



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
04/04/2019 04:10:57 PM
EASE FEE: \$ 30.00 4 Pages

INSTRUMENT NUMBER:
2019E0023735

**SANITARY SEWER EASEMENT
(INDIVIDUAL)**

THIS AGREEMENT, made this 2ND day of APRIL, 2019, by and between **David Buckles and Benneth Buckles, Grantor**, and the City of Lee's Summit, Missouri, a Municipal Corporation with a mailing address of Jackson County, Missouri, 220 S.E. Green Street, Lee's Summit, Jackson County, Missouri 64063, **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:

120' Permanent Easement Description

Part of Lot 111 of STERLING HILLS 3RD PLAT, a subdivision of land in the Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, recorded as Instrument Number I1221580 in Book i53, at page 96 in Jackson County Recorder of Deeds Office, being bounded and described as a sanitary sewer easement as follows:

Beginning at the Northeast corner of said Lot 111; thence South 02°10'14" West, on existing right-of-way line of NW AMBERSHAM DRIVE as now established, 105.00 feet; thence Southwesterly on said right-of-way line along a curve to the right with a radius of 15.00 feet, a central angle of 48°11'23" and an arc distance of 12.62 feet; thence leaving said right-of-way line, North 02°10'17" East, to a point on North line of said Lot 111, 116.18 feet; thence South 87°49'43" East, 5.00 feet to the Point of Beginning. Containing 564 square feet or 0.01 acres, more or less.

GRANTEE, its successors and assigns, shall have the right of ownership, use and control of all sanitary 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 sanitary 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

KANSAS CITY TITLE
220108

Project: Woodside Ridge
Project Activity No.:
Tract:

or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure 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 easement 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.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the City of Lee's Summit, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, **Grantor** has hereunto set 10:20AM and this 2ND day of APRIL, 2019.

[Signature]
Signature

David Buckles
Print Name

Benneth D Buckles
Signature

Benneth D Buckles
Print Name

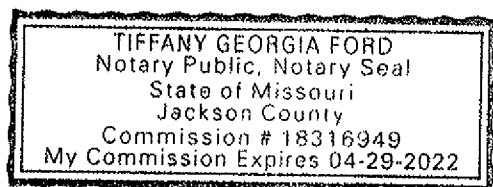
ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF JACKSON

On this 2nd day of April, 2019, before me personally appeared **David Buckles and Benneth Buckles**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she (or they) executed the same as his/her (or their) free act and deed.

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



Tiffany Georgia Ford
Notary Public Signature

Tiffany Georgia Ford
Print Name

Project: Woodside Ridge
Project Activity No.:
Tract:

PROPOSED
WOODSIDE RIDGE
1ST PLAT

POINT OF
BEGINNING
NE CORNER LOT 111,
STERLING HILLS 3RD PLAT

TRACT G
DETENTION

S87°49'43"E
5.00'

SANITARY SEWER
EASEMENT 2
564 SQ. FT. ±
0.01 ACRES ±

112

111

110

N02°10'17"E
116.18'

AMBERSHAM
DRIVE
(50' R/W)

S02°10'14"W
105.00'

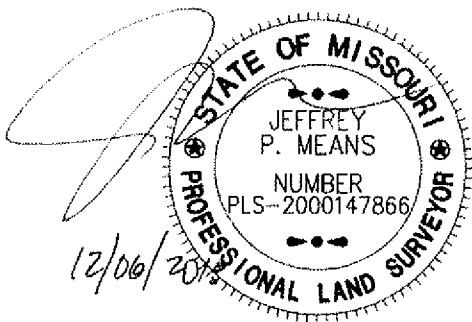
STERLING
HILLS
3RD PLAT

Instrument #
11221580
Bk. 153,
Pg. 96

R=15.00'
L=12.62'
D=48°11'23"

NW

WHITLOCK DRIVE
(50' R/W)



0' 30'
SCALE IN FEET

PROJECT NO: 018-1140A

DRAWN BY: RD

DATE: 12.06.2018

SANITARY SEWER EASEMENT 2

STERLING HILLS 3RD PLAT

WOODSIDE RIDGE 1ST PLAT

olsson

Olsson - Land Surveying - MO 366, KS 114

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888

EXHIBIT

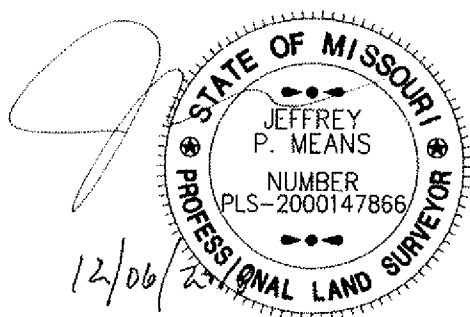
1 of 2

DWG: F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRV\Sheets\Easement\Sanitary Sewer\Easement\1140_SEWER_2_31140.dwg
DATE: Dec 06, 2018 3:24pm
USER: rd@ono

WOODSIDE RIDGE 1ST PLAT
Project No. 018-1140A
Sanitary Sewer Easement 2
December 6, 2018

Sanitary Sewer Easement 2 Description:

Part of Lot 111 of STERLING HILLS 3RD PLAT, a subdivision of land in the Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, recorded as Instrument Number I1221580 in Book i53, at page 96 in Jackson County Recorder of Deeds Office, being bounded and described as a sanitary sewer easement as follows: Beginning at the Northeast corner of said Lot 111; thence South 02°10'14" West, on existing right-of-way line of NW AMBERSHAM DRIVE as now established, 105.00 feet; thence Southwesterly on said right-of-way line along a curve to the right with a radius of 15.00 feet, a central angle of 48°11'23" and an arc distance of 12.62 feet; thence leaving said right-of-way line, North 02°10'17" East, 116.18 feet to a point on North line of said Lot 111; thence South 87°49'43" East, 5.00 feet to the Point of Beginning. Containing 564 square feet or 0.01 acres, more or less.



DWG: F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRVY\Shorts\Easements\Sewer_easement\V_ESM_SEWER_2_81140.dwg
DATE: Dec 06, 2018 3:23pm
USER: rdolene

PROJECT NO: 018-1140A

SANITARY SEWER EASEMENT 2

DRAWN BY: RD

STERLING HILLS 3RD PLAT

DATE: 12.06.2018

WOODSIDE RIDGE 1ST PLAT

olsson

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.381.1177
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EXHIBIT

2 of 2