

**CALVERT DRIVE SEWER REPLACEMENT
EXHIBIT A**

BOONE HOSPITAL CENTER TRUSTEES
PID: 17-107-00-04-011.00 01
2401 VANDIVER DRIVE

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

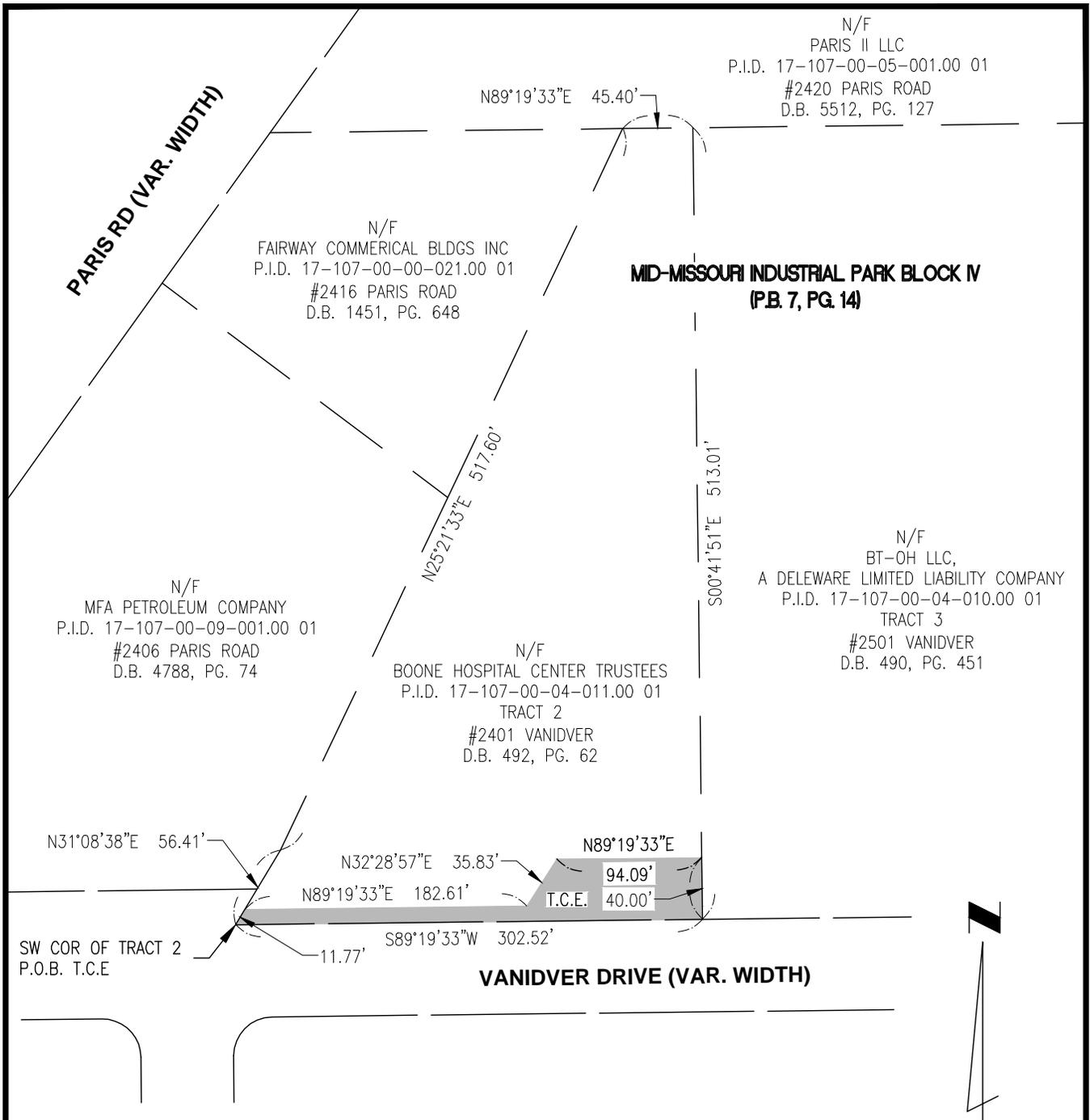
A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BEING PART OF TRACT 2, MID-MISSOURI INDUSTRIAL PARK, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 14, SECTION 5, IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 31 DEGREES 08 MINUTES 38 SECONDS EAST (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 TRACT, 11.77 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, ON A LINE PARALLEL 10-FEET NORTH FROM THE NORTH RIGHT-OF-WAY OF VANDIVER DRIVE (VARIABLE WIDTH), 182.61 FEET; THENCE NORTH 32 DEGREES 28 MINUTES 57 SECONDS EAST, 35.83 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 33 SECONDS EAST, ON A LINE PARALLEL 40-FEET NORTH FROM SAID NORTH RIGHT-OF-WAY, 94.09 FEET, TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 00 DEGREES 41 MINUTES 51 SECONDS EAST, 40.00 FEET, TO SAID NORTH RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS WEST, 302.52 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 6,111 SQUARE FEET OR 0.140 ACRES, MORE OR LESS.
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.



2023-12-20



SCALE: 1"=100'
0 50 100

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
PARCEL NO. 17-107-00-04-011.00 01

SHEET 1 OF 1



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 - 2401 VANDIVER DRIVE

TOTAL TRACT	87,771 SQ. FT
TEMP. CONSTRUCTION ESMT	6,111 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