

RESOLUTION NO. R-20-02

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 "CC" through "FF" are hereby accepted. Easement labeling is a continuation of the easements submitted and accepted under resolutions R-19-35, R-19-36, R-19-44, and R-19-55.

Temporary Construction Easements

"CC" – Ronald B. & Deborah A. Rommel	1300 NE 76 th Street
"DD" – Sue Z. & Thomas J. Brennan	1200 NE 76 th Street
"EE" – James Brostrom	7530 N. Highland Avenue


Permanent Easements

"FF" – Sue Z. & Thomas J. Brennan	1200 NE 76 th Street
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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 13TH DAY OF JANUARY, 2020.



Mayor Carol J. Suter

ATTEST:



Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-02

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 1/8/2020

Department: Public Works

Meeting Date Requested: 1/13/2020

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. Easement labeling is a continuation of the easements submitted and accepted under resolutions R-19-35, R-19-36, R-19-44 and R-19-55. Easements for this project have been acquired from 23 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

Recorded in Clay County, Missouri



Recording Date/Time: 01/16/2020 at 08:06:38 AM

Instr #: 2020001677

Book: 8588

Page: 121

Type: EASE

Pages: 6

Fee: \$39.00 S 2020001506



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:** 1-13-20

3. **Grantor (s):** James Brostrom

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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, James Brostrom
(Names)

7530 N. Highland 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 18 day of December, 2019.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

GRANTOR:

James Brostrom
James Brostrom

Attest: Ruth E Bocchino
Ruth Bocchino, City Clerk

Tammy J. Vassar
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: August 15, 2020
Commission #16104366

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 18th day of December, 2019, before me, the undersigned Notary Public, personally appeared James Brostrom 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 James Brostrom further declared himself to be unmarried.

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

My commission expires August 15, 2019

Tammy J. Vassar
Notary Public Within Said County and State

GRANTEE'S ACKNOWLEDGMENT

On this 15 day of January, 2020, 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 Nov 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. 018-1193 - TRACT NO. 34

DATE: 06/03/19

OWNER: JAMES BROSTROM

TEMPORARY CONSTRUCTION EASEMENT - 7530 NORTH HIGHLAND AVENUE

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

PARCEL I.D. NO. 13611000201800

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 19, 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 19, 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 10.39 feet;

thence South 01 degrees 44 minutes 49 seconds West, departing said South right-of-way line and along a line perpendicular to said South right-of-way line, a distance of 17.00 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 10.00 feet, to a point on the West line of said Lot 19;

Thence North 00 degrees 25 minutes 23 seconds East, along said West line, a distance of 17.00 feet, to the POINT OF BEGINNING, containing 173 square feet or 0.0040 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: ±12,888 sq. ft.

Temporary Construction =
171 S.F. or 0.0049 Ac. ±

Property line
Point of Beginning
Right-of-Way



POB

R/W

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

55' R/W

POB TCE
(NW Cor. Lot 19)

S58°15'11"E 10.39'

S01°44'49"W 17.00'

N00°25'23"E
17.00'

5.0' U/E
(Per Plat)

N68°15'11"W 10.00'

25' Bldg. Line

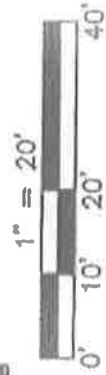
18

19

TRACT 34
JAMES BROSTROM
7530 N. HIGHLAND AVENUE

35' Bldg. Line

Rosewood



1" = 20'

USER: twalentine
V:\TOPO_81193
XREFS: T_PBASE_81193.dwg
DATE: Jun 03, 2019 4:22pm
C:\Temp\AcPublish_16892\X\X1_81193.dwg



PROJECT NO: 018-1193

DRAWN BY: TMV

DATE: 06/01/19 REVISED:

TRACT NO. 34

TEMPORARY CONSTRUCTION EASEMENT

7530 NORTH HIGHLAND AVENUE, GLADSTONE MISSOURI

EXHIBIT

7530 West 133rd Street
Suite 200
Overland Park, KS 66213-4755
TEL 913.381.1170

olsson

B



Recording Date/Time: 01/16/2020 at 08:06:38 AM

Instr #: 2020001676

Book: 8588 Page: 120

Type: EASE

Pages: 3

Fee: \$30.00 S 20200001506



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

1-13-20

3. **Grantor (s):** Sue Z. & Thomas J. Brennan, husband and wife

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

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

6. **Legal Description:**

The south 18.00 feet of Lot 6, Terrace Gardens, a subdivision in the City of Gladstone, Clay County, Missouri containing approximately 1,800.00 square feet.

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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Sue Z. & Thomas J. Brennan
(Names)

1200 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:

The south 18.00 feet of Lot 6, Terrace Gardens, a subdivision in the City of Gladstone, Clay County, Missouri containing approximately 1,800.00 square feet.

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 6 day of December, 2019.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

Attest: Ruth E Bocchino
Ruth Bocchino, City Clerk

GRANTORS:

Sue Z. Brennan
Sue Z. Brennan
Thomas J. Brennan
Thomas J. Brennan

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 6th day of December, 2019, before me, the undersigned Notary Public, personally appeared Sue Z. & Thomas J. Brennan 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 Sue Z. & Thomas J. Brennan 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 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
My Commission Expires April 10, 2023
Commission #15395199

GRANTEE'S ACKNOWLEDGMENT

On this 15 day of January, 2020, 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 Nov 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



Recording Date/Time: 01/16/2020 at 08:06:38 AM

Instr #: 2020001678

Book: 8588 Page: 122

Type: EASE

Pages: 4

Fee: \$33.00 S 20200001506



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Permanent Drainage Easement
2. **Date:** 1-13-20
3. **Grantors:** Sue Z. & Thomas J. Brennan, husband and wife
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 N. Holmes; Gladstone, MO 64118
6. **Legal Description:**

The east 40.00 feet of the south 10.00 feet and all of the east 20.00 feet of Lot 6,
Terrace Gardens, a subdivision in the City of Gladstone, Clay County, Missouri.
7. **Reference Book & Page:** N/A

RE - GE ANN Ruth

R-20-02 (4)

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Sue Z. & Thomas J. Brennan

(Names)

1200 Northeast 76th Street, Gladstone, MO

(Address)

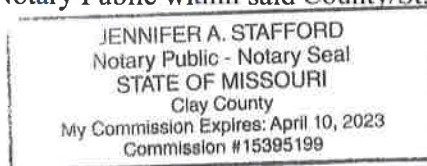
(ADDRESS)

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:

The east 40.00 feet of the south 10.00 feet and all of the east 20.00 feet of Lot 6, Terrace Gardens, a subdivision in the City of Gladstone, Clay County, Missouri.

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 Sue Z. and Thomas J. Brennan are lawfully seized and possessed of the real estate above described, that they have a good and lawful right to convey the same; that it is free from all



GRANTEE'S ACKNOWLEDGMENT

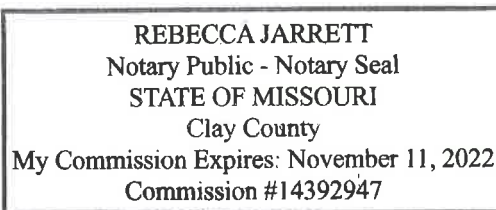
On this 15 day of January, 2020, before me, this undersigned Notary Public, personally appeared Scott Wingerson, to me personally known, who being by me duly sworn, did say that (s)he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing 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.



Notary Public Within Said County/St.

My commission expires: Nov 11, 2022.



Recorded in Clay County, Missouri



Recording Date/Time: 02/03/2020 at 12:48:27 PM

Instr #: 2020003541

Book: 8599 Page: 141

Type: EASE

Pages: 8

Fee: \$45.00 S 20200003199



Katee Porter
Recorder of Deeds

Rerecord

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

1/13/2020

3. **Grantor (s):** Ronald B. & Deborah A. Rommel, 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

R-20-02



Recording Date/Time: 01/16/2020 at 08:06:38 AM

Instr #: 2020001675

Book: 8588 Page: 119

Type: EASE

Pages: 3

Fee: \$30.00 S 20200001506



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** 1-13-20
3. **Grantor (s):** Ronald B. & Deborah A. Rommel, 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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Ronald B. & Deborah A. Rommel
(Names)

1300 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 25th day of October, 2019.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

GRANTORS:

Ronald B. Rommel
Ronald B. Rommel

Attest: Ruth E. Bocchino
Ruth Bocchino, City Clerk

Deborah A. Rommel
Deborah A. Rommel

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 25th day of October, 2019, before me, the undersigned Notary Public, personally appeared Ronald B. & Deborah Rommel 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 Ronald B. & Deborah Rommel 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.

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

GRANTEE'S ACKNOWLEDGMENT

On this 15 day of January, 2020, 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 Nov 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. 018-1493 - TRACT NO. 7

DATE: 05/21/19

OWNER: RONALD B. & DEBORAH A. ROMMEL

TEMPORARY CONSTRUCTION EASEMENT - 1300 NE 76TH STREET

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

PARCEL I.D. NO. 13607000901800

TEMPORARY CONSTRUCTION EASEMENT

A strip of land over a part of Lot 10, 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 10, 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 10, a distance of 15.00 feet;

thence South 88 degrees 15 minutes 11 seconds East, departing said West line and along a line 15.00 feet North of and parallel with said North right-of-way line, a distance of 59.56 feet;

thence North 81 degrees 44 minutes 49 seconds East, along a line perpendicular to said North right-of-way line, a distance of 15.00 feet;

thence South 88 degrees 15 minutes 11 seconds East, along a line 30.00 feet North of and parallel with said North right-of-way line, a distance of 40.04 feet, to a point on the East line of said Lot 10;

thence South 00 degrees 26 minutes 54 seconds West, along said East line, a distance of 30.01 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 99.94 feet, to the POINT OF BEGINNING, containing 2,102 square feet or 0.0483 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\78096\XEXH1-8193.dwg
 DATE: May 20, 2019 1:20pm
 USER: twalentine
 XREFS: T_PBASE_81193 V_XTOPO_81193

Total Property Area: ±19,983 sq. ft.

Temporary Construction =
 2,102 S.F. or 0.0483 Ac., ±
 Property Line
 Point of Beginning
 Point of Commencement



POB

POC

TRACT 7
 RONALD B. & DEBORAH A. ROMMEL
 1300 NE 76TH STREET

50' Bldg. Line

Terrace Gardens

9

10

11

N00°26'54"E 15.00'

N01°44'49"E 15.00'

S88°15'11"E 59.55'

S88°15'11"E 40.04'

S00°25'54"W 30.01'

N88°15'11"W 99.94'

POB TCE
 (SW Cor. Lot 10)

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

50' R/W

North Virginia
 Avenue
 (50' Public R/W)



SCALE IN FEET



PROJECT NO: 018-1193

DRAWN BY: TMV

DATE: 05/21/19 REVISED:

TRACT NO. 7
 TEMPORARY CONSTRUCTION EASEMENT
 1300 NE 76TH STREET, GLADSTONE MISSOURI

olsson

7331 West 133rd Street
 Suite 203
 Overland Park, KS 66213-4750
 TEL 913.381.1170

EXHIBIT

B

NOTARY RE-ACKNOWLEDGEMENT PAGE

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

On this 30th day of January, 2020, before me, this undersigned Notary Public, personally appeared Jennifer Stafford, to me personally known, who being by me duly sworn, does here by certify this document is the original, and is to be re-recorded in the County stated above to correct missing Exhibit B. I do hereby certify the original signatures taken on October 25, 2019, and January 15, 2020, are true and accurate, known to be the person(s) described and acknowledged on the date of the original notary.

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 Stafford
Jennifer Stafford

Jennifer L. Sprink
Notary Printed Name

Jennifer L. Sprink
Notary Public within said County and State
Signature

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

My Commission expires:

March 25, 2020