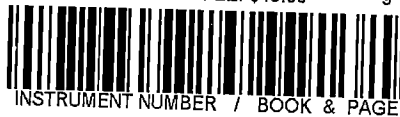


RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

11/21/2023 10:00 AM

FEE: \$45.00

9 PGS



INSTRUMENT NUMBER / BOOK & PAGE

**2023E0083891**

Book:

Page:

Diana Smith, Recorder of Deeds

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Type of Document: Storm Drainage Easement

Date of Document: *November 20, 2023*

Grantor(s): **Discovery Park Lee's Summit, L.L.C.**

Grantee(s): **City of Lee's Summit, Missouri**

Grantee(s) Mailing Address: **220 S.E. Green Street, Lee's Summit, MO 64063**

Legal Description: **Exhibit A**

---

**STORM DRAINAGE EASEMENT  
(MISSOURI LIMITED LIABILITY COMPANY - NO SEAL)**

THIS AGREEMENT, made this 20<sup>th</sup> day of November, 2023, by and between **Discovery Park Lee's Summit, L.L.C.**, a Missouri limited liability company 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: The Village at Discovery Park**  
**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 limited liability company which has no seal, has caused these presents to be signed by its Manager and attested by its Agent, this 20<sup>th</sup> day of November, 2023.

DISCOVERY PARK LEE'S SUMMIT, L.L.C.:

By:   
Signature

Jon Odle, Manager

ATTEST:

NO SEAL

Annie Pottios  
Title

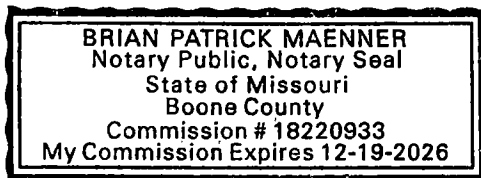
Annie Pottios, Agent  
Printed name

### ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF Boone

On this 20<sup>th</sup> day of November, 2023, before me appeared Jon Odle to me personally known, who, being by me duly sworn did say that he is the Manager of Discovery Park Lee's Summit, L.L.C., and that said instrument was signed in behalf of said limited liability company and said Jon Odle acknowledged said instrument to be the free act and deed of said limited liability company and that said limited liability company has no corporate seal.



  
Notary Public Signature

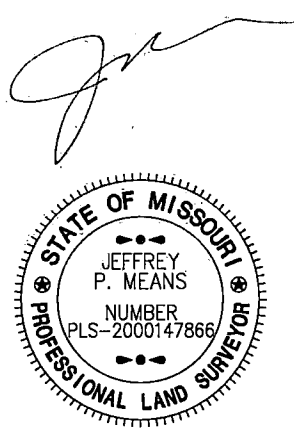
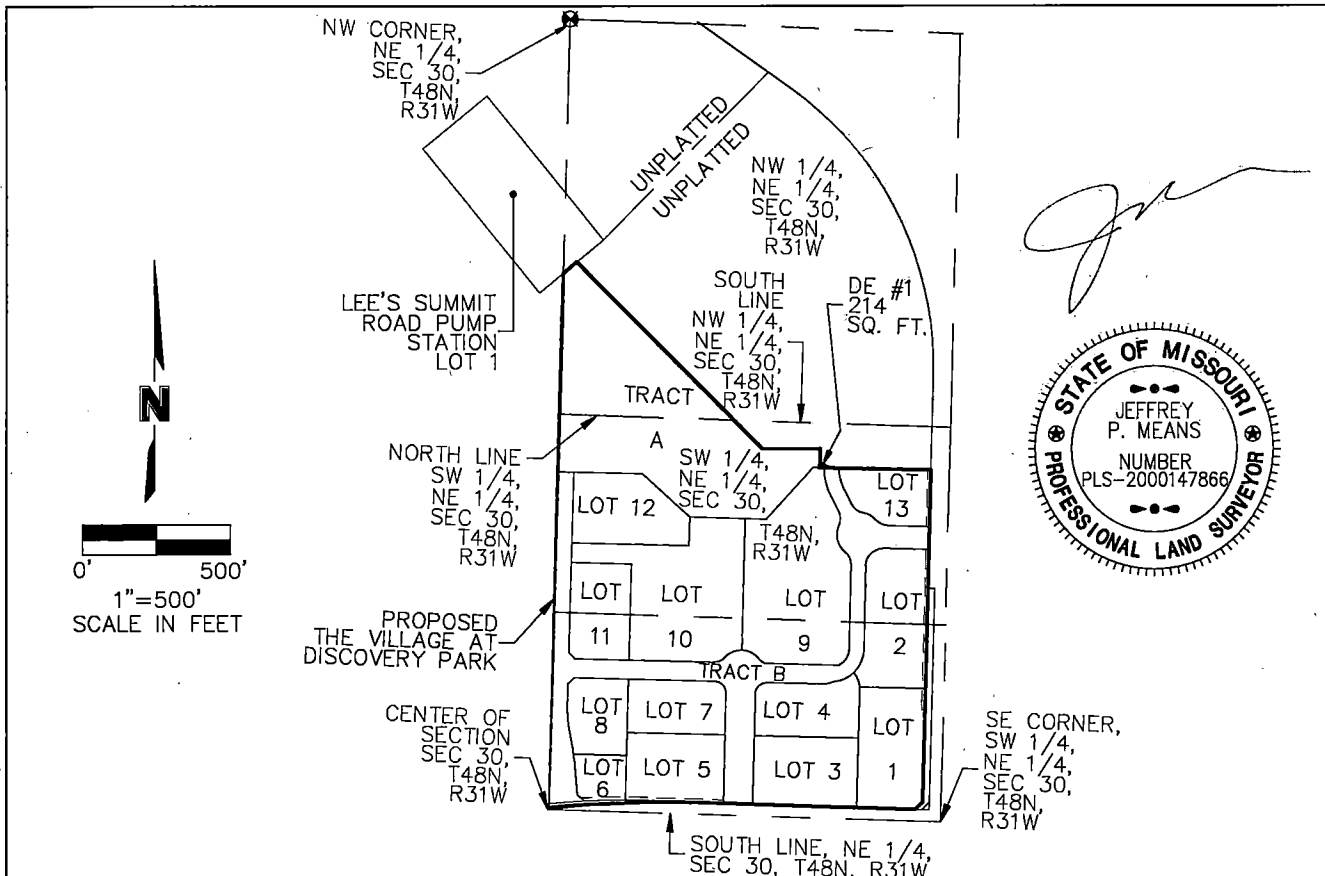
Project: The Village at Discovery Park  
Project Activity No.:  
Tract:


## **EXHIBIT "A"**

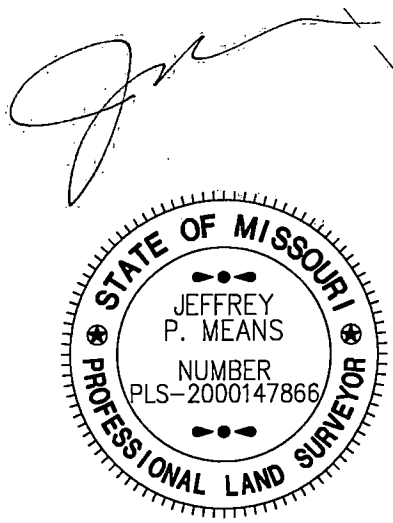
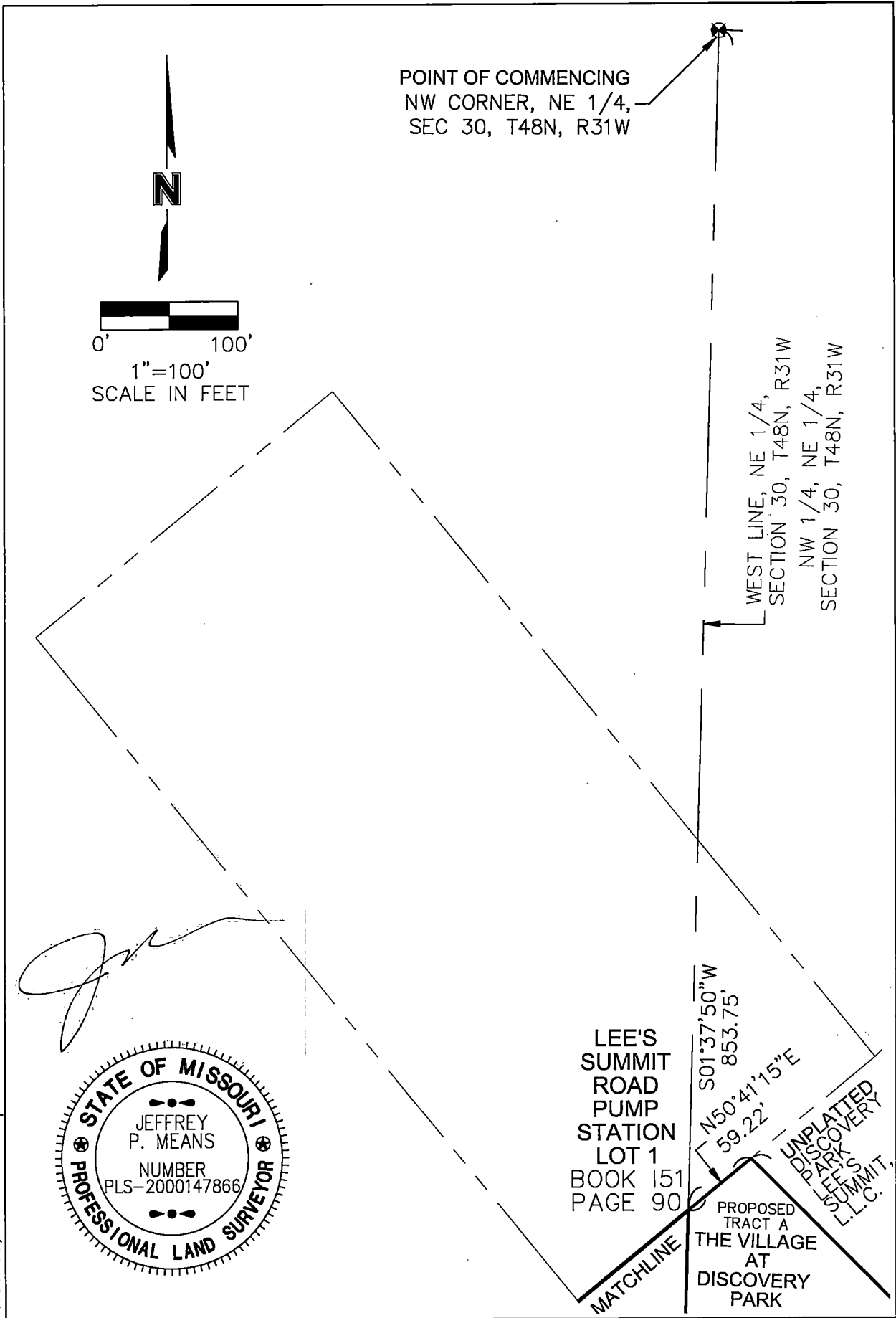
### **Legal Description of Storm Drainage Easements 1**

A tract of land in the Northeast Quarter of Section 30, Township 48 North, Range 31 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 Storm Drainage Easement as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 01°37'50" West, on the West line of said Northwest Quarter, 853.75 feet to a point on the Southeast lot line of LEE'S SUMMIT ROAD PUMP STATION LOT 1, a subdivision of land in said Lee's Summit recorded June 25, 1992 in Book 151 at Page 90 in the Office of Recorder of Deeds, Jackson County, Missouri; thence leaving said West line, North 50°41'15" East, on said Southeast lot line, 59.22 feet; thence leaving said Southeast lot line, South 45°00'00" East, 889.18 feet; thence North 90°00'00" East, 195.68 feet; thence South 01°27'27" West, 52.72 feet to the Point of Beginning of the tract of land to be herein described; thence North 76°47'29" East, 7.13 feet; thence South 60°47'15" East, 25.83 feet; thence North 88°32'29" West, 29.75 feet; thence North 01°27'27" East, 10.22 feet to the Point of Beginning. Containing 214 square feet, more or less.

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 DATE: Nov 16, 2023 12:57pm  
 USER: nwilloughby



PROJECT NO: D21-04643	STORM DRAINAGE EASEMENT #1 OVERALL EXHIBIT	 Olsson - Land Surveying - MO 368 MO Certificate of Authority-001592	1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT  1
DRAWN BY: NRW	NE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK			



PROJECT NO: D21-04643	STORM DRAINAGE EASEMENT #1 EXHIBIT	<b>olsson</b> 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	NE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK		2

USER: nwilloughby

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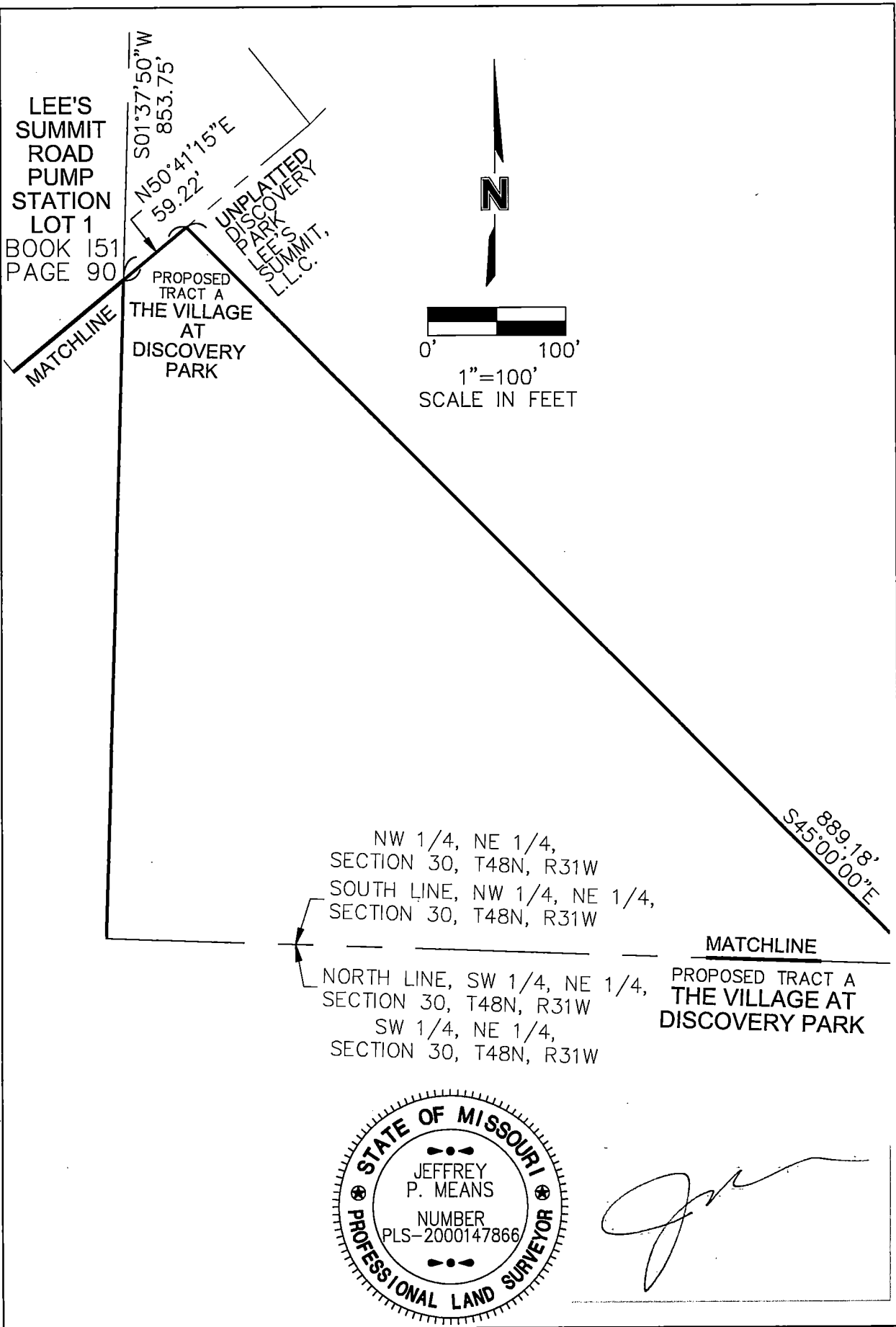
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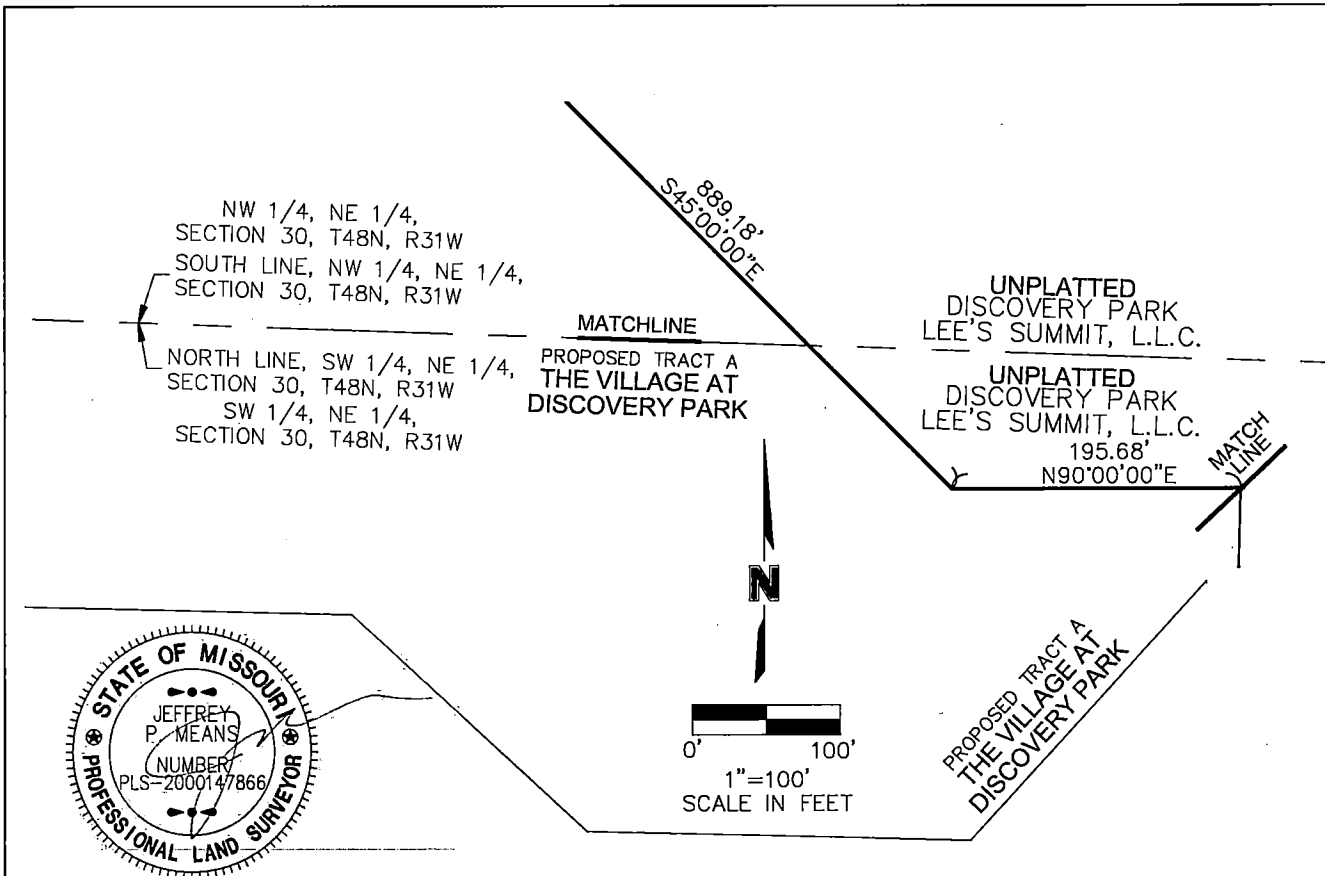
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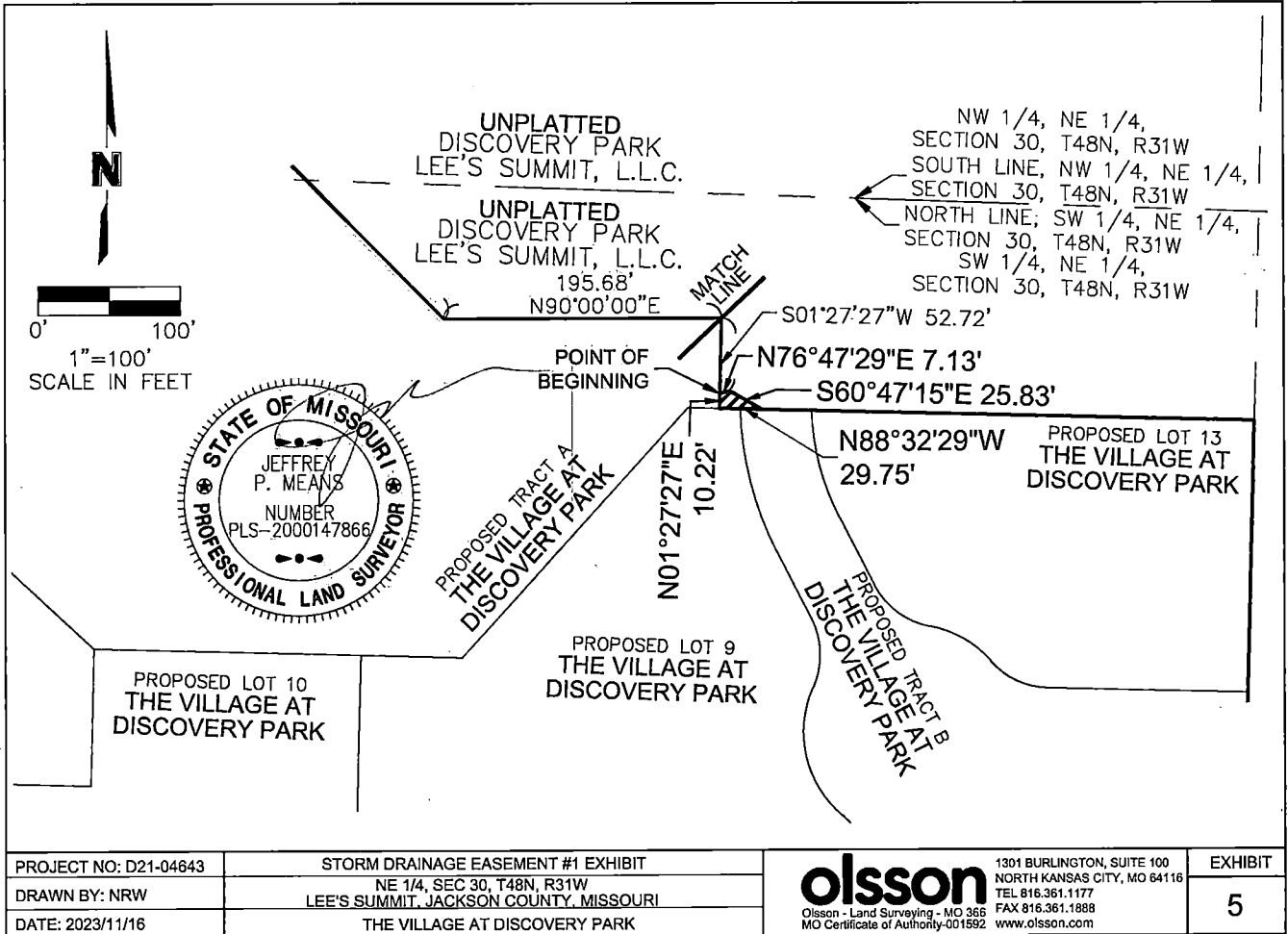
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DRAWN BY: NRW	NE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		3	
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK			




PROJECT NO: D21-04643	STORM DRAINAGE EASEMENT #1 EXHIBIT	 <p>Olsson - Land Surveying - MO 366 MO Certificate of Authority-001592</p>	<p>1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com</p>	EXHIBIT
DRAWN BY: NRW	NE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK			



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PROJECT NO: D21-04643	STORM DRAINAGE EASEMENT #1 EXHIBIT	 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT  5
DRAWN BY: NRW	NE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK		

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

11/21/2023 10:00 AM

FEE: \$69.00

17 PGS



INSTRUMENT NUMBER / BOOK & PAGE

**2023E0083892**

Book:

Page:

Diana Smith, Recorder of Deeds

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Type of Document: Sanitary Sewer Easement

Date of Document: *November 20, 2023*

Grantor(s): **Discovery Park Lee's Summit, L.L.C.**

Grantee(s): **City of Lee's Summit, Missouri**

Grantee(s) Mailing Address: **220 S.E. Green Street, Lee's Summit, MO 64063**

Legal Description: **Exhibit A**

---

**SANITARY SEWER EASEMENT  
(MISSOURI LIMITED LIABILITY COMPANY-NO SEAL)**

THIS EASEMENT is made this 20<sup>th</sup> day of November, 2023, by and between **Discovery Park Lee's Summit, L.L.C.**, a Missouri limited liability company 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: The Villas at Discovery Park**  
**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 limited liability company which has no seal, has caused these presents to be signed by its Manager and attested by its Agent, this 20<sup>th</sup> day of November, 2023.

DISCOVERY PARK LEE'S SUMMIT, L.L.C.:

By:   
Signature

Jon Odle, Manager

ATTEST:

NO SEAL

Annie Pottios  
Title

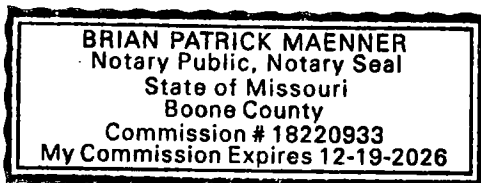
Annie Pottios, Agent  
Printed name


### ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF Boone

On this 20<sup>th</sup> day of November, 2023, before me appeared Jon Odle, to me personally known, who, being by me duly sworn did say that he is the Manager of Discovery Park Lee's Summit, L.L.C., and that said instrument was signed in behalf of said limited liability company, and said Jon Odle acknowledged said instrument to be the free act and deed of said limited liability company and that said limited liability company has no corporate seal.



  
Notary Public Signature

Project: The Villas at Discovery Park  
Project Activity No.:  
Tract:

**EXHIBIT "A"**  
**Legal Description of Sanitary Sewer Easement 1**

A tract of land in the Northeast Quarter of Section 30, Township 48 North, Range 31 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 Northeast Quarter; thence South 01°37'50" West, on the West line of said Northwest Quarter, 853.75 feet to a point on the Southeast Lot line of LEE'S SUMMIT ROAD PUMP STATION LOT 1, a subdivision of land in said Lee's Summit recorded June 25, 1992 in Book 151 at Page 90 in the Office of Recorder of Deeds, Jackson County, Missouri; thence leaving said West line, North 50°41'15" East, on said Southeast lot line, 59.22 feet; thence leaving said Southeast lot line, South 45°00'00" East, 831.12 feet to the Point of Beginning of the tract of land to be herein described; thence South 57°16'09" East, 75.94 feet; thence South 90°00'00" West, 22.82 feet; thence North 45°00'00" West, 58.07 feet to the Point of Beginning. Containing 469 square feet or 0.01 acres, more or less.

**EXHIBIT "A"**  
**Legal Description of Sanitary Sewer Easement 2**

A tract of land in the Northwest Quarter of Section 30, Township 48 North, Range 31 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 Northeast corner of said Northwest Quarter; thence South 01°37'50" West, on the East line of said Northwest 853.75 feet to a point on the Southeast lot line of LEE'S SUMMIT ROAD PUMP STATION LOT 1, a subdivision of land in said Lee's Summit, recorded June 5, 1992 in Book I51 at Page 90 in the Office of Recorder of Deeds, Jackson County, Missouri; thence leaving said East line, South 50°41'15" West, on said Southeast lot line 44.81 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said Southeast lot line South 05°24'21" East, 47.60 feet; thence South 46°36'46" West, 143.12 feet; thence South 01°36'46" West, 7.93 feet; thence South 43°23'14" East, 182.63 feet to a point on said East line of said Northwest Quarter; thence South 01°37'50" West, on said East line of said Northwest Quarter, 104.36 feet; thence leaving said East line of said Northwest Quarter, North 42°23'51" West, 25.88 feet; thence North 02°36'09" East, 81.16 feet; thence North 43°23'14" West, 180.35 feet; thence North 01°36'46" East, 20.36 feet; thence North 46°36'46" East, 142.01 feet; thence North 05°24'21" West, 30.20 feet to a point on said Southeast lot line; thence North 50°41'15" East, on said Southeast lot line, 18.07 feet to the Point of Beginning. Containing 7,266 square feet or 0.17 acres, more or less.

**EXHIBIT "A"**  
**Legal Description of Sanitary Sewer Easement 3**

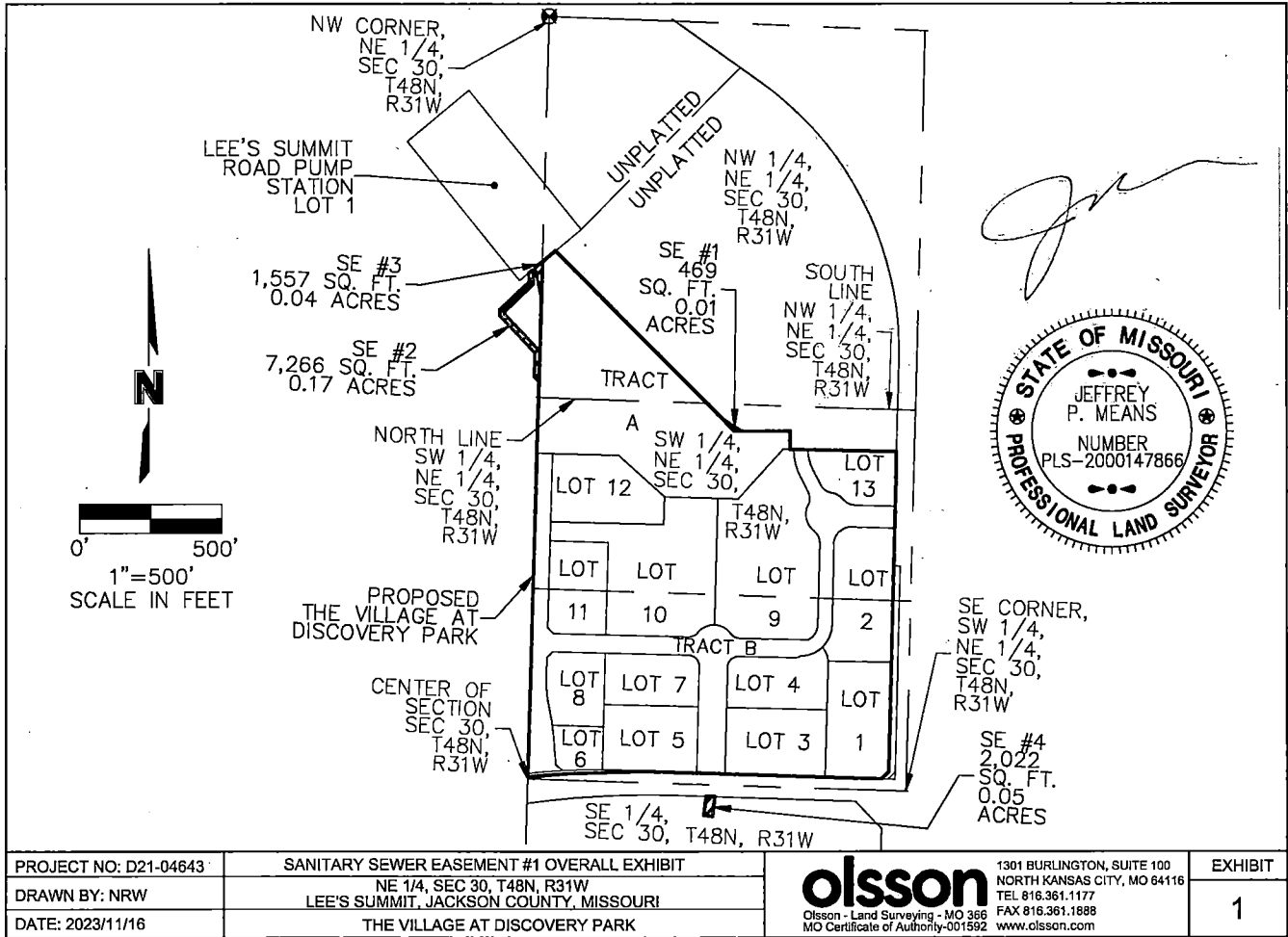
A tract of land in the Northwest Quarter of Section 30 Township 48 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Sanitary Sewer Easement as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01°37'50" West, on the East line of said Northwest Quarter, 853.75 feet to a point on the Southeast lot line of LEE'S SUMMIT ROAD PUMP STATION LOT 1, a subdivision of land in said Lee's Summit, recorded June 5, 1992 in Book 151 at Page 90 in the Office of Recorder of Deeds, Jackson County, Missouri also being the Point of Beginning of the tract of land to be herein described; thence leaving said Southeast lot line, continuing South 01°37'50" West on said East line, 120.44 feet; thence leaving said East line, North 13°08'36" West, 101.36 feet to a point on said Southeast lot line; thence North 50°41'15" East, on said Southeast lot line, 34.22 feet to the Point of Beginning. Containing 1,557 square feet or 0.04 acres, more or less.

**EXHIBIT "A"**  
**Legal Description of Sanitary Sewer Easement 4**

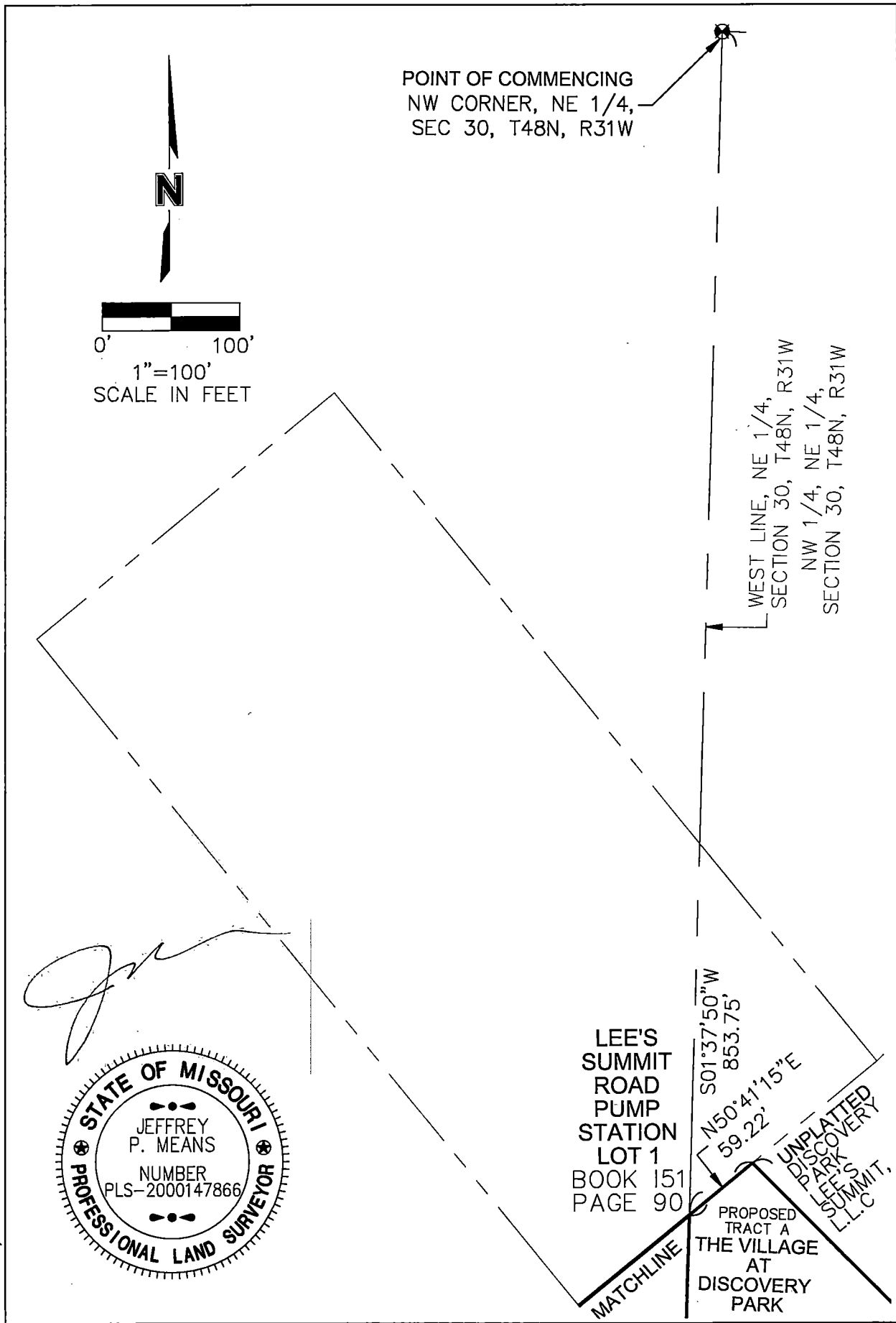
A tract of land in the Southeast Quarter of Section 30, Township 48 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Sanitary Sewer Easement as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 01°36'54" East, on the West line of said Southeast Quarter, 1,633.15 feet to a point on the Existing Northerly right-of-way line of Interstate Highway No. 470 as established by the Report of Commissioners, Case 741042 recorded as Document Number 19710086010 in Book I258 at Page 1207 in the Office of Recorder of Deeds, Jackson County, Missouri; thence leaving said Existing Northerly right-of-way line continuing North 01°36'54" East on said West line of said Southeast Quarter, 925.47 feet to a point on the Existing Southerly right-of-way line as established by the Conveyance of Right of Way recorded as Document Number 193010284624 in said Office of Recorder of Deeds, Jackson County, Missouri; thence leaving said West line, Easterly, on said Existing Southerly right-of-way line, on a curve to the right having an initial tangent bearing of North 81°50'55" East with a radius of 2,924.93 feet, a central angle of 10°02'09" and an arc distance of 512.33 feet; thence South 88°06'56" East, on said Existing Southerly right-of-way line, 117.49 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 88°06'56" East, on said Existing Southerly right-of-way line, 30.13 feet; thence leaving said Existing Southerly right-of-way line, South 07°08'44" West, 68.80 feet; thence North 82°51'16" West, 30.00 feet; thence North 07°08'44" East, 66.03 feet to the Point of Beginning. Containing 2,022 square feet or 0.05 acres, more or less.



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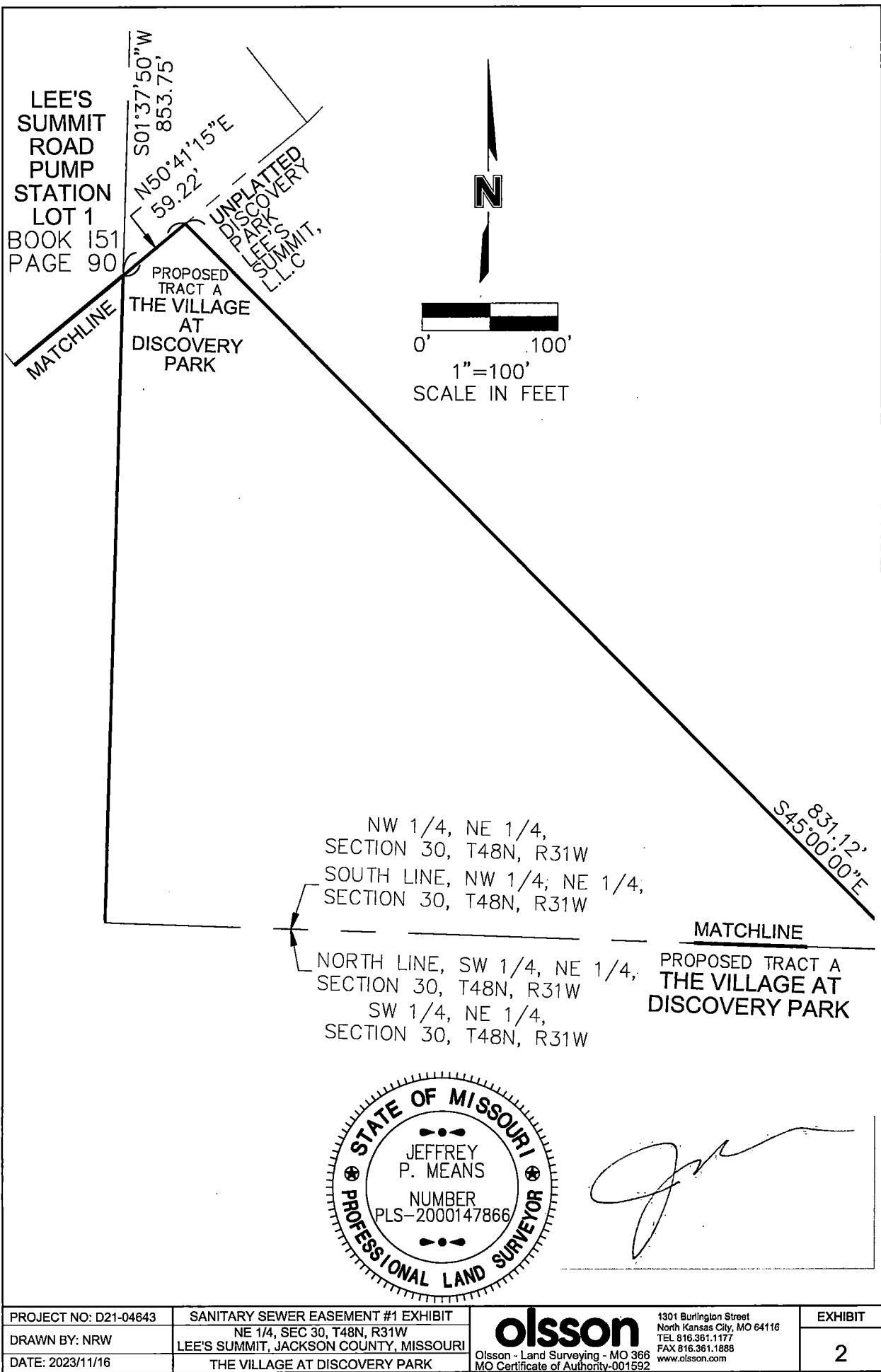


PROJECT NO: D21-04643	SANITARY SEWER EASEMENT #1 OVERALL EXHIBIT	<b>olsson</b> Olsson - Land Surveying - MO 366 MO Certificate of Authority-001592	1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT  1
DRAWN BY: NRW	NE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK			

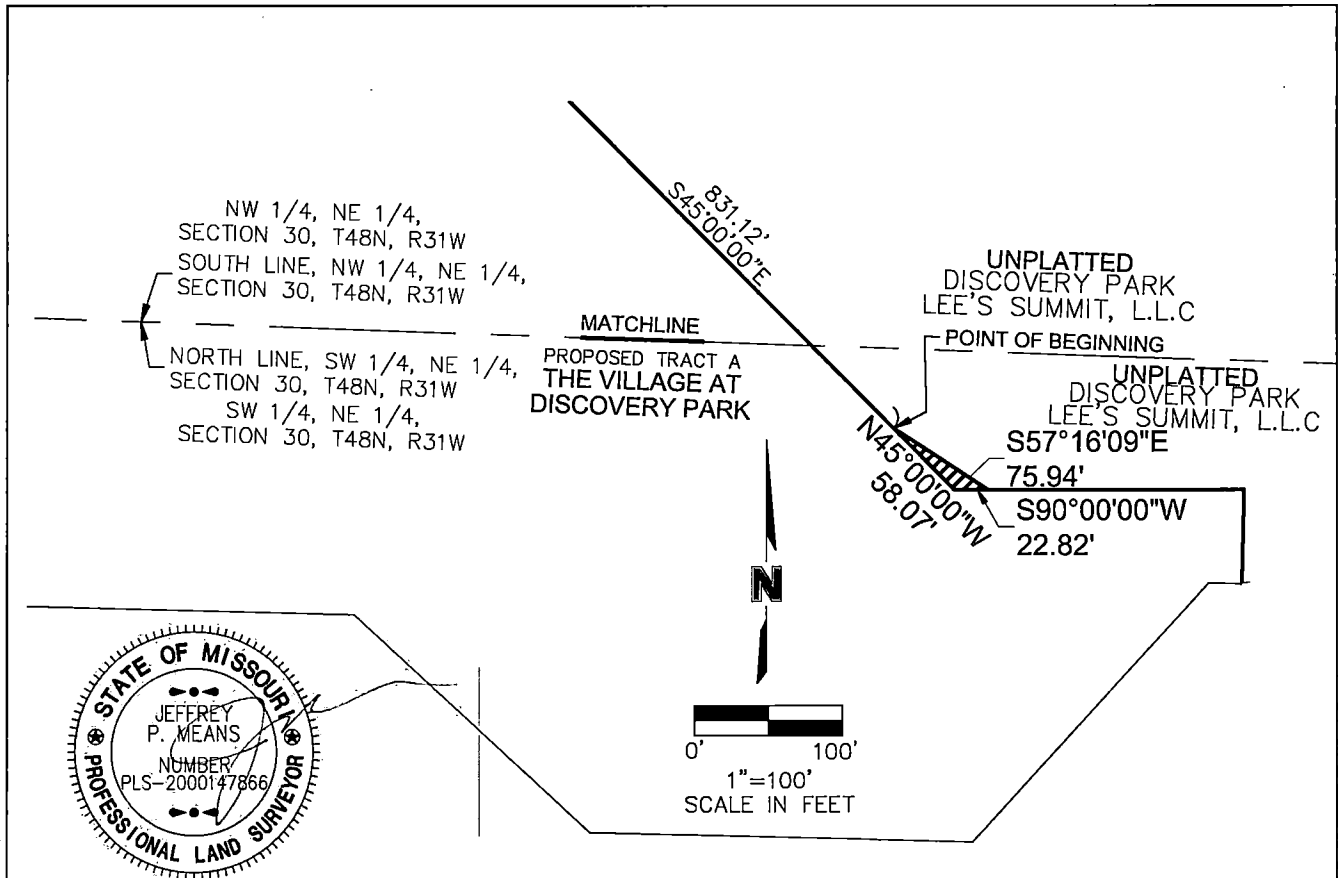



PROJECT NO: D21-04643	SANITARY SEWER EASEMENT #1 EXHIBIT	<b>olsson</b> Olsson - Land Surveying - MO 366 MO Certificate of Authority-001592	1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: NRW	NE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			1
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK			

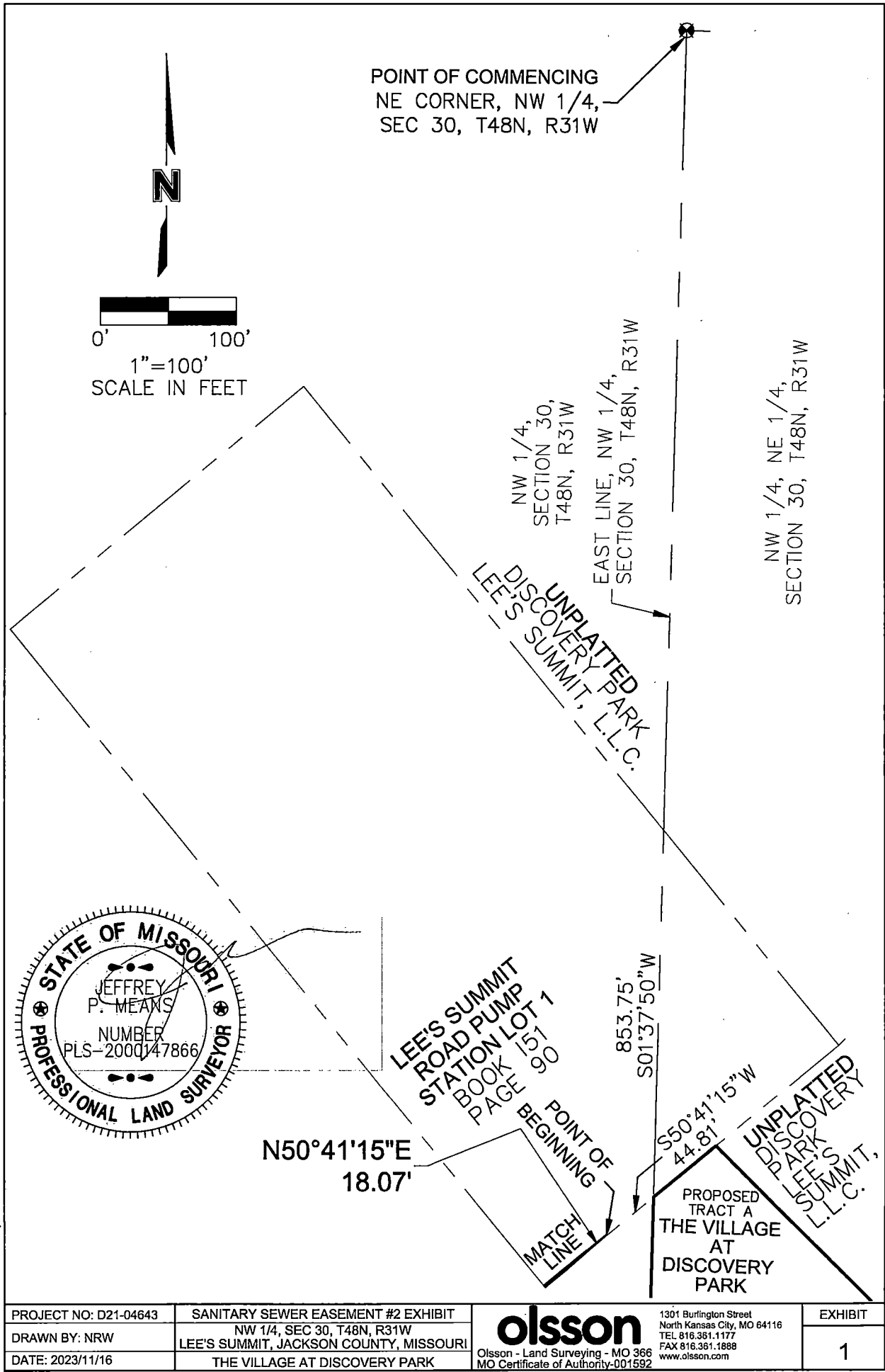
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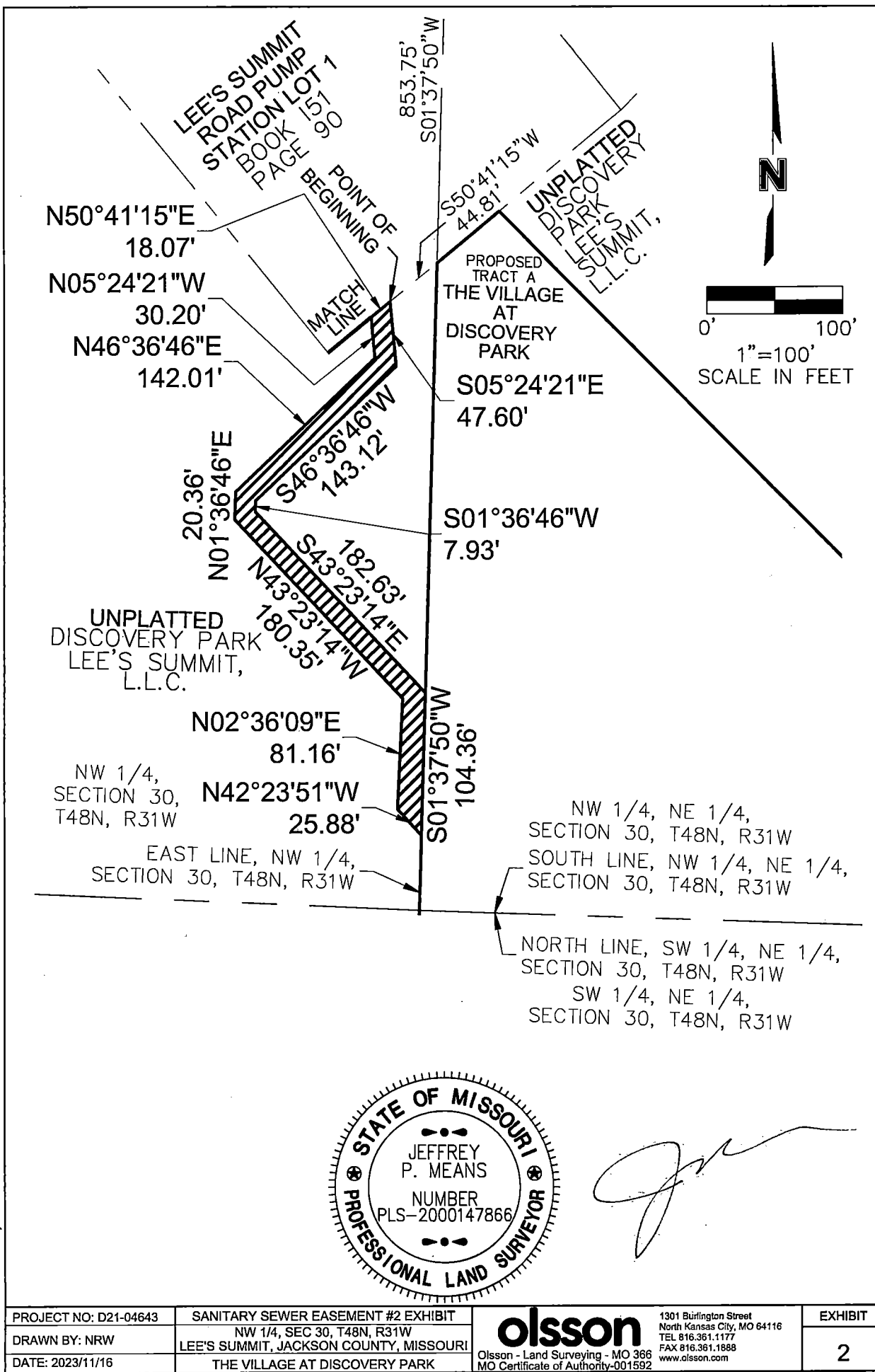
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DRAWN BY: NRW	NE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK		

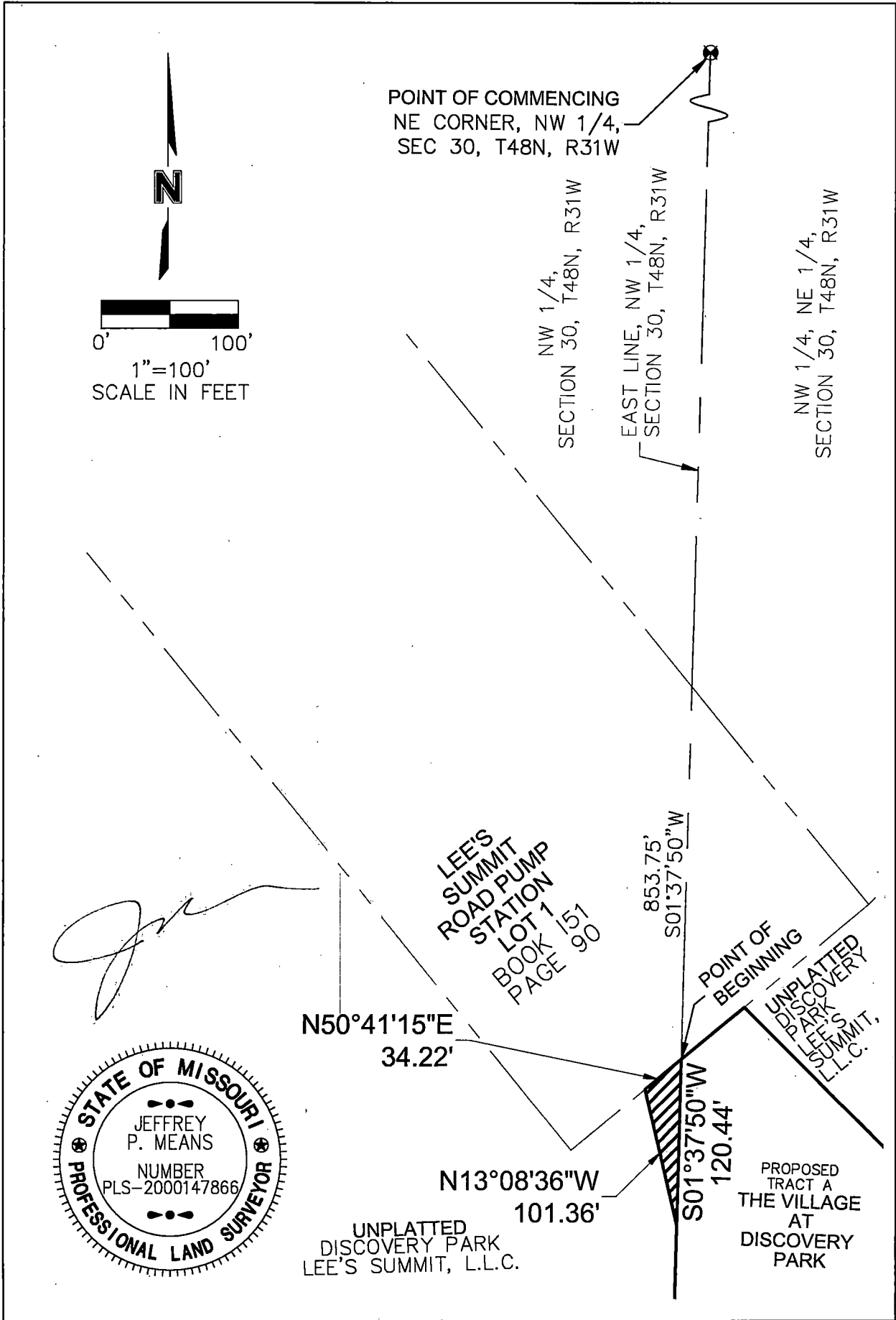


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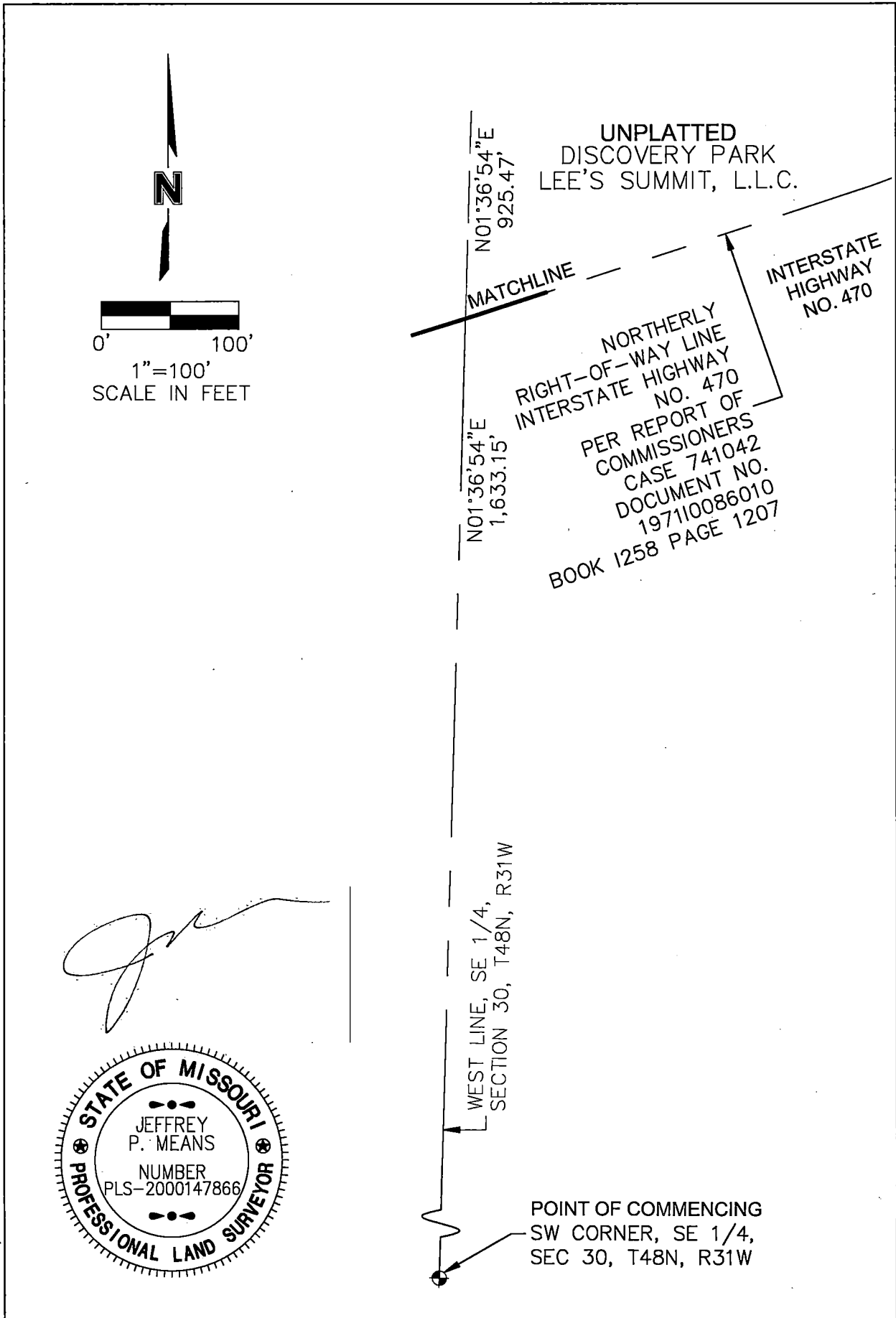
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DRAWN BY: NRW	NW 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			1
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK			

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DRAWN BY: NRW	SE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			1
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK			



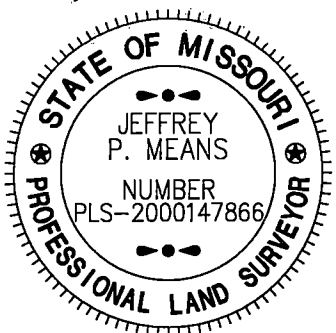
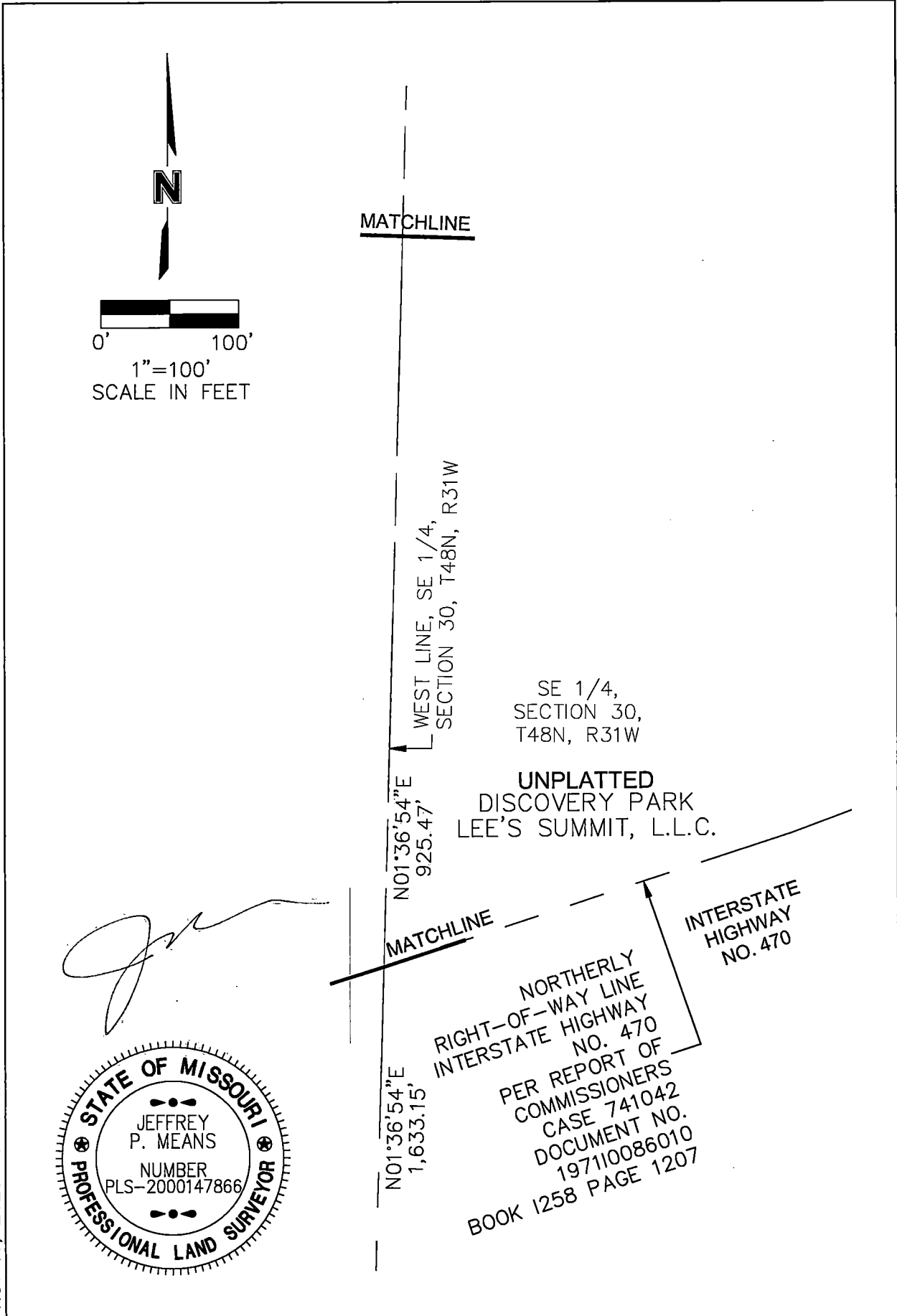
USER: nwilloughby

SE 4.dwg

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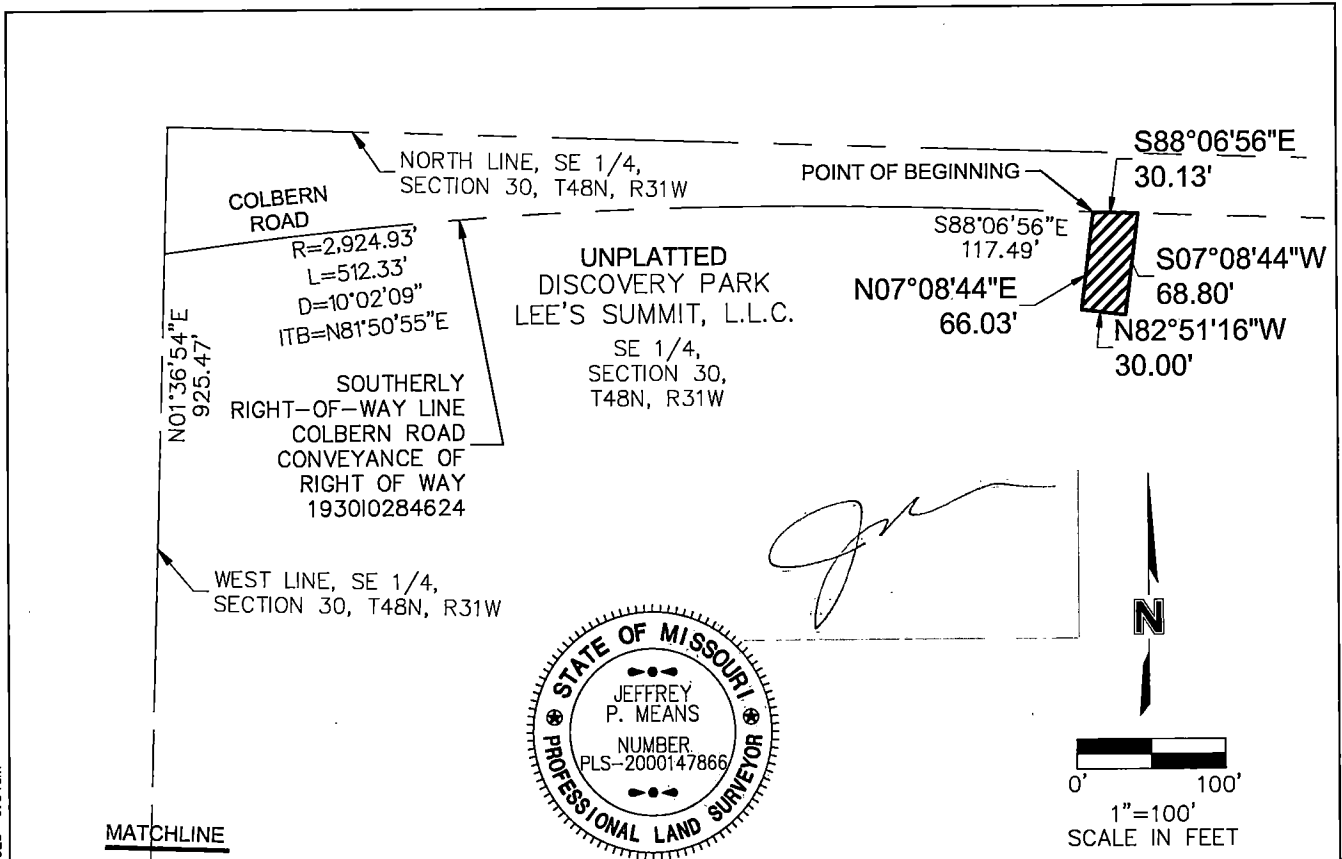
SE 4.dwg

SE 4.dwg



PROJECT NO: D21-04643	SANITARY SEWER EASEMENT #4 EXHIBIT	<b>olsson</b> 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 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			2
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK			

DWG: F:\2021\04501-05000\021-04643-D\40-Design\Survey\SRV\Sheets\Easements\SE\021-04643 SE 4.dwg  
 USER: nwilloughby  
 DATE: Nov 16, 2023 9:34am



PROJECT NO: D21-04643	SANITARY SEWER EASEMENT #4 EXHIBIT	<b>olsson</b> 1301 BURLINGTON, SUITE 100 . NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 Olsson - Land Surveying - MO 366 MO Certificate of Authority-001592 www.olsson.com	EXHIBIT  3
DRAWN BY: NRW	SE 1/4, SEC 30, T48N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		
DATE: 2023/11/16	THE VILLAGE AT DISCOVERY PARK		