Recorded in Johnson County, Missouri
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JOHNSON COUNTY RECORDER OF DEEDS MISSOURI

Stormy Taylor
Recorder of Deeds

4
Action

TITLE OF DOCUMENT: PERMANENT EASEMENT RIGHT-OF-WAY

DATE OF DOCUMENT: MAY 7, 2020

GRANTOR(S):

CRAIG A. HIBDON
SHERRI L. HIBDON
151 SE 201 RD
WARRENSBURG MO 64093

PAULA MCGINNIS
DAVID B. MCGINNIS
406 N. WASHINGTON
WARRENSBURG MO 64093

GRANTEE(S):

CITY OF WARRENSBURG
102 S. HOLDEN ST.
WARRENSBURG MO 64093

LEGAL DESCRIPTION(S):

SEE ATTACHED EASEMENT EXHIBIT

PERMANENT EASEMENT-RIGHT OF WAY

This easement is made on this 7TH day of MAY, 20 20 by and between Craig A. Hibdon and Sherri L. Hibdon, husband and wife, and Paula McGinnis and David B. McGinnis, wife and husband, ["Grantor"], 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 102 S. Holden, Warrensburg, Missouri 64093.

The Grantor, in consideration of the sum of Ten Dollars and other valuable consideration, to it in hand paid by the Grantee, the receipt and sufficiency of which is acknowledged does grant, convey, remise, release and quitclaim unto the Grantee a permanent easement for the construction, maintenance, repair and operation of public utilities over, across, under and through the following described property lying within Johnson County, Missouri as depicted on the attached exhibit A:

A 15 foot wide Storm Drainage & Utility Easement, being 7.5 feet on either side of the centerline of said easement described as;

All that part of the Northwest quarter of Section 32, Township 46, Range 25, in the City of Warrensburg, Johnson County, Missouri, more particularly described as; Commencing at the Northwest corner of said Northwest quarter; thence South 02 degrees 07 minutes 13 seconds West, along the West line of said quarter section, a distance of 686.61 feet, to the Point of Beginning; thence South 87 degrees 48 minutes 45 seconds East, a distance of 26.30 feet; thence South 02 degrees 11 minutes 15 seconds West, a distance of 400.00 feet; thence South 14 degrees 27 minutes 04 seconds East, a distance of 43.89 feet, to the Point of Termination.

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 so that neither Grantor, nor any other person or persons, for it or in its name or behalf, shall or will hereafter claim of demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the authorized agent of Grantor has signed their name the day and year first above written.

Craig A. Hibdon

Sherri L. Hibdon

Paula McGinnis

David B. McGinnis

STATE OF MISSOURI)
)SS.
COUNTY OF JOHNSON)

On the 1st day of May, 2020 appeared before me Craig A. Hibdon and Sherri L. Hibdon, husband and wife, to me personally known, who being duly sworn, did say that they executed the foregoing easement for the purposes therein stated, and acknowledged the same to be their free act and deed.

In Witness Whereof, I have place my signature and affixed my notarial seal the day and year above mentioned.

NOTARY PUBLIC

Sarah Ann Misner
Comm. Exp. 10/3/2023
NOTARY PUBLIC NOTARY SEAL
#15252703
Johnson County
STATE OF MISSOURI

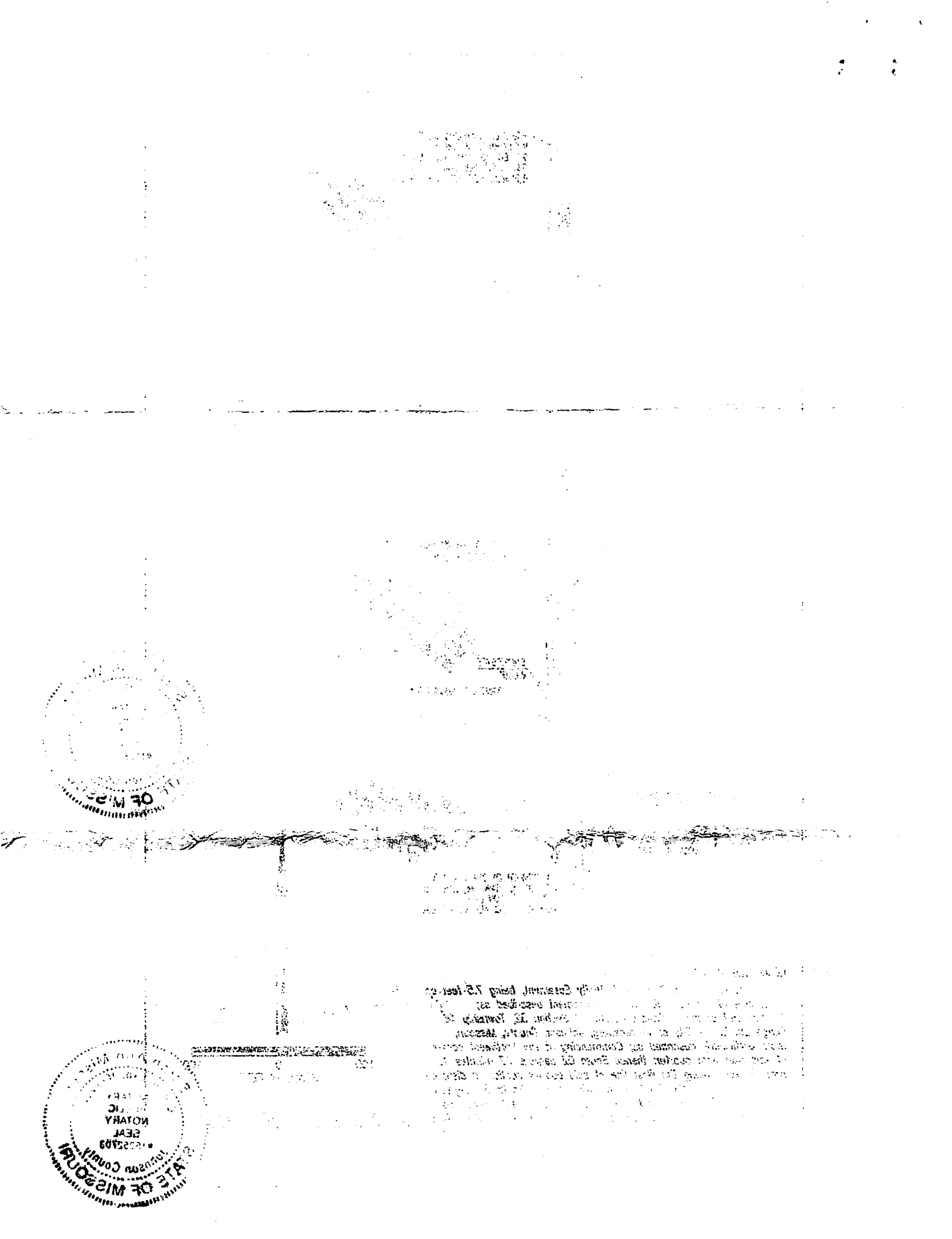
STATE OF MISSOURI)
)SS.
COUNTY OF JOHNSON)

On the 1st day of May, 2020 appeared before me David B. McGinnis and Paula McGinnis, husband and wife, to me personally known, who being duly sworn, did say that they executed the foregoing easement for the purposes therein stated, and acknowledged the same to be their free act and deed.

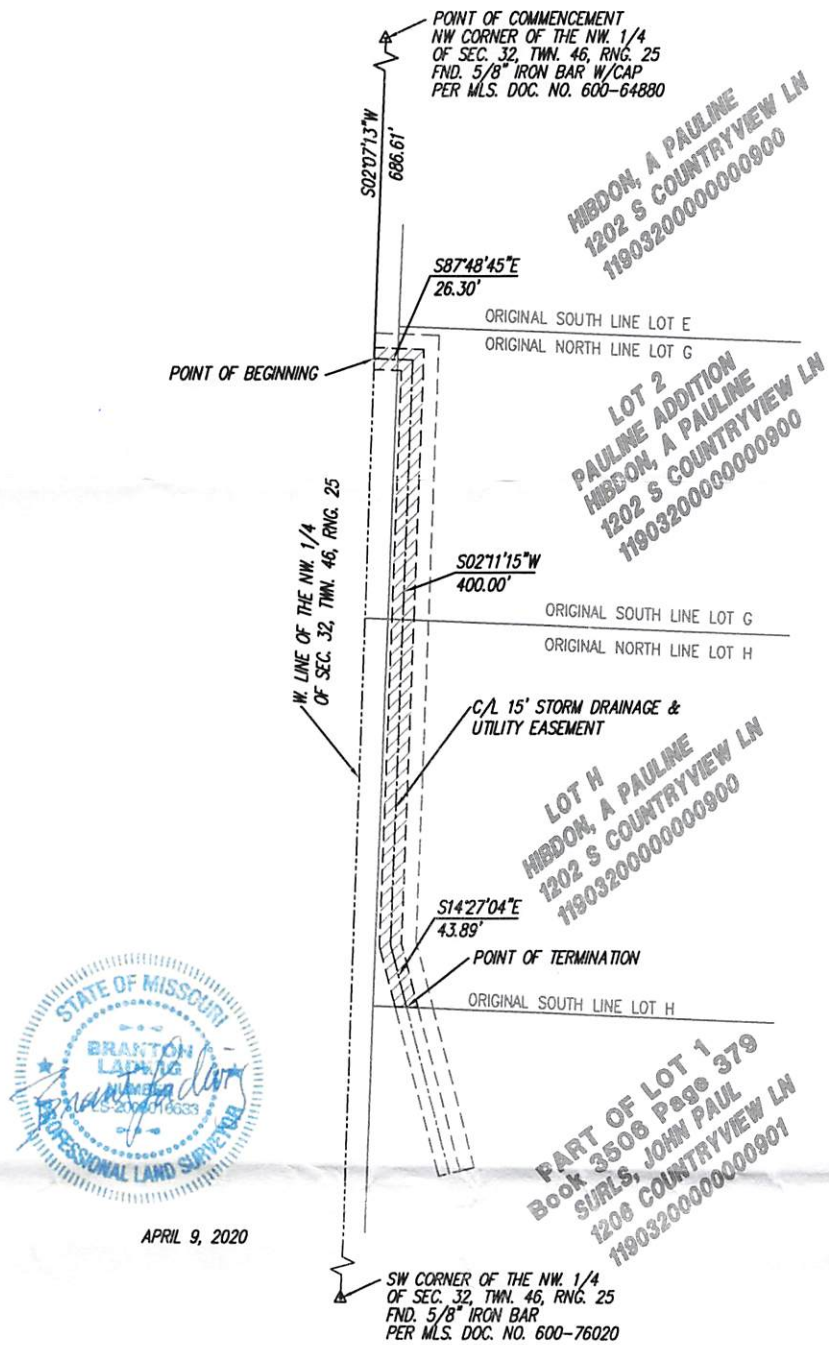
In Witness Whereof, I have place my signature and affixed my notarial seal the day and year above mentioned.

NOTARY PUBLIC

Sarah Ann Misner
Comm. Exp. 10/3/2023
NOTARY PUBLIC NOTARY SEAL
#15252703
Johnson County
STATE OF MISSOURI



EASEMENT "1" 15' STORM DRAINAGE & UTILITY EASEMENT



STATE OF MISSOURI
BRANTON LADWIG
NUMBER
LS-2004016633
PROFESSIONAL LAND SURVEYOR

APRIL 9, 2020

LEGAL DESCRIPTION:

A 15 foot wide Storm Drainage & Utility Easement, being 7.5 feet on either side of the centerline of said easement described as;
All that part of the Northwest quarter of Section 32, Township 46, Range 25, in the City of Warrensburg, Johnson County, Missouri, more particularly described as; Commencing at the Northwest corner of said Northwest quarter; thence South 02 degrees 07 minutes 13 seconds West, along the West line of said quarter section, a distance of 686.61 feet, to the Point of Beginning; thence South 87 degrees 48 minutes 45 seconds East, a distance of 26.30 feet; thence South 02 degrees 11 minutes 15 seconds West, a distance of 400.00 feet; thence South 14 degrees 27 minutes 04 seconds East, a distance of 43.89 feet, to the Point of Termination.

N

100 0 100
SCALE IN FEET

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