

PERMANENT EASEMENT

This easement is made on _____ day of _____, 2020, by and between Stonewall Heights, LLC, ["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 102A S. Holden, Warrensburg, Missouri 64093.

The Grantor, 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 Sanitary Sewer, and access associated with the same, over across, under and through the following described property lying within Johnson County, Missouri:

A STRIP OF GROUND, BEING 10' WIDE ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, BEING A PORTION OF LOT 4A, 4B, AND 4C OF HAWTHORNE DEVELOPMENT, A SUBDIVISION OF LOT 4 - RE-PLATED IN BOOK 13, PAGE 92, AND BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 26 WEST, WARRENSBURG, JOHNSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" ROD FOUND AT THE SOUTHEAST CORNER OF LOT 4A, THENCE ALONG THE SOUTH LINE OF SAID LOT, S81°54'48"W A DISTANCE OF 81.82', THENCE LEAVING SAID LINE, S08°05'12"E A DISTANCE OF 5.75' TO THE POINT OF BEGINNING; THENCE N62°58'24"W A DISTANCE OF 184.32' TO AN EXISTING MANHOLE AND THE POINT OF ENDING.

THE SIDELINES OF SAID EASEMENT TO BE SHORTEND OR EXTENDED TO MEET THE EXISTING 25' UTILITY EASEMENT ALONG HAWTHORNE ROAD.

THE ABOVE TRACT OF LAND CONTAINS 3221 SQFT MORE OR LESS

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 placed the signature by its authorized agent the year and day first above written.



CORNERS SURVEYING
823 EMERALD DRIVE
CENTRALIA MO 65240
pls@markrobertson.org

HAWTHORNE DEVELOPMENT

SEWER EASEMENT
SECTION 13,
TOWNSHIP 46 NORTH, RANGE 26 WEST
JOHNSON COUNTY, MISSOURI

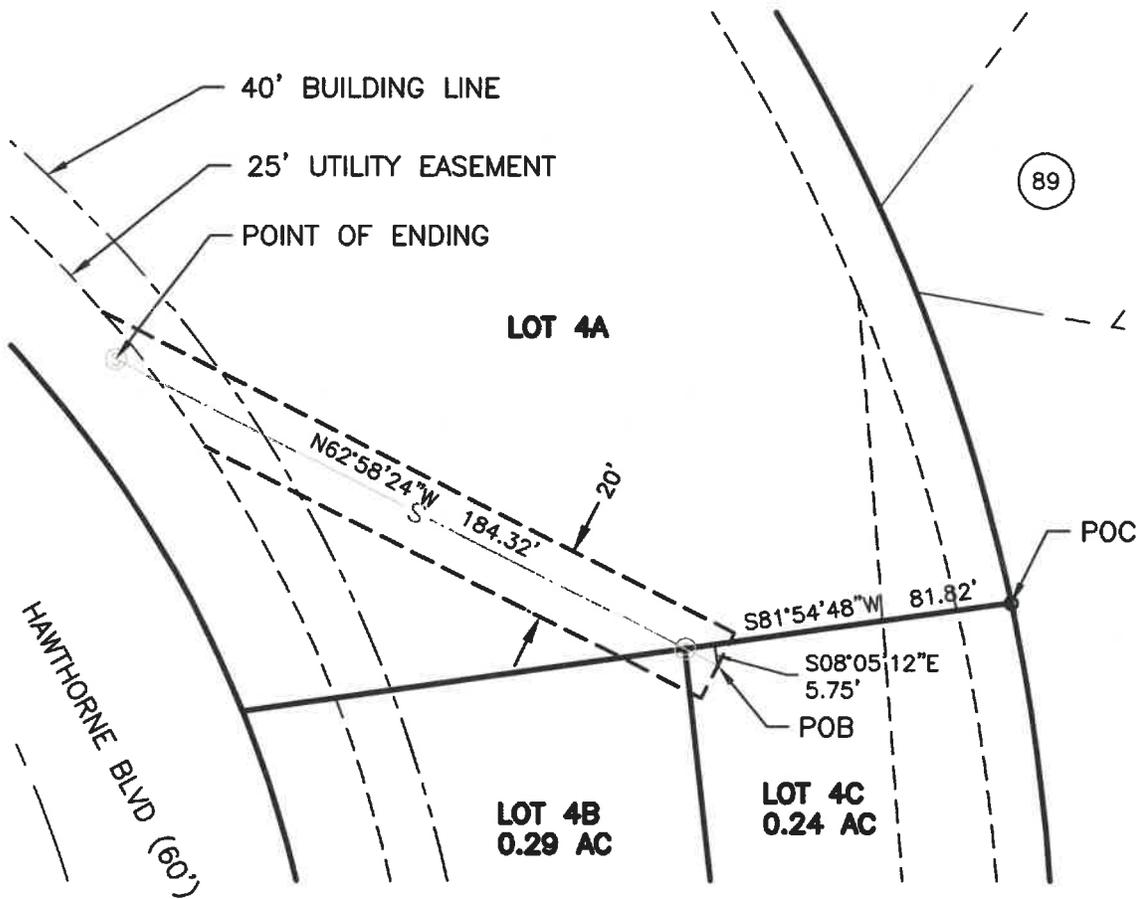
25 50

SCALE : 1"=50"

ORDER # - 11487

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DATE : 08-14-2020



MARK W. ROBERTSON, P.L.S. 2008016665
DATE: AUGUST 17, 2020

