



INSTRUMENT NUMBER / BOOK & PAGE

2016E0032185

Robert T. Kelly, Director, Recorder Of Deeds

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

THIS AGREEMENT, made this 28TH day of March, 2016, by and between **Townsend Summit, LLC, Grantor**, a Limited Liability Company organized and existing under the laws of the State of Delaware with mailing address 11311 McCormick Road, Suite 470, Hunt Valley, Maryland 21031, 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, as shown on the attached **Exhibit A** and legally described on the attached **Exhibit B**.

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.

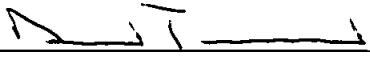
GRANTOR, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

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**.

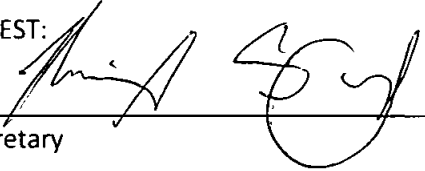
TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the City of Lee's Summit, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, **Grantor**, a Limited Liability Company, has caused these presents to be signed by its Executive Members and attested by its Secretary, this 28TH day of March 2016:

Townsend Summit, LLC

By: 
Signature

David Townsend, President
Printed Name

ATTEST: 
Secretary

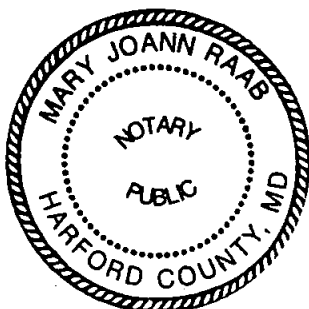
Michael Swanenburg
Printed name

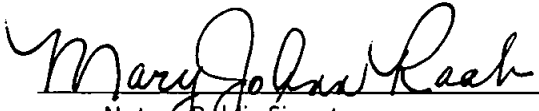
ACKNOWLEDGMENT

STATE OF MARYLAND

COUNTY OF BALTIMORE

On this 28TH day of March in the year 2016 before me, a Notary Public in and for said state, personally appeared David Townsend of Townsend Summit, 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 Townsend Summit, LLC.




Notary Public Signature

Mary JoAnn Raab
Print Name of Notary
Commission expires: 7/20/2018

EXHIBIT UTILITY EASEMENT

Exhibit A

NOTE:
FOR COURSE ORIENTATION THE BEARINGS
IN THIS DESCRIPTION ARE BASED ON THE
PLAT OF SUMMIT FAIR SECOND PLAT

SUMMIT FAIR
SECOND PLAT
LOTS 8, 10-14, AND TRACT C

LOT 10

LOT 27B

NW Ward Road R/W (120')

15' UTILITY EASEMENT

N03°08'10"E
15.00'

S86°50'12"E 243.84'

N86°50'12"W 228.69'

S48°26'03"W
21.31'

POINT OF BEGINNING
SOUTHWEST CORNER LOT 10

NW Chipman Road (125' R/W)



GRAPHIC SCALE



1 inch = 50 feet

Sheet:	DWR	Project:	Client:	BHC RHODES Civil Engineering • Surveying • Utilities 901 N. 8th Street, Suite 100 Kansas City, KS 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brungardt Honanich & Company, P.A.
1	20790	SUMMIT TECH	THHinc-McClure	
OF	Field Date:	UTILITY EASEMENTS	Engineering Company	
2	Issue Date: 01-05-16	LEE'S SUMMIT	1901 Pennsylvania Dr.	
		JACKSON COUNTY, MO	Columbia, Missouri, 65202	

Exhibit B

UTILITY EASEMENT

A tract of land described for the purpose of a utility easement, being a part of Lot 10, Summit Fair Second Plat, Lots 8, 10-14, and Tract C, a recorded subdivision located the Southeast Quarter of Section 36, Township 48 North, Range 32 West, in the City of Lee's Summit, Jackson County, Missouri, and more particularly described as follows:

Beginning at the Southwest corner of said Lot 10, Thence North 03° 08' 10" East (bearings based upon said recorded plat) on the west line of lot 10, 15.00 feet:

Thence South 86° 50' 12" East, 243.84 feet, to the Westerly Right of Way line of NW Ward Road;

Thence on said Westerly Right of Way line South 48° 26' 03" West, 21.31 feet, to the Southeast corner of said Lot 10;

Thence on the South line of Lot 10 North 86° 50' 12" West, 228.69 feet to the Point of Beginning, said Tract containing 3,540.00 square feet or 0.0814 acres.

Said tract is subject to all easements, covenants, conditions, and restrictions of record.



Sheet:	DWR	Project:	Client:	BHCRHODES Civil Engineering • Surveying • Utilities 901 N. 8th Street, Suite 100 Kansas City, KS 66101 p. (913) 371-5300 f. (913) 371-2677 BHCRHODES is a trademark of Brungardt Honomichi & Company, P.A.
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