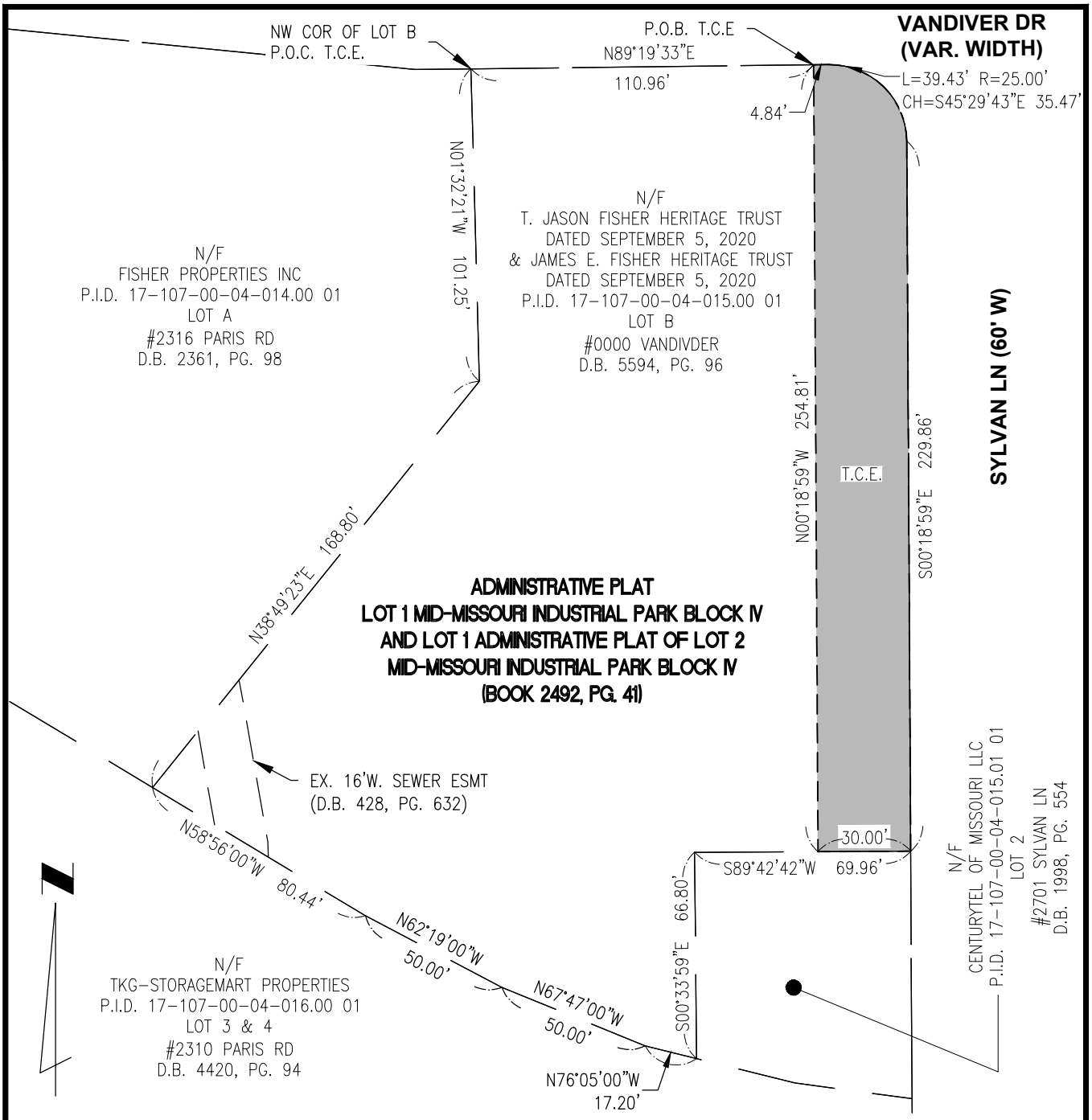

EXHIBIT "B"

SCALE: 1"=50'

0 25 50

SHEET 1 OF 1

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-107-00-04-015.00 01

TWM

COLUMBIA MISSOURI OFFICE
3316 LEMONE IND. BLVD. STE. #2
COLUMBIA, MISSOURI
ZIP 65201-8246
TEL (573) 442-6474
WWW.TWM-INC.COM

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

AREAS – 0000 VANDIVER	
TOTAL TRACT	59,356 SQ. FT
TEMP. CONSTRUCTION ESMT	7,511 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

1/23/24