

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the 1st day of September, 2023, by and between, Keene Court, LLC, a limited liability company of the State of Missouri, Grantor, and the City of Columbia, Missouri, a municipal corporation, Grantee; Grantee's mailing address is: PO Box 6015, Columbia, MO 65205

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the City of Columbia, Missouri, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain water mains, electric light and power transmission lines, sanitary sewer lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to-wit:

A STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, A PORTION OF THE RIGHT OF WAY OF KEENE COURT AS SHOWN IN KEENE ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK 10, PAGE 151 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHERLY RIGHT OF WAY LINE OF KEENE COURT AT THE SOUTHEAST CORNER OF LOT 10 OF SAID KEENE ESTATES PLAT NO. 1; THENCE WITH THE EAST LINE EXTENSION OF SAID LOT 10, S 8°04'40"W, 25.00 FEET TO THE CENTERLINE OF SAID KEENE COURT AND THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 50.00 FEET WIDE AND LYING 25 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 81°55'25"W, 320.40 FEET TO THE END OF THIS DESCRIBED CENTERLINE.

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.


This grant includes the right of the City of Columbia, Missouri, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the City, may endanger the safety of or interfere with the operation and maintenance of said City's facilities; also the right of ingress and egress to and from the

herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this agreement in behalf of said limited liability company.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its authorized member(s) the day and year first above written.

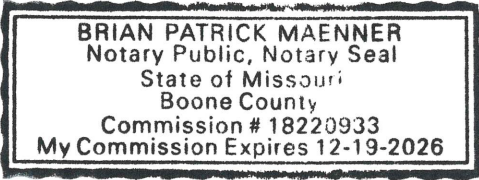
Keene Court, LLC

By:  _____
Jonathan Odle, Member

STATE OF MISSOURI)
)ss.
COUNTY OF BOONE)

On this 1st day of September in the year 2023, before me, a Notary Public in and for said state, personally appeared, Jonathan Odle, who being by me duly sworn, acknowledged that they are the member(s) of Keene Court, LLC, a limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

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



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Notary Public