

**CALVERT DRIVE SEWER REPLACEMENT
EXHIBIT A**



SHOW ME INCOME PROPERTIES LLC
PID 17-111-00-02-014.00 01
2421 QUAIL DR

RE: PERMANENT DRAINAGE EASEMENT (P.D.E.)

2024-01-23

A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT BEING PART OF LOT 102, WHITE GATE SECOND ADDITION, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 45, 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 NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON THE NORTH LINE OF SAID LOT, 79.00 FEET, TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREE 55 MINUTES 41 SECONDS WEST, 45.00 FEET; THENCE NORTH 61 DEGREES 50 MINUTES 16 SECONDS WEST, 79.63 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, 35.00 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,160 SQUARE FEET OR 0.073 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 & #2

TWO TEMPORARY CONSTRUCTION EASEMENTS BEING PART OF LOT 102, WHITE GATE SECOND ADDITION, A REFERENCE BEING HAD TO THE BOONE COUNTY RECORDER OF DEEDS OFFICE IN PLAT BOOK 7, PAGE 45, 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 NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST (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 LOT, 35.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 61 DEGREES 50 MINUTES 16 SECONDS EAST, 79.63 FEET, TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 5.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 50-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 79.00 FEET, TO THE WEST LINE OF SAID LOT; THENCE NORTH 20 DEGREES 55 MINUTES 41 SECONDS EAST, 15.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #1 CONTAINS 790 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

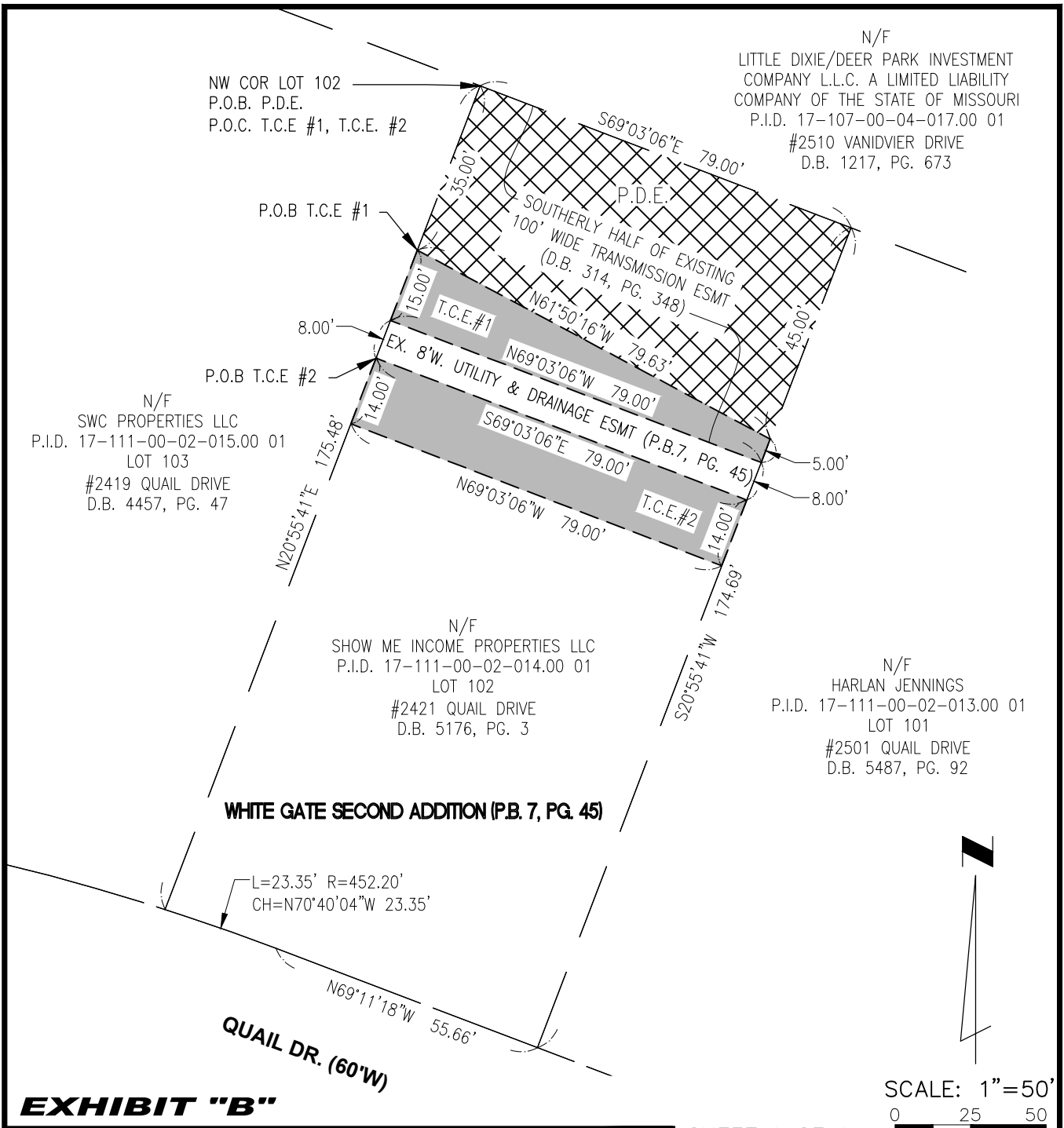
AND ALSO,

TEMPORARY CONSTRUCTION EASEMENT #2:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, ON THE WEST LINE OF SAID LOT, 58.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 69 DEGREES 03 MINUTES 06 SECONDS EAST (BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983", CENTRAL ZONE 2401, GRID NORTH AS DERIVED FROM THE MODOT VRS SYSTEM), ON A LINE PARALLEL 58-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 79.00 FEET, TO THE EAST LINE OF SAID LOT; THENCE SOUTH 20 DEGREES 55 MINUTES 41 SECONDS WEST, 14.00 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 06 SECONDS WEST, ON A LINE PARALLEL 72-FEET SOUTH FROM THE NORTH LINE OF SAID LOT, 79.00 FEET, TO SAID WEST LINE; THENCE NORTH 20 DEGREE 55 MINUTES 41 SECOND EAST, 14.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT #2 CONTAINS 1,106 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.



N/F
 LITTLE DIXIE/DEER PARK INVESTMENT
 COMPANY L.L.C. A LIMITED LIABILITY
 COMPANY OF THE STATE OF MISSOURI
 P.I.D. 17-107-00-04-017.00 01
 #2510 VANIDVIER DRIVE
 D.B. 1217, PG. 673

N/F
 SWC PROPERTIES LLC
 P.I.D. 17-111-00-02-015.00 01
 LOT 103
 #2419 QUAIL DRIVE
 D.B. 4457, PG. 47

N/F
 SHOW ME INCOME PROPERTIES LLC
 P.I.D. 17-111-00-02-014.00 01
 LOT 102
 #2421 QUAIL DRIVE
 D.B. 5176, PG. 3

N/F
 HARLAN JENNINGS
 P.I.D. 17-111-00-02-013.00 01
 LOT 101
 #2501 QUAIL DRIVE
 D.B. 5487, PG. 92

WHITE GATE SECOND ADDITION (P.B. 7, PG. 45)

L=23.35' R=452.20'
 CH=N70°40'04"W 23.35'

QUAIL DR. (60'W)
 N69°11'18"W 55.66'



SCALE: 1"=50'
 0 25 50

EXHIBIT "B"

CALVERT DRIVE STORMWATER & SANITARY SEWER REPLACEMENT
 PARCEL NO. 17-111-00-02-014.00 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 - 2421 QUAIL DR

TOTAL TRACT	13,812 SQ. FT
PROP. PERM. DRAINAGE ESMT	3,160 SQ. FT
TEMP. CONSTRUCTION ESMT #1	790 SQ. FT
TEMP. CONSTRUCTION ESMT #2	1,106 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