

RESOLUTION NO. R-16-27

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 the property owners attached hereto as Exhibits "J" through "T" are hereby accepted. The easement exhibit labeling is a continuation of the easements submitted and accepted under resolutions R-15-52, R-15-55, R-16-02, R-16-05, and R-16-15.

Temporary Construction Easement

- | | |
|--|---|
| "J" – D.W. Newcomer's Sons, Inc. | 1929 Allen Parkway, 7 th Floor |
| Tract 2 | Houston, TX 77019 |
| "K" – LJ Real Estate Development Company, L.P. | 1312 NW 18 th Street |
| Tract 5 | Blue Springs, MO 64015 |
| "L" – Charles W. & Lucille K. Johnson | " |
| Tract 7 | |
| "M" – LJ Real Estate Development Company, L.P. | " |
| Tract 6 | |
| "N" – LJ Real Estate Development Company, L.P. | " |
| Tract 34 | |

Standard Drainage and Utility Easement

- | | |
|--|---|
| "O" – LJ Real Estate Development Company, L.P. | " |
| Tract 5 | |
| "P" – LJ Real Estate Development Company, L.P. | " |
| Tract 6 | |

Quit-Claim Deed

- | | |
|--|---|
| "Q" – LJ Real Estate Development Company, L.P. | " |
| Tract 5 | |
| "R" – LJ Real Estate Development Company, L.P. | " |
| Tract 5B | |
| "S" – LJ Real Estate Development Company, L.P. | " |
| Tract 6 | |
| "T" – LJ Real Estate Development Company, L.P. | " |
| Tract 6B | |

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 document 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 9th DAY OF MAY 2016.


Jean B. Moore, Mayor

ATTEST:


Ruth E. Bocchino, City Clerk



Department of Public Works Memorandum

DATE: May 2, 2016

TO: Scott Wingerson, City Manager

FROM: Timothy A. Nebergall, Director of Public Works *TAN*

RE: Pleasant Valley Road Improvements from North Indiana Avenue to North Brighton Avenue; City Project #TP1411; Federal Project #STP-3323(407)

We request that the following easement 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, R-16-02, R-16-05, and R-16-15.

Temporary Construction Easement

"J" – D.W. Newcomer's Sons, Inc. Tract 2	1929 Allen Parkway, 7 th Floor Houston, TX 77019
"K" – LJ Real Estate Development Company, L.P. Tract 5	1312 NW 18 th Street Blue Springs, MO 64015
"L" – Charles W. & Lucille K. Johnson Tract 7	"
"M" – LJ Real Estate Development Company, L.P. Tract 6	"
"N" – LJ Real Estate Development Company, L.P. Tract 34	"

Standard Drainage and Utility Easement

"O" – LJ Real Estate Development Company, L.P. Tract 5	"
"P" – LJ Real Estate Development Company, L.P. Tract 6	"

Quit-Claim Deed

"Q" – LJ Real Estate Development Company, L.P. Tract 5	"
"R" – LJ Real Estate Development Company, L.P. Tract 5B	"
"S" – LJ Real Estate Development Company, L.P. Tract 6	"
"T" – LJ Real Estate Development Company, L.P. Tract 6B	"

Please be aware that the above easements represent all easements necessary to complete this project.



Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015645

Book: 7716 Page: 20

Type: EASE

Pages: 7

Fee: \$42.00 S 20160012528



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** May 17th 2016
3. **Grantor (s):** D.W. Newcomer's Sons, Inc.
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 North Holmes, Gladstone, MO 64118
6. **Legal Description:**

A PART OF "WHITE CHAPEL MEMORIAL GARDENS", A CEMETERY SUBDIVISION IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, AND BEING THE NORTH 5.00 FEET, OF THE SOUTH 35.00 FEET, OF THE EAST 233.48 FEET, OF THE WEST 336.00 FEET, AND ALSO BEING THE NORTH 10.00 FEET, OF THE SOUTH 40.00 FEET, OF THE WEST 102.52 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH AND WEST LINES OF SAID SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST. CONTAINING 2,193 SQUARE FEET MORE OR LESS; AND,

A PART OF THE SOUTHEAST 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 SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, BEING A FOUND BRASS CAP STAMPED "EVANS" PER CERTIFIED LAND

Same

7

CORNER RECORD DOCUMENT NUMBER 600-53660; THENCE S89°21'04"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°49'20"E ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 552.11 FEET; THENCE N89°10'40"W ALONG A LINE THAT IS PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 181.11 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NE. ANTIOCH ROAD, AS NOW ESTABLISHED, AND ALSO BEING THE POINT OF BEGINNING; THENCE N87°11'18"W, A DISTANCE OF 10.00 FEET; THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N02°48'42"E, A CENTRAL ANGLE OF 02°39'45" AND A RADIUS OF 527.96 FEET, FOR AN ARC DISTANCE OF 24.53 FEET TO THE POINT OF TANGENT; THENCE N00°08'57"E, A DISTANCE OF 54.95 FEET; THENCE N89°51'03"W, A DISTANCE OF 5.00 FEET; THENCE N00°08'57"E, A DISTANCE OF 275.01 FEET; THENCE S89°51'03"E, A DISTANCE OF 5.00 FEET; THENCE N00°08'57"E, A DISTANCE OF 90.02 FEET; THENCE S89°51'03"E, A DISTANCE OF 10.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID NE. ANTIOCH ROAD; THENCE S00°08'57"W ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.99 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALSO ALONG A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°39'45" AND A RADIUS OF 537.96 FEET, FOR AN ARC DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,822 SQUARE FEET MORE OR LESS.

7. Reference Book & Page: N/A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, D.W. Newcomer's Sons, Inc.
(Names)

1929 Allen Parkway, 7th Floor, Houston, TX 77019
(Address)

of Clay County, MO, hereinafter called the **GRANTORS**, for and in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, do hereby grant, and convey unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, a 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 "WHITE CHAPEL MEMORIAL GARDENS", A CEMETERY SUBDIVISION IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, AND BEING THE NORTH 5.00 FEET, OF THE SOUTH 35.00 FEET, OF THE EAST 233.48 FEET, OF THE WEST 336.00 FEET, AND ALSO BEING THE NORTH 10.00 FEET, OF THE SOUTH 40.00 FEET, OF THE WEST 102.52 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH AND WEST LINES OF SAID SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST. CONTAINING 2,193 SQUARE FEET MORE OR LESS; AND;

A PART OF THE SOUTHEAST 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 SOUTH 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 600-53660; THENCE S89°21'04"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°49'20"E ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 552.11 FEET; THENCE N89°10'40"W ALONG A LINE THAT IS PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 181.11 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NE. ANTIOCH ROAD, AS NOW ESTABLISHED, AND ALSO BEING THE POINT OF BEGINNING; THENCE N87°11'18"W, A DISTANCE OF 10.00 FEET; THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N02°48'42"E, A CENTRAL ANGLE OF 02°39'45" AND A RADIUS OF 527.96 FEET, FOR AN ARC DISTANCE OF 24.53 FEET TO THE POINT OF TANGENT; THENCE N00°08'57"E, A DISTANCE OF 54.95 FEET; THENCE N89°51'03"W, A DISTANCE OF 5.00 FEET; THENCE N00°08'57"E, A DISTANCE OF 275.01 FEET; THENCE S89°51'03"E, A DISTANCE OF 5.00 FEET; THENCE N00°08'57"E, A DISTANCE OF 90.02 FEET; THENCE S89°51'03"E, A DISTANCE OF 10.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID NE. ANTIOCH ROAD; THENCE S00°08'57"W ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.99 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALSO ALONG A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°39'45" AND A RADIUS OF

537.96 FEET, FOR AN ARC DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,822 SQUARE FEET MORE OR LESS.

GRANTEE will repair or replace any fences, pavement, and/or other appurtenances damaged or removed during construction and will coordinate construction activities to minimize funeral service disruptions to the greatest extent possible. **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 upon completion of said construction and improvements or June 1, 2019, whichever comes first.

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

IN WITNESS WHEREOF the parties have hereunto set their names to the foregoing, this 19TH day of APRIL, 2016.
May 2016 1248

CITY OF GLADSTONE

By Scott Wingersen
Scott Wingersen, City Manager

GRANTOR(S):
Michael L. Decell
Michael L. Decell, Vice President

Attest: Ruth E Bocchino
Ruth Bocchino, City Clerk



GRANTORS' ACKNOWLEDGMENT

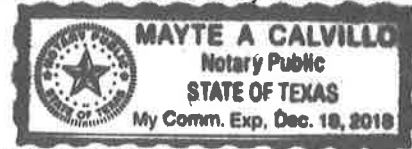
STATE OF TEXAS
COUNTY OF HARRIS ss.

On this 19TH day of APRIL, 2016, before me, the undersigned Notary Public, personally appeared MICHAEL L. DECELL to me personally known to be the person described herein and who executed the foregoing instrumentation on behalf of D.W. Newcomer's Sons, Inc., and acknowledged that he executed the same as the free act and deed of said corporation.

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

My commission expires 12/18, 18.

[Signature]
Notary Public Within Said County and State



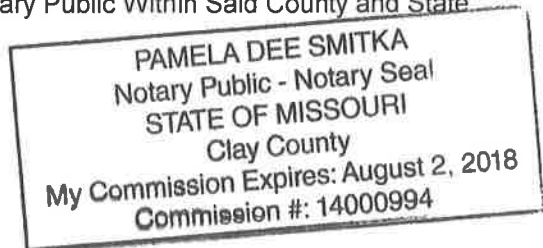
GRANTEE'S ACKNOWLEDGMENT

On this 12 day of May, 2016, before me, this undersigned Notary Public, personally appeared Scott Wingerson, 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.

Clay 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 August 2, 2016.

[Signature]
Notary Public Within Said County and State





Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015641

Book: 7716 Page: 16

Type: QC

Pages: 5

Fee: \$36.00 \$ 20160012528

Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Quit-Claim Deed
2. **Date:** May 9, 2016
3. **Grantor (s):** LJ Real Estate Development Company, L.P.
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 North Holmes, Gladstone, MO 64118
6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1382.21 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 25.28 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 39°13'42" EAST WITH A CENTRAL ANGLE OF 18°30'15" A RADIUS OF 674.90 FEET AND AN ARC LENGTH OF 217.96 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 52°29'38" WEST

WITH A CENTRAL ANGLE OF $30^{\circ}02'03''$ A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 95.93 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $57^{\circ}36'16''$ A RADIUS OF 69.50 FEET AND AN ARC LENGTH OF 69.87 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $24^{\circ}05'25''$ A RADIUS OF 108.00 FEET AND AN ARC LENGTH OF 45.41 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $16^{\circ}44'45''$ A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 14.61 FEET TO THE **POINT OF BEGINNING**. CONTAINING 3,441 SQUARE FEET MORE OR LESS.

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

Quit-Claim Deed

This Indenture, made on the day of , Two thousand and Sixteen, by and between

LJ Real Estate Development Company, L.P.

County of , State of , party of the first part, and
(Mailing address of the Grantor is 1312 NW 18th Street, Blue Springs, MO 64015)

City of Gladstone

of the County of Clay, State of Missouri, party of the second part,
(Mailing address of the Grantee is 7010 N. Holmes, Gladstone, Missouri 64118)

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of One (\$1.00) dollar and other good and valuable considerations, to it in hand paid by the party of the second part, the receipt for which is hereby acknowledged, does by these presents, REMISE, RELEASE and FOREEVER QUIT-CLAIM unto the said party of the second part, the following described lots, tracts or parcels of land lying, being and situated in the County of CLAY, and State of Missouri to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1382.21 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 25.28 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 39°13'42" EAST WITH A CENTRAL ANGLE OF 18°30'15" A RADIUS OF 674.90 FEET AND AN ARC LENGTH OF 217.96 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 52°29'38" WEST WITH A CENTRAL ANGLE OF 30°02'03" A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 95.93 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 57°36'16" A RADIUS OF 69.50 FEET AND AN ARC LENGTH OF 69.87 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 24°05'25" A RADIUS OF 108.00 FEET AND AN ARC LENGTH OF 45.41 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 16°44'45" A RADIUS OF 50.00

FEET AND AN ARC LENGTH OF 14.61 FEET TO THE POINT OF BEGINNING. CONTAINING 3,441 SQUARE FEET MORE OR LESS.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances, thereto belonging unto the said party of the second part and unto its heirs and assigns forever; so that neither party of the first part, nor any other person or persons, for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hands the day and year above written.

(Attest:)

Charles W. Johnson

Charles W. Johnson, President

ACKNOWLEDGMENT

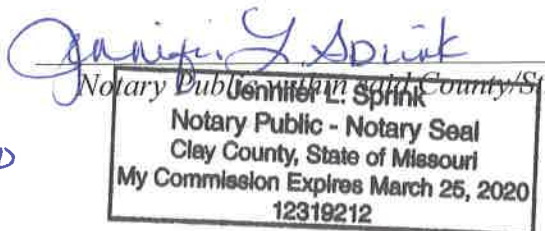
STATE OF MO

COUNTY OF Clay }} ss

On this 25th day of April, 2016
Before me, the undersigned Notary Public, personally appeared Charles W. Johnson,
to me known to be the person(s) described herein and who executed the foregoing instrument on
behalf of LJ Real Estate Development Company, L.P., a Missouri Limited Partnership with the
authority of said partnership and acknowledged that he executed the same as his free act and
deed of the partnership.

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

My commission expires March 25, 2020





Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015648

Book: 7716 Page: 23

Type: EASE

Pages: 7

Fee: \$42.00 S 20160012528



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** May 9, 2016
3. **Grantor (s):** Charles W. & Lucille K. Johnson
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118
6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 718.90 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1426.40 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 05°28'18" EAST A DISTANCE OF 71.76 FEET; THENCE SOUTH 14°23'12" EAST A DISTANCE OF 71.76 FEET; THENCE NORTH 71°09'21" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 22°49'26" EAST A DISTANCE OF 59.92 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 55.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS

Same

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NORTH 23°43'45" WEST WITH A CENTRAL ANGLE OF 22°42'53" A RADIUS OF 481.68 FEET AND AN ARC LENGTH OF 190.96 FEET; THENCE NORTH 00°08'57" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 115.32 FEET; THENCE SOUTH 89°08'53" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°09'01" WEST A DISTANCE OF 114.67 FEET TO THE **POINT OF BEGINNING**. CONTAINING 7,934 SQUARE FEET MORE OR LESS; and **COMMENCING** AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 816.11 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 847.80 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°51'07" WEST A DISTANCE OF 88.12 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 303.05 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 63°51'46" EAST WITH A CENTRAL ANGLE OF 21°33'01" A RADIUS OF 844.06 FEET AND AN ARC LENGTH OF 317.47 FEET TO THE **POINT OF BEGINNING**. CONTAINING 16,489 SQUARE FEET MORE OR LESS.

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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Charles W. & Lucille K. Johnson
(Names)

1312 NW 18th Street, Blue Springs, MO 64015
(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:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 718.90 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1426.40 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 05°28'18" EAST A DISTANCE OF 71.76 FEET; THENCE SOUTH 14°23'12" EAST A DISTANCE OF 71.76 FEET; THENCE NORTH 71°09'21" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 22°49'26" EAST A DISTANCE OF 59.92 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 55.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 23°43'45" WEST WITH A CENTRAL ANGLE OF 22°42'53" A RADIUS OF 481.68 FEET AND AN ARC LENGTH OF 190.96 FEET; THENCE NORTH 00°08'57" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 115.32 FEET; THENCE SOUTH 89°08'53" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°09'01" WEST A DISTANCE OF 114.67 FEET TO THE **POINT OF BEGINNING**. CONTAINING 7,934 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 816.11 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 847.80 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°51'07" WEST A DISTANCE OF 88.12 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 303.05 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 63°51'46" EAST WITH A CENTRAL ANGLE OF 21°33'01" A RADIUS OF 844.06 FEET AND AN ARC LENGTH OF 317.47 FEET TO THE **POINT OF BEGINNING**. CONTAINING 16,489 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 25th day of APRIL, 2016.

CITY OF GLADSTONE

By

Scott Wingerson
Scott Wingerson, City Manager

Attest:

Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS:

Charles W. Johnson
Charles W. Johnson

Lucille K. Johnson
Lucille K. Johnson



GRANTORS' ACKNOWLEDGMENT

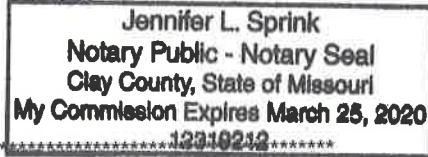
STATE OF MISSOURI
COUNTY OF Clay ss.

On this 25th day of April, 2014, before me, the undersigned Notary Public, personally appeared Charles W. and Lucille K. Johnson 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 Charles W. and Lucille K. Johnson 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, 2020

Jennifer L. Sprink
Notary Public Within Said County and State



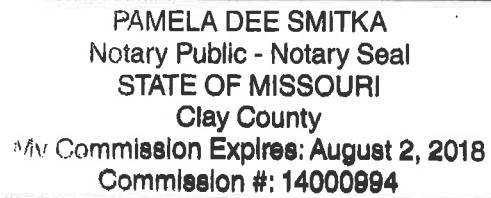
GRANTEE'S ACKNOWLEDGMENT

On this 12 day of May, 2016, before me, this undersigned Notary Public, personally appeared Scott Wingerson, 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

Pamela Dee Smitka
Notary Public Within Said County and State



POINT OF COMMENCING
NE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53653

67TH STREET

NE. ANTIOCH RD.

T 7

TEMPORARY CONSTRUCTION
EASEMENT-1 (TCE-1)
7,934 SQ.FT., M/L

R=481.68'
L=190.96'
Δ=22°42'53"
ITB=N23°43'45"W

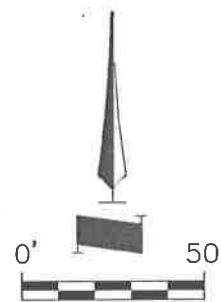
LEGEND

 = PROPERTY LINE

T 1 = PROJECT TRACT NUMBER

R/W = EXISTING RIGHT-OF-WAY LINE

 = ACQUISITION AREA (AS LABELED)



SCALE 1"=50'

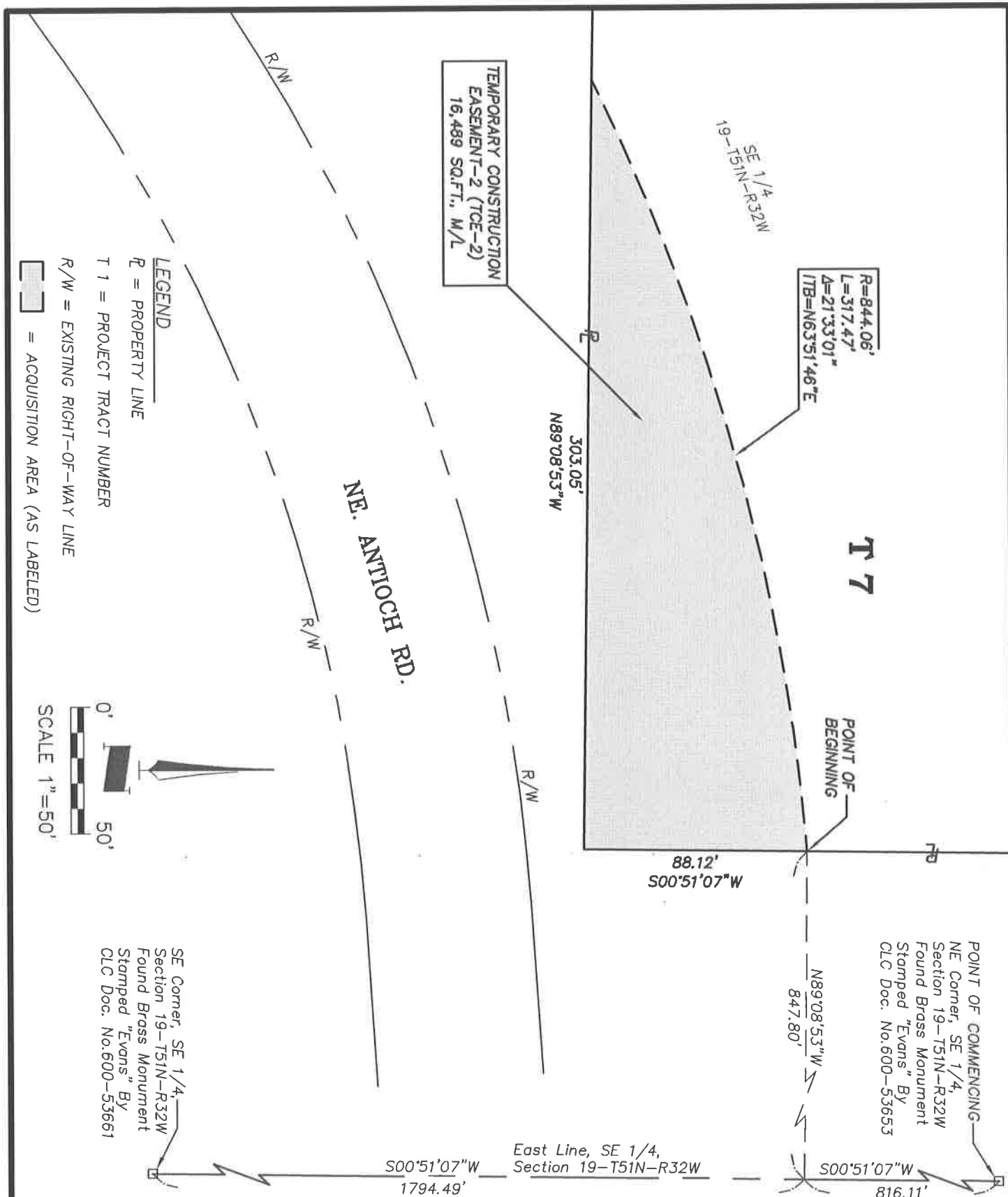
SE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53661

LOVELACE & ASSOCIATES
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: 07-17-2015
Scale: 1" = 50'
File Name:
ESMTS-Exhibits

EASEMENT EXHIBIT
PLEASANT VALLEY ROAD IMPROVEMENTS
GLADSTONE, CLAY COUNTY, MISSOURI
Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.,
920 MAIN STREET, TENTH FLOOR
KANSAS CITY, MISSOURI 64105

PROPERTY INFORMATION
Owner:
CHARLES W. & LUCILLE K. JOHNSON
1312 NW 18TH STREET
GLADSTONE, MISSOURI 64119
Parcel No.: 14418000600200
Easement Tract No.: T7 TCE-1





LOVELACE & ASSOCIATES
 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: 07-17-2015
 Scale: 1" = 50'
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EASEMENT EXHIBIT
PLEASANT VALLEY ROAD IMPROVEMENTS
 GLADSTONE, CLAY COUNTY, MISSOURI

Prepared For:
 WALTER P MOORE AND ASSOCIATES, INC.,
 920 MAIN STREET, TENTH FLOOR
 KANSAS CITY, MISSOURI 64105

PROPERTY INFORMATION

Owner:
 CHARLES W. & LUCILLE K. JOHNSON
 1312 NW 18TH STREET
 GLADSTONE, MISSOURI 64119

Parcel No.: 14418000600200
 Easement Tract No.: T7 TCE-2



Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015642

Book: 7716 Page: 17

Type: QC

Pages: 6

Fee: \$39.00 S 20160012528



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Quit-Claim Deed

2. **Date:** May 9, 2016

3. **Grantor (s):** LJ Real Estate Development Company, L.P.

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

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

6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1046.84 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1176.84 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND TO THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE NORTH 32°58'42" WEST A DISTANCE OF 5.84 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 57°01'18" WEST WITH A CENTRAL ANGLE OF 02°07'11" A RADIUS OF 735.00 FEET AND AN ARC

Same

LENGTH OF 27.19 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $25^{\circ}18'53''$ A RADIUS OF 108.00 FEET AND AN ARC LENGTH OF 47.72 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $29^{\circ}27'48''$ A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 5.14 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $27^{\circ}27'34''$ A RADIUS OF 158.72 FEET AND AN ARC LENGTH OF 76.07 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH $42^{\circ}38'02''$ WEST WITH A CENTRAL ANGLE $02^{\circ}28'41''$ A RADIUS OF 481.68 FEET AND AN ARC LENGTH OF 20.83 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH $48^{\circ}31'30''$ EAST WITH A CENTRAL ANGLE OF $23^{\circ}08'31''$ A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 73.91 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $18^{\circ}43'01''$ A RADIUS OF 63.00 FEET AND AN ARC LENGTH OF 20.58 FEET; THENCE NORTH $89^{\circ}36'58''$ EAST A DISTANCE OF 14.41 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $34^{\circ}04'08''$ A RADIUS OF 83.00 FEET AND AN ARC LENGTH OF 49.35 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $01^{\circ}56'37''$ A RADIUS OF 241.00 FEET AND AN ARC LENGTH OF 8.18 FEET; THENCE SOUTH $32^{\circ}37'59''$ EAST A DISTANCE OF 7.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID NE PLEASANT VALLEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH $57^{\circ}22'01''$ WEST WITH A CENTRAL ANGLE OF $00^{\circ}22'47''$ A RADIUS OF 734.06 AND AN ARC LENGTH OF 4.87 FEET TO THE **POINT OF BEGINNING**. CONTAINING 1,465 SQUARE FEET MORE OR LESS.

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

Quit-Claim Deed

This Indenture, made on the day of , Two thousand and Sixteen, by and between

LJ Real Estate Development Company, L.P.

County of , State of , party of the first part, and
(Mailing address of the Grantor is 1312 NW 18th Street, Blue Springs, MO 64015)

City of Gladstone

of the County of Clay, State of Missouri, party of the second part,
(Mailing address of the Grantee is 7010 N. Holmes, Gladstone, Missouri 64118)

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum ofOne (\$1.00)..... dollar and other good and valuable considerations, to it in hand paid by the party of the second part, the receipt for which is hereby acknowledged, does by these presents, REMISE, RELEASE and FOREEVER QUIT-CLAIM unto the said party of the second part, the following described lots, tracts or parcels of land lying, being and situated in the County of CLAY, and State of Missouri to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE . 32 WEST, SITUATED 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:

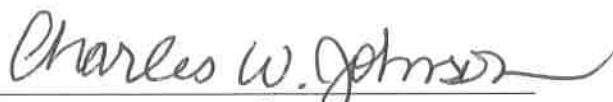
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1046.84 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1176.84 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND TO THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE NORTH 32°58'42" WEST A DISTANCE OF 5.84 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 57°01'18" WEST WITH A CENTRAL ANGLE OF 02°07'11" A RADIUS OF 735.00 FEET AND AN ARC LENGTH OF 27.19 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 25°18'53" A RADIUS OF 108.00 FEET AND AN ARC LENGTH OF 47.72 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 29°27'48" A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 5.14 FEET TO

THE NORTHEASTERLY RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 27°27'34" A RADIUS OF 158.72 FEET AND AN ARC LENGTH OF 76.07 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 42°38'02" WEST WITH A CENTRAL ANGLE 02°28'41" A RADIUS OF 481.68 FEET AND AN ARC LENGTH OF 20.83 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 48°31'30" EAST WITH A CENTRAL ANGLE OF 23°08'31" A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 73.91 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18°43'01" A RADIUS OF 63.00 FEET AND AN ARC LENGTH OF 20.58 FEET; THENCE NORTH 89°36'58" EAST A DISTANCE OF 14.41 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 34°04'08" A RADIUS OF 83.00 FEET AND AN ARC LENGTH OF 49.35 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 01°56'37" A RADIUS OF 241.00 FEET AND AN ARC LENGTH OF 8.18 FEET; THENCE SOUTH 32°37'59" EAST A DISTANCE OF 7.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID NE PLEASANT VALLEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 57°22'01" WEST WITH A CENTRAL ANGLE OF 00°22'47" A RADIUS OF 734.06 AND AN ARC LENGTH OF 4.87 FEET TO THE **POINT OF BEGINNING**. CONTAINING 1,465 SQUARE FEET MORE OR LESS.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances, thereto belonging unto the said party of the second part and unto its heirs and assigns forever; so that neither party of the first part, nor any other person or persons, for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hands the day and year above written.

(Attest:)


Charles W. Johnson, President

ACKNOWLEDGMENT

STATE OF MO

COUNTY OF Clay }} ss

On this 25th day of April, 2016
Before me, the undersigned Notary Public, personally appeared Charles W. Robinson
to me known to be the person(s) described herein and who executed the foregoing instrument on
behalf of LJ Real Estate Development Company, L.P., a Missouri Limited Partnership with the
authority of said partnership and acknowledged that they executed the same as his free act and
deed of the partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my
office in Clay county, MO, the day and year
last above written.

My commission expires March 25, 2020



POINT OF COMMENCING
NE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53653

T 6

SE 1/4
19-T51N-R32W

R/W

R=183.00'
L=73.91'
Δ=23°08'31"
ITB=S48°31'30"E

R=83.00'
L=49.35'
Δ=34°04'08"

R=63.00'
L=20.58'
Δ=18°43'01"

R=241.00'
L=8.18'
Δ=1°56'37"

S32°37'59"E
7.00'

R/W

R=481.68'
L=20.83'
Δ=02°28'41"
ITB=N42°38'02"W

N89°36'58"E
14.41'

1,465 SQ. FT.
(PRW)

N89°08'53"W
1176.84'

N32°58'42"W
5.84'

POINT OF BEGINNING

R=158.72'
L=76.07'
Δ=27°27'34"

R=108.00'
L=47.72'
Δ=25°18'53"

R=735.00'
L=27.19'
Δ=02°07'11"
ITB=S57°01'18"W

R=10.00'
L=5.14'
Δ=29°27'48"

NE. ANTIOCH RD.

NE. PLEASANT VALLEY RD.

R/W

CURVE-1 (C1)
R=734.06'
L=4.87'
Δ=00°22'47"
ITB=S57°22'01"W

East Line, SE 1/4,
Section 19-T51N-R32W
S00°51'07"W 1563.76'

SE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53661

LEGEND
R = PROPERTY LINE
T 1 = PROJECT TRACT NUMBER
R/W = EXISTING RIGHT-OF-WAY LINE
[] = PERMANENT RIGHT-OF-WAY (PRW)

0' 40'
SCALE 1"=40'

SHT 1 OF 1

EXHIBIT



Project No: 14073
Drawn By: REM
Checked By: JBL
Date: 03-31-2016
Scale: 1" = 40'
File Name:
ESMTS-Exhibits

Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 Main Street, Tenth Floor
Kansas City, Missouri 64105

Owner:
LI REAL ESTATE DEVELOPMENT CO. LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015

Parcel No.: 14418000600300
Easement Tract No.: 6 PERM. R/W



Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015643

Book: 7716 Page: 18

Type: QC

Pages: 5

Fee: \$36.00 \$ 20160012528



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Quit-Claim Deed

2. **Date:** May 9, 2016

3. **Grantor (s):** LJ Real Estate Development Company, L.P.

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

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

6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1046.84 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1176.84 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND TO THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 56°59'14" WEST, WITH A CENTRAL ANGLE OF 04°40'54", A RADIUS OF 734.06 FEET, AND AN ARC LENGTH OF 59.98 FEET; THENCE CONTINUING ALONG

SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 52°18'20" WEST, WITH A CENTRAL ANGLE OF 84°47'03", A RADIUS OF 35.00 FEET, AND AN ARC LENGTH OF 51.79 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 43°00'40" WEST, A DISTANCE OF 60.79 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 42°51'37" EAST, WITH A CENTRAL ANGLE OF 27°27'34", A RADIUS OF 158.72 FEET, AND AN ARC LENGTH OF 76.07 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 29°27'48", A RADIUS OF 10.00 FEET, AND AN ARC LENGTH OF 5.14 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE 25°18'53", A RADIUS OF 108.00 FEET, AND AN ARC LENGTH OF 47.72 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE 02°07'11", A RADIUS OF 735.00 FEET AND AN ARC LENGTH OF 27.19 FEET; THENCE SOUTH 32°58'42" EAST, A DISTANCE OF 5.84 FEET TO THE **POINT OF BEGINNING**. CONTAINING 1,218 SQUARE FEET MORE OR LESS.

7. Reference Book & Page: N/A

Quit-Claim Deed

This Indenture, made on the day of , Two thousand and Sixteen, by and between

LJ Real Estate Development Company, L.P.

County of , State of , party of the first part, and
(Mailing address of the Grantor is 1312 NW 18th Street, Blue Springs, MO 64015)

City of Gladstone

of the County of Clay, State of Missouri, party of the second part,
(Mailing address of the Grantee is 7010 N. Holmes, Gladstone, Missouri 64118)

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of One (\$1.00)..... dollar and other good and valuable considerations, to it in hand paid by the party of the second part, the receipt for which is hereby acknowledged, does by these presents, REMISE, RELEASE and FOREEVER QUIT-CLAIM unto the said party of the second part, the following described lots, tracts or parcels of land lying, being and situated in the County of CLAY, and State of Missouri to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1046.84 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1176.84 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND TO THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 56°59'14" WEST, WITH A CENTRAL ANGLE OF 04°40'54", A RADIUS OF 734.06 FEET, AND AN ARC LENGTH OF 59.98 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 52°18'20" WEST, WITH A CENTRAL ANGLE OF 84°47'03", A RADIUS OF 35.00 FEET, AND AN ARC LENGTH OF 51.79 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 43°00'40" WEST, A DISTANCE OF 60.79 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 42°51'37" EAST, WITH A CENTRAL ANGLE OF 27°27'34", A RADIUS OF 158.72 FEET, AND AN ARC LENGTH OF 76.07 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A

CENTRAL ANGLE OF 29°27'48", A RADIUS OF 10.00 FEET, AND AN ARC LENGTH OF 5.14 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE 25°18'53", A RADIUS OF 108.00 FEET, AND AN ARC LENGTH OF 47.72 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE 02°07'11", A RADIUS OF 735.00 FEET AND AN ARC LENGTH OF 27.19 FEET; THENCE SOUTH 32°58'42" EAST, A DISTANCE OF 5.84 FEET TO THE **POINT OF BEGINNING**. CONTAINING 1,218 SQUARE FEET MORE OR LESS.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances, thereto belonging unto the said party of the second part and unto its heirs and assigns forever; so that neither party of the first part, nor any other person or persons, for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hands the day and year above written.

(Attest:)

Charles W. Johnson

Charles W. Johnson, President

ACKNOWLEDGMENT

STATE OF Mo
COUNTY OF Clay }} ss

On this 25th day of April, 2016
Before me, the undersigned Notary Public, personally appeared Charles W. Johnson
to me known to be the person(s) described herein and who executed the foregoing instrument on
behalf of LJ Real Estate Development Company, L.P., a Missouri Limited Partnership with the
authority of said partnership and acknowledged that they executed the same as his free act and
deed of the partnership.

*IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my
office in Clay county, Mo, the day and year
last above written.*

My commission expires March 25, 2020



POINT OF COMMENCING
NE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53653

T 6

SE 1/4
19-T51N-R32W

S00°51'07"W
1046.84'

R=158.72'
L=76.07'
Δ=27°27'34"
ITB=S42°51'37"E

R=108.00'
L=47.72'
Δ=25°18'53"

R=735.00'
L=27.19'
Δ=02°07'11"

R=10.00'
L=5.14'
Δ=29°27'48"

S32°58'42"E
5.84'

N89°08'53"W
1176.84'

POINT OF
BEGINNING

R=734.06'
L=59.98'
Δ=4°40'54"
ITB=S56°59'14"W

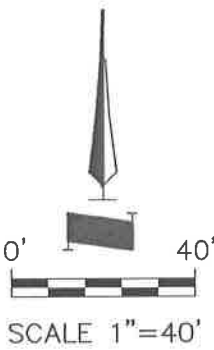
R=35.00'
L=51.79'
Δ=84°47'03"
ITB=S52°18'20"W

NE. ANTIOCH RD.

PERMANENT RIGHT-OF-WAY
(PRW) 1,218 SQ.FT., M/L

NE. PLEASANT VALLEY RD.

East Line, SE 1/4,
Section 19-T51N-R32W
S00°51'07"W 1563.76'



LEGEND


ℙ = PROPERTY LINE

T 1 = PROJECT TRACT NUMBER

R/W = EXISTING RIGHT-OF-WAY LINE

■ = ACQUISITION AREA (AS LABELED)

SE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53661

SHEET 1 OF 1 EXHIBIT	 <p>LOVELACE & ASSOCIATES Land Surveying - Land Planning 929 SE 3rd Street Lee's Summit, Missouri 64063 Tel: (816) 347-9997 Fax: (816) 347-9979</p>	Project No: 14073 Drawn By: REM Checked By: JBL Date: 07-14-2015 Scale: 1" = 40' File Name: ESMTS-Exhibits	<p align="center">EASEMENT EXHIBIT PLEASANT VALLEY ROAD IMPROVEMENTS GLADSTONE, CLAY COUNTY, MISSOURI</p> <p>Prepared For: WALTER P MOORE AND ASSOCIATES, INC. 920 Main Street, Tenth Floor Kansas City, Missouri 64105</p>	<p align="center">PROPERTY INFORMATION</p> <p>Owner: LJ REAL ESTATE DEVELOPMENT CO. LP 1312 NW 18TH STREET BLUE SPRINGS, MISSOURI 64015</p> <p>Parcel No.: 14418000600300 Easement Tract No.: 6 PERM. R/W</p>



Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015644

Book: 7716 Page: 19

Type: QC

Pages: 6

Fee: \$39.00 S 20160012528



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Quit-Claim Deed

2. **Date:** May 9, 2016

3. **Grantor (s):** LJ Real Estate Development Company, L.P.

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

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

6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1376.54 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 20.84 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-

WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH $38^{\circ}37'00''$ EAST WITH A CENTRAL ANGLE OF $00^{\circ}36'42''$ A RADIUS OF 674.90 FEET AND AN ARC LENGTH OF 7.20 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $16^{\circ}44'45''$ A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 14.61 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $24^{\circ}05'24''$ A RADIUS OF 108.00 FEET AND AN ARC LENGTH OF 45.41 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $14^{\circ}49'30''$ A RADIUS OF 69.50 FEET AND AN ARC LENGTH OF 17.98 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH $63^{\circ}19'47''$ WEST WITH A CENTRAL ANGLE OF $06^{\circ}25'41''$ A RADIUS OF 153.58 FEET AND AN ARC LENGTH OF 17.23 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH $70^{\circ}50'40''$ WEST WITH A CENTRAL ANGLE OF $04^{\circ}58'45''$ A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 15.90 FEET; THENCE SOUTH $65^{\circ}51'55''$ WEST, A DISTANCE OF 19.85 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH $67^{\circ}01'16''$ WEST WITH A CENTRAL ANGLE OF $20^{\circ}48'27''$ A RADIUS OF 84.58 FEET AND AN ARC LENGTH OF 30.72 FEET TO THE **POINT OF BEGINNING**. CONTAINING 220 SQUARE FEET MORE OR LESS.

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

Quit-Claim Deed

This Indenture, made on the day of , Two thousand and Sixteen, by and between

LJ Real Estate Development Company, L.P.

County of , State of , party of the first part, and
(Mailing address of the Grantor is 1312 NW 18th Street, Blue Springs, MO 64015)

City of Gladstone

of the County of Clay, State of Missouri, party of the second part,
(Mailing address of the Grantee is 7010 N. Holmes, Gladstone, Missouri 64118)

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum ofOne (\$1.00)..... dollar and other good and valuable considerations, to it in hand paid by the party of the second part, the receipt for which is hereby acknowledged, does by these presents, REMISE, RELEASE and FOREEVER QUIT-CLAIM unto the said party of the second part, the following described lots, tracts or parcels of land lying, being and situated in the County of CLAY, and State of Missouri to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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:

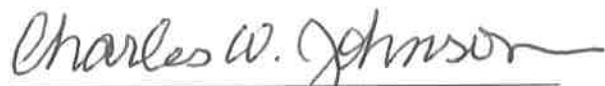
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1376.54 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 20.84 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 38°37'00" EAST WITH A CENTRAL ANGLE OF 00°36'42" A RADIUS OF 674.90 FEET AND AN ARC LENGTH OF 7.20 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 16°44'45" A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 14.61 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°05'24" A RADIUS OF 108.00 FEET AND AN ARC LENGTH OF 45.41 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 14°49'30" A RADIUS OF 69.50 FEET AND AN ARC LENGTH OF 17.98 FEET;

THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 63°19'47" WEST WITH A CENTRAL ANGLE OF 06°25'41" A RADIUS OF 153.58 FEET AND AN ARC LENGTH OF 17.23 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 70°50'40" WEST WITH A CENTRAL ANGLE OF 04°58'45" A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 15.90 FEET; THENCE SOUTH 65°51'55" WEST, A DISTANCE OF 19.85 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 67°01'16" WEST WITH A CENTRAL ANGLE OF 20°48'27" A RADIUS OF 84.58 FEET AND AN ARC LENGTH OF 30.72 FEET TO THE **POINT OF BEGINNING**. CONTAINING 220 SQUARE FEET MORE OR LESS.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances, thereto belonging unto the said party of the second part and unto its heirs and assigns forever; so that neither party of the first part, nor any other person or persons, for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hands the day and year above written.

(Attest:)


Charles W. Johnson, President

ACKNOWLEDGMENT

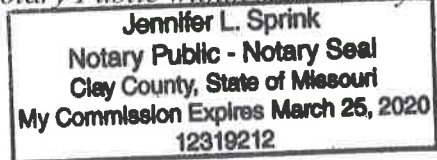
STATE OF Mo
COUNTY OF Clay } } ss

On this 25th day of April, 2016
Before me, the undersigned Notary Public, personally appeared Charles W. Johnson
to me known to be the person(s) described herein and who executed the foregoing instrument on
behalf of LJ Real Estate Development Company, L.P., a Missouri Limited Partnership with the
authority of said partnership and acknowledged that he executed the same as his free act and
deed of the partnership.

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

My commission expires March 25, 2020

Jennifer L. Sprink
Notary Public within said County/St.





Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015646

Book: 7716 Page: 21

Type: EASE

Pages: 11

Fee: \$54.00 S 20160012528

Kalee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Standard Drainage and Utility Easement
2. **Date:** May 9, 2016
3. **Grantor:** LJ Real Estate Development Company, L.P.
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 N. Holmes; Gladstone, MO 64118
6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 526.39 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1410.93 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°08'57" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 89°51'03" WEST, A DISTANCE OF 37.82 FEET TO THE EAST RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°08'57" EAST, A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID EAST RIGHT OF

WAY LINE, SOUTH 89°51'03" EAST, A DISTANCE OF 37.82 FEET TO **THE POINT OF BEGINNING**. CONTAINING 1,135 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 990.41 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1308.46 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 43°30'46" WEST A DISTANCE OF 34.63 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 39°31'12" WEST, WITH A CENTRAL ANGLE OF 03°36'41", A RADIUS OF 481.68 FEET, AND AN ARC LENGTH OF 30.36 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 43°30'46" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 46°29'14" EAST A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 974 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 771.74 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 522.45 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 21°29'53" EAST A DISTANCE OF 48.06 FEET; THENCE SOUTH 62°33'46" EAST A DISTANCE OF 143.86 FEET; THENCE SOUTH 03°41'39" EAST, A DISTANCE OF 8.21 FEET TO THE NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 25.09 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 62°33'46" WEST, A DISTANCE OF 103.68 FEET; THENCE SOUTH 21°29'53" EAST, A DISTANCE OF 56.30 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 63.02 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 21°29'53" WEST, A DISTANCE OF 74.43 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 68°08'38" WEST, WITH A CENTRAL ANGLE OF 15°37'40", A RADIUS OF 507.02 FEET AND AN ARC LENGTH OF 138.29 FEET; THENCE NORTH 37°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 52°30'58" EAST, WITH A CENTRAL ANGLE OF 15°38'29", A RADIUS OF 527.02 FEET AND AN ARC LENGTH OF 143.87 FEET; THENCE NORTH 21°29'53" WEST, A DISTANCE OF 21.10 FEET; THENCE NORTH 68°30'07" EAST, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 12,910 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 842.92 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00°51'07" WEST A DISTANCE OF 16.03 FEET TO THE NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 114.90 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 03°41'39" WEST, A DISTANCE OF 13.43 FEET; THENCE NORTH 53°29'14" EAST, A DISTANCE OF 58.74 FEET; THENCE SOUTH 36°30'46" EAST, A DISTANCE OF 14.10

FEET; THENCE SOUTH 77°16'13" EAST, A DISTANCE OF 61.69 FEET TO THE **POINT OF BEGINNING**. CONTAINING 3,200 SQUARE FEET MORE OR LESS.

7. Reference Book & Page: N/A

STANDARD DRAINAGE AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, LJ Real Estate Development Company, L.P.
(NAME OR NAMES)
1312 NW 18th Street, Blue Springs, MO 64015
(ADDRESS)

of Gladstone, Clay County, Missouri hereinafter called the **GRANTOR**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the existence of the facilities and appurtenances through the lands hereafter described, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, an easement or right of way for the location, construction, reconstruction, maintenance, removal, operation and repair of any open drainageway, storm drainage structure, and any and all appurtenances incidental thereto over, under and through the following described tract of land lying, being and situated in the City of Gladstone, Clay County, Missouri, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 526.39 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1410.93 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°08'57" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 89°51'03" WEST, A DISTANCE OF 37.82 FEET TO THE EAST RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°08'57" EAST, A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 89°51'03" EAST, A DISTANCE OF 37.82 FEET TO **THE POINT OF BEGINNING**. CONTAINING 1,135 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 990.41 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1308.46 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 43°30'46" WEST A DISTANCE OF 34.63 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 39°31'12" WEST, WITH A CENTRAL ANGLE OF 03°36'41", A RADIUS OF 481.68 FEET, AND AN ARC LENGTH OF 30.36 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE,

NORTH 43°30'46" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 46°29'14" EAST A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 974 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 771.74 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 522.45 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 21°29'53" EAST A DISTANCE OF 48.06 FEET; THENCE SOUTH 62°33'46" EAST A DISTANCE OF 143.86 FEET; THENCE SOUTH 03°41'39" EAST, A DISTANCE OF 8.21 FEET TO THE NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 25.09 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 62°33'46" WEST, A DISTANCE OF 103.68 FEET; THENCE SOUTH 21°29'53" EAST, A DISTANCE OF 56.30 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 63.02 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 21°29'53" WEST, A DISTANCE OF 74.43 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 68°08'38" WEST, WITH A CENTRAL ANGLE OF 15°37'40", A RADIUS OF 507.02 FEET AND AN ARC LENGTH OF 138.29 FEET; THENCE NORTH 37°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 52°30'58" EAST, WITH A CENTRAL ANGLE OF 15°38'29", A RADIUS OF 527.02 FEET AND AN ARC LENGTH OF 143.87 FEET; THENCE NORTH 21°29'53" WEST, A DISTANCE OF 21.10 FEET; THENCE NORTH 68°30'07" EAST, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 12,910 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 842.92 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00°51'07" WEST A DISTANCE OF 16.03 FEET TO THE NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 114.90 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 03°41'39" WEST, A DISTANCE OF 13.43 FEET; THENCE NORTH 53°29'14" EAST, A DISTANCE OF 58.74 FEET; THENCE SOUTH 36°30'46" EAST, A DISTANCE OF 14.10 FEET; THENCE SOUTH 77°16'13" EAST, A DISTANCE OF 61.69 FEET TO THE **POINT OF BEGINNING**. CONTAINING 3,200 SQUARE FEET MORE OR LESS.

TO HAVE AND TO HOLD to same for the aforesaid use with all rights, privileges, appurtenances, and immunities thereto belonging unto the **GRANTEE**, its successors and assigns for so long as said use shall continue, the **GRANTOR** hereby covenanting for their heirs and successors and assigns unto the **GRANTEE**, its successors and assigns the following:

1. Said easement will be kept free from buildings and any other structures or obstructions (except sidewalks, roadways, pavement, or curbs) which will interfere with the **GRANTEE** in excavating upon said land for the purpose of laying, constructing, reconstructing, operating, repairing, and maintaining said facilities and appurtenances; and no excavation or fill shall be made and no other operations of any kind or nature shall be performed or authorized by the **GRANTOR** to be performed which will reduce or increase the earth coverage in such manner and to such extent so as to interfere with, or jeopardize or threaten the normal and proper operation and maintenance of said facilities and appurtenances, said facilities at all times to be laid and constructed at a proper depth below any pavement or street surfacing laid out or established at any time along, upon, or over said easement or any portion thereof, and the **GRANTEE** will repair any

damage to fences, pavement, curb or sod in any way arising in connection with the laying, constructing, and repairing of said facilities and appurtenances. By granting this easement, same shall not be considered or construed as prohibiting the **GRANTOR** in the developing of any adjoining property from the laying out, establishing and the constructing of pavement surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

2. The right of **GRANTEE**, its agents, servants, employees, or independent contractor to go upon said land, and so much of the **GRANTOR'S** adjoining land as may be reasonably necessary, at any time to excavate or perform other operations for the purpose of laying, constructing, reconstructing, operating, removing, replacing, repairing, or maintaining said facilities and all appurtenances incidental thereto.

3. That LJ Real Estate Development Company, L.P. is lawfully seized and possessed of the real estate above described, that it has a good and lawful right to convey the same; that it is free from all encumbrances done or suffered by them which would interfere with the rights granted hereunder; and that it forever warrant and defend the title thereto against the lawful claims of all affecting the right and easement granted hereunder.

IN WITNESS WHEREOF, said Grantors do hereunto set his hand and subscribed his name to the foregoing, this 25 day of APRIL, 2016.

12 may 2016
CITY OF GLADSTONE, MO GRANTORS:

BY Scott Wingerson
Scott Wingerson, City Manager

Charles W. Johnson
Charles W. Johnson, President

ATTEST: Ruth Bocchino
Ruth Bocchino, City Clerk



GRANTOR'S ACKNOWLEDGMENT

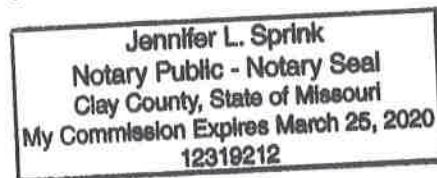
STATE OF Mo)
) ss.
COUNTY OF Clay)

On this 25th day of April, 2016, before me, the undersigned Notary Public, personally appeared Charles W. Johnson to me known to be the person(s) described herein and who executed the foregoing instrument on behalf of LJ Real Estate Development Company, L.P. with authority of said partnership and acknowledged that he executed the same as his free act and deed of the partnership.

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.

Jennifer L. Sprink
Notary Public within said County/St.

My commission expires March 25, 2020



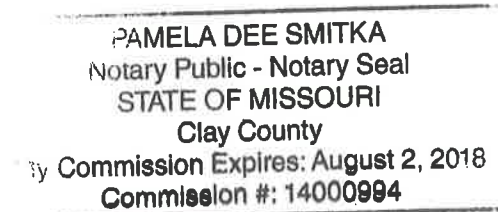
GRANTEE'S ACKNOWLEDGMENT

On this 12 day of May, 2016, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that (s)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 it 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.

Pamela Dee Smitka
Notary Public Within Said County/St.

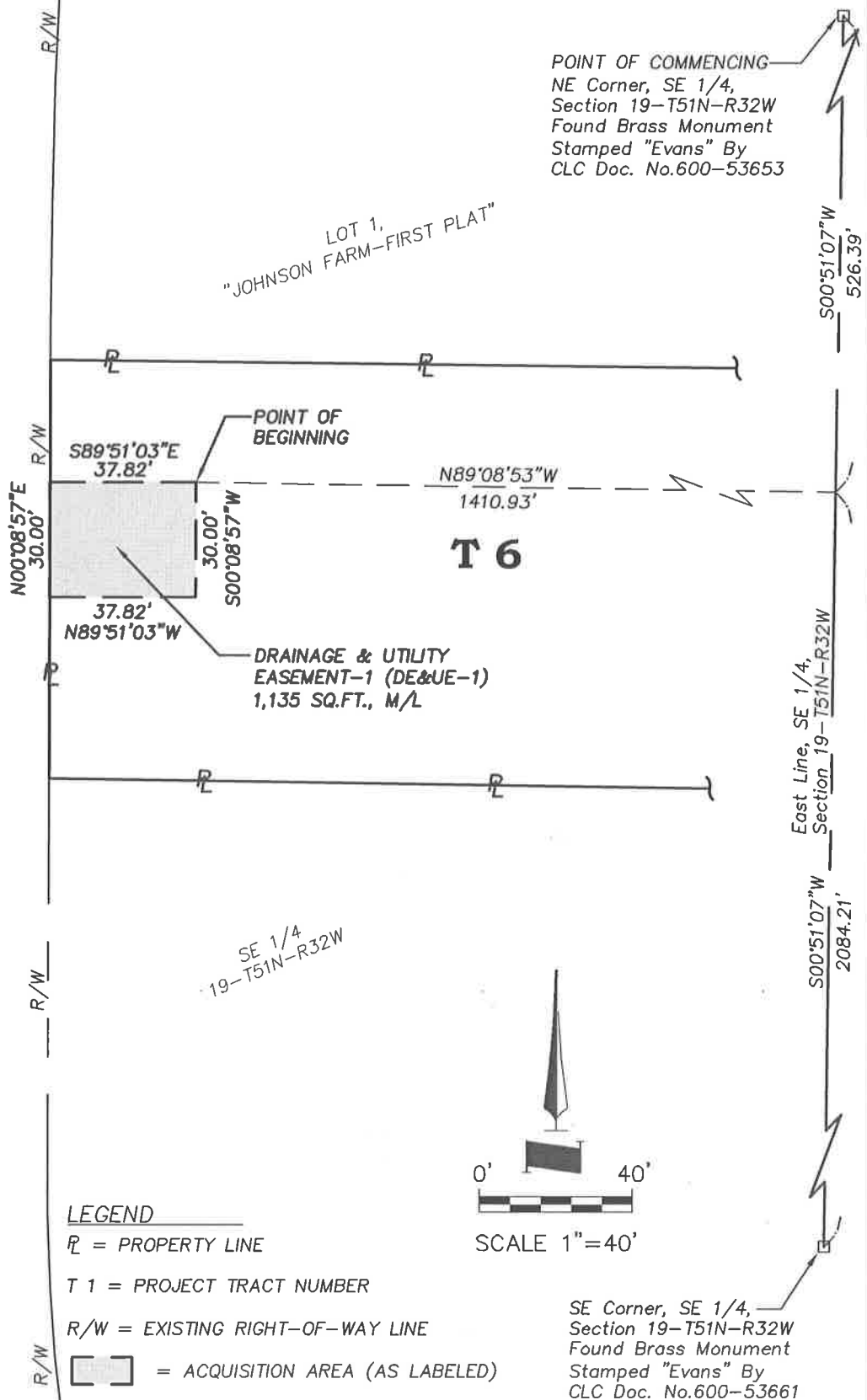
My commission expires: August 2, 2018



NE. 67TH TERR

NE. ANTIOCH RD.

NE. 67TH ST.



LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

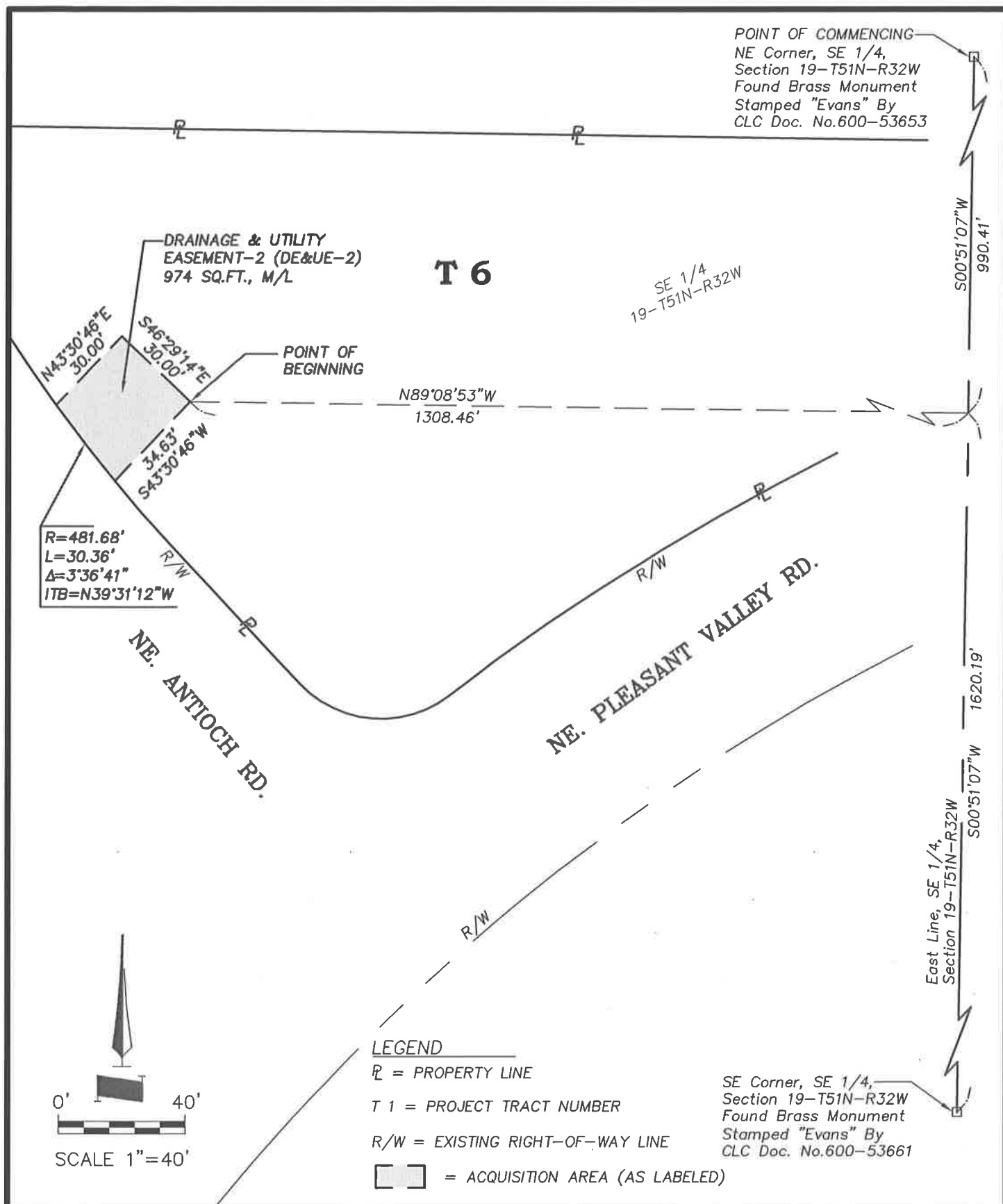
Project No: 14073
Drawn By: REM
Checked By: JBL
Date: 07-14-2015
Scale: 1" = 40'
File Name:
ESMTS-Exhibits

EASEMENT EXHIBIT
PLEASANT VALLEY ROAD IMPROVEMENTS
GLADSTONE, CLAY COUNTY, MISSOURI

Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 Main Street, Tenth Floor
Kansas City, Missouri 64105

PROPERTY INFORMATION

Owner:
LJ REAL ESTATE DEVELOPMENT CO, LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015
Parcel No.: 14418000600300
Easement Tract No.: 6 DE&UE-1



SHEET 1 OF 1

EXHIBIT



LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 14073
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EASEMENT EXHIBIT
PLEASANT VALLEY ROAD IMPROVEMENTS
GLADSTONE, CLAY COUNTY, MISSOURI

Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 Main Street, Tenth Floor
Kansas City, Missouri 64105

PROPERTY INFORMATION

Owner:
LJ REAL ESTATE DEVELOPMENT CO, LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015
Parcel No.: 14418000600300
Easement Tract No.: 6 DE&UE-2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°41'39"E	8.21'
L2	S21°29'53"E	56.30'

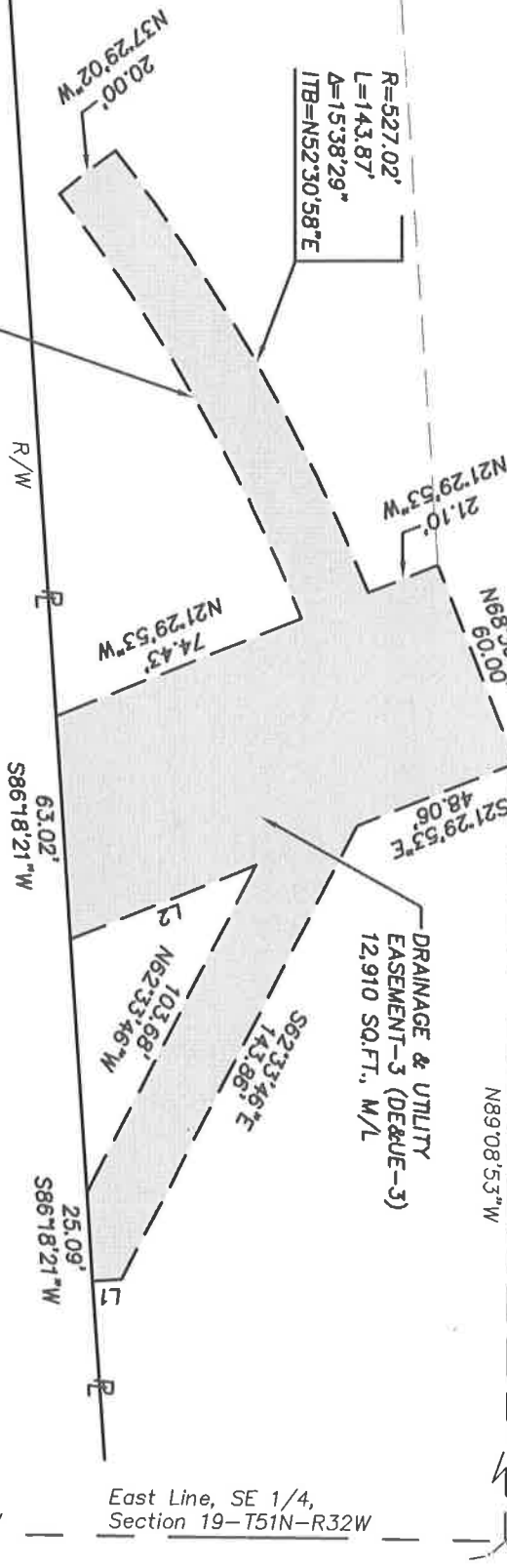
SE 1/4
19-T51N-R32W

T6

POINT OF COMMENCING
NE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
CLC Doc. No. 600-53653

POINT OF
BEGINNING

DRAINAGE & UTILITY
EASEMENT-3 (DE&UE-3)
12,910 SQ.FT., M/L



NE. PLEASANT VALLEY RD.

LEGEND
R = PROPERTY LINE
T 1 = PROJECT TRACT NUMBER

R/W = EXISTING RIGHT-OF-WAY LINE
R/W = ACQUISITION AREA (AS LABELED)



SCALE 1"=50'

SE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
CLC Doc. No. 600-53661

East Line, SE 1/4,
Section 19-T51N-R32W



LOVELACE & ASSOCIATES
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: 07-14-2015
Scale: 1" = 50'
File Name:
ESMTS-Exhibits

EASEMENT EXHIBIT PLEASANT VALLEY ROAD IMPROVEMENTS GLADSTONE, CLAY COUNTY, MISSOURI

Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 MAIN STREET, TENTH FLOOR
KANSAS CITY, MISSOURI 64105

PROPERTY INFORMATION

Owner:
LJ REAL ESTATE DEVELOPMENT CO., LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015
Parcel No.: 14418000600300
Easement Tract No.: T6 DE&UE-3

SE 1/4
19-T51N-R32W

T 6

SW 1/4
20-T51N-R32W

13.43'—
N03°41'39"W

N53°29'14"E
58.74'

536.31

S77°16'13"E
61.69'

—POINT OF BEGINNING

16.03'
S00°51'07"W

R/W

114.90'
S86°18'21"W

NE. PLEASANT VALLEY RD.

R/W

S00°51'07"W
1751.65'

East Line, SE 1/4, —
Section 19-T51N-R32W

00°51'07"W
1751.65'



P = PROPERTY LINE

R/W = EXISTING RIGHT-OF-WAY LINE

[] = ACQUISITION AREA (AS LABELED)

SE Corner, SE 1/4, —
Section 19—T51N—R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53661

SCALE 1"=40'

<div style="text-align: center;">  EXHIBIT 1 or 1 </div>		LOVELACE & ASSOCIATES Land Surveying - Land Planning 929 SE 3rd Street Lee's Summit, Missouri 64063 Tel: (816) 347-9997 Fax: (816) 347-9979		Drawn By: REM Checked By: JBL Date: 07-14-2015 Scale: 1" = 40' File Name: ESMTS-Exhibits	PLEASANT VALLEY ROAD IMPROVEMENTS GLADSTONE, CLAY COUNTY, MISSOURI		Owner: LJ REAL ESTATE DEVELOPMENT CO, LP 1312 NW 18TH STREET BLUE SPRINGS, MISSOURI 64015
		Prepared For: WALTER P MOORE AND ASSOCIATES, INC. 920 Main Street, Tenth Floor Kansas City, Missouri 64105		Parcel No.: 14418000600300 Easement Tract No.: 6 DE&UE-4			



Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015647

Book: 7716 Page: 22

Type: EASE

Pages: 9

Fee: \$48.00 \$ 20160012528



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Standard Drainage and Utility Easement

2. **Date:** May 9, 2016

3. **Grantor:** LJ Real Estate Development Company, L.P.

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

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

6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 765.51 FEET; THENCE NORTH 00°38'56" EAST A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 64TH STREET AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTH 89°21'04" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 00°04'05" WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°21'04" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°04'05" EAST A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 450 SQUARE FEET MORE OR LESS; and

Skme

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COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1353.20 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 10.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 54°03'42" EAST A DISTANCE OF 117.35 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 50°30'42" EAST WITH A CENTRAL ANGLE OF 47°31'59" A RADIUS OF 191.48 FEET AND AN ARC LENGTH OF 158.86 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 02°40'31" EAST WITH A CENTRAL ANGLE OF 32°58'01" A RADIUS OF 46.94 FEET AND AN ARC LENGTH OF 27.01 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 28°53'54" EAST WITH A CENTRAL ANGLE OF 63°35'33" A RADIUS OF 14.24 FEET AND AN ARC LENGTH OF 15.81 FEET; THENCE NORTH 32°47'05" WEST A DISTANCE OF 36.58 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 51°31'45" EAST WITH A CENTRAL ANGLE OF 09°33'46" A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 30.54 FEET; THENCE SOUTH 32°47'05" EAST A DISTANCE OF 42.12 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 33°29'04" EAST WITH A CENTRAL ANGLE OF 67°06'00" A RADIUS OF 44.04 FEET AND AN ARC LENGTH OF 51.57 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 35°47'49" WEST WITH A CENTRAL ANGLE OF 33°07'18" A RADIUS OF 16.94 FEET AND AN ARC LENGTH OF 9.79 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 02°56'14" WEST WITH A CENTRAL ANGLE OF 45°33'56" A RADIUS OF 221.48 FEET AND AN ARC LENGTH OF 176.14 FEET; THENCE SOUTH 54°03'42" EAST A DISTANCE OF 23.49 FEET; THENCE SOUTH 35°56'18" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 54°03'42" WEST A DISTANCE OF 170.34 FEET TO THE **POINT OF BEGINNING**. CONTAINING 18,067 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1635.01 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 618.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTH 86°18'21" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 25.55 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°13'55" EAST A DISTANCE OF 11.01 FEET; THENCE NORTH 69°51'18" WEST A DISTANCE OF 27.20 FEET TO THE **POINT OF BEGINNING**. CONTAINING 141 SQUARE FEET MORE OR LESS.

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

STANDARD DRAINAGE AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, LJ Real Estate Development Company, L.P.

(NAME OR NAMES)

1312 NW 18th Street, Blue Springs, MO 64015

(ADDRESS)

of Gladstone, Clay County, Missouri hereinafter called the **GRANTOR**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the existence of the facilities and appurtenances through the lands hereafter described, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, an easement or right of way for the location, construction, reconstruction, maintenance, removal, operation and repair of any open drainageway, storm drainage structure, and any and all appurtenances incidental thereto over, under and through the following described tract of land lying, being and situated in the City of Gladstone, Clay County, Missouri, to-wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 765.51 FEET; THENCE NORTH 00°38'56" EAST A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 64TH STREET AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTH 89°21'04" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 00°04'05" WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°21'04" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°04'05" EAST A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 450 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1353.20 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 10.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 54°03'42" EAST A DISTANCE OF 117.35 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 50°30'42" EAST WITH A CENTRAL ANGLE OF 47°31'59" A RADIUS OF 191.48 FEET AND AN ARC LENGTH OF 158.86 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 02°40'31" EAST WITH A CENTRAL ANGLE OF 32°58'01" A RADIUS OF 46.94 FEET AND AN ARC LENGTH OF 27.01 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 28°53'54" EAST WITH A CENTRAL ANGLE OF 63°35'33" A RADIUS OF 14.24 FEET AND AN ARC LENGTH OF 15.81 FEET; THENCE NORTH 32°47'05" WEST A DISTANCE OF 36.58 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL

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TO HAVE AND TO HOLD to same for the aforesaid use with all rights, privileges, appurtenances, and immunities thereto belonging unto the **GRANTEE**, its successors and assigns for so long as said use shall continue, the **GRANTOR** hereby covenanting for their heirs and successors and assigns unto the **GRANTEE**, its successors and assigns the following:

1. Said easement will be kept free from buildings and any other structures or obstructions (except sidewalks, roadways, pavement, or curbs) which will interfere with the **GRANTEE** in excavating upon said land for the purpose of laying, constructing, reconstructing, operating, repairing, and maintaining said facilities and appurtenances; and no excavation or fill shall be made and no other operations of any kind or nature shall be performed or authorized by the **GRANTOR** to be performed which will reduce or increase the earth coverage in such manner and to such extent so as to interfere with, or jeopardize or threaten the normal and proper operation and maintenance of said facilities and appurtenances, said facilities at all times to be laid and constructed at a proper depth below any pavement or street surfacing laid out or established at any time along, upon, or over said easement or any portion thereof, and the **GRANTEE** will repair any damage to fences, pavement, curb or sod in any way arising in connection with the laying, constructing, and repairing of said facilities and appurtenances. By granting this easement, same shall not be considered or construed as prohibiting the **GRANTOR** in the developing of any adjoining property from the laying out, establishing and the constructing of pavement surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.
2. The right of **GRANTEE**, its agents, servants, employees, or independent contractor to go upon said land, and so much of the **GRANTOR'S** adjoining land as may be reasonably necessary, at any time to excavate or perform other operations for the purpose of laying, constructing, reconstructing, operating, removing, replacing, repairing, or maintaining said facilities and all appurtenances incidental thereto.
3. That LJ Real Estate Development Company is lawfully seized and possessed of the real estate above described, that it has a good and lawful right to convey the same; that it is free from all encumbrances done or suffered by them which would interfere with the rights granted hereunder; and that it forever

warrant and defend the title thereto against the lawful claims of all affecting the right and easement granted hereunder.

IN WITNESS WHEREOF, said Grantors do hereunto set _____ his _____ hand and subscribed _____ his _____ name to the foregoing, this 25th day of April, 2016.

CITY OF GLADSTONE, MO

GRANTORS:

BY Scott Wingerson
Scott Wingerson, City Manager

Charles W. Johnson
Charles W. Johnson, President

ATTEST: Ruth E. Bocchino
Ruth Bocchino, City Clerk



GRANTOR'S ACKNOWLEDGMENT

STATE OF Mo)
) ss.
COUNTY OF Clay)

On this 25th day of April, 2016, before me, the undersigned Notary Public, personally appeared Charles W. Johnson to me known to be the person(s) described herein and who executed the foregoing instrument on behalf of LJ Real Estate Development Company, L.P. with authority of said partnership and acknowledged that he executed the same as his free act and deed of the partnership.

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.

Jennifer L. Sprink

Notary Public - Notary Seal
Clay County, State of Missouri
My Commission Expires March 25, 2020
12319212

My commission expires March 25, 2020

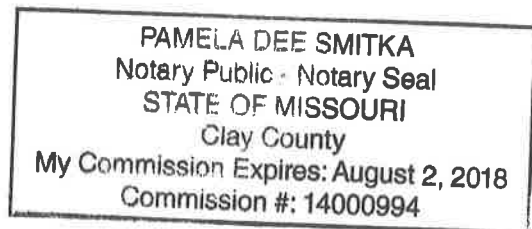
GRANTEE'S ACKNOWLEDGMENT

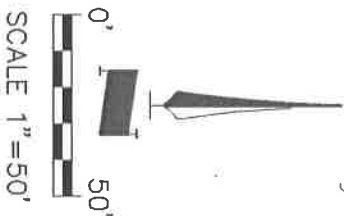
On this 12 day of May, 2016, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that (s)he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing 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 it 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.

Pamela Dee Smitka
Notary Public Within Said County/St.

My commission expires: August 2, 2018





SE. CORNER SEC.19, T51N, R32W,
FND.BRASS CAP/MON.STAMPED "EVANS",
PER CERTIFIED LAND CORNER
DOC.#600-53661



Project No: 14073
Drawn By: REM
Checked By: JBL
Date: 07-01-2015
Scale: 1" = 50'
File Name:
ESMTS-Exhibits

Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 MAIN STREET, TENTH FLOOR
KANSAS CITY, MISSOURI 64105

Owner:
LJ REAL ESTATE DEVELOPMENT CO., LI
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015

Parcel No.: 14418000600301

Easement Tract No.: T5 DE&UE-1

NE. ANTIOCH RD.

NE. PLEASANT VALLEY ROAD

ITB=N32°06'01"E
L=60.03'
Δ=05°05'48"
R=674.90'

S89°10'40"E
10.75'

POINT OF BEGINNING

ITB=N51°31'45"E
L=30.54'
Δ=09°33'46"
R=183.00'

N32°47'05"W
36.58'

ITB=N28°53'54"E
L=15.81' R=14.24'
Δ=63°35'33"

ITB=N02°40'31"E
L=32.58' R=27.01'
Δ=46°04'01"

R=191.48'
Δ=47°31'59"

ITB=S33°29'04"E
L=51.57'
Δ=67°06'00"
R=44.04'

ITB=S35°47'49"W
L=9.79'
Δ=33°07'18"
R=16.94'

T 5

DRAINAGE & UTILITY
EASEMENT-2 (DE&UE-2)
18,067 SQ.FT., M/L

N54°03'42"W
170.34'

S54°03'42"E
23.49'

L=158.86'
ITB=N50°30'42"E

ITB=S02°56'14"W
R=221.48' L=176.14'

S35°56'18"W
60.00'

0' 60'
SCALE 1"=60'

LEGEND

ℙ = PROPERTY LINE

T 1 = PROJECT TRACT NUMBER

R/W = EXISTING RIGHT-OF-WAY LINE

■ = ACQUISITION AREA (AS LABELED)

S1/4, CORNER, SEC. 19, T51N, R32W,
FND. BRASS "EVANS" CAP/MON.
DOC#600-53660

SE CORNER OF SW1/4, SEC. 19,
SEC. 19, T51N, R32W (CALC. COR.)

POINT OF COMMENCING
SE. CORNER, SEC. 19, T51N, R32W,
FND. BRASS "EVANS" CAP/MON.,
DOC#600-53661

S89°21'04"E
1319.11'

S. LINE, SE 1/4, SEC. 19, T51N, R32W

N89°21'04"W
1319.11'



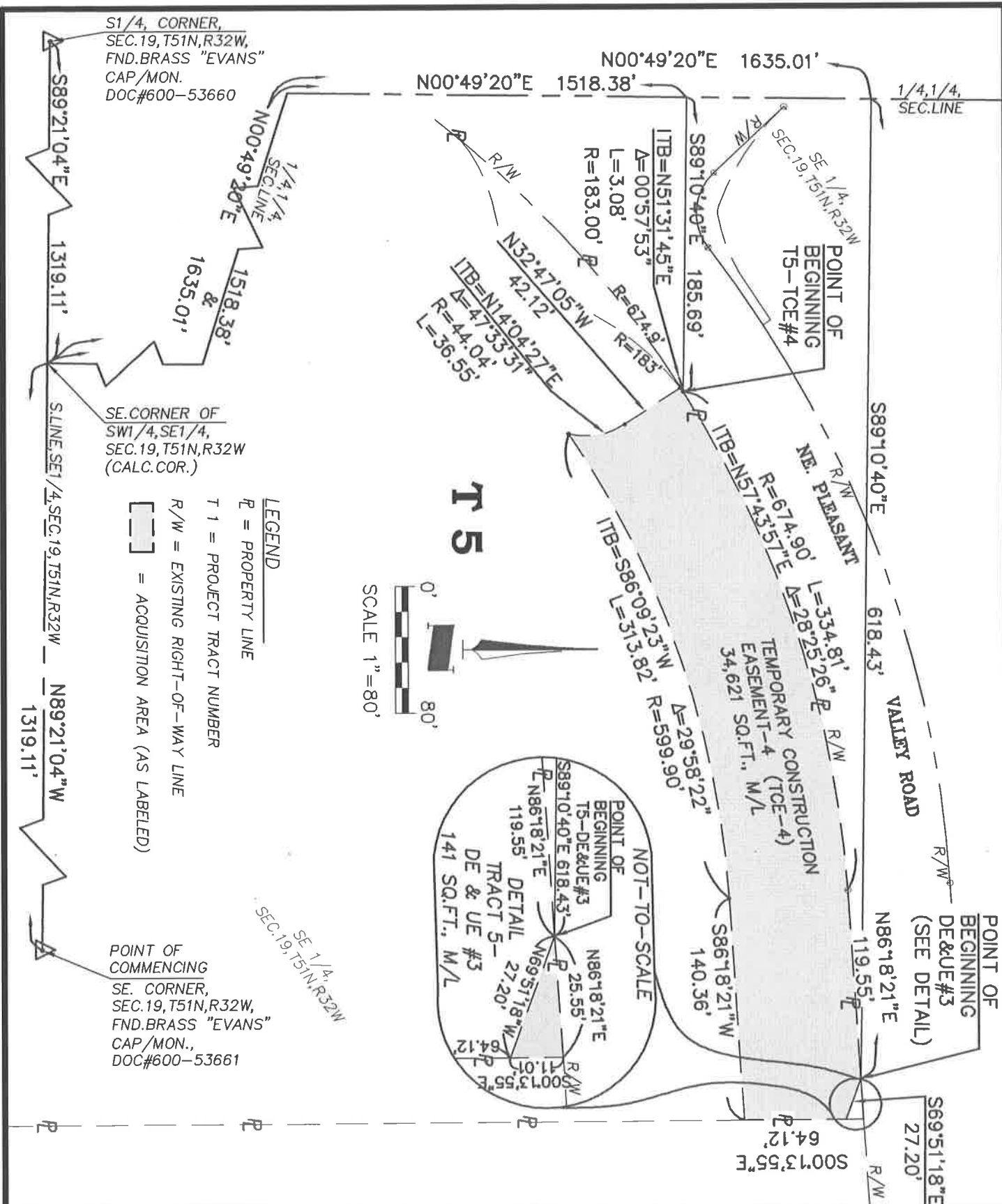
LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street
Lee's Summit, Missouri 64063
Tel: (816) 347-9997 Fax: (816) 347-9979

Project No: 14073
Drawn By: REM
Checked By: JBL
Date: 07-07-2015
Scale: 1" = 60'
File Name:
ESMTS-Exhibits

EASEMENT EXHIBIT
PLEASANT VALLEY ROAD IMPROVEMENTS
GLADSTONE, CLAY COUNTY, MISSOURI
Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 MAIN STREET, TENTH FLOOR
KANSAS CITY, MISSOURI 64105

PROPERTY INFORMATION
Owner:
LJ REAL ESTATE DEVELOPMENT CO., LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015
Parcel No.: 14418000600301
Easement Tract No.: 5 DE&UE-2

EXHIBIT
1 of 1



S1/4, CORNER,
SEC. 19, T51N, R32W,
FND. BRASS "EVANS"
CAP/MON.
DOC#600-53660


SE. CORNER OF
SW1/4, SE1/4,
SEC. 19, T51N, R32W
(CALC. COR.)

LEGEND
 P = PROPERTY LINE
 T 1 = PROJECT TRACT NUMBER
 R/W = EXISTING RIGHT-OF-WAY LINE
 [] = ACQUISITION AREA (AS LABELED)

POINT OF
COMMENCING
SE. CORNER,
SEC. 19, T51N, R32W,
FND. BRASS "EVANS"
CAP/MON.,
DOC#600-53661

SCALE 1"=80'

NOT-TO-SCALE
 POINT OF
BEGINNING
T5-DE&UE#3
 N86°18'21"E 25.55'
 S89°10'40"E 618.43'
 L 119.55' DETAIL
 N69°51'18"W 27.20'
 DE & UE #3
 141 SQ.FT., M/L

EXHIBIT SHEET 1 OF 1	 <p>LOVELACE & ASSOCIATES Land Surveying - Land Planning 929 SE 3rd Street Lee's Summit, Missouri 64063 Tel: (816) 347-9997 Fax: (816) 347-9979</p>	Project No: 14073 Drawn By: REM Checked By: JBL Date: 07-13-2015 Scale: 1"=80' File Name: ESMTS-Exhibits	<p>EASEMENT EXHIBIT PLEASANT VALLEY ROAD IMPROVEMENTS GLADSTONE, CLAY COUNTY, MISSOURI</p> <p>Prepared For: WALTER P MOORE AND ASSOCIATES, INC. 920 MAIN STREET, TENTH FLOOR KANSAS CITY, MISSOURI 64105</p>	<p>PROPERTY INFORMATION</p> <p>Owner: LJ REAL ESTATE DEVELOPMENT CO., LP 1312 NW. 18TH STREET BLUE SPRINGS, MISSOURI 64015</p> <p>Parcel No.: 1441800600301 Easement Tract No.: 5 DE&UE-3</p>
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Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015649

Book: 7716 Page: 24

Type: EASE

Pages: 11

Fee: \$54.00 S 20160012528

Kalee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** May 9, 2016
3. **Grantor (s):** LJ Real Estate Development Company, L.P.
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 North Holmes, Gladstone, MO 64118
6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 593.83 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1387.92 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°51'04" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°09'01" WEST, A DISTANCE OF 9.92 FEET; THENCE NORTH 89°08'53" WEST, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°08'57" EAST, A DISTANCE OF 47.39 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 89°51'03" EAST, A DISTANCE OF 37.82

Same

11

FEET; THENCE NORTH $00^{\circ}08'57''$ EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH $89^{\circ}51'03''$ WEST, A DISTANCE OF 37.82 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH $00^{\circ}08'57''$ EAST, A DISTANCE OF 31.79 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH $89^{\circ}14'06''$ EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH $00^{\circ}08'57''$ WEST, A DISTANCE OF 98.86 FEET TO THE **POINT OF BEGINNING**. CONTAINING 5,012 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH $00^{\circ}51'07''$ WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 794.55 FEET; THENCE NORTH $89^{\circ}08'53''$ WEST A DISTANCE OF 577.94 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH $21^{\circ}29'53''$ EAST, A DISTANCE OF 21.10 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH $68^{\circ}09'27''$ WEST, WITH A CENTRAL ANGLE OF $15^{\circ}38'29''$, A RADIUS OF 527.02 FEET, AND AN ARC LENGTH OF 143.87 FEET; THENCE SOUTH $37^{\circ}29'02''$ EAST, A DISTANCE OF 20.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH $52^{\circ}30'58''$ EAST, WITH A CENTRAL ANGLE OF $15^{\circ}37'40''$, A RADIUS OF 507.02 FEET, AND AN ARC LENGTH OF 138.29 FEET; THENCE SOUTH $21^{\circ}29'53''$ EAST, A DISTANCE OF 74.43 FEET TO THE NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH $86^{\circ}18'21''$ WEST, A DISTANCE OF 292.75 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH $86^{\circ}19'01''$ WEST, WITH A CENTRAL ANGLE OF $29^{\circ}19'47''$, A RADIUS OF 734.06 FEET, AND AN ARC LENGTH OF 375.76 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH $32^{\circ}58'42''$ WEST, A DISTANCE OF 5.84 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH $57^{\circ}01'18''$ WEST, WITH A CENTRAL ANGLE OF $02^{\circ}07'11''$, A RADIUS OF 735.00 FEET AND AN ARC LENGTH OF 27.19 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $25^{\circ}18'53''$, A RADIUS OF 108.00 AND AN ARC LENGTH OF 47.72 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $29^{\circ}27'48''$, A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 5.14 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $27^{\circ}27'34''$, A RADIUS OF 158.72 FEET AND AN ARC LENGTH OF 76.07 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH $42^{\circ}38'02''$ WEST, WITH A CENTRAL ANGLE OF $03^{\circ}06'50''$, A RADIUS OF 481.68 FEET AND AN ARC LENGTH OF 26.18 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH $43^{\circ}30'46''$ EAST, A DISTANCE OF 34.63 FEET; THENCE NORTH $46^{\circ}29'14''$ WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH $43^{\circ}30'46''$ WEST, A DISTANCE OF 30.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH $35^{\circ}54'31''$ WEST, WITH A CENTRAL ANGLE OF $12^{\circ}10'46''$, A RADIUS OF 481.68 FEET AND AN ARC LENGTH OF 102.39 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, SOUTH $89^{\circ}08'53''$ EAST, A DISTANCE OF 55.67 FEET; THENCE SOUTH $31^{\circ}10'25''$ EAST, A DISTANCE OF 65.78 FEET; THENCE NORTH $53^{\circ}47'40''$ EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH $38^{\circ}21'08''$ EAST, A DISTANCE OF 40.06 FEET; THENCE NORTH $59^{\circ}23'20''$ EAST, A DISTANCE OF 131.69 FEET; THENCE SOUTH $89^{\circ}08'53''$ EAST, A DISTANCE OF 303.05 FEET; THENCE NORTH $00^{\circ}51'07''$ EAST, A DISTANCE OF 88.12 FEET; THENCE NORTH $86^{\circ}17'03''$ EAST, A

DISTANCE OF 270.72 FEET TO THE **POINT OF BEGINNING**. CONTAINING 71,348 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 788.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00°51'07" WEST, A DISTANCE OF 54.19 FEET; NORTH 77°16'13" WEST, A DISTANCE OF 61.69 FEET; THENCE NORTH 36°30'46" WEST, A DISTANCE OF 14.10 FEET; THENCE SOUTH 53°29'14" WEST, A DISTANCE OF 58.74 FEET; THENCE SOUTH 03°41'39" EAST, A DISTANCE OF 13.43 FEET TO THE NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 261.15 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 03°41'39" WEST, A DISTANCE OF 8.21 FEET; THENCE NORTH 62°33'46" WEST, A DISTANCE OF 143.86 FEET; THENCE NORTH 21°29'53" WEST, A DISTANCE OF 48.06 FEET; THENCE NORTH 03°41'39" WEST, A DISTANCE OF 21.65 FEET; THENCE NORTH 86°18'21" EAST, A DISTANCE OF 365.62 FEET; THENCE SOUTH 03°41'39" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 86°18'21" EAST, A DISTANCE OF 153.84 FEET TO THE **POINT OF BEGINNING**. CONTAINING 55,076 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 844.35 FEET; THENCE NORTH 89°08'53" WEST, A DISTANCE OF 492.59 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 62°33'46" EAST, A DISTANCE OF 103.68 FEET TO THE NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 71.53 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 21°29'53" WEST, A DISTANCE OF 56.30 FEET TO THE **POINT OF BEGINNING**. CONTAINING 1,917 SQUARE FEET MORE OR LESS.

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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, LJ Real Estate Development Company, L.P.
(Names)

1312 NW 18th Street, Blue Springs, MO 64015
(Address)

of Clay County, MO, 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 acknowledged, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, a temporary easement to construct, grade, regrade, or perform any and all other related necessary work on or across the following described land:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 593.83 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 1387.92 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°51'04" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°09'01" WEST, A DISTANCE OF 9.92 FEET; THENCE NORTH 89°08'53" WEST, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT OF WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°08'57" EAST, A DISTANCE OF 47.39 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 89°51'03" EAST, A DISTANCE OF 37.82 FEET; THENCE NORTH 00°08'57" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°51'03" WEST, A DISTANCE OF 37.82 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°08'57" EAST, A DISTANCE OF 31.79 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 89°14'06" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°08'57" WEST, A DISTANCE OF 98.86 FEET TO THE **POINT OF BEGINNING**. CONTAINING 5,012 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 794.55 FEET; THENCE NORTH 89°08'53" WEST A DISTANCE OF 577.94 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 21°29'53" EAST, A DISTANCE OF 21.10 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 68°09'27" WEST, WITH A CENTRAL ANGLE OF 15°38'29", A RADIUS OF 527.02 FEET, AND AN ARC LENGTH OF 143.87 FEET; THENCE SOUTH 37°29'02" EAST, A DISTANCE OF 20.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 52°30'58" EAST, WITH A CENTRAL ANGLE OF 15°37'40", A RADIUS OF 507.02 FEET, AND AN ARC LENGTH OF 138.29 FEET; THENCE SOUTH 21°29'53" EAST, A DISTANCE OF 74.43 FEET TO THE

NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 292.75 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 86°19'01" WEST, WITH A CENTRAL ANGLE OF 29°19'47", A RADIUS OF 734.06 FEET, AND AN ARC LENGTH OF 375.76 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 32°58'42" WEST, A DISTANCE OF 5.84 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 57°01'18" WEST, WITH A CENTRAL ANGLE OF 02°07'11", A RADIUS OF 735.00 FEET AND AN ARC LENGTH OF 27.19 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 25°18'53", A RADIUS OF 108.00 AND AN ARC LENGTH OF 47.72 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 29°27'48", A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 5.14 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 27°27'34", A RADIUS OF 158.72 FEET AND AN ARC LENGTH OF 76.07 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD AS NOW ESTABLISHED; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 42°38'02" WEST, WITH A CENTRAL ANGLE OF 03°06'50", A RADIUS OF 481.68 FEET AND AN ARC LENGTH OF 26.18 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH 43°30'46" EAST, A DISTANCE OF 34.63 FEET; THENCE NORTH 46°29'14" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 43°30'46" WEST, A DISTANCE OF 30.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 35°54'31" WEST, WITH A CENTRAL ANGLE OF 12°10'46", A RADIUS OF 481.68 FEET AND AN ARC LENGTH OF 102.39 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°08'53" EAST, A DISTANCE OF 55.67 FEET; THENCE SOUTH 31°10'25" EAST, A DISTANCE OF 65.78 FEET; THENCE NORTH 53°47'40" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 38°21'08" EAST, A DISTANCE OF 40.06 FEET; THENCE NORTH 59°23'20" EAST, A DISTANCE OF 131.69 FEET; THENCE SOUTH 89°08'53" EAST, A DISTANCE OF 303.05 FEET; THENCE NORTH 00°51'07" EAST, A DISTANCE OF 88.12 FEET; THENCE NORTH 86°17'03" EAST, A DISTANCE OF 270.72 FEET TO THE **POINT OF BEGINNING**. CONTAINING 71,348 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 788.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00°51'07" WEST, A DISTANCE OF 54.19 FEET; NORTH 77°16'13" WEST, A DISTANCE OF 61.69 FEET; THENCE NORTH 36°30'46" WEST, A DISTANCE OF 14.10 FEET; THENCE SOUTH 53°29'14" WEST, A DISTANCE OF 58.74 FEET; THENCE SOUTH 03°41'39" EAST, A DISTANCE OF 13.43 FEET TO THE NORTH RIGHT OF WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 261.15 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 03°41'39" WEST, A DISTANCE OF 8.21 FEET; THENCE NORTH 62°33'46" WEST, A DISTANCE OF 143.86 FEET; THENCE NORTH 21°29'53" WEST, A DISTANCE OF 48.06 FEET; THENCE NORTH 03°41'39" WEST, A DISTANCE OF 21.65 FEET; THENCE NORTH 86°18'21" EAST, A DISTANCE OF 365.62 FEET; THENCE SOUTH 03°41'39" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 86°18'21" EAST, A DISTANCE OF 153.84 FEET TO THE **POINT OF BEGINNING**. CONTAINING 55,076 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°51'07" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF

844.35 FEET; THENCE NORTH 89°08'53" WEST, A DISTANCE OF 492.59 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 62°33'46" EAST, A DISTANCE OF 103.68 FEET TO THE NORTH RIGHT OF

WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 86°18'21" WEST, A DISTANCE OF 71.53 FEET; THENCE LEAVING SAID NORTH

RIGHT OF WAY LINE, NORTH 21°29'53" WEST, A DISTANCE OF 56.30 FEET TO THE **POINT OF BEGINNING**. CONTAINING 1,917 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 25th day of APRIL, 2016
may 2016

CITY OF GLADSTONE

By: Scott Wingerson
Scott Wingerson, City Manager

GRANTOR(S):

Charles W. Johnson
Charles W. Johnson, President

Attest: Ruth E Bocchino
Ruth Bocchino, City Clerk



GRANTORS' ACKNOWLEDGMENT

STATE OF Mo
COUNTY OF Clay ss.

On this 25th day of April, 2016, before me, the undersigned Notary Public, personally appeared Charles W. Johnson to me personally known to be the person described herein and who executed the foregoing instrumentation on behalf of LJ Real Estate Development Company, L.P. and acknowledged that he executed the same as the free act and deed of said partnership.

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

My commission expires March 25, 2020

Jennifer L. Sprink
Notary Public Within Said County and State
Jennifer L. Sprink
Notary Public - Notary Seal
Clay County, State of Missouri
My Commission Expires March 25, 2020
12319212

GRANTEE'S ACKNOWLEDGMENT

On this 12 day of May, 2016, before me, this undersigned Notary Public, personally appeared Scott Wingerson, 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.

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

My Commission expires August 2, 2018

Pamela Dee Smitka
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

NE. 67TH TERR

NE. ANTIOCH RD.

NE. 67TH ST.

POINT OF COMMENCING
NE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53653

LOT 1,
"JOHNSON FARM-FIRST PLAT"

S89°14'06"E
60.00'

N00°08'57"E
31.79'

N00°08'57"E
47.39'

20.00'
N89°08'53"W

37.82'
N89°51'03"W
S89°51'03"E
37.82'

30.00'
N00°08'57"E
98.86'
S00°08'57"W

TEMPORARY CONSTRUCTION
EASEMENT-1 (TCE-1)
5,012 SQ.FT., M/L

T 6

POINT OF
BEGINNING

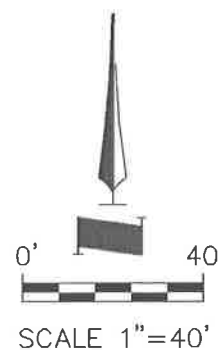
N89°08'53"W
1387.92'

9.92'
S00°09'01"W
40.00'
N89°51'04"W

SE 1/4
19-T51N-R32W

East Line, SE 1/4,
Section 19-T51N-R32W
S00°51'07"W
593.83'

S00°51'07"W
2016.77'



LEGEND

$\overline{\text{P}}$ = PROPERTY LINE

T 1 = PROJECT TRACT NUMBER

R/W = EXISTING RIGHT-OF-WAY LINE

= ACQUISITION AREA (AS LABELED)

SE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
Stamped "Evans" By
CLC Doc. No.600-53661



LOVELACE & ASSOCIATES
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: 07-14-2015
Scale: 1" = 40'
File Name:
ESMTS-Exhibits

EASEMENT EXHIBIT
PLEASANT VALLEY ROAD IMPROVEMENTS
GLADSTONE, CLAY COUNTY, MISSOURI

Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 Main Street, Tenth Floor
Kansas City, Missouri 64105

PROPERTY INFORMATION

Owner:
LI REAL ESTATE DEVELOPMENT CO. LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015
Parcel No.: 14418000600300
Easement Tract No.: 6 TCE-1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°16'13"W	61.69'
L2	N36°30'46"W	14.10'
L3	S53°29'14"W	58.74'
L4	S03°41'39"E	13.43'
L5	N03°41'39"W	8.21'

T 6

SE 1/4
19-T51N-R32W

POINT OF COMMENCING
NE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
CLC Doc. No. 600-53653

POINT OF
BEGINNING

TEMPORARY CONSTRUCTION
EASEMENT-3 (TCE-3)
55,076 SQ.FT., M/L

NE. PLEASANT VALLEY RD.

R/W

S86°18'21"W 261.15'

S00°51'07"W
788.73'

54.19'
S00°51'07"W

1767.67'
S00°51'07"W

East Line, SE 1/4,
Section 19-T51N-R32W

SE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
CLC Doc. No. 600-53661

LEGEND

R = PROPERTY LINE

T 1 = PROJECT TRACT NUMBER

R/W = EXISTING RIGHT-OF-WAY LINE

[] = ACQUISITION AREA (AS LABELED)



SCALE 1"=80'



LOVELACE & ASSOCIATES
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: JDL
Checked By: REM
Date: 04-15-2015
Scale: 1"=80'
File Name:
ESMTS-Exhibits

EASEMENT EXHIBIT PLEASANT VALLEY ROAD IMPROVEMENTS GLADSTONE, CLAY COUNTY, MISSOURI

Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 Main Street, Tenth Floor
Kansas City, Missouri 64105

PROPERTY INFORMATION

Owner:
LI REAL ESTATE DEVELOPMENT CO. LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015
Parcel No.: 14418000600300
Easement Tract No.: 6 TCE-3

POINT OF COMMENCING
NE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
CLC Doc. No.600-53653

SE 1/4
19-T51N-R32W

T 6

TEMPORARY CONSTRUCTION
EASEMENT-4 (TCE-4)
1,917 SQ.FT., M/L

POINT OF
BEGINNING

492.59'
N89°08'53"W

N21°29'53"W
56.30'

S62°33'46"E
103.68'

71.53'
S86°18'21"W

East Line, SE 1/4,
Section 19-T51N-R32W
S00°51'07"W
844.35'

NE. PLEASANT VALLEY RD.

S00°51'07"W
1766.25'

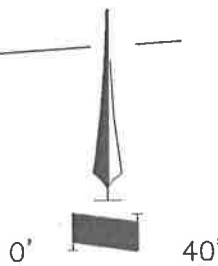
LEGEND

= PROPERTY LINE

T 1 = PROJECT TRACT NUMBER

R/W = EXISTING RIGHT-OF-WAY LINE

= ACQUISITION AREA (AS LABELED)



SCALE 1"=40'

SE Corner, SE 1/4,
Section 19-T51N-R32W
Found Brass Monument
CLC Doc. No.600-53661

Sheet 1 of 1

EXHIBIT



LOVELACE & ASSOCIATES
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: 07-14-2015
Scale: 1" = 40'
File Name:
ESMTS-Exhibits

**EASEMENT EXHIBIT
PLEASANT VALLEY ROAD IMPROVEMENTS**

Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 Main Street, Tenth Floor
Kansas City, Missouri 64105

PROPERTY INFORMATION

Owner:
LJ REAL ESTATE DEVELOPMENT CO. LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015
Parcel No.: 14418000600300
Easement Tract No.: 6 TCE-4

Recorded in Clay County, Missouri



Recording Date/Time: 05/17/2016 at 10:11:55 AM

Instr #: 2016015650

Book: 7716 Page: 25

Type: EASE

Pages: 4

Fee: \$33.00 S 20160012528



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:** May 9, 2016

3. **Grantor (s):** LJ Real Estate Development Company, L.P.

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

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

6. **Legal Description:**

A PART OF LOT 1, JOHNSON FARM – FIRST PLAT, A SUBDIVISION IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, AND BEING THE WEST 10.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 1. CONTAINING 2,000 SQUARE FEET MORE OR LESS.

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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, LJ Real Estate Development Company, L.P.
(Names)

1312 NW 18th Street, Blue Springs, MO 64015
(Address)

of Clay County, MO, 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 acknowledged, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, a 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 LOT 1, JOHNSON FARM – FIRST PLAT, A SUBDIVISION IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, AND BEING THE WEST 10.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 1. CONTAINING 2,000 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 25th day
of April, 2016.
May 2016

CITY OF GLADSTONE

By: Scott Wingersen
Scott Wingersen, City Manager

Attest: Ruth E Bocchino
Ruth Bocchino, City Clerk

GRANTOR(S):

Charles W. Johnson
Charles W. Johnson, President



GRANTORS' ACKNOWLEDGMENT

STATE OF Mo
COUNTY OF Clay ss.

On this 25th day of April, 2020, before me, the undersigned Notary Public, personally appeared Charles W. Johnson to me personally known to be the person described herein and who executed the foregoing instrumentation on behalf of LJ Real Estate Development Company, L.P. and acknowledged that he executed the same as the free act and deed of said partnership.

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

My commission expires March 25, 2020



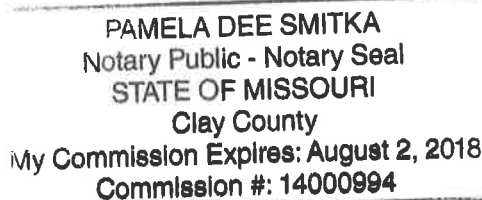
GRANTEE'S ACKNOWLEDGMENT

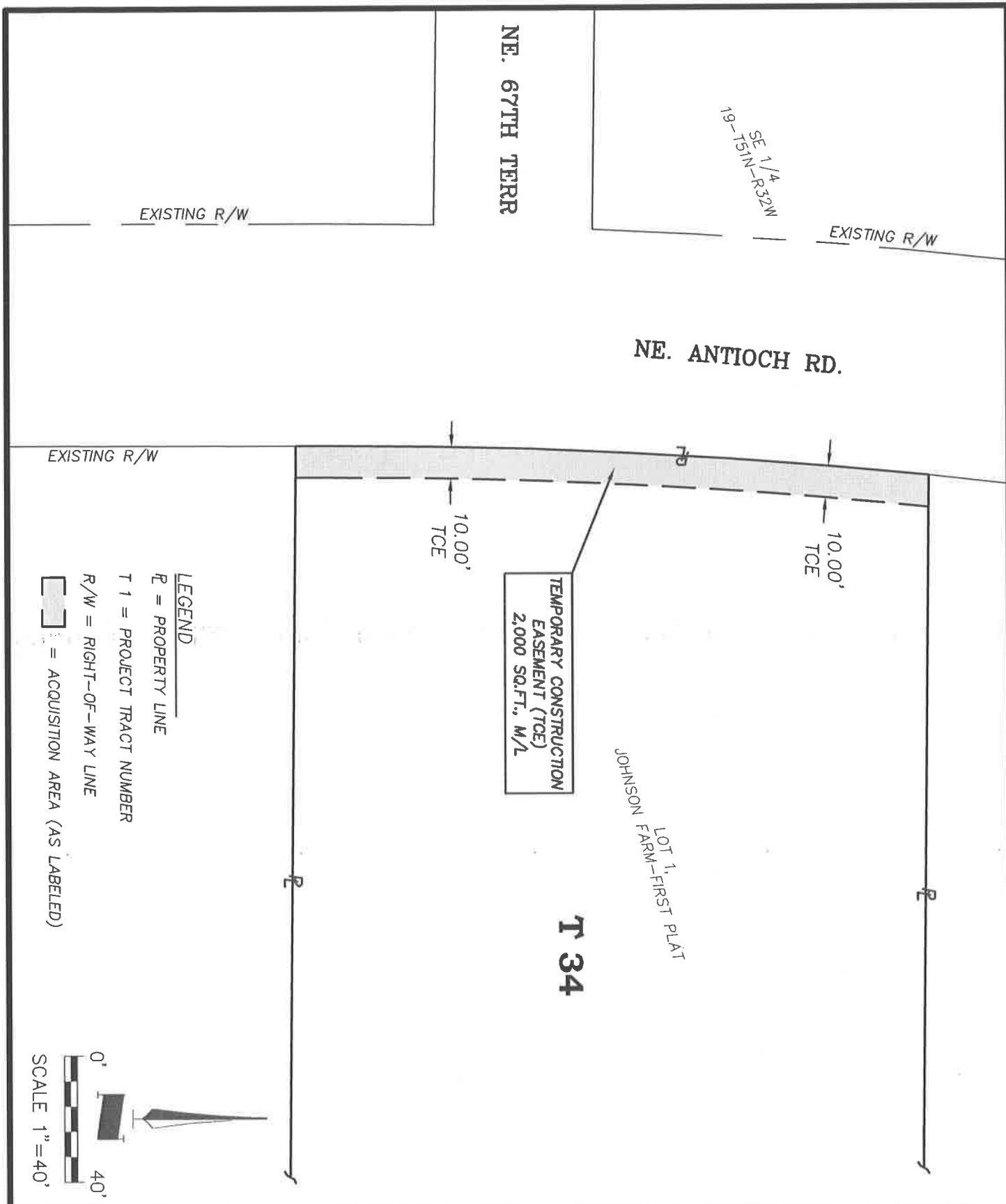
On this 12 day of May, 2016, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing 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 August 2, 2018

Pamela Dee Smitka
Notary Public Within Said County and State





<p>LOVELACE & ASSOCIATES Land Surveying - Land Planning 929 SE 3rd Street Lee's Summit, Missouri 64063 Tel: (816) 347-9997 Fax: (816) 347-9979</p>	<p>Project No: 14073 Drawn By: REM Checked By: JBL Date: 07-17-2015 Scale: 1" = 40' File Name: ESMTS-Exhibits</p>	<p>EASEMENT EXHIBIT PLEASANT VALLEY ROAD IMPROVEMENTS GLADSTONE, CLAY COUNTY, MISSOURI</p> <p>Prepared For: WALTER P MOORE AND ASSOCIATES, INC., 920 Main Street, Tenth Floor Kansas City, Missouri 64105</p>	<p>PROPERTY INFORMATION</p> <p>Owner: LJ REAL ESTATE DEVELOPMENT CO., LP 1312 NW 18TH STREET BLUE SPRINGS, MISSOURI 64015</p> <p>Parcel No.: 14418000600302 Easement Tract No.: 34 TCE</p>
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Recorded in Clay County, Missouri



Recording Date/Time: 05/25/2016 at 10:30:11 AM

Instr #: 2016016740

Book: 7722 Page: 71

Type: EASE

Pages: 12

Fee: \$79.00 N 20160013416



Katee Porter
Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE CLAY COUNTY, MISSOURI

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged
the \$25.00 non-standard fee pursuant to RSMO 59.310.3
and this certificate has been added to your document in compliance
with the laws of the State of Missouri.



Katee Porter
Recorder of Deeds
Clay County Courthouse
Liberty, MO 64068

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** May 9 2016
3. **Grantor (s):** LJ Real Estate Development Company, L.P.
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 North Holmes, Gladstone, MO 64118
6. **Legal Description:**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 765.51 FEET; THENCE NORTH 00°38'56" EAST A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 64TH STREET AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTH 00°04'05" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°21'04" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 00°04'05" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°21'03" EAST A DISTANCE OF 40.01 FEET; THENCE NORTH 00°04'05" WEST A DISTANCE OF 15.00 FEET; NORTH 88°49'52" EAST A DISTANCE OF 157.64 FEET; THENCE NORTH 64°54'28" EAST A DISTANCE OF 12.75 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 39°45'07" EAST WITH A CENTRAL ANGLE OF 80°55'01" A RADIUS OF 65.00 FEET AND AN ARC LENGTH OF 91.80 FEET; THENCE NORTH 89°52'00" EAST A DISTANCE OF 15.36 FEET;

THENCE NORTH 59°03'52" EAST A DISTANCE OF 46.07 FEET; THENCE SOUTH 00°13'55" EAST A DISTANCE OF 63.97 FEET; THENCE SOUTH 59°01'19" WEST A DISTANCE OF 33.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NE 64TH STREET; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 01°16'22" EAST WITH A CENTRAL ANGLE OF 163°26'16" A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 171.15 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 72°48'50" A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 76.25 FEET; THENCE NORTH 89°21'04" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 114.16 FEET TO THE **POINT OF BEGINNING**. CONTAINING 12,789 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 792.00 FEET; THENCE NORTH 89°21'04" WEST A DISTANCE OF 88.34 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°21'04" WEST A DISTANCE OF 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED; THENCE NORTH 00°08'57" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 239.89 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 07°30'36" EAST WITH A CENTRAL ANGLE OF 24°35'25" A RADIUS OF 674.90 FEET AND AN ARC LENGTH OF 289.65 FEET; THENCE SOUTH 54°03'42" EAST A DISTANCE OF 135.38 FEET; THENCE SOUTH 28°31'56" WEST A DISTANCE OF 49.10 FEET; THENCE NORTH 64°04'27" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 22°54'44" WEST A DISTANCE OF 60.97 FEET; THENCE NORTH 70°06'04" WEST A DISTANCE OF 35.00 FEET; THENCE SOUTH 13°52'48" WEST A DISTANCE OF 128.95 FEET; THENCE SOUTH 00°08'57" WEST A DISTANCE OF 124.66 FEET; THENCE NORTH 89°51'03" WEST A DISTANCE OF 35.00 FEET; THENCE SOUTH 00°08'57" WEST A DISTANCE OF 111.50 FEET TO THE **POINT OF BEGINNING**. CONTAINING 33,474 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1353.20 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 10.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 37°11'49" EAST WITH A CENTRAL ANGLE OF 02°01'53" A RADIUS OF 674.90 AND AN ARC LENGTH OF 23.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 16°44'45" A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 14.61 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°05'25" A RADIUS OF 108.00 FEET AND AN ARC LENGTH OF 45.41 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 57°36'16" A RADIUS OF 69.50 FEET AND AN ARC LENGTH OF 69.87 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 19°30'24" A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 62.30 FEET; THENCE SOUTH 32°47'05" EAST A DISTANCE OF 36.58 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 34°41'39" EAST WITH A CENTRAL ANGLE OF 63°35'33" A RADIUS OF 14.24 FEET AND AN ARC LENGTH OF 15.81 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 35°38'32" WEST WITH A CENTRAL ANGLE OF 32°58'01" A RADIUS OF 46.94 FEET AND AN ARC LENGTH OF 27.01 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 02°58'43" WEST WITH A CENTRAL ANGLE OF 47°31'59" A RADIUS OF 191.48 FEET AND AN ARC LENGTH OF 158.86 FEET; THENCE

NORTH 54°03'42" WEST A DISTANCE OF 117.35 FEET TO THE **POINT OF BEGINNING**. CONTAINING 15,740 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1518.38 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 185.69 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 57°43'57" EAST WITH A CENTRAL ANGLE OF 28°25'26" A RADIUS OF 674.90 AND AN ARC LENGTH OF 334.81 FEET; THENCE NORTH 86°18'21" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 119.55 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 69°51'18" EAST A DISTANCE OF 27.20 FEET; THENCE SOUTH 00°13'55" EAST A DISTANCE OF 64.12 FEET; THENCE SOUTH 86°18'21" WEST A DISTANCE OF 140.36 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 86°09'23" WEST WITH A CENTRAL ANGLE OF 29°58'22" A RADIUS OF 599.90 FEET AND AN ARC LENGTH OF 313.82 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 14°04'27" EAST WITH A CENTRAL ANGLE OF 47°33'31" A RADIUS OF 44.04 FEET AND AN ARC LENGTH OF 36.55 FEET; THENCE NORTH 32°47'05" WEST A DISTANCE OF 42.12 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 51°31'45" EAST WITH A CENTRAL ANGLE OF 00°57'53" A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 3.08 FEET TO THE **POINT OF BEGINNING**. CONTAINING 34,621 SQUARE FEET MORE OR LESS.

7. Reference Book & Page: N/A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, LJ Real Estate Development Company, L.P.
(Names)

1312 NW 18th Street, Blue Springs, MO 64015
(Address)

of Clay County, MO, 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 acknowledged, do hereby grant, sell, convey and confirm unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, a temporary easement to construct, grade, regrade, or perform any and all other related necessary work on or across the following described land:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATED 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 SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 765.51 FEET; THENCE NORTH 00°38'56" EAST A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 64TH STREET AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTH 00°04'05" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°21'04" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 00°04'05" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°21'03" EAST A DISTANCE OF 40.01 FEET; THENCE NORTH 00°04'05" WEST A DISTANCE OF 15.00 FEET; NORTH 88°49'52" EAST A DISTANCE OF 157.64 FEET; THENCE NORTH 64°54'28" EAST A DISTANCE OF 12.75 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 39°45'07" EAST WITH A CENTRAL ANGLE OF 80°55'01" A RADIUS OF 65.00 FEET AND AN ARC LENGTH OF 91.80 FEET; THENCE NORTH 89°52'00" EAST A DISTANCE OF 15.36 FEET; THENCE NORTH 59°03'52" EAST A DISTANCE OF 46.07 FEET; THENCE SOUTH 00°13'55" EAST A DISTANCE OF 63.97 FEET; THENCE SOUTH 59°01'19" WEST A DISTANCE OF 33.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NE 64TH STREET; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 01°16'22" EAST WITH A CENTRAL ANGLE OF 163°26'16" A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 171.15 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 72°48'50" A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 76.25 FEET; THENCE NORTH 89°21'04" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 114.16 FEET TO THE **POINT OF BEGINNING**. CONTAINING 12,789 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 792.00 FEET; THENCE NORTH 89°21'04" WEST A DISTANCE OF 88.34 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°21'04" WEST A DISTANCE OF 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NE ANTIOCH ROAD AS NOW ESTABLISHED;

THENCE NORTH 00°08'57" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 239.89 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 07°30'36" EAST WITH A CENTRAL ANGLE OF 24°35'25" A RADIUS OF 674.90 FEET AND AN ARC LENGTH OF 289.65 FEET; THENCE SOUTH 54°03'42" EAST A DISTANCE OF 135.38 FEET; THENCE SOUTH 28°31'56" WEST A DISTANCE OF 49.10 FEET; THENCE NORTH 64°04'27" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 22°54'44" WEST A DISTANCE OF 60.97 FEET; THENCE NORTH 70°06'04" WEST A DISTANCE OF 35.00 FEET; THENCE SOUTH 13°52'48" WEST A DISTANCE OF 128.95 FEET; THENCE SOUTH 00°08'57" WEST A DISTANCE OF 124.66 FEET; THENCE NORTH 89°51'03" WEST A DISTANCE OF 35.00 FEET; THENCE SOUTH 00°08'57" WEST A DISTANCE OF 111.50 FEET TO THE **POINT OF BEGINNING**. CONTAINING 33,474 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1353.20 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 10.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 37°11'49" EAST WITH A CENTRAL ANGLE OF 02°01'53" A RADIUS OF 674.90 AND AN ARC LENGTH OF 23.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 16°44'45" A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 14.61 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°05'25" A RADIUS OF 108.00 FEET AND AN ARC LENGTH OF 45.41 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 57°36'16" A RADIUS OF 69.50 FEET AND AN ARC LENGTH OF 69.87 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 19°30'24" A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 62.30 FEET; THENCE SOUTH 32°47'05" EAST A DISTANCE OF 36.58 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 34°41'39" EAST WITH A CENTRAL ANGLE OF 63°35'33" A RADIUS OF 14.24 FEET AND AN ARC LENGTH OF 15.81 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 35°38'32" WEST WITH A CENTRAL ANGLE OF 32°58'01" A RADIUS OF 46.94 FEET AND AN ARC LENGTH OF 27.01 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 02°58'43" WEST WITH A CENTRAL ANGLE OF 47°31'59" A RADIUS OF 191.48 FEET AND AN ARC LENGTH OF 158.86 FEET; THENCE NORTH 54°03'42" WEST A DISTANCE OF 117.35 FEET TO THE **POINT OF BEGINNING**. CONTAINING 15,740 SQUARE FEET MORE OR LESS; and

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°21'04" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1319.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°49'20" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION AND THE PROLONGATION THEREOF A DISTANCE OF 1518.38 FEET; THENCE SOUTH 89°10'40" EAST A DISTANCE OF 185.69 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE PLEASANT VALLEY ROAD AS NOW ESTABLISHED AND THE **POINT OF BEGINNING**; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 57°43'57" EAST WITH A CENTRAL ANGLE OF 28°25'26" A RADIUS OF 674.90 AND AN ARC LENGTH OF 334.81 FEET; THENCE NORTH 86°18'21" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 119.55 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 69°51'18" EAST A DISTANCE OF 27.20 FEET; THENCE SOUTH 00°13'55" EAST A DISTANCE OF 64.12 FEET; THENCE SOUTH 86°18'21" WEST A DISTANCE OF 140.36 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 86°09'23" WEST WITH A CENTRAL ANGLE OF 29°58'22" A RADIUS OF 599.90 FEET AND AN ARC LENGTH OF 313.82 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 14°04'27" EAST WITH A CENTRAL ANGLE OF 47°33'31" A RADIUS OF 44.04 FEET AND AN ARC LENGTH OF 36.55 FEET; THENCE NORTH 32°47'05" WEST A DISTANCE OF 42.12 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 51°31'45" EAST WITH A CENTRAL ANGLE OF 00°57'53" A RADIUS OF 183.00 FEET AND AN ARC LENGTH OF 3.08 FEET TO THE **POINT OF BEGINNING**. CONTAINING 34,621 SQUARE FEET MORE OR LESS.

GRANTORS' ACKNOWLEDGMENT

STATE OF Mo
COUNTY OF Clay ss.

On this 25th day of April, 2016, before me, the undersigned Notary Public, personally appeared Charles W. Johnson to me personally known to be the person described herein and who executed the foregoing instrumentation on behalf of LJ Real Estate Development Company, L.P. and acknowledged that he executed the same as the free act and deed of said partnership.

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

My commission expires March 25, 2020

Jennifer L. Sprink
Notary Public Within Said County and State
Jennifer L. Sprink
Notary Public - Notary Seal
Clay County, State of Missouri
My Commission Expires March 25, 2020
12319212

GRANTEE'S ACKNOWLEDGMENT

On this 12 day of May, 2016, before me, this undersigned Notary Public, personally appeared Scott Wingerson, 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.

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

My Commission expires August 2, 2018

Pamela Dee Smitka
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

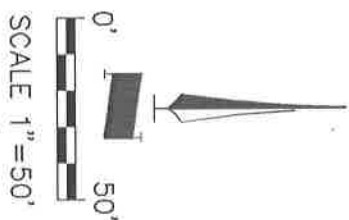
LEGEND

P = PROPERTY LINE

T 1 = PROJECT TRACT NUMBER

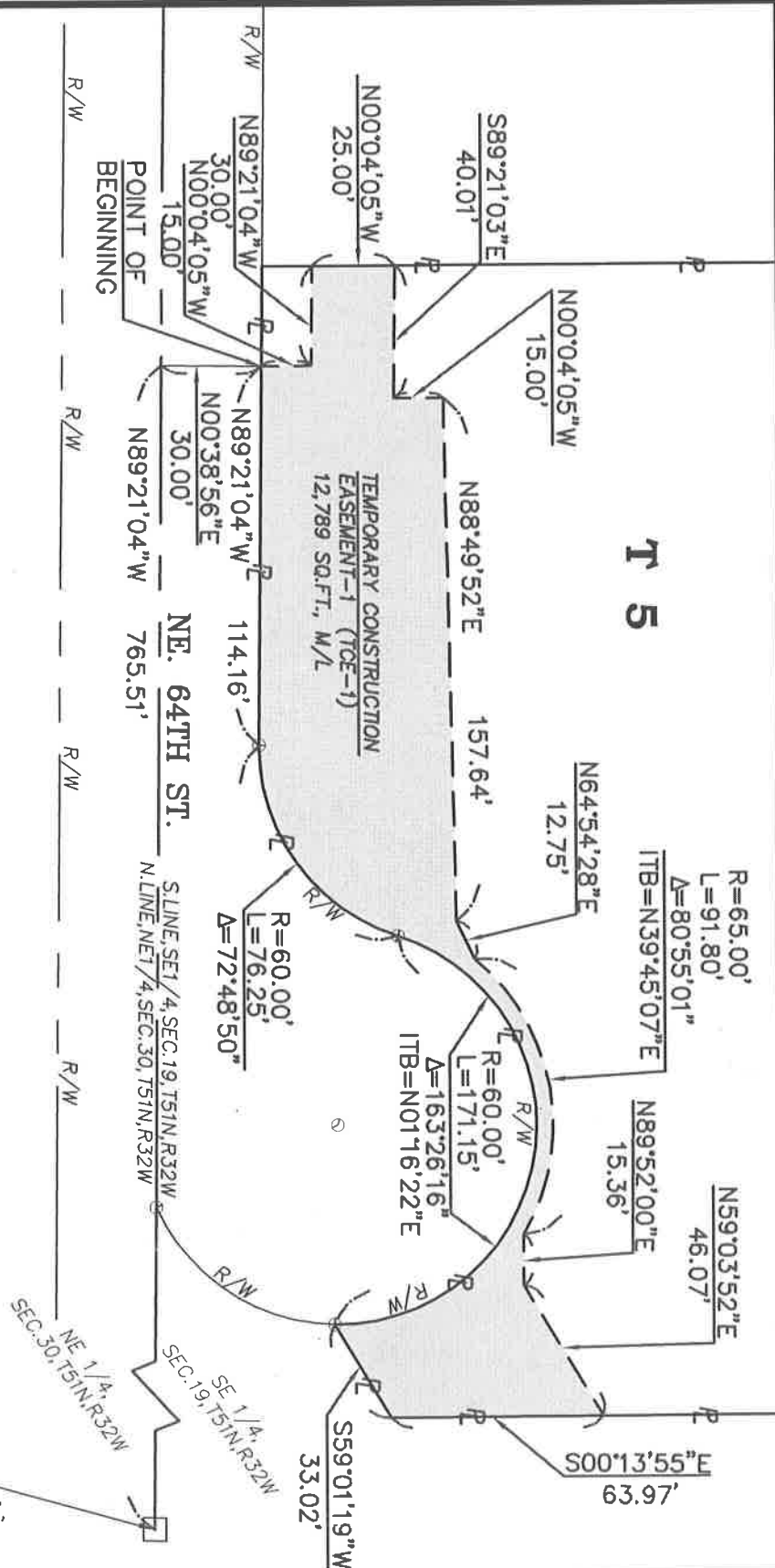
R/W = EXISTING RIGHT-OF-WAY LINE

 = ACQUISITION AREA (AS LABELED)



POINT OF COMMENCING

SE. CORNER SEC.19, T51N, R32W,
FND.BRASS CAP/MON.STAMPED "EVANS",
PER CERTIFIED LAND CORNER
DOC.#600-53661



LOVELACE & ASSOCIATES
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: 07-01-2015
Scale: 1"=50'
File Name:
ESMTS-Exhibits

EASEMENT EXHIBIT
PLEASANT VALLEY ROAD IMPROVEMENTS
GLADSTONE, CLAY COUNTY, MISSOURI
Prepared For:
WALTER P MOORE AND ASSOCIATES, INC.
920 MAIN STREET, TENTH FLOOR
KANSAS CITY, MISSOURI 64105

PROPERTY INFORMATION
Owner:
LJ REAL ESTATE DEVELOPMENT CO., LP
1312 NW 18TH STREET
BLUE SPRINGS, MISSOURI 64015
Parcel No.: 14418000600301
Easement Tract No.: T 5 TCE-1

