



Recorded in Johnson County, Missouri

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Stormy Taylor
Recorder of Deeds

4
Action

TITLE OF DOCUMENT: TEMPORARY CONSTRUCTION EASEMENT

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

TEMPORARY CONSTRUCTION EASEMENT

This easement is made on 7TH day of MAY, 2020, by and between Craig A. Hibdon and Sherri L. Hibdon, husband and wife, and Paula McGinnis and David B. McGinnis, wife and husband, hereinafter "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, hereinafter, "Grantee" whose mailing address is 102A S. Holden, Warrensburg, Missouri 64093.

The Grantor, in consideration of the sum of Ten Dollars and other valuable consideration, to the City of Warrensburg, in hand paid by the Grantee, the receipt and sufficiency of which is acknowledged, does by these presents grant and convey unto the Grantee and its successors and assigns a temporary easement for the Grantee's temporary use in construction of public improvements over, across, under and through the following described property lying within Johnson County, Missouri.

A 10 foot wide Temporary Construction Easement, being 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 674.11 feet, to the Point of Beginning; thence South 87 degrees 48 minutes 45 seconds East, a distance of 38.82 feet; thence South 02 degrees 11 minutes 15 seconds West, a distance of 410.67 feet; thence South 14 degrees 27 minutes 04 seconds East, a distance of 45.81 feet, to the Point of Termination.

This temporary construction easement shall terminate one year from the date the Council of the City of Warrensburg accepts the project for public maintenance, or three years from its signing if construction of said improvements are not complete within two years of its signing.

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 Grantor has signed her name the day and year first above written.

Craig A. Hibdon
Craig A. Hibdon

Sherri L. Hibdon
Sherri L. Hibdon

Paula McGinnis
Paula McGinnis

David B. McGinnis
David B. McGinnis

STATE OF MISSOURI)
)SS.
COUNTY OF JOHNSON)

On the 7th 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.

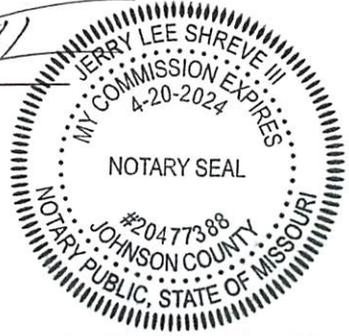
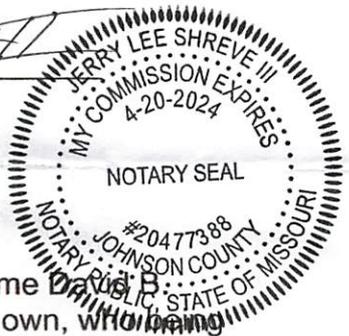
[Signature]
NOTARY PUBLIC

STATE OF MISSOURI)
)SS.
COUNTY OF JOHNSON)

On the 7th 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.

[Signature]
NOTARY PUBLIC



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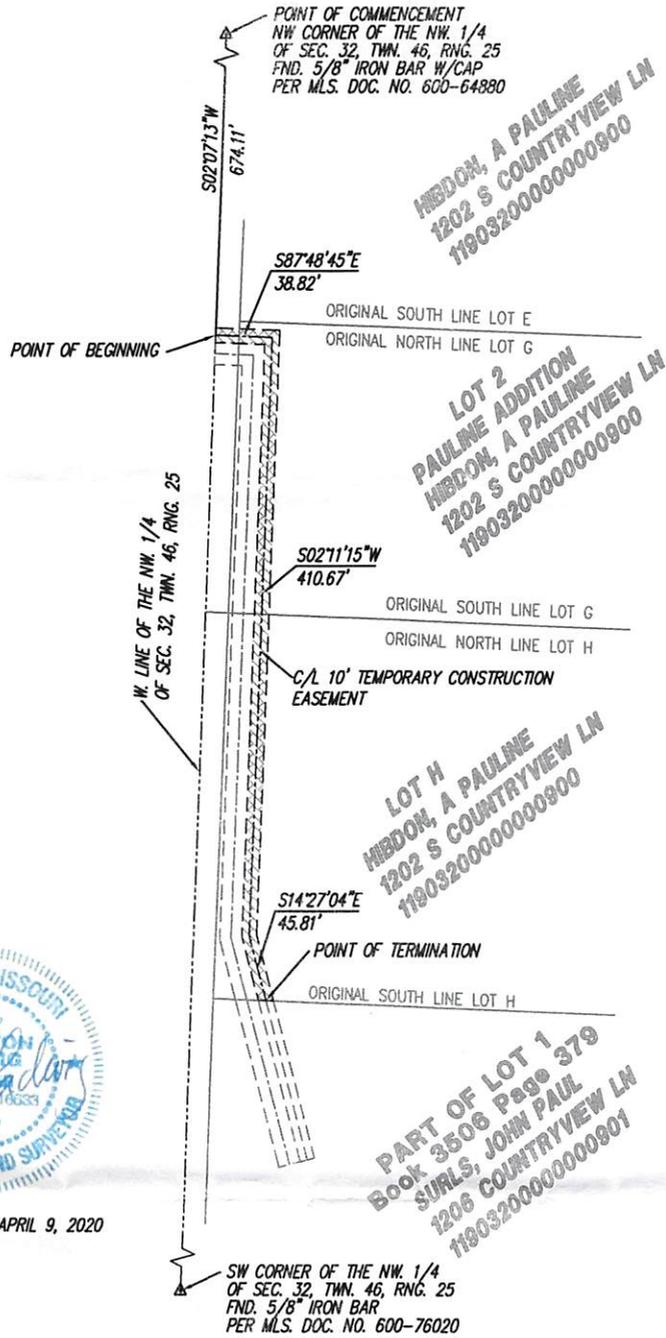
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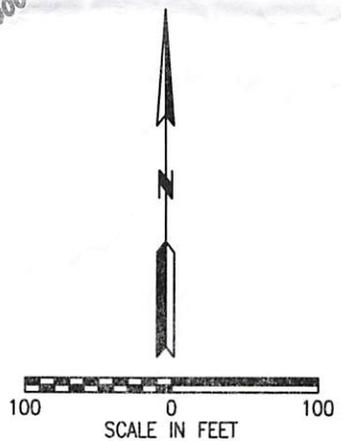


EASEMENT "3" 10' TEMPORARY CONSTRUCTION EASEMENT



APRIL 9, 2020

LEGAL DESCRIPTION:
 A 10 foot wide Temporary Construction Easement, being 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 674.11 feet, to the Point of Beginning; thence South 87 degrees 48 minutes 45 seconds East, a distance of 38.82 feet; thence South 02 degrees 11 minutes 15 seconds West, a distance of 410.67 feet; thence South 14 degrees 27 minutes 04 seconds East, a distance of 45.81 feet, to the Point of Termination.



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

