

Document #:20240306

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3/12/2024 at 9:36:11 AM

Total Fees: \$30.00

Book: 557 Page: 477-479

Pages: 3

Connie R. Reed
Iron County Recorder

By: *Connie Reed*



EASEMENT FOR WATER PIPE AND INGRESS AND EGRESS

KNOW ALL MEN BY THESE PRESENTS, on this 11th day of March, 2024, that the **City of Ironton, Missouri ("Grantor")**, with a mailing address of 123 N. Main Street, Ironton, MO 63650, owner of a tract of land being part of Section 1, Township 33 North, Range 3 East of the 5th Principal Meridian, in the City of Ironton, Iron County, Missouri, having acquired title to said tract of land by deed recorded in Book 541, Page 443 of the Iron County Records, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the **Missouri-American Water Company ("Grantee")**, a Missouri corporation with offices located at 727 Craig Road, St. Louis, Missouri, 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents grant, sell, convey, and confirm, unto Grantee, its successors and assigns, the right and easement for ingress, egress, access, use, maintenance, additions, and any other rights related to the operation of an existing intake structure on the dam of Shepherd Mountain Lake and the pipe being used to transfer water from the intake structure to the water treatment plant; said easement also allows the right to own, use, maintain and replace an existing pipe or construct additional pipes as the need arises, from the intake structure to the water treatment plant. Said easement is shown in gray on the attached "**Easement Plat**," marked **Exhibit A**, which is initialed by the undersigned and made a part hereof, together with the right to use commercially reasonable additional space adjacent to the above-described easement as may be required during the period of construction and maintenance, including the ability and right of ingress and egress. Grantee shall also have the right to clear and keep clear brush, trees, shrubbery, roots, and other obstructions of which, in Grantees' judgment, may interfere with the safe, proper, and expeditious laying, construction, maintenance, alteration, inspection, repair, replacement, protection, relocation, operation and removal of water pipes, water service lines and appurtenant facilities.

The Grantee shall have the right of twenty-four (24) hours, seven (7) days per week, every day of the year for ingress/egress purposes over the Easement for access to Grantee's facilities. In addition, Grantee has the right to construct, maintain and replace a gravel and/or paved road on said Easement. Grantee shall also have the right of access, use, maintenance, addition, and any other rights related to the operation, maintenance, repair or replacing the existing intake structure on the dam of Shepherd Mountain Lake and the pipe or pipes used to transfer water from the intake structure to the water treatment plant.

; Grantee, its successors, and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above-described property for all proper purposes connected with the installation, use, maintenance, and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers. If the water pipe to which the service line connection of the Grantor is abandoned the service line and connection will be relocated to another water pipe as directed by Grantee.

Grantor agrees not to obstruct or interfere with the normal use or maintenance of such pipe line or lines and any connections to the pipe line. Grantor also agrees not to erect or cause to be erected

any building or structure within the easement area and shall not add or remove any fill or ground cover in the easement area without the prior written approval of Grantee.

Grantor warrant and will defend the title to said easement during its existence with the Grantee for its use and benefit against all parties whomsoever.

This easement is accepted by the Grantee with the understanding and on the condition that whenever it shall make any excavations in the above-described property the Grantee shall restore the ground as nearly as practicable to its former condition.

This easement is one part of the transaction identified in that certain Agreement for the Purchase of Water and Wastewater System, dated February 15, 2023.

IN WITNESS WHEREOF, this instrument has been executed as of the day and year first above written.

CITY OF IRONTON

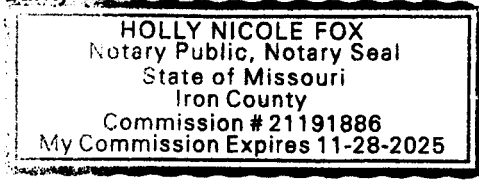
BY: *Jeff Stinson*
Jeff Stinson, Mayor

Attest: *Melanie Crocker*
Melanie Crocker, City Clerk

STATE OF MISSOURI)
) SS
COUNTY OF IRON)

On this 11th day of March, 2024 before me, a Notary Public in and for said County and State, personally appeared Jeff Stinson, Mayor of the City of Ironton, Missouri, to me known to be the person described in, and who executed the foregoing deed and that said deed was signed in behalf of the City of Ironton, Missouri by authority of Ordinance No. 707 passed on February 13, 2023.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



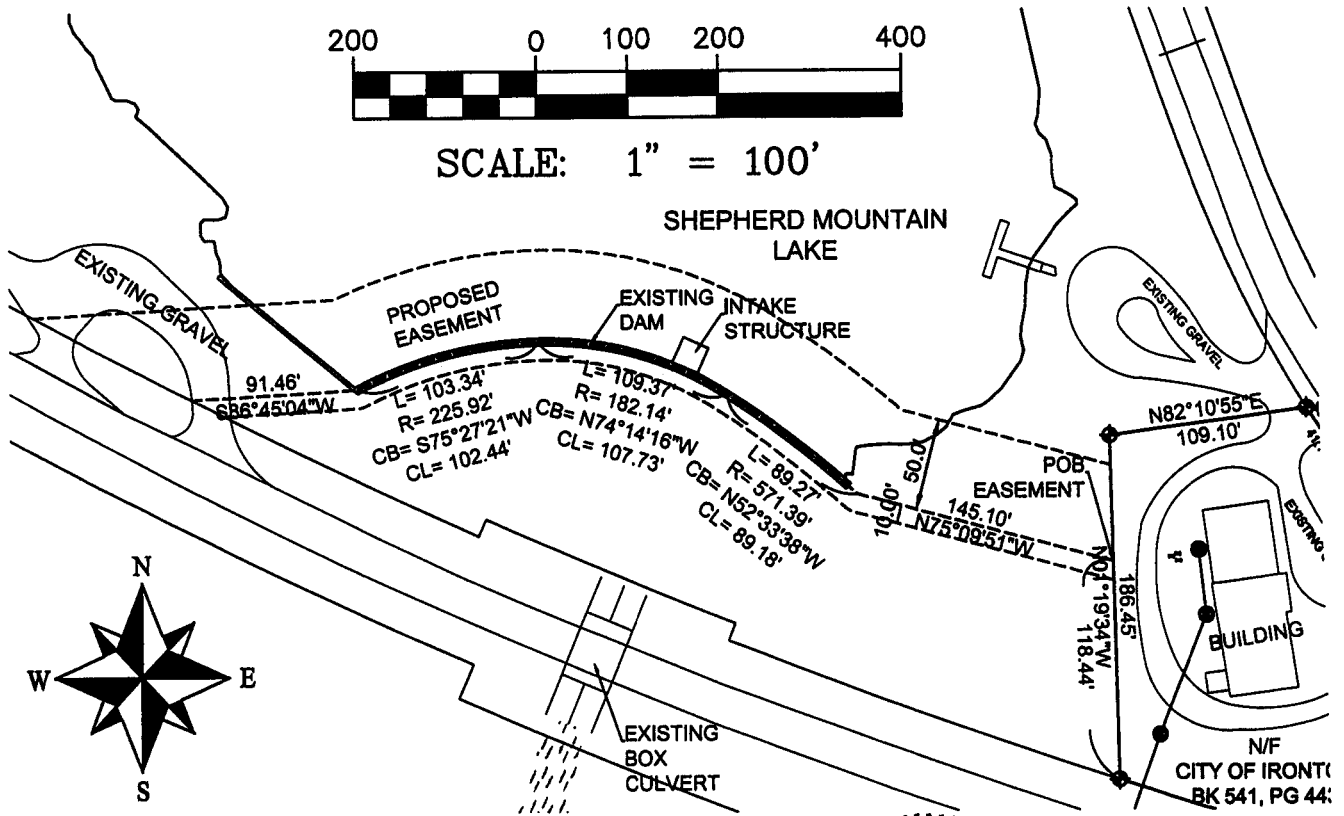
Holly Nicole Fox
Notary Public

My Commission Expires: 11/28/2025

EASEMENT EXHIBIT #1 CITY OF IRONTON, MISSOURI TO MISSOURI AMERICAN WATER

PROPOSED EASEMENT:

AN EASEMENT FOR ACCESS, USE, MAINTENANCE, ADDITION, AND ANY OTHER RIGHTS RELATED TO THE OPERATION OF AN EXISTING INTAKE STRUCTURE ON THE DAM OF SHEPHERD MOUNTAIN LAKE AND THE PIPE BEING USED TO TRANSFER WATER FROM THE INTAKE STRUCTURE TO THE WATER TREATMENT PLANT; SAID EASEMENT ALSO ALLOWS THE RIGHT TO OWN, USE, MAINTAIN, AND REPLACE AN EXISTING PIPE, OR CONSTRUCT ADDITIONAL PIPES AS THE NEED ARISES, FROM THE INTAKE STRUCTURE TO THE WATER TREATMENT PLANT. SAID EASEMENT IS LYING IN PART OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF IRONTON, IN IRON COUNTY, MISSOURI. THE EASEMENT DESCRIBED HEREIN EXTENDS 10 FEET SOUTH AND PARALLEL, AND 50 FEET NORTH AND PARALLEL FROM A BASELINE DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 02°05'52" WEST, 3114.56 FEET TO A SET IRON ROD AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF IRON COUNTY ROAD 103 AND THE NORTH RIGHT-OF-WAY OF MISSOURI HIGHWAY "M"; THENCE ALONG THE NORTH RIGHT-OF-WAY OF MISSOURI HIGHWAY "M" ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 3546.10 FEET, AN ARC DISTANCE OF 318.74 FEET (CHORD BEARS NORTH 74°44'02" WEST, 318.63 FEET) TO A SET IRON ROD; THENCE LEAVING THE NORTH RIGHT-OF-WAY OF MISSOURI HIGHWAY "M" PROCEED NORTH 01°19'34" WEST, 118.44 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE ALONG THE BASELINE OF THE HEREIN DESCRIBED EASEMENT NORTH 75°09'51" WEST, 145.10 FEET TO A POINT; THENCE FOLLOWING THE CENTER OF AN EXISTING DAM ALONG A NON-TANGENTIAL ARC TO THE LEFT WITH A RADIUS OF 571.39 FEET, AN ARC DISTANCE OF 89.27 FEET (CHORD BEARS NORTH 52°33'38" WEST, 89.18 FEET); THENCE CONTINUE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 182.14 FEET, AN ARC DISTANCE OF 109.37 FEET (CHORD BEARS NORTH 74°14'16" WEST, 107.73 FEET); THENCE CONTINUE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 225.92 FEET, AN ARC LENGTH OF 103.34 FEET (CHORD BEARS SOUTH 75°27'21" WEST, 102.44 FEET); THENCE LEAVING THE CENTER-LINE OF THE DAM PROCEED SOUTH 86°45'04" WEST, 91.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY "M" AND TERMINATION OF EASEMENT. THE SIDELINES OF THIS EASEMENT SHALL TERMINATE AT THE INTERSECTION OF THE DOMINANT PROPERTY TO THE EAST AND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY "M" ON THE WEST. CONTAINING 0.72 ACRES (31,361 SQUARE FEET), MORE OR LESS.



**TAYLOR
 ENGINEERING**

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 www.taylorengineeringllc.com

VOLKERT, INC
 401 S 18TH ST
 SUITE 250
 ST. LOUIS, MO 63103

CERTIFICATE OF AUTHORITY
 PROFESSIONAL LAND SURVEYING
 NO. 2000148114 EXP: DEC 31, 2024
 ISSUE DATE: 12/11/2023



FIELD CREW: CP/RK
CALC. BY: CC/MS
DRAWN BY: LAW
SCALE: 1" = 100'
PROJECT #: 23077-1E