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*(Space above reserved for Recorder of Deeds certification)*

**Document Recording Cover Sheet**

1. **Title of Document:** ANNEXATION AGREEMENT
2. **Date of Document:** \_\_\_\_\_
3. **Grantor(s)/Party indexed as Grantor(s):** Faye C. Nowell, as Trustee of the Faye C. Nowell Trust  
\_\_\_\_\_  
\_\_\_\_\_
4. **Grantee(s)/Party indexed as Grantee(s):** City of Columbia, Missouri  
\_\_\_\_\_  
\_\_\_\_\_
5. **Mailing Address of Grantee or Party:** City Clerk, City of Columbia, 701 E Broadway,  
Columbia, Missouri 65201  
\_\_\_\_\_  
\_\_\_\_\_
6. **Legal Description:** See ANNEXATION AGREEMENT, Exhibit A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. **Reference Book and Page(s):** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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*(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)*

## **ANNEXATION AGREEMENT**

This Agreement between the City of Columbia, Missouri, a municipal corporation (hereinafter "City") and Faye C. Nowell, as Trustee of the Faye C. Nowell Trust, (hereinafter "Owner") is entered into as of the last date of all of the parties to execute the Agreement (the "Effective Date"). In consideration of the mutual covenants contained herein, the parties agree as follows:

1. Owner hereby represents that Owner is the sole legal owner of the following described real estate located in Boone County, Missouri and has the capacity to enter into this Agreement:

Legal description attached as Exhibit A and incorporated herein by reference  
  
(hereinafter the "Property").

2. The Property is zoned in Boone County as A-2, comprising two (2) survey tracts, and is improved with a single-family dwelling and shop building. Owner proposes to design and construct certain sanitary sewer extensions to serve, at a maximum, the existing two (2) structures on the Property. Any rezoning, division, or further intensification beyond a single-family dwelling and shop building of the Property shall be a violation of this agreement and shall authorize the City to terminate sewer service to the property pursuant to paragraph 16 below.

3. City agrees to allow Owner to connect sanitary sewer lines serving the Property to the City's sanitary sewer system as set forth herein. Owner shall make the connection to the City's sanitary sewer system at Owner's sole cost and expense. Owner shall obtain all necessary permits for the sewer construction and connection and shall pay all fees required to connect to the City's sewer system. Following connection to the City's sanitary sewer system, Owner shall become a sewer customer of the City and subject to payment of all monthly fees and charges as set forth in the city code.

4. All sewer lines and appurtenances serving the Property shall be located within standard sewer or utility easements dedicated to the public use and constructed in compliance with City regulations and standards. Construction of the sewer lines and appurtenances shall be inspected by the City as though the property were within the City limits and shall be subject to City approval. The sewer lines and appurtenances shall be conveyed to the City following construction and approval.

5. The sewer lines constructed by Owner to serve the Property shall not be connected to any other property or sewer lines without the express written consent of the City.

6. Development and construction on the Property by Owner shall conform to all Boone County ordinances and standards for the duration the property remains outside the city limits. Once annexed into the City, development and construction on the Property shall conform to all City standards, including, but not limited to, the Unified Development Code. Notwithstanding the foregoing, any phase of development under construction at the time of annexation may be completed under Boone County requirements and inspections provided the construction is completed within two (2) years following the date of annexation. Any construction activities occurring more than two (2) years following the date of annexation shall conform to all City standards and be inspected by the City. Regardless of the date of annexation, in the event of construction and development on the Property prior to annexation, Owner shall construct and maintain public sidewalks, landscaping, lighting, and designate appropriate tree preservation areas as required by the city code as though the Property is located within the City limits. Following construction, all sanitary sewers, storm sewers, streets and sidewalks shall be forever dedicated to the public use.

7. Prior to annexation, if any irreconcilable conflict exists between a County regulation and a City regulation, the Owner, to the extent required by law, shall follow the County regulation including County storm water standards. Owner acknowledges that no conflict is involved where a City regulation, except City storm water standards, imposes a more stringent minimum requirement than a corresponding County regulation or in any instance where the City imposes a regulation that is not imposed by the County. In such instance, Owner shall be required to follow the more stringent requirement.

8. The City address numbering plan shall be complied with in connection with the development of the Property.

9. The City and Owner acknowledge that the Property is currently contiguous to the corporate limits of the City and are choosing to delay annexation of the Property until such time as the City reasonably and solely determines to be appropriate to annex the Property and provide available municipal services to the Property.

10. To the extent allowed by law, at such time as the City reasonably and solely determines to be appropriate to annex the Property and provide available municipal services to the Property, City may, but shall not be obligated to, annex the Property into the City, without further action of the Owner.

11. Owner irrevocably appoints the City Manager of Columbia, Missouri, as its attorney-in-fact for the sole purpose of presenting a verified petition requesting annexation of the Property to the City Council of Columbia, Missouri. The City Manager may exercise this power of attorney at any time after the City reasonably and solely determines to be appropriate to annex the Property and provide available municipal services to the Property. Any delay in filing such petition shall not be deemed a waiver of any right of the City to file such petition at such time in the future, in the sole discretion of the City, the filing of such petition is deemed advisable.

12. In lieu of the power of attorney granted to the City Manager herein, the City Manager may request the Owner to submit a verified petition requesting annexation. In such event, Owner shall, within such time as specified by the City Manager, submit a verified petition requesting annexation of the Property to the Director of Community Development for presentation to the City

Council of Columbia, Missouri. The provisions of this paragraph shall be enforceable by specific performance.

13. The petition for annexation may request that the Property be placed in Zoning District R-1 (One-family Dwelling), or equivalent, upon annexation. If the proposed ordinance annexing the Property does not place the Property in the zoning district specified herein, Owner may withdraw the petition for annexation. Such withdrawal shall not affect the parties' obligations under this Agreement, including City's obligation to provide sewer service.

14. Except as expressly set forth in paragraph 13 hereof, Owner agrees not to take any action to oppose any annexation initiated by the City which includes the Property. Owner further agrees not to take any action to oppose any annexation initiated by the City or by any property owner which includes any property lying between the Property and the City limits.

15. Owner shall give a copy of this Agreement to each person who buys all or a portion of the Property.

16. If Owner fails to comply with any of the provisions of this Agreement, City may terminate sewer service to the Property and disconnect the sewer lines serving the Property from the City's sanitary sewer system. City shall give Owner one hundred eighty (180) days prior written notice of its intent to terminate sewer service.

17. This Agreement is not intended to confer any rights or remedies on any person other than the parties.

18. The benefits and burdens of this Agreement are intended to attach to and run with the land and shall be binding on and inure to the benefit of the parties and their respective legal representatives, successors, heirs and assigns. All persons claiming under the parties shall conform to and observe the provisions of this Agreement.

19. Owner, at Owner's sole cost and expense, hereby agrees to indemnify, protect, release, defend (with counsel acceptable to the City) and hold harmless the City, its municipal officials, elected officials, boards, commissions, officers, employees, attorneys, and agents from and against any and all causes of action, claims, demands, contractual damages and losses, economic damages and losses, any and all other damages and losses, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, remedial actions of any kind, and all costs and expenses of any kind, including, without limitation, reasonable attorney's fees and costs of defense arising, out of either Owner's breach of this Agreement or any action or inaction of Owner, its agents, representatives, employees, contractors, subcontractors or any other person for whose acts Owner may be liable, occurring during the construction of public improvements related to Owner's development which results in injury to any third party, except to the extent such injury arises from or is caused by the sole or gross negligence or willful misconduct of the City, its elected officials, officers, employees, agents or contractors. The indemnification, duty to defend and hold harmless obligations set forth in this paragraph shall survive for a period of five (5) years from the date of the later of City's acceptance of public improvements or the last day of any warranty work relating to such public improvements.

20. This Agreement shall be construed according to the laws of the State of Missouri. The parties shall comply with all local, state, and federal laws and regulations relating to the performance of this Agreement.

21. Any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Boone County, Missouri.

22. This Agreement contains the entire and complete agreement between the City and the Owner. The parties agree that this Agreement constitutes a lawful contract between the parties and the Owner hereby acknowledge and agree that this Agreement and the City's ordinances and regulations applicable to this Agreement constitute lawful exercises of the City's authority and police power.

23. The City shall record this Agreement in the office of the Boone County Recorder of Deeds.

[SIGNATURES ON FOLLOWING PAGES.]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day set forth below each of their signatures.

**CITY OF COLUMBIA, MISSOURI**



By: \_\_\_\_\_  
De'Carlon Seewood, City Manager

ATTEST:

Date: \_\_\_\_\_

\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Nancy Thompson, City Counselor

STATE OF MISSOURI        )  
  ) ss  
COUNTY OF BOONE        )

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me appeared De'Carlon Seewood, to me personally known, who, being by me duly sworn, did say that such person is the City Manager of the City of Columbia, Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of the City and that this instrument was signed and sealed on behalf of the City by authority of its City Council and the City Manager acknowledged this instrument to be the free act and deed of the City.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal, at my office in Columbia, Boone County, Missouri, the day and year last above written.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_.



**Exhibit A**

Legal Description of the Property

DESCRIPTION OF 5550 W GILLESPIE BRIDGE RD – ANNEXATION AND ZONING  
 FOR FAYE C. NOWELL TRUST  
 JOB #230520

SEPTEMBER 27, 2023

A TRACT OF LAND IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, LYING SOUTH OF GILLESPIE BRIDGE ROAD AND EAST OF PERCHE CREEK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

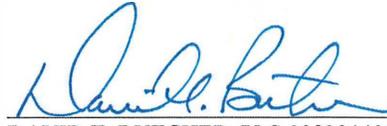
STARTING AT THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST; THENCE NORTH 84 DEGREES 52' WEST ALONG THE SOUTH LINE OF SAID NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), 1,460.4 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUING NORTH 84 DEGREES 52' WEST ALONG THE QUARTER QUARTER SECTION LINE, 702.0 FEET TO THE CENTERLINE OF PERCHE CREEK; THENCE LEAVING SAID QUARTER QUARTER SECTION LINE, NORTH 5 DEGREES 30' EAST, ALONG THE CENTERLINE OF SAID CREEK, 47.5 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 14 DEGREES 32' WEST 100.0 FEET TO THE CENTERLINE OF GILLESPIE BRIDGE; THENCE LEAVING THE CENTERLINE OF SAID CREEK, SOUTH 86 DEGREES 48' 30" EAST, ALONG THE CENTERLINE OF SAID BRIDGE, 111.0 FEET TO THE EAST END OF SAID BRIDGE SURFACE; THENCE FOLLOWING THE CENTERLINE OF GILLESPIE BRIDGE ROAD; SOUTH 86 DEGREES 48' 30" EAST, 49.0 FEET; THENCE NORTH 84 DEGREES 00' EAST, 70.0 FEET; NORTH 70 DEGREES 38' EAST, 50.0 FEET; NORTH 67 DEGREES 20' EAST, 219.9 FEET; N 74 DEGREES 37' EAST, 50.0 FEET NORTH 84 DEGREES 07' EAST, 50.0 FEET; SOUTH 88 DEGREES 31' EAST, 135.0 FEET; NORTH 87 DEGREES 21' EAST, 90.0 FEET; SOUTH 79 DEGREES 00' EAST, 50.0 FEET; AND SOUTH 63 DEGREES 33' EAST, 50.0 FEET; THENCE LEAVING THE CENTERLINE OF SAID ROAD, SOUTH 35 DEGREES 39' 30" WEST, 294.0 FEET; THENCE SOUTH 5 DEGREES 08' W, 55.2 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.31 ACRES

A TRACT OF LAND BEING THE NORTHWEST PART OF THE 2.32 ACRE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1633, PAGE 228 OF THE BOONE COUNTY RECORDS, BEING IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE 2.32 ACRE TRACT DESCRIBED ABOVE, BEING N 84 DEGREES 52' W, ALONG THE QUARTER QUARTER SECTION LINE, 1460.4 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 48, RANGE 13; THENCE N 5 DEGREES 08' E, ALONG THE WEST LINE OF SAID TRACT, 55.2 FEET; THENCE N 35 DEGREES 39' 30" E, ALONG THE NORTHWEST LINE OF SAID TRACT, 61.2 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, S 83 DEGREES 22' E, 35.0 FEET; THENCE N 49 DEGREES 32' E, 50.0 FEET; THENCE N 18 DEGREES 26' E, 60.0 FEET; THENCE N 42 DEGREES 35' 30" W, 25.4 FEET TO SAID NORTHWEST LINE; THENCE S 35 DEGREES 39' 30" W, ALONG SAID LINE, 128.0 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.09 ACRES.

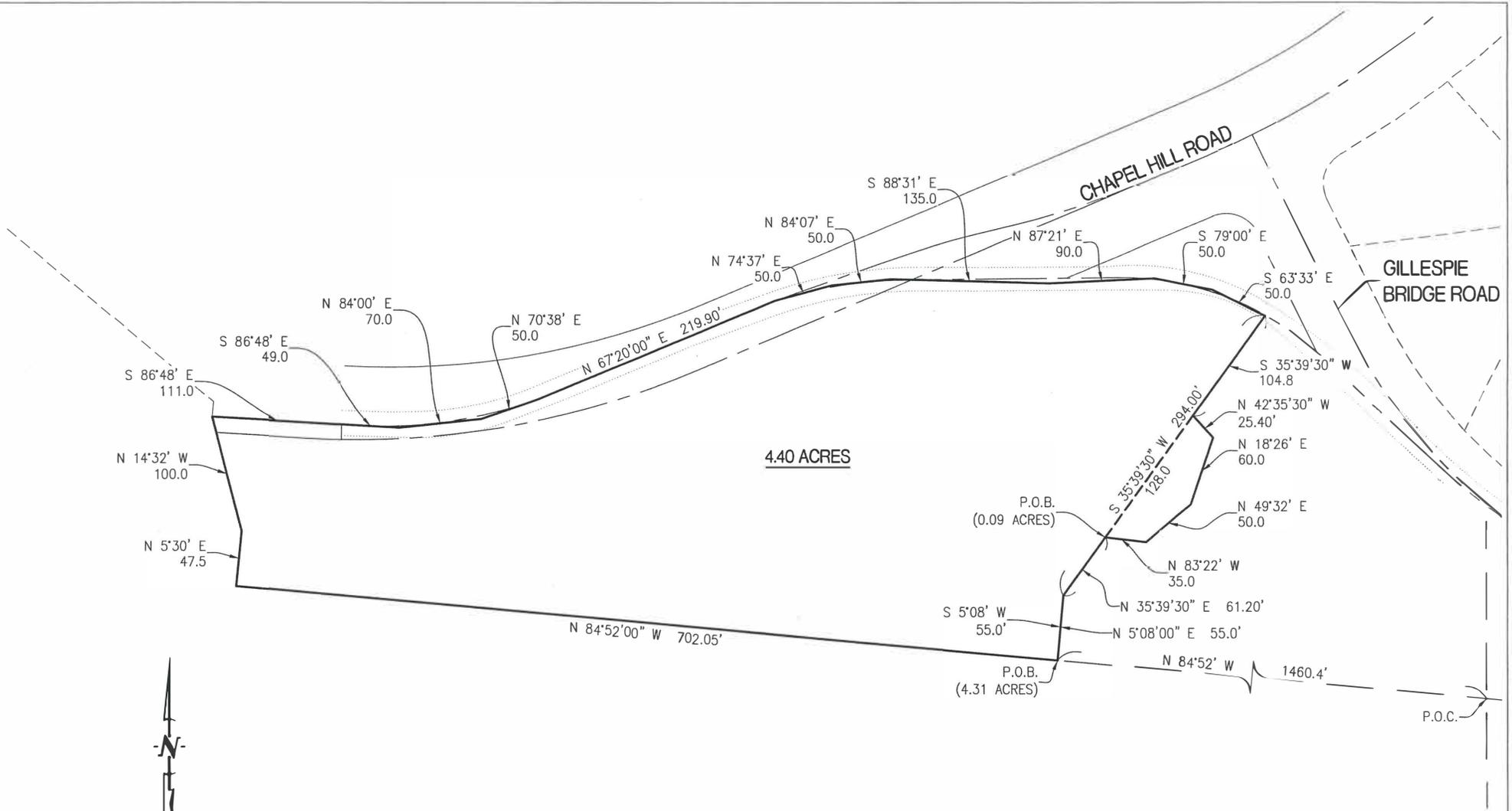
TRACT CONTAINS 4.40 ACRES IN ALL.

BEARINGS ARE BASED ON THE SURVEY RECORDED IN BOOK 406, PAGE 572 OF THE BOONE COUNTY RECORDS; SOURCE OF DEED DESCRIPTION IS RECORDED IN BOOK 4100, PAGE 74.

  
 DAVID T. BUTCHER, PLS-2002014095  
 10/18/2023  
 DATE



 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	5550 W GILLESPIE BRIDGE RD – ANNEX & ZONING
	DATE: 9/27/2023	
	PROJECT: 230520	



SCALE: 1"=80'



**4.40 ACRES**

**CHAPEL HILL ROAD**

**GILLESPIE BRIDGE ROAD**

P.O.B.  
(0.09 ACRES)

P.O.B.  
(4.31 ACRES)

P.O.C.

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

CORPORATE NO: 2000151304	
DATE: 10/18/2023	SCALE: 1" = 80'
PROJECT: 230520	DRAWN BY: JWS

<b>GILLESPIE BRIDGE RD.</b>
ANNEX - ZONING LOCATION IN SEC.20 T48N, R13W COLUMBIA, BOONE COUNTY, MISSOURI