

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



09/29/2023 9:40 AM

FEE: \$48.00 10 PGS

INSTRUMENT NUMBER

2023E0070794

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

THIS AGREEMENT to grant a Non-Exclusive Easement for Ingress and Egress is made and entered into this 27 day of Sept, 2023, by and between Jasper Bell LLC, having a mailing address of 32203 E 227th St, Pleasant Hill MO 64080, (hereinafter referred to as "Grantors") and Jasper Bell LLC, having a mailing address of 32203 E 227th St, Pleasant Hill MO 64080 (hereinafter referred to as "Grantees").

RECITALS

WHEREAS, at present Grantors are the owners of lands situated in Jackson County, Missouri, legally described in EXHIBIT A, which is attached hereto and incorporated herein by reference (hereinafter "Tract A"), and

WHEREAS, at present Grantees are the owners of lands situated in Jackson County, Missouri. Said real estate is legally described in EXHIBIT B, which is attached hereto and incorporated herein by reference (hereinafter "Appurtenant Property"), and

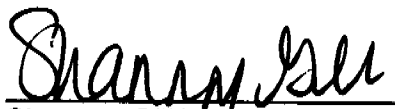
WHEREAS, Grantors and Grantees desire to create an easement for Grantees' ingress and egress in and over the Tract A in order to gain access to and from Jasper Bell Road and lands presently owned by Grantees, and

NOW, THEREFORE, for good and valuable consideration the receipt of which is hereby acknowledged, the parties agree as follows (the "Agreement"):

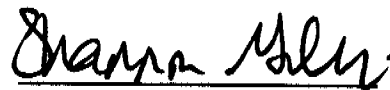
1. Grantors do hereby grant unto Grantees, their successors in interest or assigns, whether or not said successors or assigns are conveyed the entire parcel of Grantees' Property or any portion thereof, a non-exclusive easement ("Easement") for ingress and egress for a common roadway over, along and across the Tract A.
2. This Easement is granted subject to the following terms, conditions and agreements.

- a. Grantors and their respective heirs, successors and assigns, and Grantees and their respective heirs, successors and assigns agree the ownership and maintenance for said Tract A, shall be as stated in the Declaration of Restrictions and Protective Covenants of Tracts 1 Thru 12, Tract A, and a Public Utility Easement Tract on the Certificate of Survey recorded on 09/28/2023, in the Office of the Jackson County Recorder of Deeds, Independence, Missouri, as Document No. 2023 E 0070518, Book 58, Page 3.
 - b. This obligation for ingress and egress shall run with the land and bind all successors in interest in Tract A and Appurtenant Property regardless of the number of times the respective properties are transferred, sold, or assigned.
 - c. It is expressly understood that the Easement granted hereinafter is intended to be a non-exclusive right of way granted to Grantees, their heirs, successors and assigns, with the right to use for ingress and egress by the Grantees, their guests, or invitees.
 - d. Grantees and their heirs, successors and assigns, in the exercise of their rights hereunder, shall permit no action, activity or course of conduct by their guests, invitees, or licensees that would be detrimental, hazardous or unduly restrictive to Grantors use of Tract A. Likewise, Grantors and their heirs, successors and assigns, in the exercise of their ownership rights, shall not permit any action, activity, or course of conduct by their guests, invitees or licensees that would be detrimental, hazardous, or unduly restrictive to the uses granted herein to Grantees.
3. The Easement herein granted shall run with the title to the Appurtenant Property.
 4. This Agreement shall constitute the entire Agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed the day and year first above written by the parties hereto with the intent that it be recorded in the Jackson County Recorder of Deeds, Independence, Missouri.



Shannon Gillihan
Member of Jasper Bell LLC
Grantor



Shannon Gillihan
Member of Jasper Bell LLC
Grantee

STATE OF MISSOURI
COUNTY OF JACKSON

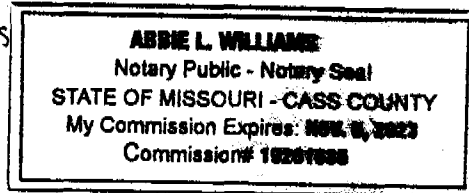
On this 27th day of September 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shannon Gillihan, member of Jasper Bell LLC, Grantors, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, and the said Grantors further declared themselves to be married.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Abbie Williams
Signature of Notary Public

Abbie L. Williams
Printed Name of Notary Public
My term expires: Nov. 5 2023

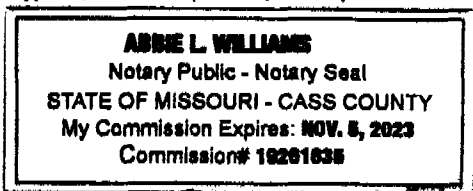
Abbie L. Williams
Commission Expires: Nov. 5, 2023
Commission #19261635
STATE OF MISSOURI
COUNTY OF JACKSON



On this 27th day of September 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shannon Gillihan, member of Jasper Bell LLC, Grantee, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, and the said Grantee further declared themselves to be married.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Abbie L. Williams Commission #19261635
Commission Expires: Nov 5, 2023



Abbie Williams
Signature of Notary Public

Abbie L. Williams
Printed Name of Notary Public
My term expires: Nov. 5 2023

Exhibit A

Tract A (Private Road)

Tract A:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the East line of the Southeast Quarter of said Section 14, North 01 degrees 45 minutes 17 seconds East, 1121.00 feet to the Point of Beginning; thence North 88 degrees 15 minutes 40 seconds West, 380.24 feet to a point of curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 970.00 feet, and an arc length of 252.26 feet to a point of reverse curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 1030.00 feet, and an arc length of 250.81 feet; thence North 88 degrees 15 minutes 40 seconds West, 960.52 feet to a point of curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 1030.00 feet, and an arc length of 153.56 feet; thence North 79 degrees 43 minutes 07 seconds West, 106.12 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 47 degrees 09 minutes 04 seconds West, a radius of 50.00 feet, and an arc length of 249.80 feet; thence South 79 degrees 43 minutes 07 seconds East, 106.12 feet to a point of curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 970.00 feet, and an arc length of 144.62 feet; thence South 88 degrees 15 minutes 40 seconds East, 960.52 feet to a point of curvature; thence along a curve to the left, being tangent to the previously described course, a radius of 970.00 feet, and an arc length of 236.20 feet to a point of reverse curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 1030.00 feet, and an arc length of 250.81 feet; thence South 88 degrees 15 minutes 40 seconds East, 380.25 feet; thence South 01 degrees 44 minutes 48 seconds West, 60.00 feet to the POINT OF BEGINNING. Containing 3.04 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Exhibit B

Tract 1:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the East line of the Southeast Quarter of said Section 14, North 01 degrees 45 minutes 17 seconds East, 1983.31 feet to the Point of Beginning; thence South 01 degrees 45 minutes 19 seconds West, 802.31 feet; thence North 88 degrees 15 minutes 40 seconds West, 380.25 feet to a point of curvature; thence along a curve to the left, having a radius of 1030.00 feet, and an arc length of 163.43 feet; thence North 01 degrees 45 minutes 17 seconds East, 815.10 feet; thence South 88 degrees 16 minutes 37 seconds East, 543.00 feet to the POINT OF BEGINNING. Containing 10.02 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 2:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the East line of the Southeast Quarter of said Section 14, North 01 degrees 45 minutes 17 seconds East, 1983.31 feet; thence along the North line of the South Half of the Northeast Quarter of the Southeast Quarter of said Section 14, North 88 degrees 16 minutes 37 seconds West, 1056.00 feet to the Point of Beginning; thence South 88 degrees 16 minutes 37 seconds East, 513.00 feet; thence South 01 degrees 45 minutes 17 seconds West, 815.10 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 82 degrees 38 minutes 53 seconds West, a radius of 1030.00 feet, and an arc length of 87.38 feet to a point of reverse curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 970.00 feet, and an arc length of 236.20 feet; thence North 88 degrees 15 minutes 40 seconds West, 193.55 feet; thence North 01 degrees 45 minutes 17 seconds East, 861.02 feet to the POINT OF BEGINNING. Containing 10.02 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 3:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the East line of the Southeast Quarter of said Section 14, North 01 degrees 45 minutes 17 seconds East, 1983.31 feet; thence along the North line of the South Half of the Northeast Quarter of the Southeast Quarter of said Section 14, North 88 degrees 16 minutes 37 seconds West, 1056.00 feet to the Point of Beginning; thence South 01 degrees 45 minutes 17 seconds West, 861.02 feet; thence North 88 degrees 15 minutes 40 seconds West, 507.00 feet; thence North 01 degrees 45 minutes 17 seconds East, 860.88 feet; thence South 88 degrees 16 minutes 37 seconds East, 507.00 feet to the POINT OF BEGINNING. Containing 10.02 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 4:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the East line of the Southeast Quarter of said Section 14, North 01 degrees 45 minutes 17 seconds East, 1983.31 feet; thence along the North line of the South Half of the Northeast Quarter of the Southeast Quarter of said Section 14, North 88 degrees 16 minutes 37 seconds West, 2072.00 feet to the Point of Beginning; thence South 88 degrees 16 minutes 37 seconds East, 509.00 feet; thence South 01 degrees 45 minutes 17 seconds West, 860.88 feet; thence North 88 degrees 15 minutes 40 seconds West, 259.97 feet to a point of curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 970.00 feet, and an arc length of 144.62 feet; thence North 79 degrees 43 minutes 07 seconds West, 106.12 feet; thence North 01 degrees 45 minutes 17 seconds East, 834.21 feet to the POINT OF BEGINNING. Containing 10.00 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 5:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the East line of the Southeast Quarter of said Section 14, North 01 degrees 45 minutes 17 seconds East, 1983.31 feet; thence along the North line of the South Half of the Northeast Quarter of the Southeast Quarter of said Section 14, North 88 degrees 16 minutes 37 seconds West, 2072.00 feet to the Point of Beginning; thence South 01 degrees 45 minutes 17 seconds West, 834.21 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 26 degrees 35 minutes 19 seconds West, a radius of 50.00 feet, and an arc length of 124.90 feet; thence North 67 degrees 47 minutes 07 seconds West, 516.28 feet; thence along the West line of the Southeast Quarter of said Section 14, North 01 degrees 57 minutes 15 seconds East, 669.76 feet; thence South 88 degrees 16 minutes 37 seconds East, 574.83 feet to the POINT OF BEGINNING. Containing 10.17 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 6:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, and a part of the Northeast Quarter of Section 23, Township 48, Range 31, all in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the South Line of the Southeast Quarter of said Section 14, North 88 degrees 15 minutes 40 seconds West, 1326.87; thence along the East line of the West Half of the Northeast Quarter of Section 23, Township 48, Range 31, in Jackson County, Missouri, South 01 degrees 58 minutes 28 seconds West, 197.10 feet (Record=198.00 feet); thence North 79 degrees 48 minutes 24 seconds West, 1177.21 feet to the Point of Beginning; thence North 79 degrees 48 minutes 24 seconds West, 163.41 feet; thence along the West Line of the Southeast Quarter of said Section 14, North 01 degrees 57 minutes 15 seconds East, 1312.83 feet; thence South 67 degrees 47 minutes 07 seconds East, 516.28 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 10 degrees 16 minutes 53 seconds West, a radius of 50.00 feet, and an arc length of 70.16 feet; thence South 19 degrees 52 minutes 48 seconds West, 1158.91 feet to the POINT OF BEGINNING. Containing 10.18 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 7:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, and a part of the Northeast Quarter of Section 23, Township 48, Range 31, all in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the South Line of the Southeast Quarter of said Section 14, North 88 degrees 15 minutes 40 seconds West, 1326.87; thence along the East line of the West Half of the Northeast Quarter of Section 23, Township 48, Range 31, in Jackson County, Missouri, South 01 degrees 58 minutes 28 seconds West, 197.10 feet (Record=198.00 feet); thence North 79 degrees 48 minutes 24 seconds West, 647.00 feet to the Point of Beginning; thence North 79 degrees 48 minutes 24 seconds West, 530.21 feet; thence North 19 degrees 52 minutes 48 seconds East, 1158.91 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 70 degrees 07 minutes 12 seconds East, a radius of 50.00 feet, and an arc length of 54.74 feet; thence South 79 degrees 43 minutes 07 seconds East, 106.12 feet to a point of curvature; thence along a curve to the left, being tangent to the previously described course, a radius of 1030.00 feet, and an arc length of 76.44 feet; thence South 05 degrees 04 minutes 17 seconds West, 1168.83 feet to the POINT OF BEGINNING. Containing 10.09 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 8:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, and a part of the Northeast Quarter of Section 23, Township 48, Range 31, all in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the South Line of the Southeast Quarter of said Section 14, North 88 degrees 15 minutes 40 seconds West, 1326.87; thence along the East line of the West Half of the Northeast Quarter of Section 23, Township 48, Range 31, in Jackson County, Missouri, South 01 degrees 58 minutes 28 seconds West, 197.10 feet (Record=198.00 feet); thence North 79 degrees 48 minutes 24 seconds West, 647.00 feet to the Point of Beginning; thence North 05 degrees 04 minutes 17 seconds East, 1168.83 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 83 degrees 58 minutes 16 seconds East, a radius of 1030.00 feet, and an arc length of 77.12 feet; thence South 88 degrees 15 minutes 40 seconds East, 254.95 feet; thence South 01 degrees 45 minutes 17 seconds West, 1223.37 feet; thence North 79 degrees 48 minutes 24 seconds West, 404.00 feet to the POINT OF BEGINNING. Containing 10.05 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 9:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, and a part of the Northeast Quarter of Section 23, Township 48, Range 31, all in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the South Line of the Southeast Quarter of said Section 14, North 88 degrees 15 minutes 40 seconds West, 1198.00 feet to the Point of Beginning; thence North 88 degrees 15 minutes 40 seconds West, 128.87 feet; thence along the East line of the West Half of the Northeast Quarter of Section 23, Township 48, Range 31, in Jackson County, Missouri, South 01 degrees 58 minutes 28 seconds West, 197.10 feet (Record=198.00 feet); thence North 79 degrees 48 minutes 24 seconds West, 243.00 feet; thence North 01 degrees 45 minutes 17 seconds East, 1223.37 feet; thence South 88 degrees 15 minutes 40 seconds East, 370.00 feet; thence South 01 degrees 45 minutes 17 seconds West, 1061.99 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 10:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the South Line of the Southeast Quarter of said Section 14, North 88 degrees 15 minutes 40 seconds West, 787.00 feet to the Point of Beginning; thence North 88 degrees 15 minutes 40 seconds West, 411.00 feet; thence North 01 degrees 45 minutes 17 seconds East, 1061.99 feet; thence South 88 degrees 15 minutes 40 seconds East, 335.57 feet to a point of curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 1030.00 feet, and an arc length of 75.50 feet; thence South 01 degrees 45 minutes 17 seconds West, 1064.76 feet to the POINT OF BEGINNING. Containing 10.02 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 11:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the South Line of the Southeast Quarter of said Section 14, North 88 degrees 15 minutes 40 seconds West, 787.00 feet to the Point of Beginning; thence North 01 degrees 45 minutes 17 seconds East, 1064.76 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 87 degrees 32 minutes 21 seconds East, a radius of 1030.00 feet, and an arc length of 175.31 feet to a point of reverse curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 970.00 feet, and an arc length of 227.44 feet; thence South 01 degrees 45 minutes 17 seconds West, 1120.95 feet; thence North 88 degrees 15 minutes 40 seconds West, 398.00 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023

Tract 12:

A part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the South Line of the Southeast Quarter of said Section 14, North 88 degrees 15 minutes 40 seconds West, 389.00 feet; thence North 01 degrees 45 minutes 17 seconds East, 1120.95 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 88 degrees 46 minutes 42 seconds East, a radius of 970.00 feet, and an arc length of 8.76 feet; thence South 88 degrees 15 minutes 40 seconds East, 380.24 feet; thence South 01 degrees 45 minutes 17 seconds West, 1121.00 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023



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FEE: \$30.00 4 PGS

INSTRUMENT NUMBER
2023E0070793

Easement

Date: September 27, 2023

Grantor: Jasper Bell LLC

Grantee: Public Water Supply District No. 13 of Jackson County, Missouri

Grantee Mailing Address: 99 Lake Lotawana Dr., Lee's Summit, Missouri 64086

Easement Description:

All that part of A 10.00 feet wide waterline easement lying in a part of the Southeast Quarter of Section 14, Township 48, Range 31 in Jackson County, Missouri, more particularly described as follows:

See Exhibit A

Containing .76 acres, more or less.

EASEMENT

This Easement, entered into by the undersigned, **Jasper Bell LLC**, hereinafter referred to as Grantor(s), and **Public Water Supply District No. 13 of Jackson County, Missouri**, hereinafter referred to as Grantees; where in Grantor(s), for and in consideration of the sum of One Dollar, (\$ 1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell, convey and confirm unto the said Grantees, a perpetual easement with the right to survey, construct, operate, maintain, inspect, replace and remove water pipeline(s), and appurtenances thereto, as may be required by the Grantees from time to time, through, over and under a tract of land across the Grantors' land situated in Jackson County, State of Missouri, and described as follows:

All that part of A 10.00 feet wide waterline easement lying in a part of the Southeast Quarter of Section 14, Township 48, Range 31 in Jackson County, Missouri, more particularly described as follows:

See Exhibit A

Containing 0.76 acres, more or less.

The above-described easement shall be restricted for the sole use of Grantees and shall not be reassigned to other utilities without written permission of Grantees.

Grantees shall have the right to use and maintain said water pipeline(s) and appurtenances and of affording its officers, agents, employees and all persons under contract with it, the right to enter upon said premises and strip of land for the purposes of surveying, excavating for, laying one or more pipes and appurtenances of appropriate size, constructing, operating, repairing, relaying one or more pipes and appurtenances of appropriate size and maintaining said pipeline(s) and appurtenances, and for the further purpose of enabling the said Grantees to do any and all convenient things incident to such construction, operation, repairing and maintaining of said pipeline(s) and appurtenances.

Grantees shall have and hold same with all rights and appurtenances belonging unto it, until the use of the perpetual easement is relinquished or abandoned, including, the right of ingress and egress to and from the perpetual easement by reasonable routes across Grantors' property; the right to clear and trim trees, overhanging branches, roots, brush and other obstructions in the perpetual easement; the right to place on the surface or underground within the perpetual easement, water pipeline(s) and appurtenances thereto; and the right to install route markers, temporary or permanent gates in fences crossing the perpetual easement. On completion of construction and/or maintenance, all fences, gates, and other surface areas affected by operations will be restored to their original or better condition.

The Grantees covenants to maintain the water pipeline(s) and appurtenances in good repair so that no unreasonable damage will result from its use to the land of the Grantor. Further,

Exhibit A

A 10.00 feet wide waterline easement lying in a part of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 14, Township 48, Range 31, in Jackson County, Missouri; thence along the South Line of the Southeast Quarter of said Section 14, North 88 degrees 15 minutes 40 seconds West, 55.00 feet to the Point of Beginning; thence continuing North 88 degrees 15 minutes 40 seconds West, 10.00 feet; thence North 01 degrees 45 minutes 17 seconds East, 1110.99 feet; thence North 88 degrees 15 minutes 40 seconds West, 315.24 feet to a point of curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 960.00 feet, and an arc length of 233.76 feet to a point of reverse curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 1040.00 feet, and an arc length of 253.24 feet; thence North 88 degrees 15 minutes 40 seconds West, 960.52 feet to a point of curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 1040.00 feet, and an arc length of 155.06 feet; thence North 79 degrees 43 minutes 07 seconds West, 101.40 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 52 degrees 05 minutes 30 seconds West, a radius of 60.00 feet, and an arc length of 177.71 feet; thence South 48 degrees 46 minutes 52 seconds East, 10.00 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 41 degrees 13 minutes 08 seconds West, a radius of 50.00 feet, and an arc length of 151.90 feet; thence South 79 degrees 43 minutes 07 seconds East, 106.12 feet to a point of curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 1030.00 feet, and an arc length of 153.56 feet; thence South 88 degrees 15 minutes 40 seconds East, 960.52 feet to a point of curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 1030.00 feet, and an arc length of 250.81 feet to a point of reverse curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 970.00 feet, and an arc length of 236.20 feet; thence South 88 degrees 15 minutes 40 seconds East, 315.24 feet; thence North 01 degrees 45 minutes 17 seconds East, 60.00 feet; thence South 88 degrees 15 minutes 40 seconds East, 10.00 feet; thence South 01 degrees 45 minutes 17 seconds West, 1180.99 feet to the POINT OF BEGINNING. Containing 0.76 acres, more or less.

Prepared by Roger A. Backues, PLS 2134

Date: August 9, 2023