

TREE PRESERVATION EASEMENT

THIS INDENTURE, made on the ____ day of _____, 2017 (hereinafter referred to as “Effective Date”), by and between Arrowhead 3 LLC, a limited liability company of the State of Missouri, whose mailing address is 6075 Arrowhead Lake Drive South, Columbia, MO 65203, and its successors and assigns (hereinafter referred to as “Grantor”), and the City of Columbia, Missouri, a municipal corporation (hereinafter referred to as “Grantee” or “City”), Grantee’s mailing address Post Office Box 6015, Columbia, MO 65205;

WHEREAS, Grantor is the sole owner in fee simple of certain real property in the City of Columbia, Missouri (hereinafter referred to as “Property”); and

WHEREAS, the Property contains areas defined as climax forest in Section 29-1.11(a) of the Code of Ordinances of the City of Columbia; and

WHEREAS, Grantor wishes to preserve and protect the natural and undisturbed beauty and character of the climax forest areas described herein with a Tree Preservation Easement;

WITNESSETH:

That the Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the City, its successors and assigns, an exclusive easement for the right, privilege, authority to preserve and protect the trees, roots, and area over, under, across, and upon the following described tree preservation areas which are the areas designated “Tree Preservation Easement” on the depiction attached hereto as Exhibit A, owned by Grantor, situated in the County of Boone, State of Missouri, and further described as:

[See attached Exhibit A for easement description.]

(hereinafter referred to as “Easement Area”)

Except as permitted herein, no action of any kind may be undertaken to harm the specific trees listed in **Exhibit B** as of this date (“specified trees”). Grantor will not cut or remove the specified trees within the Easement Area without permission from the City.

Grantor will also restrict and forbid any activity within the Easement Area that will impede the protection and preservation of the specified trees, will not allow the construction or development of any buildings, billboards, structures, or facilities of any kind over, under, across, and upon the Easement Area that will impact the specified trees, and will not take any other action that may harm the specified trees within the Easement Area.

This grant includes the right of the City, its officers, agents, and employees, to enter upon the Easement Area at any time for the purpose of inspecting, exercising, and enforcing any of the rights herein granted, including restoring the Easement Area to its agreed upon nature. City may assess the reasonable costs of restoration against the Property and the Grantor waives all rights to contest those costs. Further, Grantee may enforce the terms of this Easement by any proceeding in law or in equity to restrain violation, to compel compliance, or to recover damages, including attorneys' fees and costs of the enforcement actions. The City may trim, clear or remove, at any time from the Easement Area any tree, brush, structure or obstruction of any kind or character whatsoever installed, constructed or grown upon the Easement Area after the Effective Date without the consent of Grantee which, in the sole reasonable judgment of the City, endangers the safety of or interferes with the operation and maintenance of City facilities or interferes with any other rights granted herein.

Grantee's ingress and egress to and from the Easement Area for the purpose of exercising any of the rights herein granted shall be from the adjacent public right of way or easement.

Grantee is prohibited from constructing or installing any utilities or right of ways within the Easement Area that will reduce the undeveloped climax forest areas to be preserved.

The Grantor covenants, subject to liens and encumbrances of record as of the Effective Date, that it is the owner of the above-described land and has the right and authority to make and execute this Tree Preservation Easement.

This Tree Preservation Easement does not convey a right to the public to use the Easement Area nor does it convey any right of possession in the Easement Area to the public or the Grantee. Access by the Grantee to the Easement Property is limited to access necessary for purposes of inspection, preservation, and enforcement as specified herein.

This Tree Preservation Easement runs with the land and is binding on the Grantor, its successors and assigns, and inures to the benefit of the Grantee, its successors and assigns.

[SIGNATURE PAGE FOLLOWS]

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

GRANTOR:

ARROWHEAD 3 LLC

By: _____

Printed Name

Title: _____

STATE OF)
)ss.
COUNTY OF)

On this ____ day of _____, 2017, before me, a Notary Public in and for said state, personally appeared _____ who being by me duly sworn, acknowledged that they are a/an _____ of Arrowhead 3 LLC, a Missouri limited liability company, and that they executed the foregoing instrument on 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.

By: _____
Notary Public

My commission expires: _____.

EXHIBIT A

Legal Description of Property

EXHIBIT B

Description and Location of the Protected Trees: