

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 253-14

Department Source: Water & Light

To: City Council

From: City Manager & Staff

Council Meeting Date: August 4, 2014

Re: Oakland Church 16" Water Main - Ordinance to Acquire Easements and to Bid Call

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibit to ordinance for bid call

Supporting documentation includes: Property Legal Descriptions

Executive Summary

Staff has prepared for Council consideration an ordinance authorizing the acquisition of easements necessary for the construction of a 16" water main extending from a point just west of the intersection of Teresa Drive and Oakland Gravel Road to a point Near Stephens Station Water Tower at the intersection of Brown Station Road and Peabody Road. In addition, ordinance is also being introduced authorizing the bidding of this project through the Purchasing Division. A public hearing for this project was held on May 5, 2014.

Discussion

The approximate length of this 16" water main is 9,900 feet. The proposed water main crosses thirty six (36) separate tracts of land requiring permanent waterline easements and temporary construction easements from seven (7) separate property owners.

The impact to private property owners was minimized through the utilization of existing easements and property currently owned by the City of Columbia.

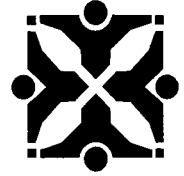
Negotiations with property owners are expected to begin immediately after receiving Council approval for the property acquisition. Design plans for the route approved at the May 5, 2014 public hearing are 95% complete and will be finalized as property negotiations are conducted. Final plans and specifications will be completed after the acquisition of necessary easements is complete. Staff is recommending Council approval of this ordinance to acquire easements and the ordinance authorizing the bidding of this project through the Purchasing Division.

Fiscal Impact

Short-Term Impact: A total of \$3,265,000 has been appropriated in CIP project WT0209 for the 16" Oakland Church Road Water Main Project from enterprise revenues and 2008 voter approved revenue bonds. This funding includes \$226,000 already encumbered for engineering design leaving the remainder for construction and land right acquisition.

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Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Infrastructure

Suggested Council Action

Approval of the ordinances to acquire necessary easements and authority to bid the project through the purchasing division.

Legislative History

May 5, 2014 Public Hearing


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 253-14

AN ORDINANCE

declaring the need to acquire easements for the Oakland Church Road water main project; 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, 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 in connection with the Oakland Church Road water main project, described as follows:

DEBORAH BOOKER PERMANENT WATER EASEMENT

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE WARRANTY DEED RECORDED IN BOOK 357, PAGE 432, AND THE WARRANTY DEED RECORDED IN BOOK 399, PAGE 298, ALL OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE SW CORNER OF THE SURVEY RECORDED IN BOOK 358, PAGE 57, SAID POINT ALSO BEING SOUTHEAST CORNER OF WILLOW BROOK PLAT 3 AS RECORDED IN PLAT BOOK 34, PAGE 100; THENCE ALONG THE EAST LINE OF SAID PLAT AND THE EAST LINE OF WILLOW BROOK PLAT 4 AS RECORDED IN PLAT BOOK 37, PAGE 32, N04°25'55"E, 1445.16

FEET TO A POINT ON THE SOUTH LINE OF HAYSTACK ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 304; THENCE ALONG SAID SOUTH LINE, N89°21'10"E, 693.23 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HORSE FAIR SUBDIVISION RECORDED IN PLAT BOOK 39, PAGE 39; THENCE ALONG THE WEST LINE OF SAID LOT 1, S01°12'25"E, 20.00 FEET; THENCE LEAVING SAID WEST LINE, S89°21'10"W, 675.12 FEET; THENCE S04°25'55"W, 1427.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE ALONG SAID LINE, N84°07'30"W, 20.01 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 42,408 GROSS SQUARE FEET, OF WHICH 1,060 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 41,348 SQUARE FEET, MORE OR LESS.

**DEBORAH BOOKER
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE WARRANTY DEED RECORDED IN BOOK 357, PAGE 432, AND THE WARRANTY DEED RECORDED IN BOOK 399, PAGE 298, ALL OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF THE SURVEY AS RECORDED IN BOOK 358, PAGE 57; THENCE ALONG THE SOUTH LINE OF SAID SURVEY, S84°07'30"E, 20.01 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, N04°25'55"E, 1427.36 FEET; THENCE N89°21'10"E, 675.12 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF HORSE FAIR SUBDIVISION AS RECORDED IN PLAT BOOK 39, PAGE 39; THENCE ALONG SAID WEST LINE, S01°12'25"E, 30.00 FEET; THENCE LEAVING SAID WEST LINE, S89°21'10"W, 647.96 FEET; THENCE S04°25'55"W, 1400.67 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE ALONG SAID LINE, N84°07'30"W, 30.01 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 62,266 GROSS SQUARE FEET, OF WHICH 1,590 SQUARE FEET IS EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 60,676 SQUARE FEET, MORE OR LESS.

**VERNON GROSS
PERMANENT WATER EASEMENT**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART

OF THE SURVEY RECORDED IN BOOK 400, PAGE 664, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 20.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY; THENCE ALONG THE WEST LINE OF SAID SURVEY, N01°03'05"E, 62.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N01°03'05"E, 20.28 FEET; THENCE LEAVING SAID WEST LINE, S79°28'10"E, 101.42 FEET TO THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE, S01°03'05"W, 20.28 FEET; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 101.42 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 2,028 GROSS SQUARE FEET, OF WHICH 1,014 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 1,014 SQUARE FEET, MORE OR LESS.

**VERNON GROSS
TEMPORARY CONSTRUCTION EASEMENT 1**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 400, PAGE 664, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY; THENCE ALONG THE WEST LINE OF SAID SURVEY, N01°03'05"E, 82.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N01°03'05"E, 30.42 FEET; THENCE LEAVING SAID WEST LINE, S79°28'10"E, 101.42 FEET TO THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE, S01°03'05"W, 30.42 FEET; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 101.42 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 3,043 GROSS SQUARE FEET, OF WHICH 3,043 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 0 SQUARE FEET, MORE OR LESS.

**MICHAEL & SARAH HALE
PERMANENT WATER EASEMENT**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 400, PAGE 748, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 20.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID SURVEY, N01°03'05"E, 62.17 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 66.35 FEET; THENCE S44°21'10"W, 106.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE ALONG SAID SOUTH LINE, S89°21'10"W, 28.28 FEET; THENCE LEAVING SAID SOUTH LINE, N44°21'10"E, 136.77 FEET; THENCE S79°28'10"E, 73.68 FEET TO A POINT ON THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE, S01°03'05"W, 20.28 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 3,829 GROSS SQUARE FEET, OF WHICH 779 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 3,050 SQUARE FEET, MORE OR LESS.

**MICHAEL & SARAH HALE
TEMPORARY CONSTRUCTION EASEMENT 1**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 400, PAGE 748, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID SURVEY, N01°03'05"E, 62.17 FEET; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 30.24 FEET TO THE POINT OF BEGINNING; THENCE S44°21'10"W, 96.19 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE ALONG SAID SOUTH LINE, S89°21'10"W, 42.43 FEET; THENCE LEAVING SAID SOUTH LINE, N44°21'10"E, 106.10 FEET; THENCE S79°28'10"E, 36.11 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 3,034 GROSS SQUARE FEET, OF WHICH NO EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 3,034 SQUARE FEET, MORE OR LESS.

**MICHAEL & SARAH HALE
TEMPORARY CONSTRUCTION EASEMENT 2**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 400, PAGE 748, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID SURVEY, N01°03'05"E,

82.45 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 73.68 FEET; THENCE N44°21'10"E, 36.11 FEET; THENCE S79°28'10"E, 48.57 FEET TO A POINT ON THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE, S01°03'05"W, 30.42 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 1,834 GROSS SQUARE FEET, OF WHICH 1,834 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 0 SQUARE FEET, MORE OR LESS.

**CHARLES & WANDA HARDIN
PERMANENT WATER EASEMENT**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF LOT 8 OF B & B CROSSINGS PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 68, AND THE WARRANTY DEED RECORDED IN BOOK 3851, PAGE 106, ALL OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE WEST LINE OF SAID LOT N01°04'10"E, 20.00 FEET; THENCE LEAVING SAID WEST LINE, S88°52'25"E, 287.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH BROWN STATION ROAD; THENCE FOLLOWING SAID LINES ALONG A NON-TANGENT 2744.93-FOOT RADIUS CURVE TO THE RIGHT, 23.09 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S31°05'20"W, 23.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE SOUTH LINE OF SAID LOT, N88°52'25"W, 275.89 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 5,633 GROSS SQUARE FEET, OF WHICH 3,656 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 1,977 SQUARE FEET, MORE OR LESS.

**CHARLES & WANDA HARDIN
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF LOT 8 OF B & B CROSSINGS PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 68, AND THE WARRANTY DEED RECORDED IN BOOK 3851, PAGE 106, ALL OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE WEST LINE OF SAID LOT

N01°04'10"E, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N01°04'10"E, 30.00 FEET; THENCE LEAVING SAID WEST LINE, S88°52'25"E, 304.35 FEET TO A POINT ON THE EAST LINE OF SAID LOT, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH BROWN STATION ROAD; THENCE FOLLOWING SAID LINES ALONG A NON-TANGENT 2744.93-FOOT RADIUS CURVE TO THE RIGHT, 34.42 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S30°29'20"W, 34.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N88°52'25"W, 287.44 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 8,878 GROSS SQUARE FEET, OF WHICH 2,593 SQUARE FEET IS EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 6,285 SQUARE FEET, MORE OR LESS.

**JWPD INVESTMENTS LLC
PERMANENT WATER EASEMENT**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, THE SOUTHWEST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 720, PAGE 359 AND THE WARRANTY DEED RECORDED IN BOOK 4084, PAGE 163, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE B; THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND SAID RIGHT-OF-WAY LINE, S22°46'00"E, 21.80 FEET; THENCE LEAVING SAID LINES, N89°17'50"W, 745.05 FEET; THENCE N44°17'20"W, 22.86 FEET; THENCE N87°49'30"W, 1324.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE ALONG SAID WEST LINE, N00°34'35"E, 20.01 FEET; THENCE LEAVING SAID WEST LINE, S87°49'30"E, 1333.36 FEET; THENCE S44°17'20"E, 22.56 FEET; THENCE S89°17'50"E, 728.08 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 41,767 GROSS SQUARE FEET, OF WHICH 803 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 40,964 SQUARE FEET, MORE OR LESS.

**JWPD INVESTMENTS LLC
TEMPORARY CONSTRUCTION EASEMENT 1**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, THE SOUTHWEST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 720,

PAGE 359 AND THE WARRANTY DEED RECORDED IN BOOK 4084, PAGE 163, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE B; THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND SAID RIGHT-OF-WAY LINE, S22°46'00"E, 21.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINES, S22°46'00"E, 86.50 FEET; THENCE LEAVING SAID LINES, N88°34'25"W, 54.81 FEET; THENCE N22°46'00"W, 53.04 FEET; THENCE N89°17'50"W, 716.00 FEET; THENCE N44°17'20"W, 66.86 FEET; THENCE S87°49'30"E, 43.55 FEET; THENCE S44°17'20"E, 22.86 FEET; THENCE S89°17'50"E, 745.05 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 26,750 GROSS SQUARE FEET, OF WHICH 1,650 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 25,100 SQUARE FEET, MORE OR LESS.

**JWPD INVESTMENTS LLC
TEMPORARY CONSTRUCTION EASEMENT 2**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, THE SOUTHWEST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 720, PAGE 359 AND THE WARRANTY DEED RECORDED IN BOOK 4084, PAGE 163, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION, N87°48'00"W, 33.66 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE ALONG SAID WEST LINE, N00°34'35"E, 49.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N00°34'35"E, 30.01 FEET; THENCE LEAVING SAID WEST LINE, S87°49'30"E, 1345.26 FEET; THENCE S44°17'20"E, 64.56 FEET; THENCE N89°17'50"W, 41.53 FEET; THENCE N44°17'20"W, 22.56 FEET; THENCE N87°49'30"W, 1333.36 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 41,478 GROSS SQUARE FEET, OF WHICH 905 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 40,573 SQUARE FEET, MORE OR LESS.

**MARGARET & SARAH BOOKER
PERMANENT WATER EASEMENT**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF HORSE FAIR SUBDIVISION RECORDED IN PLAT BOOK 39, PAGE 39, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT, N89°21'10"E, 708.45 FEET; THENCE LEAVING SAID NORTH LINE, S44°21'10"W, 28.28 FEET; THENCE S89°21'10"W, 688.26 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE, N01°12'25"W, 20.00 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 13,920 GROSS SQUARE FEET, OF WHICH NO EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 13,920 SQUARE FEET, MORE OR LESS.

**MARGARET & SARAH BOOKER
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF HORSE FAIR SUBDIVISION RECORDED IN PLAT BOOK 39, PAGE 39, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT, S01°12'25"E, 20.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LOT LINE, N89°21'10"E, 688.26 FEET; THENCE N44°21'10"E, 28.28 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, N89°21'10"E, 42.43 FEET; THENCE LEAVING SAID NORTH LINE, S44°21'10"W, 70.71 FEET; THENCE S89°21'10"W, 700.39 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE, N01°12'25"W, 30.00 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 22,180 GROSS SQUARE FEET, OF WHICH NO EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 22,180 SQUARE FEET, MORE OR LESS.

**CARSON RUSSELL FAMILY TRUST
PERMANENT WATER EASEMENT**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE WARRANTY DEED RECORDED IN BOOK 1194, PAGE 529, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 20.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE NORTHWEST CORNER OF BOONE COUNTY SURVEY 7971, SAID POINT ALSO BEING ON THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE, N01°03'05"E, 33.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, N01°03'05"E, 20.28 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, S79°28'10"E, 178.70 FEET; THENCE N55°31'50"E, 141.47 FEET; THENCE S79°12'30"E, 415.16 FEET; THENCE S87°44'20"E, 1558.94 FEET; THENCE S87°49'30"E, 392.11 FEET TO A POINT ON THE WEST LINE OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 720, PAGE 359; THENCE ALONG SAID WEST LINE, S00°34'35"W, 20.01 FEET; THENCE LEAVING SAID WEST LINE, N87°49'30"W, 392.68 FEET; THENCE N87°44'20"W, 1560.45 FEET; THENCE N79°12'30"W, 408.32 FEET; THENCE S55°31'50"W, 141.42 FEET; THENCE N79°28'10"W, 183.64 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 53,721 GROSS SQUARE FEET, OF WHICH 26,077 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 27,644 SQUARE FEET, MORE OR LESS

**CARSON RUSSELL FAMILY TRUST
TEMPORARY CONSTRUCTION EASEMENT**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE WARRANTY DEED RECORDED IN BOOK 1194, PAGE 529, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE NORTHWEST CORNER OF BOONE COUNTY SURVEY 7971, SAID POINT ALSO BEING ON THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE, N01°03'05"E, 54.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, N01°03'05"E, 30.42 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, S79°28'10"E, 171.28 FEET; THENCE N55°31'50"E, 141.55 FEET; THENCE S79°12'30"E, 425.44 FEET; THENCE S87°44'20"E, 1556.67 FEET; THENCE S87°49'30"E, 391.25 FEET TO A POINT ON THE WEST LINE OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 720, PAGE 359; THENCE ALONG SAID WEST LINE, S00°34'35"W, 30.01 FEET; THENCE LEAVING SAID WEST LINE, N87°49'30"W, 392.11 FEET; THENCE N87°44'20"W, 1558.94 FEET; THENCE

N79°12'30"W, 415.16 FEET; THENCE S55°31'50"W, 141.47 FEET; THENCE N79°28'10"W, 178.70 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 80,588 GROSS SQUARE FEET, OF WHICH 58,436 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 22,152 SQUARE FEET, MORE OR LESS.

SECTION 2. The City Manager is authorized to acquire the land described in Section 1 by negotiation.

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 _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

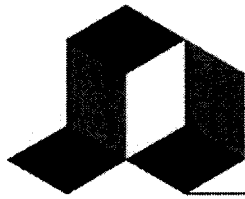
City of Columbia

701 East Broadway, Columbia, Missouri 65201



**SUPPORTING DOCUMENTS INCLUDED WITH
THIS AGENDA ITEM ARE AS FOLLOWS:**

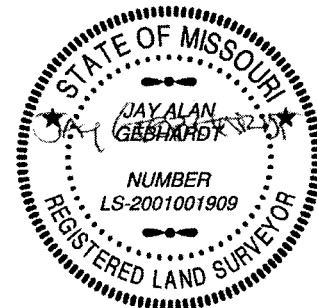
Property Legal Descriptions



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

CITY OF COLUMBIA – WATER & LIGHT
OAKLAND CHURCH WATER MAIN PROJECT
PROPERTY DESCRIPTION – D. BOOKER
BOONE COUNTY, MISSOURI



3401 BROADWAY BUSINESS PARK CT., STE. 105
COLUMBIA, MISSOURI 65201
PHONE: 573-817-5750 FAX: 573-817-1677

DEBORAH BOOKER PROPERTY

TWO TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE WARRANTY DEED RECORDED IN BOOK 357, PAGE 432, AND THE WARRANTY DEED RECORDED IN BOOK 399, PAGE 298, ALL OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

PERMANENT WATER EASEMENT

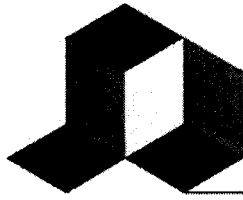
A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE SW CORNER OF THE SURVEY RECORDED IN BOOK 358, PAGE 57, SAID POINT ALSO BEING SOUTHEAST CORNER OF OF WILLOW BROOK PLAT 3 AS RECORDED IN PLAT BOOK 34, PAGE 100; THENCE ALONG THE EAST LINE OF SAID PLAT AND THE EAST LINE OF WILLOW BROOK PLAT 4 AS RECORDED IN PLAT BOOK 37, PAGE 32, N04°25'55"E, 1445.16 FEET TO A POINT ON THE SOUTH LINE OF HAYSTACK ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 304; THENCE ALONG SAID SOUTH LINE, N89°21'10"E, 693.23 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HORSE FAIR SUBDIVISION RECORDED IN PLAT BOOK 39, PAGE 39; THENCE ALONG THE WEST LINE OF SAID LOT 1, S01°12'25"E, 20.00 FEET; THENCE LEAVING SAID WEST LINE, S89°21'10"W, 675.12 FEET; THENCE S04°25'55"W, 1427.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE ALONG SAID LINE, N84°07'30"W, 20.01 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 42,408 GROSS SQUARE FEET, OF WHICH 1,060 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 41,348 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF THE SURVEY AS RECORDED IN BOOK 358, PAGE 57; THENCE ALONG THE SOUTH LINE OF SAID SURVEY, S84°07'30"E, 20.01 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N04°25'55"E, 1427.36 FEET; THENCE N89°21'10"E, 675.12 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF HORSE FAIR SUBDIVISION AS RECORDED IN PLAT BOOK 39, PAGE 39; THENCE ALONG SAID WEST LINE, S01°12'25"E, 30.00 FEET; THENCE LEAVING SAID WEST LINE, S89°21'10"W, 647.96 FEET; THENCE S04°25'55"W, 1400.67 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE ALONG SAID LINE, N84°07'30"W, 30.01 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 62,266 GROSS SQUARE FEET, OF WHICH 1,590 SQUARE FEET IS EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 60,676 SQUARE FEET, MORE OR LESS.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

CITY OF COLUMBIA – WATER & LIGHT
OAKLAND CHURCH WATER MAIN PROJECT

PROPERTY DESCRIPTION –GROSS

BOONE COUNTY, MISSOURI

VERNON GROSS PROPERTY

TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 400, PAGE 664, AND BEING FURTHER DESCRIBED AS FOLLOWS:

PERMANENT WATER EASEMENT

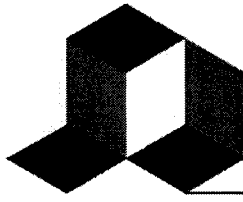
A 20.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY; THENCE ALONG THE WEST LINE OF SAID SURVEY, N01°03'05"E, 62.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N01°03'05"E, 20.28 FEET; THENCE LEAVING SAID WEST LINE, S79°28'10"E, 101.42 FEET TO THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE, S01°03'05"W, 20.28 FEET; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 101.42 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 2,028 GROSS SQUARE FEET, OF WHICH 1,014 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 1,014 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 1

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY; THENCE ALONG THE WEST LINE OF SAID SURVEY, N01°03'05"E, 82.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N01°03'05"E, 30.42 FEET; THENCE LEAVING SAID WEST LINE, S79°28'10"E, 101.42 FEET TO THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE, S01°03'05"W, 30.42 FEET; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 101.42 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 3,043 GROSS SQUARE FEET, OF WHICH 3,043 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 0 SQUARE FEET, MORE OR LESS.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

CITY OF COLUMBIA – WATER & LIGHT
OAKLAND CHURCH WATER MAIN PROJECT

PROPERTY DESCRIPTION – HALE

BOONE COUNTY, MISSOURI

MICHAEL & SARAH HALE PROPERTY

THREE TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 400, PAGE 748, AND BEING FURTHER DESCRIBED AS FOLLOWS:

PERMANENT WATER EASEMENT

A 20.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID SURVEY, N01°03'05"E, 62.17 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 66.35 FEET; THENCE S44°21'10"W, 106.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE ALONG SAID SOUTH LINE, S89°21'10"W, 28.28 FEET; THENCE LEAVING SAID SOUTH LINE, N44°21'10"E, 136.77 FEET; THENCE S79°28'10"E, 73.68 FEET TO A POINT ON THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE, S01°03'05"W, 20.28 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 3,829 GROSS SQUARE FEET, OF WHICH 779 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 3,050 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 1

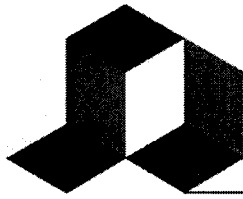
A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID SURVEY, N01°03'05"E, 62.17 FEET; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 30.24 FEET TO THE POINT OF BEGINNING; THENCE S44°21'10"W, 96.19 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE ALONG SAID SOUTH LINE, S89°21'10"W, 42.43 FEET; THENCE LEAVING SAID SOUTH LINE, N44°21'10"E, 106.10 FEET; THENCE S79°28'10"E, 36.11 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 3,034 GROSS SQUARE FEET, OF WHICH NO EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 3,034 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID SURVEY, N01°03'05"E, 82.45 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 73.68 FEET; THENCE N44°21'10"E, 36.11 FEET; THENCE S79°28'10"E, 48.57 FEET TO A POINT ON THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE, S01°03'05"W, 30.42 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 1,834 GROSS SQUARE FEET, OF WHICH 1,834 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 0 SQUARE FEET, MORE OR LESS.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

CITY OF COLUMBIA – WATER & LIGHT
OAKLAND CHURCH WATER MAIN PROJECT
PROPERTY DESCRIPTION – HARDIN
BOONE COUNTY, MISSOURI

CHARLES & WANDA HARDIN PROPERTY

TWO TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF LOT 8 OF B & B CROSSINGS PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 68, AND THE WARRANTY DEED RECORDED IN BOOK 3851, PAGE 106, ALL OF THE BOONE COUNTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

PERMANENT WATER EASEMENT

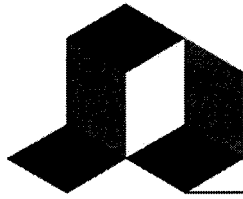
A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE WEST LINE OF SAID LOT N01°04'10"E, 20.00 FEET; THENCE LEAVING SAID WEST LINE, S88°52'25"E, 287.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH BROWN STATION ROAD; THENCE FOLLOWING SAID LINES ALONG A NON-TANGENT 2744.93-FOOT RADIUS CURVE TO THE RIGHT, 23.09 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S31°05'20"W, 23.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE SOUTH LINE OF SAID LOT, N88°52'25"W, 275.89 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 5,633 GROSS SQUARE FEET, OF WHICH 3,656 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 1,977 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE WEST LINE OF SAID LOT N01°04'10"E, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N01°04'10"E, 30.00 FEET; THENCE LEAVING SAID WEST LINE, S88°52'25"E, 304.35 FEET TO A POINT ON THE EAST LINE OF SAID LOT, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH BROWN STATION ROAD; THENCE FOLLOWING SAID LINES ALONG A NON-TANGENT 2744.93-FOOT RADIUS CURVE TO THE RIGHT, 34.42 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S30°29'20"W, 34.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N88°52'25"W, 287.44 FEET TO THE POINT OF BEGINNING..

THIS TRACT CONTAINS 8,878 GROSS SQUARE FEET, OF WHICH 2,593 SQUARE FEET IS EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 6,285 SQUARE FEET, MORE OR LESS.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

CITY OF COLUMBIA – WATER & LIGHT
OAKLAND CHURCH WATER MAIN PROJECT
PROPERTY DESCRIPTION – JWPD LLC
BOONE COUNTY, MISSOURI

JWPD INVESTMENTS LLC PROPERTY

THREE TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, THE SOUTHWEST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 720, PAGE 359 AND THE WARRANTY DEED RECORDED IN BOOK 4084, PAGE 163, AND BEING FURTHER DESCRIBED AS FOLLOWS:

PERMANENT WATER EASEMENT

A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE B; THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND SAID RIGHT-OF-WAY LINE, S22°46'00"E, 21.80 FEET; THENCE LEAVING SAID LINES, N89°17'50"W, 745.05 FEET; THENCE N44°17'20"W, 22.86 FEET; THENCE N87°49'30"W, 1324.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE ALONG SAID WEST LINE, N00°34'35"E, 20.01 FEET; THENCE LEAVING SAID WEST LINE, S87°49'30"E, 1333.36 FEET; THENCE S44°17'20"E, 22.56 FEET; THENCE S89°17'50"E, 728.08 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 41,767 GROSS SQUARE FEET, OF WHICH 803 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 40,964 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 1

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE B; THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND SAID RIGHT-OF-WAY LINE, S22°46'00"E, 21.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINES, S22°46'00"E, 86.50 FEET; THENCE LEAVING SAID LINES, N88°34'25"W, 54.81 FEET; THENCE N22°46'00"W, 53.04 FEET; THENCE N89°17'50"W, 716.00 FEET; THENCE N44°17'20"W, 66.86 FEET; THENCE S87°49'30"E, 43.55 FEET; THENCE S44°17'20"E, 22.86 FEET; THENCE S89°17'50"E, 745.05 FEET TO THE POINT OF BEGINNING.

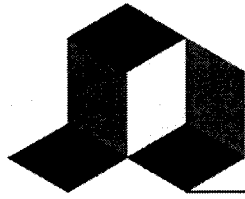
THIS TRACT CONTAINS 26,750 GROSS SQUARE FEET, OF WHICH 1,650 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 25,100 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION, N87°48'00"W, 33.66 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE ALONG SAID WEST LINE, N00°34'35"E, 49.31 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, N00°34'35"E, 30.01 FEET; THENCE LEAVING SAID WEST LINE, S87°49'30"E, 1345.26 FEET; THENCE S44°17'20"E, 64.56 FEET; THENCE N89°17'50"W, 41.53 FEET; THENCE N44°17'20"W, 22.56 FEET; THENCE N87°49'30"W, 1333.36 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 41,478 GROSS SQUARE FEET, OF WHICH 905 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 40,573 SQUARE FEET, MORE OR LESS.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

CITY OF COLUMBIA – WATER & LIGHT
OAKLAND CHURCH WATER MAIN PROJECT
PROPERTY DESCRIPTION – M. BOOKER
BOONE COUNTY, MISSOURI

MARGARET & SARAH BOOKER PROPERTY

TWO TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF HORSE FAIR SUBDIVISION RECORDED IN PLAT BOOK 39, PAGE 39, AND BEING FURTHER DESCRIBED AS FOLLOWS:

PERMANENT WATER EASEMENT

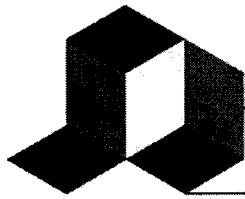
A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT, N89°21'10"E, 708.45 FEET; THENCE LEAVING SAID NORTH LINE, S44°21'10"W, 28.28 FEET; THENCE S89°21'10"W, 688.26 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE, N01°12'25"W, 20.00 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 13,920 GROSS SQUARE FEET, OF WHICH NO EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 13,920 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT, S01°12'25"E, 20.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LOT LINE, N89°21'10"E, 688.26 FEET; THENCE N44°21'10"E, 28.28 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, N89°21'10"E, 42.43 FEET; THENCE LEAVING SAID NORTH LINE, S44°21'10"W, 70.71 FEET; THENCE S89°21'10"W, 700.39 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE, N01°12'25"W, 30.00 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 22,180 GROSS SQUARE FEET, OF WHICH NO EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 22,180 SQUARE FEET, MORE OR LESS.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

CITY OF COLUMBIA – WATER & LIGHT
OAKLAND CHURCH WATER MAIN PROJECT
PROPERTY DESCRIPTION – RUSSELL
BOONE COUNTY, MISSOURI

CARSON RUSSELL FAMILY TRUST PROPERTY

TWO TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE WARRANTY DEED RECORDED IN BOOK 1194, PAGE 529, AND BEING FURTHER DESCRIBED AS FOLLOWS:

PERMANENT WATER EASEMENT

A 20.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE NORTHWEST CORNER OF BOONE COUNTY SURVEY 7971, SAID POINT ALSO BEING ON THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE, N01°03'05"E, 33.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, N01°03'05"E, 20.28 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, S79°28'10"E, 178.70 FEET; THENCE N55°31'50"E, 141.47 FEET; THENCE S79°12'30"E, 415.16 FEET; THENCE S87°44'20"E, 1558.94 FEET; THENCE S87°49'30"E, 392.11 FEET TO A POINT ON THE WEST LINE OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 720, PAGE 359; THENCE ALONG SAID WEST LINE, S00°34'35"W, 20.01 FEET; THENCE LEAVING SAID WEST LINE, N87°49'30"W, 392.68 FEET; THENCE N87°44'20"W, 1560.45 FEET; THENCE N79°12'30"W, 408.32 FEET; THENCE S55°31'50"W, 141.42 FEET; THENCE N79°28'10"W, 183.64 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 53,721 GROSS SQUARE FEET, OF WHICH 26,077 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 27,644 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE NORTHWEST CORNER OF BOONE COUNTY SURVEY 7971, SAID POINT ALSO BEING ON THE QUARTER SECTION LINE; THENCE ALONG SAID QUARTER SECTION LINE, N01°03'05"E, 54.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, N01°03'05"E, 30.42 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, S79°28'10"E, 171.28 FEET; THENCE N55°31'50"E, 141.55 FEET; THENCE S79°12'30"E, 425.44 FEET; THENCE S87°44'20"E, 1556.67 FEET; THENCE S87°49'30"E, 391.25 FEET TO A POINT ON THE WEST LINE OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 720, PAGE 359; THENCE ALONG SAID WEST LINE, S00°34'35"W, 30.01 FEET; THENCE LEAVING SAID WEST LINE, N87°49'30"W, 392.11 FEET; THENCE N87°44'20"W, 1558.94 FEET; THENCE N79°12'30"W, 415.16 FEET; THENCE S55°31'50"W, 141.47 FEET; THENCE N79°28'10"W, 178.70 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 80,588 GROSS SQUARE FEET, OF WHICH 58,436 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 22,152 SQUARE FEET, MORE OR LESS.