



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

07/17/2020 1:06 PM

FEE: \$51.00 11 PGS

INSTRUMENT NUMBER
2020E0061424

Title of Document: Sanitary Sewer Easement
Date of Document: July 13, 2020
Grantor(s): Hunt Midwest Real Estate Development, Inc.
Grantee(s): City of Lee's Summit, Missouri, a Municipal Corporation
Grantee(s) Address: 220 SE Green Street, Lee's Summit, Missouri 64063
Legal Description: Exhibit A

Reference Book and Page(s) –

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

Kansas City Title
230196

**SANITARY SEWER EASEMENT
(MISSOURI CORPORATION-NO SEAL)**

THIS EASEMENT is made this 13th day of July, 2020, by and between **Hunt Midwest Real Estate Development, Inc.**, a Corporation organized and existing under the laws of the State of Missouri, **Grantor**, and the **City of Lee's Summit, Missouri**, a Municipal Corporation of Jackson County, Missouri, with a mailing address of 220 S.E. Green Street, 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:

See Attached Exhibit "A" for Legal

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 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.

Project: Hook Farms 1st Plat
Project Activity No.:
Tract:

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**, a Corporation which has no seal, has caused these presents to be signed by its Senior Vice President and attested by its Secretary, this 13th day of July, 2020.

Hunt Midwest Real Estate Development, Inc.:

By: F. B. Holland Jr.
Signature

/
F. Brenner Holland Jr., Senior Vice President

ATTEST:

NO SEAL

Secretary

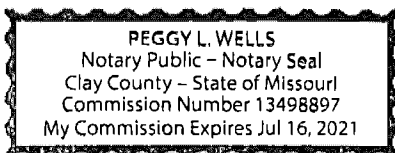
Vincent T. Johnston
Printed name

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF Clay

On this 13th day of July, 2020, before me appeared F. Brenner Holland Jr., to me personally known, who, being by me duly sworn did say that he is the Senior Vice President of Hunt Midwest Real Estate Development, Inc., and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said F. Brenner Holland Jr. acknowledged said instrument to be the free act and deed of said corporation and that said corporation has no corporate seal.

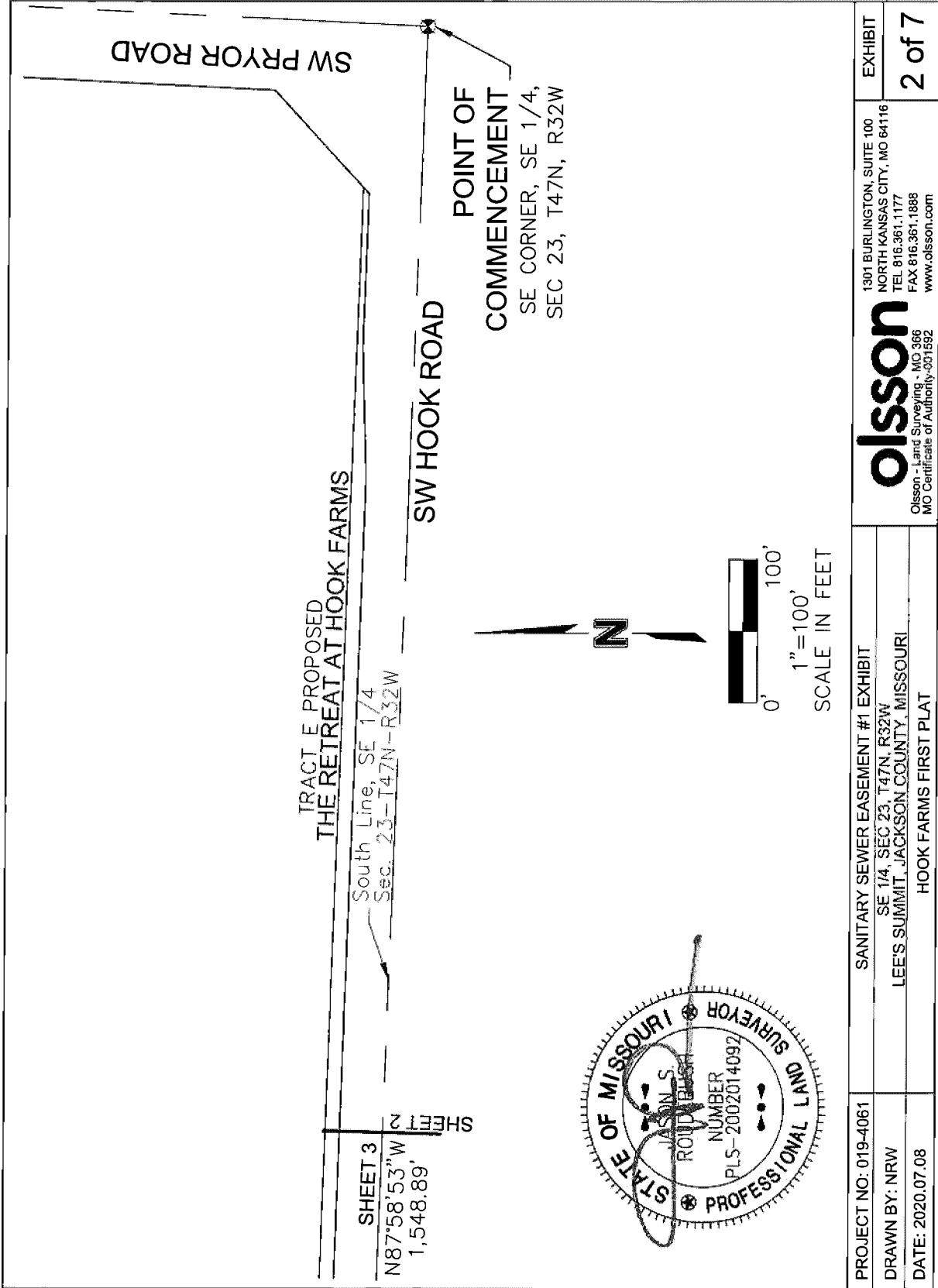


Peggy L. Wells
Notary Public Signature

Project: Hook Farms 1st Plat
Project Activity No.:
Tract:

EXHIBIT "A"
Legal Description of Sanitary Sewer Easement

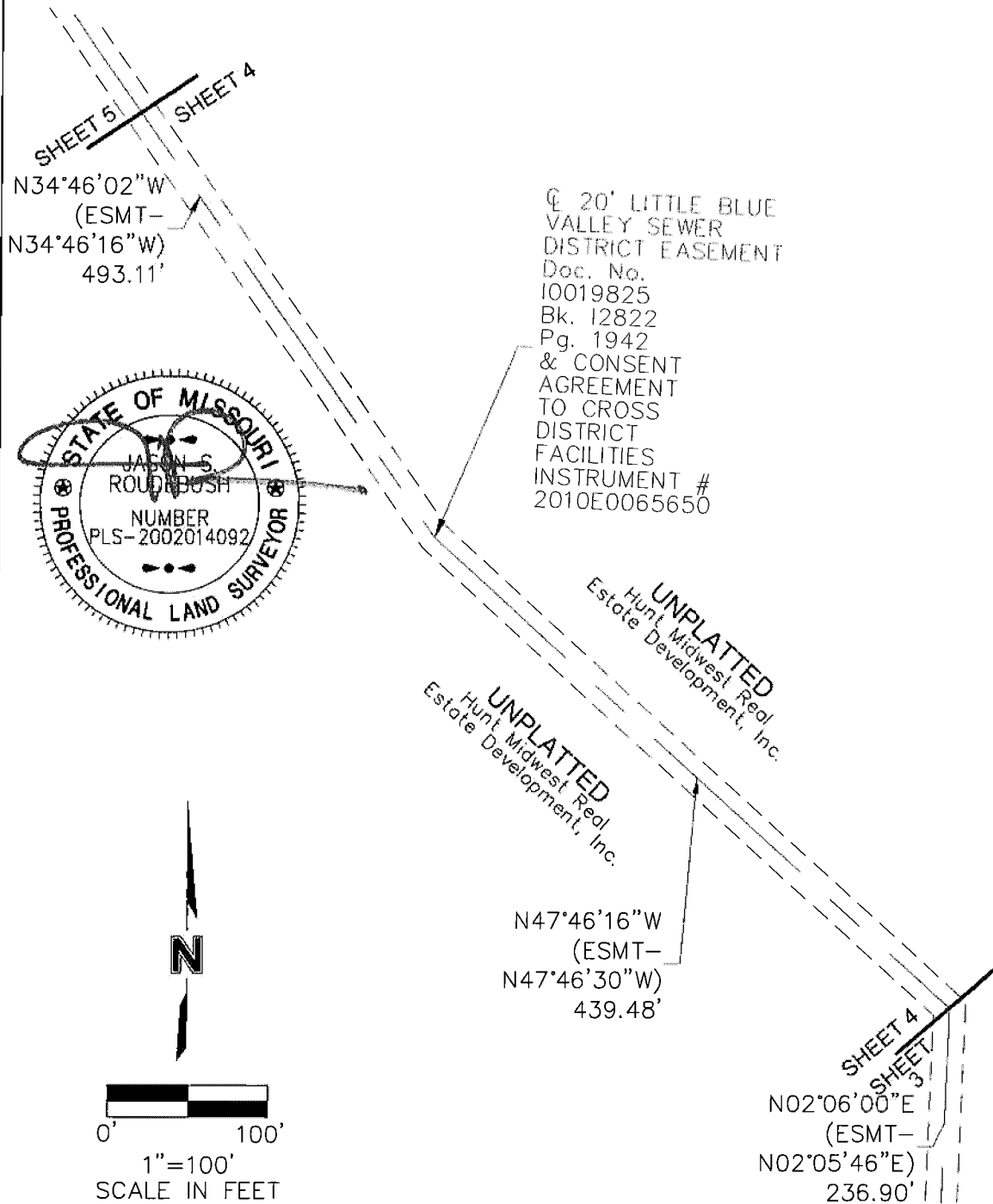
A tract of land in the Southeast Quarter of Section 23, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush P.L.S. 2002014092, as a Sanitary Sewer Easement as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 87°58'53" West, on the South line of said Southeast Quarter, 1,548.89 feet to the Point of Beginning of a 20 foot centerline Little Blue Valley Sewer District Permanent Sewer Easement as described in Document Number I0019825 in Book I2822 at Page 1942 and also described in the Consent Agreement to Cross District Facilities as Instrument Number 2010E0065650 each recorded in Jackson County Recorder of Deeds Office; thence North 02°06'00" East (Esmt-N02°05'46"E), along said centerline sewer easement, 236.90 feet; thence North 47°46'16" West (Esmt-N47°46'30"W), along said centerline sewer easement, 439.48 feet; thence North 34°46'02" West (Esmt-N34°46'16"W), along said centerline sewer easement, 493.11 feet; thence North 28°24'47" West (Esmt-N28°25'01"W), along said centerline sewer easement, 268.01 feet to the Point of Beginning of the tract of land to be herein described; thence North 44°29'43" West, 15.28 feet; thence North 45°30'17" East, 61.90 feet; thence North 01°42'48" East, 321.02 feet; thence North 24°26'54" East, 198.26 feet; thence North 88°21'16" East, 1,065.93 feet; thence South 86°32'39" East, 149.87 feet; thence South 15°20'56" West, 20.44 feet; thence North 86°32'39" West, 144.77 feet; thence South 88°21'16" West, 1,052.57 feet; thence South 24°26'54" West, 181.76 feet; thence South 01°42'48" West, 325.04 feet; thence South 45°30'17" West, 69.94 feet; thence North 44°29'43" West, 4.72 feet to the Point of Beginning. Containing 35,711 square feet or 0.82 acres, more or less.



USER: nwilloughby

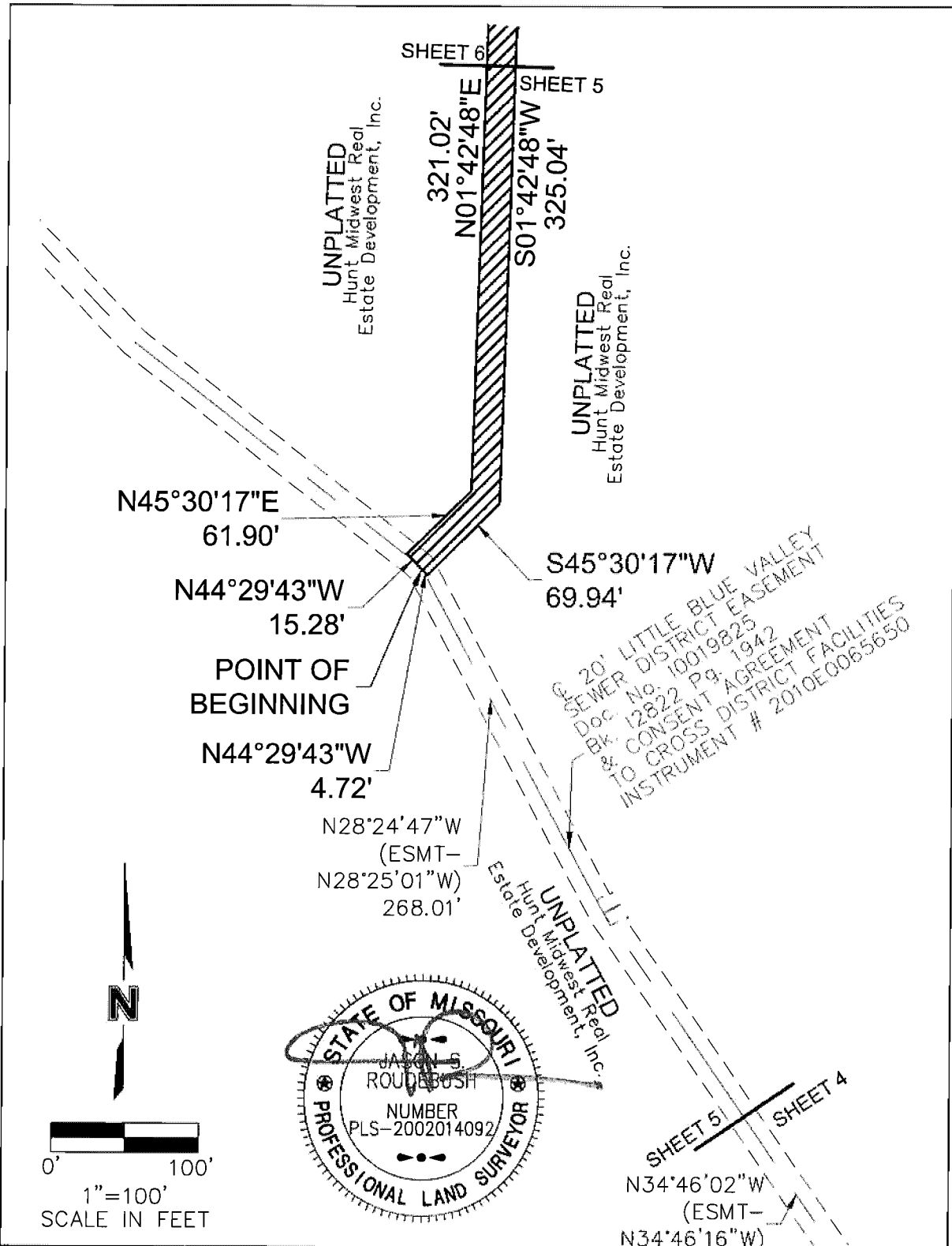
SE 1.dwg

F:\2019\4001-4500\019-4061\40-Design\Survey\SRV\Sheets\Easements\SE\019-4061 SE 1.dwg
DATE: Jul 08, 2020 8:59am

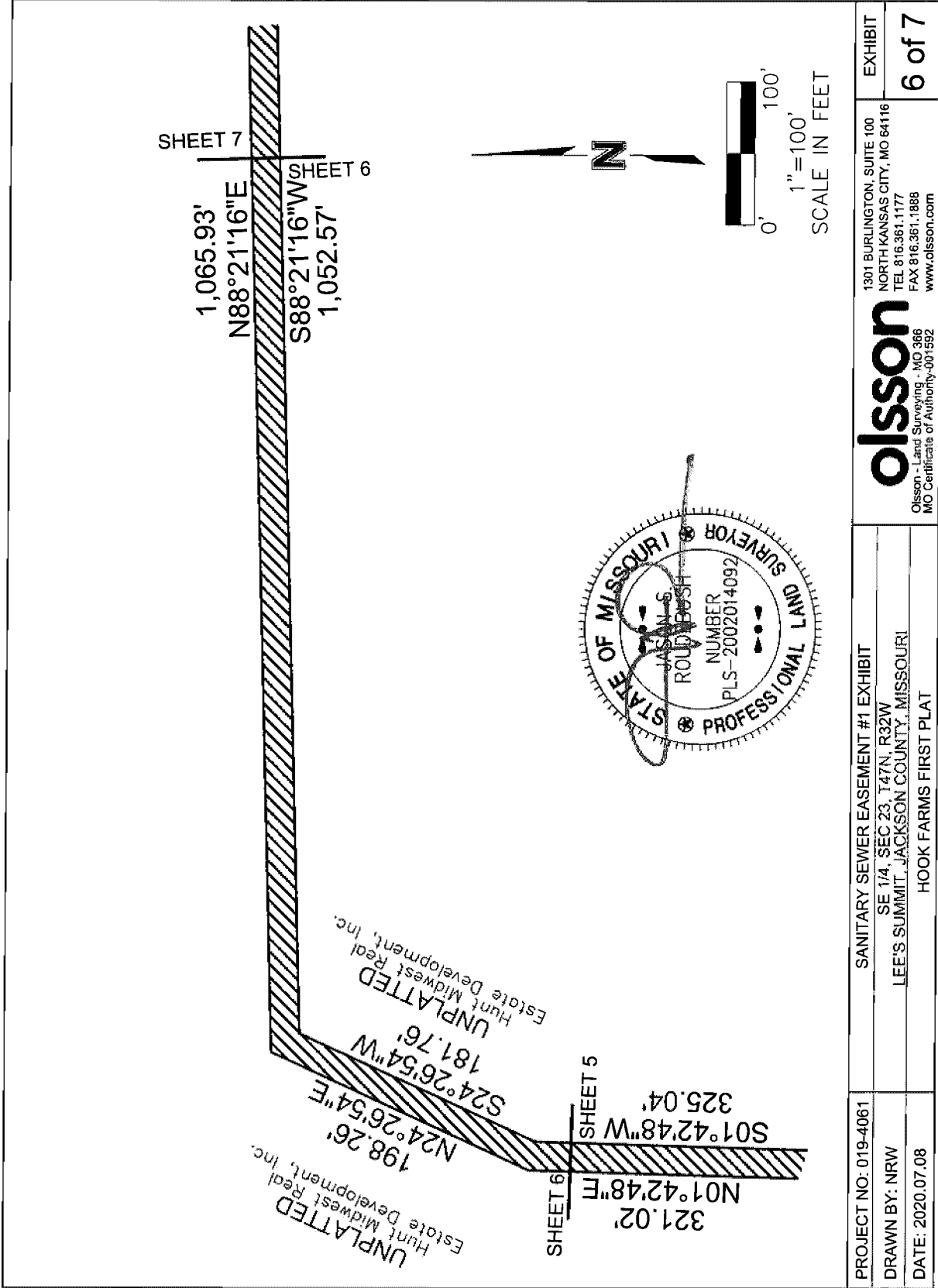


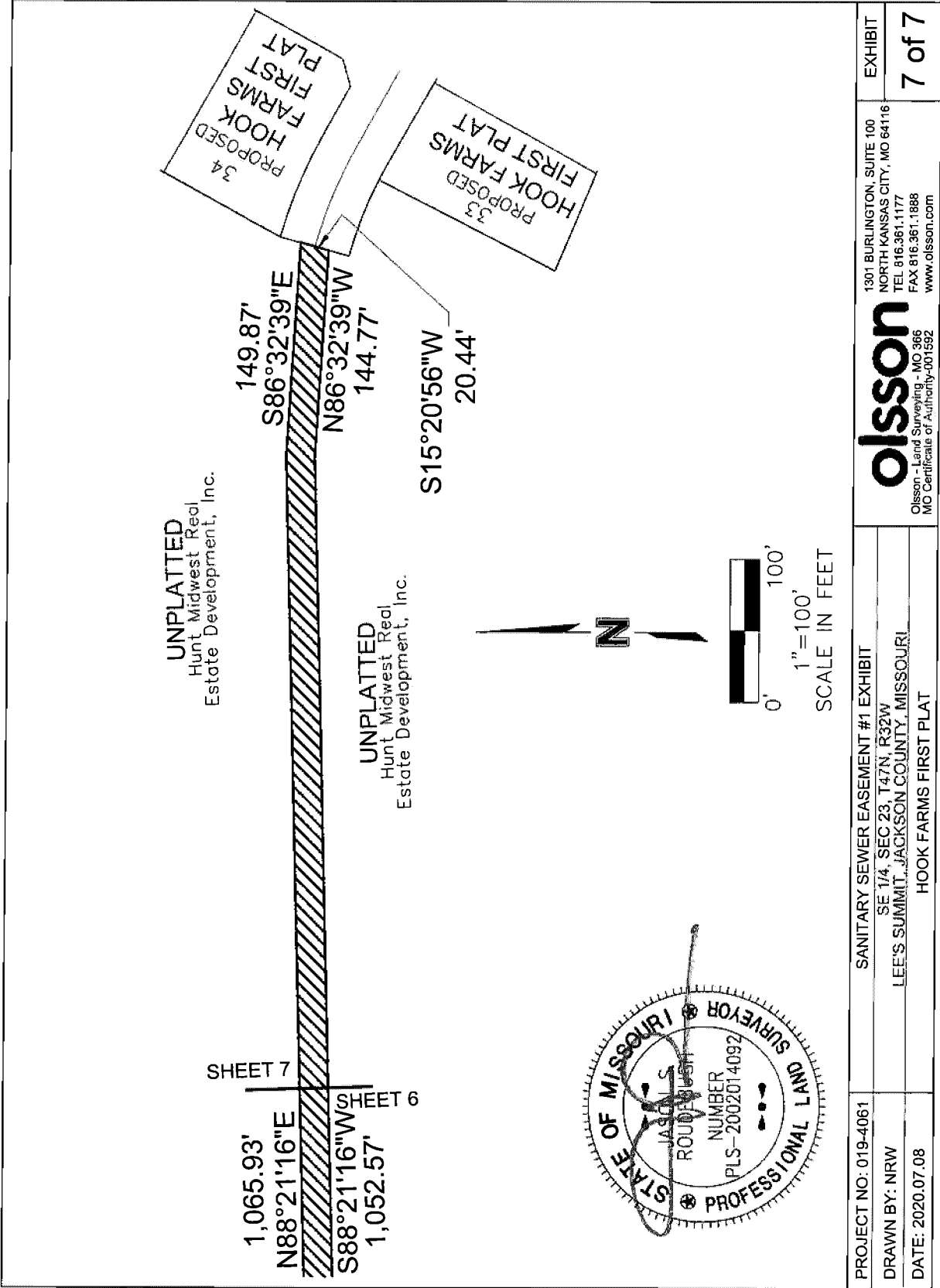
PROJECT NO: 019-4061	SANITARY SEWER EASEMENT #1 EXHIBIT	olsson Olsson - Land Surveying - MO 366 MO Certificate of Authority-001592	1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: NRW	SE 1/4, SEC 23, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		4 of 7	
DATE: 2020.07.08	HOOK FARMS FIRST PLAT			

DWG: F:\2019\4001-4500\019-4061\40-Design\Survey\SRVY\Sheets\Easements\SE\019-4061 SE 1.dwg
 DATE: Jul 08, 2020 9:01am
 USER: nwilloughby



PROJECT NO: 019-4061	SANITARY SEWER EASEMENT #1 EXHIBIT	olsson 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: NRW	SE 1/4, SEC 23, T47N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		5 of 7
DATE: 2020.07.08	HOOK FARMS FIRST PLAT		







ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

07/17/2020 1:06 PM

FEE: \$39.00 7 PGS

INSTRUMENT NUMBER
2020E0061425

Title of Document: Storm Drainage Easement
Date of Document: July 13, 2020
Grantor(s): Hunt Midwest Real Estate Development, Inc.
Grantee(s): City of Lee's Summit, Missouri, a Municipal Corporation
Grantee(s) Address: 220 SE Green Street, Lee's Summit, Missouri 64063
Legal Description: Exhibit A

Reference Book and Page(s) –

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

Kansas City Title
230196

**STORM DRAINAGE EASEMENT
(MISSOURI CORPORATION-SEAL)**

THIS AGREEMENT, made this 15th day of July, 2020, by and between **Hunt Midwest Real Estate Development, Inc.**, a Corporation organized and existing under the laws of the State of Missouri, **Grantor**, and the **City of Lee's Summit, Missouri**, a Municipal Corporation with a mailing address of 220 S.E. Green Street, 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 underground pipe lines, manholes, catch basins, concrete surface drainage ways, open water ways and storm sewer systems together with 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 storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, 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 storm sewers, underground pipe, manholes, catch basins, concrete drainage ways, open water ways, and all necessary 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.

Project: Hook Farms 1st Plat
Project Activity No.:
Tract:

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.

N WITNESS WHEREOF, **Grantor**, a Corporation which has no seal, has caused these presents to be signed by its Senior Vice President and attested by its Secretary, this 13th day of July, 2020.

Hunt Midwest Real Estate Development, Inc.:

By: F. B. Holland Jr.
Signature

F. Brenner Holland Jr., Senior Vice President

ATTEST:

NO SEAL

Secretary

Printed name

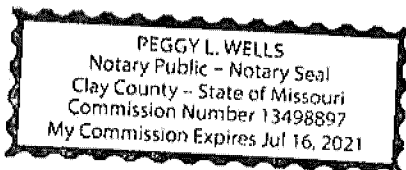
Vincent T. Johnston

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF Clay

On this 13th day of July, 2020, before me appeared F. Brenner Holland Jr., to me personally known, who, being by me duly sworn did say that he is the Senior Vice President of Hunt Midwest Real Estate Development, Inc., and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said F. Brenner Holland Jr. acknowledged said instrument to be the free act and deed of said corporation and that said corporation has no corporate seal.



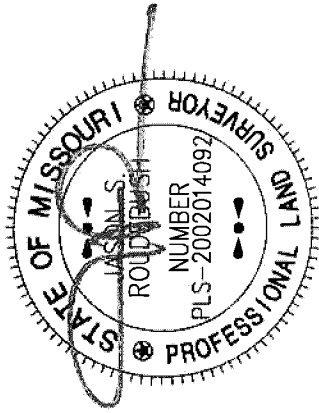
Peggy L. Wells
Notary Public Signature

EXHIBIT "A"
Legal Description of Storm Drainage Easements 1 & 2

A tract of land in the Southeast Quarter of Section 23, 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 Jason S Roudebush, P.L.S. 2002014092, as a Storm Drainage Easement as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 02°45'34" East, on the East line of said Southeast Quarter, 1,772.09 feet; thence leaving said East line, North 87°14'26" West, 1,015.77 feet to the Point of Beginning of the tract of land to be herein described: thence Westerly, along a curve to the left having an initial tangent bearing of North 74°39'04" West with a radius of 325.00 feet, a central angle of 01°21'57" and an arc distance of 7.75 feet; thence North 29°10'47" East, 320.40 feet; thence South 60°49'13" East, 7.50 feet; thence South 29°10'47" West, 318.46 feet to the Point of Beginning. Containing 2,396 square feet or 0.05 acres, more or less.

Also,

A tract of land in the Southeast Quarter of Section 23, 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 Jason S Roudebush, P.L.S. 2002014092 as a Storm Drainage Easement as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 02°45'34" East, on the East line of said Southeast Quarter, 1,542.82 feet; thence leaving said East line, North 87°14'26" West, 937.67 feet to the Point of Beginning of the tract of land to be herein described; thence South 29°10'47" West, 60.00 feet; thence South 60°49'13" East, 5.00 feet; thence South 29°10'47" West, 20.00 feet; thence North 60°49'13" West, 25.00 feet; thence North 29°10'47" East, 20.00 feet; thence South 60°49'13" East, 5.00 feet; thence North 29°10'47" East, 60.00 feet; thence South 60°49'13" East, 15.00 feet to the Point of Beginning. Containing 1,400 square feet or 0.03 acres, more or less.

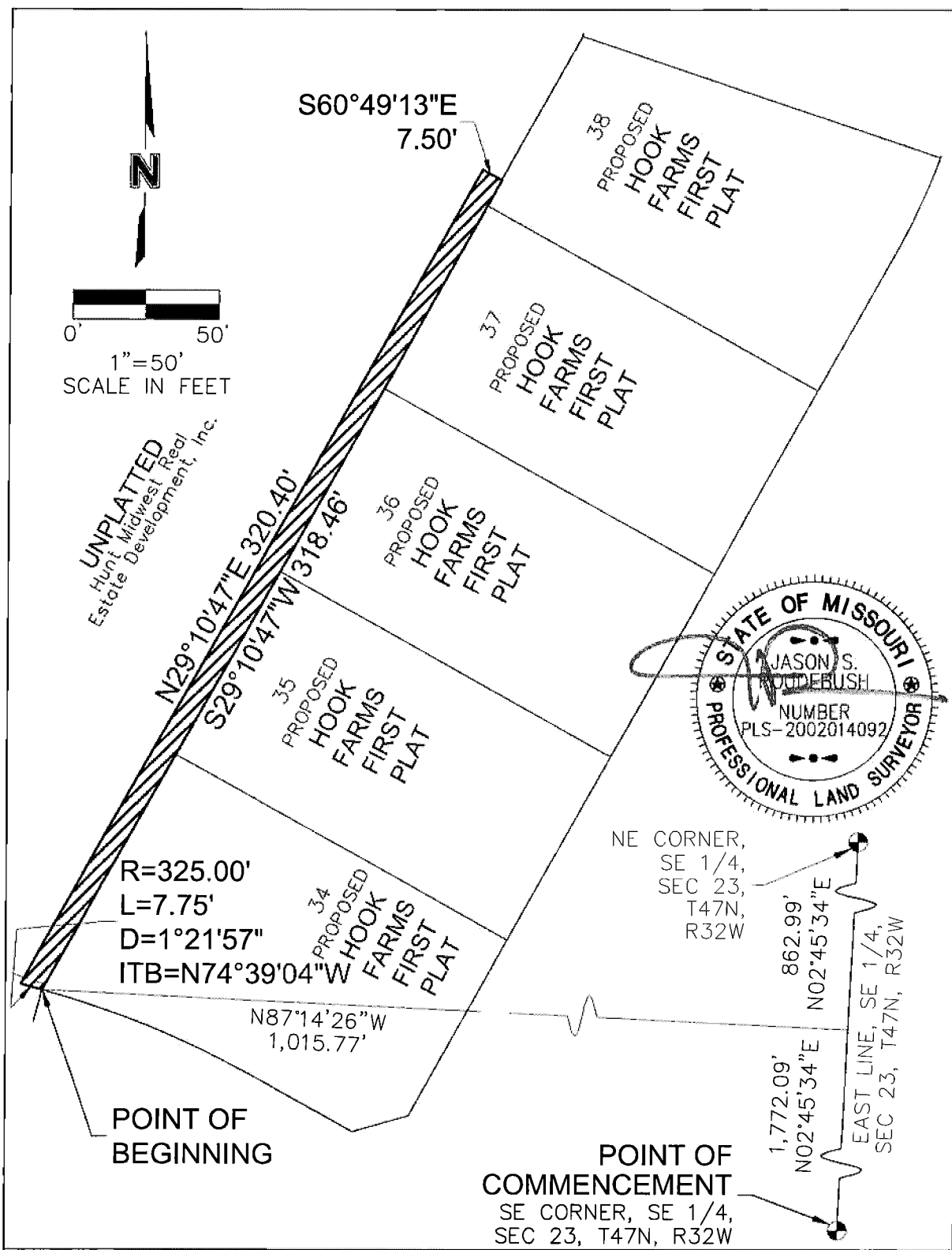


PROJECT NO: 019-4061	STORM DRAINAGE EASEMENT OVERALL EXHIBIT	1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsen.com	EXHIBIT
DRAWN BY: NRW	SE 1/4, SEC 23, T47 N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	olsen Olson - Land Surveying - MO 366 MO Certificate of Authority-001592	1 of 3
DATE: 2020.07.08	HOOK FARMS FIRST PLAT		

USER: nwilloughby

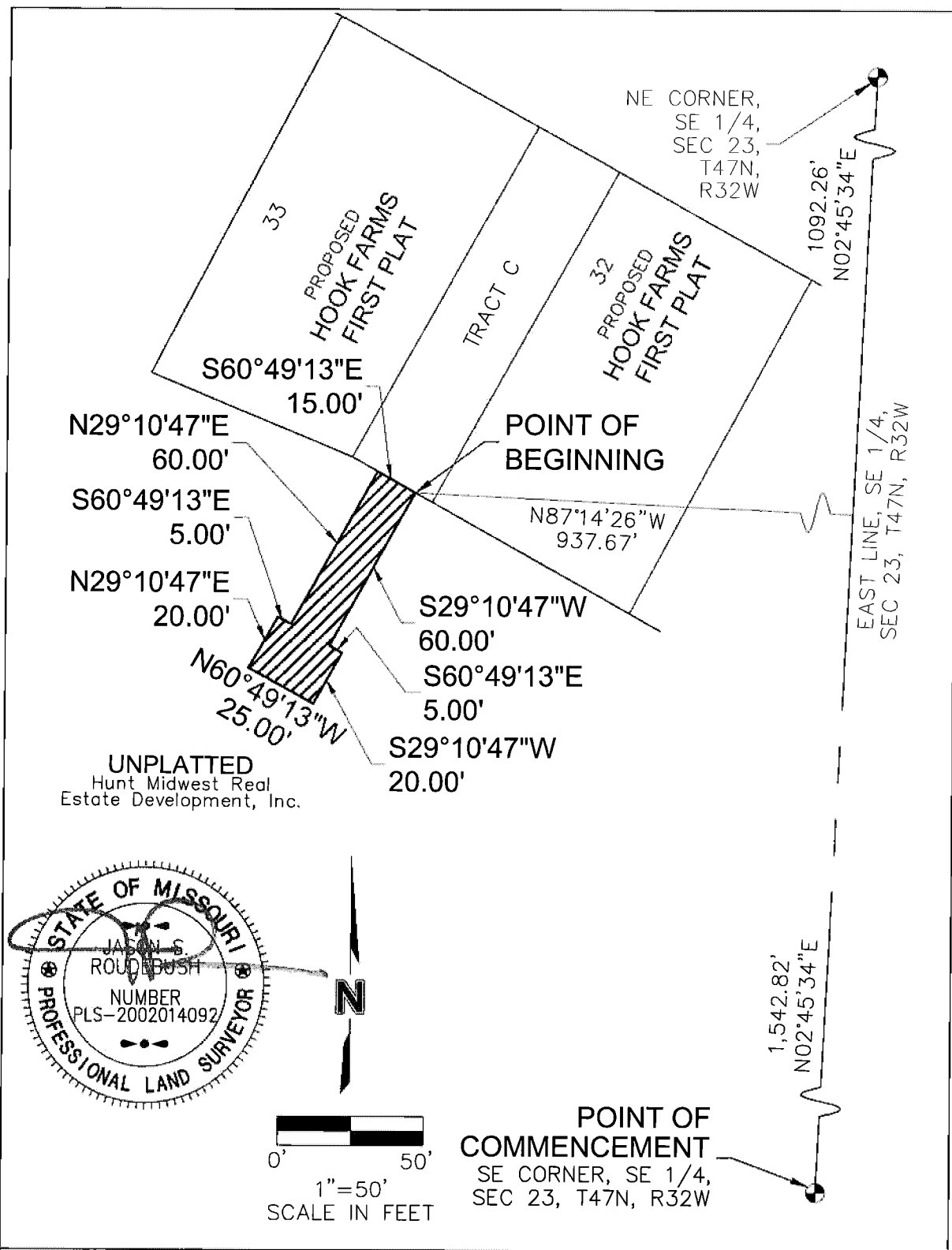
DE 1.dwg

DWG: F:\2019\4001-4500\019-4061\40-Design\Survey\SRVY\Sheets\Easements\DE\019-4061 DE 1.dwg
DATE: Jul 07, 2020 1:36pm



PROJECT NO: 019-4061	STORM DRAINAGE EASEMENT #1 EXHIBIT	olsson Olsson - Land Surveying - MO 366 MO Certificate of Authority: 001592	1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1988 www.olsson.com	EXHIBIT
DRAWN BY: NRW	SE 1/4, SEC 23, T47 N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			2 of 3
DATE: 2020.07.08	HOOK FARMS FIRST PLAT			

DWG: F:\2019\4001-4500\019-4061\40-Design\Survey\SRV\Sheets\Easements\DE\019-4061 DE 2.dwg
 DATE: Jul 07, 2020 1:42pm
 USER: nwilloughby



PROJECT NO: 019-4061	STORM DRAINAGE EASEMENT #2 EXHIBIT	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olson.com	EXHIBIT
DRAWN BY: NRW	SE 1/4, SEC 23, T47 N, R32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		
DATE: 2020.07.08	HOOK FARMS FIRST PLAT		
			3 of 3