

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 174-24

AN ORDINANCE

declaring the need to acquire easements associated with the replacement and improvement of public storm drainage infrastructure on Sexton Road and McBaine Avenue; authorizing acquisition by negotiation or, if necessary, by condemnation; authorizing the City Manager to obtain and execute all instruments necessary for acquisition of such land; and fixing the time when this ordinance shall become effective.

WHEREAS, the Constitution and Statutes of the State of Missouri and the Home Rule Charter for the City of Columbia, Missouri, authorize the City Council to exercise the power of eminent domain, within or without the City, and among other things, to acquire, and maintain any property, real or personal within or without the City for all public uses or purposes, and to acquire, receive and hold any estate or interest in any such property; and

WHEREAS, following the public hearing held on November 6, 2023, the City Council determined it was in the public interest to replace and improve public storm drainage infrastructure on Sexton Road and McBaine Avenue and by motion directed the City Manager to proceed with having plans and specifications prepared; and

WHEREAS, the Council deems it necessary for the welfare and improvement of the City and in the public interest that certain private property be acquired by negotiation or by condemnation for public improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby declares the need to acquire easements associated with the replacement and improvement of public storm drainage infrastructure on Sexton Road and McBaine Avenue, described as follows:

**DOROTHY E STUENKEL REVOCABLE TRUST
PARCEL: 16-315-00-11-017.00 01
ADDRESS: 218 W. SEXTON ROAD
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 2355 PAGE 128, ALSO BEING, PART OF LOT 1 OF JOHN A STEWART'S SUBDIVISION AS SHOWN IN PLAT BOOK 1, PAGE 43, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FROM THE POINT OF BEGINNING, ALSO BEING, THE NORTHWEST CORNER OF SAID LOT 1, THENCE WITH THE NORTH LINE OF SAID LOT 1, ALSO BEING, THE SOUTH RIGHT-OF-WAY LINE OF SEXTON ROAD, S.77°14'40"E {BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 19.32 FEET; THENCE LEAVING SAID NORTH LINE S.08°26'30"W, 57.24 FEET; THENCE N.90°00'00"E, 4.50 FEET; THENCE S.00°56'30"E, 13.76 FEET; THENCE N.90°00'00"W, 6.00 FEET; THENCE S.00°51'50"E, 45.50 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 2355, PAGE 128; THENCE WITH SAID SOUTH LINE N.78°55'10"W, 8.18 FEET TO THE WEST LINE OF SAID LOT 1, ALSO BEING, THE EAST RIGHT-OF-WAY OF MCBAIN AVENUE; THENCE WITH SAID WEST LINE, N.00°53'00"W, 118.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,392 SQUARE FEET.

JAMES EDWARD HICKEM AND BARBARA ANN HICKEM
PARCEL: 16-315-00-03-060.00 01
ADDRESS: 221 W. SEXTON ROAD
TEMPORARY CONSTRUCTION EASEMENT

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 378 PAGE 76, ALSO BEING, PART OF LOT 10 OF JOHN A. STEWART'S SUBDIVISION AS SHOWN IN IN PLAT BOOK 1, PAGE 10, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FROM THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF SAID LOT 10, THENCE ALONG THE WEST LINE OF SAID LOT 10, N.00°45'00"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATED SYSTEM, CENTRAL ZONE), 7.05 FEET; THENCE LEAVING SAID WEST LINE S 83°50'50" E, 47.90 FEET; THENCE S 04°31'30" W, 11.80 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10, ALSO BEING, THE NORTH RIGHT- OF-WAY LINE OF SEXTON ROAD; THENCE WITH SAID SOUTH LINE, N.78°06'50"W, 47.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 448 SQUARE FEET.

MDM INVESTMENTS LLC
PARCEL: 16-315-00-09-004.00 01
ADDRESS: 300 W. SEXTON ROAD
TEMPORARY CONSTRUCTION EASEMENT

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 4978, PAGE 75, ALSO BEING, PART OF LOT 2 OF BANKS SUBDIVISION AS SHOWN IN PLAT BOOK 2, PAGE 14, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE POINT OF BEGINNING, ALSO BEING, THE SOUTH EAST CORNER OF SAID LOT 2 THENCE ALONG THE SOUTH LINE OF SAID LOT 2, N.82°02'00"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 37.73 FEET; THENCE LEAVING SAID SOUTH LOT LINE, N.00°24'00"W, 47.46 FEET; THENCE N.89°29'10"E, 37.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 , ALSO BEING, THE WEST RIGHT-OF-WAY LINE OF MCBANE AVENUE; THENCE ALONG SAID EAST LINE S.00°45'30"E, 53.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,867 SQUARE FEET.

BILL A. COATS
PARCEL: 16-315-00-08-006.00 01
ADDRESS: 301 W. SEXTON ROAD
TEMPORARY CONSTRUCTION EASEMENT #1

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT CLAIM DEED IN BOOK 4886, PAGE 13, ALSO BEING, PART OF LOT 3 OF THE ALEX BRADFORD JR'S SUBDIVISION OF LOTS NUMBERED 11, 12,13 AND 14 OF JOHN A. STEWARTS ADDITION TO THE CITY OF COLUMBIA AS SHOWN IN PLAT BOOK 1, PAGE 30, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FROM THE POINT OF BEGINNING, ALSO BEING, THE SOUTHWEST CORNER OF SAID LOT 3, THENCE WITH THE WEST LINE OF SAID LOT 3 N.00°38'40"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) 14.99 FEET; THENCE LEAVING SAID WEST LINE, S.78°06'50"E, 33.45 FEET; THENCE S.00°38'40"W, 14.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEXTON ROAD; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N.78°06'50"W, 33.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 492 SQUARE FEET.

BILL A. COATS

PARCEL: 16-315-00-08-006.00 01

ADDRESS: 301 W. SEXTON ROAD

TEMPORARY CONSTRUCTION EASEMENT #2

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT CLAIM DEED IN BOOK 4886, PAGE 13, ALSO BEING, PART OF LOT 3 OF THE ALEX BRADFORD JR'S SUBDIVISION OF LOTS NUMBERED 11, 12, 13 AND 14 OF JOHN A. STEWARTS ADDITION TO THE CITY OF COLUMBIA AS SHOWN IN PLAT BOOK 1, PAGE 30, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FROM THE POINT OF COMMENCEMENT, BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG SOUTH LINE OF SAID LOT 3, ALSO BEING, THE NORTH RIGHT-OF-WAY LINE OF SEXTON ROAD, S.78°06'50"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 33.45 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING LEAVING SAID SOUTH LINE, S.87°39'15"E, 41.76 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE WITH SAID EAST LINE S.00°45'00"W, 7.05 FEET TO THE SOUTH EAST CORNER OF SAID LOT 3; THENCE WITH SAID SOUTH LINE N.78°06'50"W, 42.55 FEET TO THE POINT OF BEGINNING CONTAINING 147 SQUARE FEET.

BRIAN J. LANDSPERGER AND ALYCIA A. LANDSPERGER

PARCEL: 16-315-00-08-005.00 01

ADDRESS: 303 W. SEXTON ROAD

TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED IN BOOK 1717, PAGE 990, ALSO BEING, PART OF LOT 2 OF ALEX BRADFORD JR'S SUBDIVISION OF LOTS NUMBERED 11, 12, 13 AND 14 OF JOHN A. STEWARTS ADDITION TO THE CITY OF COLUMBIA AS SHOWN IN PLAT BOOK 1, PAGE 30, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FROM THE POINT OF BEGINNING, ALSO BEING, THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WITH THE SOUTH LINE OF SAID LOT 2, ALSO BEING, THE NORTH RIGHT-OF-WAY LINE OF SEXTON ROAD N.78°06'50"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) 30.59 FEET; THENCE LEAVING SAID SOUTH LINE, N.00°38'40"E, 14.99 FEET; THENCE S.78°07'10"E, 30.59 FEET TO A

POINT ON THE EAST LINE OF SAID LOT 2; THENCE WITH SAID EAST LINE S.00°38'40"W, 14.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 450 SQUARE FEET.

EDDY D. ROWLES

PARCEL: 16-315-00-08-004.00 01

ADDRESS: 307 W. SEXTON ROAD

TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEEDS IN BOOK 445, PAGE 931 AND BOOK 445, PAGE 932, ALSO BEING, PART OF LOT 1 OF THE ALEX BRADFORD JR'S SUBDIVISION OF LOTS NUMBERED 11, 12, 13 AND 14 OF JOHN A. STEWARTS ADDITION TO THE CITY OF COLUMBIA AS SHOWN IN PLAT BOOK 1, PAGE 30, ALL OF THE BOONE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FROM THE POINT OF BEGINNING, ALSO BEING, THE SOUTHWEST CORNER OF SAID LOT 1, THENCE WITH THE WEST LINE OF SAID LOT 1, ALSO BEING, THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET N.0°15'40"E {BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) 59.53 FEET; THENCE LEAVING SAID WEST LINE N.90°00'00"E, 10.00 FEET; THENCE S.0°15'40"W, 61.64 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, ALSO BEING, THE NORTH RIGHT-OF-WAY LINE OF SEXTON ROAD; THENCE WITH SAID SOUTH LINE N.78°06'50"W, 10.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 606 SQUARE FEET.

CARITA MARIE WILKERSON

PARCEL: 16-314-00-07-001.00 01

ADDRESS: 308 W. SEXTON ROAD

PERMANENT DRAINAGE EASEMENT

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT CLAIM DEED IN BOOK 2802, PAGE 164, ALSO BEING, PART OF LOT 52 OF BANK'S SUBDIVISION AS SHOWN IN PLAT BOOK 2, PAGE 14, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF SAID LOT 52, THENCE ALONG THE WEST LINE OF SAID LOT 52, N.00°41'00"W {BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE

COORDINATE SYSTEM, CENTRAL ZONE}, 166.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 52; THENCE WITH THE NORTH LINE OF SAID LOT 52, ALSO BEING, THE SOUTH RIGHT-OF-WAY LINE OF SEXTON ROAD, S.52°09'20"E, 6.39 FEET; THENCE CONTINUING WITH SAID NORTH LINE S.76°49'20"E, 11.33 FEET; THENCE LEAVING SAID NORTH LINE, S.00°41'00"E, 161.83 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 52; THENCE WITH SAID SOUTH LINE N.82°01'50"W, 16.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,608 SQUARE FEET.

CARITA MARIE WILKERSON
PARCEL: 16-314-00-07-001.00 01
ADDRESS: 308 W. SEXTON ROAD
TEMPORARY CONSTRUCTION EASEMENT

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 12, ALL OF TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT CLAIM DEED IN BOOK 2802, PAGE 164, ALSO BEING, PART OF LOT 52 OF BANK'S SUBDIVISION AS SHOWN IN PLAT BOOK 2, PAGE 14, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF SAID LOT 52, THENCE ALONG THE EAST LINE OF SAID LOT 52, S.00°06'40"W {BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE}, 78.88 FEET; THENCE LEAVING SAID EAST LINE N.89°20'50"W, 24.90 FEET; THENCE S.00°43'40"E, 75.25 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 52; THENCE WITH SAID SOUTH LINE N.82°01'50"W, 20.23 FEET; THENCE LEAVING SAID SOUTH LINE N.00°41'00"W, 161.82 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 52, ALSO BEING, THE SOUTH LINE OF SEXTON ROAD; THENCE WITH SAID NORTH LINE S.76°49'20"E, 47.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,293 SQUARE FEET.

C. W. HATTON JR.
PARCEL: 16-314-00-07-002.00 01
ADDRESS: 400 W. SEXTON ROAD
TEMPORARY CONSTRUCTION EASEMENT

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED IN BOOK 384, PAGE 542, ALSO BEING, A PART OF LOT 51 OF BANK'S SUBDIVISION AS SHOWN IN PLAT BOOK 2, PAGE 14, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF SAID LOT 51, THENCE WITH THE SOUTH LINE OF SAID LOT 51, N.82°01'50"W (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATED SYSTEM, CENTRAL ZONE), 10.11 FEET; THENCE LEAVING SAID SOUTH LINE N.00°41'00"W, 172.52 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 51, ALSO BEING, THE SOUTH RIGHT-OF-WAY LINE OF SEXTON ROAD; THENCE WITH SAID NORTH LINE, S 52°09'20" E, 12.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 51, S.00°41'00" E, 166.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,693 SQUARE FEET.

THIRD STREET PROPERTIES, LLC

PARCEL: 16-314-00-12-004.00 01

**ADDRESS: 403 W. SEXTON ROAD AND 805 JEFFERSON STREET
PERMANENT DRAINAGE EASEMENT**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING A PORTION OF THE TRACT DESCRIBED IN THE WARRANTY DEED BOOK 3886, PAGE 90, ALSO BEING, PART OF LOT 8 OF LEWIS SUBDIVISION AS SHOWN IN PLAT BOOK 7, PAGE 69, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

STARTING AT THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF SAID LOT 8 THENCE WITH THE WEST LINE OF SAID LOT 8 N.00°10'10"W {BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE}, 4.85 FEET; THENCE LEAVING SAID WEST LINE S.64°33'30"E, 52.16 FEET; THENCE N.90°00'00"E, 18.71 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8, ALSO BEING, THE WEST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE WITH SAID EAST LINE S.00°58'30"W, 16.00 FEET; THENCE LEAVING SAID EAST LINE N.90°00'00"W, 12.15 FEET; THENCE S.00°39'20"E, 7.43 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8, ALSO BEING, THE NORTH RIGHT-OF-WAY OF SEXTON ROAD; THENCE WITH SAID SOUTH LINE N.52°31'30"W, 67.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 879 SQUARE FEET INCLUSIVE OF 108 SQUARE FEET OF EXISTING STREET EASEMENT IN BOOK 343 PAGE 145.

THIRD STREET PROPERTIES, LLC

PARCEL: 16-314-00-12-004.00 01

**ADDRESS: 403 W. SEXTON ROAD AND 805 JEFFERSON STREET
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING A PORTION OF THE TRACT DESCRIBED IN THE WARRANTY DEED BOOK 3886, PAGE 90, ALSO BEING, PART OF LOT 8 OF LEWIS SUBDIVISION AS SHOWN IN PLAT BOOK 7, PAGE 69, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

STARTING AT THE POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID LOT 8 THENCE WITH THE WEST LINE OF SAID LOT 8 N.00°10'10"W {BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE}, 4.85 FEET; THENCE LEAVING SAID WEST LINE S.64°33'30"E, 26.08 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING N.00°00'00"E, 8.34 FEET; THENCE N.90°00'00"E, 42.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8, ALSO BEING, THE WEST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE WITH SAID EAST LINE S.00°58'30"W, 19.55 FEET; THENCE LEAVING SAID EAST LINE S.90°00'00"W, 18.71 FEET; THENCE N.64°33'30"W, 26.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 698 SQUARE FEET.

PROGRESSIVE BAPTIST CHURCH OF COLUMBIA
PARCEL: 16-314-00-07-021.00 01
ADDRESS: 702 BANKS AVENUE
TEMPORARY CONSTRUCTION EASEMENT

A TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED IN THE WARRANTY DEED IN BOOK 4640, PAGE 97 AND BOOK 419, PAGE 553, ALSO BEING, A PART OF LOTS 43 AND 44 OF BANK'S SUBDIVISION AS SHOWN IN PLAT BOOK 2 PAGE 14, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FROM THE POINT OF BEGINNING, BEING THE NORTH WEST CORNER OF SAID LOT 43, THENCE ALONG THE NORTH LINE OF SAID LOT 43, S.82°01'50"E (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE), 36.41 FEET; THENCE LEAVING SAID NORTH LINE, S 00°00'00" E, 15.15 FEET; THENCE N.82°01'50"W, 46.53 FEET; THENCE N.00°00'00"E, 15.15 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 44; THENCE WITH SAID NORTH LINE S.82°01'50"E, 10.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 698 SQUARE FEET

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation or by the exercise of the power of eminent domain as set forth in Section 4 hereof.

SECTION 3. The City Manager is authorized to obtain, execute and record all deeds and other instruments necessary to acquire the land described in Section 1.

SECTION 4. If the City cannot agree with the owners, or those claiming an interest in the land described in Section 1, on the proper compensation to be paid for such land, or if the owner is incapable of contracting, is unknown, or cannot be found, or is a non-resident of the State of Missouri, the City Counselor is authorized to petition the Circuit Court of Boone County, Missouri, to acquire the land described in Section 1 by condemnation.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2024.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor