



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
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EASE FEE: \$ 27.00 3 Pages

INSTRUMENT NUMBER:
2019E0029632

PERMANENT DRAINAGE EASEMENT Corporate

THIS AGREEMENT, made this 26th day of March, 2019, by and between Newberry Landings Owners Association Inc. **Grantor**, and High Tech Solutions, a Missouri limited liability company with a mailing address of 1440 SE Broadway Drive, Jackson County, Lee's Summit, Missouri 64081, **Grantee**.

WITNESSETH, that the **Grantor**, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a permanent and exclusive easement for the construction, operation, maintenance, repair, replacement and removal of sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon said easement, over, under, through, across, in and upon the following described lands in Jackson County, Missouri, to-wit:

"B" CAA
See Attached Exhibit "A" for Legal

GRANTEE, its successors and assigns, shall have the right of ownership, use and control of all storm sewers, underground pipe, manholes, and all necessary appurtenances on the above described property and for all proper purposes connected with the installation, use, maintenance, and replacement of the storm sewer.

GRANTOR agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure other than fences on said easement.

GRANTOR further states that it is lawfully seized of title to the land through which said easement is granted and that it has good and lawful right to convey said easements to the **Grantee** herein.

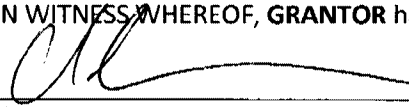
GRANTOR, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

2019 AE-147

WITNESSETH
before me
notary

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto Phillips Reis LLC, and to its successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set HIS hand this 10 day of April, 2019.



Signature

Signature

Chad Anderson

Printed Name

Printed Name

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF JACKSON

On this 10 day of April, 2019, before me personally appeared, Chad Anderson
_____ to me known to be the person (or persons) described in
and who executed the forgoing instrument, and acknowledged that he (or they) executed the same as the free act
and deed of such corporation.

WITNESS my hand and official seal in the County and State aforesaid, the day and year first above written

COUNTY



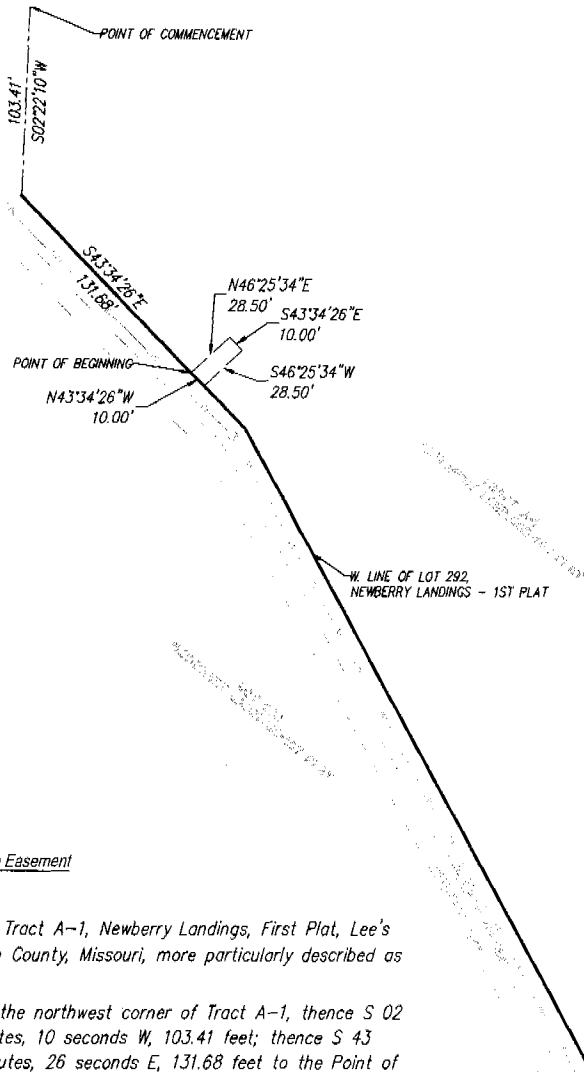
Notary Public Signature



FRANCES A. WATTERSON
My Commission Expires
October 3, 2021
Jackson County
Commission #13401500

COUNTY

EXHIBIT "B" PERMANENT DRAINAGE EASEMENT



Permanent Drainage Easement

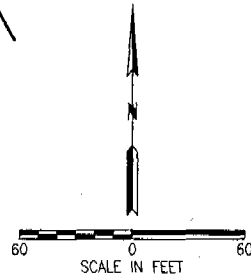
Description

All that part of Tract A-1, Newberry Landings, First Plat, Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the northwest corner of Tract A-1, thence S 02 degrees, 22 minutes, 10 seconds W, 103.41 feet; thence S 43 degrees, 34 minutes, 26 seconds E, 131.68 feet to the Point of Beginning; thence N 46 degrees, 25 minutes, 34 seconds E, 28.50 feet; thence S 43 degrees, 34 minutes, 26 seconds E, 10.00 feet; thence S 46 degrees, 25 minutes, 34 seconds W, 28.50 feet; thence N 43 degrees, 34 minutes, 26 seconds W, 10.00 feet to the Point of Beginning. Easement contains 285 square feet.

3/28/19

PROPERTY OWNER:
 NEWBERRY LANDINGS OWNERS ASSOCIATION INC
 31000 E WEBSTER RD
 GRAIN VALLEY MO 64029



HQ CONSULT
 11010 HASKELL ST. #210,
 KANSAS CITY, KS 65109
 CONTACT: KEVIN STERRETT
 816-703-7098