



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

01/05/2023 3:23 PM

FEE: \$27.00 3 PGS

INSTRUMENT NUMBER
2023E0000946

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

THIS AGREEMENT, made this 5th day of January, 2023, by and between **NLV PERGOLA PARK, 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:

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 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.

Project: Lumberman's ROW
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**, has caused these presents to be signed, this 5th day of January, 2023:

NLV PERGOLA PARK, LLC

By: _____

Signature

Russell G. Pearson, Managing Member

Russell Pearson, Authorized Signatory

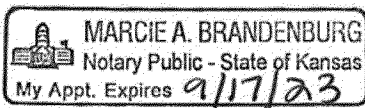
[Printed name and title]

ACKNOWLEDGMENT

STATE OF Kansas MISSOURI

COUNTY OF Johnson JACKSON

On this 5 day of January in the year 2023 before me, a Notary Public in and for said state, personally appeared Russell G. Pearson ~~Russell Pearson~~ Managing Member of NLV PERGOLA PARK, 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 executed the same for the purposes therein stated and further stated that said acknowledged said instrument to be the free act and deed of NLV PERGOLA PARK, LLC.



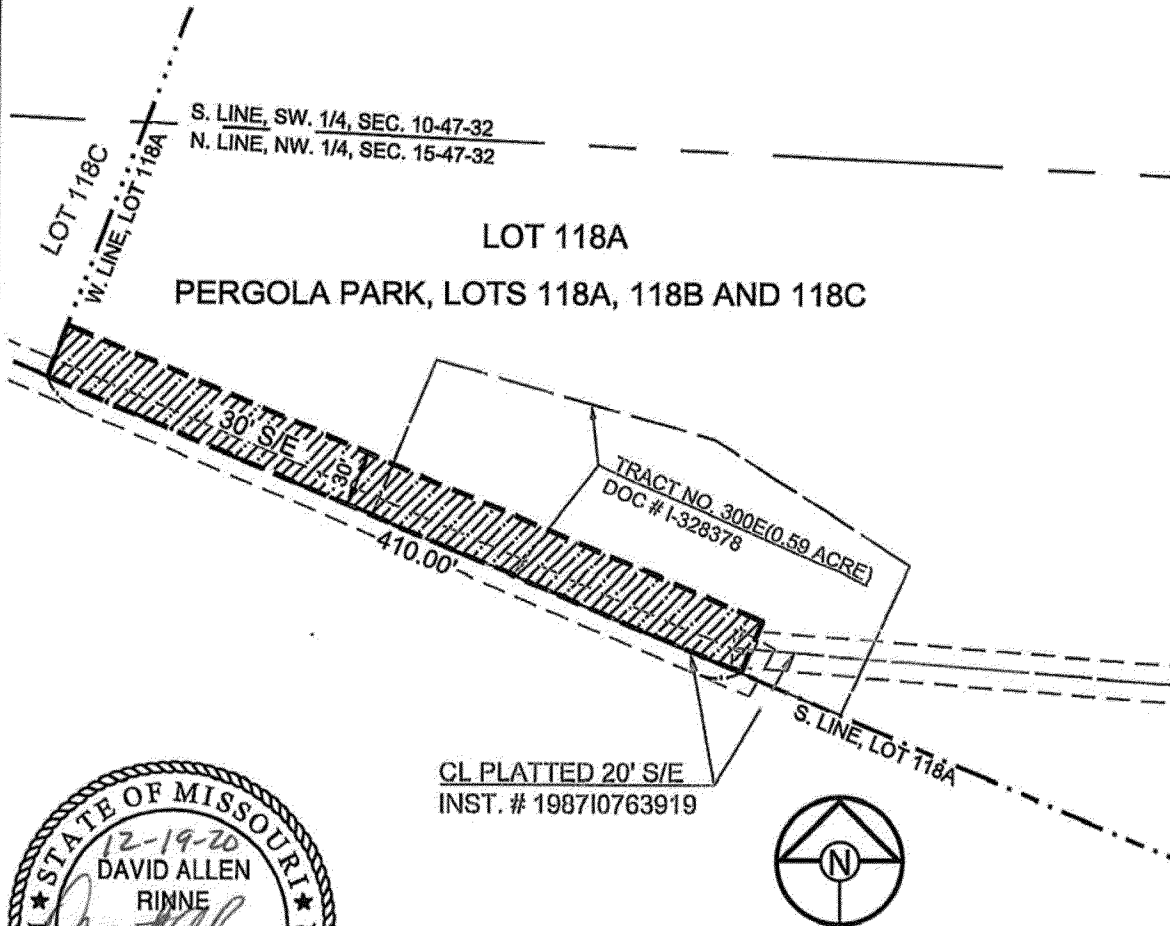
Marcie A Brandenburg
Notary Public Signature

EXHIBIT "A"
PERMANENT SANITARY SEWER EASEMENT

DESCRIPTION:

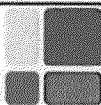
A tract being 30 feet in width and being Part of LOT 118A, "MINOR PLAT OF PERGOLA PARK, LOTS 118A, 118B AND 118C", a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2021E0128206, being more particularly described as follows;

The South 30 feet of the East 410 feet of said LOT 118A.



David Allen Rinne, P.L.S.
MO# PLS-2014000198

DRAWN BY:	JWT
CHECKED BY:	DR
DATE:	12/20/2022
PROJECT NO:	22-034
SCALE:	1" = 100'
SHEET	1



SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215
www.schlagelassociates.com • (913) 492-5158 • Fax: (913) 492-8400
Missouri State Certificates of Authority

#E2002003800-F #LAC2001005237 #LS2002008859-F

PERMANENT SANITARY SEWER EASEMENT