

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 126-13

AN ORDINANCE

declaring the need to acquire easements for construction of the Northeast Pressure Zone 16-inch water main loop project, from Lake of the Woods Road northward along Route PP and Heller Road to the Stephens Station Water Tower; 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 for construction of the Northeast Pressure Zone 16-inch water main loop project, from Lake of the Woods Road northward along Route PP and Heller Road to the Stephens Station Water Tower, described as follows:

George Barnes & Rita Barnes
PERMANENT EASEMENT

A tract of land located in the southeast quarter of Section 23 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 501 page 504, described as follows:

Starting at the southeast corner of the tract described by a survey recorded in book 501 page 504, thence N 69°23'50"W, along the southerly line thereof, 12.61 feet to the point of beginning.

From the point of beginning, thence, N 69°23'50"W, along the southerly line of the tract described by a survey recorded in book 501 page 504 21.26 feet; thence leaving said line, N 40°24'50"E 277.44 feet; thence N 63°21'30"E 12.33 feet; thence N 40°00'00"E 17.02 feet; thence S 49°15'10"E 9.04 feet; thence S 40°03'40"W 26.49 feet; thence S 49°56'20"E 8.63 feet; thence S 63°21'30"W 6.46 feet; thence S 40°24'50"W 266.17 feet to the beginning and containing 2,654 square feet or 0.06 acre, exclusive of the existing Public Water Supply District No. 2 water line easement, and the existing drainage easement.

George Barnes & Rita Barnes
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southeast quarter of Section 23 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 501 page 504, described as follows:

Beginning at the southeast corner of the tract described by a survey recorded in book 501 page 504, thence N 69°23'50"W, along the southerly line thereof, 49.81 feet; thence leaving said line, N 40°24'50"E 285.89 feet; thence N 63°21'30"E 12.27 feet; thence N 40°00'00"E 29.12 feet; thence S 49°15'10"E 39.60 feet to the westerly right-of-way line of State Route "PP"; thence S 39°55'00"W 309.21 feet to the beginning and containing 4557 square feet or 0.10 acre, exclusive of the permanent easement, the existing Public Water Supply District No. 2 water line easement, and the existing drainage easement.

CB&T ORE HOLDING II, LLC
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 15 T49N R12W, in Columbia, Boone County, Missouri, being part of Lot 510 Ewing Industrial Park Plat 5, recorded in plat book 34 page 79, described as follows:

Beginning at the northeast corner of Lot 510 Ewing Industrial Park Plat 5, thence S 0°37'30"W, along the easterly line thereof, 20.00 feet; thence leaving said line, N 89°22'40"W 206.28 feet to the westerly line of said lot; thence along the lines of said lot, on a curve to the right, having a radius of 30.00 feet, a distance of 36.93 feet, the chord being N 55°21'30"E 34.64 feet; thence S 89°22'40"E 178.00 to the beginning and containing 1903 square feet or 0.04 acre, exclusive of the existing easement.

CB&T ORE HOLDING II LLC
PERMANENT EASEMENT

A strip of land located in the south half of Section 15 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 2788 page 41, described as follows:

Starting at the northwest corner of the tract described by a survey recorded in book 2788 page 41, thence S 0°37'30"W, along the westerly line thereof, 27.16 feet to the point of beginning.

From the point of beginning, thence, leaving the westerly line of the tract described by a survey recorded in book 2788 page 41, S 89°24'40"E 585.00 feet; thence N 0°28'00"E 9.15 feet; thence S 89°24'40"E 16.00 feet; thence S 0°28'00"W 9.15 feet; thence S 89°24'40"E 1940.84 feet; thence N 0°35'20"E 12.29 feet; thence S 89°24'40"E 16.00 feet; thence S 0°35'20"W 12.29 feet; thence S 89°24'40"E 289.27 feet to a point on the westerly line of a tract of land described by a survey recorded in book 3445 page 80, at a point being S 0°34'00"W 25.87 feet from the northwest corner thereof; thence S 0°34'00"W, along said line, 20.00 feet; thence leaving said line, N 89°24'40"W 2847.13 feet to the westerly line of the tract described by a survey recorded in book 2788 page 41; thence N 0°37'20"E, along said line, 20.00 feet to the beginning and containing 22,493 square feet or 0.52 acre, exclusive of existing electric easements, an existing water line easement and an existing roadway and utility easement.

CB&T ORE HOLDING II LLC
TEMPORARY CONSTRUCTION EASEMENT

A strip of land, fifty-one (51) feet wide, located in the south half of Section 15 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 2788 page 41, the centerline described as follows:

Starting at the northwest corner of the tract described by a survey recorded in book 2788 page 41, thence S 0°37'30"W, along the westerly line thereof, 36.66 feet to the point of beginning.

From the point of beginning, thence, leaving the westerly line of the tract described by a survey recorded in book 2788 page 41, S 89°24'40"E 2847.12 feet to the end of the centerline at a point on the westerly line of a tract of land described by a survey recorded in book 3445 page 80, at a point being S 0°34'00"W 35.37 feet from the northwest corner thereof. This strip contains 41,285 square feet or 0.95 acres, exclusive of an existing electric easement and an existing roadway and utility easements.

CB&T ORE HOLDING II, LLC
PERMANENT EASEMENT

A strip of land located in the south half of Section 15 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 2788 page 41, described as follows:

Starting at the northeast corner of the tract described by a survey recorded in book 3445 page 80, thence S 0°34'00"W, along the easterly line thereof, 26.27 feet to the point of beginning.

From the point of beginning, thence, leaving the easterly line of the tract described by a survey recorded in book 3445 page 80, S 89°24'40"E 351.13 feet; thence N 0°35'20"E 11.90 feet; thence S 89°24'40"E 16.00 feet; thence S 0°35'20"W 11.90 feet; thence S 89°24'40"E 694.63 feet; thence S 44°26'20"E 6.18 feet; thence N 45°33'40"E 18.34 feet; thence S 44°26'20"E 16.00 feet; thence S 45°33'40"W 18.34 feet; thence S 44°26'20"E 6.26 feet; thence S 1°17'50"W 863.03 feet; thence S 28°40'20"W 828.72 feet; thence S 27°51'10"W 354.57 feet; thence S 17°08'50"E 93.33 feet; thence S 42°28'40"E 124.83 feet to a point on the easterly line of the tract of land described by a survey recorded in book 2788 page 41, at a point being N 8°36'10"E 91.01 feet from a corner of said tract; thence along said line, S 8°36'10"W 25.71 feet; thence leaving said line, N 42°28'40"W 145.47 feet; thence N 17°08'50"W 106.11 feet; thence N 27°51'10"E 363.00 feet; thence N 28°40'20"E 823.99 feet; thence N 1°17'50"E 849.72 feet; thence N 44°26'20"W 11.72 feet; thence N 89°24'40"W 1053.47 feet; thence to the easterly line of the tract described by a survey recorded in book 3445 page 80; thence N 0°34'00"E, along said line, 20.00 feet to the beginning and containing 63,144 square feet or 1.45 acres, exclusive of an existing electric easement and an existing green belt easement.

CB&T ORE HOLDING II, LLC
TEMPORARY CONSTRUCTION EASEMENT

A tract located in the south half of Section 15 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 2788 page 41, described as follows:

Starting at the northeast corner of the tract described by a survey recorded in book 3445 page 80, thence S 0°34'00"W, along the easterly line thereof, 7.06 feet to the point of beginning.

From the point of beginning, thence, leaving the westerly line of the tract described by a survey recorded in book 2788 page 41, S 88°20'50"E 519.00 feet; thence S 89°56'20"E 550.84 feet; thence S 44°26'20"E 39.91 feet; thence S 0°02'50"E 397.97 feet; thence S 0°37'10"W 156.22 feet; thence S 1°34'30"W 239.79 feet; thence S 17°05'20"W 138.00 feet; thence S 26°53'10"W 773.46 feet; thence S 27°51'10"W 337.25 feet; thence S 17°08'50"E

67.77 feet; thence S 42°28'40"E 83.54 feet to a point on the easterly line of the tract of land described by a survey recorded in book 2788 page 41, at a point being S 8°36'10"W 42.58 feet from a corner thereof; thence S 8°36'10"W, along said line, 96.40 feet; thence, leaving said line, N 42°28'40"W 160.95 feet; thence N 17°08'50"W 115.69 feet; thence N 27°51'10"E 369.32 feet; thence N 28°40'20"E 820.44 feet; thence N 1°17'50"E 839.16 feet; thence N 89°24'40"W 1046.67 feet to the easterly line of a tract of land described by a survey recorded in book 3445 page 80; thence N 0°34'00"E, along said line, 54.22 feet to the beginning and containing 117,549 square feet or 2.70 acres, exclusive of an existing electric easement, an existing green belt easement and an existing sewer easement.

Harold W. Chapman Jr. & Cherie J. Chapman
PERMANENT EASEMENT

A strip of land located in the southeast quarter of Section 23 T49N R12W, in Boone County, Missouri, being part the tract described by a survey recorded in book 997 page 40, described as follows:

Starting at the most southerly corner of the tract described by a survey recorded in book 997 page 40, thence N 63°00'20"W, along the southerly line thereof, 37.62 feet to the point of beginning.

From the point of beginning, thence continuing along the southerly line of the tract described by a survey recorded in book 997 page 40, N 63°00'20"W 21.45 feet; thence, leaving said line along a curve to the left, having a radius of 750.00 feet, a distance of 105.54 feet, the chord being N 44°26'50"E 105.45 feet; thence N 40°24'50"E 548.94 feet to a point on the northerly line of the tract of land described by a survey recorded in book 997 page 40, being N 69°23'50"W 33.87 feet from the northeast corner thereof; thence S 69°23'50"E, along said line, 21.26 feet; thence leaving said line, S 40°24'50"W 279.60 feet; thence S 49°35'10"E 12.41 feet to the northerly right-of-way line of State Route "PP"; thence along said line, S 40°18'10"W 16.00 feet; thence, leaving said line, N 49°35'10"W 12.45 feet; thence S 40°24'50"W 260.54 feet; thence along a curve to the right, having a radius of 770.00 feet, a distance of 23.64 feet, the chord being S 41°17'40"W 23.64 feet; thence S 47°04'50"E 18.22 feet to the northerly right-of-way line of State Route "PP"; thence along said line, on a curve to the left, having a radius of 604.22 feet, a distance of 20.36 feet, the chord being S 32°04'30"W 20.36 feet; thence leaving said line, N 47°04'50"W 22.05 feet; thence along a curve to the right, having a radius of 770.00 feet, a distance of 56.86 feet to the beginning, the chord being S 45°46'40"W 56.85 feet. This strip contains 8,909 square feet or 0.20 acre, exclusive of the existing Public Water Supply District No. 2 water line easement and electric easement.

Harold W. Chapman Jr. & Cherie J. Chapman
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southeast quarter of Section 23 T49N R12W, in Boone County, Missouri, being part the tract described by a survey recorded in book 997 page 40, described as follows:

Beginning at the most southerly corner of the tract described by a survey recorded in book 997 page 40, thence N 63°00'20"W, along the southerly line thereof, 75.21 feet; thence, leaving the southerly line of the tract described by a survey recorded in book 997 page 40, along a curve to the left, having a radius of 735.00 feet, a distance of 109.34 feet, the chord being N 44°40'40"E 109.24 feet; thence N 40°24'50"E 543.53 feet to the northerly line of the tract of land described by a survey recorded in book 997 page 40; thence along the lines of said tract, S 69°23'50"E 49.81 feet; thence S 40°18'10"W 506.85 feet; thence along a curve to the left, having a radius of 604.22 feet, a distance of 124.09 feet, the chord being S 34°34'30"W 123.87 feet; thence S 28°32'10"W 22.30 feet to the beginning and containing 9,867 square feet or 0.22 acre, exclusive of the permanent easement and the existing Public Water Supply District No. 2 water line easement and electric easement.

Hallsville R-4 School District
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southeast quarter of Section 15 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 3445 page 80, described as follows:

Beginning at the northeast corner of the tract described by a survey recorded in book 3445 page 80, thence S 0°34'00"W, along the easterly line thereof, 63.00 feet; thence, leaving said line, N 89°26'00"W 1003.60 feet to the westerly line of said tract; thence, along the lines of said tract, N 0°34'00"E 63.00 feet; thence S 89°26'00"E 1003.60 feet to the beginning and containing 10,036 square feet or 0.23 acre, exclusive of the existing utility easements.

Fredric A. Martz & Donna J. Martz Trust
PERMANENT EASEMENT

A strip of land located in the southeast quarter of Section 23 T49N R12W, in Boone County, Missouri, being part the tract described by a deed recorded in book 3113 page 68, described as follows:

Starting at the southwest corner of Section 23-49-12, thence N 89°42'30"E, along the section line, 3068.14 feet to the southwest corner of the tract described by a survey recorded in book 343 page 173; thence along the westerly line of said tract, N 0°31'40"W 62.18 feet to the point of beginning.

From the point of beginning, thence continuing along the westerly line of the tract described by a survey recorded in book 343 page 173, N 0°31'40"W 20.00 feet; thence leaving said line, N 89°11'10"E 285.93 feet; thence N 86°59'30"E 57.45 feet; thence N 85°02'20"E 72.90 feet to the easterly line of the tract of land described by a survey recorded in book 343 page 173, being N 0°31'40"W 62.65 feet from the northerly right-of-way line of State Route "PP"; thence S 0°31'40"E, along said line, 20.06 feet; thence leaving said line, S 85°02'20"W 6.97 feet; thence S 4°48'20"E 34.40 feet; thence S 85°11'40"W 16.00 feet; thence N 4°48'20"W 34.36 feet; thence S 85°02'30"W 48.30 feet; thence S 86°48'40"W 54.13 feet; thence S 0°02'20"W 64.84 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W along said line, 20.00 feet; thence leaving said line, N 0°02'20"E 64.64 feet; thence S 89°11'10"W 270.88 feet to the beginning and containing 9,023 square feet or 0.20 acre, exclusive of the existing ingress - egress easement.

Fredric A. Martz & Donna J. Martz Trust
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southeast quarter of Section 23 T49N R12W, in Boone County, Missouri, being part the tract described by a deed recorded in book 3113 page 68, described as follows:

Starting at the southwest corner of Section 23-49-12, thence N 89°42'30"E, along the section line, 3068.14 feet to the southwest corner of the tract described by a survey recorded in book 343 page 173; thence along the westerly line of said tract, N 0°31'40"W 32.39 feet to the point of beginning.

From the point of beginning, thence N 0°31'40"W, along the westerly line of the tract described by a survey recorded in book 343 page 173, 64.78 feet; thence, leaving said line, N 89°11'10"E 285.85 feet; thence N 86°59'30"E 56.30 feet; thence N 85°03'30"E 74.13 feet to the easterly line of the tract of land described by a survey recorded in book 343 page 173; thence S 0°31'40"E, along said line, 77.67 feet to the northerly right-of-way line of State Route "PP"; thence, leaving said line, S 89°55'50"W 416.01 feet to the beginning and containing 17,801 square feet or 0.40 acre, exclusive of the permanent easement and the existing ingress - egress easement.

Fredric & Donna Martz
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the southeast quarter of Section 15 T49N R12W, in Boone County, Missouri, being part of Tract II of a deed recorded in book 1233 page 275, the centerline described as follows:

Starting at the southeast corner of Section 15-49-12, thence along the lines of a tract described by a survey recorded in book 541 page 77, N 86°32'40"W 20.5 feet; thence N 2°30'20"W 44.3 feet; thence N 45°20'30"W 66.97 feet to the point of beginning.

From the point of beginning, thence, leaving the northerly line of the tract described by a survey recorded in book 541 page 77, N 19°28'40"W 217.84 feet; thence N 64°28'40"W 228.28 feet; thence N 42°28'40"W 137.44 to the end of the centerline at a point on the easterly line of a tract of land described by a survey recorded in book 2788 page 41, at a point being N 8°36'10"E 78.16 feet from a corner thereof. This strip contains 11,036 square feet or 0.25 acre, exclusive of that portion located within Rogers Road.

Fredric & Donna Martz

TEMPORARY CONSTRUCTION EASEMENTS

A tract of land located in the southeast quarter of Section 15 T49N R12W, in Boone County, Missouri, being part of Tract II of a deed recorded in book 1233 page 275, described as follows:

Starting at the southeast corner of Section 15-49-12, thence along the lines of a tract described by a survey recorded in book 541 page 77, N 86°32'40"W 20.5 feet; thence N 2°30'20"W 44.3 feet; thence N 45°20'30"W 9.66 feet to the point of beginning.

From the point of beginning, thence N 45°20'30"W, along the northerly line of the tract described by a survey recorded in book 541 page 77, 118.87 feet; thence leaving said line, N 20°02'50"W 155.50 feet; thence N 64°28'40"W 202.70 to the northerly line of said tract of land described by a survey recorded in book 541 page 77; thence N 45°20'30"W, along said line, 135.61 feet to the easterly line of a tract of land described by a survey recorded in book 2788 page 41, at a point being N 8°36'10"E 44.68 feet from a corner thereof; thence N 8°36'10"E, along said line, 97.74 feet; thence, leaving said line, S 42°28'40"E 168.09 feet; thence S 64°28'40"E 203.92 feet; thence S 19°28'40"E 315.12 feet to the beginning and containing 25,374 square feet or 0.58 acre, exclusive of the permanent easement and that portion located within Rogers Road.

A tract of land located in the southeast quarter of Section 15 T49N R12W, in Boone County, Missouri, being part of Tract II of a deed recorded in book 1233 page 275, described as follows:

Starting at the southeast corner of Section 15-49-12, thence N 86°32'40"W, along the northerly line of a tract described by a survey recorded in book 541 page 77, 11.01 feet to the point of beginning.

From the point of beginning, continuing along the northerly lines of the tract described by a survey recorded in book 541 page 77, N 86°32'40"W 9.49 feet; thence N 2°30'20"W 29.95

feet; thence, leaving said line, S 19°28'40"E 32.35 feet to the beginning and containing 141 square feet.

Fredric A. Martz & Donna J. Martz Trust
PERMANENT EASEMENT

A strip of land located in Section 23 T49N R12W, in Boone County, Missouri, being part the tract described by a deed recorded in book 3113 page 67, described as follows:

Starting at the northwest corner of Section 23-49-12, thence S 1°59'30"W, along the section line, 68.58 feet to the point of beginning.

From the point of beginning, thence, leaving the section line, S 19°28'40"E 85.44 feet; thence S 8°52'30"E 139.45 feet; thence S 1°45'30"W 2456.42 feet; thence S 0°19'50"E 2564.54 feet; thence S 45°33'20"E 19.95 feet; thence N 89°11'10"E 3012.06 feet to a point on the westerly line of a tract of land described by a deed recorded in book 3113 page 68, being N 0°31'40"W 82.18 feet from the southwest corner thereof; thence S 0°31'40"E, along said line, 20.00 feet; thence leaving said line, S 89°11'10"W 326.65 feet; thence S 0°48'50"E 59.21 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 20.00 feet; thence leaving said line, N 0°48'50"W 59.02 feet; thence S 89°11'10"W 162.51 feet; thence S 0°48'50"E 57.55 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 16.00 feet; thence leaving said line, N 0°48'50"W 57.40 feet; thence S 89°11'10"W 166.71 feet; thence S 0°48'50"E 55.88 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 16.00 feet; thence leaving said line, N 0°48'50"W 55.74 feet; thence S 89°11'10"W 169.05 feet; thence S 0°48'50"E 54.20 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 20.00 feet; thence leaving said line, N 0°48'50"W 54.02 feet; thence S 89°11'10"W 440.17 feet; thence S 0°48'50"E 50.01 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 16.00 feet; thence leaving said line, N 0°48'50"W 49.87 feet; thence S 89°11'10"W 68.00 feet; thence S 0°48'50"E 25.63 feet; thence S 89°11'10"W 16.00 feet; thence N 0°48'50"W 25.63 feet; thence S 89°11'10"W 182.87 feet; thence S 0°48'50"E 47.44 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 16.00 feet; thence leaving said line, N 0°48'50"W 47.29 feet; thence S 89°11'10"W 262.30 feet; thence S 0°48'50"E 44.91 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 20.00 feet; thence leaving said line, N 0°48'50"W 44.73 feet; thence S 89°11'10"W 40.47 feet; thence S 0°48'50"E 44.36 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 16.00 feet; thence leaving said line, N 0°48'50"W 44.21 feet; thence S 89°11'10"W 527.35 feet; thence S 0°48'50"E 39.41 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 20.00 feet; thence leaving said line, N 0°48'50"W 39.23 feet; thence S 89°11'10"W 218.20 feet; thence S 0°48'50"E 37.25 feet to the southerly line of Section 23-49-12; thence S 89°42'30"W, along said line, 16.00 feet; thence leaving said line, N 0°48'50"W 37.10 feet; thence S 89°11'10"W 264.01 feet; thence S 44°26'40"W 32.71 feet; thence N 45°33'20"W 16.00 feet; thence N 44°26'40"E 32.71 feet;

thence N 45°33'20"W 20.62 feet; thence N 0°19'50"W 2573.23 feet; thence N 1°45'30"E 2454.92 feet; thence N 8°52'30"W 135.73 feet; thence N 19°28'40"W 32.73 feet to the westerly line of Section 23-49-12; thence N 1°59'30"E along said line, 54.64 feet to the beginning and containing 162,486 square feet or 3.73 acres, exclusive of the existing electric line easements.

Fredric A. Martz & Donna J. Martz Trust
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in Section 23 T49N R12W, in Boone County, Missouri, being part the tract described by a deed recorded in book 3113 page 67, described as follows:

Starting at the northwest corner of Section 23-49-12, thence S 1°59'30"W, along the section line, 27.60 feet to the point of beginning.

From the point of beginning, thence, leaving the section line, S 19°28'40"E 124.97 feet; thence S 8°52'30"E 142.24 feet; thence S 1°45'30"W 2457.54; thence S 0°19'50"E 2558.02 feet; thence S 45°33'20"E 7.45 feet; thence N 89°11'10"E 3005.88 feet to a point on the westerly line of a tract of land described by a deed recorded in book 3113 page 68, being N 0°31'40"W 97.18 feet from the southwest corner thereof; thence S 0°31'40"E, along said line, 64.78 feet; thence leaving said line, S 89°56'00"W 95.60 feet; thence S 89°14'00"W 829.00 feet; thence S 89°08'50"W 1586.00 feet; thence S 88°20'10"W 433.20 feet to a point on the south line of Section 23-49-12, being N 89°42'30"E 124.44 feet from the southwest corner thereof; thence S 89°42'30"W, along said line, 87.08 feet; thence leaving said line, N 54°31'40"W 42.68 feet; thence N 0°19'50"W 2303.87 feet; thence N 0°08'30"W 305.21 feet; thence N 1°45'30"E 2452.89 feet; thence N 3°22'30"W 55.34 feet; thence N 13°39'50"W 53.37 feet to the west line of Section 23-49-12; thence N 1°59'30"E, along said line, 155.32 feet to the beginning and containing 263,821 square feet or 6.05 acres, exclusive of the permanent easement and the existing electric line easements.

Palmer Saddle Horse Farm, LLC
PERMANENT EASEMENT

A strip of land located in the southeast quarter of Section 23 T49N R12W, in Boone County, Missouri, being part the tract described by a deed recorded in book 1506 page 968, described as follows:

Starting at the most southerly corner of the tract described by a survey recorded in book 997 page 40; thence along the southerly line of said tract, N 63°00'20"W 37.62 feet to the point of beginning.

From the point of beginning, thence, leaving the southerly line of the tract described by a survey recorded in book 997 page 40, on a curve to the right, having a radius of 770.00 feet, a distance of 263.99 feet, the chord being S 57°42'50"W 262.70 feet; thence S 1°01'00"W 66.88 feet to the northerly right-of-way line of State Route "PP"; thence S 78°21'10"W, along said line, 16.40 feet; thence leaving said line, N 1°01'00"E 63.74 feet; thence along a curve to the right, having a radius of 770.00 feet, a distance of 201.78 feet, the chord being S 76°20'10"W 201.21 feet; thence S 0°37'30"W 15.70 feet to the northerly right-of-way line of State Route "PP"; thence N 89°30'20"W, along said line, 16.00 feet; thence leaving said line, N 0°37'30"E 14.00 feet; thence along a curve to the right, having a radius of 770.00 feet, a distance of 80.31 feet, the chord being S 88°01'40"W 80.27 feet; thence N 88°59'00"W 212.65 feet; thence S 1°01'00"W 12.51 feet to the northerly right-of-way line of State Route "PP"; thence along said line, on a curve to the left, having a radius of 354.70 feet, a distance of 16.02 feet, the chord being S 88°35'30"W 16.01 feet; thence N 1°01'00"E 13.19 feet; thence N 88°59'00"W 110.45 feet; thence S 88°40'40"W 61.22 feet to a point on the easterly line of the tract of land described by a survey recorded in book 343 page 173, being N 0°31'40"W 42.62 feet from the northerly right-of-way line of State Route "PP"; thence along said line, N 0°31'40"W 20.03 feet; thence leaving said line, N 88°40'40"E 60.69 feet; thence S 88°59'00"E 340.18 feet; thence along a curve to the left, having a radius of 750.00 feet, a distance of 556.83 feet to the southerly line of the tract described by a survey recorded in book 997 page 40, the chord being N 69°44'50"E 544.13 feet; thence S 63°00'20"E, along said line, 21.45 feet to the beginning and containing 16,186 square feet or 0.37 acre, exclusive of the existing Public Water Supply District No. 2 water line easement and electric easement.

Palmer Saddle Horse Farm, LLC
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southeast quarter of Section 23 T49N R12W, in Boone County, Missouri, being part the tract described by a deed recorded in book 1506 page 968, described as follows:

Beginning at the most southerly corner of the tract described by a survey recorded in book 997 page 40; thence along the westerly and northerly right-of-way line of State Route "PP", S 30°09'10"W 53.22 feet; thence along a curve to the right, having a radius of 284.60 feet, a distance of 131.57 feet, the chord being S 41°48'10"W 130.40 feet; thence S 67°15'10"W 88.43 feet; thence S 78°21'10"W 84.88 feet; thence N 89°30'20"W 494.20 feet; thence along a curve to the left, having a radius of 354.70 feet, a distance of 93.51 feet, the chord being S 82°56'40"W 93.24 feet; thence S 79°43'40"W 99.89 feet; thence leaving said right-of-way line, N 0°31'40"W, along the easterly line of the tract of land described by a survey recorded in book 343 page 173, a distance of 77.67 feet; thence, leaving said line, N 88°44'50"E 62.16 feet; thence S 88°59'00"E 339.10 feet; thence along a curve to the left, having a radius of 735.00 feet, a distance of 539.78 feet to the southerly line of the tract described by a survey recorded in book 997 page 40, the chord being N 69°58'40"E

527.74 feet; thence S 63°00'20"E, along said line, 75.21 feet to the beginning and containing 27,477 square feet or 0.63 acre, exclusive of the new permanent easement and the existing Public Water Supply District No. 2 water line easement and electric easement.

Cathryn Ackerman
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part the tract described by a survey recorded in book 453 page 216, the centerline described as follows:

Starting at the most westerly corner of the tract described by a survey recorded book 453 page 216, thence S 54°49'40"E, along the westerly line thereof, 20.00 to the point of beginning.

From the point of beginning, thence leaving the westerly line of the tract described by a survey recorded in book 453 page 216, N 34°21'30"E 158.23 feet to the end of the centerline, at a point on the northerly line of said tract, being S 89°58'50"E 41.12 feet from the northwest corner thereof. This strip contains 280 square feet, exclusive of the existing water and electric easements.

Cathryn Ackerman
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 453 page 216, further described as follows:

Beginning at the most westerly corner of the tract described by a survey recorded in book 453 page 216, thence along the westerly line thereof, also being the easterly right-of-way line of State Route "PP", on a curve to the left having a radius of 608.96 feet, a distance of 5.12 feet, the chord being N 34°35'20"E 5.12 feet; thence leaving said line, N 34°21'00"E 139.16 feet to a point on the northerly line of said tract, being S 89°58'50"E 16.90 feet from the northwest corner thereof; thence S 89°58'50"E, along said line, 48.44 feet; thence leaving said line, S 34°21'30"W 172.18 feet to the westerly line of said tract; thence N 54°49'10"W, along said line, 40.00 feet to the beginning and containing 967 square feet or 0.02 acre, exclusive of the permanent easement and existing water and electric easements.

Randall C. Ball
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part the tract described by a quit deed recorded in book 2755 page 15, the centerline described as follows:

Starting at northwest corner of the tract described by a survey recorded in book 410 page 952, thence N 89°42'30"E, along the northerly line thereof, 704.56 feet to the point of beginning.

From the point of beginning, thence leaving the northerly line of the tract described by a survey recorded in book 410 page 952, S 0°02'20"W 53.95 feet; thence S 32°56'20"W 160.40 feet; thence S 57°03'40"E 47.51 feet to the end of the centerline at a point on the westerly right-of-way line of State Route "PP", being S 32°45'30"W 134.04 feet from Station P.T. 137+92.1. This strip contains 4,960 square feet or 0.11 acre, exclusive of an existing electric easement.

Randall C. Ball
TEMPORARY CONSTRUCTION EASEMENT

A strip of land, forty (40) feet wide, located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part the tract described by a quit deed recorded in book 2755 page 15, the centerline described as follows:

Starting at northwest corner of the tract described by a survey recorded in book 410 page 952, thence N 89°42'30"E, along the northerly line thereof, 704.56 feet to the point of beginning.

From the point of beginning, thence leaving the northerly line of the tract described by a survey recorded in book 410 page 952, S 0°02'20"W 53.95 feet; thence S 32°56'20"W 160.40 feet; thence S 57°03'40"E 47.51 feet to the end of the centerline at a point on the westerly right-of-way line of State Route "PP", being S 32°45'30"W 134.04 feet from Station P.T. 137+92.1. This strip contains 4,961 square feet or 0.11 acre, exclusive of the permanent easement and an existing electric easement.

Barnes Revocable Trust
PERMANENT EASEMENT

A tract of land located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 2995 page 84, described as follows:

Starting at the southwest corner of the tract described by a deed recorded in book 2995 page 84, thence S 66°42'00"E, along the southerly line thereof, 12.32 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of the tract described by a deed recorded in book 2995 page 84, N 32°31'40"E 27.13 feet; thence N 36°44'00"E 100.06 feet; thence N 53°16'00"W 10.00 feet to the westerly line of the tract described by a survey recorded in book 345 page 96, also being the easterly right-of-way line of State Route "PP"; thence N 36°43'50"E, along said line, 16.00 feet; thence leaving said line, S 53°16'00"E 10.01 feet; thence N 36°44'00"E 362.80 feet; thence N 53°16'00"W 10.03 feet to the westerly line of the tract described by a survey recorded in book 345 page 96, also being the easterly right-of-way line of State Route "PP"; thence N 36°43'50"E, along said line, 16.00 feet; thence leaving said line, S 53°16'00"E 10.03 feet; thence N 36°44'00"E 76.91 to the northerly line of the tract described by a survey recorded in book 345 page 96; thence N 88°22'10"E, along said line, 25.51 feet; thence leaving said line, S 36°44'00"W 586.87 feet; thence S 32°31'40"W 23.15 feet to the southerly line of the tract described by a deed recorded in book 2995 page 84; thence N 66°42'00"W, along said line, 20.26 feet to the beginning and containing 4,909 square feet or 0.11 acre, exclusive of existing water and electric easements.

Barnes Revocable Trust
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 2995 page 84, described as follows:

Beginning at the southwest corner of the tract described by a deed recorded in book 2995 page 84, thence N 36°43'50"E, along the westerly line of the tract described by a survey recorded in book 345 page 96, also being the easterly right-of-way line of State Route "PP" 593.75 feet to the northwest corner of the tract described by a survey recorded in book 345 page 96; thence N 88°22'10"E, along the northerly line thereof, 51.06 feet; thence leaving said line, S 36°44'00"W 594.42 feet; thence S 32°31'40"W 21.16 feet to the southerly line of the tract described by a deed recorded in book 2995 page 84; thence N 66°42'00"W, along said line, 42.72 feet to the beginning and containing 4,884 square feet or 0.11 acre, exclusive of the permanent easement and existing water and electric easements.

Adam R. Bordoni & Aldena M. Baudendistel
PERMANENT EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Lot 14 El Rey Subdivision, recorded in plat book 11 page 31, further described as follows:

Beginning at the northwest corner of Lot 14 El Rey Subdivision, thence along the northerly line thereof, S 87°29'10"E 25.01 feet; thence leaving said line, S 0°40'50"W 15.01 feet;

thence N 87°29'10"W 25.01 feet to the easterly right-of-way line of State Route "PP"; thence along said line, N 0°40'50"E 15.01 feet to the beginning and containing 143 square feet, exclusive of the existing electric easement.

Adam R. Bordoni & Aldena M. Baudendistel
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Lot 14 El Rey Subdivision, recorded in plat book 11 page 31, further described as follows:

Beginning at the northwest corner of Lot 14 El Rey Subdivision, thence along the northerly line thereof, S 87°29'10"E 35.02 feet; thence leaving said line, S 0°40'50"W 25.01 feet; thence N 87°29'10"W 35.02 feet to the easterly right-of-way line of State Route "PP"; thence along said line, N 0°40'50"E 25.01 feet to the beginning and containing 346 square feet or 0.01 acre, exclusive of the existing electric easement.

Randall D. Bryant
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of tract 3 of a survey recorded in book 1166 page 610, the centerline described as follows:

Starting at the southeast corner of Tract 3 of a survey recorded in book 1166 page 610, thence along the southerly line of said tract, N 89°42'40"W 20.00 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of the tract described by a survey recorded in book 1166 page 610, N 0°39'00"E 108.91 feet to the end of the centerline at a point on the northerly line of said tract, being N 73°44'30"W 20.77 feet from the northeast corner thereof. This strip contains 828 square feet or 0.02 acre, exclusive of the existing drainage easement and electric easement.

Randall D. Bryant
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of tract 3 of a survey recorded in book 1166 page 610, described as follows:

Beginning at the southeast corner of the tract of land described by a survey recorded in book 1166 page 610, thence along the southerly line of said tract, N 89°42'40"W 40.00 feet; thence leaving said line, N 0°39'00"E 114.63 feet to the northerly line of said tract; thence along the lines of said tract, S 73°44'30"E 41.53 feet; thence S 0°39'00"W 103.20 feet to the beginning and containing 613 square feet or 0.01 acre, exclusive of the permanent easement and the existing drainage easement and the existing electric and water easements.

Jimmie D. & Vicki L. Coy
PERMANENT EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 322 page 496, further described as follows:

Beginning at the southwest corner of the tract described by a survey recorded in book 322 page 496, thence along the westerly line thereof, N 1°21'40"E 30.09 feet; thence leaving said line, S 89°55'40"E 10.00 feet; thence N 1°21'40"E 148.74 feet; thence N 88°38'20"W 10.00 feet to the westerly line of said tract; thence N 1°21'40"E along said line, 16.00 feet; thence leaving said line, S 88°38'20"E 10.00 feet; thence N 1°21'40"E 162.63 feet; thence N 88°38'20"W 10.00 feet to the westerly line of said tract; thence N 1°21'40"E along said line, 16.00 feet; thence leaving said line, S 88°38'20"E 10.00 feet; thence N 1°21'40"E 149.19 feet; thence N 88°38'20"W 10.00 feet to the westerly line of said tract; thence N 1°21'40"E along said line, 20.00 feet; thence leaving said line, S 88°38'20"E 10.00 feet; thence N 1°21'40"E 285.66 feet; thence N 88°38'20"W 10.00 feet to the westerly line of said tract; thence N 1°21'40"E along said line, 16.00 feet; thence leaving said line, S 88°38'20"E 10.67 feet; thence N 15°03'00"E 54.65 feet to the northerly line of said tract; thence S 88°51'20"E along said line, 20.60 feet; thence leaving said line, S 15°03'00"W 60.05 feet; thence S 1°21'40"W 839.80 feet to the southerly line of said tract; thence N 87°48'00"W along said line, 30.00 feet to the beginning and containing 12,584 square feet, or 0.29 acre, exclusive of the existing electric easement.

Jimmie D. & Vicki L. Coy
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 322 page 496, further described as follows:

Beginning at the southwest corner of the tract described by a survey recorded in book 322 page 496, thence along the westerly line thereof, N 1°21'40"E 854.53 feet; thence leaving said line, S 88°38'20"E 2.82 feet; thence N 15°03'00"E 44.32 feet to the northerly line of said tract; thence S 88°51'20"E along said line, 41.21 feet; thence leaving said line, S

15°03'00"W 61.32 feet; thence S 1°21'40"W 838.75 feet to the southerly line of said tract; thence N 87°48'00"W along said line, 40.00 feet to the beginning and containing 8,768 square feet or 0.20 acre, exclusive of the permanent easement and existing electric easement.

Paul L. & Mary J. Cross
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 1116 page 413, further described as follows:

Starting at the northwest corner of the tract described by a survey recorded in book 406 page 647, thence along the westerly line thereof, S 1°21'40"W 7.50 feet to the southerly line of the tract described by a waterline easement recorded in book 396 page 753, the point of beginning.

From the point of beginning, thence S 87°48'00"E, along the southerly line of the tract described by a water line easement recorded in book 396 page 753, a distance of 45.00 feet; thence leaving said line, S 1°21'40"W 10.00 feet; thence N 87°48'00"W 45.00 feet to the westerly line of the tract described by a survey recorded in book 406 page 647; thence N 1°21'40"E, along said line, 10.00 feet to the beginning and containing 298 square feet, or 0.01 acre, exclusive of an existing electric easement.

Richard G. & Patricia Dohman
PERMANENT EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Wright Subdivision, recorded in plat book 11 page 309, further described as follows:

Starting at the southwest corner of the tract described by Wright Subdivision, recorded in plat book 11 page 309, thence along the southerly line thereof, S 88°51'20"E 23.61 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of Wright Subdivision, N 15°03'00"E 190.39 feet; thence N 48°12'00"E 45.35 feet; thence N 53°03'00"W 46.00 feet to the westerly line of said tract; thence along said line, on a curve to the right, having a radius of 374.28 feet, a distance of 9.00 feet to the northwest corner thereof, the chord being N 36°08'40"E 9.00 feet; thence S 88°51'20"E, along the northerly line of said tract, 18.80 feet; thence leaving said line, S 53°03'00"E 34.86 feet; thence N 48°12'00"E 29.93 feet to the northerly line of said tract; thence S 88°51'20"E along said line, 29.36 feet; thence leaving said line, S 48°12'00"W 111.21 feet; thence S 15°03'00"W 179.49 feet to the

southerly line of said tract; thence N 88°51'20"W along said line, 20.60 feet to the beginning and containing 3,957 square feet, or 0.09 acre, exclusive of the existing water, utility, and electric easements.

Richard G. & Patricia Dohman
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Wright Subdivision, recorded in plat book 11 page 309, further described as follows:

Starting at the southwest corner of the tract described by Wright Subdivision, recorded in plat book 11 page 309, thence along the southerly line thereof, S 88°51'20"E 13.30 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of Wright Subdivision, N 15°03'00"E 195.85 feet; thence N 48°12'00"E 36.15 feet; thence N 53°03'00"W 33.42 feet to the westerly line of said tract; thence along said line, on a curve to the right, having a radius of 374.28 feet, a distance of 19.01 feet to the northwest corner thereof, the chord being N 35°22'50"E 19.01 feet; thence S 88°51'20"E, along the northerly line of said tract, 113.01 feet; thence leaving said line, S 48°12'00"W 118.98 feet; thence S 15°03'00"W 21.36 feet; thence N 74°57'00"W 10.00 feet; thence S 15°03'00"W 28.00 feet; thence S 74°57'00"E 10.00 feet; thence S 15°03'00"W 124.68 feet to the southerly line of said tract; thence N 88°51'20"W along said line, 41.21 feet to the beginning and containing 3,831 square feet, or 0.09 acre, exclusive of the permanent easement and the existing water, utility, and electric easements.

Michael J. & Jodi L. Durran
PERMANENT EASEMENT

A tract of land located in the northwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Tract # 2 of a survey recorded in book 368 page 466, described as follows:

Starting at the southwest corner of Tract # 2 of a survey recorded in book 368 page 466, thence S 89°59'20"E, along the southerly line thereof, 20.27 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of Tract # 2 of a survey recorded in book 368 page 466, N 9°20'10"E 78.18 feet; thence N 80°39'50"W 20.00 feet to the westerly line of Tract # 2 of a survey recorded in book 368 page 466; thence N 9°20'10"E, along said line, 20.00 feet; thence leaving said line, S 80°39'50"E 20.00 feet; thence N 9°20'10"E 53.71 feet to a point on the northerly line of Tract # 2 of a survey recorded in book 368 page 466, being N 89°59'20"E 20.27 feet from the northwest corner

thereof; thence N 89°59'20"E along said line, 20.27 feet; thence leaving said line, S 9°20'10"W 151.90 feet to the southerly line of said tract; thence N 89°59'20"W, along said line, 20.27 feet to the beginning and containing 463 square feet or 0.01 acre, exclusive of the existing water and electric easements.

Michael J. & Jodi L. Durran
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Tract # 2 of a survey recorded in book 368 page 466, described as follows:

Starting at the southwest corner of Tract # 2 of a survey recorded in book 368 page 466, thence S 89°59'20"E, along the southerly line thereof, 10.13 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of Tract # 2 of a survey recorded in book 368 page 466, N 9°20'10"E 69.82 feet; thence N 80°39'50"W 10.00 feet to the westerly line of Tract # 2 of a survey recorded in book 368 page 466; thence N 9°20'10"E, along said line, 40.00 feet; thence leaving said line, S 80°39'50"E 10.00 feet; thence N 9°20'10"E 42.07 feet to a point on the northerly line of Tract # 2 of a survey recorded in book 368 page 466, being N 89°59'20"E 10.13 feet from the northwest corner thereof; thence N 89°58'20"E along said line, 40.54 feet; thence leaving said line, S 9°20'10"W 151.91 feet to the southerly line of said tract; thence N 89°59'20"W, along said line, 40.54 feet to the beginning and containing 660 square feet or 0.02 acre, exclusive of the permanent easement and existing water and electric easements.

Sharon T. Greentree
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a quit claim deed recorded in book 3831 page 47, the centerline described as follows:

Starting at the northeast corner of Tract 2 of a survey recorded in book 1166 page 610, thence along the northerly line of said tract, S 89°51'30"W 20.01 feet to the point of beginning.

From the point of beginning, thence leaving the northerly line of Tract 2 of a survey recorded in book 1166 page 610, S 1°21'40"W 209.15 feet to the end of the centerline at a point on the line of Tract 2 of a survey recorded in book 1166 page 610, being N 89°44'10"E 20.01 feet from a corner thereof. This strip contains 3,349 square feet or 0.08 acre, exclusive of the existing water easement.

Sharon T. Greentree
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part the tract described by a quit claim deed recorded in book 3831 page 47, further described as follows:

Beginning at the northeast corner of Tract 2 of a survey recorded in book 1166 page 610, thence along the lines of said tract, S 1°21'40"W 209.10 feet; thence S 89°44'10"W 40.02 feet; thence leaving the lines of said tract, N 1°21'40"E 209.19 feet to the northerly line of said tract; thence N 89°51'30"E, along said line, 40.01 feet to the beginning and containing 2,082 square feet or 0.05 acre, exclusive of the permanent easement, and the existing water and electric easements.

Ronald H. & Marla B. Hediger
PERMANENT EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 605 page 464, further described as follows:

Starting at the southeast corner of the tract described by a survey recorded in book 332 page 664, thence along the southerly line of said tract, S 89°51'30"W 10.00 feet to the point of beginning.

From the point of beginning, thence continuing along the southerly line of the tract described by a survey recorded in book 332 page 664, S 89°51'30"W 20.01 feet; thence leaving said line, N 1°21'40"E 213.84 feet; thence S 89°55'40"E 30.01 feet to the westerly right-of-way line of State Route "PP"; thence along said line, S 1°21'40"W 20.01 feet; thence leaving said line, N 89°55'40"W 10.00 feet; thence S 1°21'40"W 193.76 feet to the beginning and containing 2,943 square feet or 0.07 acre, exclusive of the existing electric and water easements.

Ronald H. & Marla B. Hediger
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 605 page 464, further described as follows:

Beginning at the southeast corner of the tract described by a survey recorded in book 332 page 664, thence along the southerly line of said tract, S 89°51'30"W 40.01 feet; thence

leaving said line, N 1°21'40"E 223.88 feet; thence S 89°55'40"E 40.01 feet to the westerly right-of-way line of State Route "PP"; thence along said line, S 1°21'40"W 223.73 feet to the beginning and containing 2,103 square feet or 0.05 acre, exclusive of the permanent easement and the existing electric and water easements.

Barbara S. Hook
PERMANENT EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 676 page 795, further described as follows:

Starting at the most westerly corner of the tract described by a survey recorded book 676 page 795, thence S 49°23'30"E, along the westerly line thereof, 10.15 to the point of beginning.

From the point of beginning, thence leaving the westerly line of the tract described by a survey recorded in book 676 page 795, on a curve to the left, having a radius of 618.96 feet, a distance of 39.48 feet, the chord being N 48°34'50"E 39.47 feet; thence N 43°59'10"W 10.00 feet to the westerly line of said tract, also being the easterly right-of-way line of State Route "PP"; thence along said line on a curve to the left, having a radius of 608.96 feet, a distance of 16.00 feet, the chord being N 46°00'40"E 16.00 feet; thence leaving said line, S 43°59'20"E 10.00 feet; thence along a curve to the left, having a radius of 618.96 feet, a distance of 112.74 feet, the chord being N 40°03'10"E 112.58 feet, to a point on the westerly line of the tract described by a survey recorded in book 453 page 216, being S 54°49'10"E 10.00 feet from the most westerly corner thereof; thence S 54°49'10"E, along said line, 20.00 feet; thence leaving said line, on a curve to the right, having a radius of 638.96 feet, a distance of 170.08 feet, the chord being S 42°28'20"W 169.58 feet, to the westerly line of the tract described by a survey recorded in book 676 page 795; thence N 49°23'30"W, along said line, 20.29 feet to the beginning and containing 1376 square feet or 0.03 acre, exclusive of the existing water and electric easements.

Barbara S. Hook
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 676 page 795, further described as follows:

Beginning at the most westerly corner of the tract described by a survey recorded in book 676 page 795, thence along the westerly line thereof, also being the easterly right-of-way line of State Route "PP", on a curve to the left having a radius of 608.96 feet, a distance of 167.29 feet, the chord being N 42°42'00"E 166.76 feet, to the most westerly corner of the

tract described by a survey recorded in book 453 page 216; thence S 54°49'10"E, along the westerly line of said tract, 40.00 feet; thence leaving said line, on a curve to the right, having a radius of 648.96 feet, a distance of 171.01 feet, the chord being S 42°24'00"W 170.52 feet, to the westerly line of the tract described by a survey recorded in book 676 page 795; thence N 49°23'30"W, along said line, 40.57 feet to the beginning and containing 1402 square feet or 0.03 acre, exclusive of the permanent easement and the existing water and electric easements.

Fred-Wanda Horn Trust
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part the tracts described by a deed recorded in book 1490 page 26, the centerline described as follows:

Starting at the northwest corner of the tract described by a survey recorded book 453 page 216, thence S 89°58'50"E, along the northerly line thereof, 41.12 feet to the point of beginning.

From the point of beginning, thence leaving the northerly line of the tract described by a survey recorded in book 453 page 216, N 34°21'30"E 10.33 feet; thence N 9°20'10"E 143.30 feet to the end of the centerline, at a point on the northerly line of Tract # 1 of a survey recorded in book 368 page 466, being S 89°59'20"E 30.40 from the northwest corner thereof. This strip contains 484 square feet or 0.01 acre, exclusive of the existing electric easement.

Fred-Wanda Horn Trust
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part the tracts described by a deed recorded in book 1490 page 26, described as follows:

Starting at the northwest corner of the tract described by a survey recorded in book 453 page 216, thence S 89°58'50"E, along the northerly line thereof, 16.90 feet to the point of beginning.

From the point of beginning, thence leaving the northerly line of the tract described by a survey recorded in book 453 page 216, N 34°21'00"E 19.56 feet; thence N 9°20'10"E 135.58 feet a point on the northerly line of Tract # 1 of a survey recorded in book 368 page 466, being S 89°59'20"E 10.13 feet from the easterly right-of-way line of State Route "PP"; thence S 89°59'20"E, along the northerly line of Tract # 1 of a survey recorded in book 368

page 466, a distance of 40.54 feet; thence leaving said line, S 9°20'10"W 151.02 feet; thence S 34°20'50"W 1.12 feet to a point on the southerly line of Tract # 1 of a survey recorded in book 368 page 466; thence N 89°58'50"W along said line, and the westerly projection thereof, 48.44 feet to the beginning and containing 1,194 square feet or 0.03 acre, exclusive of the permanent easement and existing water and electric easements.

Wayne & Joy King
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part the tract described by a survey recorded in book 793 page 713, the centerline described as follows:

Starting at the southwest corner of the tract of land described by a survey recorded in book 793 page 713, thence along the westerly line of said tract, N 0°28'30"E 10.00 feet to the point of beginning.

From the point of beginning, thence, leaving the westerly line of the tract described by a survey recorded in book 793 page 713, S 88°03'00"E 65.61 feet; thence N 78°49'10"E 86.41 feet; thence S 88°42'10"E 54.56 feet to the end of the centerline at a point on the easterly line of the tract of land described by a survey recorded in book 793 page 713, being N 0°28'30"E 30.26 feet from the southeast corner thereof. This strip contains 2,672 square feet or 0.06 acre, exclusive of the existing electric easement.

Wayne & Joy King
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part the tract described by a survey recorded in book 793 page 713, described as follows:

Beginning at the southwest corner of the tract of land described by a survey recorded in book 793 page 713, thence along the westerly line of said tract, N 0°28'30"E 30.01 feet; thence, leaving the said line, S 88°03'00"E 63.82 feet; thence N 78°49'10"E 86.29 feet; thence S 88°42'10"E 56.46 feet to the easterly line of the tract of land described by a survey recorded in book 793 page 713; thence along the lines of said tract, S 0°28'30"W 50.27 feet; thence N 88°03'00"W 204.83 feet to the beginning and containing 2,219 square feet or 0.05 acre, exclusive of the permanent easement and existing electric easement.

Alexander D. & Katherine R. McFarland
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Lot 15 El Rey Heights Subdivision, recorded in plat book 11 page 31, further described as follows:

Starting at the southwest corner of Lot 15 El Rey Heights Subdivision, thence along the westerly line thereof, N 0°40'50"E 7.50 feet to the northerly line of the tract described by a waterline easement recorded in book 396 page 753, the point of beginning.

From the point of beginning, thence continuing along the westerly line of Lot 15 El Rey Heights Subdivision, N 0°40'50"E 10.01 feet; thence leaving said line, S 87°29'10"E 20.32 feet; thence S 2°30'50"W 10.00 feet to the northerly line of the tract described by a waterline easement recorded in book 396 page 753; thence N 87°29'10"W, along said line, 20.00 feet to the beginning and containing 42 square feet, exclusive of an existing electric easement.

Michael G. Bell
PERMANENT EASEMENT

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part of the tract described by a beneficiary deed recorded in book 1311 page 985, described as follows:

Starting at the northeast corner of the tract of land described by a survey recorded in book 422 page 946, thence along the northerly line of said tract, N 89°08'30"W 10.02 feet to the point of beginning.

From the point of beginning, thence continuing along the northerly line of the tract described by a survey recorded in book 422 page 946, N 89°08'30"W 20.00 feet; thence leaving said line, N 0°42'40"E 948.11 feet to the southerly line of a tract of land described by a survey recorded in book 509 page 316; thence S 89°43'50"E, along the southerly line of said tract, 20.00 feet; thence, leaving said line, S 0°42'40"W 563.00 feet; thence S 89°16'50"E 10.01 feet to the westerly right-of-way line of State Route "PP"; thence S 0°42'30"W, along said line, 20.00 feet; thence leaving said line, N 89°16'50"W 10.01 feet; thence S 0°42'40"W 46.16 feet; thence S 89°16'50"E 10.01 feet to the westerly right-of-way line of State Route "PP"; thence S 0°42'30"W, along said line, 16.00 feet; thence leaving said line, N 89°16'50"W 10.01 feet; thence S 0°42'40"W 303.15 feet to the beginning and containing 17,912 square feet or 0.41 acre, exclusive of the existing drainage and electric easements.

Michael G. Bell
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part the tract described by a beneficiary deed recorded in book 1311 page 985, described as follows:

Beginning at the northeast corner of the tract of land described by a survey recorded in book 422 page 946, thence along the northerly line of said tract, N 89°08'30"W 40.02 feet; thence leaving said line, N 0°42'40"E 948.01 feet to the southerly line of a tract of land described by a survey recorded in book 509 page 316; thence S 89°43'50"E, along the southerly line of said tract, 40.00 feet to the southeast corner thereof, also being the westerly right-of-way line of State Route "PP"; thence S 0°42'30"W, along said line, 948.42 feet to the beginning and containing 17,194 square feet or 0.39 acre, exclusive of the permanent easement and the existing drainage and electric easements.

Michael G. & Glenda D. Bell
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 509 page 316, the centerline described as follows:

Starting at the southeast corner of the tract of land described by a survey recorded in book 509 page 316, thence along the southerly line of said tract, N 89°43'50"W 20.00 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of the tract described by a survey recorded in book 509 page 316, N 0°39'00"E 150.00 feet to the end of the centerline at a point on the northerly line of the tract of land described by a survey recorded in book 509 page 316, being N 89°43'50"W 20.00 feet from the northwest corner thereof. This strip contains 2,358 square feet or 0.05 acre, exclusive of the existing electric easement.

Michael G. & Glenda D. Bell
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part the tract described by a survey recorded in book 509 page 316, described as follows:

Beginning at the southeast corner of the tract of land described by a survey recorded in book 509 page 316, thence along the southerly line of said tract, N 89°43'50"W 40.00 feet; thence leaving said line, N 0°39'00"E 150.00 feet to the northerly line of the tract described by a survey recorded in book 509 page 316; thence along the lines of said tract, S 89°43'50"E 40.00 feet; thence S 0°39'00"W 150.00 feet to the beginning and containing

2,318 square feet or 0.05 acre, exclusive of the permanent easement and the existing electric easement.

Native Development LLC
PERMANENT EASEMENT

A tract of land located in the northwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 2702 page 109, described as follows:

Starting at the southwest corner of Tract #3 of a survey recorded in book 368 page 466, thence N 89°58'20"E, along the southerly line thereof, 20.27 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of Tract # 3 of a survey recorded in book 368 page 466, N 9°20'10"E 81.68 feet; thence N 80°39'50"W 20.00 feet to the westerly line of Tract # 3 of a survey recorded in book 368 page 466, also being the easterly right-of-way line of State Route "PP"; thence N 9°20'10"E, along said line, 16.00 feet; thence leaving said line, S 80°39'50"E 20.00 feet; thence N 9°20'10"E 87.37 feet; thence N 80°39'50"W 18.80 feet to the westerly line of Tract # 4 of a survey recorded in book 368 page 466, also being the easterly right-of-way line of State Route "PP"; thence along said line on a curve to the right, having a radius of 920.28 feet, a distance of 16.03 feet, the chord being N 12°45'30"E 16.03 feet; thence leaving said line, S 80°39'50"E 17.85 feet; thence N 9°20'10"E 47.43 feet; thence N 32°31'40"E 50.25 feet; thence N 57°49'10"W 26.62 feet to the easterly right-of-way line of State Route "PP"; thence along said line on a curve to the right, having a radius of 920.28 feet, a distance of 20.43 feet, the chord being N 20°25'10"E 20.43 feet; thence leaving said line, S 57°49'10"E 30.91 feet; thence N 32°31'40"E 228.41 feet; thence N 57°22'40"W 49.67 feet to the easterly right-of-way line of State Route "PP"; thence along said line, N 32°04'40"E 16.00 feet; thence leaving said line, S 57°22'40"E 49.80 feet; thence N 32°31'40"E 188.87 feet; thence N 57°28'20"W 51.29 feet to the easterly right-of-way line of State Route "PP"; thence along said line, N 32°04'40"E 20.00 feet; thence leaving said line, S 57°28'20"E 51.44 feet; thence N 32°31'40"E 294.58 feet; thence N 57°25'00"W 12.53 feet to a point on the southerly line of a tract of land described by a survey recorded in book 392 page 701, being S 88°23'10"E 40.49 feet from the southwest corner thereof; thence S 88°23'10"E, along the southerly line of said tract, 37.92 feet; thence S 32°31'40"W 833.51 feet; thence S 9°20'10"W 241.08 feet to the southerly line of Tract # 3 of a survey recorded in book 368 page 466; thence S 89°59'20"W along said line, 20.27 feet to the beginning and containing 7,042 square feet or 0.16 acre, exclusive of existing water and electric easements.

Native Development LLC
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 2702 page 109, described as follows:

Starting at the southwest corner of Tract #3 of a survey recorded in book 368 page 466, thence N 89°59'20"E, along the southerly line thereof, 10.13 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of Tract # 3 of a survey recorded in book 368 page 466, N 9°20'10"E 73.32 feet; thence N 80°39'50"W 10.00 feet to the westerly line of Tract # 3 of a survey recorded in book 368 page 466, also being the easterly right-of-way line of State Route "PP"; thence N 9°20'10"E, along said line, 36.00 feet; thence leaving said line, S 80°39'50"E 10.00 feet; thence N 9°20'10"E 67.37 feet; thence N 80°39'50"W 9.26 feet to the westerly line of Tract # 4 of a survey recorded in book 368 page 466, also being the easterly right-of-way line of State Route "PP"; thence along said line on a curve to the right, having a radius of 920.28 feet, a distance of 161.49 feet, the chord being N 16°39'50"E 161.28 feet; thence leaving said line, S 57°49'10"E 22.88 feet; thence N 32°31'40"E 208.49 feet; thence N 57°22'40"W 39.59 feet to the easterly right-of-way line of State Route "PP"; thence along said line, N 32°04'40"E 36.00 feet; thence leaving said line, S 57°22'40"E 39.88 feet; thence N 32°31'40"E 168.85 feet; thence N 57°28'20"W 41.21 feet to the easterly right-of-way line of State Route "PP"; thence along said line, N 32°04'40"E 40.00 feet; thence leaving said line, S 57°28'20"E 41.52 feet; thence N 32°31'40"E 274.59 feet; thence N 57°25'00"W 19.21 feet to a point on the southerly line of a tract of land described by a survey recorded in book 392 page 701, being S 88°23'10"E 21.06 feet from the southwest corner thereof; thence S 88°23'10"E, along the southerly line of said tract, 69.01 feet; thence S 32°31'40"W 837.45 feet; thence S 9°20'10"W 237.39 feet to the southerly line of Tract # 3 of a survey recorded in book 368 page 466; thence S 89°59'20"W along said line, 40.54 feet to the beginning and containing 10,193 square feet or 0.23 acre, exclusive of the permanent easement and existing water and electric easements.

Virginia Lee Northup
PERMANENT EASEMENT

A tract of land located in the north half of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 440 page 821, described as follows:

Starting at the southwest corner of the tract described by a survey recorded in book 392 page 701, thence S 88°23'10"E, along the southerly line thereof, 40.49 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of the tract described by a survey recorded in book 392 page 701, N 57°25'00"W 33.21 feet to the westerly line of the tract described by a survey recorded in book 392 page 701, also being the easterly right-of-

way line of State Route "PP"; thence N 36°43'50"E, along said line, 16.04 feet; thence leaving said line, S 57°25'00"E 44.57 feet; thence N 32°31'40"E 51.79 feet; thence N 57°25'00"W 40.76 feet to the westerly line of the tract described by a survey recorded in book 392 page 701, also being the easterly right-of-way line of State Route "PP"; thence N 36°43'50"E, along said line, 20.05 feet; thence leaving said line, S 57°25'00"E 39.29 feet; thence N 32°31'40"E 329.82 feet; thence N 57°28'20"W 15.07 feet to the westerly line of the tract described by a survey recorded in book 392 page 701, also being the easterly right-of-way line of State Route "PP"; thence N 36°43'50"E, along said line, 20.05 feet; thence leaving said line, S 57°28'20"E 13.60 feet; thence N 32°31'40"E 21.49 feet to the northerly line of the tract described by a deed recorded in book 440 page 821; thence S 66°42'00"E, along said line, 20.26 feet; thence leaving said line, S 32°31'40"W 442.86 feet to the southerly line of the tract described by a survey recorded in book 392 page 701; thence N 88°23'10"W, along the southerly line thereof, 37.92 feet to the beginning and containing 3,329 square feet or 0.08 acre, exclusive of existing water and electric easements.

Virginia Lee Northup
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the north half of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 440 page 821, described as follows:

Starting at the southwest corner of the tract described by a survey recorded in book 392 page 701, thence S 88°23'10"E, along the southerly line thereof, 21.06 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of the tract described by a survey recorded in book 392 page 701, N 57°25'00"W 17.27 feet to the westerly line of the tract described by a survey recorded in book 392 page 701, also being the easterly right-of-way line of State Route "PP"; thence N 36°43'50"E, along said line, 36.09 feet; thence leaving said line, S 57°25'00"E 33.83 feet; thence N 32°31'40"E 31.79 feet; thence N 57°25'00"W 31.50 feet to the westerly line of the tract described by a survey recorded in book 392 page 701, also being the easterly right-of-way line of State Route "PP"; thence N 36°43'50"E, along said line, 40.10 feet; thence leaving said line, S 57°25'00"E 28.56 feet; thence N 32°31'40"E 309.81 feet; thence N 57°28'20"W 5.80 feet to the westerly line of the tract described by a survey recorded in book 392 page 701, also being the easterly right-of-way line of State Route "PP"; thence N 36°43'50"E, along said line, 49.64 feet to the northwest corner of the tract of land described by a deed recorded in book 440 page 821; thence S 66°42'00"E, along said line, 42.72 feet; thence leaving said line, S 32°31'40"W 438.50 feet to the southerly line of the tract described by a survey recorded in book 392 page 701; thence N 88°23'10"W, along the southerly line thereof, 69.01 feet to the beginning and containing 4,224 square feet or 0.10 acre, exclusive of the permanent easement and existing water, electric and drainage easements.

Kenneth & Violet Polson
PERMANENT EASEMENT

A tract of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a warranty deed recorded in book 459 page 699 and a quit claim deed recorded in book 1058 page 390, described as follows:

Starting at the southeast corner of the tract of land shown by a survey recorded in book 989 page 974, thence along the southerly line of said tract, N 73°44'30"W 10.38 feet to the point of beginning.

From the point of beginning, thence continuing along the southerly line of the tract of land described by a survey recorded in book 989 page 974, N 73°44'30"W 20.77 feet; thence leaving said line, N 0°39'00"E 227.26 feet; thence N 1°22'10"E 21.24 feet to the northerly line of the tract of land described by a survey recorded in book 388 page 271; thence along the northerly line of said tract, N 89°44'10"E 20.01 feet; thence leaving said line, S 1°22'10"W 21.69 feet; thence S 0°39'00"W 79.15 feet; thence S 89°21'00"E 10.00 feet to the westerly right-of-way line of State Route "PP"; thence along said line, S 0°39'00"W 20.00 feet; thence leaving said line, N 89°21'00"W 10.00 feet; thence S 0°39'00"W 133.57 feet to the beginning and containing 4,065 square feet or 0.09 acre, exclusive of the existing electric and water easements.

Kenneth & Violet Polson
TEMPORARY CONSTRUCTION EASEMENT

Beginning at the southeast corner of the tract of land shown by a survey recorded in book 989 page 974, thence along the southerly line of said tract, N 73°44'30"W 41.53 feet; thence leaving said line, N 0°39'00"E 224.53 feet; thence N 1°22'10"E 21.02 feet to the northerly line of the tract of land described by a survey recorded in book 388 page 271; thence along the northerly line of said tract, N 89°44'10"E 40.01 feet to the westerly right-of-way line of State Route "PP"; thence along said line, S 1°21'40"W 21.91 feet; thence S 0°39'00"W 235.45 feet to the beginning and containing 2,733 square feet or 0.06 acre, exclusive of the permanent easement and the existing drainage, electric, and water easements.

Rodney R. & Judith A. Reynolds
PERMANENT EASEMENT

Two tracts of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 3039 page 151, further described as follows:

Tract 1

Beginning at the northwest corner of the tract described by Wright Subdivision, recorded in plat book 11 page 309, thence, along the easterly right-of-way line of State Route "PP" on a curve to the right, having a radius of 374.28 feet, a distance of 11.00 feet, the chord being N 37°40'30"E 11.00 feet, thence leaving the said line, S 53°03'00"E 15.10 feet to the northerly line of the tract described by Wright Subdivision; thence N 88°51'20"W, along said line, 18.80 feet to the beginning and containing 30 square feet, exclusive of an existing water easement.

Tract 2

Starting at the northwest corner of the tract described by Wright Subdivision, recorded in plat book 11 page 309, thence S 88°51'20"E, along the northerly line thereof, 68.98 to the point of beginning.

From the point of beginning, thence leaving the northerly line of the tract described by Wright Subdivision, N 48°12'00"E 165.66 feet; thence along a curve to the right, having a radius of 780.00 feet, a distance of 154.65 feet, the chord being N 53°52'40"E 154.40 feet; thence along a curve to the left, having a radius of 618.96 feet, a distance of 98.86 feet, the chord being N 54°59'00"E 98.76 feet, to a point on the westerly line of the tract described by a survey recorded in book 676 page 795, being S 49°23'30"E 10.15 feet from a corner thereof; thence S 49°23'30"E, along said line, 20.29 feet; thence leaving said line, along a curve to the right, having a radius of 638.96 feet, a distance of 105.51 feet, the chord being S 54°49'40"W 105.39 feet; thence along a curve to the left, having a radius of 760.00 feet, a distance of 150.69 feet, the chord being S 53°52'40"W 150.44 feet; thence S 48°12'00"W 144.17 feet to the northerly line of the tract described by Wright Subdivision; thence N 88°51'20"W, along said line, 29.36 feet to the beginning and containing 1536 square feet or 0.04 acre, exclusive of the existing water, electric, and drainage easements.

Rodney R. & Judith A. Reynolds
TEMPORARY CONSTRUCTION EASEMENT

Two tracts of land located in the southwest quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 3039 page 151, further described as follows:

Tract 1

Beginning at the northwest corner of the tract described by Wright Subdivision, recorded in plat book 11 page 309, thence, along the easterly right-of-way line of State Route "PP" on a curve to the right, having a radius of 374.28 feet, a distance of 21.01 feet, the chord being N 38°26'30"E 21.00 feet, thence leaving the said line, S 53°03'00"E 28.56 feet to the

northerly line of the tract described by Wright Subdivision; thence N 88°51'20"W, along said line, 35.89 feet to the beginning and containing 159 square feet, exclusive of the permanent easement and existing water easement.

Tract 2

Starting at the northwest corner of the tract described by Wright Subdivision, recorded in plat book 11 page 309, thence S 88°51'20"E, along the northerly line thereof, 54.30 to the point of beginning.

From the point of beginning, thence leaving the northerly line of the tract described by Wright Subdivision, N 48°12'00"E 265.07 feet to the easterly or southerly right-of-way line of State Route "PP"; thence along said line, N 61°30'30"E 47.99 feet; thence along a curve to the left, having a radius of 608.96 feet, a distance of 116.27 feet, the chord being N 56°02'20"E 116.09 feet, to a corner of the tract described by a survey recorded in book 676 page 795; thence S 49°23'30"E, along the westerly line of said tract, 40.57 feet; thence leaving said line, along a curve to the right, having a radius of 648.96 feet, a distance of 108.83 feet, the chord being S 54°45'20"W 108.71 feet; thence along a curve to the left, having a radius of 750.00 feet, a distance of 148.70 feet, the chord being S 53°52'40"W 148.46 feet; thence S 48°12'00"W 133.43 feet to the northerly line of the tract described by Wright Subdivision; thence N 88°51'20"W, along said line, 58.71 feet to the beginning and containing 2855 square feet or 0.07 acre, exclusive of the permanent easement and existing water, electric, and drainage easements.

Guy A. & Carole J. Rodon (North Parcel)
PERMANENT EASEMENT

A tract of land located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Tracts 1 and 3 of a survey recorded in book 364 page 641, described as follows:

Starting at northwest corner of the tract described by a survey recorded in book 396 page 954, thence S 89°59'30"E, along the northerly line thereof, 11.89 feet to the point of beginning.

From the point of beginning, thence leaving northerly line of the tract described by a survey recorded in book 396 page 954, N 32°45'30"E 78.86 feet; thence N 57°15'00"W 10.00 feet to the westerly line of Tract 3 of a survey recorded in book 364 page 641, also being the easterly right-of-way line of State Route "PP"; thence N 32°45'30"E, along said line, 16.00 feet; thence leaving said line, S 57°15'00"E 9.97 feet; thence N 32°46'40"E 94.49 feet; thence N 57°03'30"W 10.00 feet to the westerly line of Tract 1 of a survey recorded in book 364 page 641, also being the easterly right-of-way line of State Route "PP"; thence N 32°45'30"E, along said line, 20.00 feet; thence leaving said line, S 57°03'30"E 29.95 feet; thence S 32°44'00"W 196.43 feet to the northerly line of the tract described by a survey recorded in book 396 page 954; thence N 89°59'30"W, along said line, 23.78 feet to the

beginning and containing 4,198 square feet or 0.10 acre, exclusive of an existing water easement.

Guy A. & Carole J. Rodon
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of Tracts 1 and 3 of a survey recorded in book 364 page 641, described as follows:

Beginning at the northwest corner of the tract described by a survey recorded in book 396 page 954, thence along the westerly line of Tracts 1 and 3 of a survey recorded in book 364 page 641, also being the easterly right-of-way line of State Route "PP", N 32°45'30"E 225.82 feet; thence leaving said line, S 57°03'40"E 39.95 feet; thence S 32°45'00"W 199.98 feet to the northerly line of the tract described by a survey recorded in book 396 page 954; thence N 89°59'30"W, along said line, 47.54 feet to the beginning and containing 2,967 square feet or 0.07 acre, exclusive of the permanent easement and an existing water easement.

Guy A. & Carole J. Rodon (South Parcel)
PERMANENT EASEMENT

A tract of land located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 396 page 954, described as follows:

Beginning at the southwest corner of the tract described by a survey recorded in book 396 page 954, thence along the westerly line of said tract, also being the easterly right-of-way line of State Route "PP", N 36°54'00"E 126.25 feet; thence N 23°26'40"E 21.25 feet; thence leaving said line, N 36°44'00"E 47.66 feet; thence N 32°45'30"E 147.31 feet to the northerly line of the tract described by a survey recorded in book 396 page 954; thence S 89°59'30"E, along said line, 23.78 feet; thence leaving said line, S 32°45'30"W 160.87 feet; thence S 36°44'00"W 183.74 feet to the southerly line of the tract described by a survey recorded in book 396 page 954; thence N 89°59'30"W, along said line, 19.31 feet to the beginning and containing 4,283 square feet or 0.10 acre, exclusive of existing water and drainage easements.

Guy A. & Carole J. Rodon
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 396 page 954, described as follows:

Beginning at the southwest corner of the tract described by a survey recorded in book 396 page 954, thence along the westerly line of said tract, also being the easterly right-of-way line of State Route "PP", N 36°54'00"E 126.25 feet; thence N 23°26'40"E 62.63 feet; thence N 32°45'30"E 147.60 feet to the northerly line of the tract described by a survey recorded in book 396 page 954; thence S 89°59'30"E, along said line, 47.54 feet; thence leaving said line, S 32°45'00"W 167.58 feet; thence S 36°44'00"W 176.69 feet to the southerly line of the tract described by a survey recorded in book 396 page 954; thence N 89°59'30"W, along said line, 31.79 feet to the beginning and containing 3,018 square feet or 0.07 acre, exclusive of the permanent easement and existing water and drainage easements.

Barry J. & Kay L. Steevens
PERMANENT EASEMENT

A tract of land located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 396 page 473, described as follows:

Starting at the southwest corner of the tract described by a survey recorded in book 396 page 473, thence N 88°22'10"E, along the southerly line thereof, 12.80 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of the tract described by a survey recorded in book 396 page 473, N 36°44'00"E 40.52 feet to the westerly line of the tract described by a survey recorded in book 396 page 473, also being the easterly right-of-way line of State Route "PP"; thence along said line, N 48°38'40"E 20.98 feet; thence N 36°54'00"E 65.79 feet to a corner of the tract described by a survey recorded in book 396 page 473; thence S 89°59'30"E, along the line of said tract, 19.31 feet; thence leaving said line, S 36°44'00"W 122.56 feet to the southerly line of the tract described by a survey recorded in book 396 page 473; thence S 88°22'10"W, along said line, 25.51 feet to the beginning and containing 969 square feet or 0.02 acre, exclusive of existing water and drainage easements.

Barry J. & Kay L. Steevens
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northeast quarter of Section 26 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 396 page 473, described as follows:

Beginning at the southwest corner of the tract described by a survey recorded in book 396 page 473, thence along the westerly line thereof, also being the easterly right-of-way line of State Route "PP", N 36°43'30"E 0.90 feet; thence N 48°38'40"E 69.60 feet; thence N 36°54'00"E 65.79 feet to a corner of the tract described by a survey recorded in book 396 page 473; thence S 89°59'30"E, along the line of said tract, 31.79 feet; thence leaving said line, S 36°44'00"W 122.10 feet to the southerly line of the tract described by a survey recorded in book 396 page 473; thence S 88°22'10"W, along said line, 51.06 feet to the beginning and containing 647 square feet or 0.01 acre, exclusive of the permanent easement and existing water and drainage easements.

Steven P. Bell
PERMANENT EASEMENTS

South Part

A strip of land, twenty (20) feet wide, located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part of the tract described by a beneficiary deed recorded in book 1311 page 987, the centerline described as follows:

Starting at the southeast corner of the tract of land described by a survey recorded in book 793 page 713, thence along the easterly line of said tract, N 0°28'30"E 30.26 feet to the point of beginning.

From the point of beginning, thence, leaving the easterly line of the tract described by a survey recorded in book 793 page 713, S 88°42'20"E 240.64 feet to the end of the centerline at a point on the westerly line of the tract of land described by a survey recorded in book 2287 page 144, being N 0°28'40"E 30.00 feet from the southwest corner thereof. This strip contains 4,813 square feet or 0.11 acre.

East Part

A strip of land, twenty (20) feet wide, located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part of the tract described by a beneficiary deed recorded in book 1311 page 987, the centerline described as follows:

Starting at the northeast corner of the tract of land described by a survey recorded in book 2287 page 144, thence along the northerly line of said tract, N 89°06'00"W 20.04 feet to the point of beginning.

From the point of beginning, thence, leaving the northerly line of the tract described by a survey recorded in book 2287 page 144, N 0°42'40"E 768.82 feet to the end of the centerline at a point on the northerly line of the tract of land described by a survey recorded in book 422 page 946, being N 89°08'30"W 20.02 feet from the northeast corner thereof. This strip contains 15,376 square feet or 0.35 acre.

Steven P. Bell
TEMPORARY CONSTRUCTION EASEMENTS

South part

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part of the tract described by a beneficiary deed recorded in book 1311 page 987, described as follows:

Beginning at the southeast corner of the tract of land described by a survey recorded in book 793 page 713, thence along the easterly line of said tract, N 0°28'30"E 50.27 feet; thence, leaving said line, S 88°42'10"E 240.64 feet to the westerly line of the tract of land described by a survey recorded in book 2287 page 144; thence S 0°28'40"W, along said line, 50.00 feet to the southwest corner thereof, also being the northerly right-of-way line of Mexico Gravel Road (State Route "PP"); thence along said line, N 89°23'00"W 129.37 feet; thence N 88°03'00"W 111.28 feet to the beginning and containing 4,268 square feet or 0.10 acre exclusive of the permanent easement and existing electric easement.

East part

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part the tract described by a beneficiary deed recorded in book 1311 page 987, described as follows:

Beginning at the northeast corner of the tract of land described by a survey recorded in book 2287 page 144, thence along the northerly line of said tract, N 89°06'00"W 40.04 feet; thence, leaving said line, N 0°42'40"E 768.80 feet to the northerly line of the tract of land described by a survey recorded in book 422 page 946; thence S 89°08'30"E, along said line, 40.02 feet to the northeast corner thereof, also being the westerly right-of-way line of State Route "PP"; thence along said line, S 0°42'30"W 768.83 feet to the beginning and containing 15,400 square feet or 0.35 acre exclusive of the permanent easement.

Steven P. & Lydia J. Bell
PERMANENT EASEMENT

A strip of land, twenty (20) feet wide, located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 2287 page 144, the centerline described as follows:

Starting at the southwest corner of the tract of land described by a survey recorded in book 2287 page 144, thence along the westerly line of said tract, N 0°28'40"E 30.00 feet to the point of beginning.

From the point of beginning, thence, leaving the westerly line of the tract described by a survey recorded in book 2287 page 144, S 89°27'00"E 592.72 feet; thence along a curve to

the left, having a radius of 270.00 feet, a distance of 423.36 feet, the chord being, N 45°37'50"E 381.31 feet; thence N 0°42'40"E 210.96 feet to the end of the centerline at a point on the northerly line of the tract of land described by a survey recorded in book 2287 page 144, being N 89°06'00"W 20.04 feet from the northeast corner thereof. This strip contains 4,550 square feet or 0.10 acre, exclusive of the existing roadway, utility and electric easements.

Steven P. & Lydia J. Bell
TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part of the tract described by a survey recorded in book 2287 page 144, described as follows:

Starting at the southwest corner of the tract of land described by a survey recorded in book 2287 page 144, thence along the westerly line of said tract, N 0°28'40"E 40.00 feet to the point of beginning.

From the point of beginning, thence continuing N 0°28'40"E, along the westerly line of the tract described by a survey recorded in book 2287 page 144, a distance of 10.00 feet; thence leaving said line, S 89°27'00"E 592.74 feet; thence along a curve to the left, having a radius of 250.00 feet, a distance of 392.00 feet, the chord being, N 45°37'50"E 353.06 feet; thence N 0°42'40"E 211.03 feet to a point on the northerly line of the tract of land described by a survey recorded in book 2287 page 144; thence S 89°06'00"E, along said line, 10.00 feet; thence leaving said line, S 0°42'40"W 210.99 feet; thence along a curve to the right, having a radius of 260.00 feet, a distance of 407.68 feet, the chord being S 45°37'50"W 367.18 feet; thence N 89°27'00"W 592.73 feet to the beginning and containing 10,443 square feet or 0.24 acre, exclusive of the existing electric easement.

Donald J. Talton
PERMANENT EASEMENT

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part of the tract described by a quit claim deed recorded in book 3404 page 89, described as follows:

Beginning at the northeast corner of the tract of land described by a survey recorded in book 509 page 316, thence along the northerly line of said tract, N 89°43'50"W 30.00 feet; thence leaving said line, N 0°39'00"E 256.37 feet to the southerly line of Tract 3 of a survey recorded in book 1166 page 610; thence S 89°42'40"E, along said line, 20.00 feet; thence leaving said line, S 0°39'00"W 185.64 feet; thence S 89°17'20"E 10.00 feet to the westerly right-of-way line of State Route "PP"; thence along said line, S 0°39'00"W 16.00 feet; thence leaving said line, N 89°17'20"W 10.00 feet; thence S 0°39'00"W 38.72 feet; thence

S 89°21'00"E 10.00 feet to the westerly right-of-way line of State Route "PP"; thence S 0°39'00"W, along said line, 15.93 feet to the beginning and containing 4,571 square feet or 0.11 acre, exclusive of the existing electric easement.

Donald J. Talton

TEMPORARY CONSTRUCTION EASEMENT

A tract of land located in the northwest quarter of Section 35 T49N R12W, in Boone County, Missouri, being part the tract described by a quit claim deed recorded in book 3404 page 89, described as follows:

Beginning at the northeast corner of the tract of land described by a survey recorded in book 509 page 316, thence along the northerly line of said tract, N 89°43'50"W 40.00 feet; thence leaving said line, N 0°39'00"E 256.37 feet to the southerly line of Tract 3 of a survey recorded in book 1166 page 610; thence along the lines of said tract, S 89°42'40"E 40.00 feet; thence S 0°39'00"W 256.36 feet to the beginning and containing 3,092 square feet or 0.07 acre, exclusive of the permanent easement and the existing electric and water easements.

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 _____, 2013.

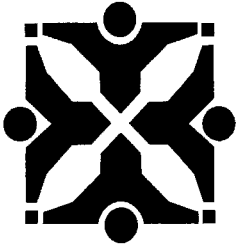
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Water & Light 

Agenda Item No:

To: City Council

From: City Manager and Staff 

Council Meeting Date: May 6, 2013

Re: Heller Road 16" Water Main Easement Acquisition and Authorization to Bid

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 Lake of the Woods Road northward along Route PP and Heller Road to the Stephens Station Water Tower and an ordinance authorizing the bidding of this project through the Purchasing Division. A public hearing for this project was held on June 4, 2012.

DISCUSSION:

The approximate length of this 16" water main from Stephens Station Tower to Lake of the Woods Road is 28,800 feet. The proposed water main crosses thirty six (36) separate tracts of land requiring thirty six (36) permanent waterline easements and thirty six (36) temporary construction easements from sixteen (16) separate property owners.

Negotiations with property owners are expected to begin immediately after receiving Council approval for the property acquisition with a planned Summer-Fall 2013 construction. Staff is recommending Council approval of this ordinance to acquire easements and the ordinance authorizing the bidding of this project.

FISCAL IMPACT:

A total of \$5,321,000 has been appropriated in CIP project WT0178 for the 16" Heller Road Water Main Project from enterprise revenues and 2008 voter approved revenue bonds. This funding includes \$846,000 already encumbered for engineering design leaving the remainder for construction and land right acquisition.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

This Project is identified in the 2008 Long Range Water Study as a needed improvement to supply bulk water to the Northeast pressure zone.

SUGGESTED COUNCIL ACTIONS:

Approval of the ordinances.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$846,000.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$5,321,000.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	5.1
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	