

**RESOLUTION NO. R-16-05**

**A RESOLUTION ACCEPTING EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE PLEASANT VALLEY ROAD IMPROVEMENTS PROJECT FROM NORTH INDIANA AVENUE TO NORTH BRIGHTON AVENUE.**

**WHEREAS**, Easements from certain property owners are necessary for the City to construct public improvements in conjunction with the Pleasant Valley Road Improvements Project from North Indiana Avenue to North Brighton Avenue (TP1411).

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI AS FOLLOWS:**

**THAT**, the Easements from property owners attached hereto as Exhibits "G" through "H" are hereby accepted. The easement exhibit labeling is a continuation of the easements submitted and accepted under resolutions R-15-52, R-15-55, and R-16-02.

**Temporary Construction Easement**

"G" – Keith F. and Alanna K. McConnell

6841 N. Norton Avenue

"H" – Patrick and Stevie McConnell

6615 NE Antioch Road

**FURTHER THAT**, the City Manager of the City of Gladstone is hereby authorized to execute and undertake and perform on behalf of the City of Gladstone, Missouri, the obligations and undertakings set forth in said conveyances; and

**FURTHER THAT**, the City Clerk is hereby directed to record said documents in the Office of the Recorder of Deeds, Clay County, Missouri.

**INTRODUCED, READ, PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 25<sup>th</sup> DAY OF JANUARY 2016.**



\_\_\_\_\_  
Mayor Bill Garnos

ATTEST:



\_\_\_\_\_  
Ruth E. Bocchino, City Clerk



***Department of Public Works  
Memorandum***

**DATE:** January 20, 2016  
**TO:** Kirk L. Davis, City Manager  
**FROM:** Timothy A. Nebergall, Director of Public Works *TAN*  
**RE:** Pleasant Valley Road Improvements from North Indiana Avenue to North Brighton Avenue; Project #TP1411

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We request that the following easements be submitted to the City Council for acceptance. Easement labeling is a continuation of the easements submitted and accepted under resolutions R-15-52, R-15-55, and R-16-02.

**Temporary Construction Easements**

"G" – Keith F. and Alanna K. McConnell	6841 N. Norton Avenue
"H" – Patrick and Stevie McConnell	6615 NE Antioch Road

Please be aware that the above easements represent eight (8) out of the fifteen easements necessary to complete this project.

*14-05  
R-15-52*



Recording Date/Time: 03/02/2016 at 02:27:17 PM

Instr #: 2016006255

Book: 7664 Page: 112

Type: EASE

Pages: 6

Fee: \$39.00 S 20160004913



Katee Porter  
Recorder of Deeds

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(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:** January 25, 2016

3. **Grantor (s):** Keith F. and Alanna K. McConnell

4. **Grantee (s):** City of Gladstone, Missouri

5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118

6. **Legal Description:**

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83 (2011 ADJ), WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, BEING A FOUND BRASS CAP STAMPED "EVANS", PER CERTIFIED LAND CORNER RECORD DOCUMENT NUMBER 600-53653; THENCE N89°21'30"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1331.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°21'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 61.36 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF NE. ANTIOCH ROAD, AS NOW ESTABLISHED; THENCE N12°44'45"E ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 143.40 FEET; THENCE S89°19'21"E, A DISTANCE OF 25.57 FEET; THENCE S12°44'45"W, A

DISTANCE OF 39.50 FEET; THENCE S77°15'15"E, A DISTANCE OF 5.00 FEET; THENCE S12°44'45"W, A DISTANCE OF 35.63 FEET; THENCE S77°15'15"E, A DISTANCE OF 30.00 FEET; THENCE S12°44'45"W, A DISTANCE OF 60.75 FEET TO THE POINT OF BEGINNING. CONTAINING 6,021 SQUARE FEET MORE OR LESS.

**7. Reference Book & Page:** N/A

Project No. STP-3323(407)  
Tract 36

**TEMPORARY CONSTRUCTION EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT, Keith F. and Alanna K. McConnell, h&w  
(Names)

6841 N. Norton, Gladstone, MO 64119  
(Address)

of Clay County, Missouri, hereinafter called the **GRANTORS**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the construction on and adjacent to the lands hereafter described, the receipt of which is hereby acknowledge, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, as temporary easement to construct, grade, regrade, or perform any and all other related necessary work on or across the following described land:

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83 (2011 ADJ), WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, BEING A FOUND BRASS CAP STAMPED "EVANS", PER CERTIFIED LAND CORNER RECORD DOCUMENT NUMBER 600-53653; THENCE N89°21'30"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1331.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°21'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 61.36 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF NE. ANTIOCH ROAD, AS NOW ESTABLISHED; THENCE N12°44'45"E ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 143.40 FEET; THENCE S89°19'21"E, A DISTANCE OF 25.57 FEET; THENCE S12°44'45"W, A DISTANCE OF 39.50 FEET; THENCE S77°15'15"E, A DISTANCE OF 5.00 FEET; THENCE S12°44'45"W, A DISTANCE OF 35.63 FEET; THENCE S77°15'15"E, A DISTANCE OF 30.00 FEET; THENCE S12°44'45"W, A DISTANCE OF 60.75 FEET TO THE POINT OF BEGINNING. CONTAINING 6,021 SQUARE FEET MORE OR LESS.

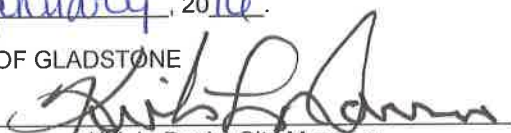
**GRANTEE** will repair or replace any fences, pavement, and/or other appurtenances damaged or removed during construction. Upon completion of said construction and improvement, **GRANTORS** shall have full free and uninterrupted use and possession of said temporary construction easement and the easement rights therein shall cease and no longer be in effect.

**GRANTORS** make no warranties, expressed or implied to **GRANTEE**.

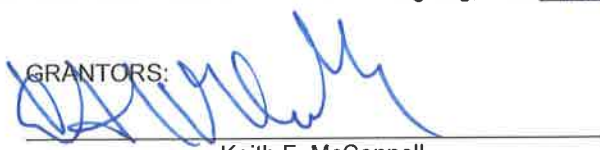
IN WITNESS WHEREOF the parties have hereunto set their names to the foregoing, this 13<sup>th</sup> day of January, 2014.

CITY OF GLADSTONE

By


  
Kirk L. Davis, City Manager

GRANTORS:

  
Keith F. McConnell

Attest:

  
Ruth Bocchino, City Clerk

  
Alanna K. McConnell

**GRANTORS' ACKNOWLEDGMENT**

STATE OF MISSOURI  
COUNTY OF Clay ss.

On this 13<sup>th</sup> day of January, 2016, before me, the undersigned Notary Public, personally appeared Keith F. and Alanna K. McConnell to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said Keith F. and Alanna K. McConnell further declared themselves to be married.

Clay IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial Seal at my office in \_\_\_\_\_ County, Missouri, the day and year last above written.

My commission expires March 25, 2016.

*[Signature]*  
Notary Public Within Said County and State  
Notary Public - Notary Seal  
Clay County, State of Missouri  
My Commission Expires 3/25/2016  
12319212

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**GRANTEE'S ACKNOWLEDGMENT**

On this 4 day of February, 2016, before me, this undersigned Notary Public, personally appeared Kirk L. Davis, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission expires Aug. 2, 2018.

*[Signature]*  
Notary Public Within Said County and State

PAMELA DEE SMITKA  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County  
My Commission Expires Aug. 2 2018  
#14000994

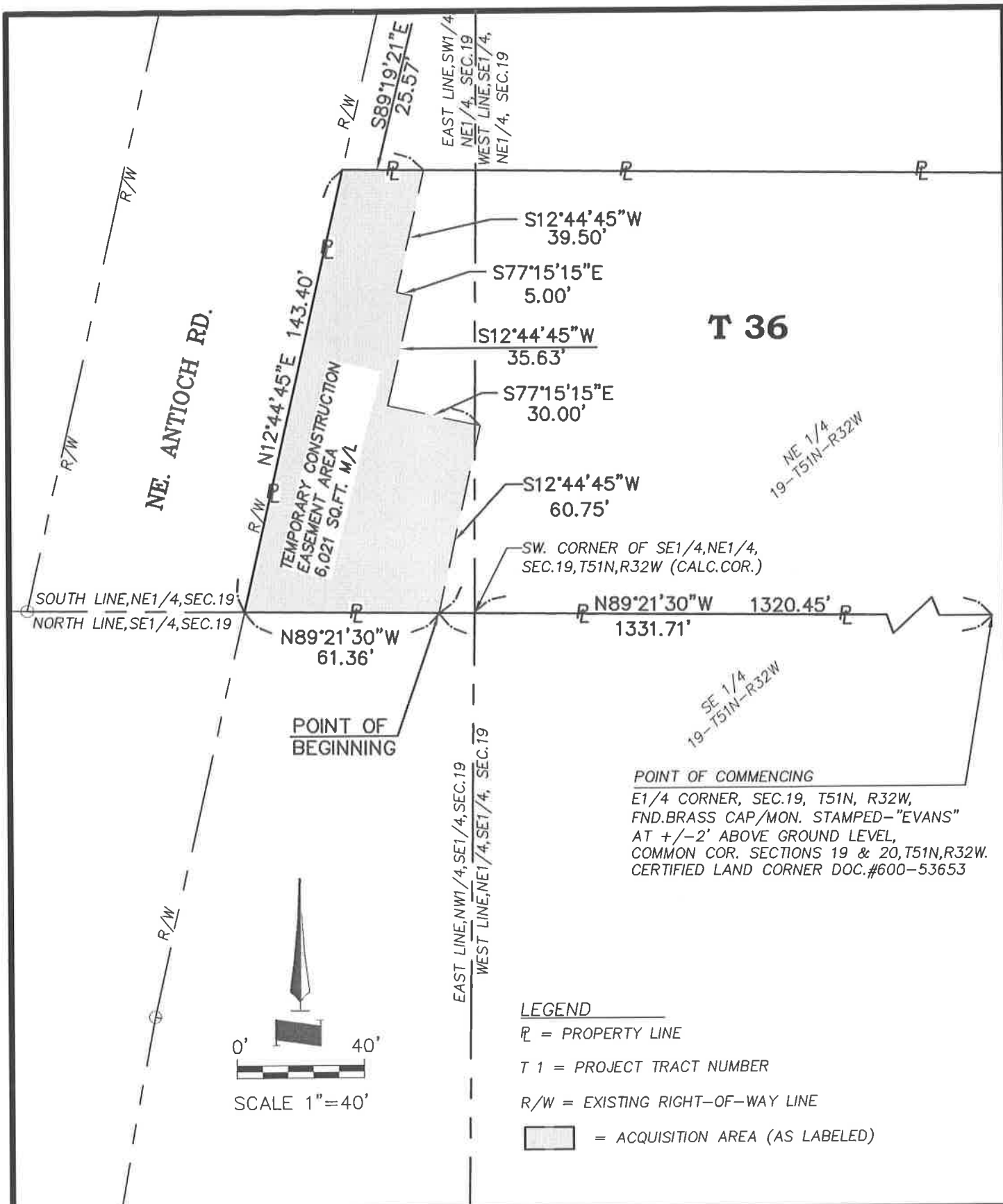



EXHIBIT 1 OF 1	 <b>LOVELACE &amp; ASSOCIATES</b> Land Surveying - Land Planning 929 SE 3rd Street Lee's Summit, Missouri 64063 Tel: (816) 347-9997 Fax: (816) 347-9979	Project No: 14073 Drawn By: REM Checked By: JBL Date: 06-14-2015 Scale: 1" = 40' File Name: ESMTS-Exhibits	<b>EASEMENT EXHIBIT</b> <b>PLEASANT VALLEY ROAD IMPROVEMENTS</b> <b>GLADSTONE, CLAY COUNTY, MISSOURI</b> Prepared For: WALTER P MOORE AND ASSOCIATES, INC. 920 Main Street, Tenth Floor Kansas City, Missouri 64105	<b>PROPERTY INFORMATION</b> Owner: MCCONNELL, KIETH E & ALANNA K, ETAL 6831 N. NORTON AVE. KANSAS CITY, MO 64119 Parcel No.: 14414001000800 Easement Tract No.: 36 TCE





Recording Date/Time: 03/02/2016 at 02:27:17 PM

Instr #: 2016006254

Book: 7664 Page: 111

Type: EASE

Pages: 5

Fee: \$36.00 S 20160004913



Katee Porter  
Recorder of Deeds

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1. **Title:** Temporary Construction Easement

2. **Date:** *January 25, 2016*

3. **Grantor (s):** Patrick & Stevie McConnell, h&w

4. **Grantee (s):** City of Gladstone, Missouri

5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118

6. **Legal Description:**

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*Same*

*(5)*

02°49'30" AND A RADIUS OF 1824.82 FEET, FOR AN ARC DISTANCE OF 89.97 FEET TO THE END OF CURVE; THENCE N81°29'52"W, A DISTANCE OF 40.00 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S08°10'09"W, A CENTRAL ANGLE OF 02°07'03" AND A RADIUS OF 1830.05 FEET, FOR AN ARC DISTANCE OF 67.64 FEET TO THE END OF CURVE; THENCE N89°21'30"W, A DISTANCE OF 20.19 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF NE. ANTIOCH ROAD, AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND ALSO BEING ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N06°00'35"E, A CENTRAL ANGLE OF 05°08'01" AND A RADIUS OF 1819.97 FEET, FOR AN ARC DISTANCE OF 163.07 FEET TO THE POINT OF TANGENT; THENCE N12°44'45"E CONTINUING ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 196.23 FEET; THENCE S89°21'30"E, A DISTANCE OF 30.68 FEET TO THE POINT OF BEGINNING. CONTAINING 10,914 SQUARE FEET MORE OR LESS.

**7. Reference Book & Page: N/A**

**TEMPORARY CONSTRUCTION EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT, Patrick and Stevie McConnell, h&w  
(Names)

6615 NE Antioch Road, Gladstone, MO 64119  
(Address)

of Clay County, Missouri, hereinafter called the **GRANTORS**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the construction on and adjacent to the lands hereafter described, the receipt of which is hereby acknowledge, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, as temporary easement to construct, grade, regrade, or perform any and all other related necessary work on or across the following described land:

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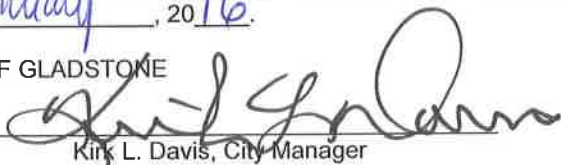
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**GRANTORS** make no warranties, expressed or implied to **GRANTEE**.

IN WITNESS WHEREOF the parties have hereunto set their names to the foregoing, this 25 day of January, 2016.

CITY OF GLADSTONE


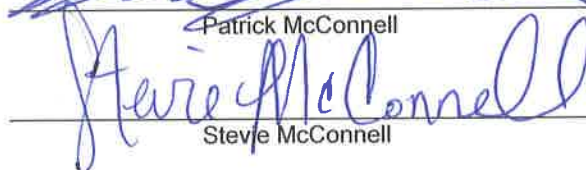
By

  
Kirk L. Davis, City Manager

Attest:

  
Ruth Bocchino, City Clerk

GRANTORS:

  
Patrick McConnell  
  
Steve McConnell

**GRANTORS' ACKNOWLEDGMENT**

STATE OF MISSOURI  
COUNTY OF Clay ss.

On this 13<sup>th</sup> day of January, 2016, before me, the undersigned Notary Public, personally appeared Patrick and Stevie McConnell to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said Patrick and Stevie McConnell further declared themselves to be married.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My commission expires March 18, 2019.

Notary Public Within Said County and State

JENNIFER A. STAFFORD  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County

My Commission Expires: March 18, 2019  
Commission #15395199

**GRANTEE'S ACKNOWLEDGMENT**

On this 4 day of February, 2018, before me, this undersigned Notary Public, personally appeared Kirk L. Davis, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission expires Aug 2, 2018.

Notary Public Within Said County and State

PAMELA DEE SMITKA  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Clay County

My Commission Expires: August 2, 2018  
Commission #: 14000994