

Recorded in Clay County, Missouri



Recording Date/Time: 01/12/2026 at 01:54:07 PM

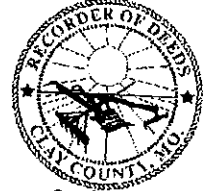
Book: 10087 Page: 116

Instr #: 2026000917

Pages: 3

Fee: \$30.00 S

JULIA WORSTER



Sandra Brock
Recorder of Deeds

RECORDER OF DEEDS COVER PAGE

DOCUMENT TITLE:	Shared Driveway Easement
DOCUMENT DATE:	1/12/2026
GRANTOR'S NAME'S:	Julia A. Worster <i>WIDOW</i>
GRANTEE'S NAME'S:	Julia A. Worster
LEGAL DESCRIPTION:	See Page <u>1</u>

Shared Driveway Easement

(Ingress, Egress and Access)

This Shared Driveway Easement is made this 12th day of January, 2026, by Julia A. Worster (herein collectively "Grantor" and "Grantee")

Witnesseth:

Whereas, Grantor is owner of the following described real estate (hereinafter "Lot 1 & 2 of The Meadow") situated in Clay County, Missouri, to-wit:

Lot 1 & 2 of The Meadow, a subdivision of land in Clay County Missouri.

Whereas, Grantor is also owner of the following described real estate (hereinafter "Lot 2") situated in Clay County, Missouri

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER AS MONUMENTED BY AN EXISTING 3/8" IRON BAR; THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1310.46 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER AS MONUMENTED BY AN EXISTING 1/2" IRON BAR; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1029.53 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 9752 AT PAGE 115 BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 12 SECONDS WEST ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 60.05 FEET TO A LINE LYING 60.00' SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 9752 AT PAGE 115; THENCE SOUTH 87 DEGREES 47 MINUTES 12 SECONDS WEST ALONG SAID LINE LYING 60.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 9752 AT PAGE 115, A DISTANCE OF 208.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MOUNT OLIVET ROAD; THENCE NORTH 22 DEGREES 14 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 63.86 FEET TO THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 9752 AT PAGE 115; THENCE NORTH 87 DEGREES 47 MINUTES 12 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 233.20 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES, MORE OR LESS.

Whereas, the Grantor desires to dedicate, for the benefit of Lots 1 & 2 of The Meadow an Easement and Driveway across Lot 1 & Lot 2 which Easement and Driveway is generally depicted on the recorded plat of "The Meadow"

Whereas, the Driveway provides vehicular and other access to and from Lot's 1 and 2, to the following publicly dedicated right of way or street, to wit: Mt. Olivet Rd.

Now Therefore, in consideration of the premises, it is agreed by the parties as follows:

1. **Dedication of Easement.** Grantors, for themselves and for the heirs, successors and assigns of Grantors with respect to Lots 1 & 2 hereby dedicates the Easement and Driveway as a perpetual easement for vehicular and pedestrian ingress and egress to Lots 1 & 2 from the aforesaid publicly dedicated right of way or street. Grantors' concurrent ownership of both the dominant estate and the servient estate shall not constitute a merger of estates.

2. **Maintenance/Repair of Driveway.** The costs of maintaining and repairing the Driveway (including snow and ice removal, if feasible) to the extent it shall be **shared equally** by the Owners of

Lot 1 and Lot 2. The costs of maintaining and repairing the Driveway (including snow and ice removal, if feasible) to the extent it is on Lots 1 & 2 shall be borne by the Owner of Lot 1 & Lot 2. However, should any such maintenance and repair result from the negligence or intentional misconduct of the owner of either Lot 1 or Lot 2 (or an invitee of such owner), then the owner whose negligence or intentional misconduct gives rise to the necessity for repair or maintenance shall bear the cost of repair and maintenance in such instance, to the extent of such party's relative degree of fault.

3. **No Obstruction.** None of the Grantors or Grantees shall obstruct or suffer obstruction of the Driveway at any time whether by parking of cars thereon or otherwise.

4. **Binding Effect.** The easement herein dedicated and reserved shall run with Lot 1, and Lot 2, and shall inure to and be binding upon the successors in title of the respective parties.

In Witness Whereof, the parties have herein below set their hands and seals the day and year above written.

Julia A. Worster 1-12-2026
NAME DATE
JULIA A. WORSTER

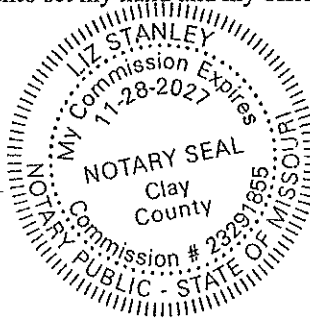
Missouri Acknowledgment

State of Missouri)
County of Clay)
On this 17 day of January, 2026, before me, Liz Stanley
a Notary Public in and for said state, personally appeared Julia Worster, known to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for
the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and my official seal.

My Commission Expires:

11-28-27



Liz Stanley
Notary Public