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Book: 459 Page: 4770

Instr #: 2023004909

Pages: 5

Fee: \$33.00 E 20230004388



Denise Massie  
Recorder of Deeds

CITY OF MOUNT VERNON

**RECORDER OF DEEDS CERTIFICATE  
EXEMPT DOCUMENT**

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

This page has been added as the first page of your document

Do not remove this page

**AN ORDINANCE AUTHORIZING THE CITY OF MOUNT VERNON TO ENTER INTO AN AGREEMENT WITH DAN CLINE TRANSPORT, INC., AUTHORIZING A 20 FOOT TEMPORARY CONSTRUCTION EASEMENT AND A 10 FOOT SANITARY SEWER EASEMENT**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MOUNT VERNON AS FOLLOWS:

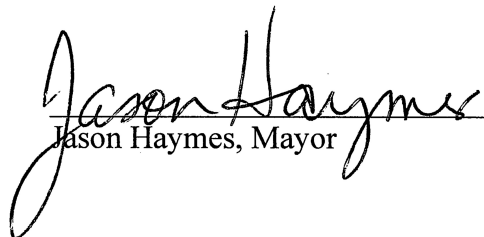
SECTION ONE: That the City of Mount Vernon, Missouri is a Municipal Corporation and is hereby authorized to enter into 20 Foot Temporary Construction Easement and 10 Foot Sanitary Sewer easement Dedication Agreement from Dan Cline Transport Inc., a copy of said easement and dedication being marked as "Exhibit A," attached here to and incorporated as if set out in full.

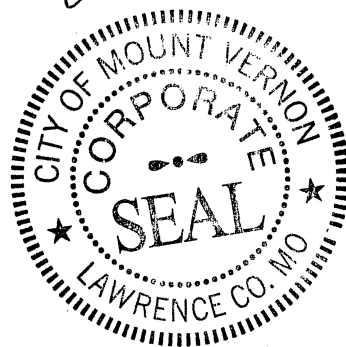
SECTION TWO: That this ordinance is declared to be in the best interests of the health and welfare of the citizens of Mount Vernon, Missouri, and shall become effective and in force and effect from and after the date of its passage and approval.

Read two times, by the Board of Aldermen of the City of Mount Vernon, Missouri and passed and approved on its second and final reading, by a majority of the members elected to the Board of Alderman of the City of Mount Vernon, Missouri on this 10<sup>th</sup> day of October 2023, the ayes and nays having been entered upon the journal of the minutes of said meeting by the Mount Vernon City Clerk.

ATTEST:

  
Shari Weldy, Interim City Clerk

  
Jason Haymes, Mayor



EASEMENT SURVEY PART OF:  
 LOTS 17, 18, & 19  
 NORTHWEST INDUSTRIAL PARK  
 IN THE CITY OF MOUNT VERNON  
 LAWRENCE COUNTY, MISSOURI

# Exhibit

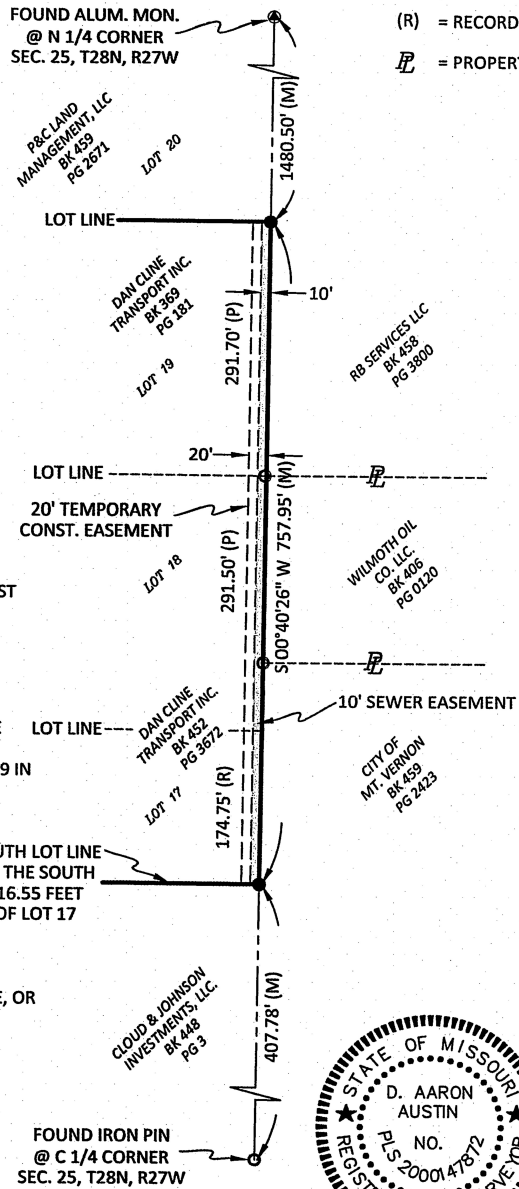
A

## LEGEND

- = FOUND IRON PIN
- = FOUND ALUM. MON.
- = SET 1/2" X 18" IRON PIN
- (P) = PLAT
- (M) = MEASURED
- (R) = RECORD
- = PROPERTY LINE



BEARINGS ARE BASED UPON  
 GRID NORTH, MISSOURI  
 COORDINATE SYSTEM OF 1983,  
 WEST ZONE.



**10 FOOT SEWER EASEMENT:**

A TEN (10) FOOT SEWER EASEMENT OVER THE EAST 10 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 17, EXCEPT THE SOUTH 116.55 FEET THEREOF AND LOT 18 AND ALL OF LOT 19 IN THE NORTHWEST INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF MT. VERNON, LAWRENCE COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF.

**20 FOOT TEMPORARY CONSTRUCTION EASEMENT:**

A TWENTY (20) FOOT TEMPORARY CONSTRUCTION EASEMENT OVER THE EAST 20 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 17, EXCEPT THE SOUTH 116.55 FEET THEREOF AND LOT 18 AND ALL OF LOT 19 IN THE NORTHWEST INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF MT. VERNON, LAWRENCE COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF.

**SOURCE DEED'S:**

BOOK 369, PAGE 181  
 BOOK 452, PAGE 3672

**NOTES:**

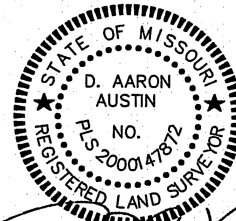
SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE.

**FLOOD NOTE:**

PART OF THIS PROPERTY FALLS IN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP AS PER COMMUNITY-PANEL NUMBER 29109C0302D, EFFECTIVE DATE 8/2/2012.

**SURVEYOR'S CERTIFICATION:**

I, D. AARON AUSTIN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY ON THE LAND HEREIN DESCRIBED AND HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



D. AARON AUSTIN PLS 2000147872

9-20-23

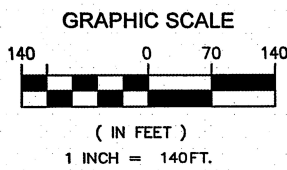
CERTIFICATE OF AUTHORITY LICENSE NUMBER 2011000156 EXPIRATION DECEMBER 31, 2023

OFFICE (417)-471-1628  
 FAX (866)-542-7001

## AUSTIN LAND SURVEYING, LLC

www.austinlandsurveying.com

P.O. BOX 66  
 HALLTOWN, MO 65664



SURVEY CERTIFIED TO:

CITY OF MOUNT VERNON

SURVEY PART OF:

LOTS 17, 18 & 19  
 NORTHWEST INDUSTRIAL PARK,  
 IN THE CITY OF MT. VERNON  
 LAWRENCE COUNTY, MISSOURI

SCALE

1"=140'

DATE

09/20/2023

REVISED

DWN BY

DAA/AJH

CLASS OF PROPERTY

RURAL

FIELD WORK BY

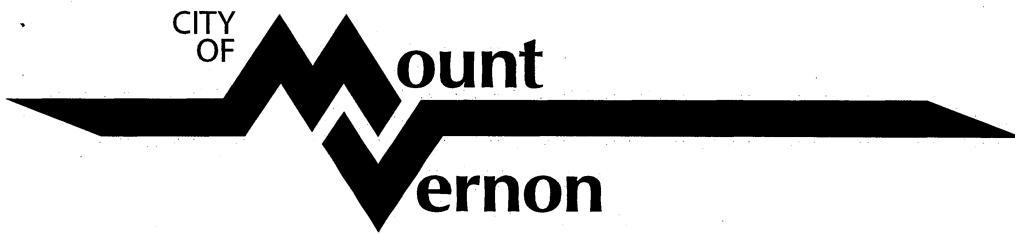
JBF

FIELD RECORD

23217.ASC

JOB NO.

23217



P.O. Box 70 • 109 N. Hickory Street  
Mount Vernon, Mo. 65712  
Phone 417-466-2122

**RIGHT-OF-WAY  
FOR GENERAL UTILITY EASEMENT**

09/25/2023  
Dan Cline Transport Inc.  
501 Sate Dr  
Mount Vernon, MO 65712

Hereinafter referred to as "Grantors",

grant and convey unto

**CITY OF MOUNT VERNON**, PO Box 70, Mount Vernon, Missouri 65712  
a body politic and corporate, hereinafter referred to as "Grantee",

in consideration of one dollar (\$1.00) and other good and valuable considerations paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby grant, bargain, sell, transfer, and convey unto Grantee, its successors and assigns, a permanent and perpetual easement with the right to survey, erect, construct, install, lay, and thereafter use, operate inspect, repair, maintain, replace, and remove, any and all utilities, hereinafter referred to as "Facilities", over, across, and through Grantors' real property situated in the County of Lawrence and State of Missouri,  
*to-wit:*

10 Foot Sewer Easement:

A ten (10) foot sewer easement over the east 10 feet of the following described tract of land: Lot 17, Except the South 116.55 feet thereof and Lot 18 and all of 19 in the Northwest Industrial Park, a subdivision in the City of Mt. verson, Lawrence County, Missouri, as per the recorded plat thereof.

20 Foot Temporary Construction Easement:

A twenty (20) foot temporary construction easement over the East 20 feet of the following described tract of land: Lot 17, Except the South 116.55 feet thereof and Lot 18 and all of Lot 19 in the Northwest Industrial Park, a subdivision in the City of Mt. verson, Lawrence County, Missouri, as per the recorded plat thereof

together with the right of ingress to and egress from the adjacent lands of Grantors, their heirs, successors and assigns, for the purposes of this easement, *to-wit:*

Said Permanent Easement shall be within the above-described property and is described on Exhibit "Austin Land Surveying, LLC, Easement Survey Part of Lots 17, 18, &19, Job No. 23217 (also Known as Exhibit A)"

It is agreed that the consideration herein stated shall be full consideration due to Grantors, its successors and assigns, from said Grantee for going upon said lands and installing said Facilities, and that said Grantee shall be liable for such damages to pasture, trees, shrubs, lawns, fences, crops and other improvements as may incur in the original construction of said Facilities or that may result in the future by virtue of the same being located upon the real property herein described.

Grantee covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of Grantors, its successors and assigns. Grantors reserve the right to use and enjoy its interest in the perpetual easement area insofar as the exercise thereof does not endanger or interfere with the construction, operation and maintenance of said Facilities.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of Grantee, its successors and assigns.

IN WITNESS WHEREOF, the said GRANTORS has caused these presents to be executed this

2nd day of October, 2023.

By *Dan Cline*  
Dan Cline Transport Inc.

Attest:

\_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF MISSOURI

SS.

COUNTY OF LAWRENCE

On this 2nd day of October, 2023, before me personally appeared

Dan Cline, to me personally known, who

being by me duly sworn, did say that he/she is the Owner (title) of Dan Cline Transport Inc. (Name of Company), a Missouri limited liability company, and the instrument was signed and sealed in behalf of said company and acknowledged said instrument to be the free act and deed of said company. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

*Murayma Flores*  
Notary Public

My commission expires 4-03-2026.

