

## GRANT OF EASEMENT FOR UNDERGROUND ELECTRIC PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE made and entered into this 6<sup>th</sup> day of January, in the year 2023 by and between **TKG Conley Road Investments, L.L.C.**, a Missouri limited liability company, whose mailing address is 211 Stadium Boulevard, Suite 201, Columbia, MO 65203, hereinafter referred to as "Grantor", in consideration of the sum of Ten Dollars (\$ 10.00) to us in hand paid by the City of Columbia, a municipal corporation of Boone County, Missouri, hereinafter referred to as "Grantee", (Grantee's mailing address is) Post Office Box 6015, Columbia, MO 65205, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair, and maintain underground electrical distribution lines in conduit, together with underground telephone, cable tv, and fiber optic cables in conduit, with the associated pad mounted or pedestal mounted equipment and apparatus, over, under, across, and upon the following described real estate owned by us, commonly known as **Conley Marketplace, Lots 1 and 2**, within the County of Boone, State of Missouri, to-wit:

Refer to attached Exhibit A sheets 1 &amp; 2

**Reference: Quitclaim Deed Recorded in Book 3406 Page 63.**

This grant includes the right of the Grantee, 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, and includes, also, the right to install underground in conduit the wires and cables of any other utility and the right to trim, cut, clear, or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any trees, brush, and any and all obstructions of whatsoever kind or character which, in the judgment of said Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; and the right of ingress and egress to and from the herein described easement over any of the adjoining lands of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor agrees that it will not erect any building or structure on the herein described easement or permit any hazard or obstruction of any kind on said easement or on premises of the Grantor adjoining the same on either side which, in the judgment of the Grantee, shall interfere with the construction, placement, operation, and maintenance of the Grantee'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 this agreement in behalf of said limited liability company.

IN WITNESS WHEREOF, the said **TKG Conley Road Investments, L.L.C.**, has caused these presents to be signed by its authorized members, this 6<sup>th</sup> day of January, 2023.

**TKG Conley Road Investments, L.L.C., a Missouri Limited Liability Company**

By:   
R. Otto Maly, Manager



STATE OF Missouri )  
COUNTY OF Boone )ss.  
)

On this 6<sup>th</sup> day of January, in the year 2023 before me appeared, R. Otto Maly, to me known to be the person described in and who executed the foregoing easement as Manager of **TKG Conley Road Investments, L.L.C.**, a Missouri limited liability company, and who acknowledged that he executed the same as the free act and deed of said limited liability company.

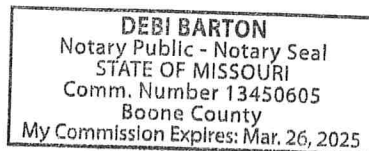
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My commission expires: 3/26/2025.

By: 

Notary Public

To be updated by CW&L- Grid 1-6-A, print # 21155, w.o. 76221985, Task # 1, Project E00117



OCTOBER 26, 2022

**ELECTRIC EASEMENT**

OWNER: TKG CONLEY ROAD INVESTMENTS, L.L.C.,  
A MISSOURI LIMITED LIABILITY COMPANY  
DEED: BOOK 3406 PAGE 63

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PART OF LOTS 1 AND 2 OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21.

STARTING AT THE NORTHEAST CORNER OF LOT 2 OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21; THENCE ALONG THE NORTHERLY LINE OF CONLEY MARKETPLACE N 87°25'40"W 43.01 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE LEAVING THE NORTHERLY LINE OF CONLEY MARKETPLACE RECORDED IN PLAT BOOK 56 PAGE 21 AND ALONG AN EASEMENT FOR UTILITY PURPOSES RECORDED IN BOOK 915 PAGE 92, S 18°06'00"E 16.05 FEET; THENCE LEAVING SAID LINE, S 76°26'10"W 208.56 FEET; THENCE N 87°25'40"W 44.29 FEET; THENCE S 2°33'40"W 131.66 FEET; THENCE N 87°25'40"W 57.00 FEET; THENCE N 2°33'40"E 16.00 FEET; THENCE S 87°25'40"E 41.00 FEET; THENCE N 2°33'40"E 115.66 FEET; THENCE N 87°25'40"W 42.00 FEET; THENCE N 2°34'20"E 16.00 FEET; THENCE S 87°25'40"E 100.02 FEET; THENCE N 76°26'10"E 205.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7,690 SQUARE FEET.

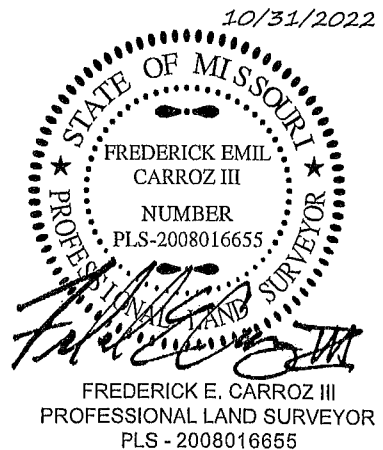
**EXHIBIT "A"**  
SHEET 1 OF 2



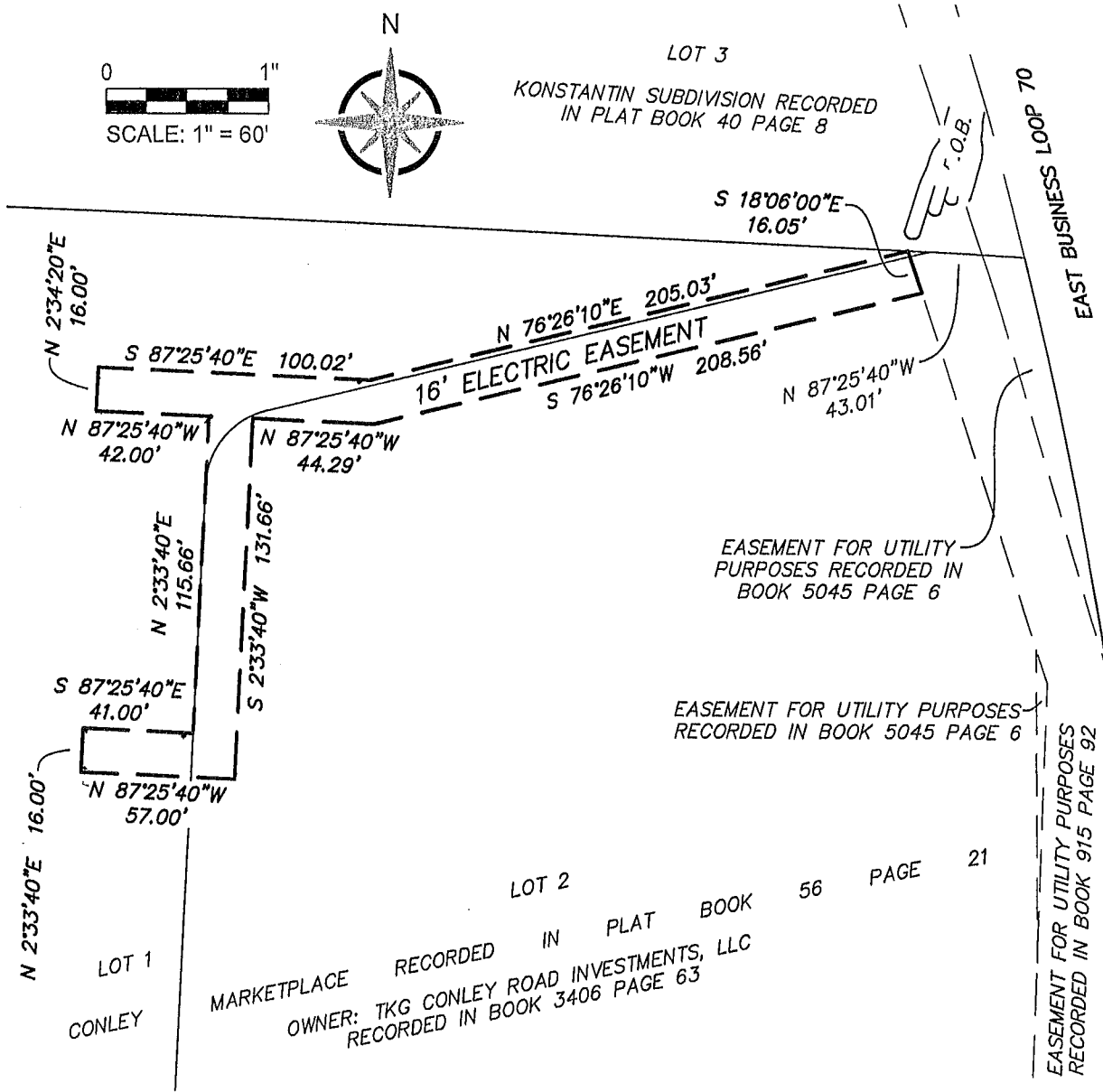
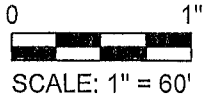
**Engineering Surveys  
& Services**

1113 Fay Street, Columbia, Mo 65201  
573 - 449 - 2646  
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BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 1983) CENTRAL ZONE.

**EXHIBIT "A"**  
 SHEET 2 OF 2



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