Recorded in Jasper County, Missouri

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Fee: $33.00 S 20240006026

RECORDER OF DEEDS SEAL JASPER COUNTY, MO
Charlotte Pickering
Recorder of Deeds

SEWER EASEMENT

THIS INDENTURE, made the 7th day of May, 2024, by and between KC DT LLC party of the first part (GRANTOR), and *City of Joplin, a Municipal Corporation*, of the County of Jasper, in the State of Missouri, party of the second part (GRANTEE).

Mailing Address of Grantee: 602 S. Main Street, Joplin, Missouri 64801

WITNESSETH: that the said parties of the first part, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable considerations now paid the said parties of the first part by the party of the second part, the receipt and sufficiency of which is hereby confessed and acknowledged, the parties of the first part do hereby GRANT and CONVEY unto the said party of the second part, and to its assigns and legal representatives and to its agents, servants and employees, full and free right and privilege, from time to time hereafter at his and their will and pleasure, to install, construct, erect, repair and maintain a sanitary sewer line, sewer system, sewer pipe, sewer connections and sewer mains, with manholes and other appurtenances, and do all other things necessary for the installation, construction, erection, repair and maintenance of said sanitary sewer line upon and along the property hereinafter described.

The lands of said parties of the first part above referred to in and upon which the party of the second part is granted and conveyed the right to install, construct, erect, maintain and repair a sanitary sewer system are located and situated in the County of Jasper, State of Missouri, and described as follows, to wit:

PERMANENT EASEMENT:

IN TESTIMONY WHEREOF, I, Samuel J. DePriest, being a Professional Land Surveyor in the State of Missouri, do hereby certify to the accuracy of the legal description contained herein, and have hereunto set my hand and affixed my official seal hereto.

STATE OF MISSOURI
SAMUEL J. DEPRIEST
NUMBER PLS-2013000041
PROFESSIONAL LAND SURVEYOR

04.16.2024
Date (sealed)

Party of the second part hereby covenants and agrees to refill all holes and ditches dug by it, its agents, servants or employees, in the installation, construction, erection, repair and maintenance of the sanitary sewer lines, sewer system, sewer pipes, sewer connections and sewer mains herein constructed.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

By Daniel Carr - President KC DT

By _____

STATE OF MISSOURI)

)ss

COUNTY OF NEWTON)

ACKNOWLEDGEMENT BY PARTNERSHIP

On this 7th day of May ~~April~~, 2024 before me personally appeared _____ Daniel Carr of KC DT LLC, to me known to be the persons described in and who executed the foregoing instrument, who being by me duly sworn, acknowledged that they executed the same as their free act and deed and for the consideration stated therein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year above written.

My term expires July 20th, 2027.

Notary Public

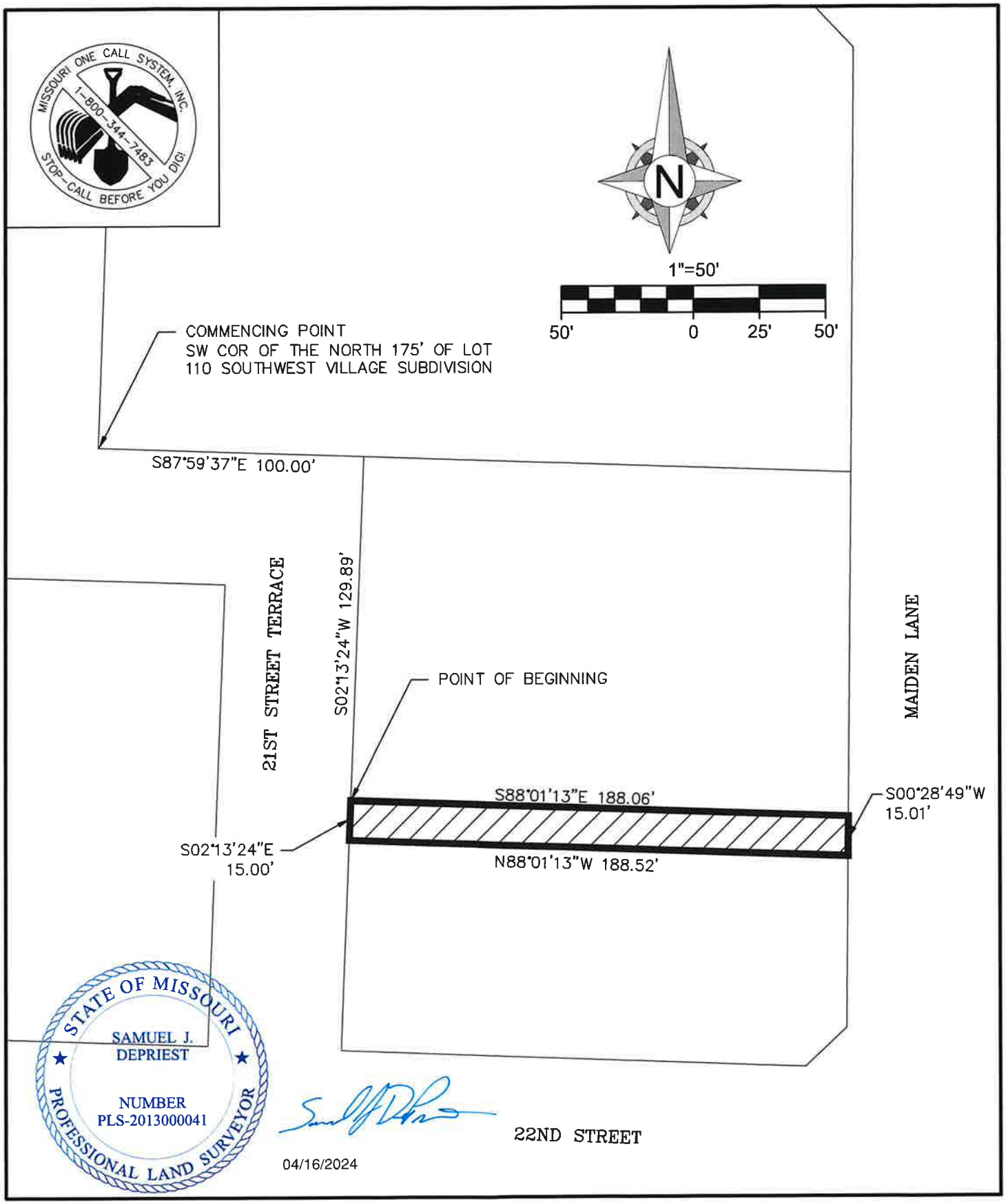
RYAN THOMAS KELLY
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 23246339
My Commission Expires Jul 20, 2027

EXHIBIT A

All that part of Lot 110, of Southwest Village Subdivision, a subdivision in the City of Joplin, Jasper County, Missouri being more particularly described as follows: commencing at the southwest corner of the North 175 feet of said Lot 110, thence South 87 degrees 59 minutes 37 seconds East, with the south line of the North 175 feet of said Lot 110, a distance of 100.00 feet to a point on the east right-of-way line of 21st Street Terrace; thence South 02 degrees 13 minutes 24 seconds West, with the east right-of-way line of 21st Street Terrace, a distance of 129.89 feet to the point of beginning; thence South 88 degrees 01 minute 13 seconds East, and no longer with the east right-of-way line of 21st Street Terrace, a distance of 188.06 feet to a point on the west right-of-way line of Maiden Lane; thence South 00 degrees 28 minutes 49 seconds West, with the west right-of-way line of Maiden Lane, a distance of 15.01 feet; thence North 88 degrees 01 minute 13 seconds West, and no longer with the west right-of-way line of Maiden Lane, a distance of 188.52 feet to a point on the east right-of-way line of 21st Street Terrace; thence North 02 degrees 13 minutes 24 seconds East, with the east right-of-way line of 21st Street Terrace, a distance of 15.00 feet to the point of beginning. The above described tract contains 2,824 square feet, or 0.06 acres.



04/17/2024



OWN
Engineering beyond.™
8455 College Boulevard
Overland Park, KS 66210
816.777.0400
COA# 00062

DOLLAR TREE

EXHIBIT B

WEST 22ND STREET AND MAIDEN LANE, JOPLIN, MISSOURI

DRAWN BY: SD
DATE: 04.16.2024
FIELD BY: