

ADDENDUM NO. 2



TO: All Holders of Plans and Contract Documents for City of Monett,
OOOS(628) Chapell Dr over BNSF Railroad,
Bridge # 2870013

ISSUED: 07/13/2026

Name of Bidder

Receipt Acknowledged By

This Addendum is hereby made a part of the Contract Documents to the same extent as if it were originally included herein. This Addendum shall be inserted in the Contract Documents and submitted with the Bid, and includes the following items:

CONTRACT DOCUMENTS:

- Page 11 – Itemized Proposal
 - Revision to Itemized Proposal
 - Revision of Item No. 502-11.08, Concrete Pavement (8" Non-Reinforced)
 - Revised Item No. to 502-13.08
 - Revised Item Description to Concrete Pavement (8 In. Non-Reinforced, 15 ft. Joints)
 - Revised Quantity to 3544.0
 - Addition of Item No. 502-11.08, Concrete Pavement (8 In. Non-Reinforced, 15 ft. Joints) (Base Widening), SY, 1415.4
 - Addition of Item No. 504-10.00, Concrete Approach Pavement, SY, 1071.0
 - Addition of Item No. 603-99.02, Waterline Dips, EACH, 3
 - Addition of Item No. 606-10.10, Guardrail Type A, LF, 1163
 - Addition of Item No. 606-23.00A, Transition Section, 6.5 ft Posts, EACH, 4
 - Addition of Item No. 606-30.15, Type A Crashworthy End Terminal, EACH, 4
 - Revision of Item No. 611-30.20, Furnishing Type 2 Rock Blanket
 - Revision of Quantity from 635 CY to 935 CY
 - Revision of Item No. 611-30.40, Placing Type 2 Rock Blanket
 - Revision of Quantity from 635 CY to 935 CY
 - Revision of Line No. 18, Item No. 614-30.20, 5 FT. X 4 FT. Curb Inlet
 - Revision to Quantity from 4 EA to 3 EA
 - Removal of Line No. 20, Item No. 614-30.20, 6 FT. x 4 FT. Curb Inlet, EA, 2
 - Addition of Item No. 902-85.00, Cable, Loop Detector, In Duct, EACH, 2
 - -Item not reflected in plans but incorporated in itemized proposal for bidding purposes
 - Reordering of Line No.'s to accommodate revisions and additions

- Revision of Roadway (Bid Alt) Quantities
 - Revision of Line No. Bid Alt – 1, Item No. 401-12.09
 - Revision of Quantity from 369.8 TONS to 384.4 TONS
 - Revision of Line No. Bid Alt – 2, Item No. 401-30.00
 - Revision of Quantity from 1294.4 TONS to 1348.9 TONS

PLANS

- Sheet 04 – Quantities & General Notes
 - Revision to Summary of Quantity Tables
 - Revision of Item No. 502-11.08, Concrete Pavement (8" Non-Reinforced)
 - Revised Item No. to 502-13.08
 - Revised Item Description to Concrete Pavement (8 In. Non-Reinforced, 15 ft. Joints)
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 - Revision of Roadway (Bid Alt) Quantities
 - Revision of Item No. 401-12.09
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 - Revision of Item No. 401-30.00
 - Revision of Quantity from 1294.4 TONS to 1348.9 TONS

General Remarks:

- Inclusion of Memorandum of Easement
 - Attached is the Recorded Memorandum of Easement between BNSF and the City of Monett
- Inclusion of Easement Agreement (C&M Agreement)
 - Attached is the Easement Agreement For BF-20509767 (C&M Agreement) for contractor's knowledge
- Addition of City Lighting Plans
 - Attached are plans marked and noted by the City of Monett, that contain content of what work the City forces will be conducting jointly with the contractor. The contractor is advised that they need to coordinate work with the City.

- Addition of City Water Utility Plans
 - Attached are plans marked and noted by the City of Monett, that contain content of what work is to be conducted by the contractor in accordance with City Standards.
 - The conflicts shown are accounted for in the additions of Line Item Addition of Item No. 603-99.02, Waterline Dips, EACH, 3.
 - Water Line D to be constructed by Others. The contractor is advised that they need to coordinate work with the City and Others when earthwork is to be done in the NW quadrant of the project.
 - Attached are plans for "Utility Relocation Along Chapell Drive" to be used by Others for reference

Sincerely,



Mitch Gibler
Project Manager



ITEMIZED BID: The bidder should complete the following section in accordance with Sec 102.7.

The bidder proposes to furnish all labor, materials, equipment, services, etc. required for the performance and completion of the work, as follows:

CHAPELL DRIVE OVER BNSF RAILROAD, BRIDGE #2870013, PROJECT #000S(628)

ITEMIZED PROPOSAL

LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	SUBTOTAL
ROADWAY						
1	201-30.00	Clearing & Grubbing	ACRE	3.9	\$	\$
2	202-20.10	Removal of Improvements	LS	1	\$	\$
3	203-50.00	Unclassified Excavation	CY	15,882	\$	\$
4	203-55.00	Embankment in Place	CY	45,824	\$	\$
5	203-60.00	Compacting Embankment	CY	45,824	\$	\$
6	203-99.07	Geofoam Lightweight Fill (EPS 29)	CY	488	\$	\$
7	304-05.04	Type 5 Aggregate Base, 4" thick	SY	6,895.6	\$	\$
8	304-99.05	Integrated Approach	SY	184.2	\$	\$
9	401-12.09	Bituminous Pavement Mixture PG 64-22, (BP-1)	TONS	492.7	\$	\$
10	402-05.20	Bituminous Pavement Mixture PG 64-22, (Surface Leveling)	TONS	273.4	\$	\$
11	407-10.05	Tack Coat @ 0.05 gal/ SY (1 Coat)	GAL	142	\$	\$
12	502-11.08	Concrete Pavement (8 IN. Non-Reinforced, 15 FT. Joints)	SY	3,544.0	\$	\$
13	502-11.08	Concrete Pavement (8 IN. Non-Reinforced, 15 FT. Joints) (Base Widening)	SY	1,415.4	\$	\$
14	502-11.08	Concrete Approach Pavement	SY	1,071.0	\$	\$
15	603-99.02	Waterline Dips	EACH	3	\$	\$
16	606-10.10	Guardrail Type A	LF	1,163	\$	\$
17	606-23.00A	Transition Section, 6.5 ft Posts	EACH	4	\$	\$
18	606-30.15	Type A Crashworthy End Terminal	EACH	4	\$	\$
19	609-10.51	Curb & Gutter Type A, 2'-0"	LF	2,954	\$	\$
20	609-20.13	Integral Curb Type M	LF	34	\$	\$
21	611-30.20	Furnishing Type 2 Rock Blanket	CY	935	\$	\$
22	611-30.40	Placing Type 2 Rock Blanket	CY	935	\$	\$
23	614-30.20	4 FT. X 4 FT. Curb Inlet	EA	2	\$	\$
24	614-30.20	5 FT. X 4 FT. Curb Inlet	EA	3	\$	\$
25	614-30.20	5 FT. X 5 FT. Curb Inlet	EA	3	\$	\$
26	618-10.00	Mobilization	LS	1	\$	\$
27	725-03.12A	12 IN. Pipe Group B (Concrete)	LF	82	\$	\$
28	725-03.18A	18 IN. Concrete Pipe Group B (Concrete)	LF	590	\$	\$
29	725-03.24A	24 IN. Concrete Pipe Group B (Concrete)	LF	639	\$	\$
30	725-03-36A	36 IN. Concrete Pipe Group B (Concrete Pipe-Arch)	LF	131	\$	\$
31	731-00.48	Precast Concrete Manhole - 48 IN.	LF	15.46	\$	\$
32	731-00.72	Precast Concrete Manhole - 72 IN.	LF	13.5	\$	\$
33	607-10.40	Drive Gate (Chain-Link)	EA	1	\$	\$
34	806-10.02	Sediment Basin Rock	CY	14.8	\$	\$
35	622-40.10	Modified Coldmilling (Depth Transitions)	SY	218.0	\$	\$
36	902-85.00	Cable, Loop Detector, In Duct	EACH	2	\$	\$
ROADWAY SUBTOTAL =						\$
SIGNING/STRIPING/SIGNAL						
37	607-99.03	5-Strand Woven Wire Fence	LF	757	\$	\$
38	616-10.05	Construction Signs	SF	137	\$	\$
39	616-10.30	Type III Moveable Barricade	EA	9	\$	\$
40	620-60.00D	4 IN. White Class 1 Pavement Paint (18-Mil, Type P Beads)	LF	135	\$	\$
41	620-60.01D	4 IN. Yellow Class 2 Pavement Paint (18-Mil, Type P Beads)	LF	2,204	\$	\$
42	620-00.19	Cold Applied Tape Pavement Marking, Left/Right Arrow	EA	1	\$	\$
43	620-00.15	Preformed Thermoplastic Pavement Marking, 24 IN White	LF	22	\$	\$
SIGNING/STRIPING SUBTOTAL =						\$

LANDSCAPING						
44	206-99.01	Temporary Stream By-pass	LS	1	\$	\$
45	805-10.00A	Seeding - Cool Season Mixtures	ACRE	3.6	\$	\$
46	806-10.05	Rock Ditch Check	LF	45	\$	\$
47	806-10.07A	Curb Inlet Check	EA	8	\$	\$
48	806-10.19	Silt Fence	LF	3,856	\$	\$
49	806-41.28	Type 1 turf reinforcement mat	SY	8,985	\$	\$
	LANDSCAPING SUBTOTAL =					\$
PEDESTRIAN FACILITIES						
50	608-10.10	Concrete Curb Ramp	SY	56.0	\$	\$
51	608-10.12	Truncated Domes	SF	80	\$	\$
52	608-60.04	Concrete Sidewalk, 4 in	SY	855.7	\$	\$
53	304-05.04	Type 5 Aggregate Base, 4" thick	SY	920.6	\$	\$
	PEDESTRIAN FACILITIES SUBTOTAL =					\$
BRIDGE						
54	206-10.00	Class 1 Excavation	CY	887	\$	\$
55	206-33.00	Class 4 Excavation	CY	334	\$	\$
56	216-35.01	Partial Removal of Culvert-Bridge Concrete	LS	1	\$	\$
57	607.10-67	(96 In.) Curved Top Pedestrian Fence (Structures)	LF	310	\$	\$
58	607.10-68	(120 In.) Pedestrian Fence (Structures)	LF	310	\$	\$
59	702-10.12	Structural Steel Pile (12 In.)	LF	2,143	\$	\$
60	702-60.00	Pre-bore for Piling	LF	 787	\$	\$
61	702-70.00	Pile Point Reinforcement	EACH	46	\$	\$
62	703-20.03	Class B-2 Concrete (Substructure)	CY	259.6	\$	\$
63	703-40.40	Class B-1 Concrete (Culvert-Bridge)	CY	559.9	\$	\$
64	703-42.19A	Type D Barrier	LF	620	\$	\$
65	703-42.21	Slab on Concrete NU-Girder	SY	1,434	\$	\$
66	703-99.03	Pedestrian Curb	LF	310	\$	\$
67	705-60.22	NU 43, Prestressed Concrete NU-Girder	LF	1,423	\$	\$
68	706-10.20	Reinforcing Steel (Culverts-Bridge)	LBS	82,790	\$	\$
69	706-10.60	Reinforcing Steel (Bridges)	LBS	35,189	\$	\$
70	715-10.01	Vertical Drains at End Bents	EACH	2	\$	\$
71	716-10.00	Plain Neoprene Bearing Pad	EACH	5	\$	\$
72	716-10.02	Laminated Neoprence Bearing Pad	EACH	5	\$	\$
73	716-10.03	Laminated Neoprence Bearing Pad (Tapered)	EACH	20	\$	\$
74	720-13.00	Pile Spacers	EACH	 7	\$	\$
	BRIDGE SUBTOTAL =					\$
	TOTAL CONSTRUCTION =					\$

LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	SUBTOTAL
ROADWAY (BID ALT)						
BID ALT-1	401-12.09	Bituminous Pavement Mixture PG 64-22, (BP-1)	TONS	 384.4	\$	\$
BID ALT-2	401-30.00	Bituminous Pavement Mixture PG 64-22, (Base)	TONS	 1348.9	\$	\$

Acknowledgement: Each bidder shall acknowledge receipt of addenda by
 their signature affixed hereto and addendum noted.

Addendum No.(s)

Contractor:

Phone:

Signature:

Date:

Name:

(please print)



SUMMARY OF QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY
ROADWAY			
201-30.00	Clearing & Grubbing	ACRE	3.9
202-20.10	Removal of Improvements	LS	1
203-50.00	Unclassified Excavation	CY	15,882
203-55.00	Embankment in Place	CY	45,824
203-60.00	Compacting Embankment	CY	45,824
203-99.07	Geofoam Lightweight Fill (EPS 29)	CY	488
304-05.04	Type 5 Aggregate Base, 4" thick	SY	6,895.6
304-99.05	Integrated Approach	SY	184.2
401-12.09	Bituminous Pavement Mixture PG 64-22, (BP-1)	TONS	492.7
402-05.20	Bituminous Pavement Mixture PG 64-22, (Surface Leveling)	TONS	273.4
407-10.05	Tack Coat @ 0.05 gal/ SY (1 Coat)	GAL	142
 502-13.08	Concrete Pavement (8 IN. Non-Reinforced, 15 ft. Joints)	SY	3,544.0
 502-13.08	Concrete Pavement (8 IN. Non-Reinforced, 15 ft. Joints) (Base Widening)	SY	1,415.4
 504-10.00	Concrete Approach Pavement	SY	1,071.0
 603-99.02	Waterline Dips	EACH	3
 606-10.10	Guardrail Type A	LF	1,163
 606-23.00A	Transition Section, 6.5 ft Posts	EACH	4
 606-30.15	Type A Crashworthy End Terminal	EACH	4
609-10.51	Curb & Gutter Type A, 2'-0"	LF	2,954
609-20.13	Intergral Curb Type M	LF	34
611-30.20	Furnishing Type 2 Rock Blanket	CY	 935
611-30.40	Placing Type 2 Rock Blanket	CY	 935
614-30.20	4 FT. X 4 FT. Curb Inlet	EA	2
614-30.20	5 FT. X 4 FT. Curb Inlet	EA	 3
614-30.20	5 FT. X 5 FT. Curb Inlet	EA	3
618-10.00	Mobilization	LS	1
725-03.12A	12 IN. Pipe Group B (Concrete)	LF	82
725-03.18A	18 IN. Concrete Pipe Group B (Concrete)	LF	590
725-03.24A	24 IN. Concrete Pipe Group B (Concrete)	LF	639
725-03-36A	36 IN. Concrete Pipe Group B (Concrete Pipe-Arch)	LF	131
731-00.48	Precast Concrete Manhole - 48 IN.	LF	15.46
731-00.72	Precast Concrete Manhole - 72 IN.	LF	13.5
607-10.40	Drive Gate (Chain-Link)	EA	1
806-10.02	Sediment Basin Rock	CY	14.8
622-40.10	Modified Coldmilling (Depth Transitions)	SY	218.0
SIGNING/STRIPING/SIGNAL			
607-99.03	5-Strand Woven Wire Fence	LF	757
616-10.05	Construction Signs	SF	137
616-10.30	Type III Moveable Barricade	EA	9
620-60.00D	4 IN. White Class 1 Pavement Paint (18-Mil, Type P Beads)	LF	135
620-60.01D	4 IN. Yellow Class 2 Pavement Paint (18-Mil, Type P Beads)	LF	2,204
620-00.19	Cold Applied Tape Pavement Marking, Left/Right Arrow	EA	1
620-00.15	Preformed Thermoplastic Pavement Marking, 24 IN White	LF	22
LANDSCAPING			
206-99.01	Temporary Stream By-pass	LS	1
805-10.00A	Seeding - Cool Season Mixtures	ACRE	3.6
806-10.05	Rock Ditch Check	LF	45
806-10.07A	Curb Inlet Check	EA	8
806-10.19	Silt Fence	LF	3,856
806-41.28	Type 1 turf reinforcement mat	SY	8,985
PEDESTRIAN FACILITIES			
608-10.10	Concrete Curb Ramp	SY	56.0
608-10.12	Truncated Domes	SF	80
608-60.04	Concrete Sidewalk, 4 in	SY	855.7
304-05.04	Type 5 Aggregate Base, 4" thick	SY	920.6



ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY
ROADWAY (BID ALT)			
401-12.09	Bituminous Pavement Mixture PG 64-22, (BP-1)	TONS	 384.4
401-30.00	Bituminous Pavement Mixture PG 64-22, (Base)	TONS	 1348.9

CONSTRUCTION NOTES:

1. ANY SHORING SYSTEM THAT IMPACT THE RAILROAD OPERATIONS AND/OR SUPPORTS RAILROAD EMBANKMENT SHALL BE DESIGNED AND CONSTRUCTED PER THE RAILROAD TEMPORARY SHORING REQUIREMENTS.
2. ALL DEMOLITION WITHIN THE RAILROAD RIGHT-OF-WAY AND/OR DEMOLITION THAT MAY IMPACT THE RAILROAD TRACKS OR OPERATIONS SHALL COMPLY WITH THE RAILROAD DEMOLITION REQUIREMENTS.
3. ERECTION OVER THE RAILROAD RIGHT-OF-WAY SHALL BE DESIGNED TO CAUSE NO INTERRUPTION TO ALL RAILROAD OPERATIONS.
4. THE ELEVATION OF THE EXISTING TOP-OF-RAIL PROFILE SHALL BE VERIFIED BEFORE BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE RAILROAD PRIOR TO CONSTRUCTION.
5. THE PROPOSED GRADE SEPARATION PROJECT SHALL NOT CHANGE THE QUANTITY AND/OR CHARACTERISTICS OF THE FLOW IN THE RAILROAD DITCHES AND/OR DRAINAGE STRUCTURES.
6. THE CONTRACTOR MUST SUBMIT A PROPOSED METHOD OF EROSION AND SEDIMENT CONTROL AND HAVE THE METHOD APPROVED BY THE RAILROAD PRIOR TO BEGINNING ANY GRADING ON THE PROJECT SITE.
7. FOR RAILROAD COORDINATION PLEASE REFER TO THE RAILROAD'S COORDINATION REQUIREMENTS AS PART OF THE SPECIFICATIONS OR SPECIAL PROVISIONS OF THE PROJECT.
8. TEMPORARY CONSTRUCTION CLEARANCES, INCLUDING FALSEWORK CLEARANCES, SHALL COMPLY WITH THE MINIMUM CONSTRUCTION CLEARANCES DETAIL PROVIDED ON SHEET 14.
9. ALL PERMANENT CLEARANCES SHALL BE VERIFIED BEFORE PROJECT CLOSEOUT.
10. A FLAGGER IS REQUIRED WHEN ANY WORK IS PERFORMED WITHIN 25 FEET OF THE TRACK CENTERLINE. NO WORK IS ALLOWED WITHIN 50 FEET OF TRACK CENTERLINE WHEN A TRAIN PASSES THE WORK SITE, AND ALL PERSONNEL MUST CLEAR THE AREA WITHIN 25 FEET OF TRACK CENTERLINE AND SECURE ALL EQUIPMENT WHEN TRAINS ARE PRESENT.

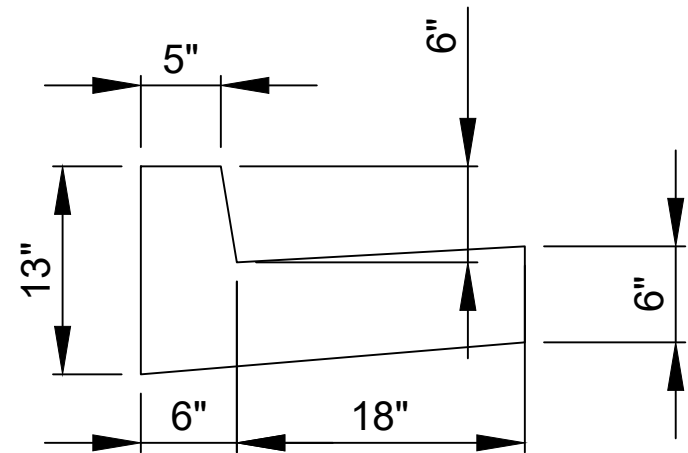
LEGEND

(USED IN PLANS)

	EXISTING CONTOUR (MAJOR)		EXISTING MAILBOX
	EXISTING CONTOUR (MINOR)		EXISTING GATE POST
	EXISTING FEATURE		EXISTING STORM INLET
	EXISTING FENCE		EXISTING WATER METER
	EXISTING GUARDRAIL		EXISTING WATER VALVE
	SECTION LINE		EXISTING FIRE HYDRANT
	EXISTING PROPERTY LINE		EXISTING SANITARY MANHOLE
	EXISTING EASEMENT		EXISTING POWER POLE
	EXISTING STORM WATER		EXISTING LIGHT POLE
	EXISTING GAS LINE		EXISTING GUY WIRE ANCHOR
	EXISTING WATER LINE		EXISTING TELEPHONE PEDESTAL
	EXISTING SANITARY SEWER		EXISTING SIGN
	EXISTING UNDERGROUND ELECTRIC		EXISTING TREE
	EXISTING OVERHEAD ELECTRIC		CONTROL POINT
	EXISTING UNDERGROUND TELEPHONE		FOUND CORNER
	EXISTING OVERHEAD TELEPHONE		EXISTING BENCHMARK
	SLOPE LIMITS		

NOTE:
DASHED OR SCREENED SYMBOL INDICATES EXISTING FEATURE.
DARKER LINES ARE TO SHOW PROPOSED FEATURES
LIGHTER LINES ARE TO SHOW EXISTING FEATURES

TYPE A CURB & GUTTER



GENERAL NOTES:

DESIGN SPECIFICATIONS:

2011 AASHTO ROADSIDE DESIGN GUIDE, 4TH EDITION

CONSTRUCTION SPECIFICATIONS:

MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2025 EDITION

MISSOURI STANDARD PLANS FOR HIGHWAY CONSTRUCTION, 2025 EDITION

NOTES:

- EXISTING UTILITIES AND UNDERGROUND INSTALLATIONS HAVE BEEN LOCATED TO THE GREATEST EXTENT PRACTICAL THROUGH REVIEW OF CONSTRUCTION PLANS AND SURFACE OBSERVATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL.
2. CALL TO LOCATE EXISTING RAILROAD UTILITIES - BNSF: WWW.BNSF.COM OR CALL 1-800-533-2891
3. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
4. NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS ARE OBTAINED BY THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINE AND GRADE STAKES.
6. CONTRACTOR SHALL REMOVE, PRESERVE, AND REPLACE ALL SIGNS, MAIL BOXES, FENCES, METAL FLAG POLE BASES AND THE LIKE, WITHIN THE LIMITS OF THE PROPOSED IMPROVEMENTS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
7. ALL TRAFFIC WAYS INCLUDING DRIVEWAYS, ALLEYWAYS, ETC., SHALL REMAIN ACCESSIBLE TO RESIDENTIAL AND EMERGENCY VEHICLES DURING PROJECT DURATION.
8. ALL CONSTRUCTION AND EXCAVATION ACTIVITIES SHALL BE CONFINED TO EASEMENTS, ROAD RIGHT-OF-WAY, AND/OR WORK AREA LIMITS AS SHOWN ON DRAWINGS.
9. CONTRACTOR SHALL RAISE OR LOWER ALL AFFECTED MANHOLE RIMS AND VALVE BOXES IN THE WORK AREA TO MATCH PROPOSED GRADE.
10. ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY SEED AND STRAW MULCH, UNLESS OTHERWISE NOTED, OVER, MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
11. PROVIDE POSITIVE DRAINAGE FROM ALL IMPROVED AREAS, SO THAT RUNOFF DRAINS TO DRAIN WAYS.
12. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
13. ANY DAMAGE TO EXISTING STRUCTURES, VEGETATION, OR IMPROVEMENTS RESULTING FROM NEW CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL SIDEWALKS AND ADA RAMPS SHALL BE IN ACCORDANCE WITH ADA REGULATIONS.
15. CONTRACTOR TO PROTECT ANY STORM INLETS, THAT RECEIVE STORM WATER FROM THE AREA OF CONSTRUCTION, FROM SEDIMENT. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR. ALL EROSION CONTROL DEVICES, NOT LISTED IN THE PLANS, SHALL BE INCIDENTAL TO CONSTRUCTION.
16. ALL TRENCHES, WHICH LIE UNDER PROPOSED PAVEMENT, OR LIE WITHIN TWO FEET OF BACK OF CURB, SHALL BE BACKFILLED TO PAVEMENT SUB-GRADE WITH COMPACTED GRANULAR BACK FILL.
17. TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR WHEN PIPES ARE LAID IN FILL.
18. ALL REMOVALS NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

ABBREVIATION TABLE

BC:	BACK OF CURB
CL	CENTERLINE
CONT.	CONTINUOUS
C.P.	CONTROL POINT
EG:	EXISTING GRADE
EX.	EXISTING
FG:	FINISH GRADE
FL:	FLOW LINE
GL:	GUTTER LINE
MAX.	MAXIMUM
MIN.	MINIMUM
OFF:	OFFSET
PL	PROPERTY LINE
PR.	PROPOSED
ROW	RIGHT-OF-WAY
STA:	STATION
TBM	TEMPORARY BENCHMARK
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
TEMP.	TEMPORARY
TYP.	TYPICAL

UTILITIES INFORMATION

AT&T - TELEPHONE
Gene Lollis
IL0967@att.com
903 US-60 C
Monett, MO 65605
(660) 429-6645

SUDDENLINK COMMUNICATIONS - TELEPHONE
 Matt Smith
 Matthew.smith@alticetechserviceusa.com
 304 S Madison Ave
 Aurora, MO 65605
 (417) 231-2747

MoDOT SW DISTRICT [JOPLIN] - ELECTRIC
Karen Lane,
karen.lane@modot.mo.gov
600 NE Colbern Rd
Lee's Summit, MO 64086
(417) 291-6195

SPIRE - GAS
Ken Stegall
Ken.stegall@spireenergy.com
7500 E 35th Terrace
Kansas City, MO 64129
(417) 626-4831

CITY OF MONETT - WATER AND SEWER
Skip Schaller
utilities@cityofmonett.com
217 5th St
Monett, MO 65708
(417) 235-3763

QUANTITIES & GENERAL NOTES

CHAPPELL DRIVE
ROADWAY IMPROVEMENTS & PROPOSED BNSF BRIDGE

SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI

SHEET NUMBER

04

OF 9



REVISED			DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	FIELD BY:	
A	ADDENDUM NO.1	MPG	6/30/26	DRAWN BY:	NDO
A	ADDENDUM NO.2	MPG	7/10/26	CHECK BY:	GDS
				DATE:	7/10/2026
				FIELD BOOK:	
				JOB NUMBER:	RRP-00S(628)

© COPYRIGHT ANDERSON ENGINEERING, INC. 2012

G:\Shared drives\40_MOMonett\21KG40008 Monett Chapell Dr BNSF Overpass\CADD\Plans\General Notes & Quantities	
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Recorded in Barry County, Missouri

Recording Date/Time: 06/30/2026 at 11:26:47 AM

Book: 26 Page: 3561

Instr #: 202603652

Pages: 10
Fee: \$51.00 S



Electronically Recorded
GREAT AMERICAN TITLE - ALL BRANCHES

Danielle Still
Recorder of Deeds

MEMORANDUM OF EASEMENT

THIS MEMORANDUM OF EASEMENT is hereby executed this 18th day of JUNE, 2026, by and between **BNSF RAILWAY COMPANY**, a Delaware corporation ("**Grantor**"), whose address for purposes of this instrument is 2500 Lou Menk Drive, Fort Worth, Texas 76131, and **THE CITY OF MONETT**, a political subdivision of the State of Missouri ("**Grantee**"), whose address for purposes of this instrument is 217 5th Street, Monett, MO 65708, which terms "Grantor" and "Grantee" shall include, wherever the context permits or requires, singular or plural, and the heirs, legal representatives, successors and assigns of the respective parties:

WITNESSETH:

WHEREAS, Grantor owns or controls certain real property situated in Barry County, Missouri as described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Premises**");

WHEREAS, Grantor and Grantee entered into an Easement Agreement, dated JUNE 18th 2026 (the "**Easement Agreement**") which set forth, among other things, the terms of an easement granted by Grantor to Grantee over and across the Premises (the "**Easement**"); and

WHEREAS, Grantor and Grantee desire to memorialize the terms and conditions of the Easement Agreement of record.

For valuable consideration the receipt and sufficiency of which are hereby acknowledged, Grantor does grant unto Grantee and Grantee does hereby accept from Grantor the Easement over and across the Premises.

The term of the Easement, unless sooner terminated under provisions of the Easement Agreement, shall be perpetual.

All the terms, conditions, provisions and covenants of the Easement Agreement are incorporated herein by this reference for all purposes as though written out at length herein, and both the Easement Agreement and this Memorandum of Easement shall be deemed to constitute a single

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WITNESSETH:

WHEREAS, Grantor owns or controls certain real property situated in Barry County, Missouri as described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Premises**");

WHEREAS, Grantor and Grantee entered into an Easement Agreement, dated JUNE 18th, 2026 (the "**Easement Agreement**") which set forth, among other things, the terms of an easement granted by Grantor to Grantee over and across the Premises (the "**Easement**"); and

WHEREAS, Grantor and Grantee desire to memorialize the terms and conditions of the Easement Agreement of record.

For valuable consideration the receipt and sufficiency of which are hereby acknowledged, Grantor does grant unto Grantee and Grantee does hereby accept from Grantor the Easement over and across the Premises.

The term of the Easement, unless sooner terminated under provisions of the Easement Agreement, shall be perpetual.

All the terms, conditions, provisions and covenants of the Easement Agreement are incorporated herein by this reference for all purposes as though written out at length herein, and both the Easement Agreement and this Memorandum of Easement shall be deemed to constitute a single

instrument or document. This Memorandum of Easement is not intended to amend, modify, supplement, or supersede any of the provisions of the Easement Agreement and, to the extent there may be any conflict or inconsistency between the Easement Agreement or this Memorandum of Easement, the Easement Agreement shall control.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Memorandum of Easement to as of the date and year first above written.

GRANTOR:

BNSF RAILWAY COMPANY, a Delaware corporation

By: _____

Name: Cary Hutchings

Title: General Director Real Estate

STATE OF TEXAS

COUNTY OF TARRANT

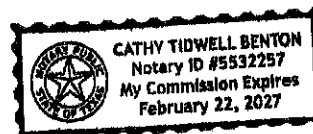
§
§
§

This instrument was acknowledged before me on the 18th day of JUNE, 2026, by Cary Hutchings as General Director Real Estate of **BNSF RAILWAY COMPANY**, a Delaware corporation.

Cathy Tidwell Benton
Notary Public

My appointment expires: Feb. 22, 2027

(Seal)



GRANTEE: City of Monett

By: [Signature]
Name: Mickey Arz
Title: City Administrator

STATE OF Missouri §
COUNTY OF Barry §

This instrument was acknowledged before me on the 6th day of April
2026 by Jacquelyn Lee Williams (name) as
Deputy City Clerk (title) of City of Monett, a

[Signature]
Notary Public

My appointment expires: May 25, 2027

(Seal)

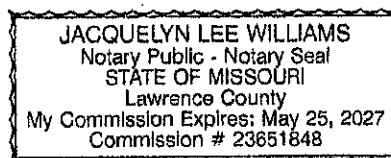
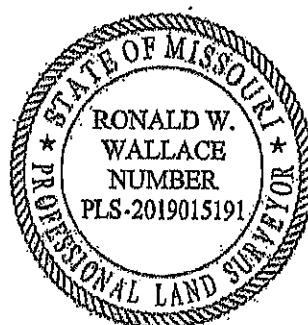


EXHIBIT "A"**BURLINGTON NORTHERN SAN FRANCISCO RAILROAD****PROPOSED PERMANENT EASEMENT:**

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 27 WEST, AND PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST, ALL IN BARRY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 33, AFORESAID BEING 2338.66 FEET NORTH 00°53'11" EAST OF PROJECT STARTING STATION 11+00.00, CHAPELL DRIVE, THENCE SOUTH 00°59'04" WEST, 615.01 FEET ALONG THE WEST LINE OF SAID SECTION 33, BEING 4.00 FEET LEFT OF CENTERLINE STATION 28+23.65, CHAPELL DRIVE; THENCE LEAVING SAID WEST LINE SOUTH 89°00'56" EAST, 4.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF THE BURLINGTON NORTHERN SAN FRANCISCO RAILROAD, BEING CENTERLINE STATION 28+23.65, CHAPELL DRIVE, BEING THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTH RIGHT OF WAY 29.42 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1992.27 FEET, HAVING A CHORD DIRECTION OF NORTH 86°40'17" EAST, A CHORD LENGTH OF 29.42 FEET, BEING 29.33 FEET RIGHT OF CENTERLINE STATION 28+25.86, CHAPELL DRIVE; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 00°59'03" WEST, 100.24 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID BURLINGTON NORTHERN SAN FRANCISCO RAILROAD BEING 29.33 FEET RIGHT OF CENTERLINE STATION 27+25.62, CHAPELL DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY 33.44 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1882.72 FEET, HAVING A CHORD DIRECTION OF SOUTH 86°23'01" WEST, A CHORD LENGTH OF 33.44 FEET TO A POINT ON AFORESAID WEST LINE OF SECTION 33, BEING 4.00 FEET LEFT OF CENTERLINE STATION 27+22.93, CHAPELL DRIVE; THENCE ALONG SAID WEST LINE SOUTH 00°59'03" WEST, 50.20 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY OF BURLINGTON NORTHERN SAN FRANCISCO RAILROAD, BEING 4.00 FEET LEFT OF CENTERLINE STATION 26+72.73, CHAPELL DRIVE; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH RIGHT OF WAY 31.49 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1842.27 FEET, HAVING A CHORD DIRECTION OF SOUTH 85°14'50" WEST, A CHORD LENGTH OF 31.49 FEET, BEING 35.33 FEET LEFT OF CENTERLINE STATION 26+69.58, CHAPELL DRIVE; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 00°59'03" EAST, 150.82 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY OF BURLINGTON NORTHERN SAN FRANCISCO RAILROAD, BEING 35.33 FEET LEFT OF CENTERLINE STATION 28+20.40, CHAPELL DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY 35.48 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1992.27, HAVING A CHORD DIRECTION OF NORTH 85°44'18" EAST, A CHORD LENGTH OF 35.48 FEET TO

THE POINT OF BEGINNING. CONTAINING 8,066 SQUARE FEET, MORE OR LESS.
BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF
1983, WEST ZONE.



R. Wallace 11/25/25

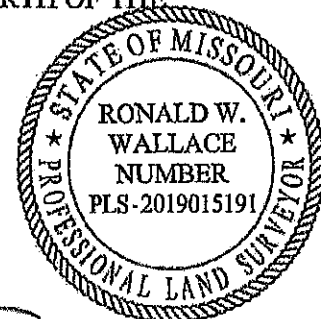


EXHIBIT "A"

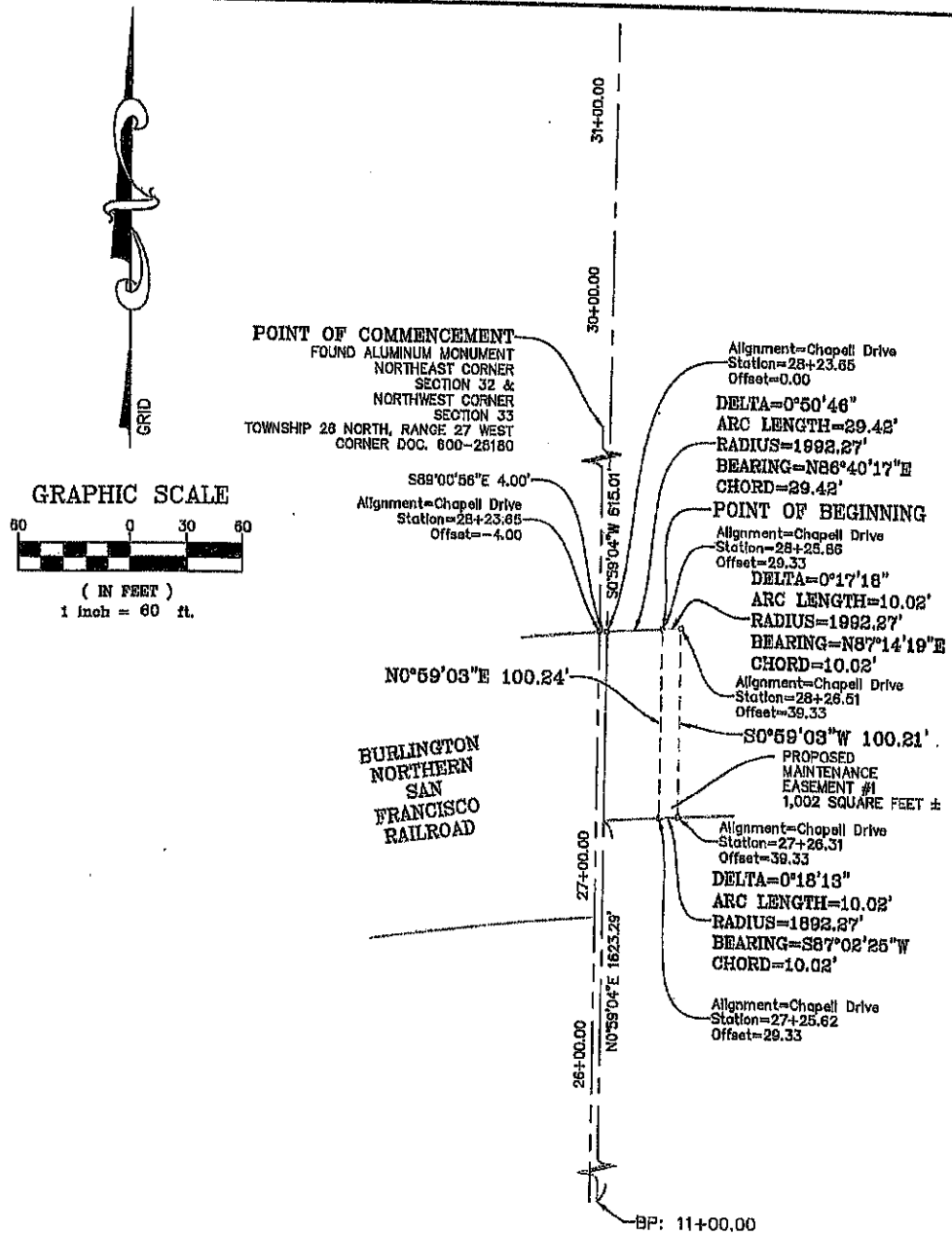
BURLINGTON NORTHERN SAN FRANCISCO RAILROAD

PROPOSED MAINTENANCE EASEMENT #1:

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 27 WEST, IN BARRY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 33, AFORESAID BEING 2338.66 FEET NORTH 00°53'11" EAST OF PROJECT STARTING STATION 11+00.00, CHAPELL DRIVE, THENCE SOUTH 00°59'04" WEST, 615.01 FEET ALONG THE WEST LINE OF SAID SECTION 33, BEING 4.00 FEET LEFT OF CENTERLINE STATION 28+23.65, CHAPELL DRIVE; THENCE LEAVING SAID WEST LINE SOUTH 89°00'56" EAST, 4.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF THE BURLINGTON NORTHERN SAN FRANCISCO RAILROAD, BEING CENTERLINE STATION 28+23.65, CHAPELL DRIVE; THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTH RIGHT OF WAY 29.42 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1992.27 FEET, HAVING A CHORD DIRECTION OF NORTH 86°40'17" EAST, A CHORD LENGTH OF 29.42 FEET, BEING 29.33 FEET RIGHT OF CENTERLINE STATION 28+25.86, CHAPELL DRIVE, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY 10.02 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1992.27 FEET, HAVING A CHORD DIRECTION OF NORTH 87°14'19" EAST, A CHORD LENGTH OF 10.02 FEET, BEING 39.33 FEET RIGHT OF CENTERLINE STATION 28+26.51, CHAPELL DRIVE; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 00°59'03" WEST, 100.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID BURLINGTON NORTHERN SAN FRANCISCO RAILROAD, BEING 39.33 FEET RIGHT OF CENTERLINE STATION 27+26.31, CHAPELL DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY 10.02 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1892.27 FEET, HAVING A CHORD DIRECTION OF SOUTH 87°02'25" WEST, A CHORD LENGTH OF 10.02 FEET, BEING 29.33 FEET RIGHT OF CENTERLINE STATION 27+25.62, CHAPELL DRIVE; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 00°59'03" EAST, 100.24 FEET TO THE POINT OF BEGINNING. CONTAINING 1,002 SQUARE FEET, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

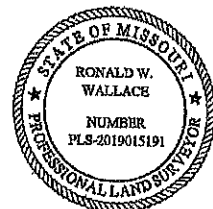


R. Wallace 11/25/25



LEGEND

- PROPOSED MAINTENANCE EASEMENT
- SECTION LINE
- ALIGNMENT CENTERLINE



R. Wallace 11/25/25

REVISIONS: 11/25/2025 - REVISED STATIONING.



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS
811 E. 3RD STREET JOPLIN, MISSOURI 64801 PHONE (417) 782-7399

CITY OF MONETT
**EXHIBIT "B" PROPOSED MAINTENANCE
EASEMENT NO 1 TRACT MAP FOR
BURLINGTON NORTHERN SAN FRANCISCO RAILROAD
MONETT, BARRY COUNTY, MISSOURI**

DRAWN BY:
TSR
DATE:
11/25/25
CLIENT NO:
21KC40008

FIELD BY:
FIELD NO:

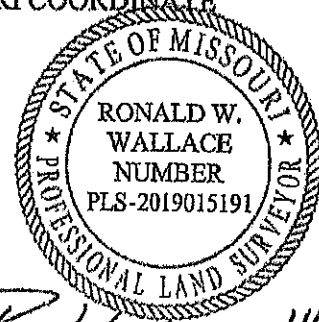
DRAWING NUMBER:
JOP-100-7658

EXHIBIT "A"

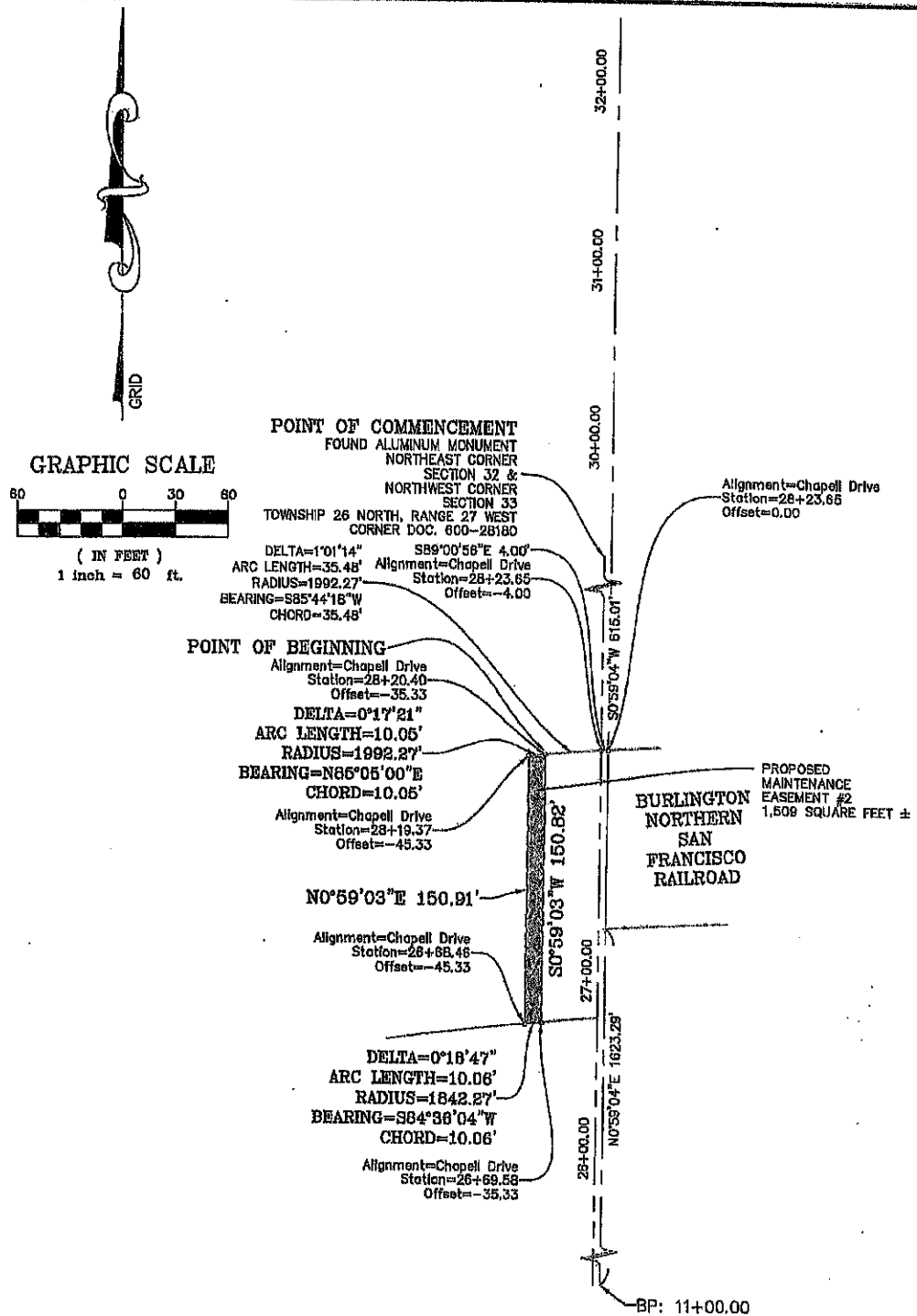
BURLINGTON NORTHERN SAN FRANCISCO RAILROAD

PROPOSED MAINTENANCE EASEMENT #2:

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 27 WEST, IN BARRY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 33, AFORESAID BEING 2338.66 FEET NORTH 00°53'11" EAST OF PROJECT STARTING STATION 11+00.00, CHAPELL DRIVE, THENCE SOUTH 00°59'04" WEST, 615.01 FEET ALONG THE WEST LINE OF SAID SECTION 33, BEING 4.00 FEET LEFT OF CENTERLINE STATION 28+23.65, CHAPELL DRIVE; THENCE LEAVING SAID WEST LINE SOUTH 89°00'56" EAST, 4.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF THE BURLINGTON NORTHERN SAN FRANCISCO RAILROAD, BEING CENTERLINE STATION 28+23.65, CHAPELL DRIVE; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY 35.48 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1992.27 FEET, HAVING A CHORD DIRECTION OF SOUTH 85°44'18" WEST, A CHORD LENGTH OF 35.48 FEET, BEING 35.33 FEET LEFT OF CENTERLINE STATION 28+20.40, CHAPELL DRIVE, BEING THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 00°59'03" WEST, 150.82 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF BURLINGTON NORTHERN SAN FRANCISCO RAILROAD, BEING 35.33 FEET LEFT OF CENTERLINE STATION 26+69.58, CHAPELL DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY 10.06 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1842.27 FEET, HAVING A CHORD DIRECTION OF SOUTH 84°36'04" WEST, A CHORD LENGTH OF 10.06 FEET, BEING 45.33 FEET LEFT OF CENTERLINE STATION 26+68.46, CHAPELL DRIVE; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 00°59'03" EAST, 150.91 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY OF BURLINGTON NORTHERN SAN FRANCISCO RAILROAD, BEING 45.33 FEET LEFT OF CENTERLINE STATION 28+19.37, CHAPELL DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY 10.05 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1992.27 FEET, HAVING A CHORD DIRECTION OF NORTH 85°05'00" EAST, A CHORD LENGTH OF 10.05 FEET TO THE POINT OF BEGINNING. CONTAINING 1,509 SQUARE FEET, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.



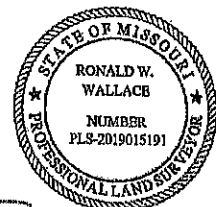
R. Wallace 11/25/25



LEGEND

- PROPOSED MAINTENANCE EASEMENT
- SECTION LINE
- ALIGNMENT CENTERLINE

REVISIONS: 11/25/2025 - REVISED STATIONING.



R. Wallace 11/25/25



111 E. 3RD STREET JOPLIN, MISSOURI 64801 PHONE (417) 782-7399

CITY OF MONETT
EXHIBIT "B" PROPOSED MAINTENANCE EASEMENT NO. 2 TRACT MAP FOR BURLINGTON NORTHERN SAN FRANCISCO RAILROAD MONETT, BARRY COUNTY, MISSOURI

DRAWN BY:
 TSR

DATE:
 11/25/2025

CLIENT NO:
 21KC40008

FIELD BY:

FIELD BK:

DRAWING NUMBER:
 JOP-100-7659



600 Bridle Lane, Suite A
Monett, MO 65708
Phone: (417)737-7964

June 30, 2026

City of Monett
217 5th Street
Monett, MO 65708

INVOICE

Recording Fees

Memorandum of Easement	\$51.00
e-Recording Fee (1 @ \$5.50)	<u>\$ 5.50</u>

Total	\$56.50
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**EASEMENT AGREEMENT
FOR BF-20509767
(C&M Agreement)**

THIS EASEMENT AGREEMENT FOR a BRIDGE OVERPASS PROJECT ("Easement Agreement") is made and entered into as of the 18th day of JUNE 2026 ("Effective Date"), by and between **BNSF RAILWAY COMPANY**, a Delaware corporation ("**Grantor**"), and **THE CITY OF MONETT**, a political subdivision of the State of Missouri ("**Grantee**").

A. Grantor owns or controls certain real property situated at or near the vicinity of Monett, County of Barry, State of Missouri, at Railroad Line Segment 1002-6, Mile Post 280.71, as described or depicted on Exhibit "A" attached hereto and made a part hereof (the "**Premises**").

B. Grantor and Grantee have entered into that certain Construction and Maintenance Agreement dated as of April 8, 2026 concerning improvements on or near the Premises (the "**C&M Agreement**").

C. Grantee has requested that Grantor grant to Grantee an easement over the Premises for the Easement Purpose (as defined below).

D. Grantor has agreed to grant Grantee such easement, subject to the terms and conditions set forth in this Easement and in the C&M Agreement incorporated herein as if fully set forth in this instrument which terms shall be in full force and effect for purposes of this Easement even if the C&M Agreement is, for whatever reason, no longer in effect.

NOW, THEREFORE, for and in consideration of the foregoing recitals which are incorporated herein, the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1 Granting of Easement.

1.1 Easement Purpose. The "**Easement Purpose**" shall be for the purposes set forth in the C&M Agreement. Any improvements to be constructed in connection with the Easement Purpose are referred to herein as "**Improvements**" and shall be constructed, located, configured and maintained by Grantee in strict accordance with the terms of this Easement Agreement and the C&M Agreement.

1.2 Grant. Grantor does hereby grant unto Grantee a non-exclusive easement ("**Easement**") over the Premises for the Easement Purpose and for no other purpose. The Easement is granted subject to any and all restrictions, covenants, easements, licenses, permits, leases and other encumbrances of whatsoever nature whether or not of record, if any, relating to the Premises and subject to all with all applicable federal, state and local laws, regulations, ordinances, restrictions, covenants and court or administrative decisions and orders, including Environmental Laws (defined below) and zoning laws (collectively, "**Laws**"). Grantor may not make any alterations or improvements or perform any maintenance or repair activities within the Premises except in accordance with the terms and conditions of the C&M Agreement.

1.3 Reservations by Grantor. Grantor excepts and reserves the right, to be exercised by Grantor and any other parties who may obtain written permission or authority from Grantor:

- (a) to install, construct, maintain, renew, repair, replace, use, operate, change, modify and relocate any existing pipe, power, communication, cable, or utility lines and appurtenances and other facilities or structures of like character (collectively, "**Lines**") upon, over, under or across the Premises;
- (b) to install, construct, maintain, renew, repair, replace, use, operate, change, modify and relocate any tracks or additional facilities or structures upon, over, under or across the Premises; and

- (c) to use the Premises in any manner as the Grantor in its sole discretion deems appropriate, provided Grantor uses all commercially reasonable efforts to avoid material interference with the use of the Premises by Grantee for the Easement Purpose.

Section 2 **Term of Easement.** The term of the Easement (Permanent), unless sooner terminated under provisions of this Easement Agreement, shall be perpetual. The term of this Temporary Easement, unless sooner terminated under provisions of this Easement Agreement, shall expire on the date that is two (2) years after the Effective Date.

Section 3 **No Warranty of Any Conditions of the Premises.** Grantee acknowledges that Grantor has made no representation whatsoever to Grantee concerning the state or condition of the Premises, or any personal property located thereon, or the nature or extent of Grantor's ownership interest in the Premises. Grantee has not relied on any statement or declaration of Grantor, oral or in writing, as an inducement to entering into this Easement Agreement, other than as set forth herein. GRANTOR HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY, WHETHER EXPRESS OR IMPLIED, AS TO THE DESIGN OR CONDITION OF ANY PROPERTY PRESENT ON OR CONSTITUTING THE PREMISES, ITS MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, THE QUALITY OF THE MATERIAL OR WORKMANSHIP OF ANY SUCH PROPERTY, OR THE CONFORMITY OF ANY SUCH PROPERTY TO ITS INTENDED USES. GRANTOR SHALL NOT BE RESPONSIBLE TO GRANTEE OR ANY OF GRANTEE'S CONTRACTORS FOR ANY DAMAGES RELATING TO THE DESIGN, CONDITION, QUALITY, SAFETY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY PROPERTY PRESENT ON OR CONSTITUTING THE PREMISES, OR THE CONFORMITY OF ANY SUCH PROPERTY TO ITS INTENDED USES. GRANTEE ACCEPTS ALL RIGHTS GRANTED UNDER THIS EASEMENT AGREEMENT IN THE PREMISES IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION, INCLUDING ENVIRONMENTAL CONDITION, AND SUBJECT TO ALL LIMITATIONS ON GRANTOR'S RIGHTS, INTERESTS AND TITLE TO THE PREMISES. Grantee has inspected or will inspect the Premises, and enters upon Grantor's rail corridor and property with knowledge of its physical condition and the danger inherent in Grantor's rail operations on or near the Premises. Grantee acknowledges that this Easement Agreement does not contain any implied warranties that Grantee or Grantee's Contractors (as hereinafter defined) can successfully construct or operate the Improvements.

Section 4 **Nature of Grantor's Interest in the Premises.** GRANTOR DOES NOT WARRANT ITS TITLE TO THE PREMISES NOR UNDERTAKE TO DEFEND GRANTEE IN THE PEACEABLE POSSESSION OR USE THEREOF. NO COVENANT OF QUIET ENJOYMENT IS MADE. In case of the eviction of Grantee by anyone owning or claiming title to or any interest in the Premises, or by the abandonment by Grantor of the affected rail corridor, Grantor shall not be liable to refund Grantee any compensation paid hereunder.

Section 5 **Improvements.** Grantee shall take, in a timely manner, all actions necessary and proper to the lawful establishment, construction, operation, and maintenance of the Improvements, including such actions as may be necessary to obtain any required permits, approvals or authorizations from applicable governmental authorities. Any and all cuts and fills, excavations or embankments necessary in the construction, maintenance, or future alteration of the Improvements shall be made and maintained in such manner, form and extent as will provide adequate drainage of and from the adjoining lands and premises of the Grantor; and wherever any such fill or embankment shall or may obstruct the natural and pre-existing drainage from such lands and premises of the Grantor, the Grantee shall construct and maintain such culverts or drains as may be requisite to preserve such natural and pre-existing drainage, and shall also wherever necessary, construct extensions of existing drains, culverts or ditches through or along the premises of the Grantor, such extensions to be of adequate sectional dimensions to preserve the present flowage of drainage or other waters, and of materials and workmanship equally as good as those now existing. In the event any construction, repair, maintenance, work or other use of the Premises by Grantee will affect any Lines, fences, buildings, improvements or other facilities (collectively, "**Other Improvements**"), Grantee will be responsible at Grantee's sole risk to locate and make any adjustments necessary to such Other Improvements. Grantee must contact the owner(s) of the Other Improvements notifying them of any work that may damage these Other Improvements and/or interfere with their service and obtain the owner's written approval prior to so affecting the Other Improvements. Grantee must mark all Other Improvements on the Plans and Specifications and mark such Other Improvements in the field in order to verify their locations. Grantee must also use all reasonable methods when working on or near Grantor property to determine if any Other Improvements (fiber optic, cable, communication or otherwise) may exist. The Grantee agrees to keep the

above-described premises free and clear from combustible materials and to cut and remove or cause to be cut and removed at its sole expense all weeds and vegetation on said premises, said work of cutting and removal to be done at such times and with such frequency as to comply with Grantee and local laws and regulations and abate any and all hazard of fire.

Section 6 Taxes and Recording Fees. Grantee shall pay when due any taxes, assessments or other charges (collectively, "**Taxes**") levied or assessed upon the Improvements by any governmental or quasi-governmental body or any Taxes levied or assessed against Grantor or the Premises that are attributable to the Improvements. Grantee agrees to purchase, affix and cancel any and all documentary stamps in the amount prescribed by statute, and to pay any and all required transfer taxes, excise taxes and any and all fees incidental to recordation of the Memorandum of Easement. In the event of Grantee's failure to do so, if Grantor shall become obligated to do so, Grantee shall be liable for all costs, expenses and judgments to or against Grantor, including all of Grantor's legal fees and expenses.

Section 7 Environmental.

7.1 Compliance with Environmental Laws. Grantee shall strictly comply with all Environmental Laws (as defined below). Grantee shall not maintain a "treatment," "storage," "transfer" or "disposal" facility, or "underground storage tank," as those terms are defined by Environmental Laws, on the Premises. Grantee shall not handle, transport, release or suffer the release of Hazardous Materials (as defined below) on or about the Premises.

7.2 Notice of Release. Grantee shall give Grantor immediate notice to Grantor's Resource Operations Center at (800) 832-5452 of any release of Hazardous Materials on, from, or affecting the Premises. Grantee shall use its best efforts to immediately respond to any release on or from the Premises. Any violation of Environmental Laws or any inspection or inquiry by governmental authorities charged with enforcing Environmental Laws with respect to Grantee's use of the Premises must be immediately reported to Grantor at EnvironmentalLeases@bnsf.com. Grantee also shall give Grantor prompt notice of all measures undertaken on behalf of Grantee to investigate, remediate, respond to or otherwise cure a release or violation.

7.3 Remediation of Release. In the event that Grantor has notice from Grantee or otherwise of a release or violation of Environmental Laws which occurred or may occur during the term of this Easement Agreement, Grantor may require Grantee, at Grantee's sole risk and expense, to take timely measures to investigate, remediate, respond to or otherwise cure such release or violation affecting the Premises.

7.4 Soils and Materials Management.

(a) If during the construction or subsequent maintenance of the Improvements or any other soil-disturbing activities, soils or other materials considered to be environmentally impacted are encountered, Grantee will stop work immediately and notify Grantor. After consultation with Grantor, Grantee shall, at Grantee's expense, characterize any such impacted soils. Upon receiving sampling results, Grantee shall, at Grantee's expense in consultation with Grantor, manage, remove, and/or dispose any such impacted soils offsite at an appropriately-licensed facility in accordance with Environmental Laws. Soil characterization and applicable disposal requirements, shall be in accordance with applicable federal, state, and local Environmental Laws or in consultation with an agency having the capacity and authority to make such a determination.

(b) All soils and materials to be removed from the Grantor's property or right of way must be properly characterized, managed, transported, and disposed at an appropriately-licensed facility, at Grantee's expense, in accordance with all Environmental Laws. Grantee shall be the "Generator" of any and all such materials and waste, as such term is defined in Environmental Laws.

(c) All fill materials to be imported to Grantor's property shall be certified clean fill or from a BNSF-approved source.

7.5 Preventative Measures. Grantee shall promptly report to Grantor in writing any conditions or activities upon the Premises known to Grantee which create a risk of harm to persons, property or the environment and shall take all reasonable actions necessary to prevent injury to persons or property arising out of such

conditions or activities; provided, however, that Grantee's reporting to Grantor shall not relieve Grantee of any obligation whatsoever imposed on it by this Easement Agreement. Grantee shall promptly respond to Grantor's request for information regarding said conditions or activities.

7.6 **Evidence of Compliance.** Upon request by Grantor, Grantee agrees to furnish Grantor with proof satisfactory to Grantor that Grantee is in compliance with this **Section 7**. Should Grantee not comply fully with obligations of this **Section 7**, notwithstanding anything contained in any other provision hereof, Grantor may, at its option, terminate this Easement Agreement by serving five (5) days' notice of termination upon Grantee. Upon termination, Grantee shall remove the Improvements and restore the Premises as provided in **Section 9**.

7.7 Notwithstanding anything in this Section 7, the parties agree that Grantor has no duty or obligation to monitor Grantee's use of the Premises to determine Grantee's compliance with Environmental Laws, it being solely Grantee's responsibility to ensure that Grantee's use of the Premises is compliant. Neither the exercise nor the failure by Grantor to exercise any rights granted in this Section will alter the liability allocation provided by this Easement Agreement.

7.8 "Environmental Law(s)" shall mean any federal, state, local, or tribal law, statute, ordinance, code, rule, regulation, policy, common law, license, authorization, decision, order, or injunction which pertains to health, safety, any Hazardous Material, or the environment (including but not limited to ground, air, water, or noise pollution or contamination, and underground or above-ground tanks) and shall include, without limitation, CERCLA 42 U.S.C. §9601 et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq., CERCLA; the Hazardous Materials Transportation Act, 49 U.S.C. §5101 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq.; the Clean Air Act, 42 U.S.C. §7401 et seq.; the Toxic Substances Control Act, 15 U.S.C. §2601 et seq.; the Safe Drinking Water Act, 42 U.S.C. §300f et seq.; the Emergency Planning and Community Right-to-Know Act, 42 U.S.C. 11001 et seq.; the Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. 136 to 136y; the Oil Pollution Act, 33 U.S.C. 2701 et seq.; and the Occupational Safety and Health Act, 29 U.S.C. 651 et seq.; all as have been amended from time to time, and any other federal, state, local, or tribal environmental requirements, together with all rules, regulations, orders, and decrees now or hereafter promulgated under any of the foregoing, as any of the foregoing now exist or may be changed or amended or come into effect in the future.

7.9 "Hazardous Material(s)" shall include but shall not be limited to any substance, material, or waste that is regulated by any Environmental Law or otherwise regulated by any federal, state, local, or tribal governmental authority because of toxic, flammable, explosive, corrosive, reactive, radioactive or other properties that may be hazardous to human health or the environment, including without limitation asbestos and asbestos-containing materials, radon, petroleum and petroleum products, urea formaldehyde foam insulation, methane, lead-based paint, polychlorinated biphenyl compounds, hydrocarbons or like substances and their additives or constituents, pesticides, agricultural chemicals, and any other special, toxic, or hazardous (i) substances, (ii) materials, or (iii) wastes of any kind, including without limitation those now or hereafter defined, determined, or identified as "hazardous chemicals", "hazardous substances", "hazardous materials," "toxic substances," or "hazardous wastes" in any Environmental Law.

Section 8 Default and Termination.

8.1 **Grantor's Performance Rights.** If at any time Grantee, or Grantee's Contractors, fails to properly perform its obligations under this Easement Agreement, Grantor, in its sole discretion, may: (i) seek specific performance of the unperformed obligations, or (ii) at Grantee's sole cost, may arrange for the performance of such work as Grantor deems necessary for the safety of its rail operations, activities and property, or to avoid or remove any interference with the activities or property of Grantor, or anyone or anything present on the rail corridor or property with the authority or permission of Grantor. Grantee shall promptly reimburse Grantor for all costs of work performed on Grantee's behalf upon receipt of an invoice for such costs. Grantor's failure to perform any obligations of Grantee or Grantee's Contractors shall not alter the liability allocation set forth in this Easement Agreement.

8.2 **Abandonment.** Grantor may, at its option, terminate this Easement Agreement by serving five (5) days' notice in writing upon Grantee if Grantee should abandon or cease to use the Premises for the Easement Purpose. Any waiver by Grantor of any default or defaults shall not constitute a waiver of the right to terminate this Easement Agreement for any subsequent default or defaults, nor shall any such waiver in any way affect

Grantor's ability to enforce any section of this Easement Agreement.

8.3 **Effect of Termination or Expiration.** Neither termination nor expiration will release Grantee from any liability or obligation under this Easement, whether of indemnity or otherwise, resulting from any acts, omissions or events happening prior to the date of termination or expiration, or, if later, the date the Premises are restored as required by **Section 9**.

8.4 **Non-exclusive Remedies.** The remedies set forth in this **Section 8** shall be in addition to, and not in limitation of, any other remedies that Grantor may have under the C&M Agreement, at law or in equity.

Section 9 Surrender of Premises.

9.1 **Removal of Improvements and Restoration.** Upon termination of this Easement Agreement, whether by abandonment of the Easement or by the exercise of Grantor's termination rights hereunder, Grantee shall, at its sole cost and expense, immediately perform the following:

- (a) remove all or such portion of Grantee's Improvements and all appurtenances thereto from the Premises, as Grantor directs at Grantor's sole discretion;
- (b) repair and restore any damage to the Premises arising from, growing out of, or connected with Grantee's use of the Premises, including, but not limited to, environmental damage;
- (c) remedy any unsafe conditions on the Premises created or aggravated by Grantee; and
- (d) leave the Premises in the condition which existed as of the Effective Date.

9.2 **Limited License for Entry.** If this Easement Agreement is terminated, Grantor may direct Grantee to undertake one or more of the actions set forth above, at Grantee's sole cost, in which case Grantee shall have a limited license to enter upon the Premises to the extent necessary to undertake the actions directed by Grantor. The terms of this limited license include all of Grantee's obligations under this Easement Agreement. Termination will not release Grantee from any liability or obligation under this Easement Agreement, whether of indemnity or otherwise, resulting from any acts, omissions or events happening prior to the date of termination, or, if later, the date when Grantee's Improvements are removed and the Premises are restored to the condition that existed as of the Effective Date. If Grantee fails to surrender the Premises to Grantor upon any termination of the Easement, all liabilities and obligations of Grantee hereunder shall continue in effect until the Premises are surrendered.

Section 10 Liens. Grantee shall promptly pay and discharge any and all liens arising out of any construction, alterations or repairs done, suffered or permitted to be done by Grantee on the Premises or attributable to Taxes that are the responsibility of Grantee pursuant to **Section 6**. Grantor is hereby authorized to post any notices or take any other action upon or with respect to the Premises that is or may be permitted by Law to prevent the attachment of any such liens to any portion of the Premises; provided, however, that failure of Grantor to take any such action shall not relieve Grantee of any obligation or liability under this **Section 10** or any other section of this Easement Agreement.

Section 11 Tax Exchange. Grantor may assign its rights (but not its obligations) under this Easement Agreement to Goldfinch Exchange Company LLC, an exchange intermediary, in order for Grantor to affect an exchange under Section 1031 of the Internal Revenue Code. In such event, Grantor shall provide Grantee with a Notice of Assignment, attached as Exhibit C, and Grantee shall execute an acknowledgement of receipt of such notice.

Section 12 Notices. Any notice required or permitted to be given hereunder by one party to the other shall be delivered in the manner set forth in the C&M Agreement. Notices to Grantor under this Easement shall be delivered to the following address: BNSF Railway Company, Real Estate Department, 2500 Lou Menk Drive, Ft. Worth, TX 76131, Attn: Permits, or such other address as Grantor may from time to time direct by notice to Grantee.

Section 13 Recordation. It is understood and agreed that this Easement Agreement shall not be in recordable form and shall not be placed on public record and any such recording shall be a breach of this Easement Agreement. Grantor and Grantee shall execute a Memorandum of Easement in the form attached hereto as **Exhibit "B"** (the "**Memorandum of Easement**") subject to changes required, if any, to conform such form to local recording requirements. The Memorandum of Easement shall be recorded in the real estate records in the county where the Premises are located. If a Memorandum of Easement is not executed by the parties and recorded as described above within 30 days of the Effective Date, Grantor shall have the right to terminate this Easement Agreement upon notice to Grantee.

Section 14 Miscellaneous.

14.1 All questions concerning the interpretation or application of provisions of this Easement Agreement shall be decided according to the substantive Laws of the State of **Missouri** without regard to conflicts of law provisions.

14.2 In the event that Grantee consists of two or more parties, all the covenants and agreements of Grantee herein contained shall be the joint and several covenants and agreements of such parties. This instrument and all of the terms, covenants and provisions hereof shall inure to the benefit of and be binding upon each of the parties hereto and their respective legal representatives, successors and assigns and shall run with and be binding upon the Premises.

14.3 If any action at law or in equity is necessary to enforce or interpret the terms of this Easement Agreement, the prevailing party or parties shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other relief to which such party or parties may be entitled.

14.4 If any provision of this Easement Agreement is held to be illegal, invalid or unenforceable under present or future Laws, such provision will be fully severable and this Easement Agreement will be construed and enforced as if such illegal, invalid or unenforceable provision is not a part hereof, and the remaining provisions hereof will remain in full force and effect. In lieu of any illegal, invalid or unenforceable provision herein, there will be added automatically as a part of this Easement Agreement a provision as similar in its terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

14.5 This Easement Agreement and the C&M Agreement, which is incorporated herein, is the full and complete agreement between Grantor and Grantee with respect to all matters relating to Grantee's use of the Premises, and supersedes any and all other agreements between the parties hereto relating to Grantee's use of the Premises as described herein. However, nothing herein is intended to terminate any surviving obligation of Grantee or Grantee's obligation to defend and hold Grantor harmless in any prior written agreement between the parties.

14.6 Time is of the essence for the performance of this Easement Agreement.

Section 15. Administrative Fee. Grantee acknowledges that a material consideration for this agreement, without which it would not be made, is the agreement between Grantee and Grantor, that the Grantee shall pay upon return of this Easement Agreement signed by Grantee to Grantor's Broker a processing fee in the amount of \$2,500.00 over and above the agreed upon acquisition price. Said fee shall be made payable to BNSF Railway Company by a separate check.

Witness the execution of this Easement Agreement as of the date first set forth above.

GRANTOR:

BNSF RAILWAY COMPANY, a Delaware corporation

By: 
Name: Cary Hutchings
Title: General Director Real Estate

GRANTEE:

City of Nowell
a _____

By: 
Name: Mickey Fry
Title: City Administrator

SCALE: 1 IN = 50 FT

EXHIBIT "A"

JL T1.2
BM Proj. No.: 12194.003
MAP REFERENCE:
STA. =
R/W = R66970

This map used by BNSF RAILWAY COMPANY in the ordinary course of business, but it is subject to audit and should be used only with the expressed understanding the BNSF make no representations whatsoever about the quality, accuracy, errors or omissions relating to this map.

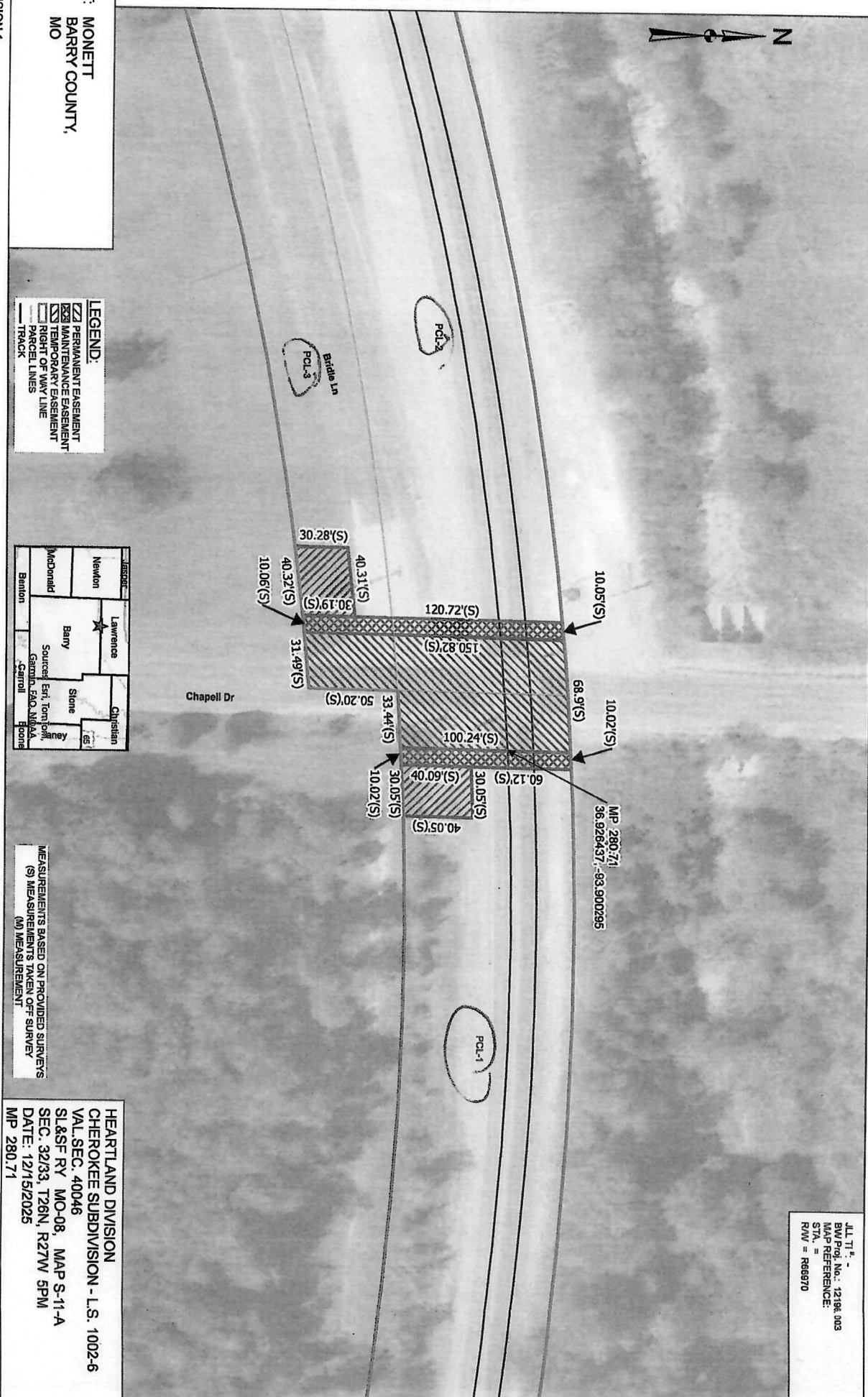


EXHIBIT "B"

MEMORANDUM OF EASEMENT

THIS MEMORANDUM OF EASEMENT is hereby executed this _____ day of _____, 2026, by and between **BNSF RAILWAY COMPANY**, a Delaware corporation ("**Grantor**"), whose address for purposes of this instrument is 2500 Lou Menk Drive, Fort Worth, Texas 76131, and **THE CITY OF MONETT**, a political subdivision of the State of Missouri ("**Grantee**"), whose address for purposes of this instrument is 217 5th Street, Monett, MO 65708, which terms "Grantor" and "Grantee" shall include, wherever the context permits or requires, singular or plural, and the heirs, legal representatives, successors and assigns of the respective parties:

WITNESSETH:

WHEREAS, Grantor owns or controls certain real property situated in Barry County, Missouri as described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Premises**");

WHEREAS, Grantor and Grantee entered into an Easement Agreement, dated _____, 2026 (the "**Easement Agreement**") which set forth, among other things, the terms of an easement granted by Grantor to Grantee over and across the Premises (the "**Easement**"); and

WHEREAS, Grantor and Grantee desire to memorialize the terms and conditions of the Easement Agreement of record.

For valuable consideration the receipt and sufficiency of which are hereby acknowledged, Grantor does grant unto Grantee and Grantee does hereby accept from Grantor the Easement over and across the Premises.

The term of the Easement, unless sooner terminated under provisions of the Easement Agreement, shall be perpetual.

All the terms, conditions, provisions and covenants of the Easement Agreement are incorporated herein by this reference for all purposes as though written out at length herein, and both the Easement Agreement and this Memorandum of Easement shall be deemed to constitute a single instrument or document. This Memorandum of Easement is not intended to amend, modify, supplement, or supersede any of the provisions of the Easement Agreement and, to the extent there may be any conflict or inconsistency between the Easement Agreement or this Memorandum of Easement, the Easement Agreement shall control.

END OF PAGE – SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Grantor and Grantee have executed this Memorandum of Easement to as of the date and year first above written.

GRANTOR:

BNSF RAILWAY COMPANY, a Delaware corporation

By: _____
Name: Cary Hutchings
Title: General Director Real Estate

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____ (name) as _____ (title) of **BNSF RAILWAY COMPANY**, a Delaware corporation.

Notary Public

My appointment expires: _____

(Seal)

GRANTEE:

By: _____
Name: _____
Title: _____

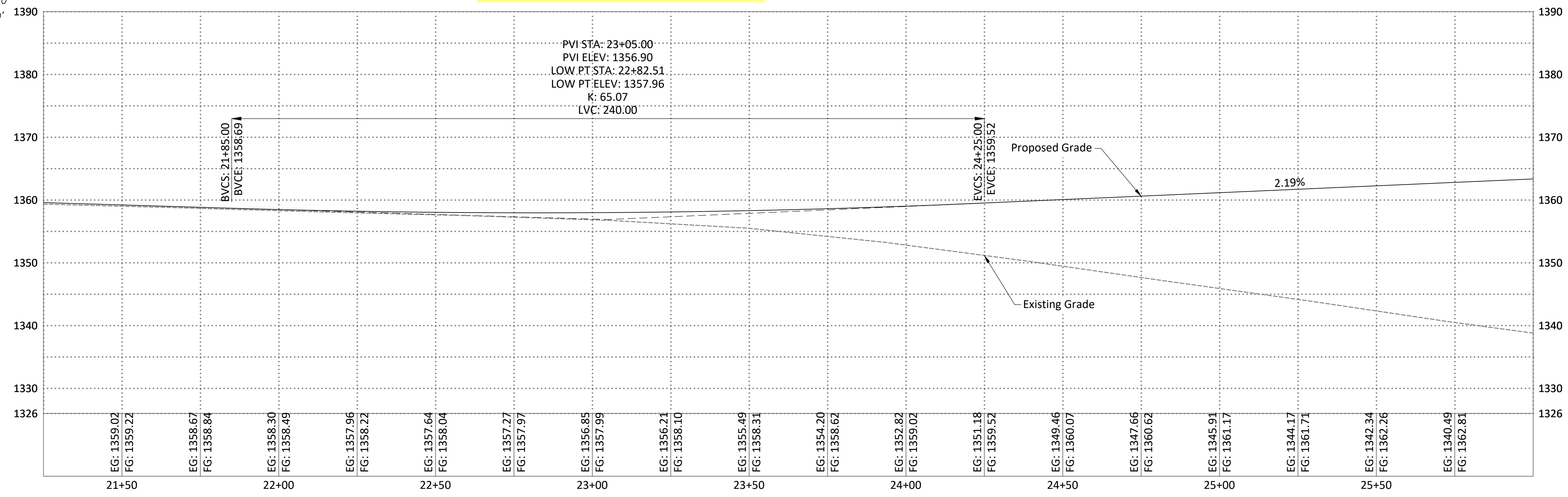
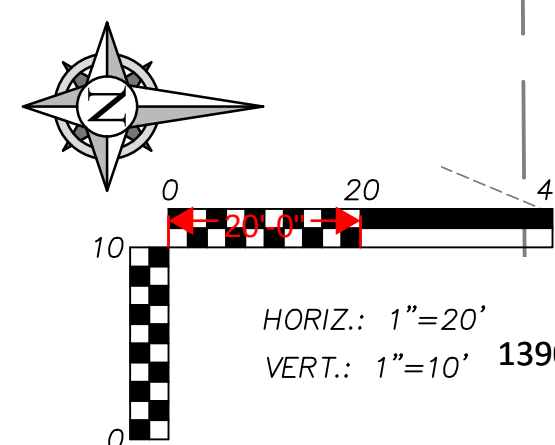
STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____,
20____, by _____ (name) as
_____(title) of _____, a
_____.

Notary Public

My appointment expires: _____

(Seal)



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
1745 S. GARRISON AVE. • CARTHAGE, MISSOURI 64839 • PHONE (417) 358-9551
ANDERSON CORP. 000062 • JASON ECKHART, PER 30102

REVISONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:
				DRAWN BY: NDO
				CHECK BY: GDS
				DATE: 2/16/2026
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SHEET NUMBER

07

OF 94

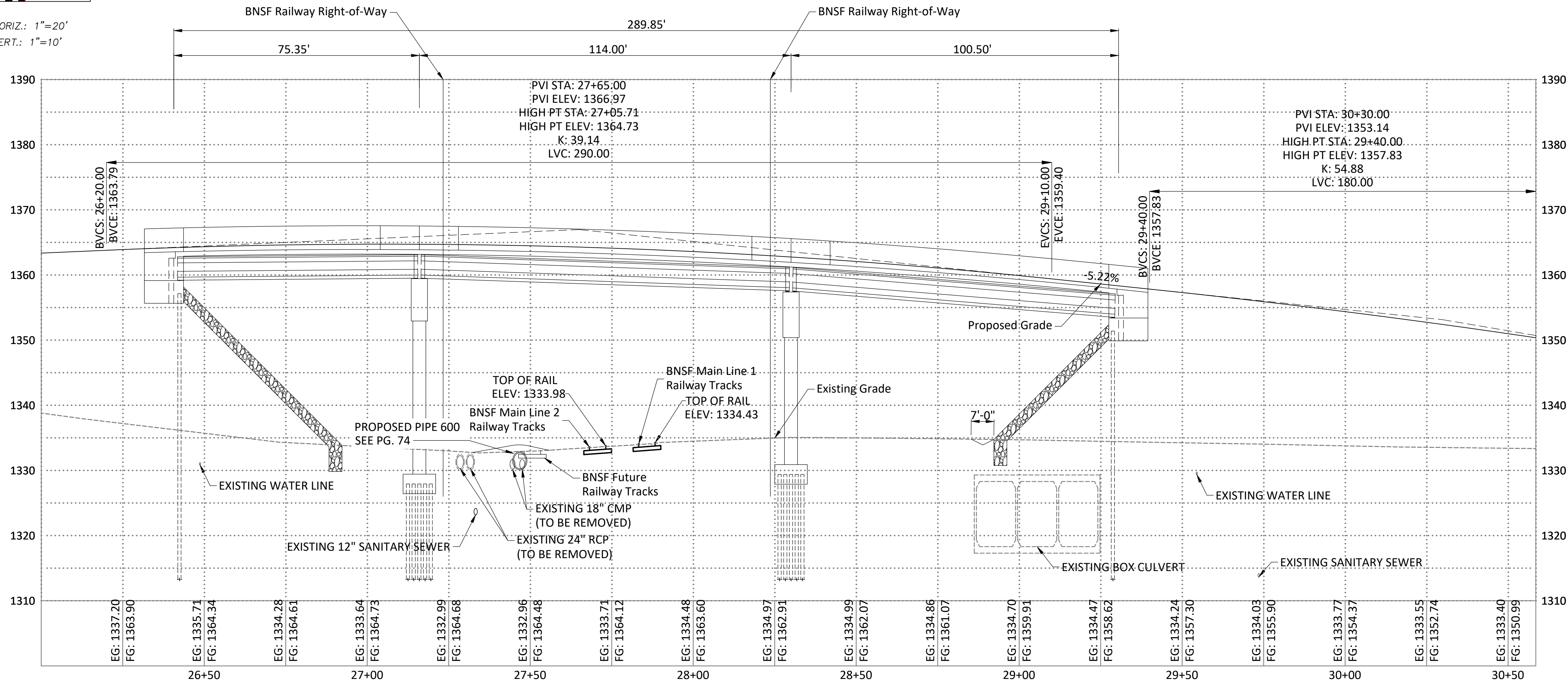
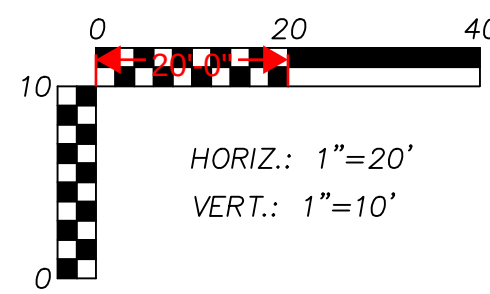
PLAN & PROFILES

CHAPELL DRIVE

ROADWAY IMPROVEMENTS & PROPOSED BNSF BRIDGE

SECTION 26, T27N, R32 & 33W

CITY OF MONETT, MISSOURI



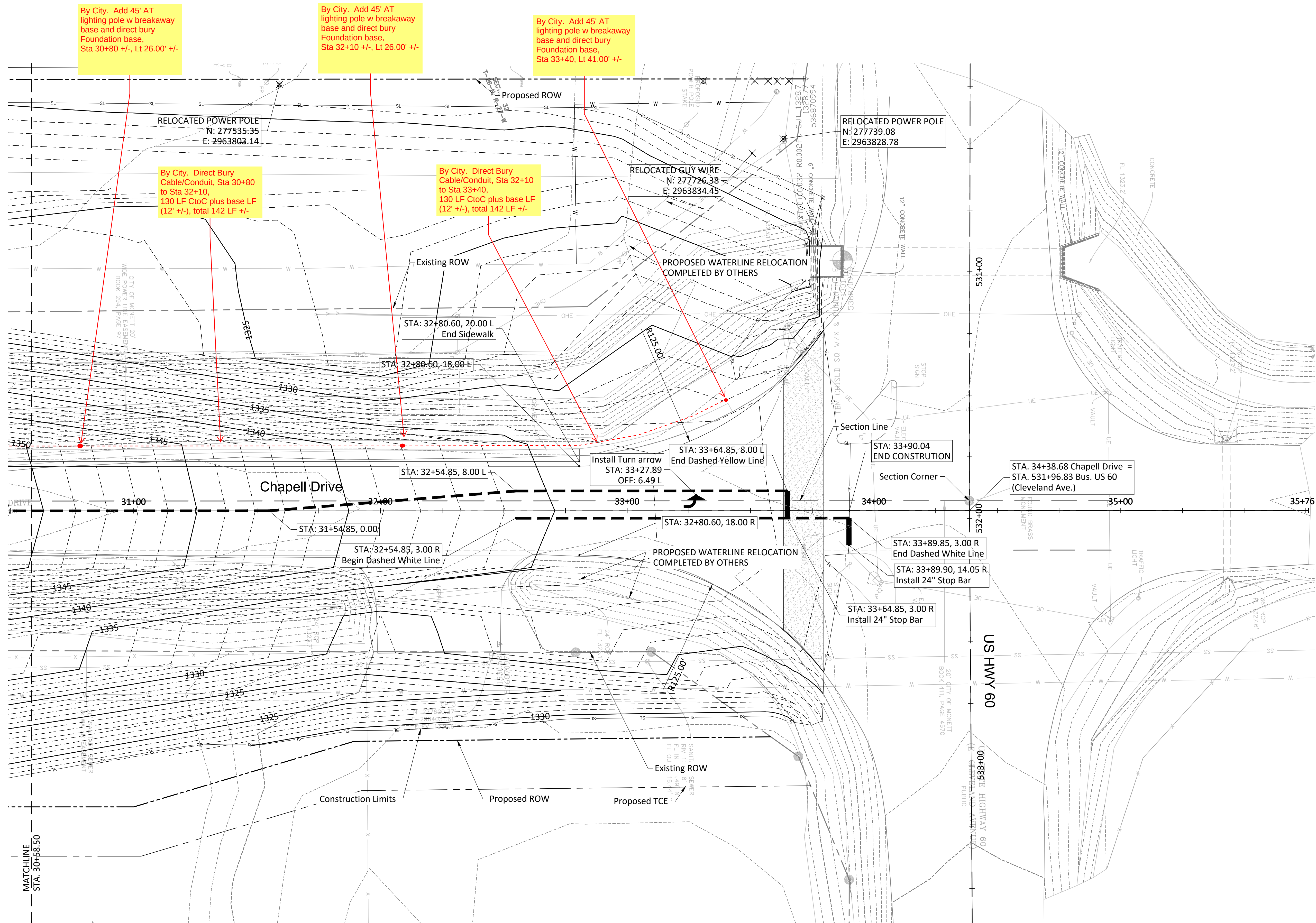
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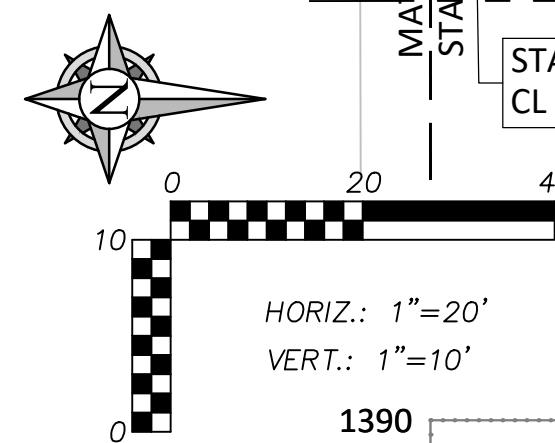
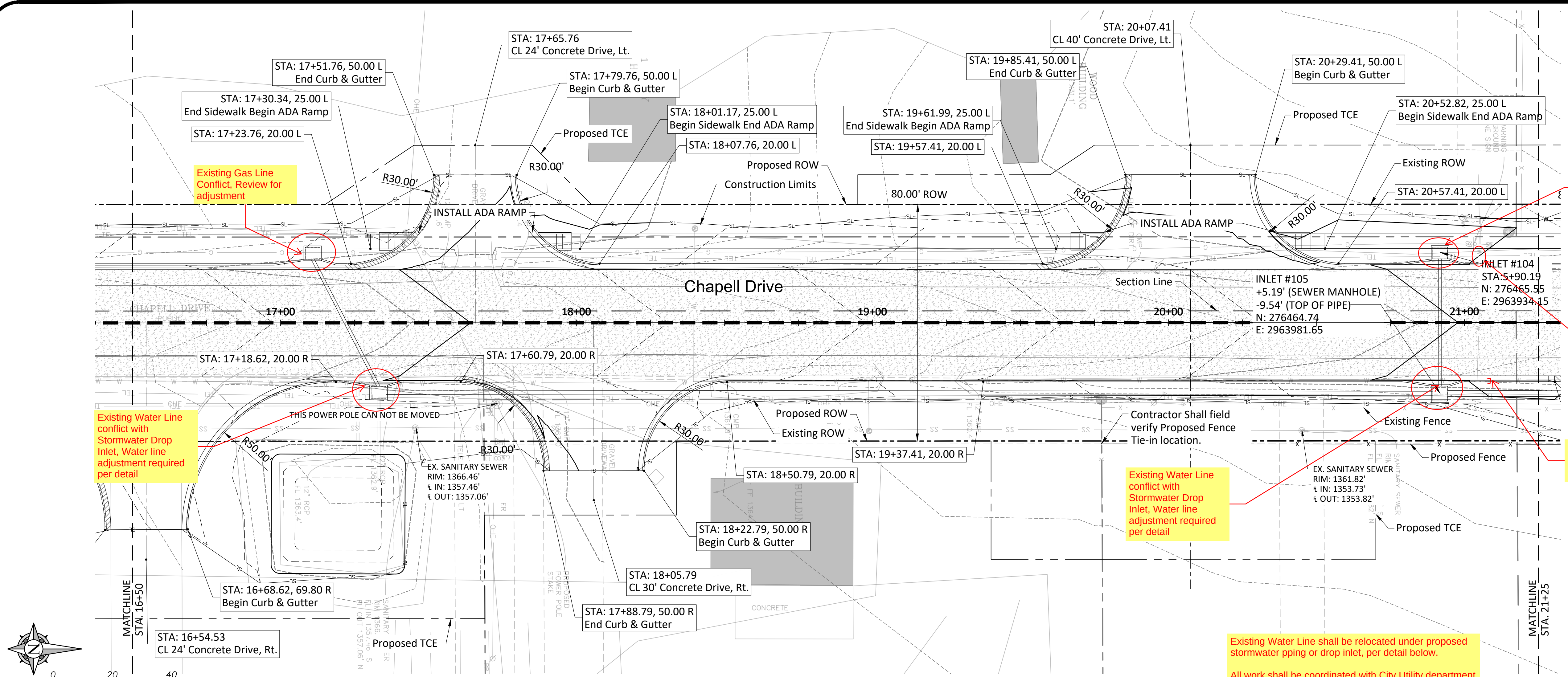
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PLAN & PROFILES
CHAPELL DRIVE
ROADWAY IMPROVEMENTS & PROPOSED BNSF BRIDGE
SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI

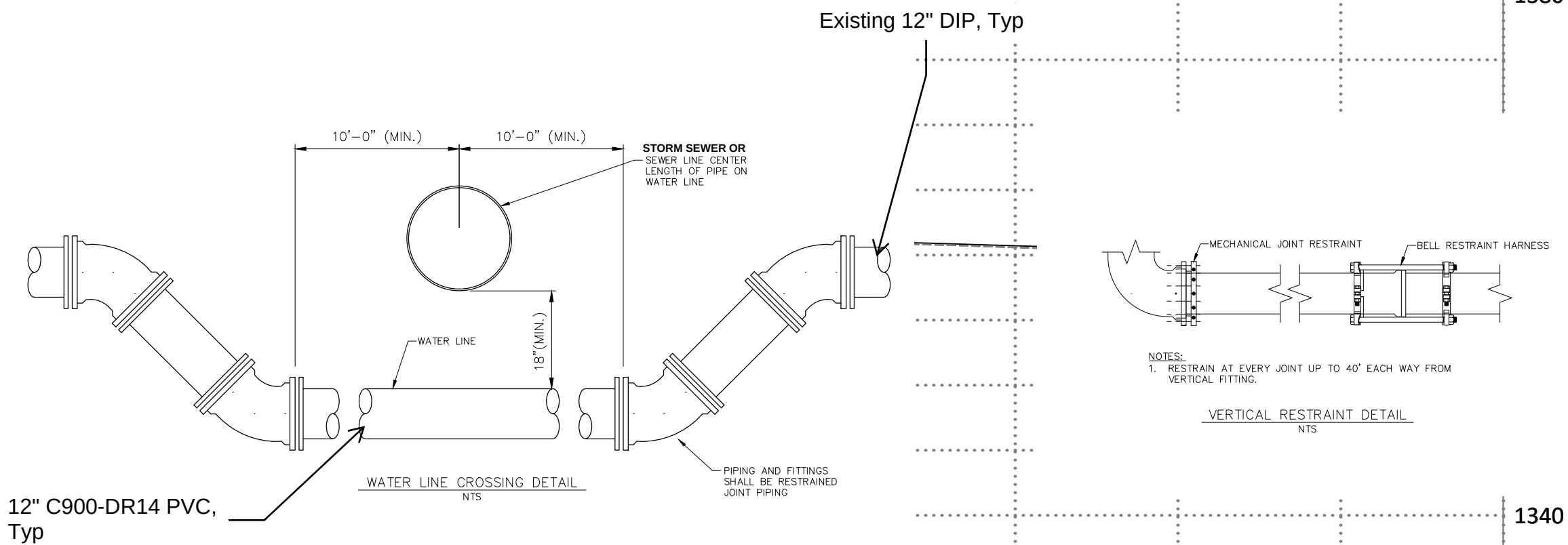
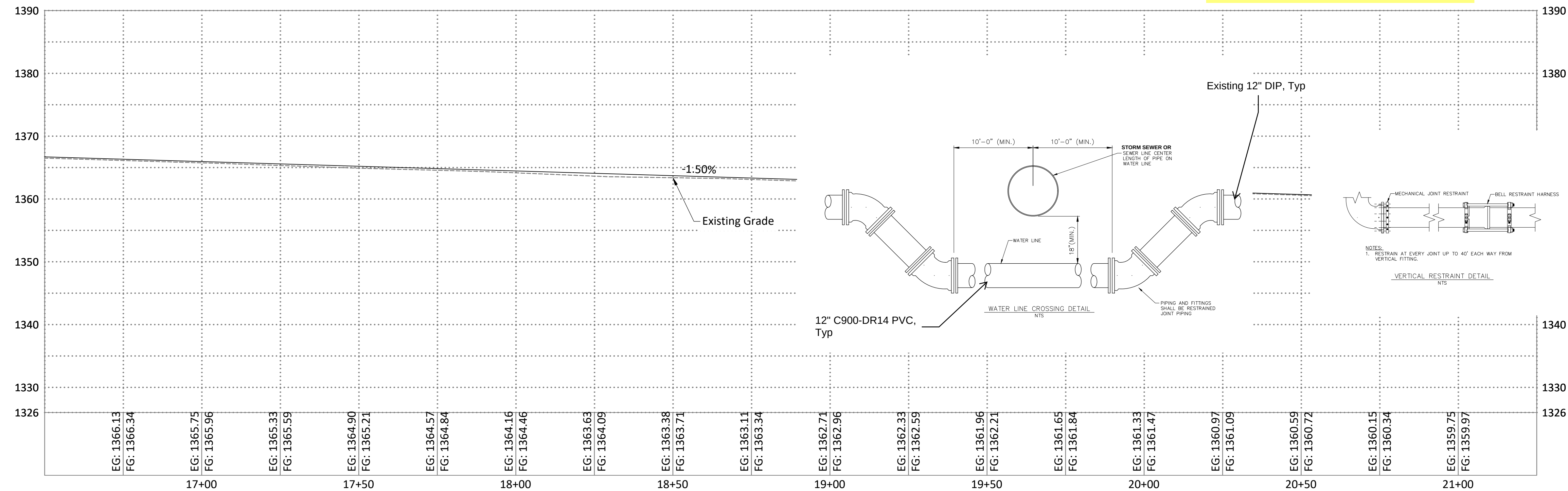
SHEET NUMBER
09
OF 94

G:\Shared drives\B0.MO\Monett\21024008 Monett Chapel Dr BNSF Overlay\CADD\Plan\Plan & profiles





HORIZ.: 1"=20'
VERT.: 1"=10'



EG: 1366.13 FG: 1366.34	EG: 1365.75 FG: 1365.96	EG: 1365.33 FG: 1365.59	EG: 1364.90 FG: 1365.21	EG: 1364.57 FG: 1364.84	EG: 1364.16 FG: 1364.46	EG: 1363.63 FG: 1364.09	EG: 1363.38 FG: 1363.71	EG: 1363.11 FG: 1363.34	EG: 1362.71 FG: 1362.96	EG: 1362.33 FG: 1362.59	EG: 1361.96 FG: 1362.21	EG: 1361.65 FG: 1361.84	EG: 1361.33 FG: 1361.47	EG: 1360.97 FG: 1361.09	EG: 1360.59 FG: 1360.72	EG: 1360.15 FG: 1360.34	EG: 1359.75 FG: 1359.97
17+00	17+50	18+00	18+50	19+00	19+50	20+00	20+50	21+00									

Existing Gas Line
Conflict, Review for
adjustment

Existing Water Line
conflict with
Stormwater piping,
Water line adjustment
required per detail

Existing Water Line, cut and
capped, approximate location,
line to north is abandoned

Existing Water Line
conflict with
Stormwater Drop
Inlet, Water line
adjustment required
per detail

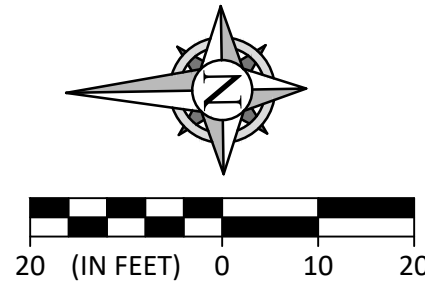
Existing Water Line shall be relocated under proposed
stormwater piping or drop inlet, per detail below.

All work shall be coordinated with City Utility department
regarding water line shut off and scheduling.

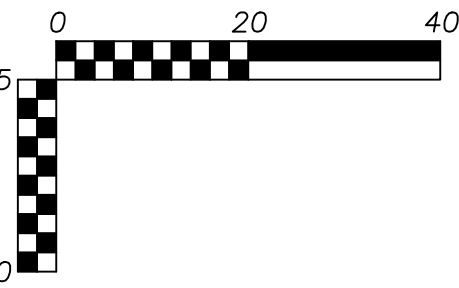
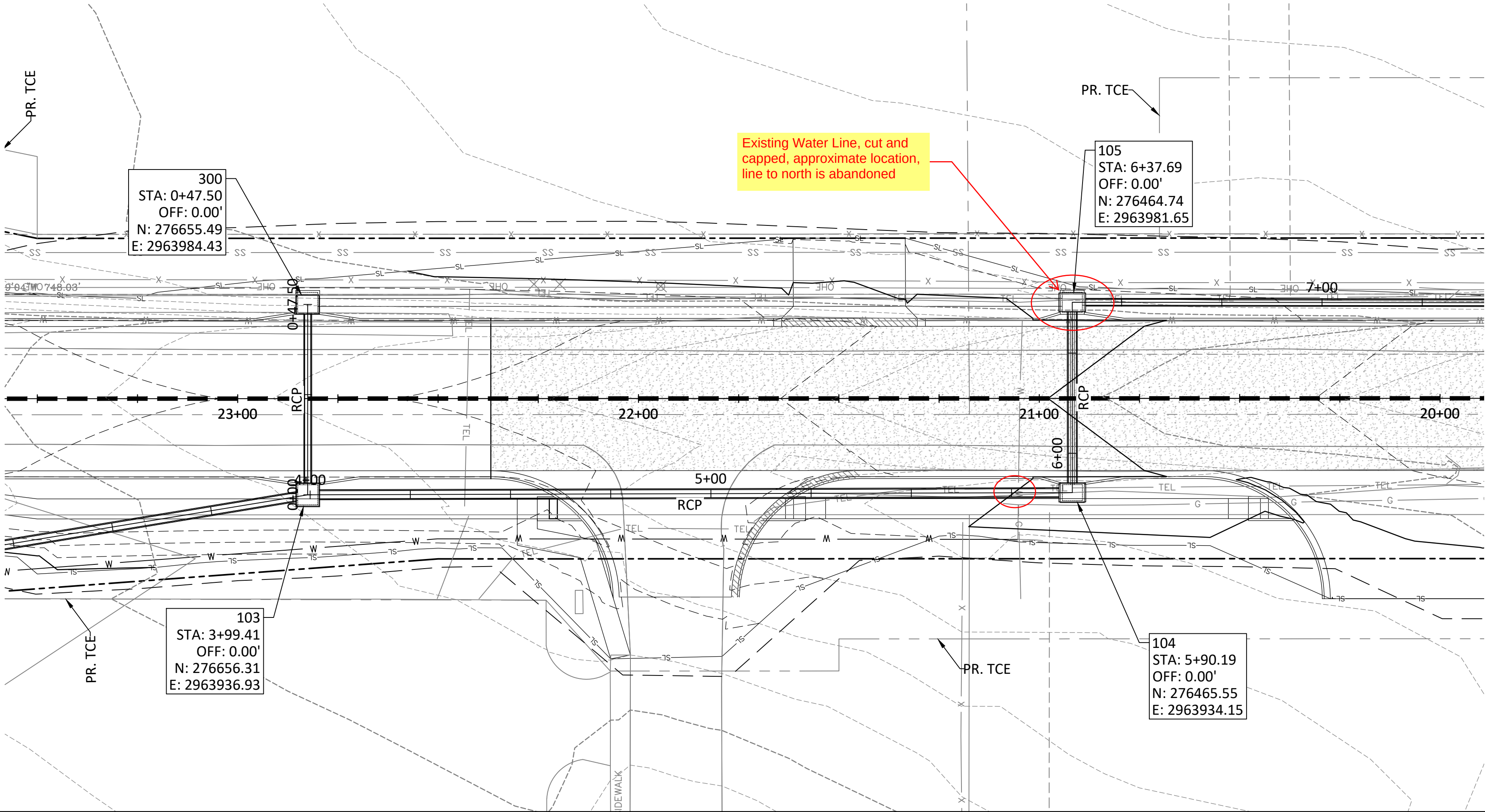
Installation shall be in accordance with City of Monett
standard specifications for water line construction,
viewable on City website

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NO.	DESCRIPTION	BY	DATE
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		DRAWN BY:	GDS
		CHECK BY:	12/4/2025
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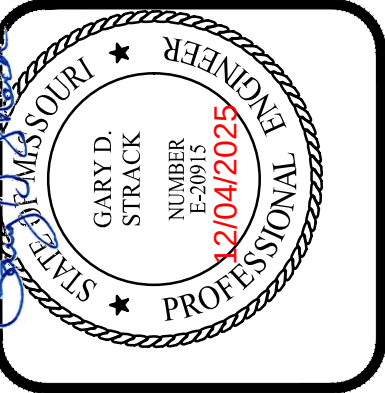
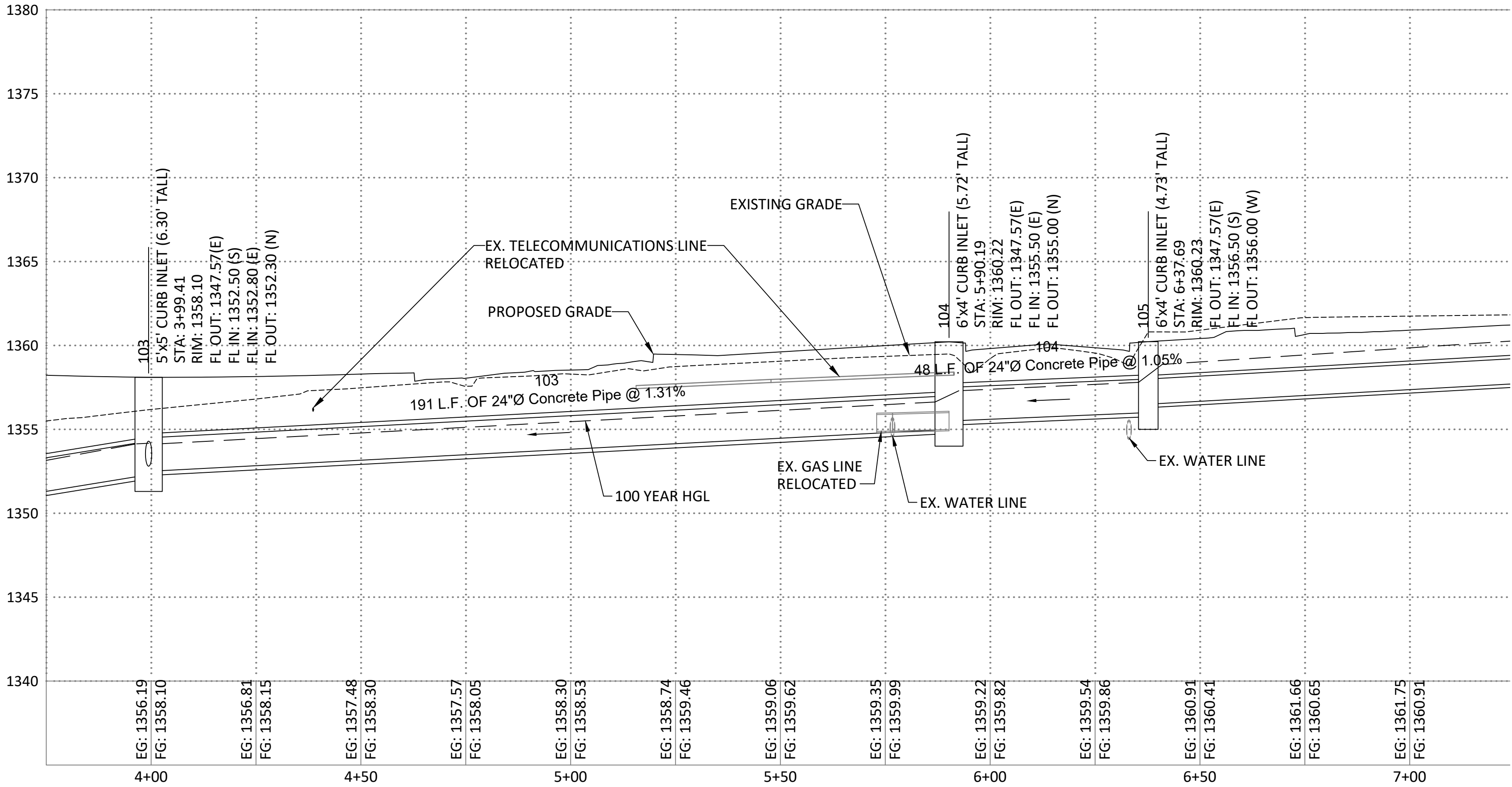
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NOTE:
STORM SEWER STATIONING IS SET FROM DOWN
STREAM TO UP STREAM.
STORM ALIGNMENTS AND STATIONING ARE NOT
CONSISTENT WITH THE ROADWAY ALIGNMENT



NOTE:
PRIVATE UTILITIES WILL BE RELOCATED PRIOR
TO CONSTRUCTION. SOME CITY UTILITY WILL
BE CONSTRUCTED IN CONJUNCTION WITH THE
CONSTRUCTION OF THE ROADWAY.



REVISIONS				DRAWING INFO	
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				CHECK BY:	GDS
				DATE:	12/4/2025
				FIELD BOOK:	
				JOB NUMBER:	RRP-000S(628)

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STORM LINE 100

CHAPPELL DRIVE

ROADWAY IMPROVEMENTS & PROPOSED BNSF BRIDGE

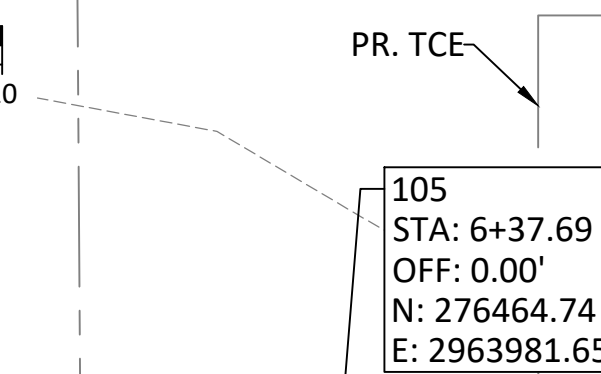
SECTION 26, T27N, R32 & 33W

CITY OF MONETT, MISSOURI

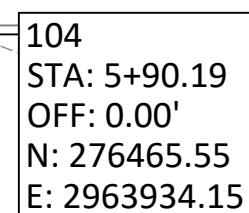
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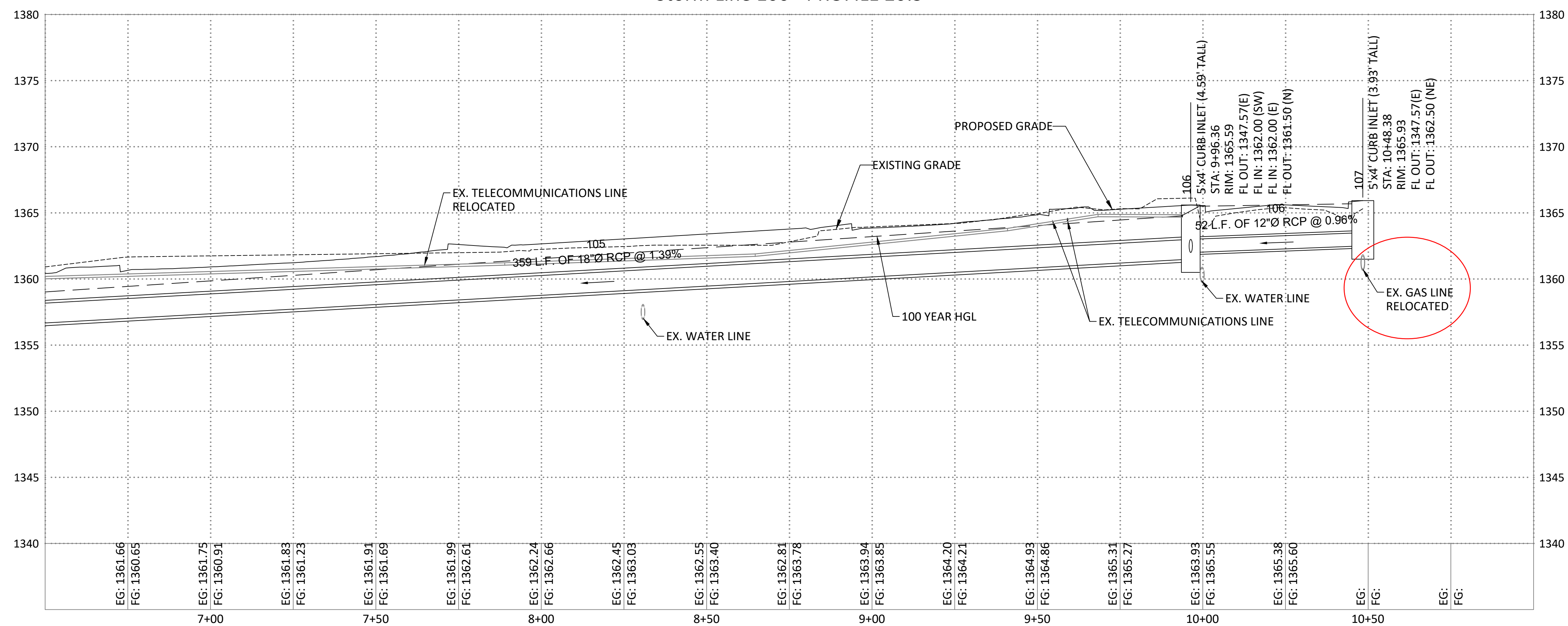
OF 94



Existing Water Line, cut and capped, approximate location, line to north is abandoned



Storm Line 100 - PROFILE 20:5



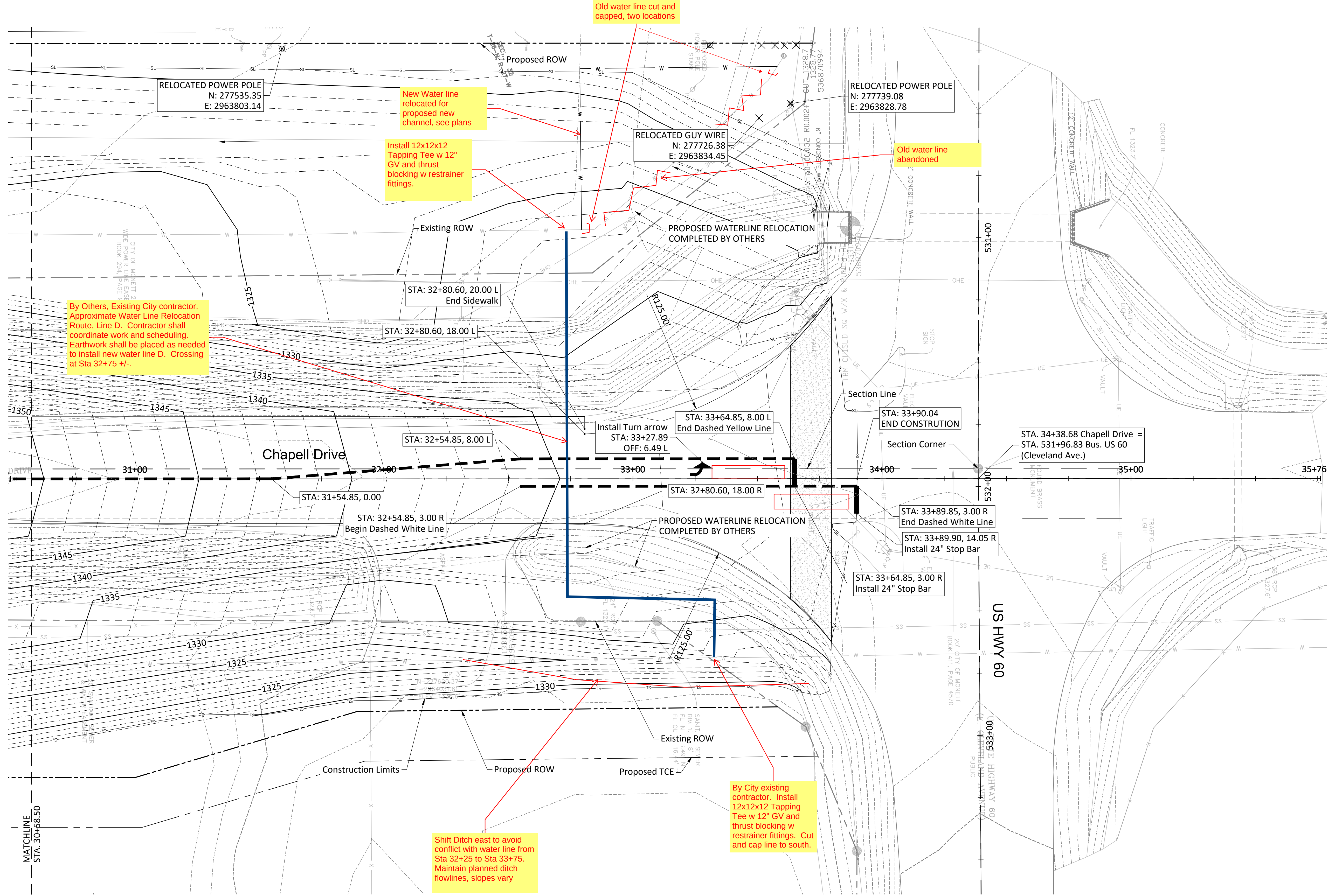
NOTE:
PRIVATE UTILITIES WILL BE
RELOCATED PRIOR TO
CONSTRUCTION. SOME CITY
UTILITY WILL BE
CONSTRUCTED IN
CONJUNCTION WITH THE
CONSTRUCTION OF THE
ROADWAY.

REVISIONS				DRAWING INFO	
NO.	DESCRIPTION	BY	DATE	FIELD BY:	
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				CHECK BY:	GDS
				DATE:	12/4/2025
				FIELD BOOK:	
				JOB NUMBER:	RRP-0005(628)

STORM LINE 100
CHAPELL DRIVE
ROADWAY IMPROVMENTS & PROPOSED BNSF BRIDGE
SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI



20 (IN FEET) 0 10 20



SHEET NUMBER

10
OF 94

PLAN & PROFILES

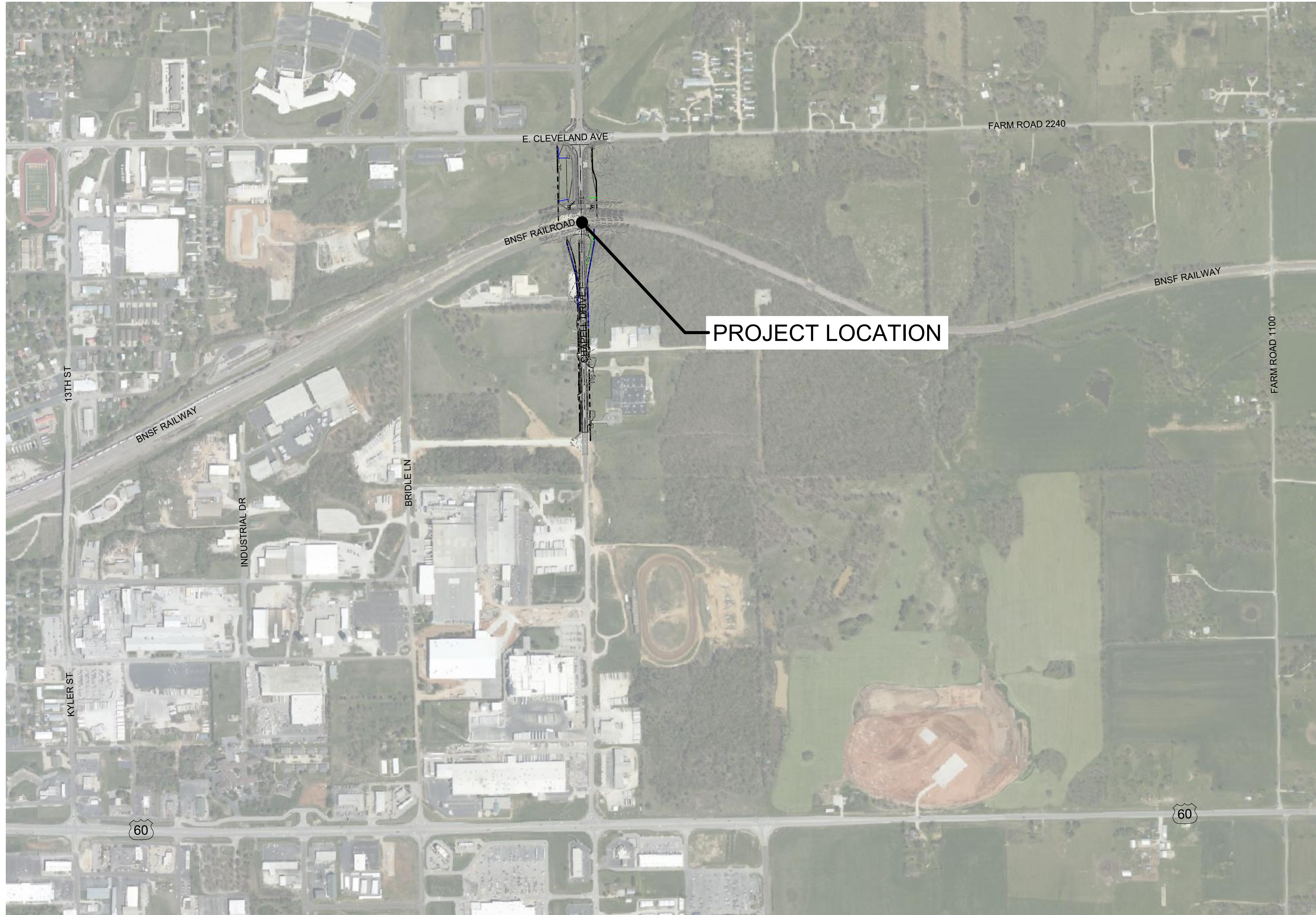
CHAPPELL DRIVE
ROADWAY IMPROVEMENTS & PROPOSED BNSF BRIDGE
SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:	
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CITY OF MONETT, MISSOURI

SECTION 32 & 33, T26N, R27W



LOCATION MAP



COUNTY BARRY

ROUTE _____ CHAPEL DRIVE

PROJECT UTILITY RELOCATION

JOB NO. _____

DESIGN DESIGNATION

ADT (2021) _____ 3400

DESIGN ADT. (2041) 6000

AADT TRUCK _____ 10%

DESIGN SPEED _____ 40 MPH

D (DIRECTION) _____ 50%

FUNCTIONAL CLASSIFICATION

LENGTH OF PROJECT

BEGINNING OF PROJECT _____ -

END OF PROJECT _____ -

APPARENT LENGTH _____

EQUATIONS & EXCEPTIONS _____

TOTAL CORRECTIONS _____ -

NET LENGTH OF PROJECT _____ -

STATE LENGTH _____

FEDERAL LENGTH _____

DESCRIPTION	INDEX OF SHEETS	SHEET NO.
COVER SHEET		01
UTILITY RELOCATION MAP		02
WATER LINE A, B, C		03-06
SANITARY LINE A & B		07-08

CALL OR CLICK 3 DAYS BEFORE YOU DIG



1-800-DIG-RITE OR 811
www.mo1call.com

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE & LOCATION OF UNDERGROUND & OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE & LOCATION OF UNDERGROUND & OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

CONSULTANT

SUBMITTED


 PROJECT ENGINEER

04/02/2025
 DATE

CITY

SUBMITTED

CITY OFFICIAL _____ DATE _____



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED



REVISIONS		DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	FIELD BY:
2	Addendum # 2	KEL	10/28/2025	KEL
				NDD
				DATE: 1/17/2025
				FIELD BOOK:
				JOB NUMBER: RRP-0005(628)

CITY OF MONETT, MISSOURI
SECTION 26, T27N, R32 & 33W
UTILITY RELOCATIONS
ALONG CHAPELL DRIVE
COVER SHEET

SHEET NUMBER
01
OF 08



AE

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ENGINEERING

EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
1745 S. GARRISON AVE. • CARTHAGE, MISSOURI 64836 • PHONE 417 358-9551
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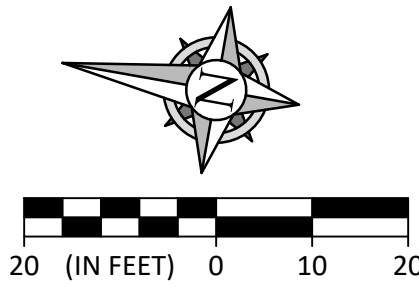
SHEET NUMBER

02

OF 08

UTILITY RELOCATION MAP
UTILITY RELOCATIONS
ALONG CHAPELL DRIVE
SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI

GS:Shaded.dwg/01 MO:Monett21N24Q08 Monett Chapel Dr BNSF Overpass/CAD/Plm001 Cover Sheet - Water

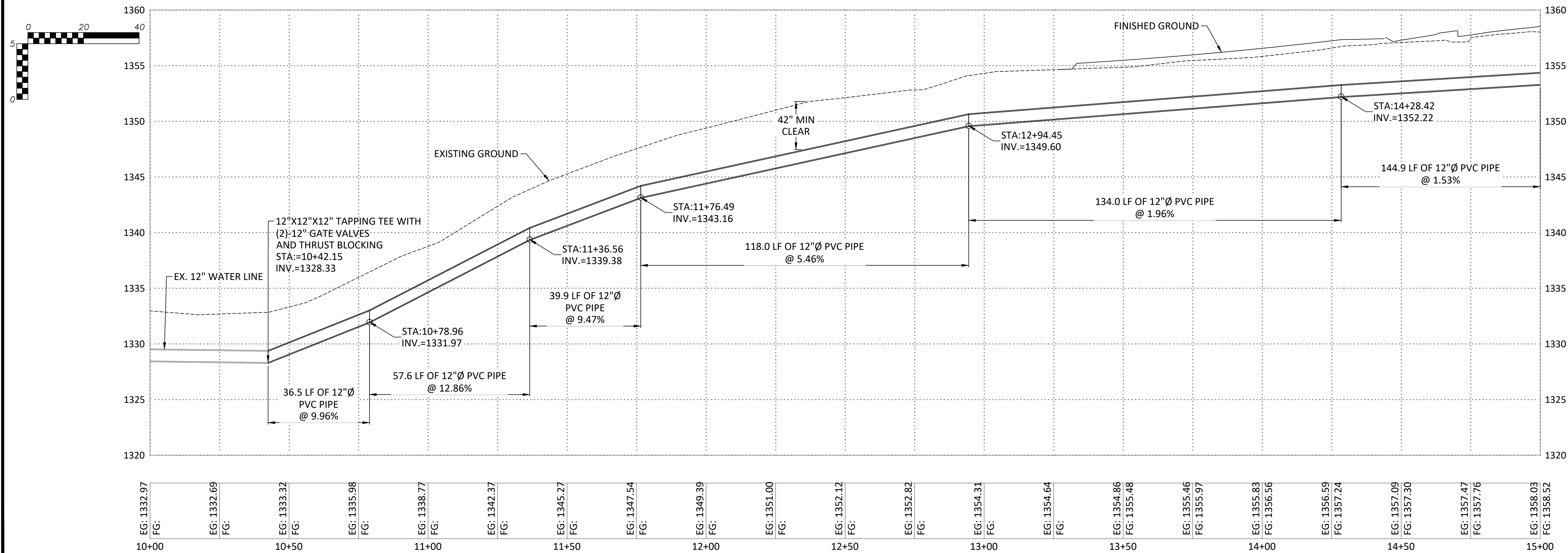
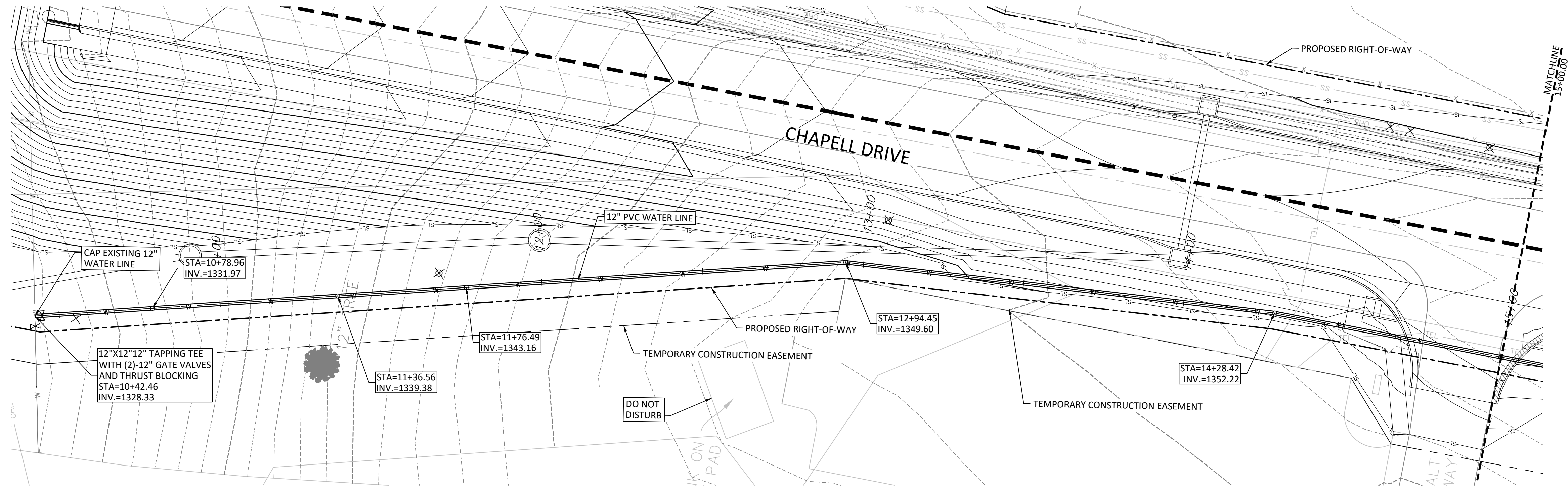


SEWER SEPARATION NOTE:
ALL WATER LINES TO HAVE 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM ALL SEWER LINES.

WATER MAIN BURIAL DEPTH NOTE:
FIELD ADJUST WATER MAIN DEPTHS AS NECESSARY TO MAINTAIN MIN. VERTICAL SEPARATION AT UTILITY CROSSINGS. MAINTAIN 42" GROUND COVER TO TOP OF PIPE.

CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN. FIELD ADJUST WATER LINE LOCATION AS NEEDED. CONTRACTOR RESPONSIBLE FOR ANY DAMAGES TO EXISTING WATER LINES.

CONTRACTOR RESPONSIBLE FOR ALL PIPING, MECHANICAL JOINTS, THRUST BLOCKING, FITTINGS, ETC. REQUIRED BY THE CITY.



REVISIONS		DRAWING INFO	
NO.	DESCRIPTION	BY	DATE
2	Addendum # 2	KEL	03/28/2025
		CHECK BY:	NDD
		DATE:	1/17/2025
		FIELD BOOK:	RRP-J005(628)
		JOB NUMBER:	

WATER LINE A

UTILITY RELOCATIONS
ALONG CHAPPELL DRIVE

SECTION 26, T27N, R32 & 33W

CITY OF MONETT, MISSOURI

SHEET NUMBER

03

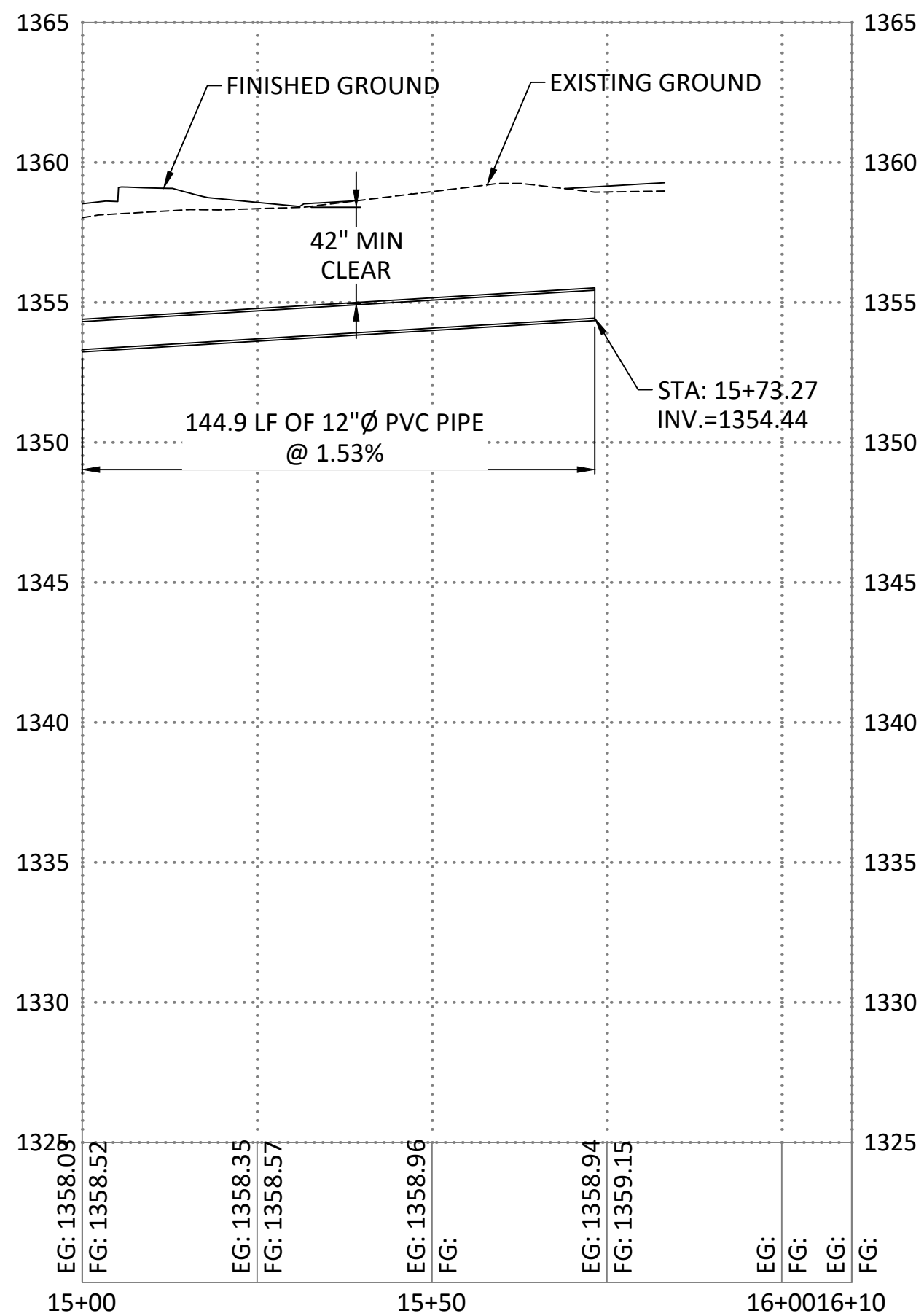
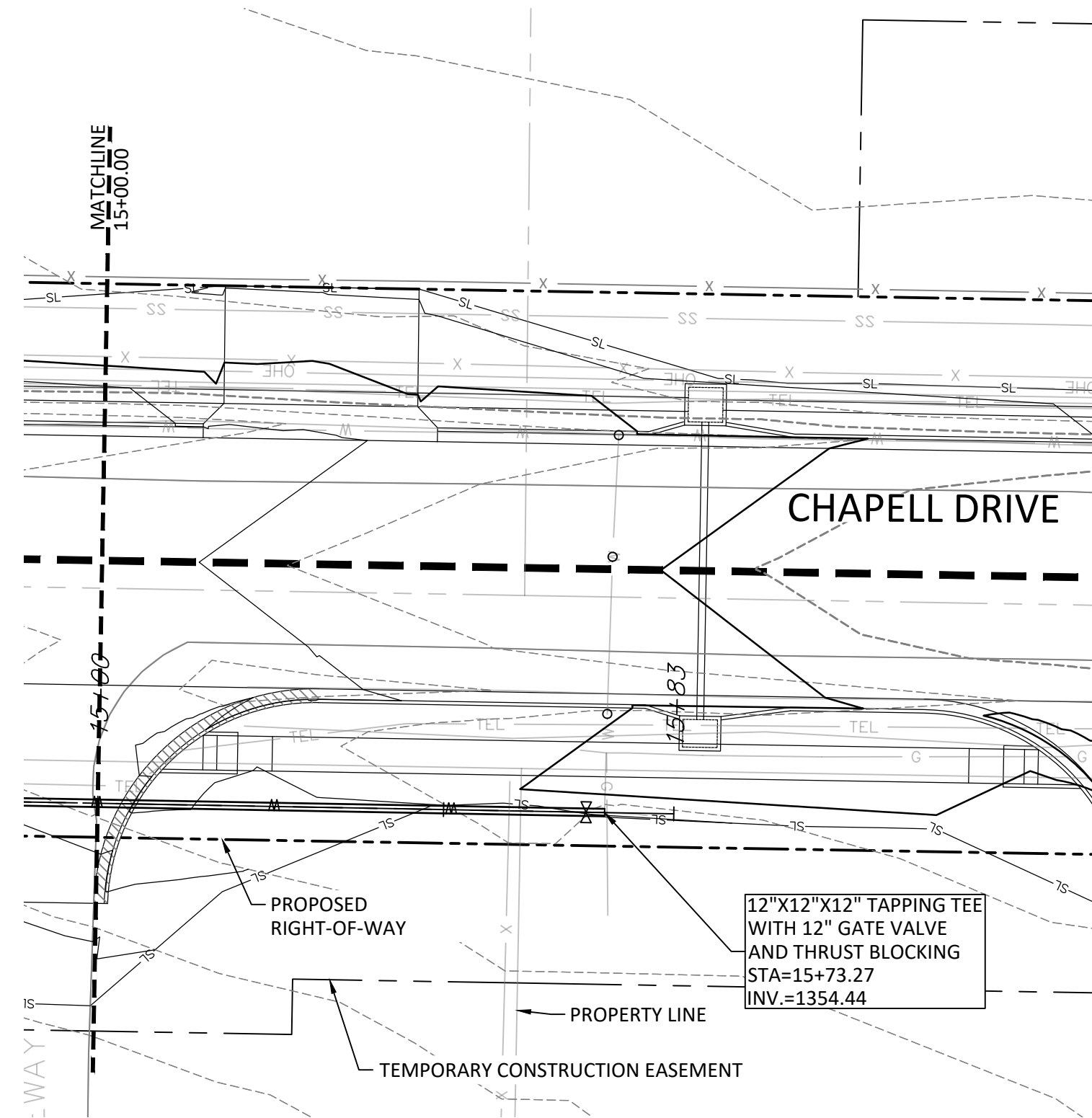
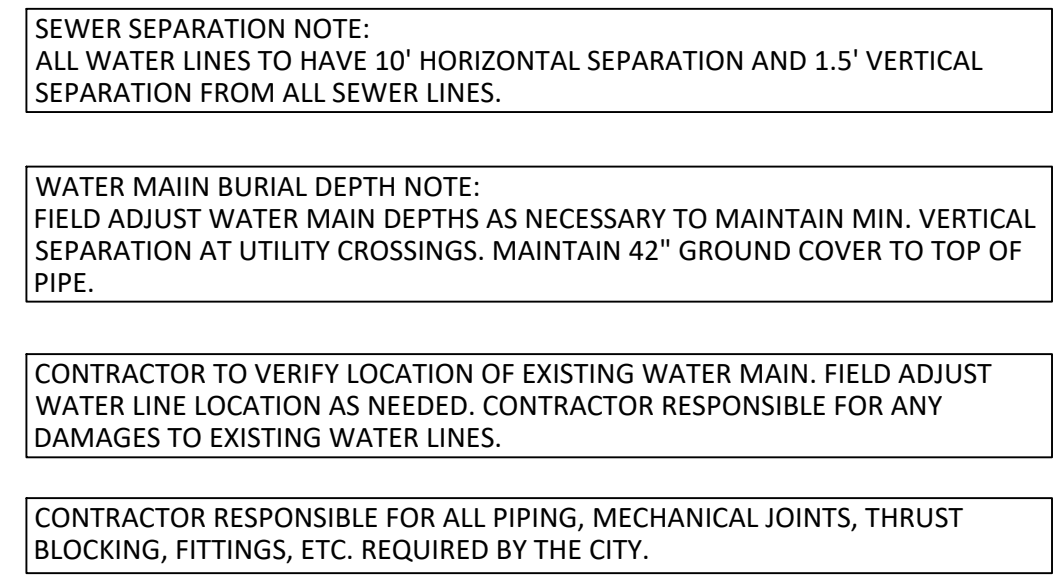
OF 08

03/28/2025

1748 S. GARRISON AVE. CARTHAGE, MISSOURI 64836

PHONE (417) 388-8951

ANDERSON CC#04 00082 - JASON ECKHART, PE# 30102



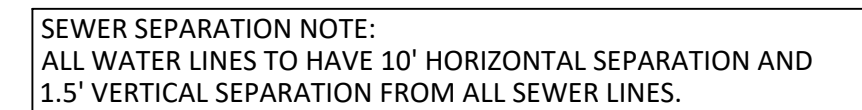
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				CHECK BY:	NDD
				DATE:	1/17/2025
				FIELD BOOK:	
				JOB NUMBER:	RRP-000S(23)

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WATER LINE A (Cont.)
UTILITY RELOCATIONS
ALONG CHAPELL DRIVE
SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI

SHEET NUMBER

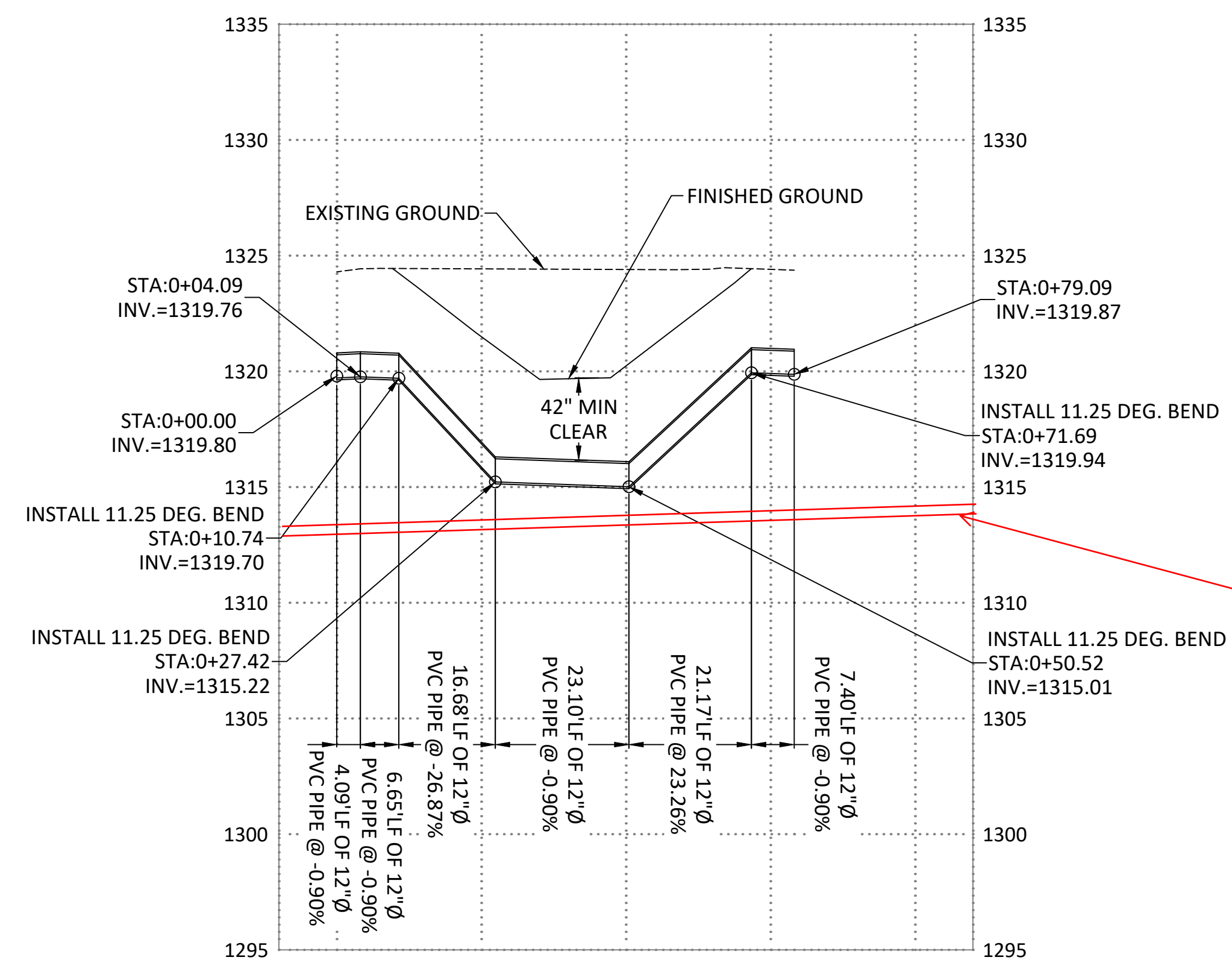
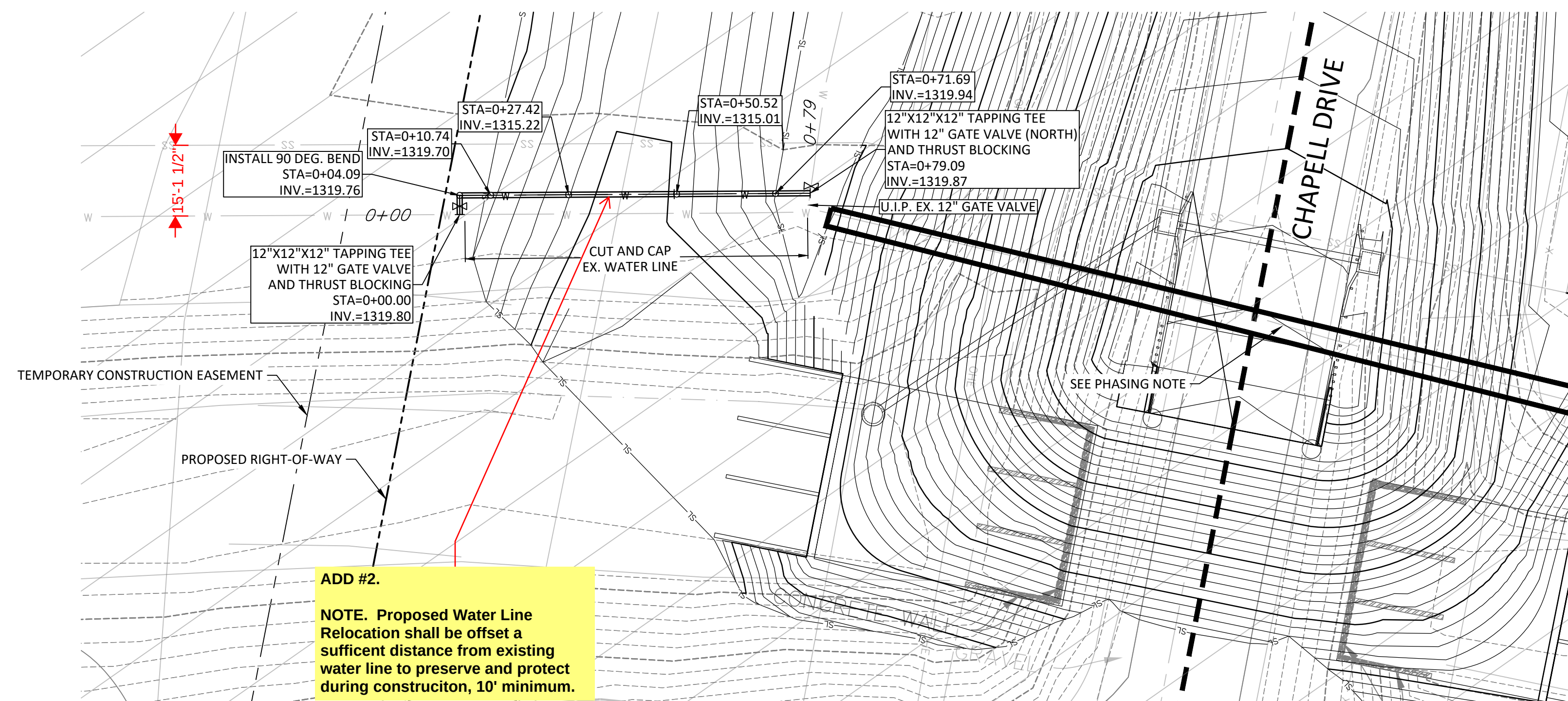
04 OF 08



WATER MAIN BURIAL DEPTH NOTE:
FIELD ADJUST WATER MAIN DEPTHS AS NECESSARY TO MAINTAIN
MIN. VERTICAL SEPARATION AT UTILITY CROSSINGS. MAINTAIN
42" GROUND COVER TO TOP OF PIPE.

CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN.
FIELD ADJUST WATER LINE LOCATION AS NEEDED. CONTRACTOR
RESPONSIBLE FOR ANY DAMAGES TO EXISTING WATER LINES.

CONTRACTOR RESPONSIBLE FOR ALL PIPING, MECHANICAL JOINTS, THRUST BLOCKING, FITTINGS, ETC. REQUIRED BY THE CITY.



Approximate location
of existing gravity
sanitary sewer line

REVISONS			DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	FIELD BY:	
2	Addendum # 2	KEL	03/28/2025	DRAWN BY:	KEL
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				DATE:	1/17/2025
				FIELD BOOK:	
				JOB NUMBER:	RRP-0005(026)

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WATERLINE B
UTILITY RELOCATIONS
ALONG CHAPELL DRIVE
SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI

SHEET NUMBER

05 OF 08





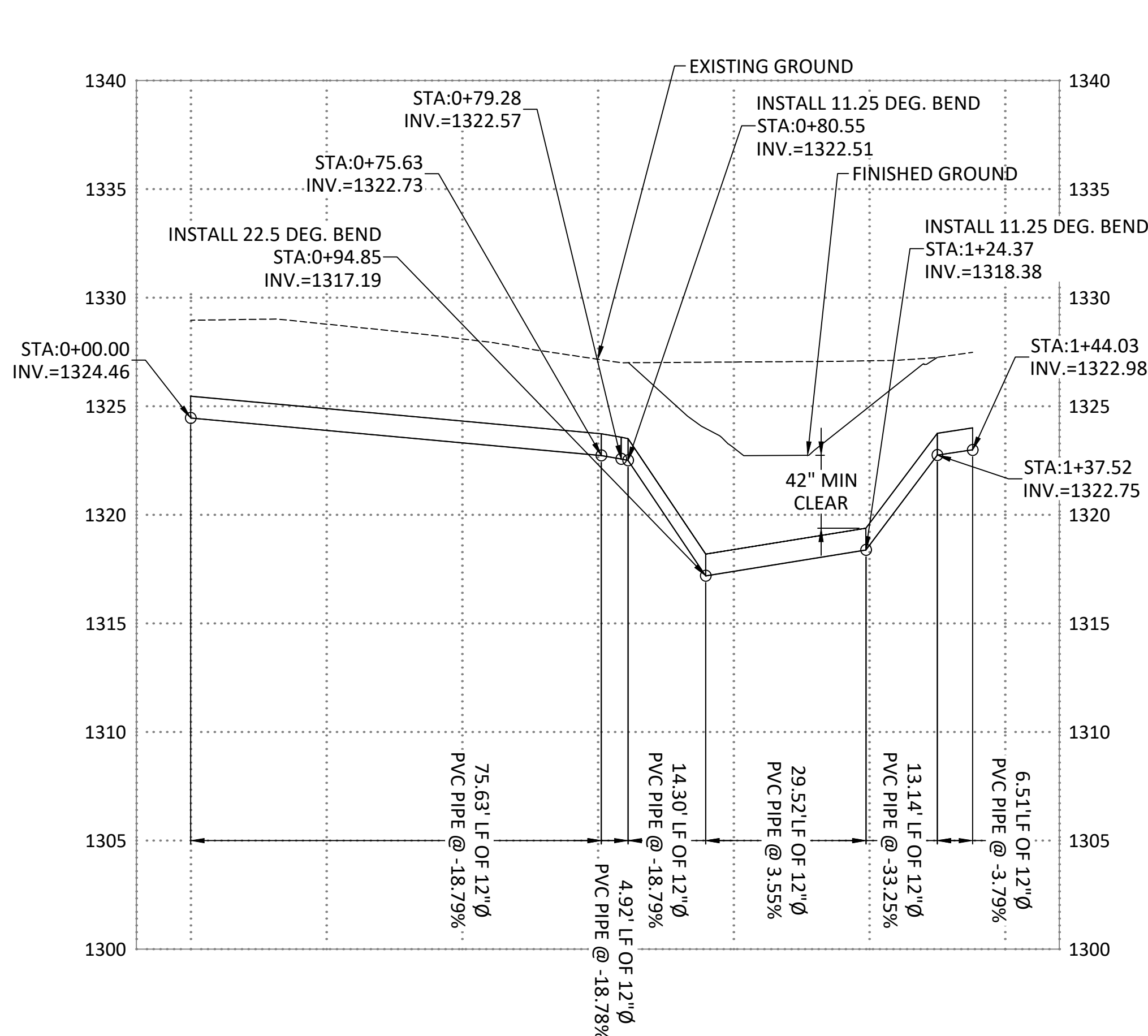
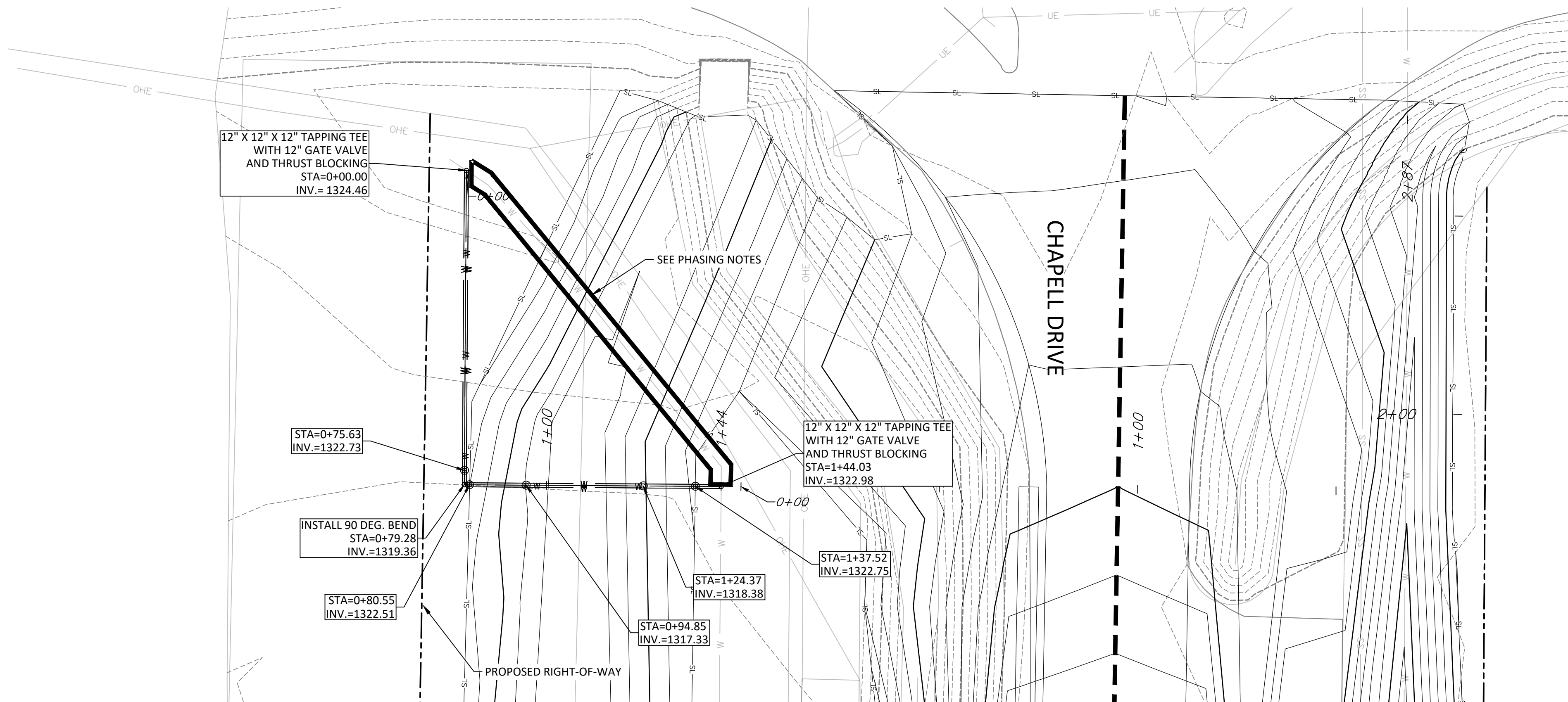
PHASING NOTE:
CONTRACTOR SHALL REMOVE EXISTING WATER LINE AFTER
RELOCATION CONNECTION HAS BEEN MADE.

WATER MAIN BURIAL DEPTH NOTE:
FIELD ADJUST WATER MAIN DEPTHS AS NECESSARY TO MAINTAIN
MIN. VERTICAL SEPARATION AT UTILITY CROSSINGS. MAINTAIN
42" GROUND COVER TO TOP OF PIPE.

CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN
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RESPONSIBLE FOR ANY DAMAGES TO EXISTING WATER LINES.

CONTRACTOR RESPONSIBLE FOR ALL PIPING, MECHANICAL JOINTS, THRUST BLOCKING, FITTINGS, ETC. REQUIRED BY THE CITY.

SEWER SEPARATION NOTE:
ALL WATER LINES TO HAVE 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM ALL SEWER LINES.



2

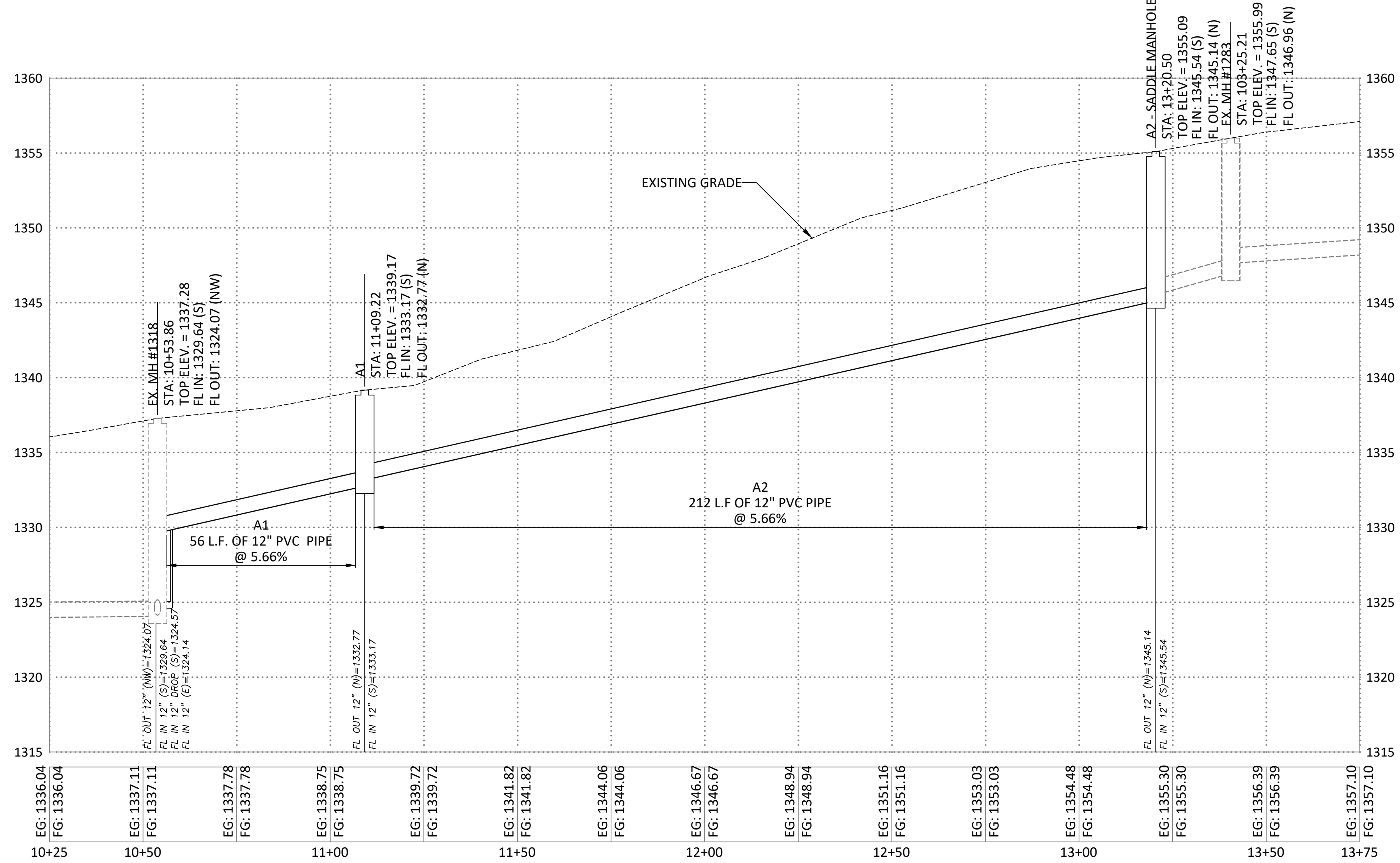
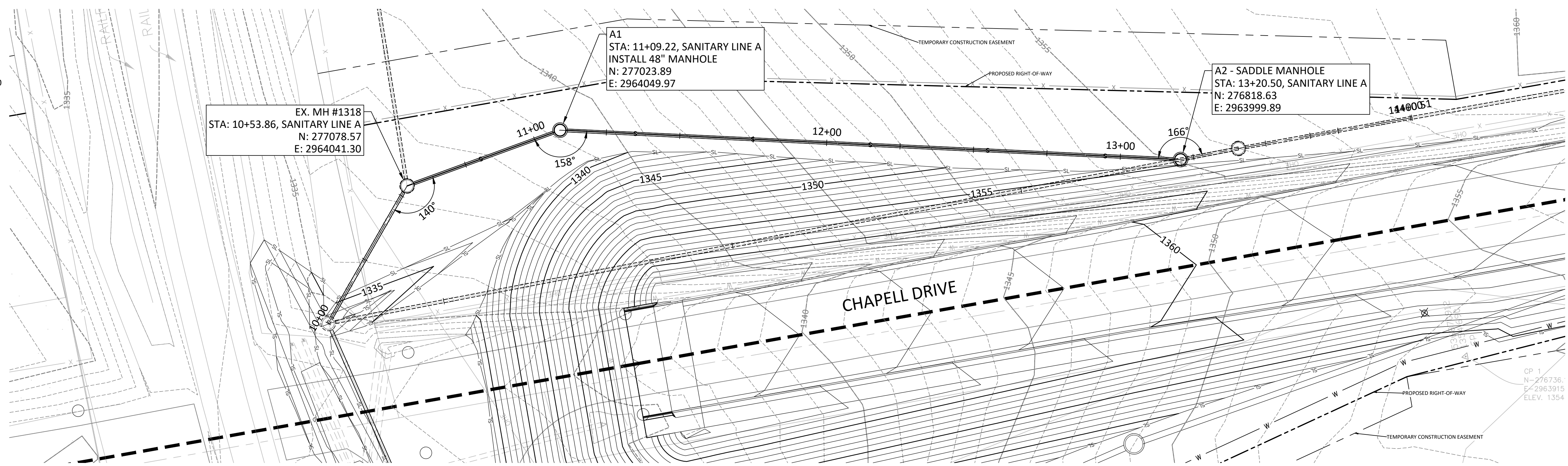


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				JOB NUMBER	RRP-000S(628)

WATERLINE C
UTILITY RELOCATIONS
ALONG CHAPPELL DRIVE
SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI

SHEET NUMBER

06 OF 08



NO.		REVISIONS		DRAWING INFO.	
		DESCRIPTION	BY	DATE	FIELD BY:
2.	Addendum # 2		KEL	03/28/2025	KEL
					CHECK BY: NDD
					DATE: 1/17/2025
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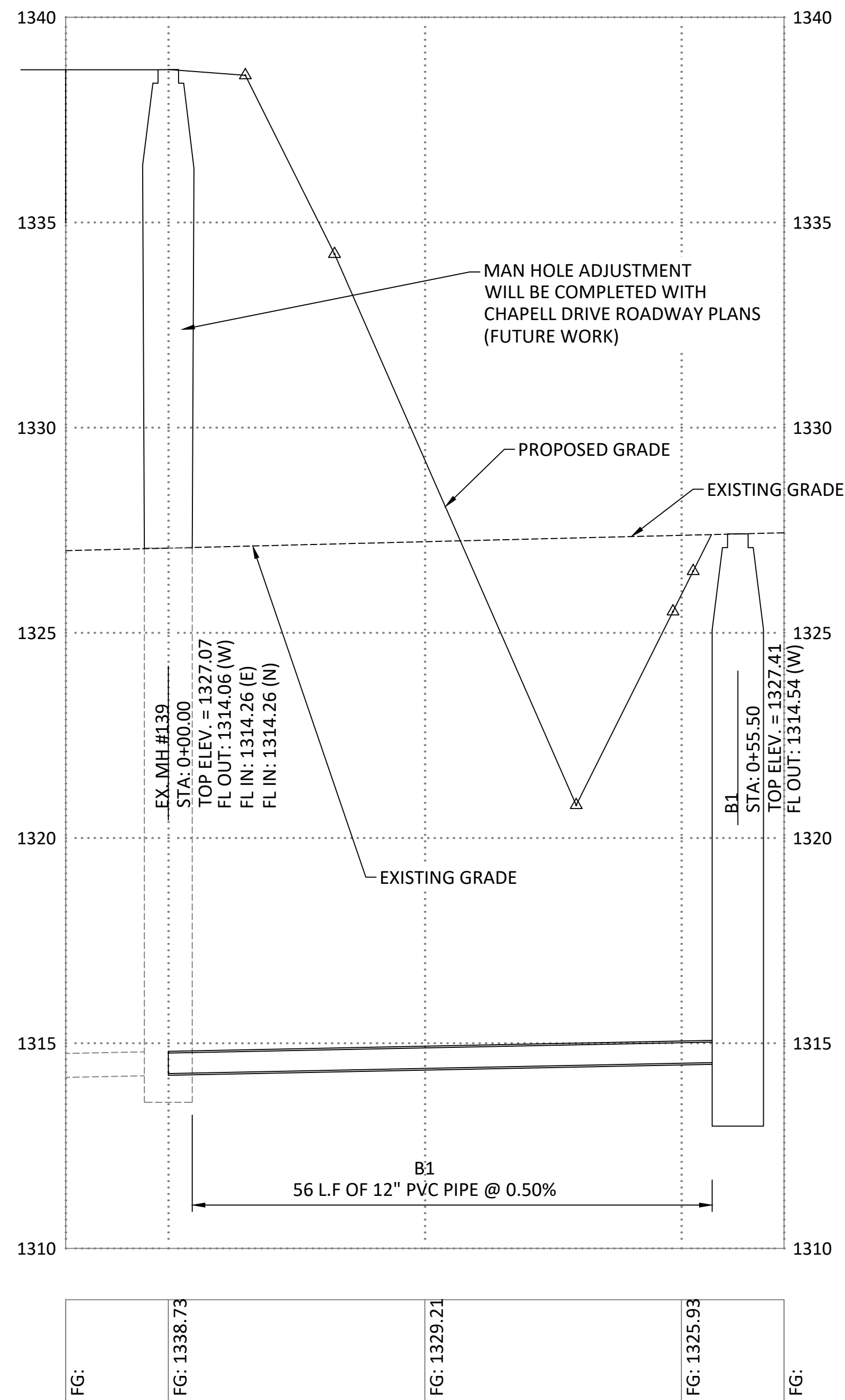
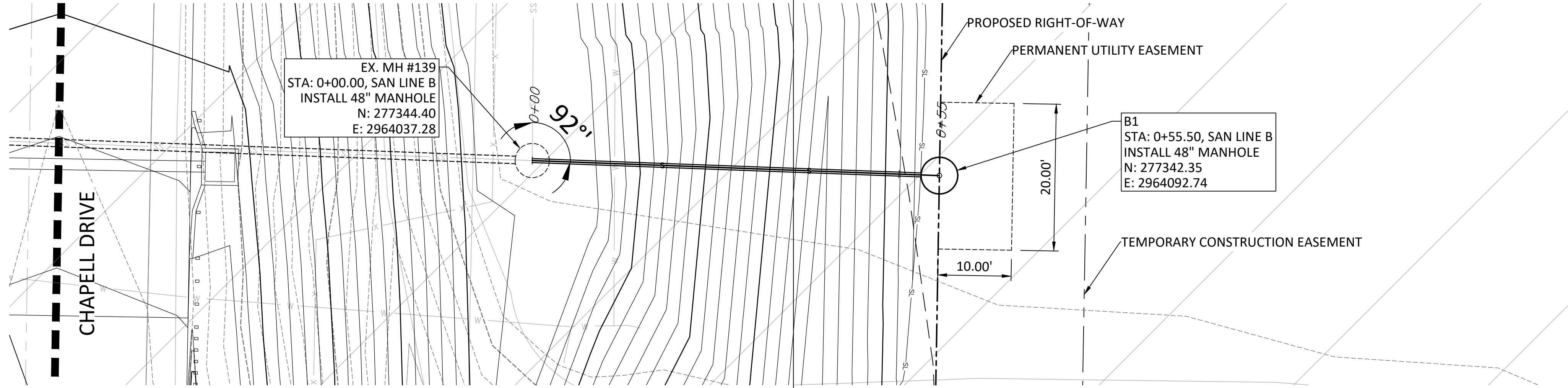
SANITARY LINE A

UTILITY RELOCATIONS
ALONG CHAPEL DRIVE

SECTION 26, T27N, R32 & 33W

CITY OF MONETT, MISSOURI

SHEET NUMBER
07
OF 08



REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:	
2	Addendum # 2	KEL	03/28/2025	DRAWN BY:	KEL
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				DATE:	1/17/2025
				FIELD BOOK:	
				JOB NUMBERS:	RRP-000S(028)

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SANITARY LINE B
UTILITY RELOCATIONS
ALONG CHAPELL DRIVE
SECTION 26, T27N, R32 & 33W
CITY OF MONETT, MISSOURI

SHEET NUMBER

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08 OF