CALVERT DRIVE SEWER REPLACEMENT
EXHIBIT A

LITTLE DIXIE/DEER PARK INVESTMENT COMPANY L.L.C. A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI
PID 17-107-00-04-017.00 01
2510 VANDIVER DRIVE

RE: PERMANENT SANITARY SEWER EASEMENT (P.S.S.E.)

A 16-FEET-WIDE PERMANENT SANITARY SEWER EASEMENT BEING PART OF TRACT 5, MID-MISSOURI INDUSTRIAL PARK, AND ALSO BEING PART OF LOT 3 OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, AND PLAT BOOK 8, PAGE 36 RESPECTIVELY, 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 SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 189.30 FEET TO THE SOUTH LINE OF SAID LOT 3; A REFERENCE BEING HAD TO THE PLAT IN THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, 100.23 FEET TO THE RIGHT OF WAY LINE OF CALVERT DRIVE (50 FEET), THENCE NORTHWARDLY ON A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 10.06 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 37 MINUTES 38 SECONDS EAST, 10.04 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, ON A LINE 10.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE, 22.32 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, 31.76 FEET; THENCE NORTH 60 DEGREES 17 MINUTES 25 SECONDS WEST, 45.11 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 18.49 FEET; THENCE SOUTH 60 DEGREES 17 MINUTES 25 SECONDS EAST, 81.82 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT CONTAINS 1,016 SQUARE FEET OR 0.023 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: PERMANENT ACCESS EASEMENT (P.A.E.)

A 15-FEET-WIDE PERMANENT ACCESS EASEMENT BEING PART OF TRACT 5 OF MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, 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 SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FEET WIDE), 16.10 FEET, TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST, 16.10 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE 30-FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 176.85 FEET; THENCE SOUTH 20 DEGREES 56 MINUTES 54 SECONDS WEST, 15.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE 15-FEET NORTHEAST OF PARALLEL WITH SAID SOUTH LINE, 171.01 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT ACCESS EASEMENT CONTAINS 2,609 SQUARE FEET OR 0.060 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: PERMANENT DRAINAGE EASEMENT (P.D.E.) #1 & #2

TWO VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF TRACT 5, MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, AND PART

OF LOT 3 OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT DRAINAGE EASEMENT #1:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE SOUTH LINE OF SAID SUBJECT TRACT, 286.07 FEET; THENCE NORTH 20 DEGREES 56 MINUTES 54 SECONDS EAST, 65.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE 65-FEET NORTHEAST OF AND PARALLEL WITH SAID SOUTH LINE, 190.47 FEET TO THE EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FEET WIDE); THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST, 558.63 FEET; THENCE NORTHEASTWARDLY ON A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 39.11 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 30 MINUTES 17 SECONDS EAST, 35.24 FEET; THENCE SOUTH 12 DEGREES 04 MINUTES 49 SECONDS WEST, 48.35 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 47 SECONDS EAST, 270.69 FEET; THENCE SOUTH 02 DEGREES 33 MINUTES 17 SECONDS EAST, 190.87 FEET; THENCE SOUTH 78 DEGREES 34 MINUTES 32 SECONDS EAST, 217.07 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 12 SECONDS EAST, 143.54 FEET; THENCE NORTH 48 DEGREES 23 MINUTES 27 SECONDS EAST, 38.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 13.17 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 290.68 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT #1 CONTAINS 79,666 SQUARE FEET OR 1.823 ACRES, MORE OR LESS.

AND ALSO,

PERMANENT DRAINAGE EASEMENT #2:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 189.30 FEET TO THE SOUTH LINE OF LOT 3, OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, 100.23 FEET TO THE RIGHT OF WAY LINE OF CALVERT DRIVE (50 FEET), THENCE NORTHWARDLY ON A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 10.06 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 37 MINUTES 38 SECONDS EAST, 10.04 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, ON A LINE 10-FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE, 54.08 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, 39.03 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 91.18 FEET; THENCE SOUTH 23 DEGREES 35 MINUTES 12 SECONDS EAST, 99.09 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT #2 CONTAINS 1,782 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.

RE: TEMPORARY CONSTRUCTION EASEMENT (T.C.E.) #1-#5

FIVE VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS BEING PART OF TRACT 5, MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, AND PART OF LOT 3 OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT #1:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 290.68 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 13.17 FEET; THENCE SOUTH 48 DEGREES 23 MINUTES 27 SECONDS WEST, 38.94 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 12 SECONDS WEST, 143.54 FEET; THENCE NORTH 78 DEGREES 34 MINUTES 32 SECONDS WEST, 217.07 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 17 SECONDS WEST, 190.87 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 47 SECONDS WEST, 270.69 FEET; THENCE NORTH 12 DEGREES 04 MINUTES 49 SECONDS EAST, 48.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE (60 FEET); THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, 394.63 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 45.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE 45-FEET SOUTHEAST OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 20.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 35.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE 10-FEET SOUTHEAST OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 355.85 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 28 SECONDS WEST, 30.56 FEET; THENCE SOUTH 73 DEGREES 53 MINUTES 07 SECONDS WEST, 24.92 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 11 SECONDS EAST, 292.72 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 15.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 111.14 FEET; THENCE SOUTH 79 DEGREES 54 MINUTES 34 SECONDS EAST, 128.31 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 51 SECONDS EAST, 49.78 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 02 SECONDS EAST, 139.31 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 26 SECONDS EAST, 15.51 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 119.58 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 17.66 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #1 CONTAINS 25,641 SQUARE FEET OR 0.589 ACRES, MORE OR LESS.

AND, ALSO

TEMPORARY CONSTRUCTION EASEMENT #2:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE, ON THE EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60 FEET), THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 628.39 FEET; 2.) NORTHEASTWARDLY ON A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 39.11 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 30 MINUTES 17 SECONDS EAST, 35.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VANDIVER DRIVE (60 FEET); THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, 402.63 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, 22.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 10.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE 10-FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 12.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 25 SECONDS EAST, 35.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, ON A LINE 45-FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 45.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #2 CONTAINS 603 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

AND ALSO,

TEMPORARY CONSTRUCTION EASEMENT #3:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 501 OF MID-MISSOURI INDUSTRIAL PARK PLAT 5, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN BOOK 3385, PAGE 136, SECTION 5; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), 189.30 FEET TO THE SOUTH LINE OF LOT 3 OF A SUBDIVISION OF PARTS OF LOTS C & D MID-MISSOURI INDUSTRIAL PARK BLOCK 2, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 8, PAGE 36; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, 100.23 FEET TO THE RIGHT OF WAY LINE OF CALVERT DRIVE (50 FEET), THENCE NORTHWARDLY ON A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 10.06 FEET, A RADIUS OF 50.00 FEET, ON THE RIGHT-OF-WAY OF CALVERT DRIVE (50-FEET WIDE), A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 37 MINUTES 38 SECONDS EAST, 10.04 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27 MINUTES 29 SECONDS WEST, ON A LINE 10.00 FEET NORTHEAST OF AND PARALLEL WITH SAID SOUTH LINE, 54.08 FEET; THENCE NORTH 23 DEGREES 35 MINUTES 12 SECONDS WEST, 99.09 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 25 SECONDS WEST, 17.80 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 101.93 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 32 SECONDS EAST, 60.30 FEET; THENCE SOUTH 16 DEGREES 48 MINUTES 53 SECONDS EAST, 21.86 FEET TO SAID RIGHT-OF-WAY LINE; THENCE SOUTHWARDLY ON A NON-TANGENT CURVE TO THE LEFT WITH AN ARC DISTANCE OF 31.25 FEET, A RADIUS

OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 17 MINUTES 49 SECONDS WEST, 30.75 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #3 CONTAINS 9,254 SQUARE FEET OR 0.212 ACRES, MORE OR LESS.

AND ALSO,

TEMPORARY CONSTRUCTION EASEMENT #4:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FEET WIDE), 32.20 FEET, TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING ON EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST, 37.56 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE 65-FEET NORTHEAST AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 190.47 FEET; THENCE SOUTH 20 DEGREES 56 MINUTES 54 SECONDS WEST, 35.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE 30-FEET NORTHEAST OF AND PARALLEL WITH SAID SOUTH LINE, 176.85 FEET TO THE POINT OF BEGINNING.

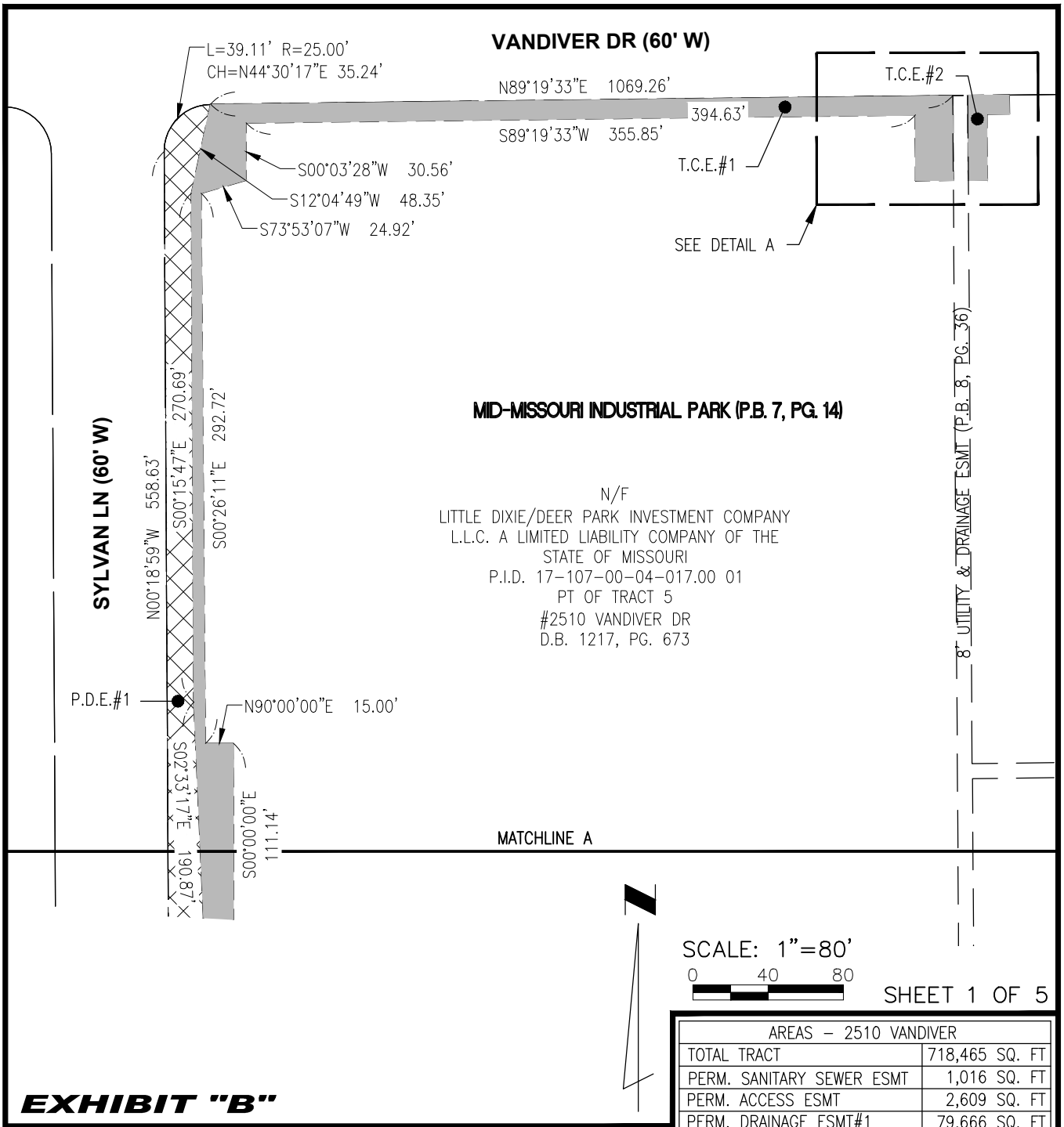
SAID TEMPORARY CONSTRUCTION EASEMENT #4 CONTAINS 6,428 SQUARE FEET OR 0.148 ACRES, MORE OR LESS.

AND ALSO,

TEMPORARY CONSTRUCTION EASEMENT #5:
BEGINNING AT THE SOUTHWEST CORNER OF A SAID TRACT; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE EAST RIGHT-OF-WAY LINE OF SYLVAN LANE (60-FEET WIDE), 16.10 FEET; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST, ON A LINE 15-FEET NORTHEAST OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 171.01 FEET; THENCE SOUTH 20 DEGREES 56 MINUTES 54 SECONDS WEST, 15.00 FEET TO SAID SOUTH LINE; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, 165.18 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #5 CONTAINS 2,521 SQUARE FEET OR 0.058 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



SHEET 1 OF 5

EXHIBIT "B"

QUAIL DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-107-00-04-017.00 01

AREAS – 2510 VANDIVER	
TOTAL TRACT	718,465 SQ. FT
PERM. SANITARY SEWER ESMT	1,016 SQ. FT
PERM. ACCESS ESMT	2,609 SQ. FT
PERM. DRAINAGE ESMT#1	79,666 SQ. FT
PERM. DRAINAGE ESMT#2	1,782 SQ. FT
TEMP. CONSTRUCTION ESMT#1	25,641 SQ. FT
TEMP. CONSTRUCTION ESMT#2	603 SQ. FT
TEMP. CONSTRUCTION ESMT#3	9,254 SQ. FT
TEMP. CONSTRUCTION ESMT#4	6,428 SQ. FT
TEMP. CONSTRUCTION ESMT#5	2,521 SQ. FT

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

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

1/19/24

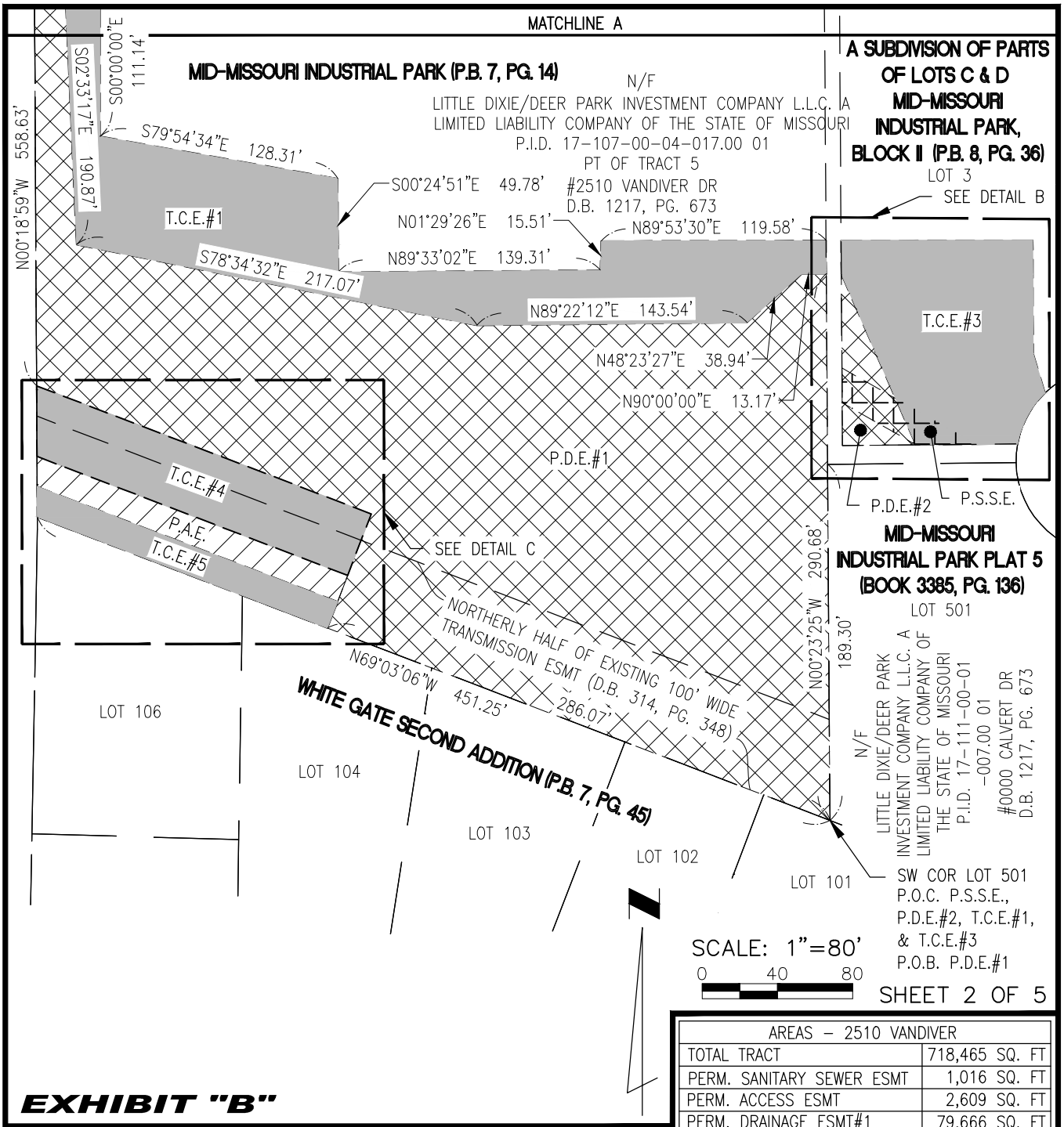


EXHIBIT "B"

QUAIL DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-107-00-04-017.00 01

AREAS – 2510 VANDIVER	
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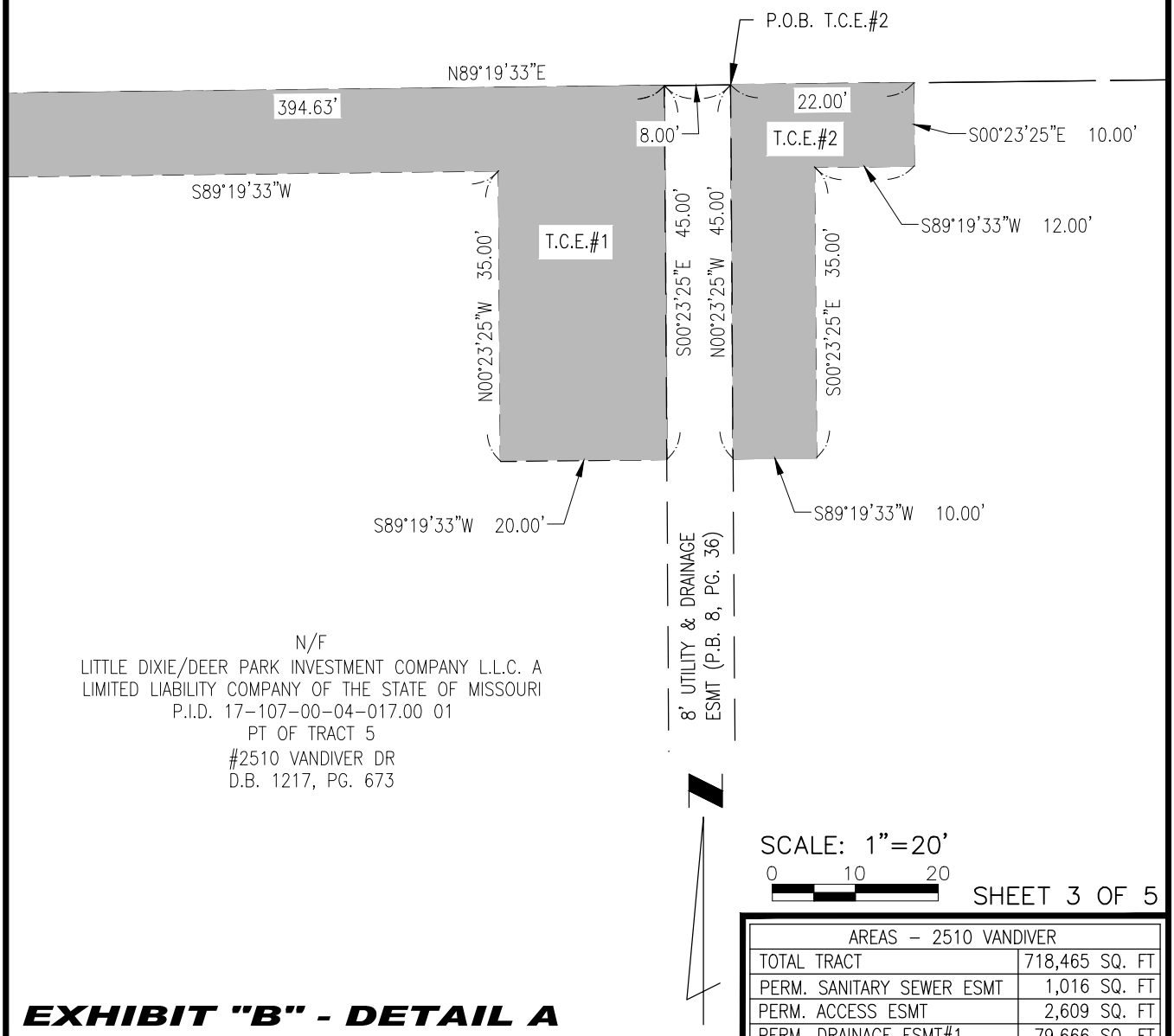
LEGEND

- 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

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

1/19/24



SCALE: 1"=20'

0 10 20

SHEET 3 OF 5

EXHIBIT "B" - DETAIL A

QUAIL DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-107-00-04-017.00 01

AREAS – 2510 VANDIVER	
TOTAL TRACT	718,465 SQ. FT
PERM. SANITARY SEWER ESMT	1,016 SQ. FT
PERM. ACCESS ESMT	2,609 SQ. FT
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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

NOTES
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1/19/24

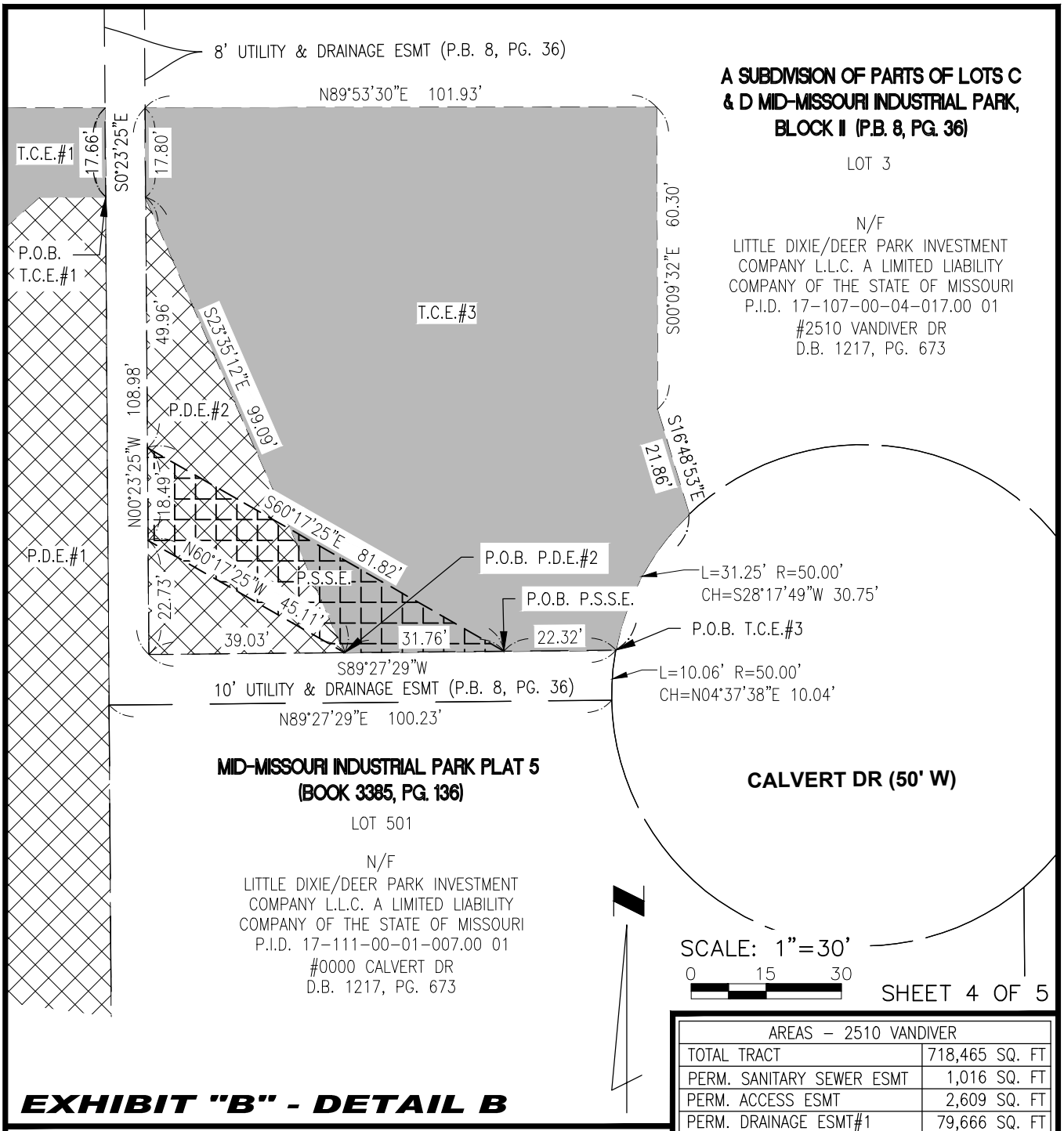

EXHIBIT "B" - DETAIL B

QUAIL DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
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TOTAL TRACT	718,465 SQ. FT
PERM. SANITARY SEWER ESMT	1,016 SQ. FT
PERM. ACCESS ESMT	2,609 SQ. FT
PERM. DRAINAGE ESMT#1	79,666 SQ. FT
PERM. DRAINAGE ESMT#2	1,782 SQ. FT
TEMP. CONSTRUCTION ESMT#1	25,641 SQ. FT
TEMP. CONSTRUCTION ESMT#2	603 SQ. FT
TEMP. CONSTRUCTION ESMT#3	9,254 SQ. FT
TEMP. CONSTRUCTION ESMT#4	6,428 SQ. FT
TEMP. CONSTRUCTION ESMT#5	2,521 SQ. FT

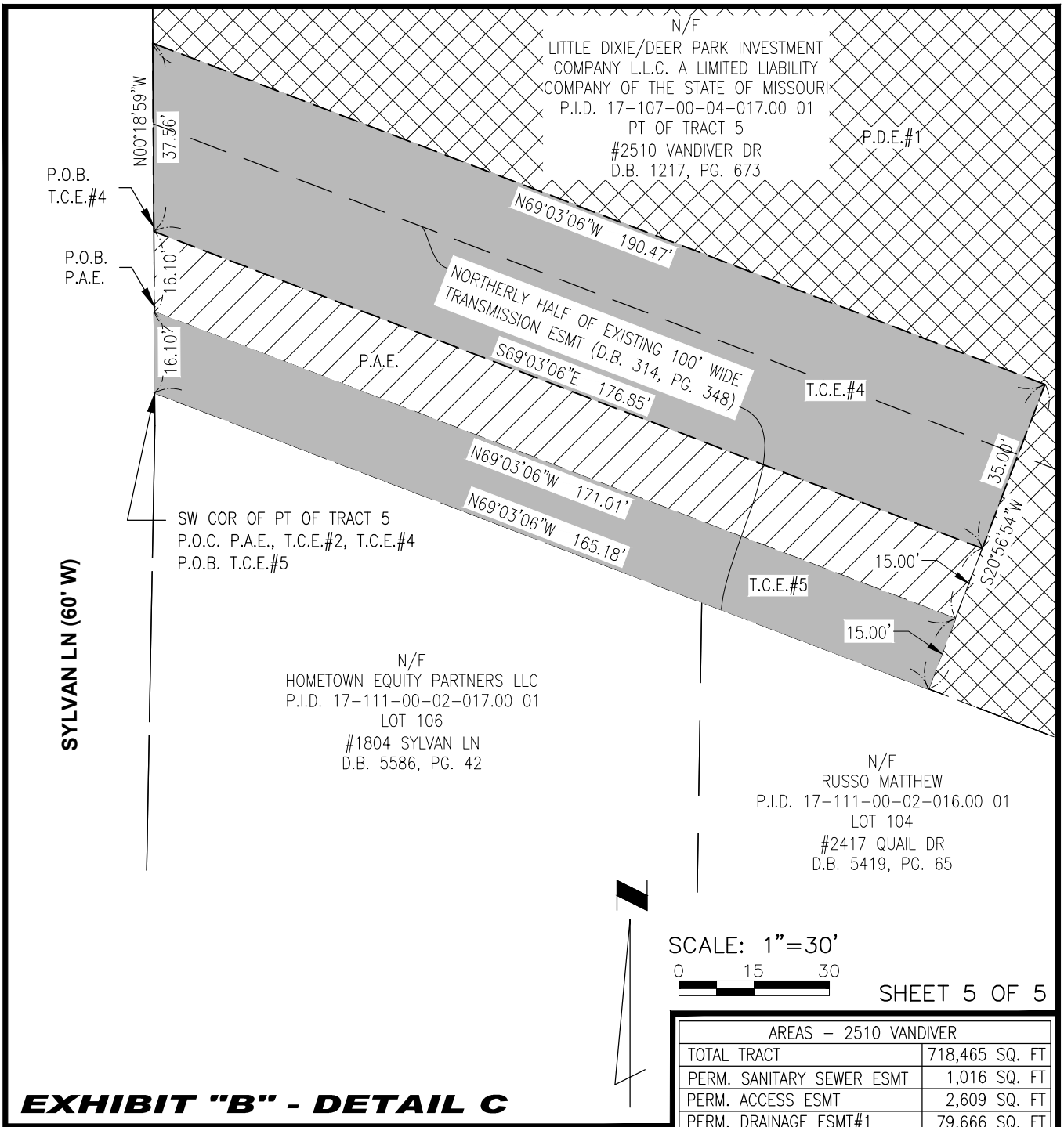
TWM
COLUMBIA MISSOURI OFFICE
3316 LEMONE IND. BLVD. STE. #2
COLUMBIA, MISSOURI
ZIP 65201-8246
TEL (573) 442-6474
WWW.TWM-INC.COM

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

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

1/19/24



SHEET 5 OF 5

EXHIBIT "B" - DETAIL C

QUAIL DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-107-00-04-017.00 01

AREAS – 2510 VANDIVER	
TOTAL TRACT	718,465 SQ. FT
PERM. SANITARY SEWER ESMT	1,016 SQ. FT
PERM. ACCESS ESMT	2,609 SQ. FT
PERM. DRAINAGE ESMT#1	79,666 SQ. FT
PERM. DRAINAGE ESMT#2	1,782 SQ. FT
TEMP. CONSTRUCTION ESMT#1	25,641 SQ. FT
TEMP. CONSTRUCTION ESMT#2	603 SQ. FT
TEMP. CONSTRUCTION ESMT#3	9,254 SQ. FT
TEMP. CONSTRUCTION ESMT#4	6,428 SQ. FT
TEMP. CONSTRUCTION ESMT#5	2,521 SQ. FT

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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

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