

UTILITY EASEMENT

THIS INDENTURE, made on the 8th day of May 2015, by and between Rodney L. Beard and Mary K. Beard, husband and wife, of Vernon County, Missouri, hereafter called **Grantor** and City of Nevada, Missouri, a Home Rule Charter Missouri municipality, hereafter called **Grantee**, whose address is 110 S. Ash, Nevada, Missouri 64772,

WHEREAS, Grantors own the following real estate in the City of Nevada, Missouri:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 31 WEST, IN THE CITY OF NEVADA, MISSOURI, DESCRIBED AS FOLLOWS;

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), THENCE N01°56'59"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N01°56'59"E A DISTANCE OF 662.74 FEET;
THENCE S77°01'53"W A DISTANCE OF 398.52 FEET;
THENCE S87°29'30"W A DISTANCE OF 93.09 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING AND DISTANCE OF S89°19'59"W, 60.20 FEET;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 313.93 FEET;
THENCE N60°54'21"W A DISTANCE OF 137.43 FEET;
THENCE S02°00'29"W A DISTANCE OF 408.75 FEET;
THENCE S88°26'57"E A DISTANCE OF 208.69 FEET;
THENCE S02°00'13"W A DISTANCE OF 208.71 FEET;
THENCE S88°26'57"E A DISTANCE OF 452.26 FEET TO THE POINT OF BEGINNING.**

CONTAINING 8.0 ACRES MORE OR LESS, AND SUBJECT TO THE RESTRICTIONS IN THE PLAT RECORDED AT BOOK 2, PAGE 62 IN THE OFFICE OF THE RECORDER FOR VERNON COUNTY, MISSOURI.

AND WHEREAS, Grantors have relocated a water line and desire to provide the City with adequate right-of-way to maintain and service the relocated line or other utilities.

WITNESSETH, that Grantor, in consideration of the sum of One Dollar and Other Good

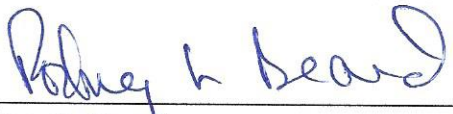
and Valuable Consideration, the receipt and adequacy of which is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL, CONVEY** and **CONFIRM** unto the Grantee and unto its successors and assigns, a utility easement on the following above-described property limited and confined to the following tract:

ALL OF THE WEST FIVE (5) FEET OF THE EAST FIFTEEN (15) FEET OF LOTS 1, 2 AND 3 IN ATLANTIC ESTATES TO THE CITY OF NEVADA, VERNON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

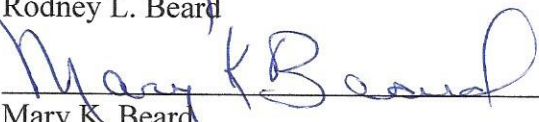
This easement permits the City to construct, operate, inspect, maintain, repair, rebuild, replace, remove and patrol the water line relocated by Grantors and underground appliances necessary in connection therewith, or other public utilities of the City within said easement area. It is understood that this easement expands the original utility easement to permit the maintenance of the required separation between the City's water and wastewater facilities.

TO HAVE AND TO HOLD said easement and rights unto said City of Nevada, Missouri, and unto its successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 08 day of may 2015.



Rodney L. Beard



Mary K. Beard

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss.
COUNTY OF VERNON)

On this 8 day of May 2015, before me a Notary Public in and for Vernon County, Missouri, personally appeared Rodney L. Beard and Mary K. Beard, his wife, to me known to be the Grantors described in and who executed the foregoing instrument and acknowledged that the execution thereof was a free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Vernon County, Missouri, the day and year first above written.





Notary Public, State of Missouri