



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

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INSTRUMENT NUMBER

2020E0057180

**SANITARY SEWER EASEMENT
(Limited Liability Company)**

THIS AGREEMENT, made this 29th day of June, 2020, by and between **Griffin Riley Investments, 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 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 in the North Half of the Northwest Quarter of Section 36, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Sanitary Sewer Easement as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 02°08'00" West, on the West line of said Northwest Quarter, 1,317.56 feet to the Southwest corner of the North Half of said Northwest Quarter; thence South 87°54'20" East, on the South line of said North Half of said Northwest Quarter, also being the North line of NAPA VALLEY-1ST PLAT, LOTS 1 THRU 88 AND TRACTS "A" THRU "M", a subdivision in said Lee's Summit recorded as Instrument Number 2005I0049801 in Book I87 at Page 40 in Jackson County Recorder of Deeds Office, also being the South line of a tract of land described in Special Corporation Warranty Deed recorded as Instrument Number 2015E0016132 in said Jackson County Recorder of Deeds Office, 727.35 feet to the Southeast corner of Tract II, of said Special Corporation Warranty Deed, also being the Southwest corner of a tract of land described in Missouri Warranty Deed recorded as Instrument Number 2017E0099360 in said Jackson County Recorder of Deeds Office, also being the Southwest corner of a Sanitary Sewer Easement recorded as Instrument Number 2019E0013400 in said Jackson County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence North 87°54'20" West, on said South line of said North Half of said Northwest Quarter, said South line of said Special Corporation Warranty Deed, and said North line of said NAPA VALLEY-1ST PLAT, LOTS 1 THRU 88 AND TRACT "A" THRU "M", 687.35 feet to a point on the existing Easterly right-of-way line of SW Pryor Road, as established by Conveyance of Right of Way recorded in Book 1634 at Page 484 in said Jackson County Recorder of Deeds Office; thence North 02°08'00" East, along said existing Easterly right-of-

way line, 20.00 feet; thence leaving said existing Easterly right-of-way line, South 87°54'20" East, parallel and 20.00 feet North of said South line of said North Half of said Northwest Quarter, said South line of said Special Corporation Warranty Deed, and said North line of said NAPA VALLEY-1ST PLAT, LOTS 1 THRU 88 AND TRACT "A" THRU "M", 687.35 feet to a point on the East line of said Tract II of said Special Corporation Warranty Deed, also being the West line of said Missouri Warranty Deed, also being the Northwest corner of said Sanitary Sewer Easement; thence South 02°08'00" West, along said East and said West line, also being the West line of said Sanitary Sewer Easement, 20.00 feet to the Point of Beginning. Containing 13,747 square feet or 0.32 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 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.

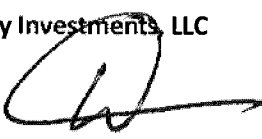
THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

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 MEMBER, this 29th day of JUNE, 2020:

Griffin Riley Investments, LLC

By: _____


Signature

Fred Delibero

MEMBER
[Printed name and title]

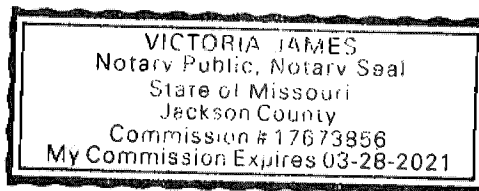
ACKNOWLEDGMENT

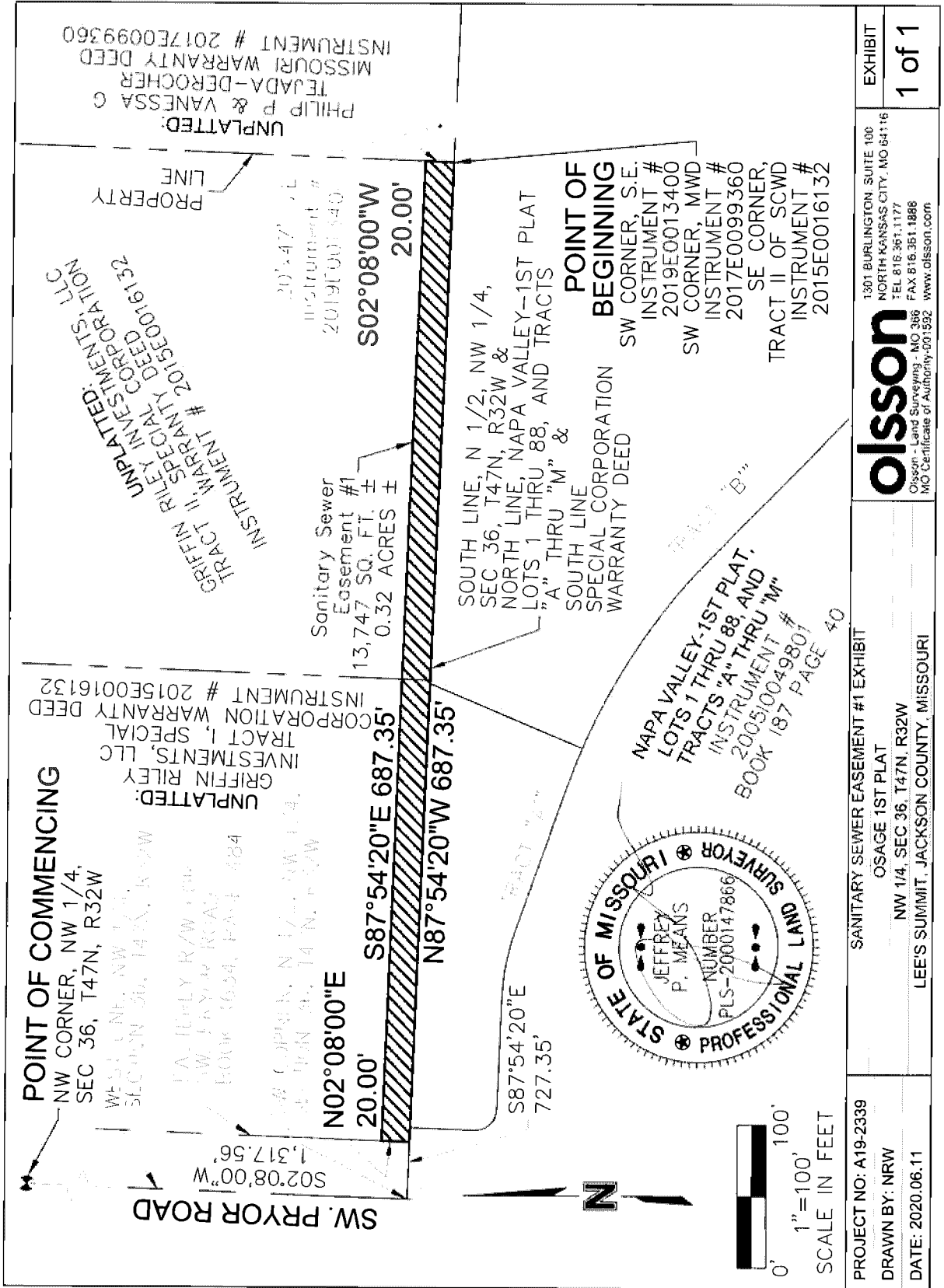
STATE OF MISSOURI

COUNTY OF JACKSON

On this 29 day of June in the year 2020, before me, Victoria James, a Notary Public in and for said state, personally appeared Fred Delibero of Griffin Riley Investments, LLC, known to me to be the person who executed the within utility 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 Griffin Riley Investments, LLC.


Notary Public Signature





PROJECT NO: A19-2339 DRAWN BY: NRW DATE: 2020.06.11	SANITARY SEWER EASEMENT #1 EXHIBIT OSAGE 1ST PLAT NW 1/4, SEC 36, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 FAX 816.361.1888 Olsson - Land Surveying, MO 306 MO Certificate of Authority 001592 www.olsson.com
EXHIBIT 1 of 1	olsson	olsson