

SANITARY SEWER EASEMENT (INDIVIDUAL)

THIS AGREEMENT, made this 30th day of December, 2020, by and between ***Gale Communities Inc., 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:

A TRACT OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 2° 47' 23" EAST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1199.14 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 68° 19' 45" EAST, A DISTANCE OF 4.40 FEET TO THE POINT OF BEGINNING OF THE 20.00 FOOT EASEMENT BEING 10.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 68° 19' 45" EAST, A DISTANCE OF 20.84 FEET; THENCE SOUTH 51° 01' 56" EAST, A DISTANCE OF 339.15 FEET; THENCE SOUTH 61° 53' 43" EAST, A DISTANCE OF 60.33 FEET TO THE POINT OF TERMINATION.

THE ABOVE DESCRIBED LEGAL DESCRIPTION CONTAINS 8,406.27 SQUARE FEET.

See Attached Exhibit

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

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 His hand this 30th day of December, 2020

Signature

Signature

Print Name

Print Name

ACKNOWLEDGMENT

STATE OF MISSOURI

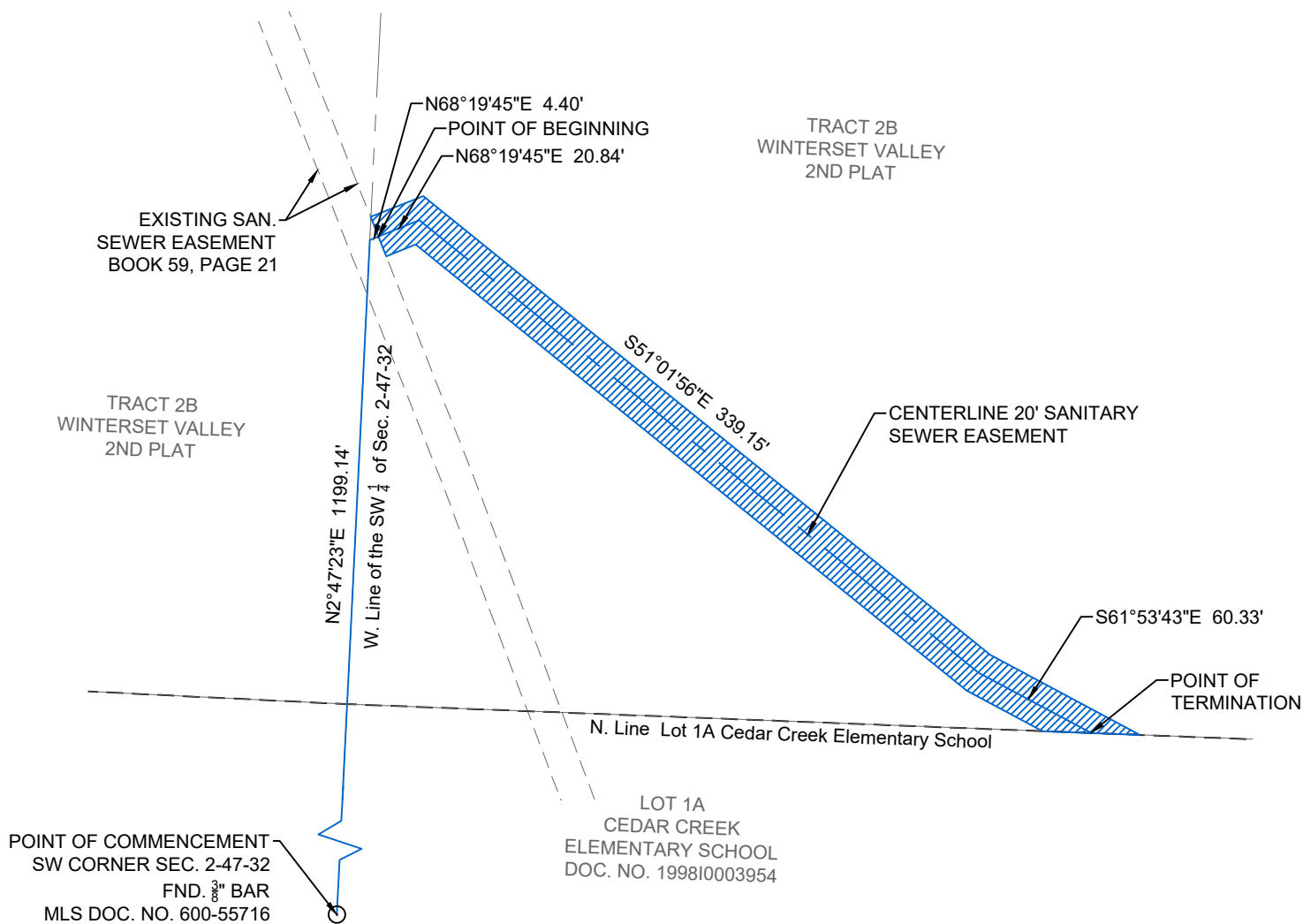
COUNTY OF JACKSON

On this 30th day of December, 2020, before me personally appeared _____, 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.

Notary Public Signature

Print Name



DESCRIPTION:

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Prepared By:
Matthew J. Schlicht
PLS-2012000102

San. Sewer Exhibit

San. Sewer Exhibit

SHEET 1 OF 1

DATE:

12/29/2020

PROJECT NUMBER:

Winterset Cedar Creek

REV. TO DWG.:

N/A

SCALE:

1"=80'

Sanitary Sewer Easement Exhibit

The Ridge at Winterset Summit

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri



50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849