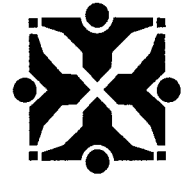


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 252-14

**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.

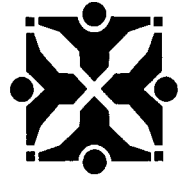
Negotiations with property owners are expected to begin immediately after receiving Council approval for the property acquisition. Design plans for the route approved at the May 5, 2014 public hearing are 95% complete and will be finalized as property negotiations are conducted. Final plans and specifications 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.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



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

*G. O. Wilhi for TAJ*  
Department Approved

*[Signature]*  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 252-14

### **AN ORDINANCE**

determining it is in the public interest to construct the 16-inch Oakland Church Road water main project located in the northeast pressure zone; directing that plans and specifications for the improvement be prepared; determining that the work shall be done by contract; calling for bids through the Purchasing Division; providing for payment for the improvement; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of constructing the 16-inch Oakland Church Road water main project located in the northeast pressure zone; and

WHEREAS, the notice of a public hearing on this project was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement.

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

SECTION 1. The Council finds that the construction of the Oakland Church Road water main project located in the northeast pressure zone, specifically to include construction of a 16-inch water main connecting to an existing valve at the intersection of Teresa Drive and Oakland Gravel Road and extend to a point near Stephens Station Water Tower at the intersection of Brown Station Road and Heller Road in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made.

SECTION 2. The route and general location for the extension of such improvement, as shown in the diagram attached hereto as "Exhibit A," is hereby approved and the City Manager is directed to have plans and specifications prepared.

SECTION 3. The construction of the improvement shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 4. The Purchasing Agent is hereby authorized to call for bids and execute a contract for the improvement.

SECTION 5. Payment for this improvement shall be made from Water and Electric System revenue bonds appropriated in Capital Improvement Project No. WT0209 and such other funds as may be lawfully appropriated.

SECTION 6. The City Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 7. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 8. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

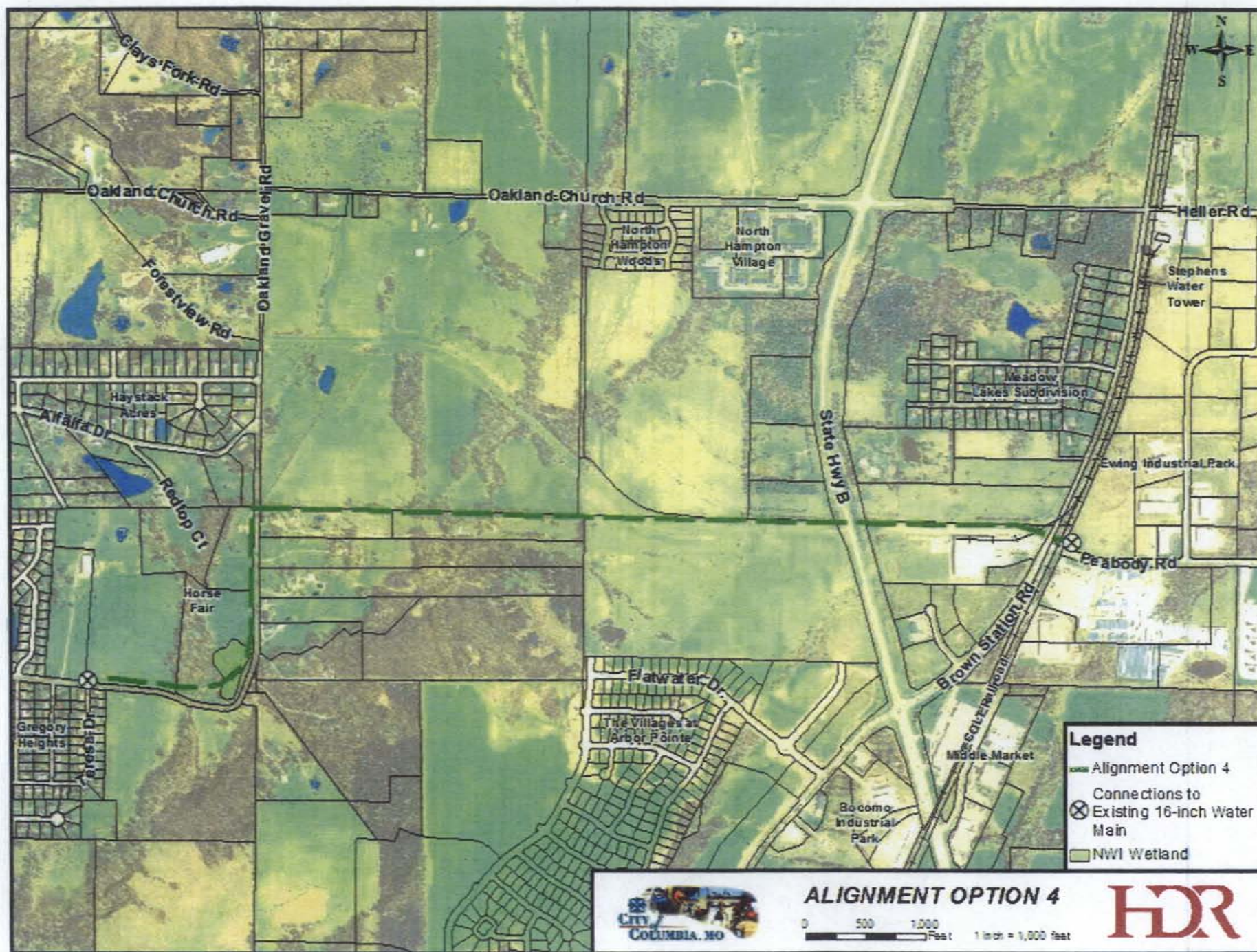
\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

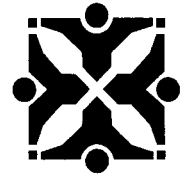
\_\_\_\_\_  
City Counselor





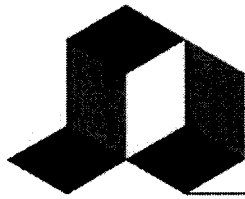
**City of Columbia**

701 East Broadway, Columbia, Missouri 65201



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

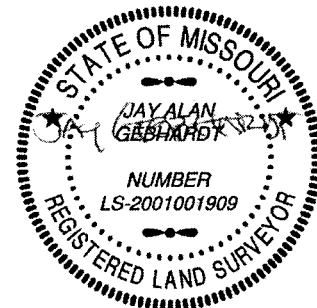
Property Legal Descriptions



**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.

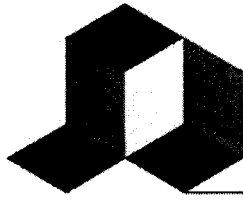
THIS TRACT CONTAINS 42,408 GROSS SQUARE FEET, OF WHICH 1,060 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 41,348 SQUARE FEET, MORE OR LESS.

### **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**

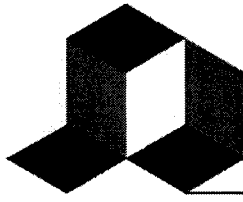
A 20.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY; THENCE ALONG THE WEST LINE OF SAID SURVEY, N01°03'05"E, 62.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N01°03'05"E, 20.28 FEET; THENCE LEAVING SAID WEST LINE, S79°28'10"E, 101.42 FEET TO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

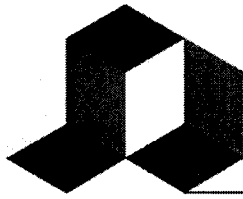
A 30.00 FOOT WIDE TRACT OF LAND, COMMENCING AT THE SOUTHEAST CORNER OF SAID SURVEY; THENCE ALONG THE EAST LINE OF SAID SURVEY, N01°03'05"E, 62.17 FEET; THENCE LEAVING SAID EAST LINE, N79°28'10"W, 30.24 FEET TO THE POINT OF BEGINNING; THENCE S44°21'10"W, 96.19 FEET TO A POINT ON THE SOUTH LINE OF SAID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

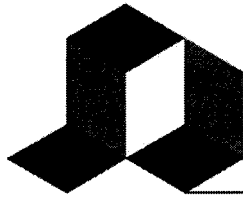
THIS TRACT CONTAINS 5,633 GROSS SQUARE FEET, OF WHICH 3,656 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW PERMANENT EASEMENT AREA OF 1,977 SQUARE FEET, MORE OR LESS.

### **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.

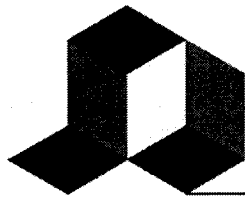
THIS TRACT CONTAINS 26,750 GROSS SQUARE FEET, OF WHICH 1,650 SQUARE FEET OF EXISTING EASEMENT OVERLAPS FOR A NET NEW TEMPORARY EASEMENT AREA OF 25,100 SQUARE FEET, MORE OR LESS.

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**

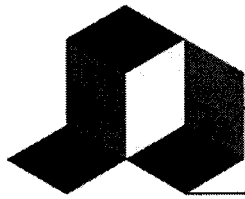
A 20.00 FOOT WIDE TRACT OF LAND, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT, N89°21'10"E, 708.45 FEET; THENCE LEAVING SAID NORTH LINE, S44°21'10"W, 28.28 FEET; THENCE S89°21'10"W, 688.26 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST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