

RECEIVED

FEB 17 2017

Planning & Codes Admin

-2017-085

-2017-033

COPY

INGRESS/EGRESS EASEMENT

THIS AGREEMENT, made this 16th day of FEBRUARY, 2017, by and between Raintree Lake Property Owner Association, Inc., **Grantor**, a Corporation organized and existing under the laws of the State of Missouri, and Chad and JoAnn Potter, individuals with a mailing address of 4001 SW Hidden Cove Ct, Jackson County, Lee's Summit, Missouri 64082, **Grantees**.

WITNESSETH, That the **Grantor**, in consideration of the sum of One Dollar (\$1.00) to it paid by the **Grantees**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain and sell, convey and confirm unto said **Grantees**, its successors and assigns, a Permanent Access Easement for use as access to install, construct, maintain and use as a roadway on, over, along, and across the following described tracts of land lying, being and situated in the County of Cass, and the State of Missouri, to wit:

(See Attached, Pages 3 - 5), (It is understood by the parties that, as a matter of law, this is an easement of necessity.)

Grantor agrees not to obstruct or interfere with Grantee's use of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with maintenance or access through said easement, or causing or allowing to be erected, any building or structure on said easement.

Grantor, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

Grantee agrees to maintain driveway and associated easement in perpetuity and that any land disturbance will be returned to a fully restored and mowable condition.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anyway appertaining, unto the said Grantees and unto its successors and assigns forever.

IN WITNESS WHEREOF, **Grantor**, a Corporation which has no seal, has caused these presents to be signed by its President and attested by its Secretary, this 16 day of February, 2017:

Raintree Lake Property Owners Association, Inc.:

By: [Signature]
Signature

JEFF J SOWINSKI, President
[Printed name and title]

ATTEST:

NO SEAL

[Signature]
Secretary

Jenifer Smith Bolin
Printed name

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Jackson

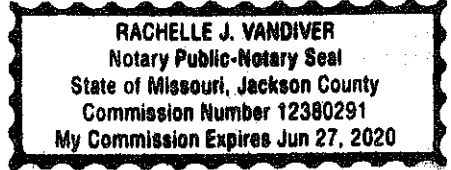
-2017-033

-2017-035

On this 16 day of February, 2017, before me appeared Jeff Sowinski (name), to me personally known, who, being by me duly sworn did say that he or she is the President (position) of Raintree Lake Property Owners Assoc. (name of corporation), and that said instrument was signed on behalf of said corporation by authority of its board of directors, and said Jeff Sowinski (name) acknowledged said instrument to be the free act and deed of said corporation and that said corporation has no corporate seal.

RECEIVED

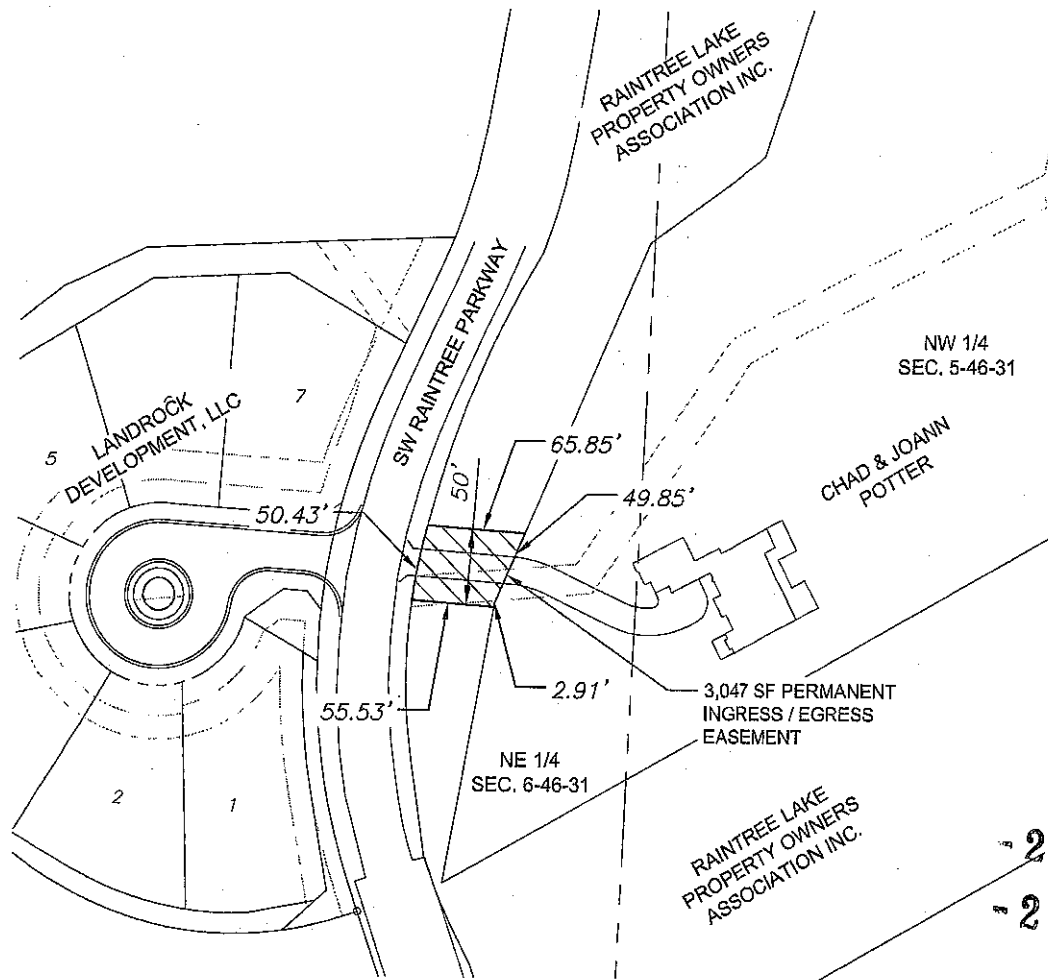
FEB 17 2017



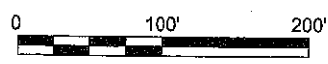
Rachelle J Vandiver
Notary Public Signature

Planning & Codes Admin

COPY



-2017-033
-2017-035



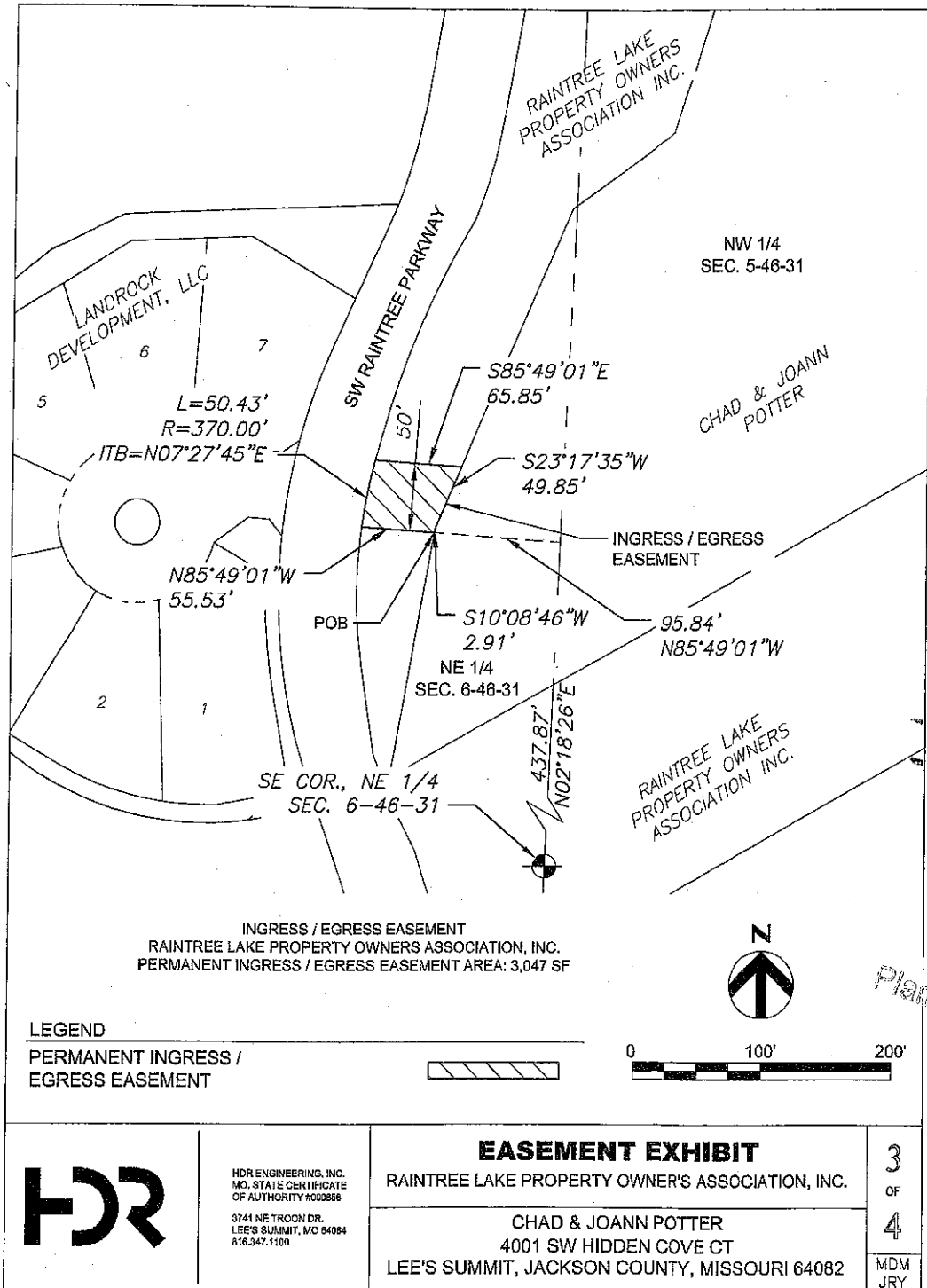
RECEIVED

FEB 17 2017

Planning & Codes Admin


**INGRESS / EGRESS EASEMENT
COORDINATION EXHIBIT**

COPY



2017-033
 2017-035
 RECEIVED
 FEB 17 2017
 Planning & Codes Admin

COPY

| | | | | |
|---|--|---|--|--------------|
|  | HDR ENGINEERING, INC. MO. STATE CERTIFICATE OF AUTHORITY #000856 3741 NE TRICON DR. LEE'S SUMMIT, MO 64084 816.347.1100 | EASEMENT EXHIBIT | | 3 OF 4 |
| | | RAINTREE LAKE PROPERTY OWNER'S ASSOCIATION, INC. | | |
| | | CHAD & JOANN POTTER 4001 SW HIDDEN COVE CT LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64082 | | |

PERMANENT INGRESS / EGRESS EASEMENT:

All that part of the Northeast Quarter of Section 6, Township 46 North, Range 31 West, Cass County, Missouri, more particularly described as follows:

Commencing at the southeast corner the Northeast Quarter of said Section 6; thence N02°18'26"E, along the east line thereof, 437.87 feet; thence departing said east line, N85°49'01"W, 95.84 feet to the Point of Beginning; thence continue N85°49'01"W, 55.53 feet to the east right of way line of Raintree Parkway; thence along said right of way line, northerly on a curve to the right having an initial tangent bearing of N07°27'45"E and a radius of 370.00 feet, an arc distance of 50.43 feet; thence departing said right of way line S85°49'01"E, 65.85 feet; thence S23°17'35"W, 49.85 feet; thence S10°08'46"W, 2.91 feet to the Point of Beginning.


Containing 3,047 square feet, more or less.

-2017-033
-2017-035

RECEIVED

FEB 17 2017

Planning & Codes Admin

| | | | |
|---|---|---|------------|
|  | HDR ENGINEERING, INC. MO. STATE CERTIFICATE OF AUTHORITY #000858 3741 NE TROON DR. LEE'S SUMMIT, MO 64084 816.347.1100 | EASEMENT EXHIBIT | 4 |
| | | RAINTREE LAKE PROPERTY OWNER'S ASSOCIATION, INC. | OF |
| | | CHAD & JOANN POTTER 4001 SW HIDDEN COVE CT LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64082 | 4 |
| | | | MDM JRY |

COPY