

STORM DRAINAGE AND UTILITY EASEMENT

This easement is made on _____ day of _____, 2020, by and between Thomas E. Patterson and Cheryl A. Patterson ["Grantors"], and the City of Warrensburg, Missouri a municipal corporation organized and existing under The Laws of the State of Missouri, its successors and assigns, ["Grantee"] whose mailing address is 102A S. Holden, Warrensburg, Missouri 64093.

The Grantors, in consideration of the sum of Ten Dollars and other valuable consideration, to them in hand paid by the Grantee, the receipt and sufficiency of which is acknowledged do grant, convey, remise, release and quitclaim unto the Grantee a permanent easement for the construction, maintenance, repair and operation of Storm Sewer and Public Utilities, and access associated with the same, over across, under and through the following described property lying within Johnson County, Missouri:

Legal Description Easement A:

All that part of the Southeast quarter of the Northwest quarter of Section 26, Township 46, Range 26, in the City of Warrensburg, Johnson County, Missouri, more particularly described as;

Commencing at the Southwest corner of the East 33-1/3 acres of said quarter quarter section, said point also being the Southwest corner of Lot 48, Oakmont, a subdivision in said city; thence North 86 degrees 58 minutes 33 seconds West, along the South line of said quarter quarter section, a distance of 194.79 feet, to the Point of Beginning; thence North 86 degrees 58 minutes 33 seconds West, along the South line of said quarter quarter section, a distance of 13.96 feet, to a point on the Easterly Right-of-Way line of Spring Ridge Road, as now established; thence North 03 degrees 15 minutes 17 seconds East, along said Right-of-Way line, a distance of 34.41 feet; thence South 74 degrees 44 minutes 01 seconds East, a distance of 20.14 feet; thence South 14 degrees 01 minutes 17 seconds West, a distance of 30.71 feet, to the Point of Beginning. Containing 549.34 square feet.

Legal Description Easement B:

All that part of the Southeast quarter of the Northwest quarter of Section 26, Township 46, Range 26, in the City of Warrensburg, Johnson County, Missouri, more particularly described as;

Commencing at the Southwest corner of the East 33-1/3 acres of said quarter quarter section, said point also being the Southwest corner of Lot 48, Oakmont, a subdivision in said city; thence North 86 degrees 58 minutes 33 seconds West, along the South line of said quarter quarter section, a distance of 208.75 feet, to a point on the Easterly Right-of-Way line of Spring Ridge Road, as now established; thence in a Northerly direction the following 2 courses, along said Easterly Right-of-Way line; thence North 03 degrees 15 minutes 17 seconds East, a distance of 84.99 feet; thence along a curve to the left, (said curve having an Initial Tangent Bearing of North 33 degrees 06 minutes 56 seconds East, a Radius of 227.96 feet), an arc length of 0.55 feet, to the Point of Beginning; thence along a curve to the left, (said curve having a Radius of 227.96 feet), an arc length of 129.24 feet to the Southwest corner of Lot 3, Stella Rae Addition, a subdivision in said city; thence South 86 degrees 46 minutes 59 seconds East, along the South line of said Lot 3, a distance of 23.79 feet; thence South 14 degrees 01 minutes 17 seconds West, a distance of 132.47 feet; thence North 74 degrees 44 minutes 01 seconds West, a distance of 29.41 feet, to the Point of Beginning. Containing 2,645.40 square feet.

The Easement Access are depicted on Exhibit A.

To have and to hold the same with all rights, immunities, privileges and appurtenances thereto belonging or appertaining unto the Grantee, its successors and assigns, forever.

In witness whereof, the Grantors has placed the signature by its authorized agent the year and day first above written.



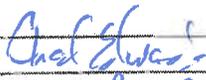
Thomas E. Patterson



Cheryl A. Patterson

Acknowledged and accepted:

Quarry City Savings and Loan

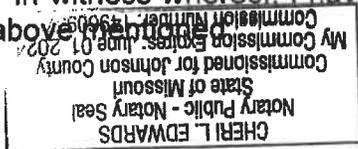
By 
Its Vice President

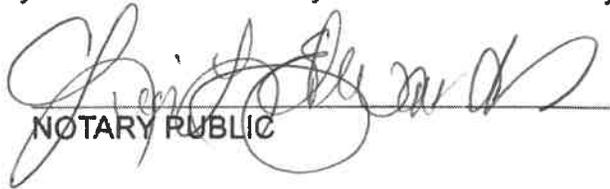
Date: 8/20/2020

STATE OF MISSOURI)
)SS.
COUNTY OF JOHNSON)

On the 20 day of August 2020, before me personally appeared Thomas E. Patterson and Cheryl A. Patterson, husband and wife, known to me to be the persons who executed the within easement and acknowledged to me that they executed the same for the purposes therein stated as their free act and deed.

In witness whereof, I have set my hand and affixed my notarial seal the day and year above mentioned.

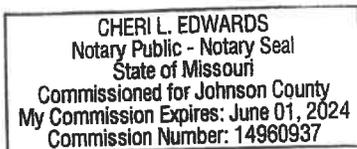



NOTARY PUBLIC

STATE OF MISSOURI)
)SS.
COUNTY OF JOHNSON)

On the 20 day of August 2020, before me personally appeared Mad Edwards of Quarry City Savings and Loan, known to me to be the person who executed the within easement and acknowledged to me that they executed the same for the purposes therein stated as the free act and deed of Quarry City Savings and Loan with authority of its board. Said Bank has no seal.

In witness whereof, I have set my hand and affixed my notarial seal the day and year above mentioned.



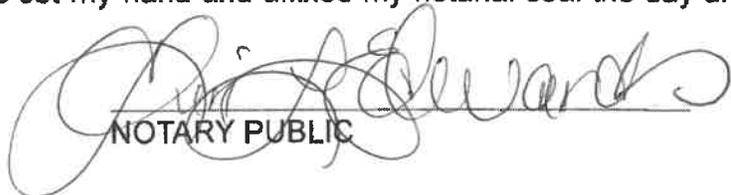
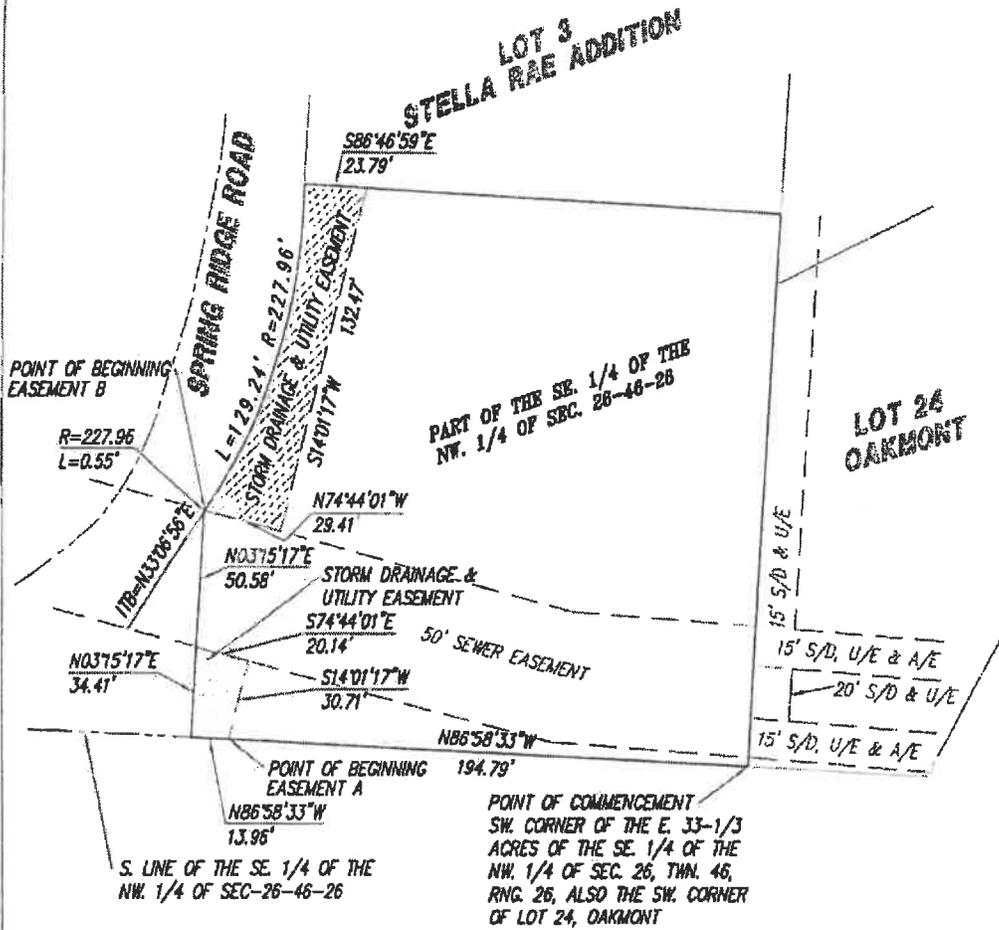
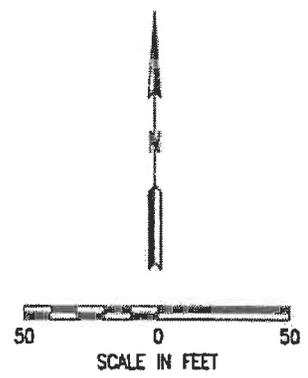

NOTARY PUBLIC

EXHIBIT "A" STORM DRAINAGE & UTILITY EASEMENT



AUGUST 13, 2020



LADWIG & ASSOCIATES, LLC.
 LAND SURVEYORS
 33604 E. 235th Street
 Pleasant Hill, Missouri 64080
 816-309-6621