



INSTRUMENT NUMBER / BOOK & PAGE

2019E0087579

Book: Page:

Robert T. Kelly, Director, Recorder of Deeds

**WATER LINE EASEMENT
(Limited Liability Company)**

FSD WOODS CHAPEL, LLC

THIS AGREEMENT, made this 16th day of October, 2019, by and between <NAME OF LLC>, Grantor, a Limited Liability Company organized and existing under the laws of the State of Missouri, and the City of Lee's Summit, Missouri, a Municipal Corporation with a mailing address of 220 S.E. Green, Jackson County, Lee's Summit, 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 water pipe lines, meters, vaults and all necessary 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:

See Attached Exhibit "A" for Legal

GRANTEE, its successors and assigns, shall have the right of ownership, use and control of all water lines, meters, vaults, and other equipment for the circulation and distribution of water for public or private use through the above described property and for all proper purposes connected with the installation, use, maintenance, and replacement of the water lines (and other equipment) and with the attachment thereto of service lines of its consumers.

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 water pipe lines, meters, vaults and all necessary 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 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 caused these presents to be signed by its president and attested by its Secretary, this 16th day of October, 2019:

[insert name of LLC]: FSD Woods Chapel, LLC

By: [Signature]
Signature

SG Ellison, President
[Printed name and title]

ATTEST:

Secretary

Printed name

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF JACKSON

On this _____ day of _____ in the year 2019 before me, a Notary Public in and for said state, personally appeared _____ (name of manager or member) of _____ (insert name of LLC), known to me to be the person who executed the within water line easement in behalf of said limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated and further stated that said acknowledged said instrument to be the free act and deed of _____ (insert name of LLC).

See Attached Certificate

Notary Public Signature

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California

County of Sonoma

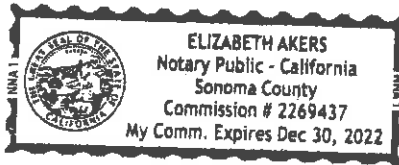
On October 16, 2019, before me, Elizabeth Akers, Notary Public, personally appeared SG Ellison, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to within the instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity, and that by his/~~her/their~~ signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



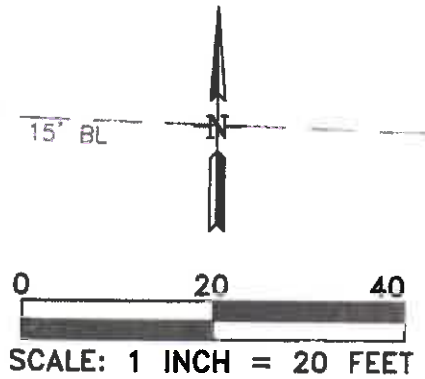
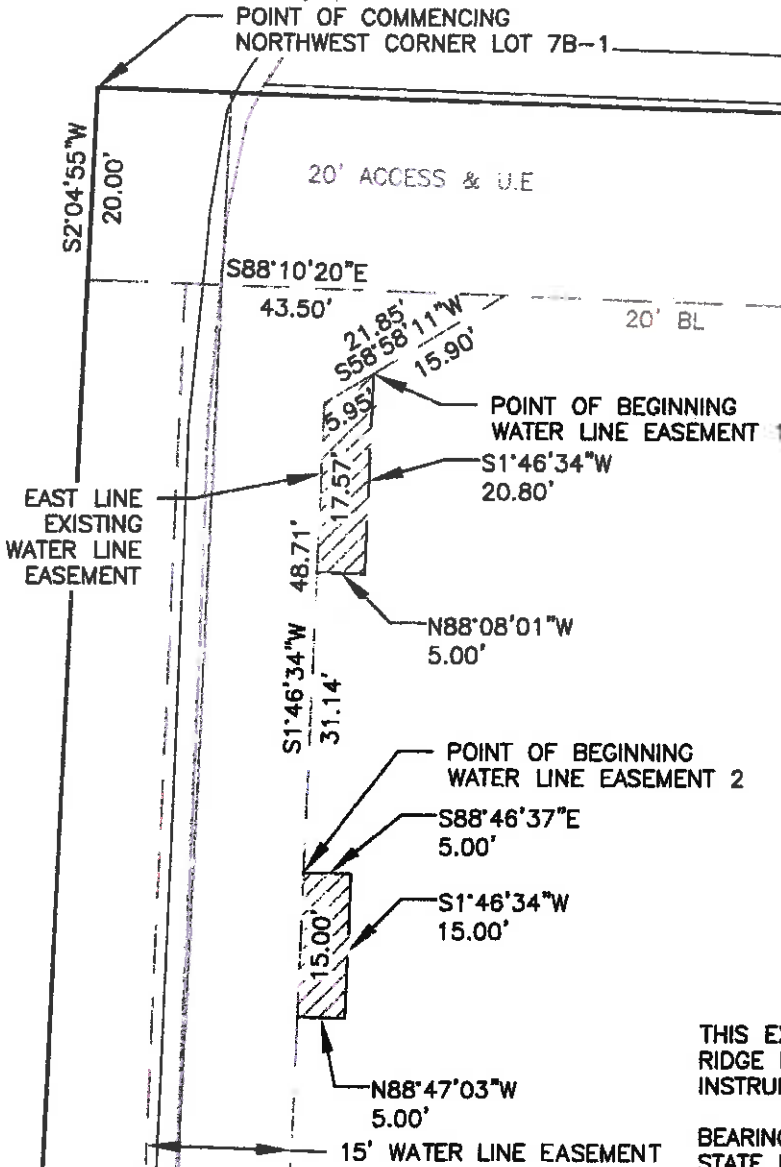
Elizabeth Akers
Notary Public



NOTARY SEAL

EXHIBIT A

NE WOODS CHAPEL ROAD



CHAPEL RIDGE LOT 7B-1

851 NE WOODS CHAPEL

THIS EXHIBIT IS BASED ON THE PLAT OF CHAPEL RIDGE LOT 7B-1 RECORDED DECEMBER 14, 2018, INSTRUMENT NUMBER 2018E0106514..

BEARINGS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 FROM MGRS STATION JA-134. N=312470.096M E=862368.275M GRID FACTOR=0.9999018 DATE OF ADJUSTMENT=2003.

THIS EXHIBIT IS NOT A BOUNDARY SURVEY.

BY MCLAUGHLIN MUELLER, INC.

MCLAUGHLIN MUELLER, INC.

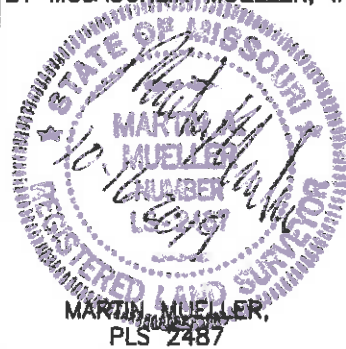
Professional Land Surveyors

218 West Mill Street

Liberty, MO 64068

PH 816-407-0002 FX 816-407-0003

Corporation LS 1999141096



DRAWING NAME: 19017Wtr1.dwg

DATE: OCTOBER 16, 2019

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PROJECT NO.: 19017

DESCRIPTION WATER LINE EASEMENT 1:

PART OF CHAPEL RIDGE, LOT 7B-1, A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID CHAPEL RIDGE, LOT 7B-1; THENCE S02°04'55"W, ALONG THE WEST LINE OF SAID CHAPEL RIDGE, LOT 7B-1, A DISTANCE OF 20.00 FEET; THENCE S88°10'20"E, A DISTANCE OF 43.50 FEET TO A POINT ON THE EAST LINE OF AN EXISTING WATER LINE EASEMENT; THENCE S58°58'11"W, ALONG SAID EAST LINE, A DISTANCE OF 15.90 FEET TO THE POINT OF BEGINNING; THENCE S01°46'34"W, A DISTANCE OF 20.80 FEET; THENCE N88°08'01"W, A DISTANCE OF 5.00 FEET TO A POINT ON SAID EAST LINE OF AN EXISTING WATER LINE EASEMENT; THENCE N01°46'34"E, ALONG SAID EAST LINE, A DISTANCE OF 17.57 FEET; THENCE N58°58'11"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 5.95 FEET TO THE POINT OF BEGINNING. CONTAINING 96 SQUARE FEET, MORE OR LESS.

DESCRIPTION WATER LINE EASEMENT 2:

PART OF CHAPEL RIDGE, LOT 7B-1, A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID CHAPEL RIDGE, LOT 7B-1; THENCE S02°04'55"W, ALONG THE WEST LINE OF SAID CHAPEL RIDGE, LOT 7B-1, A DISTANCE OF 20.00 FEET; THENCE S88°10'20"E, A DISTANCE OF 43.50 FEET TO A POINT ON THE EAST LINE OF AN EXISTING WATER LINE EASEMENT; THENCE S58°58'11"W, ALONG SAID EAST LINE, A DISTANCE OF 21.85 FEET; THENCE S01°46'34"W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 48.71 FEET TO THE POINT OF BEGINNING; THENCE S88°46'37"E, A DISTANCE OF 5.00 FEET; THENCE S01°46'34"W, A DISTANCE OF 15.00 FEET; THENCE N88°47'03"W, A DISTANCE OF 5.00 FEET TO A POINT ON SAID EAST LINE OF AN EXISTING WATER LINE EASEMENT; THENCE N01°46'34"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 75 SQUARE FEET, MORE OR LESS.

BY MCLAUGHLIN MUELLER, INC.

MARTIN MUELLER,
PLS 2487

MCLAUGHLIN MUELLER, INC.

Professional Land Surveyors

218 West Mill Street

Liberty, MO 64068

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