

RESOLUTION NO. R-19-35

A RESOLUTION ACCEPTING EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE NORTHEAST 76TH STREET IMPROVEMENTS PROJECT FROM NORTH OAK TRAFFICWAY TO NORTH BROOKLYN, PROJECT TP1818.

WHEREAS, easements from certain property owners are necessary for the City to construct public improvements in conjunction with the Northeast 76th Street Improvements Project from North Oak Trafficway to North Brooklyn (TP1818).

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 "A" through "J" are hereby accepted.

Temporary Construction Easements

"A" – Shirley A. Fessel	1302 NE 76 th Street
"B" – Melodie Harris	1711 NE 76 th Street
"C" – Antonio & Maria Prado	1306 NE 76 th Street
"D" – Roger E. & Mary A. Wheeler	7531 N. Wayne Avenue
"E" – Lyndon E. Thenhaus	1105 NE 76 th Street
"F" – Kenneth Roy Wallace	1701 NE 76 th Street
"G" – Barbara A. Cammack	1202 NE 76 th Street
"H" – Life Unlimited, Incorporated	1705 NE 76 th Street

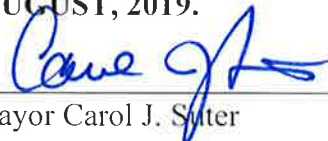
Permanent Easements

"I" – Lyndon E. Thenhaus	1105 NE 76 th Street
"J" – Barbara A. Cammack	1202 NE 76 th Street

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


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

INTRODUCED, READ, PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF AUGUST, 2019.



Mayor Carol J. Suter

ATTEST:



Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # 19-35

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 8/1/2018

Department: Public Works

Meeting Date Requested: 8/12/2018

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: NE 76th Street Improvements – N. Oak Trafficway to N. Brooklyn #TP1818

Background: Easements and/or Right-of-Way are needed from forty-two (42) properties to complete this project.

Budget Discussion: Funds are budgeted in the amount of \$ 2.4 M from the TST Fund. Ongoing costs are estimated to be \$ N/A annually. Previous years' funding was \$N/A

Public/Board/Staff Input: Staff requests that the easements listed on the attached resolution be submitted to the City Council for acceptance. Easements for this project have been acquired from 8 of 42 property owners.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager



Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023476

Book: 8479 Page: 99

Type: EASE

Pages: 6

Fee: \$39.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** 8/12/19
3. **Grantor (s):** Roger E. and Mary A. Wheeler, husband and wife
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118
6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein
7. **Reference Book & Page:** N/A

Gladstone, City, Attn Bush

R-19-35 6

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Roger E. and Mary A. Wheeler
(Names)

7531 N. Wayne Avenue, Gladstone, MO
(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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 _____ day of _____, 20____.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS:

Roger E. Wheeler
Roger E. Wheeler

Mary A. Wheeler
Mary A. Wheeler

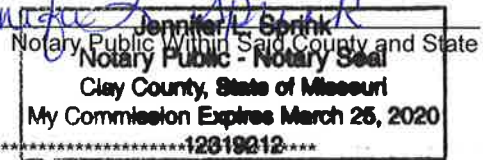
GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 23rd day of July, 2019, before me, the undersigned Notary Public, personally appeared Roger E. and Mary A. Wheeler 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 Roger E. and Mary A. Wheeler 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



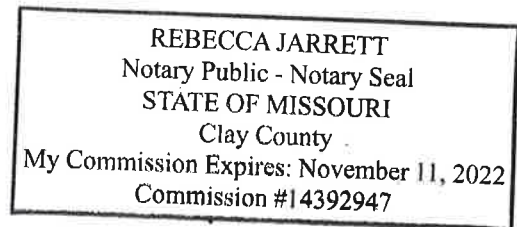
GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 2019, 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 11-11-2022

Rebecca Jarrett
Notary Public Within Said County and State



MISSOURI

CERTIFICATION OF DEATH

DATE FILED: APRIL 10, 2019

STATE FILE NUMBER: 124-19-101274

DECEDENT NAME: MARY ANN WHEELER

SEX: FEMALE

DATE OF DEATH: APRIL 7, 2019

COUNTY OF DEATH: CLAY

DATE OF BIRTH: APRIL 27, 1949

MARITAL STATUS: MARRIED

EVER IN ARMED FORCES: NO

SOCIAL SECURITY NUMBER: 510-50-7651

RESIDENCE ADDRESS: 7531 N WAYNE GLADSTONE, MISSOURI

SURVIVING SPOUSE: ROGER WHEELER
(IF WIFE, MAIDEN NAME):

FUNERAL HOME: CHARTER FUNERALS

UNDERLYING CAUSE (ICD CODE):

MANNER: NATURAL

END STAGE LIVER DISEASE - MONTHS

ISSUED ON BEHALF OF MO DEPT HEALTH & SENIOR SERVICES: KC HEALTH DEPT

THIS IS A TRUE CERTIFICATION OF NAME AND DEATH FACTS AS RECORDED BY THE BUREAU OF VITAL RECORDS, JEFFERSON CITY, MISSOURI.

DATE ISSUED: APRIL 12, 2019

Craig B. Ward
Craig B. Ward
State Registrar of Vital Statistics



THE REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW.
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.

Exhibit "A"
(Page 1 of 2)

PROJECT NO. 018-1193 – TRACT NO. 35

DATE: 06/03/19

OWNER: ROGER E. & MARY A. WHEELER

TEMPORARY CONSTRUCTION EASEMENT – 7531 NORTH WAYNE AVENUE

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13611000200100

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 18, Rosewood, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 18, said point being on the South right-of-way line of NE 76th Street, as now established;

thence South 00 degrees 25 minutes 23 seconds West, departing said South right-of-way line and along the East line of said Lot 18, a distance of 17.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, departing said East line and along a line 17.00 feet South of and parallel with said South right-of-way line, a distance of 10.00 feet;

thence North 01 degrees 44 minutes 49 seconds East, along a line perpendicular to said South right-of-way line, a distance of 10.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 7.00 feet South of and parallel with said South right-of-way line, a distance of 56.00 feet;

thence North 01 degrees 44 minutes 49 seconds East, along a line perpendicular to said South right-of-way line, a distance of 7.00 feet, to a point on said South right-of-way line;

thence South 88 degrees 15 minutes 11 seconds East, along said South right-of-way line, a distance of 65.60 feet, to the POINT OF BEGINNING, containing 559 square feet or 0.0128 acres, more or less.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170



Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023477

Book: 8479 Page: 100

Type: EASE

Pages: 6

Fee: \$39.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

8/12/19

3. **Grantor (s):** Barbara A. Cammack

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

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

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

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

Same

12-19-356

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Barbara A. Cammack
(Names)

1202 Northeast 76th Street, Gladstone, MO
(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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 16th day of July, 2019.

CITY OF GLADSTONE

By Scott W.
Scott Wingerson, City Manager

GRANTOR:

Barbara A. Cammack
Barbara A. Cammack

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 16th day of July, 2019, before me, the undersigned Notary Public, personally appeared Barbara A. Cammack to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed. And the said Barbara A. Cammack further declared herself to be unmarried.

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 21, 2019

Cheryl A. Lamb
Notary Public - Notary Seal
STATE OF MISSOURI
Notary Public Within Said County and State
My Commission Expires: Aug. 6, 2021
Commission #17419175

GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 2019, 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 11-11 2022

Rebecca Jarrett
Notary Public Within Said County and State

REBECCA JARRETT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: November 11, 2022
Commission #14392947

Exhibit "A"
(Page 1 of 2)

PROJECT NO. 018-1193 - TRACT NO. 4

DATE: 05/21/19

OWNER: BARBARA A. CAMMACK

TEMPORARY CONSTRUCTION EASEMENT - 1202 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13607000901500

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 7, Terrace Gardens, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 7, said point being on the North right-of-way line of NE 76th Street, as now established;

thence North 00 degrees 26 minutes 54 seconds East, departing said North right-of-way line and along the West line of said Lot 7, a distance of 5.00 feet;

thence South 88 degrees 15 minutes 11 seconds East, along a line 5.00 feet North of and parallel with said North right-of-way line, a distance of 64.15 feet;

thence North 01 degrees 44 minutes 49 seconds East, along a line perpendicular to said North right-of-way line, a distance of 8.00 feet;

thence South 88 degrees 15 minutes 11 seconds East, along a line 13.00 feet North of and parallel with said North right-of-way line, a distance of 20.00 feet;

thence South 01 degrees 44 minutes 49 seconds West, along a line perpendicular to said North right-of-way line, a distance of 8.00 feet;

thence South 88 degrees 15 minutes 11 seconds East, along a line 5.00 feet North of and parallel with said North right-of-way line, a distance of 8.00 feet;

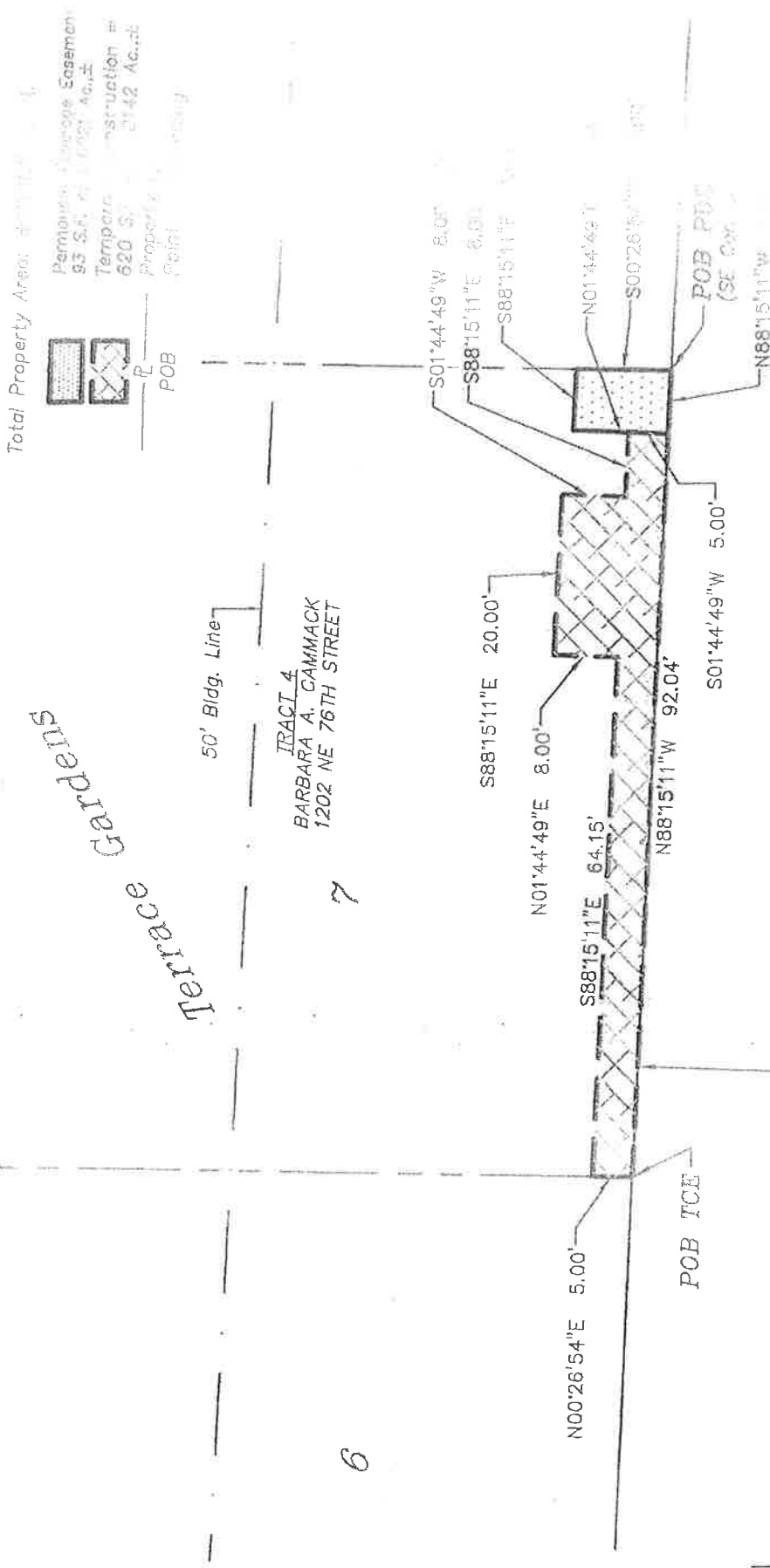
thence South 01 degrees 44 minutes 49 seconds West, along a line perpendicular to said North right-of-way line, a distance of 5.00 feet, to a point on said North right-of-way line;

thence North 88 degrees 15 minutes 11 seconds West, along said North right-of-way line, a distance of 92.04 feet, to the POINT OF BEGINNING, containing 620 square feet or 0.0142 acres, more or less.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170



PROJECT NO: 018-1193 DRAWN BY: TMV DATE: 05/21/19 REVISED:		TRACT NO. 4 - PERMANENT DRAINAGE EASEMENT & TEMPORARY CONSTRUCTION EASEMENT 1202 NE 76TH STREET, GLADSTONE MISSOURI	olsson 7401 West 180 Suite 200 Overland Park, KS TEL 913.351	EXHIBIT B
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Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023478

Book: 8479 Page: 101

Type: EASE

Pages: 7

Fee: \$42.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Drainage Easement

2. **Date:**

8/12/19

3. **Grantors:** Barbara A. Cammack

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

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

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

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

Same

R-19-35 7

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Barbara A. Cammack

(Names)

1202 Northeast 76th Street, Gladstone, MO

(Address)

(ADDRESS)

of Gladstone, Clay County, MO 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, utility, or municipal facility 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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 her 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 Barbara A. Cammack are lawfully seized and possessed of the real estate above described, that she 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 she

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 her hand and subscribed her name to the foregoing, this 16th day of July, 2019.

CITY OF GLADSTONE, MO

BY Scott Wingerson
Scott Wingerson, City Manager

GRANTOR:

Barbara A. Cammack
Barbara A. Cammack

ATTEST: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTOR'S ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF Clay) ss.

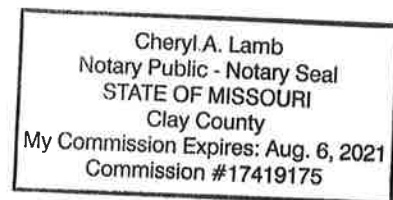
On this 16th day of July, 2019, before me, the undersigned Notary Public, personally appeared Barbara A. Cammack, to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that she executed the same as their free act and deed. And the said Barbara A. Cammack further declared herself to be unmarried.

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.

Cheryl Lamb

Notary Public within said County/St.

My commission expires August 6, 2021



GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 2019, 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.

Rebecca Jarrett
Notary Public Within Said County/St.

My commission expires: 11-11-22.

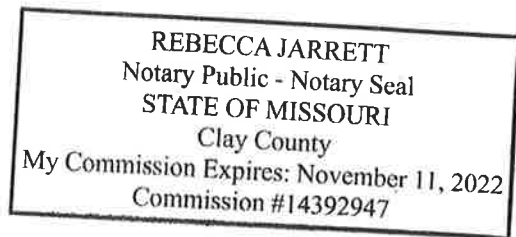


Exhibit "A"
(Page 1 of 2)

PROJECT NO. 018-1193 - TRACT NO. 4

DATE: 05/21/19

OWNER: BARBARA A. CAMMACK

PERMANENT DRAINAGE EASEMENT - 1202 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13607000901500

PERMANENT DRAINAGE EASEMENT

A strip of land over a part of Lot 7, Terrace Gardens, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 7, said point being on the North right-of-way line of NE 76th Street, as now established;

thence North 88 degrees 15 minutes 11 seconds West, along said North right-of-way line, a distance of 7.90 feet;

thence North 01 degrees 44 minutes 49 seconds East, departing said North right-of-way line and along a line perpendicular to said North right-of-way line, a distance of 12.00 feet;

thence South 88 degrees 15 minutes 11 seconds East, along a line 12.00 feet North of and parallel with said North right-of-way line, a distance of 7.63 feet, to a point on the East line of said Lot 7;

thence South 00 degrees 26 minutes 54 seconds West, along said East line, a distance of 12.00 feet, to the POINT OF BEGINNING, containing 93 square feet or 0.0021 acres, more or less.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

Total Property Area: ±19,983 sq. ft.

Permanent Drainage Easement =
 93 S.F. or 0.0021 Ac.±
 Temporary Construction =
 620 S.F. or 0.0142 Ac.±
 Property Line
 Point of Beginning

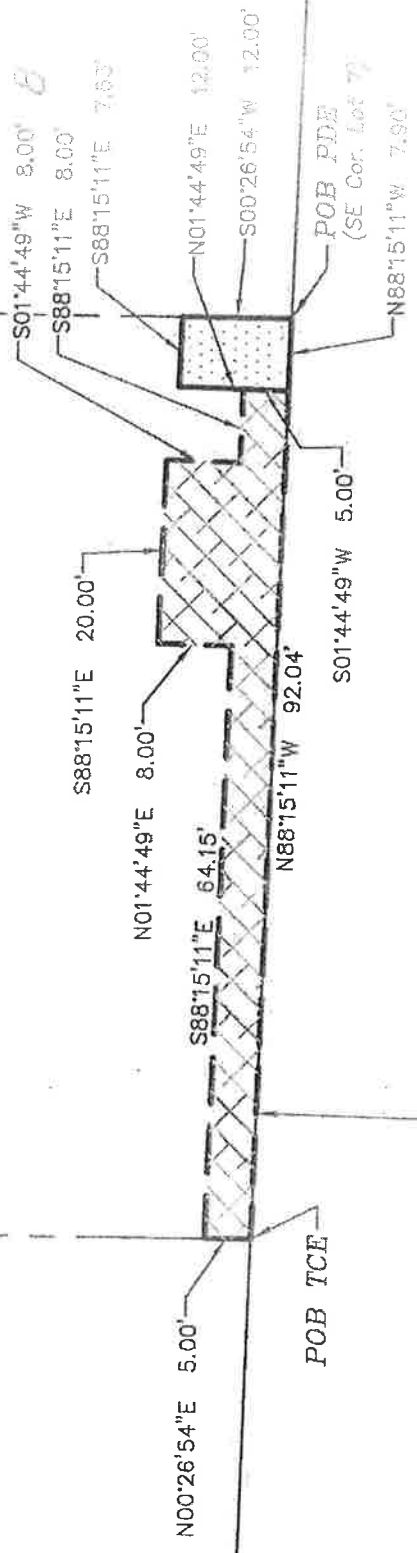


Terrace Gardens

50' Bldg. Line

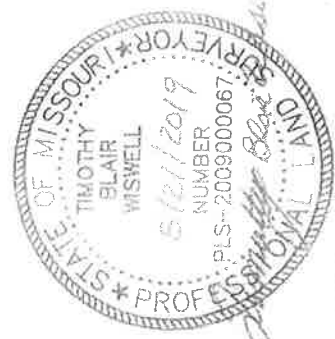
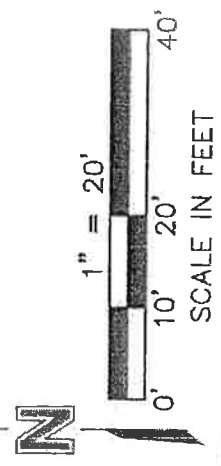
TRACT 4
 BARBARA A. CAMMACK
 1202 NE 76TH STREET

6



NE 76th Street
 (50' Public R/W)

North Tracy
 Avenue
 (50' Public R/W)



TRACT NO. 4 - PERMANENT DRAINAGE EASEMENT &
 TEMPORARY CONSTRUCTION EASEMENT
 1202 NE 76TH STREET, GLADSTONE MISSOURI

PROJECT NO: 018-1193
 DRAWN BY: TMV
 DATE: 05/21/19 REVISED:

olsson

7301 West 133rd Street
 Suite 200
 Overland Park, KS 662-34750
 TEL 913.381.1170

EXHIBIT
 B



Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023479

Book: 8479 Page: 102

Type: EASE

Pages: 7

Fee: \$42.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Permanent Utility Easement

2. **Date:**

8/12/19

3. **Grantors:** Lyndon E. Thenhaus

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

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

6. **Legal Description:**

The north 5.00 feet of Lot 12, East Thomas Heights, a subdivision in Gladstone, Clay County, Missouri containing 350 square feet, more or less.

Same

12-19-35⁷

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Lyndon E. Thenhaus

(NAME OR NAMES)

1105 NE 76th Street, Gladstone, MO

(ADDRESS)

of Gladstone, Clay County, MO 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 for the location, construction, reconstruction, maintenance, removal, operation and repair of utilities including water, sewer, gas, phone, and electricity, under, through and over the following described tract of land lying, being and situated in the City of Gladstone, Clay County, Missouri, to-wit:

The north 5.00 feet of Lot 12, East Thomas Heights, a subdivision in Gladstone, Clay County, Missouri containing 350 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 his 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 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, and the **GRANTEE** will repair any damage to fences, pavement, curb or sod in any way arising in connection with the 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 Lyndon E. Thenhaus is lawfully seized and possessed of the real estate above described, that he 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 he 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 26 day of July, 2019.

CITY OF GLADSTONE, MO

GRANTOR:

BY Scott Wingerson
Scott Wingerson, City Manager

Lyndon E. Thenhaus
Lyndon E. Thenhaus

ATTEST: Ruth E Bocchino
Ruth Bocchino, City Clerk

GRANTOR'S ACKNOWLEDGMENT

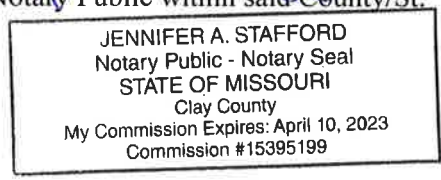
STATE OF MISSOURI)
COUNTY OF Clay) ss.

On this 23rd day of July, 2019, before me, the undersigned Notary Public, personally appeared Lyndon E. Thenhaus, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said Lyndon E. Thenhaus further declares himself to be unmarried.

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 A. Stafford
Notary Public within said County/St.

My commission expires April 10, 2023.



GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 2019, 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.

My commission expires: 11-11-2022

Rebecca Jarrett
Notary Public Within Said County/St.

REBECCA JARRETT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: November 11, 2022
Commission #14392947

PROJECT NO. 078-400 - TRAFFIC NO. 47

DATE: 08/05/10

OWNER: LYNDON E. THENKAUS

TEMPORARY CONSTRUCTION EASEMENT - 1105 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13611000600300

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 12, East Thomas Heights, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 12, said point being on the South right-of-way line of NE 76th Street, as now established;

thence South 00 degrees 24 minutes 47 seconds West, along the East line of said Lot 12, a distance of 10.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 10.00 feet South of and parallel with said South right-of-way line, a distance of 49.61 feet;

thence South 01 degrees 44 minutes 49 seconds West, along a line perpendicular to said South right-of-way line, a distance of 15.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 25.00 feet South of and parallel with said South right-of-way line, a distance of 25.00 feet, to a point being on the West line of said Lot 12;

thence North 00 degrees 24 minutes 47 seconds East, along said West line, a distance of 25.01 feet, to a point on said South right-of-way line;

Timothy Blair Wiswell, a duly licensed Professional Land Surveyor in the State of Missouri, has surveyed and located the boundary lines of the above described property, and has found the same to be as shown on the attached map, which is a true and correct copy of the original map on file in the office of the Surveyor General of the State of Missouri.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

DWG: C:\Temp\AcPublish-24756\V-EXXH1
DATE: Jun 10, 2019 1:30pm
XREFS:

DRAWN BY: T.M.V

DATE: 08/05/19 REVISED:

TRACT NO. 47 - PERMANENT UTILITY EASEMENT &
TEMPORARY CONSTRUCTION EASEMENT
1105 NE 76TH STREET, GLADSTONE MISSOURI

naslo

TEL 990.351.741
Quang Trung
Box 203
7220 W. 20th
Edmonton, AB T6C 2E1

210

9

Total Property Area: 43,711

Temperature: 1.27 5.1 6
 Utility: 1.27 5.1 6
 or 0.000

Property	Property Value
POB	Point of Birth
R/W	Right of Citizenship

NE 76th Street
(50' Public R/W)

50' R/W

POB TCE & UE
(NE Cor. Lot 12)

588°15'11"E 74.96' 588°15'11"E 59.95'

N00°24'47"E

N00°24'47"E 25.01'

60.9509 M_W

15/11/88

-501°44'49"W 15.00'

-N88°15'11"W 25.00'

TRACT 47
LYNDON E. THENHAUS
1105 NE 76TH STREET

East
Thomas
Heights

 $\angle = 20^\circ$

0'	10'	20'	40'
----	-----	-----	-----

SCALE IN FEET



Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023480

Book: 8479 Page: 103

Type: EASE

Pages: 6

Fee: \$39.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

8/12/19

3. **Grantor (s):** Life Unlimited, Incorporated

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

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

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

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

Same

R-19-356

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Life Unlimited, Incorporated
(Names)

1705 NE 76th Street, Gladstone, MO 64118
(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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 15th day of July, 2014.

CITY OF GLADSTONE

GRANTOR(S):

By Scott Wingerson
Scott Wingerson, City Manager

Julie Edlund
Julie Edlund, Chief Executive Officer

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS' ACKNOWLEDGMENT

STATE OF Missouri
COUNTY OF Clay ss.

On this 15th day of July, 2019, before me, the undersigned Notary Public, personally appeared Julie Edlund to me personally known to be the person described herein and who executed the foregoing instrumentation on behalf of Life Unlimited, Incorporated and acknowledged that she executed the same as the free act and deed of said company.

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

Denise Garcia
Notary Public Within Said County and State

My commission expires Oct. 25, 2021



GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 2019, 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.

Rebecca Jarrett
Notary Public Within Said County and State

My Commission expires 11-11, 2022

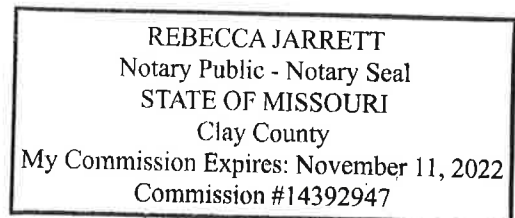


Exhibit "A"
(Page 1 of 2)

PROJECT NO. 018-1193 – TRACT NO. 27

DATE: 05/25/19

OWNER: LIFE UNLIMITED, INC.

TEMPORARY CONSTRUCTION EASEMENT – 1705 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13611000100300

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 36, Rosewood, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 36, said point being on the South right-of-way line of NE 76th Street, as now established;

thence South 88 degrees 15 minutes 11 seconds East, along said South right-of-way line, a distance of 74.97 feet, to the Northeast corner of said Lot 36;

thence South 01 degrees 45 minutes 13 seconds West, departing said South right-of-way line and along the East line of said Lot 36, a distance of 20.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, departing said East line and along a line 20.00 feet South of and parallel with said South right-of-way line, a distance of 32.31 feet;

thence North 01 degrees 44 minutes 49 seconds East, along a line perpendicular to said South right-of-way line, a distance of 15.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 5.00 feet South of and parallel with said South right-of-way line, a distance of 42.65 Feet, to a point on the West line of said Lot 36;

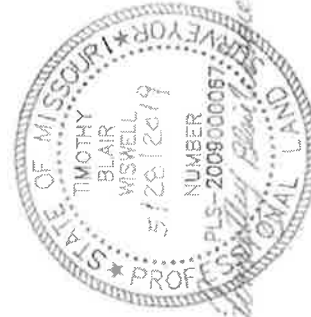
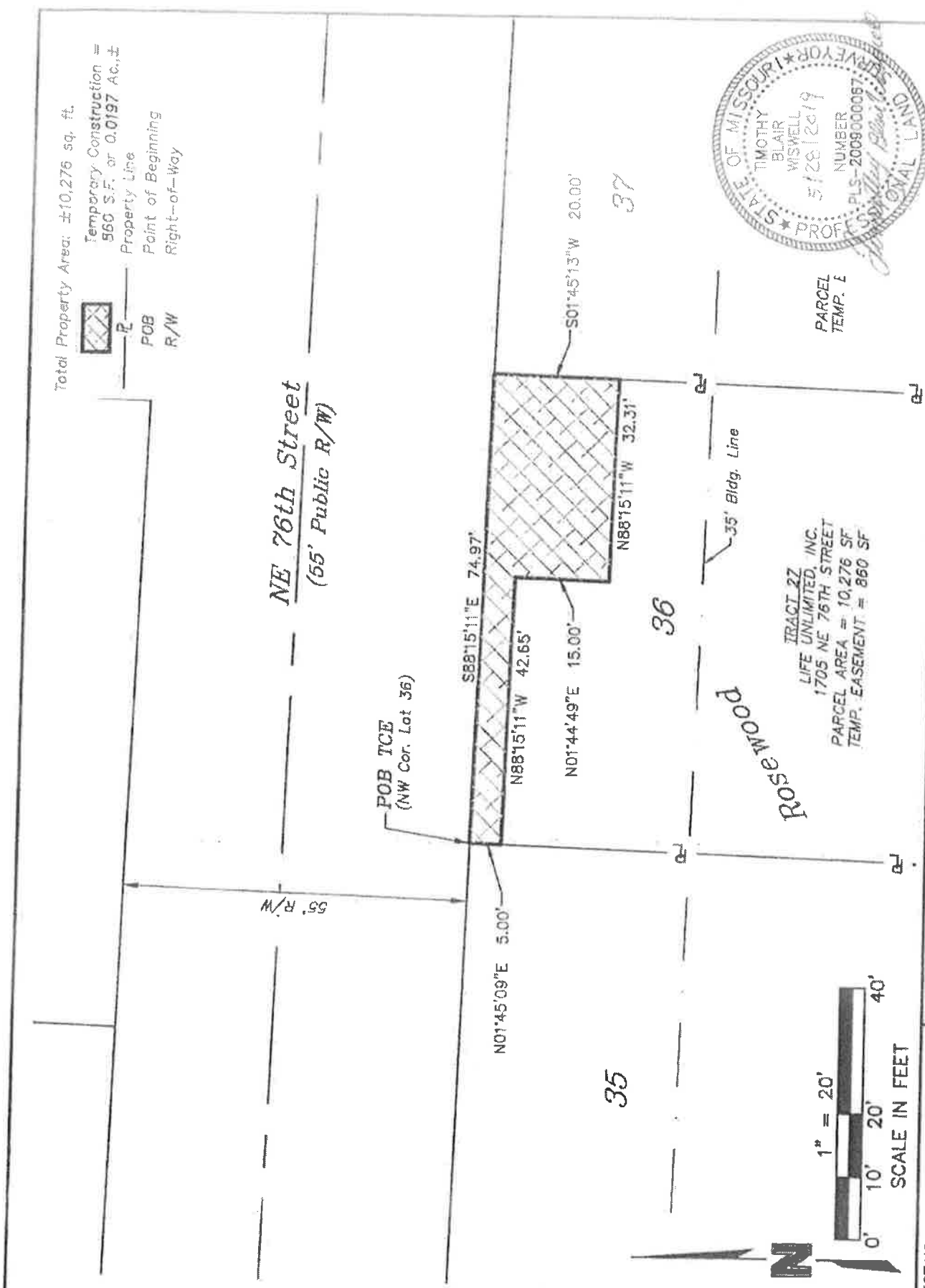
thence North 01 degrees 45 minutes 09 seconds East, along said West line, a distance of 5.00 feet, to the POINT OF BEGINNING, containing 860 square feet or 0.0197 acres, more or less.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

DWG: C:\Temp\AcPublish_11544\XEXH1_81193.dwg
 DATE: May 28, 2019 6:36am
 USER: tvallentine
 V:\XTOPO_81193 XREFS: T_PBASE_81193



PROJECT NO: 018-1193
 DRAWN BY: TMV
 DATE: 05/24/19
 REVISED:

TRACT NO. 27
 TEMPORARY CONSTRUCTION EASEMENT
 1705 NE 76TH STREET, GLADSTONE MISSOURI

olsson
 7201 West 133rd Street
 Suite 200
 Overland Park, KS 66213-4750
 TEL 913.361.1770
 EXHIBIT
B



Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023481

Book: 8479 Page: 104

Type: EASE

Pages: 6

Fee: \$39.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

8/12/19

3. **Grantor (s):** Kenneth Roy Wallace

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

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

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

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

Same

R-19-35 6

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Kenneth Roy Wallace
(Names)

1701 Northeast 76th Street, Gladstone, MO
(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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 23 day of July, 2019.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

GRANTORS:

Kenneth Roy Wallace
Kenneth Roy Wallace

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

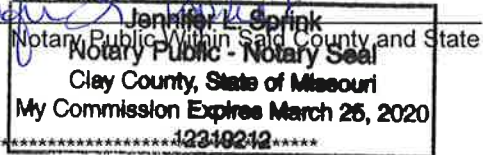
GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 23rd day of July, 2019, before me, the undersigned Notary Public, personally appeared Kenneth Roy Wallace to me known to be the persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed. And the said Kenneth Roy Wallace further declared himself to be unmarried.

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



GRANTEE'S ACKNOWLEDGMENT

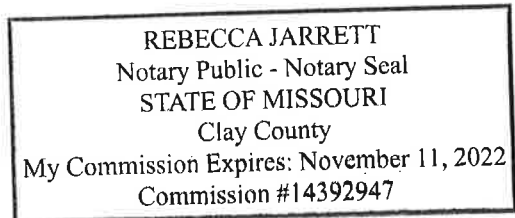
On this 14 day of August, 2019, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing 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 11-11, 2022

Rebecca Jarrett

Notary Public Within Said County and State



PROJECT NO. 018-1193 - TRACT NO. 29

DATE: 05/25/18

OWNER: KENNETH ROY WALLACE

TEMPORARY CONSTRUCTION EASEMENT - 1701 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13611000100500

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 34, Rosewood, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 34, said point being on the South right-of-way line of NE 76th Street, as now established;

thence South 88 degrees 15 minutes 11 seconds East, along said South right-of-way line, a distance of 79.97 feet, to the Northeast corner of said Lot 34;

thence South 01 degrees 45 minutes 05 seconds West, departing said South right-of-way line and along the East line of said Lot 34, a distance of 38.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, departing said East line and along a line 38.00 feet South of and parallel with said South right-of-way line, a distance of 26.37 feet;

thence North 01 degrees 44 minutes 49 seconds East, along a line perpendicular to said South right-of-way line, a distance of 25.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 13.00 feet South of and parallel with said South right-of-way line, a distance of 53.55 feet, to a point on the West line of said Lot 34;



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

DWG: C:\Temp\AdP\115419.dwg USER: jvalentine
 DATE: May 28, 2019 6:37am PROJECT: 1701 NE 76TH ST 81193 V_X10PO_81193

PROJECT NO: 018-1193
 DRAWN BY: TJA

DATE: 05/24/19 REVISION:

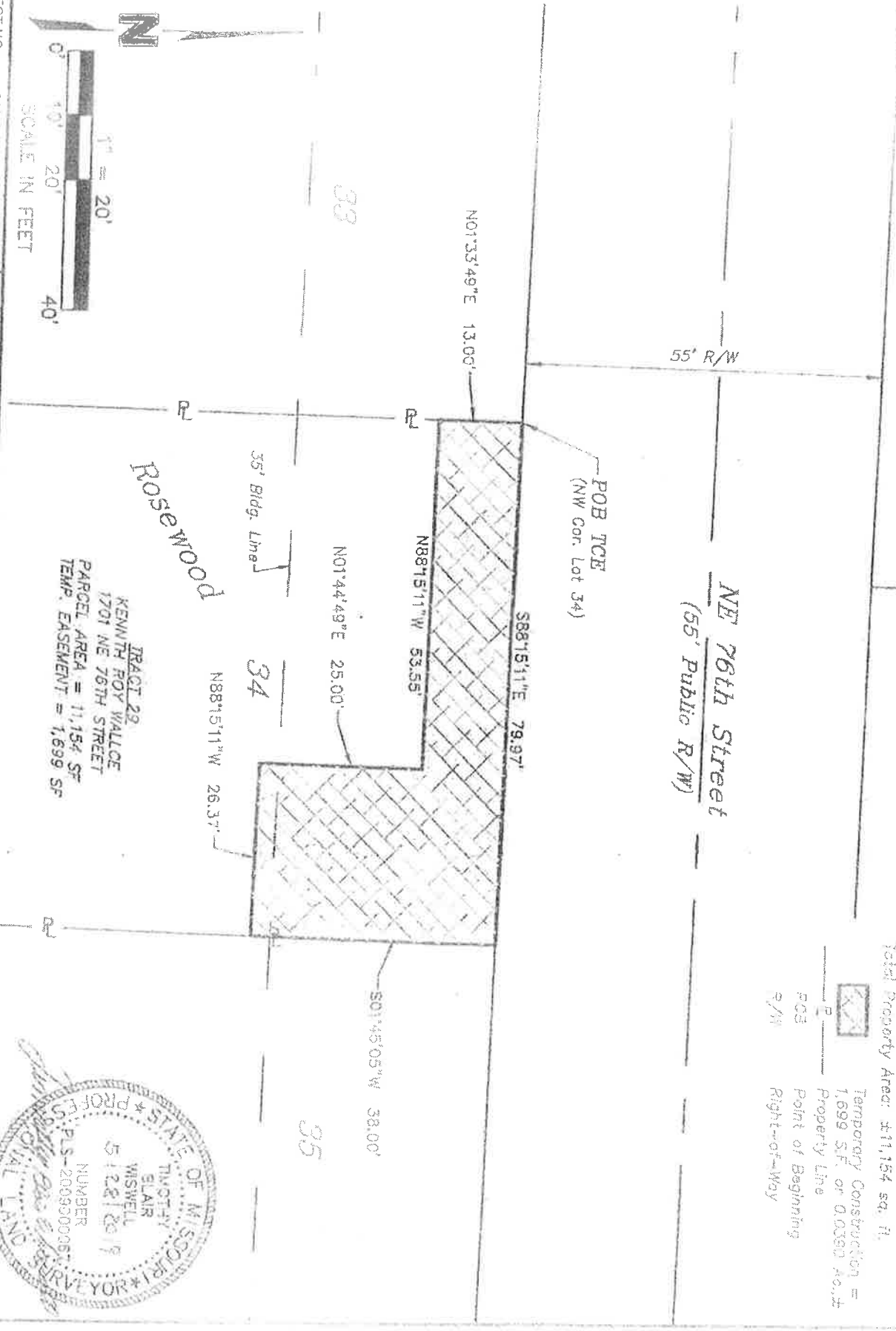
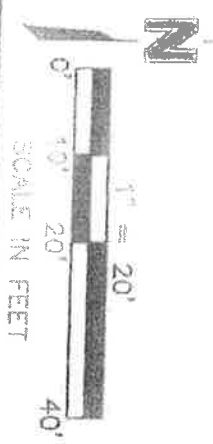
TRACT NO. 29
 TEMPORARY CONSTRUCTION EASEMENT
 1701 NE 76TH STREET, GLADSTONE MISSOURI

olsson

7001 West 134th Street
 Suite 200
 Overland Park, KS 66209-1750
 TEL: 913.261.1170

EXHIBIT

B



Total Property Area: ±11,154 sq. ft.
 Temporary Construction =
 1,699 S.F. or 0.0300 Ac. ±
 R/W
 POB
 Point of Beginning
 Right-of-Way



Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023482

Book: 8479 Page: 105

Type: EASE

Pages: 6

Fee: \$39.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

8/12/19

3. **Grantor (s):** Lyndon E. Thenhaus

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

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

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

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

same

R-19-35 6

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Lyndon E. Thenhaus
(Names)

1105 NE 76th Street, Gladstone, MO
(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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 23 day of July, 2019.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

GRANTOR:

Lyndon E. Thenhaus
Lyndon E. Thenhaus

Attest: Ruth E. Bocchino
Ruth Bocchino, City Clerk

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 23rd day of July, 2019, before me, the undersigned Notary Public, personally appeared Lyndon E. Thenhaus to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed. And the said Lyndon E. Thenhaus further declared himself to be unmarried.

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 April 10, 2023.

Jennifer A. Stafford
Notary Public Within Said County and State

JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
Commission Expires: April 10, 2023
Commission #15395199

GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 2019, 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 11-11, 2022.

Rebecca Jarrett
Notary Public Within Said County and State

REBECCA JARRETT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: November 11, 2022
Commission #14392947

PROJECT NO. 011 (1992) - TRACT NO. 37

DATE: 08/05/94

OWNER: LYNDON E. THENHAUS

TEMPORARY CONSTRUCTION EASEMENT - 1105 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13611000600300

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 12, East Thomas Heights, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 12, said point being on the South right-of-way line of NE 76th Street, as now established;

thence South 00 degrees 24 minutes 47 seconds West, along the East line of said Lot 12, a distance of 10.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 10.00 feet South of and parallel with said South right-of-way line, a distance of 49.61 feet;

thence South 01 degrees 44 minutes 49 seconds West, along a line perpendicular to said South right-of-way line, a distance of 15.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 25.00 feet South of and parallel with said South right-of-way line, a distance of 25.00 feet, to a point being on the West line of said Lot 12;

thence North 00 degrees 24 minutes 47 seconds East, along said West line, a distance of 25.01 feet, to a point on said South right-of-way line;

Timothy Blair Wiswell, PLS, is a duly licensed Professional Land Surveyor in the State of Missouri, License No. 2009000067, and is the author of the plat herein. The plat is a true and correct copy of the original as shown to the undersigned by the said Timothy Blair Wiswell, PLS.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

DWG: C:\Temp\AcPublish_24756\XEX11_B1193.dwg
 DATE: Jun 10, 2019 1:30pm
 XREFS:

USER: tyvalentine

PROJECT NO: 018-1193

DRAWN BY: TAV

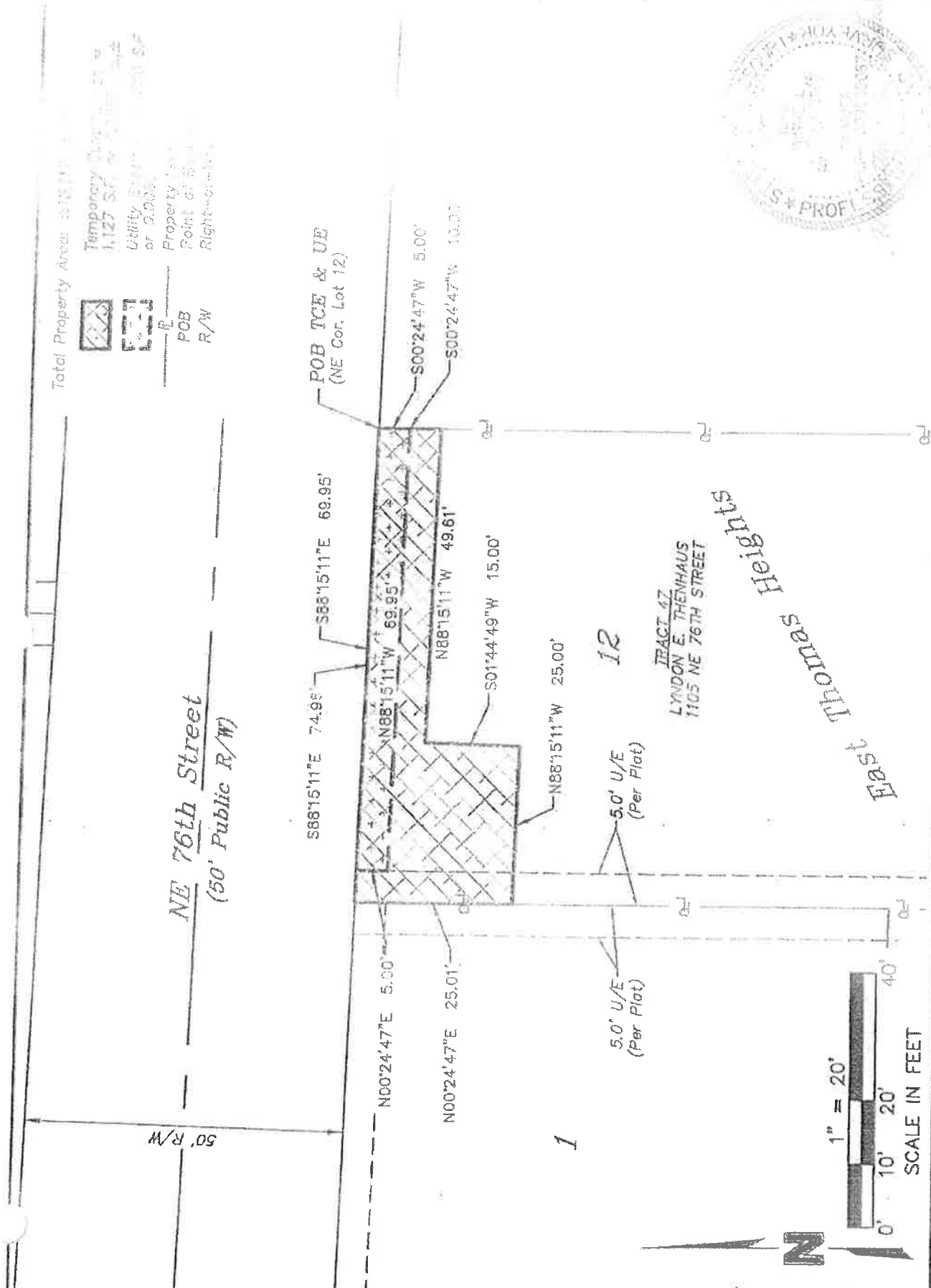
DATE: 05/05/19 REVISED:

TRACT NO. 47 - PERMANENT UTILITY EASEMENT &
 TEMPORARY CONSTRUCTION EASEMENT
 1105 NE 76TH STREET, GLADSTONE MISSOURI

olsson

EXHIBIT

3





Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023483

Book: 8479 Page: 106

Type: EASE

Pages: 6

Fee: \$39.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

8/12/19

3. **Grantor (s):** Antonio & Maria Prado, husband and wife

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

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

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

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

Same

R-19-35 6

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Antonio & Maria Prado
(Names)

1306 Northeast 76th Street, Gladstone, MO
(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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 31 day of July, 2019.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

Attest: Ruth E Bocchino
Ruth Bocchino, City Clerk

GRANTORS:

Antonio Prado
Antonio Prado

Maria Prado
Maria Prado

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 31st day of July, 2019, before me, the undersigned Notary Public, personally appeared Antonio & Maria Prado 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 Antonio & Maria Prado 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



GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 2019, 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 11-11, 2022

Rebecca Jarrett
Notary Public Within Said County and State

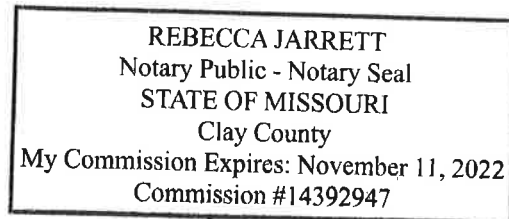


Exhibit "A"
(Page 1 of 2)

PROJECT NO. 018-1193 – TRACT NO. 9

DATE: 05/21/19

OWNER: ANTONIO & MARIA PRADO

TEMPORARY CONSTRUCTION EASEMENT – 1306 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13607000902000

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 12, Terrace Gardens, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 12, said point being on the North right-of-way line of NE 76th Street, as now established;

thence North 00 degrees 26 minutes 54 seconds East, departing said North right-of-way line and along the West line of said Lot 12, a distance of 25.00 feet;

thence South 88 degrees 15 minutes 11 seconds East, along a line 25.00 feet North of and parallel with said North right-of-way line, a distance of 48.91 feet;

thence South 01 degrees 44 minutes 49 seconds West, along a line perpendicular to said North right-of-way line, a distance of 13.00 feet;

thence South 88 degrees 15 minutes 11 seconds East, along a line 12.00 feet North of and parallel with said North right-of-way line, a distance of 51.33 feet, to a point on the West right-of-way line of North Lydia Avenue, as now established;

thence South 00 degrees 26 minutes 54 seconds West, along said West right-of-way line, a distance of 12.00 feet, to a point being the intersection of said West right-of-way line and the North right-of-way line of said NE 76th Street;

thence North 88 degrees 15 minutes 11 seconds West, along said North right-of-way line, a distance of 99.94 feet, to the POINT OF BEGINNING, containing 1,833 square feet or 0.0421 acres, more or less.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

PROJECT NO: 018-1193
 DRAWN BY: TMV
 DATE: 05/21/19 REVISED:

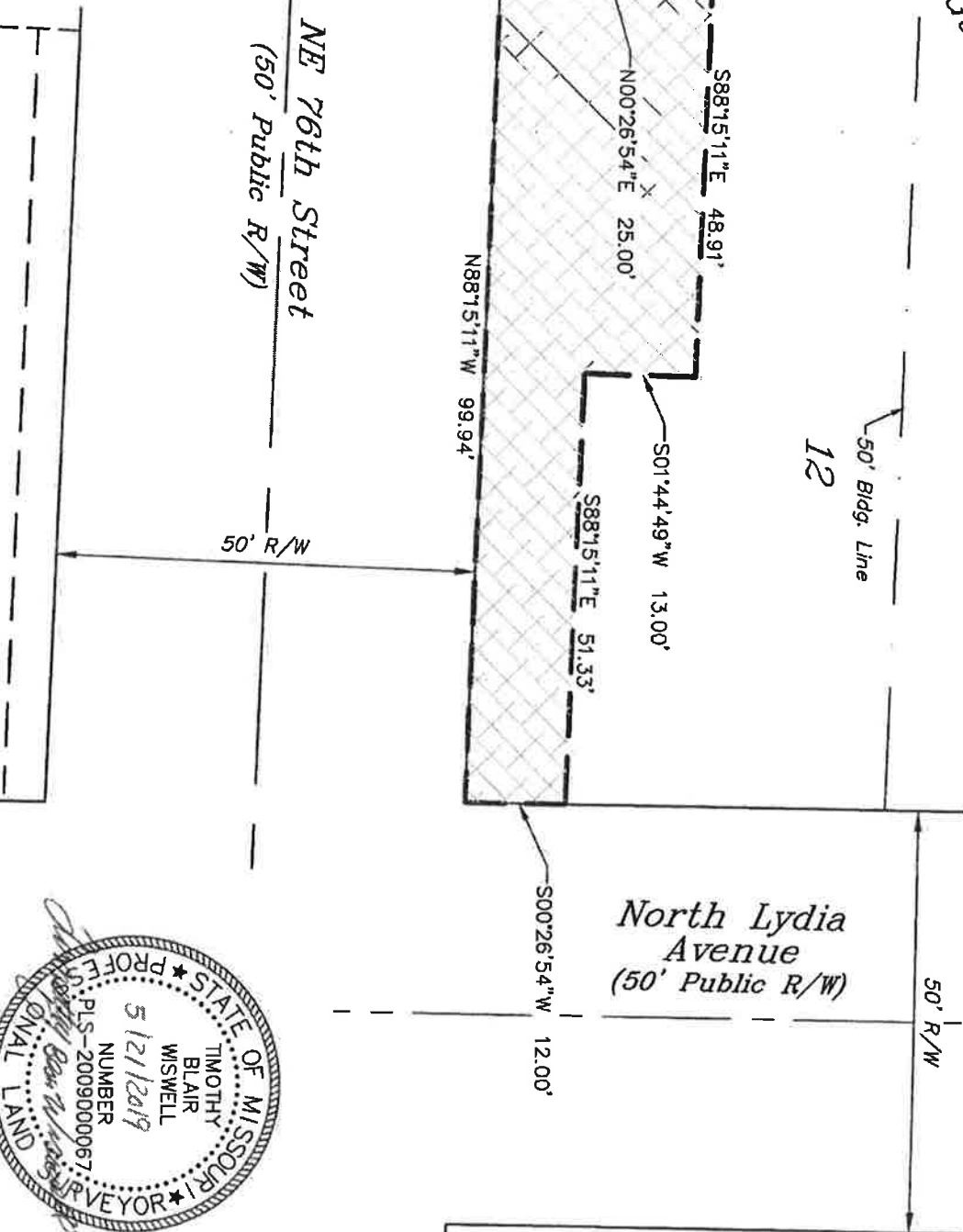
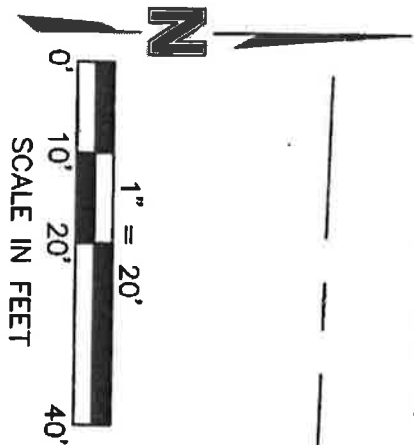
TRACT NO. 9
 TEMPORARY CONSTRUCTION EASEMENT
 1306 NE 76TH STREET, GLADSTONE MISSOURI

Olsson

7301 West 133rd Street
 Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170

EXHIBIT

B



Total Property Area: ±19,983 sq. ft.
 Temporary Construction =
 1,883 S.F. or 0.0432 Ac., ±
 Point of Beginning
 Right-of-Way





Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023484

Book: 8479 Page: 107

Type: EASE

Pages: 6

Fee: \$39.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

6/12/19

3. **Grantor (s):** Melodie Harris

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

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

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

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

Same

2-19-35 6

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Melodie Harris
(Names)

1711 Northeast 76th Street, Gladstone, MO
(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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 26 day
of July, 2019.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

GRANTORS:

Melodie Harris
Melodie Harris

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

KIMBERLY N WATKINS
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 19660376
My Commission Expires 04-29-2023

On this 26 day of July, 20 19, before me, the undersigned Notary Public, personally appeared Melodie Harris to me known to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed. And the said Melodie Harris further declared herself to be unmarried.

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 04/29, 2023

[Signature]
Notary Public Within Said County and State

GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 20 19, 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 11-11, 2022

Rebecca Jarrett
Notary Public Within Said County and State

REBECCA JARRETT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: November 11, 2022
Commission #14392947

Exhibit "A"
(Page 1 of 2)

PROJECT NO. 018-1193 – TRACT NO. 25

DATE: 05/25/19

OWNER: MELODIE HARRIS

TEMPORARY CONSTRUCTION EASEMENT – 1711 NE 76TH STREET

PROJECT: NE 76TH STREET ROAD IMPROVEMENTS - GLADSTONE, MISSOURI

PARCEL I.D. NO. 13611000100100

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 38, Rosewood, a subdivision in the City of Gladstone, Clay County, Missouri, according to the recorded plat thereof, said strip being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 38, said point being on the South right-of-way line of NE 76th Street, as now established;

thence South 88 degrees 15 minutes 11 seconds East, along said South right-of-way line, a distance of 126.73 feet, to a point being the intersection of said South right-of-way line and the Westerly right-of-way line of North Woodland Avenue, as now established, said point also being the beginning of a non-tangent curve;

thence in a Southerly direction, along said Westerly right-of-way line and a curve to the left, whose initial tangent bears South 05 degrees 37 minutes 13 seconds East, having a radius of 445.59 feet, through a central angle of 00 degrees 38 minutes 56 seconds, an arc length of 5.05 feet;

thence North 88 degrees 15 minutes 11 seconds West, departing said Westerly right-of-way line and along a line 5.00 feet South of and parallel with said South right-of-way line, a distance of 35.69 feet;

thence South 01 degrees 44 minutes 49 seconds West, along a line perpendicular to said South right-of-way line, a distance of 12.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 17.00 feet South of and parallel with said South right-of-way line, a distance of 30.00 feet;

thence North 01 degrees 44 minutes 49 seconds East, along a line perpendicular to said South right-of-way line, a distance of 12.00 feet;

thence North 88 degrees 15 minutes 11 seconds West, along a line 5.00 feet South of and parallel with said South right-of-way line, a distance of 61.71 feet, to a point on the West line of said Lot 38;

thence North 01 degrees 44 minutes 49 seconds East, along said West line, a distance of 5.00 feet, to the POINT OF BEGINNING, containing 995 square feet or 0.0228 acres, more or less.

(As depicted on Exhibit "B", attached and incorporated herein).



Olsson Associates
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170

DWG: C:\Temp\Public\11544\XEXH1_81193.dwg
 DATE: May 28, 2019 6:36am
 USER: tvolentine
 V_XTOP0_81193

Total Property Area: ±14,156 sq. ft.

Temporary Construction =
 995 S.F. or 0.0228 Ac.±

Property Line
 Point of Beginning
 Utility Easement
 Right-of-Way



POB
 U/E
 R/W

NE 76th Street
 (55' Public R/W)

POB TCE
 (NW Cor. Lot 38)

N01°44'49"E
 5.00'

S88°15'11"E 126.73'

N88°15'11"W 61.71'

N01°44'49"E 12.00'

N88°15'11"W 30.00'

N88°15'11"W 35.69'

S01°44'49"W 12.00'

L=5.05' R=445.59'
 $\Delta=0°38'56"$ ITB=S05°37'13"E

25' Bldg. Line

5.0' U/E
 (Per Plot)

38

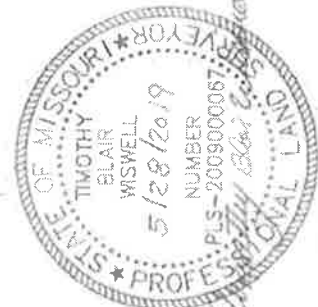
TRACT 25
 MELODIE HARRIS
 1711 NE 76TH STREET
 PARCEL AREA = 14,156 SF
 TEMP. EASEMENT = 995 SF

North Woodland
 Avenue
 (50' Public R/W)

35' Bldg. Line

ROSEWOOD

1" = 20'
 0' 10' 20' 40'
 SCALE IN FEET



PROJECT NO: 018-1193

DRAWN BY: TMV

DATE: 05/24/19 REVISED:

TRACT NO. 25
 TEMPORARY CONSTRUCTION EASEMENT
 1711 NE 76TH STREET, GLADSTONE MISSOURI

olsson

7301 West 133rd Street
 Suite 200
 Overland Park, KS 66213-4750
 TEL: 913-581-5170

EXHIBIT

B



Recording Date/Time: 08/20/2019 at 09:10:25 AM

Instr #: 2019023485

Book: 8479 Page: 108

Type: EASE

Pages: 3

Fee: \$30.00 S 20190020842



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

8/12/19

3. **Grantor (s):** Shirley A. Fessel

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

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

6. **Legal Description:**

See Exhibit(s) A and B attached hereto and incorporated herein

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

Same

R-19-35 3

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Shirley A. Fessel
(Names)

1302 Northeast 76th Street, Gladstone, MO
(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:

See Exhibit(s) A and B attached hereto and incorporated herein

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 16th day of July, 2019.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

GRANTOR:
Shirley A. Fessel
Shirley A. Fessel

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

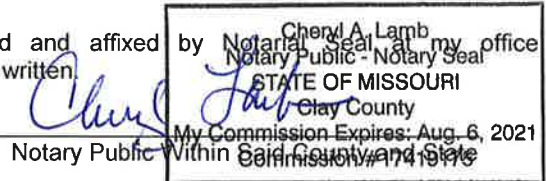
GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 16th day of July, 2019, before me, the undersigned Notary Public, personally appeared Shirley A. Fessel to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed. And the said Shirley A. Fessel further declared herself to be unmarried.

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 Aug 6, 2021.



GRANTEE'S ACKNOWLEDGMENT

On this 14 day of August, 2019, 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 11-11, 2022.

Rebecca Jarrett

Notary Public Within Said County and State

