

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF A UTILITY EASEMENT RECORDED IN BOOK 5499, PAGE 76 AND BEING PART OF A TRACT SPLIT SURVEY RECORDED IN BOOK 3069, PAGE 102 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 3790, PAGE 49 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, DISCOVERY PARK, PLAT NO. 6A RECORDED IN PLAT BOOK 58, PAGE 12 AND BEING ON THE SOUTHWEST RIGHT OF WAY LINE OF ARTEMIS DRIVE AND WITH THE NORTH LINE OF SAID LOT 6, S 49°06'40"W, 10.21 FEET; THENCE LEAVING SAID NORTH LINE AND WITH THE WEST LINE OF SAID UTILITY EASEMENT, 246.53 FEET ALONG A 270.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 3°15'35"W, 238.06 FEET; THENCE N 22°53'55"E, 199.84 FEET TO THE WEST LINE OF A 10 FOOT UTILITY EASEMENT RECORDED IN BOOK 5271, PAGE 99; THENCE WITH SAID WEST LINE, 10.66 FEET ALONG A 94.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 45°10'00"E, 10.66 FEET; THENCE LEAVING SAID WEST LINE AND TRANSITIONING TO THE NORTHWEST RIGHT OF WAY LINE OF ARTEMIS DRIVE, 2.15 FEET ALONG A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 19°49'05"W, 2.15 FEET; THENCE WITH SAID NORTHWEST RIGHT OF WAY LINE, S 22°53'55"W, 193.71 FEET; THENCE CONTINUING WITH SAID NORTHWEST RIGHT OF WAY LINE, 235.37 FEET ALONG A 260.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 3°02'05"E, 227.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,386 SQUARE FEET.



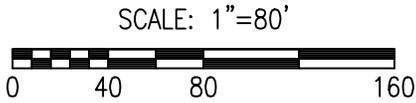
David W. Borden

 DAVID W. BORDEN, PLS-2002000244
 4/11/25

 DATE

EXHIBIT A
 SHEET 1 OF 2

 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	UTILITY ESMT DESC-VACATION TRACT 3 UTILITY ESMT VACATION A TRACT OF LAND LOCATED IN S32-T48N-R12W COLUMBIA, BOONE COUNTY, MISSOURI
	DATE: 4/11/2025	
	PROJECT: 240544	



BEARINGS ARE REFERENCED TO GRID NORTH,
OF THE MISSOURI STATE PLANE COORDINATE
SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS
OBSERVATION.

TRACT SPLIT SURVEY
RECORDED IN BOOK 3069, PAGE 102

WARRANTY DEED RECORDED
IN BOOK 3790, PAGE 49

EX. 10' UTILITY ESMT. RECORDED
IN BOOK 5499, PAGE 76

R= 270.00'
L= 246.53'
CH=N 3°15'35" W
238.06'

R= 260.00'
L= 235.37'
CH=S 3°02'05" E
227.41'

R= 94.00'
L= 10.66'
CH=S 45°10'00" E
10.66'

R= 20.00'
L= 2.15'
CH=S 19°49'05" W
2.15'

10' UTILITY ESMT.
RECORDED IN
BOOK 5271, PAGE 99

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DISCOVERY PARK SUBDIVISION PLAT 7
RECORDED IN PLAT BOOK 55, PAGE 45

WARRANTY DEED RECORDED
IN BOOK 4585, PAGE 142

P.O.B. TRACT 3
(4,386 SQFT)

S 49°06'40" W
10.21'

6

DISCOVERY PARK, PLAT NO. 6A
RECORDED IN PLAT BOOK 58, PAGE 12

ENDEAVOR AVE.

ARTEMIS DRIVE

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

CORPORATE NO:
2000151304

DATE:
3/17/2025

SCALE:
1" = 80'

PROJECT:
240544

DRAWN BY:
JWS

UTILITY ESMT DESC-VACATION

TRACT 3 UTILITY ESMT VACATION
A TRACT OF LAND LOCATED IN
SEC.32 T48N, R12W
COLUMBIA, BOONE COUNTY, MISSOURI