

Easement No. 1, Runabout Water Project Name: MCM Development Address: 84 Oak Bend Road, Kaiser, MO 65047 TEL: Joe McDevitt 573-480-0117 Connection Address: Vacant Lot, TBD
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UTILITY EASEMENT

City of Osage Beach of Camden, Missouri

THIS EASEMENT made and entered into this _____ day of _____, 2025, by and between, **MCM DEVELOPMENT, LLC, A Missouri Limited Liability Company**, whose address is **84 Oak Bend Road, Kaiser, MO 65047 (Grantor)**, and **City of Osage Beach**, whose address is: **City of Osage Beach, Attn. City Clerk, 1000 City Parkway, Missouri 65065 (Grantee)**.

WHEREAS, Grantor owns land in Camden County, MO., with the following property description: Book 896, Page 970.

A tract of land being as described in Bk. 268, Pg. 90 and Bk. 323, Page 270, Camden County Records, Camden County, Missouri, being a part of the Southwest quarter of the Northeast quarter and that part of the East half. of the Northwest quarter of Section 28, Township 39 North, Range 16 West, more particularly described as follows: Beginning at an existing angle iron at the northeast corner of the Southeast quarter of the Northwest quarter of Section 28, Township 39 North, Range 16 West, Camden County, Missouri; thence South 87 degrees 40 minutes 37 seconds East, 542.00 ft. (South 88 degrees 14 minutes East, 542.1 ft., Deed) to the west right-of-way of U.S. Hwy. 54; thence along said west right-of-way the following courses: thence South 09 degrees 00 minutes 19 seconds West, 202.25 ft. (South 09 degrees 23 minutes 19 seconds West, 201.53 ft., Deed) to an existing right-of-way marker at Sta. 407+83.08; thence South 22 degrees 45 minutes 59 seconds West, 287.17 ft. (South 22 degrees 01 minutes West, 284.3 ft., Deed) to PC Sta. 410+70.48; thence along a curve to the right, said curve having a radius of 2784.24 ft. and an arc length of 309.38 ft. to Sta. 413+88.54 (413+89.61 ah.); thence South 20 degrees 43 minutes 31 seconds West, 137.84 ft. (South 20 degrees 12 minutes West, 137.5 ft., Deed) to Sta. 415+26; thence South 29 degrees 00 minutes 19 seconds West, 123.02 ft. to the intersection of said right-of-way and the northerly right-of-way of Runabout Road (40 ft. R/W); thence said northerly right-of-way of Runabout Road the following courses: thence North 71 degrees 55 minutes 03 seconds West, 58.05 ft.; thence South 76 degrees 15 minutes 48 seconds West, 20.21 ft.; thence along a curve to the left, said curve having a radius of 145.00 ft. and an arc length of 74.42 ft.; thence South 58 degrees 34 minutes 01 seconds West, 73.19 ft.; thence South 54 degrees 42 minutes 53 seconds West, 71.58 ft.; thence along a curve to the right, said curve having a radius of 720.12 ft. and an arc length of 250.42 ft.; thence South 74 degrees 38 minutes 21 seconds West, 32.74 ft.; thence along a curve to the right, said curve having a

radius of 185.84 ft. and an arc length of 137.78 ft.; thence North 62 degrees 52 minutes 58 seconds West, 47.42 ft.; thence along a curve to the right, said curve having a radius of 260.76 ft. and an arc length 127.43 ft.; thence North 34 degrees 52 minutes 59 seconds West, 53.54 ft.; thence along a curve to the left, said curve having a radius of 412.50 ft and an arc length of 123.10 ft. to the intersection of said northerly right-of-way and the east line of a tract as described in Bk. 866, Pg. 117; thence along said east line North 31 degrees 42 minutes 05 seconds East, 168.70 ft. to existing #4 Bar & Cap (LC#151); thence along the north lines of said tract as described in Bk. 866, Pg. 117, Bk. 744, Pg. 446, and Bk. 744, Pg. 446, the following courses: thence North 55 degree 21 minutes 51 seconds West, 249.97 ft. (North 58 degrees 56 minutes West, Deed); thence North 56 degrees 40 minutes 34 seconds West, 249.85 ft. (North 60 degrees 13 minutes West, 249.94 ft., Deed) to an existing #4 Bar & Cap (LC#151); thence North 55 degrees 43 minutes 45 seconds West (North 59 degrees 19 minutes West, Deed), 339.76 ft. to the West Line of the Southeast quarter of the Northwest quarter of said Section 28; thence along said West Line North 02 degrees 52 minutes 35 seconds East, 977.20 ft. (North 02 degrees 08 minutes East, 976.8 ft., Deed) to an existing 3/8" I. P. at the northwest corner of the said South half of the Northeast quarter of the Northwest quarter; thence North 89 degrees 33 minutes 34 seconds East, 1313.33 ft. (North 89 degrees 03 minutes East, 1318.4 ft., Deed) to and existing 3/8" I.P. at the northwest corner of the South half of the Northeast quarter of the Northwest quarter; thence South 00 degrees 05 minutes 24 seconds West, 648.46 ft. (South 00 degrees 27 minutes East, 648.5 ft., Deed) to the point of beginning. Subject to the right-of-way of U.S. Hwy. 54 and Runabout Road, and any easements of records.

Witnesseth, that the **Grantor**, in consideration of Good and Valuable Consideration the receipt and adequacy of which is hereby acknowledged, **Grantor** does hereby **Grant, Bargain, Sell and Convey** unto the said **Grantee**, a **Perpetual Non-Exclusive Easement** for the purpose of installing and/or maintaining [utility structures and appurtenances thereto (including but not limited to water, sewer, and electric services)] OR [drainage structures and appurtenances thereto, and alter the lands within the easement for the purpose of drainage, storing, redirecting, detaining, and transferring water over, under, and upon the easement area as required to provide drainage as necessary] on, over, and under the following described lands laying in CAMDEN COUNTY, MISSOURI, to-wit:

(See Exhibit A attached hereto and incorporated herein by reference)

together with a temporary construction easement as shown to be used for the initial installation of the above-described infrastructure located on either or both sides of the perpetual non-exclusive easement. Upon termination or one year of completion of the above-described work, the temporary construction easement shall cease to exist.

Such Easement shall include the right of ingress to and egress to such Easement from the most convenient right-of-way or other lawful access and the right of traveling over said Easement for the purpose of gaining ingress to and egress from rights-of-way or easements owned by the **Grantee** adjacent to the ends thereof for the purpose of doing anything necessary or convenient for the enjoyment of the Easement.

Grantor agrees that it will not erect any building or structure or create or permit any hazard or obstruction of any kind which **Grantee** deems to interfere with the surveying, staking, construction, reconstruction, erection, placement, retention, operation, maintenance, inspection, repair, replacement, addition to and relocation of the **Grantee's** facilities. **Grantee** may remove any

Notary Public, State of Missouri



Alpha Engineering & Surveying, LLC

3048 Hwy. 52
Eldon, MO 65026
(573) 392-3312

1037 Osage Beach Rd.
Osage Beach, MO 65065
(573) 348-5552

Civil & Structural Engineering Land Surveying Environmental Materials Testing

LEGAL DESCRIPTION FOR:

10' Wide Water Line Easement 1

SECTION: 28
TOWNSHIP: 39
RANGE: 16
COUNTY: Camden
DATE: 10/4/24

A 10 foot wide water line easement lying in part of Section 28, Township 39 North, Range 16 West, Camden County, Missouri, more particularly described as follows:

" Commencing at the northwest corner of Lot 6A of "Amended Plat of Hilton's Landing Subdivision" being on the south right-of-way of 40 foot wide Runabout Drive, run North 59 degrees 27 minutes 25 seconds East a distance of 41.61 feet to a point on the northern right-of-way of said Runabout Drive being the POINT OF BEGINNING; thence departing the said right-of-way and run along the common line between a tract of land recorded in Book 898, page 683 and a tract of land recorded in Book 896, page 970 in the Camden County Recorder's Office, North 31 degrees 42 minutes 52 seconds East (Deed Book 898, page 683 = North 28 degrees 08 minutes East) and (Deed Book 896, page 970 = North 31 degrees 42 minutes 05 seconds East) a distance of 10.21 feet; thence departing the said common line and run 10 feet off of and parallel to the northern right-of-way of said Runabout Drive the following six (6) bearings and distances: (1) South 46 degrees 30 minutes 36 seconds East a distance of 94.26 feet, (2) South 37 degrees 44 minutes 58 seconds East a distance of 43.93 feet, (3) South 37 degrees 43 minutes 35 seconds East a distance of 91.89 feet, (4) South 56 degrees 07 minutes 15 seconds East a distance of 85.41 feet, (5) South 70 degrees 47 minutes 33 seconds East a distance of 84.85 feet and (6) North 89 degrees 36 minutes 05 seconds East a distance of 83.19 feet; thence South 09 degrees 33 minutes 54 seconds East a distance of 10.13 feet to a point on the said northern right-of-way; thence run along and with the said right-of-way the following six (6) bearings and distances: (1) South 89 degrees 36 minutes 05 seconds West a distance of 86.53 feet, (2) North 70 degrees 47 minutes 33 seconds West a distance of 87.87 feet, (3) North 56 degrees 07 minutes 15 seconds West a distance of 88.31 feet, (4) North 37 degrees 43 minutes 35 seconds West a distance of 93.51 feet, (5) North 37 degrees 44 minutes 58 seconds West a distance of 43.16 feet and (6) North 46 degrees 30 minutes 36 seconds West a distance of 91.41 feet, returning to the Point of Beginning."

Subject to any right-of-ways, restrictions, reservations, condition easements and exceptions of record.

Ricky L. Wilson
MO REG. LS NO. #2638

