

RESOLUTION NO. R-20-44

A RESOLUTION ACCEPTING EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE NORTHEAST 76TH STREET AND NORTH TRACY AVENUE STORM DRAINAGE IMPROVEMENTS, PROJECT CP2131.

WHEREAS, easements from certain property owners are necessary for the City to construct public improvements in conjunction with the Northeast 76th Street and North Tracy Avenue Storm Drainage Improvements Project (CP2131).

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 "K" are hereby accepted.

Temporary Construction Easements

"A" – Harold Properties LLC	3804 NE 62 nd Terrace
"B" – Gilbert Randall Williams, Jr.	1107 NE 75 th Terrace
"C" – Timothy A. & June Denise Van Horn	1104 NE 75 th Terrace
"D" – Chester O. & Doris Farage	1106 NE 75 th Terrace
"E" – Curtis J. & Denice K. Wilson	7526 N. Tracy Avenue
"F" – John Stephen West	7505 N. Troost Avenue

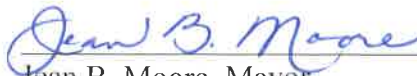
Permanent Easements

"G" – Harold Properties LLC	3804 NE 62 nd Terrace
"H" – Gilbert Randall Williams, Jr.	1107 NE 75 th Terrace
"I" – Timothy A. & June Denise Van Horn	1104 NE 75 th Terrace
"J" – Chester O. & Doris Farage	1106 NE 75 th Terrace
"K" – Curtis J. & Denice K. Wilson	7526 N. Tracy Avenue

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 14TH DAY OF SEPTEMBER, 2020.


Jean B. Moore, Mayor

ATTEST:

Ruth E. Bocchino, City Clerk



Request for Council Action

RES ☒ # R-20-44

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 9/9/2020

Department: Public Works

Meeting Date Requested: 9/14/2020

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

Subject: NE 76th and North Tracy Avenue Storm Drainage #CP2131

Background: Easements are needed from seven (7) property owners to complete this project.

Budget Discussion: Funds are budgeted in the amount of \$ 150,000 from the CIST Fund. Ongoing costs are estimated to be \$ 500 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. There is one (1) easement remaining for this project.

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

Timothy A. Nebergall
Department Director/Administrator

PC
City Attorney

SW
City Manager

Ruth Bocchino

From: Jennifer Stafford
Sent: Wednesday, September 30, 2020 3:44 PM
To: Ruth Bocchino
Subject: Temp Easement - 1107 NE 75th Ter

The above Temporary Easement accepted under R-20-44 will not need to be recorded.

If you have any questions, please let me know.
Jennifer

Jennifer Stafford | Administrative Assistant
Public Works
City of Gladstone
(816) 423-4160



City of Gladstone
7010 N. Holmes Street
Gladstone, MO 64118
www.gladstone.mo.us

ENGAGING • LISTENING • RESPONDING



Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036669

Book: 8819 Page: 128

Type: EASE

Pages: 6

Fee: \$39.00 S 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

9/14/2020

3. **Grantor (s):** Harrold Properties LLC

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

R-20-44

le

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Harrold Properties LLC
(Names)

3804 NE 62nd Terrance, Gladstone MO 64119
(Address)

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

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 14 day
of AUGUST, 2020

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

GRANTOR(S):

Jimmy Harrold
Jimmy Harrold – President

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS' ACKNOWLEDGMENT

STATE OF Missouri
COUNTY OF Clay ss.

On this 14th day of August, 2020, before me, the undersigned Notary Public, personally appeared Timmy Harrod to me personally known to be the person described herein and who executed the foregoing instrumentation on behalf of Harrod Properties LLC and acknowledged that he 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, Mo, the day and year last above written.

My commission expires March 25, 2024.

Jennifer L. Sprink

Notary Public Within Said County and State

JENNIFER L. SPRINK
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County

My Commission Expires: Mar. 25, 2024
Commission #12319212

GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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 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

EAST THOMAS
HEIGHTS

DRAINAGE EASEMENT

SOUTH 87'
OF LOT 16

N. LINE S. 87'
OF LOT 16
S. LINE N. 82'
OF LOT 16

P.I.N.: 13611000701900
PROP. OWN.: HAROLD PROPERTIES LLC
PROP. ADD.: 7511
N TROOST AVE

NE 75th
TERRACE

NORTH 82'
OF LOT 16

N 15°20'43" E
84.31'

N 15°20'43" E
84.31'

N 88°05'09" W
19.58'

S 88°05'09" E
7.71'

POINT OF BEGINNING

NW COR LOT 17
DRAINAGE EASEMENT
TEMPORARY CONSTRUCTION
EASEMENT

LOT 17
S 01°54'51" W
82.00'



SCALE: 1" = 20'

LEGEND



DRAINAGE EASEMENT
= 807 SQ. FT.



TEMPORARY
CONSTRUCTION EASEMENT
= 650 SQ. FT.



KV KAW VALLEY ENGINEERING

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-5858 | FAX (816) 468-6651
kc@kveng.com | www.kveng.com

7/16/2020
3778EXB

KVE PN. B19_ 3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

NORTH 82 FEET OF LOT 16, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of the North 82 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Northeast corner of the North 82 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence South 1° 54' 51" West, a distance of 82.00 feet, on the East line of said Lot 16, being the West line of Lot 17, EAST THOMAS HEIGHTS, to the Southeast corner of the North 82 feet of said Lot 16, being the Northeast corner of the South 87 feet of said Lot 16;

Thence North 88° 05' 09" West, a distance of 19.58 feet, on the South line of the North 82 feet of said Lot 16, being the North line of the South 87 feet of said Lot 16;

Thence North 15° 20' 43" East, a distance of 84.31 feet, to the Northeast corner of the North 82 feet of said Lot 16 and the Point of Beginning.

Said tract of land contain 807 square feet or 0.0185 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of the North 82 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Northeast corner of the North 82 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence South $15^{\circ} 20' 43''$ West, a distance of 84.31 feet to the South line of the North 82 feet of said Lot 16, being the North line of the South 87 feet of said Lot 16;

Thence North $88^{\circ} 05' 09''$ West, a distance of 7.71 feet, on the South line of the North 82 feet of said Lot 16, and the North line of the South 87 feet of said Lot 16;

Thence North $15^{\circ} 20' 43''$ East, a distance of 84.31 feet, to the North line of the North 82 feet of said Lot 16, being the South Right-of-Way line of NE 75th Terrace;

Thence South $88^{\circ} 05' 09''$ East, a distance of 7.71 feet, on the North line of the North 82 feet of said Lot 16, and the South Right-of-Way line of NE 75th Terrace to the Point of Beginning.

Said tract of land contain 650 square feet or 0.0149 acres more or less.



Recorded in Clay County, Missouri



Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036670

Book: 8819 Page: 129

Type: EASE

Pages: 7

Fee: \$42.00 S 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Drainage Easement

2. **Date:**

9/14/2020

3. **Grantors:** Gilbert Randall Williams JR

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

12-20-44

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Gilbert Randall Williams JR
(Names)

1107 NE 75th Terrance, 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 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 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 Gilbert Randall Williams JR are 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

Connie M. Dixon
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: March 18, 2022
Commission #18935911

GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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.

Rebecca Jarrett
Notary Public Within Said County/St.

My commission expires: 11-11-22.

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

EXHIBIT A

DRAINAGE EASEMENT

POINT OF BEGINNING

NW COR LOT 17

DRAINAGE EASEMENT

POINT OF COMMENCEMENT

TEMPORARY CONSTRUCTION

EASEMENT

S 88°05'09" E

15.42'

POINT OF BEGINNING

TEMPORARY CONSTRUCTION

EASEMENT

S 88°05'09" E

7.92'

NE 75th TERRACE

RIGHT-OF-WAY LINE
N. LINE LOT 17

NORTH 82'
OF LOT 16

N 01°54'51" E

64.58'

TEMPORARY CONSTRUCTION
EASEMENT

N 01°54'51" E

32.84'

SOUTH 87'
OF LOT 16

5' U/E

5' U/E

E. LINE LOT 16

W. LINE LOT 17

S 15°20'43" W

99.59'

LOT 17

S 15°20'43" W

66.39'

EAST THOMAS HEIGHTS

P.I.N.: 13611000701800
PROP. OWN.: GILBERT RANDALL WILLIAMS JR
PROP. ADD.: 1107
NE 75TH TERR

LEGEND



DRAINAGE EASEMENT
= 487 SQ. FT.



TEMPORARY
CONSTRUCTION EASEMENT
= 619 SQ. FT.



SCALE: 1" = 20'



8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-5858 | FAX (816) 468-6651
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KAW VALLEY ENGINEERING

7/16/2020
3778EXB

KVE PN. B19_ 3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

LOT 17, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of Lot 17, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Northwest corner of Lot 17, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Northeast corner of Lot 16, EAST THOMAS HEIGHTS;

Thence South 88° 05' 09" East, a distance of 15.42 feet, on the North line of said Lot 17, and the South Right-of-Way line of NE 75th Terrace;

Thence South 15° 20' 43" West, a distance of 66.39 feet to the West line of said Lot 17, and the East line of said Lot 16;

Thence North 1° 54' 51" East, a distance of 64.58 feet, on the West line of said Lot 17, and the East line of said Lot 16, to the Point of Beginning.

Said tract of land contain 487 square feet or 0.0112 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part across part of Lot 17, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

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Thence South $88^{\circ} 05' 09''$ East, a distance of 15.42 feet, on the North line of said Lot 17, and the South Right-of-Way line of NE 75th Terrace, to the Point of Beginning;

Thence continuing South $88^{\circ} 05' 09''$ East, a distance of 7.92 feet, on the North line of said Lot 17, and the said South Right-of-Way line;

Thence South $15^{\circ} 20' 43''$ West, a distance of 99.59 feet to the West line of said Lot 17, and the East line of said Lot 16;

Thence North $1^{\circ} 54' 51''$ East, a distance of 32.84 feet, on the West line of said Lot 17, and the East line of said Lot 16;

Thence North $15^{\circ} 20' 43''$ East, a distance of 99.59 feet, to the Point of Beginning.

Said tract of land contain 619 square feet or 0.0142 acres more or less.





Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036671

Book: 8819 Page: 130

Type: EASE

Pages: 6

Fee: \$39.00 S 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

9/14/2020

3. **Grantor (s):** Timothy A & June Denise Van Horn, 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-20-44

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Timothy A & June Denise Van Horn
(Names)

1104 NE 75th Terrance, 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 28 day of August, 2020.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS:

Timothy A Van Horn
Timothy A Van Horn

June Denise Van Horn
June Denise Van Horn

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF CLAY ss.

On this 28 day of August, 2020 before me, the undersigned Notary Public, personally appeared Timothy A & June Denise Van Horn 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 Timothy A & June Denise Van Horn 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 June 6, 2023
RUTH E. BOCCHINO
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 6, 2023
Commission #15422
GRANTEE'S ACKNOWLEDGMENT
Ruth E. Bocchino
Notary Public Within Said County and State

On this 16 day of September, 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 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

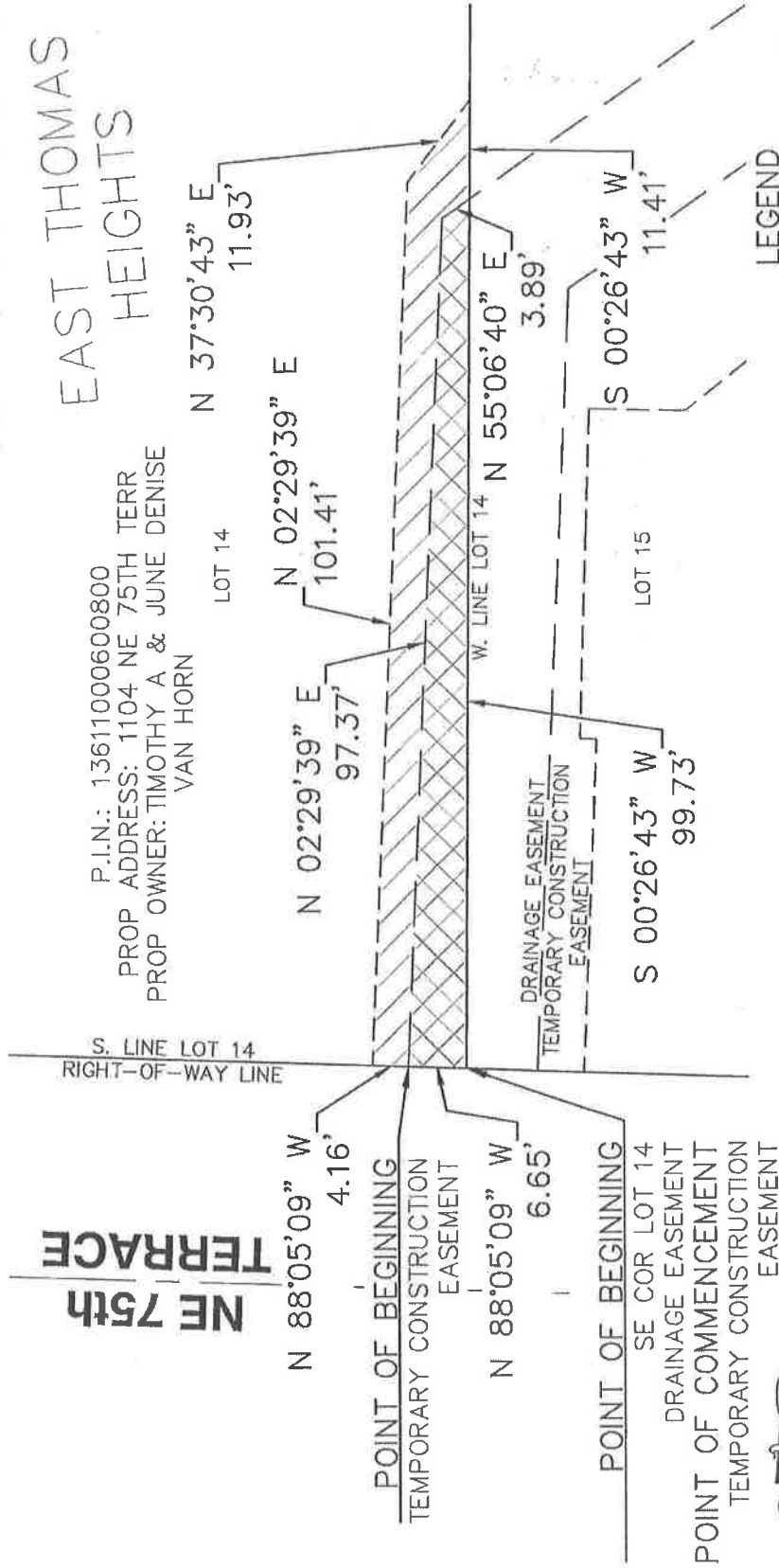
EXHIBIT A

DRAINAGE EASEMENT

EAST THOMAS HEIGHTS

P.L.N.: 13611000600800
 PROP ADDRESS: 1104 NE 75TH TERR
 PROP OWNER: TIMOTHY A & JUNE DENISE VAN HORN

NE 75th
 TERRACE



LEGEND

DRAINAGE EASEMENT
= 482 SQ. FT.

TEMPORARY CONSTRUCTION EASEMENT
= 466 SQ. FT.



8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
 PH. (816) 468-5858 | FAX (816) 468-6651
 kc@kveng.com | www.kveng.com



KAW VALLEY ENGINEERING



SCALE: 1" = 20'

7/16/2020
 3778EXB

KVE PN. B19_ 3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

LOT 14, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of Lot 14, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North $00^{\circ} 26' 27''$ East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Southeast corner of Lot 14, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southwest corner of Lot 15, EAST THOMAS HEIGHTS;

Thence North $88^{\circ} 05' 09''$ West, a distance of 6.65 feet, on the South line of said Lot 14, being the North Right-of-Way line of NE 75th Terrace;

Thence North $02^{\circ} 29' 39''$ East, a distance of 97.37 feet;

Thence North $55^{\circ} 06' 40''$ East, a distance of 3.89 feet, to the East line of said Lot 14, and the West line of said Lot 15;

Thence South $0^{\circ} 26' 43''$ West, a distance of 99.73 feet, on the East line of said Lot 14, and the West line of said Lot 15, to the Southeast corner of said Lot 14 and the Point of Beginning.

Said tract of land contain 482 square feet or 0.0111 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of Lot 14, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows;

(Basis of Bearings: North $00^{\circ} 26' 27''$ East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS

network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Commencing at the Southeast corner of Lot 14, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence North $88^{\circ} 05' 09''$ West, a distance of 6.65 feet, on the South line of said Lot 14, being the North Right-of-Way line of NE 75th Terrace to the Point of Beginning;

Thence continuing North $88^{\circ} 05' 09''$ West, a distance of 4.16 feet, on the South line of said Lot 14, and the North Right-of-Way line of NE 75th Terrace;

Thence North $02^{\circ} 29' 39''$ East, a distance of 104.41 feet;

Thence North $37^{\circ} 30' 43''$ East, a distance of 11.93 feet, to the East line of said Lot 14, being a common line with Lot 15, EAST THOMAS HEIGHTS;

Thence South $0^{\circ} 26' 43''$ West, a distance of 11.41 feet, on the East line of said Lot 14,

Thence South $55^{\circ} 06' 40''$ West, a distance of 3.89 feet,

Thence South $02^{\circ} 29' 39''$ West, a distance of 97.37 feet to the South line of said Lot 14 and the North Right-of-Way line of NE 75th Terrace and the Point of Beginning.

Said tract of land contain 466 square feet or 0.0107 acres more or less.



Recorded in Clay County, Missouri



Recording Date/Time: 10/01/2020 at 02:20:58 PM

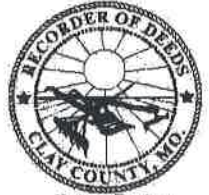
Instr #: 2020036672

Book: 8819 Page: 131

Type: EASE

Pages: 7

Fee: \$42.00 S 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

9/14/2020

3. **Grantor (s):** Chester O. & Doris Farage, 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

B-20-44

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Chester O. & Doris Farage
(Names)

1106 Northeast 75th Terrance, 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, 2020.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS:

Chester O. Farage
Chester O. Farage

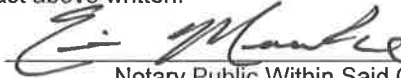
Doris Farage
Doris Farage

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 31st day of July, 2020, before me, the undersigned Notary Public, personally appeared Chester O. & Doris Farage 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 Chester O. & Doris Farage further declared themselves to be married.

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



Notary Public Within Said County and State

My commission expires August 2, 2022

ERIC MUECKE
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: Aug. 02, 2022
18001599

GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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.

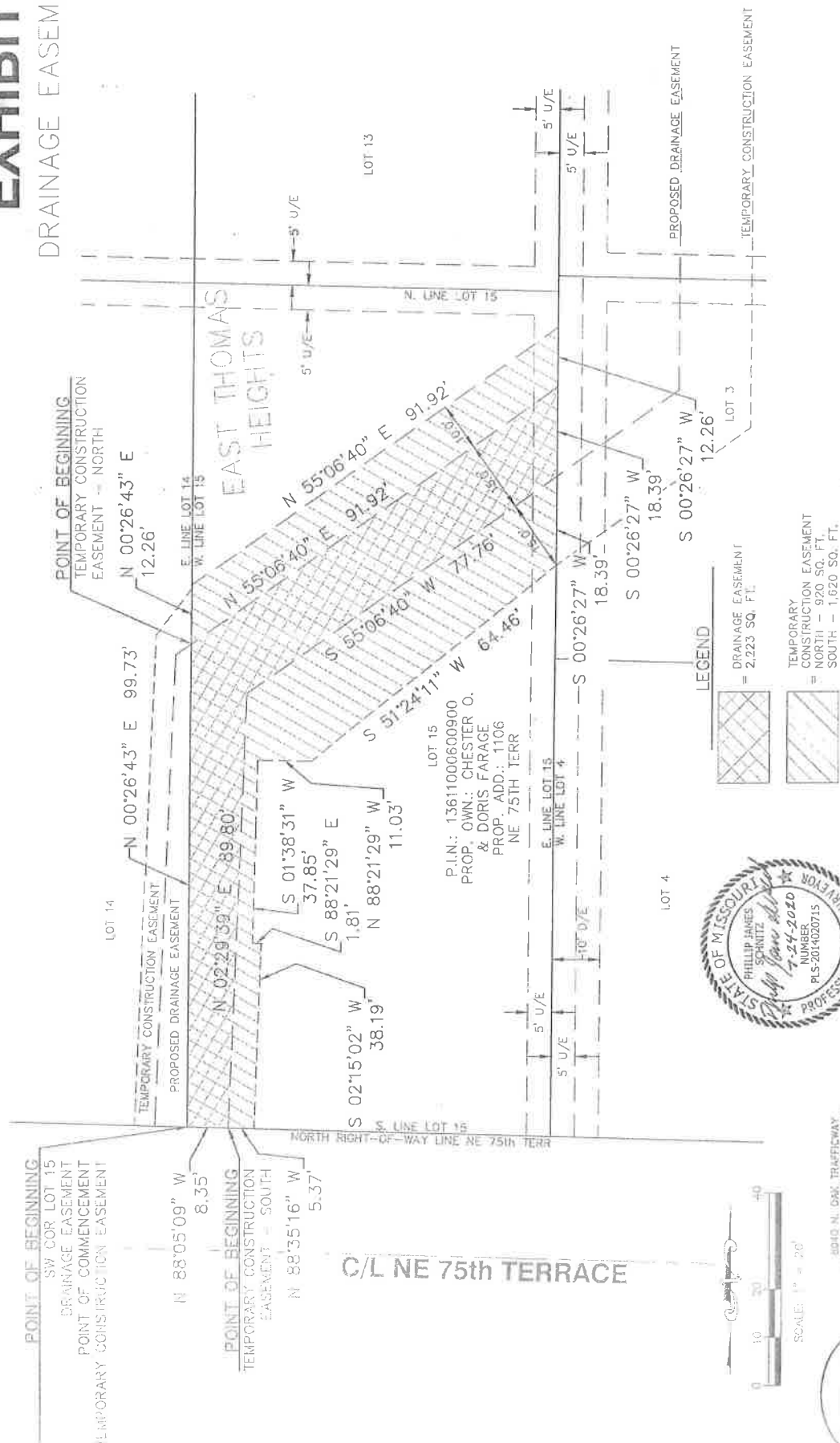


Notary Public Within Said County and State

My Commission expires 11-11-2022

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

DRAINAGE EASEMENT



7/16/2020
3778EXB

KAW VALLEY ENGINEERING



8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
TEL: (816) 108-5958 FAX: (816) 489-6051
kvs-ny.com | www.kvs.com

Exhibit B

KVE PN. B19_ 3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

LOT 15, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Southwest corner of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southeast corner of Lot 14, EAST THOMAS HEIGHTS;

Thence North 00° 26' 43" East, a distance of 99.73 feet, on the West line of said Lot 15, being the East line of said Lot 14;

Thence North 55° 06' 40" East, a distance of 91.92 feet, to the East line of said Lot 15, being the West line of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129;

Thence South 00° 26' 27" West, a distance of 18.39 feet, on the East line of said Lot 15, and the West line of said Lot 3;

Thence South 55° 06' 40" West, a distance of 77.76 feet;

Thence South 02° 29' 39" West, a distance of 89.80 feet, to the South line of said Lot 15, being the North Right-of-Way line of NE 75th Terrace;

Thence North 88° 05' 09" West, a distance of 8.35 feet, on the South line of said Lot 15 and said right-of-way line, to the Point of Beginning.

Said tract of land contain 2,223 square feet or 0.0510 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Commencing at the Southwest corner of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southeast corner of Lot 14, EAST THOMAS HEIGHTS;

Thence South 88° 05' 09" East, a distance of 8.35 feet, on the South line of said Lot 15, being the North Right-of-Way line of NE 75th Terrace, to the Point of Beginning;

Thence North 02° 29' 39" East, a distance of 89.80 feet;

Thence North 55° 06' 40" East, a distance of 77.76 feet, to the East line of said Lot 15, being the West line of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129;

Thence South 00° 26' 27" West, a distance of 18.39 feet, on the East line of said Lot 15, and the West line of said Lot 3;

Thence South 51° 24' 11" West, a distance of 64.46;

Thence North 88° 21' 29" West, a distance of 11.03 feet;

Thence South 01° 38' 31" West, a distance of 37.85 feet;

Thence South 88° 21' 29" East, a distance of 1.81 feet;

Thence South 02° 15' 02" West, a distance of 38.19 feet, to the South line of said Lot 15, and said North Right-of-Way line of NE 75th Terrace

Thence North 88° 05' 09" West, a distance of 5.37 feet, on the South line of said Lot 15 and said right-of-way line, to the Point of Beginning.

Said tract of land contain 1,528 square feet or 0.0351 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS

network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Commencing at the Southwest corner of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southeast corner of Lot 14, EAST THOMAS HEIGHTS;

Thence North $00^{\circ} 26' 43''$ East, a distance of 99.73 feet, on the West line of said Lot 15, being the East line of said Lot 14, to the Point of Beginning;

Thence continuing North $00^{\circ} 26' 43''$ East, a distance of 12.26 feet, on the West line of said Lot 15, and the East line of said Lot 14;

Thence North $55^{\circ} 06' 40''$ East, a distance of 91.92 feet, to the East line of said Lot 15, being the West line of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129;

Thence South $00^{\circ} 26' 27''$ West, a distance of 12.26 feet, on the East line of said Lot 15, and the West line of said Lot 3;

Thence South $55^{\circ} 06' 40''$ West, a distance of 91.92 feet, to the Point of Beginning.

Said tract of land contain 920 square feet or 0.0211 acres more or less.





Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036673

Book: 8819 Page: 132

Type: EASE

Pages: 6

Fee: \$39.00 S 20200032989



Kalee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

9/14/2020

3. **Grantor (s):** Curtis J & Denice K Wilson, 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-20-44

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Curtis J & Denice K Wilson
(Names)

7526 North Tracy 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 4th day of August, 2020.

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS:

Curtis J Wilson
Curtis J Wilson

Denice K Wilson
Denice K Wilson

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.



On this 4th day of August, 2020, before me, the undersigned Notary Public, personally appeared Curtis J & Denice K Wilson 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 Curtis J & Denice K Wilson further declared themselves to be married.

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

Jennifer A Stafford
Notary Public Within Said County and State

My commission expires April 10, 2023.

GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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.

Rebecca Jarrett
Notary Public Within Said County and State

My Commission expires 11-11-2022.

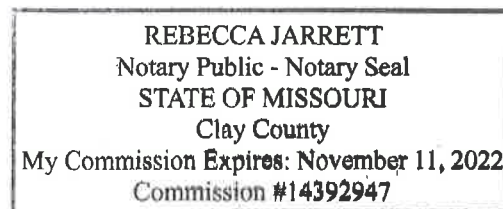
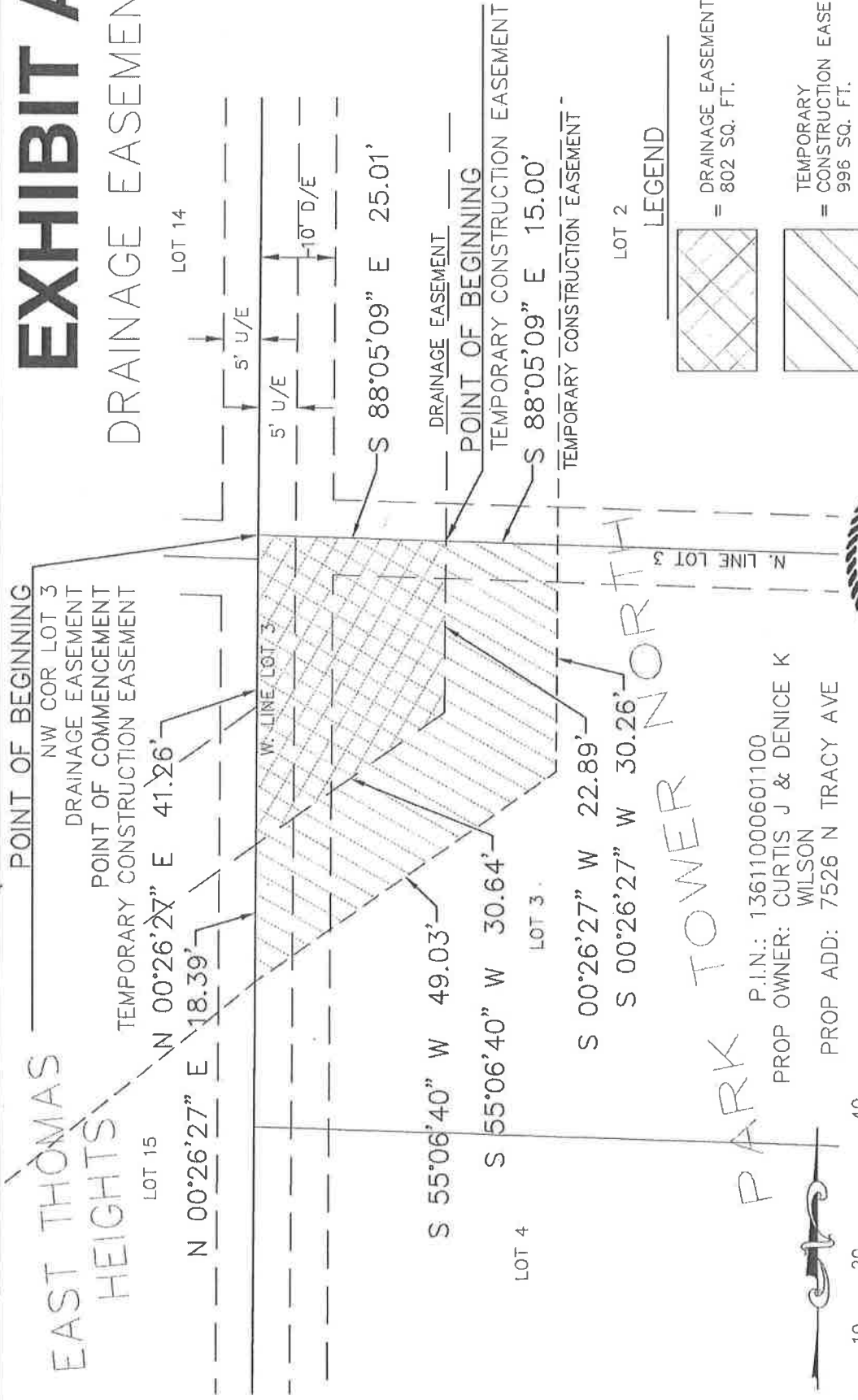


EXHIBIT A

DRAINAGE EASEMENT



KAW VALLEY ENGINEERING

8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
 PH. (816) 468-5858 | FAX (816) 468-6651
 kc@kveng.com | www.kveng.com

7/16/2020
 3778EXB

Exhibit B

KVE PN. B19_3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

LOT 3, PARK TOWER NORTH

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in Book 5, at Page 129, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the West line of Lots 1, 2, 3, and 4, PARK TOWER NORTH, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Northwest corner of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129, in office of the Clay County Recorder of Deeds, being the Southwest corner of Lot 2, PARK TOWER NORTH;

Thence South 88° 05' 09" East, a distance of 25.01 feet, on the North line of said Lot 3, and the South line of said Lot 2;

Thence South 0° 26' 27" West, a distance of 22.89 feet, on a line 25.00 feet East of and parallel with the West of said Lot 3, being the East line of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence South 55° 06' 40" West, a distance of 30.64 feet, to the West line of said Lot 3, and the East line of said Lot 15;

Thence North 0° 26' 27" East, a distance of 41.26 feet, on the West line of said Lot 3, and the East line of said Lot 15, to the Northwest corner of said Lot 3 and the Point of Beginning;

Said tract of land contain 802 square feet or 0.0184 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of Lot 2, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in Book 5, at Page 129, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the West line of Lots 1, 2, 3, and 4, PARK TOWER NORTH, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Commencing at the Northwest corner of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129, in office of the Clay County Recorder of Deeds, being the Southwest corner of Lot 2, PARK TOWER NORTH;

Thence South 88° 05' 09" East, a distance of 25.01 feet, on the North line of said Lot 3, and the South line of said Lot 2, to the Point of Beginning;

Thence continuing South 88° 05' 09" East, a distance of 15.00 feet, on the North line of said Lot 3, and the South line of said Lot 2;

Thence South 0° 26' 27" West, a distance of 30.26 feet, on a line 40.00 feet East of and parallel with the West of said Lot 3, being the East line of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence South 55° 06' 40" West, a distance of 49.03 feet, to the West line of said Lot 3, and the East line of said Lot 15;

Thence North 0° 26' 27" East, a distance of 18.39 feet, on the West line of said Lot 3, and the East line of said Lot 15;

Thence North 55° 06' 40" East, a distance of 30.64 feet;

Thence North 0° 26' 27" East, a distance of 22.89 feet, on a line 25.00 feet East of and parallel with the West of said Lot 3, and the East line of said Lot 15, to the Point of Beginning.

Said tract of land contain 996 square feet or 0.0229 acres more or less.





Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036674

Book: 8819 Page: 133

Type: EASE

Pages: 6

Fee: \$39.00 S 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement

2. **Date:**

9/14/2020

3. **Grantor (s):** John Stephen West

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-20-44

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, John Stephen West
(Names)

7505 North Troost 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 30 day of July, 2020

CITY OF GLADSTONE

By Scott Wingerson
Scott Wingerson, City Manager

GRANTOR:

John Stephen West
John Stephen West

Attest: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 30th day of July, 2020, before me, the undersigned Notary Public, personally appeared John Stephen West 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 John Stephen West 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, 2024



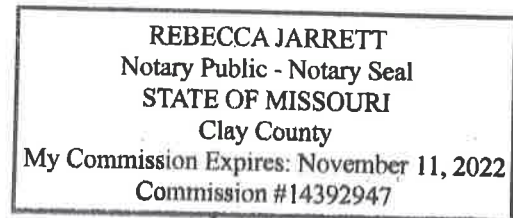
GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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 11-11-2022

Rebecca Jarrett
Notary Public Within Said County and State



KVE PN, B19_3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

SOUTH 87 FEET OF LOT 16, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of the South 87 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North $00^{\circ} 26' 27''$ East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Northeast corner of the South 87 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southeast corner of the North 82 feet of said Lot 16;

Thence South $1^{\circ} 54' 51''$ West, a distance of 87.00 feet, on the East line of the South 87 feet of said Lot 16, being the West line of Lot 17, EAST THOMAS HEIGHTS, to the Southeast corner of the South 87 feet of said Lot 16;

Thence North $88^{\circ} 05' 09''$ West, a distance of 40.36 feet, on the South line of the South 87 feet of said Lot 16, being the North line of Lot 7, EAST THOMAS HEIGHTS;

Thence North $15^{\circ} 20' 43''$ East, a distance of 89.45 feet, to the North line of the South 87 feet of said Lot 16, and the South line of the North 82 feet of said Lot 16;

Thence South $88^{\circ} 05' 09''$ East, a distance of 19.58 feet, on the North line of the South 87 feet of said Lot 16, and the South line of the North 82 feet of said Lot 16, to the Point of Beginning.

Said tract of land contain 2,612 square feet or 0.0600 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of the South 87 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

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Thence North 88° 05' 09" West, a distance of 7.71 feet, on the South line of the South 87 feet of said Lot 16, and the North line of said Lot 7;

Thence North 15° 20' 43" East, a distance of 89.45 feet, to the North line of the South 87 feet of said Lot 16, and the South line of the North 82 feet of said Lot 16;

Thence South 88° 05' 09" East, a distance of 7.71 feet, on the North line of the South 87 feet of said Lot 16, and the South line of the North 82 feet of said Lot 16, to the Point of Beginning.

Said tract of land contain 680 square feet or 0.0156 acres more or less.





Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036675

Book: 8819 Page: 134

Type: EASE

Pages: 7

Fee: \$42.00 S 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Drainage Easement

2. **Date:**

9/14/2020

3. **Grantors:** Harrold Properties LLC

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-20-44

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Harrold Properties LLC
(Names)

3804 NE 62nd Terrance, 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 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 Harrold Properties LLC are lawfully seized and possessed of the real estate above described, that said company 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 his hand and subscribed his name to the foregoing, this 14 day of August, 2020

CITY OF GLADSTONE, MO

BY Scott Wingerson
Scott Wingerson, City Manager

GRANTOR:
Jimmy Harrold
Jimmy Harrold - President

ATTEST: Ruth Bocchino
Ruth Bocchino, City Clerk

GRANTOR'S ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF Clay)

On this 14th day of August, 2020, before me, the undersigned Notary Public, personally appeared on behalf of Harrold Properties LLC, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed of said company.

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

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

My commission expires March 25, 2024

JENNIFER L. SPRINK
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Mar. 25, 2024
Commission #12319212

GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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.

Rebecca Jarrett
Notary Public Within Said County/St.

My commission expires: 11-11-2022.

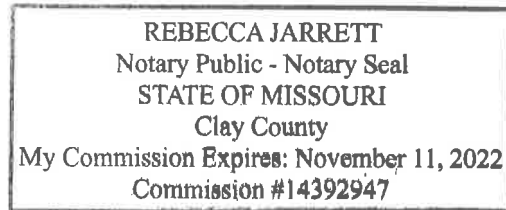


EXHIBIT A

EAST THOMAS
HEIGHTS

DRAINAGE EASEMENT

SOUTH 87'
OF LOT 16

N. LINE S. 87'
OF LOT 16
S. LINE N. 82'
OF LOT 16

P.I.N.: 13611000701900
PROP. OWN.: HAROLD PROPERTIES LLC
PROP. ADD.: 7511
N TROOST AVE

NE 75th
TERRACE

NORTH 82'
OF LOT 16

N 15°20'43" E
84.31'

N 88°05'09" W
19.58'

S 88°05'09" E
7.71'

POINT OF BEGINNING
NW COR LOT 17
DRAINAGE EASEMENT
TEMPORARY CONSTRUCTION
EASEMENT

LOT 17
S 01°54'51" W
82.00'



SCALE: 1" = 20'

LEGEND



DRAINAGE EASEMENT
= 807 SQ. FT.



TEMPORARY
CONSTRUCTION EASEMENT
= 650 SQ. FT.



KV KAW VALLEY ENGINEERING

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-5858 | FAX (816) 468-6651
kc@kveng.com | www.kveng.com

7/16/2020
3778EXB

Exhibit B

KVE PN. B19_3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

NORTH 82 FEET OF LOT 16, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of the North 82 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Northeast corner of the North 82 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence South 1° 54' 51" West, a distance of 82.00 feet, on the East line of said Lot 16, being the West line of Lot 17, EAST THOMAS HEIGHTS, to the Southeast corner of the North 82 feet of said Lot 16, being the Northeast corner of the South 87 feet of said Lot 16;

Thence North 88° 05' 09" West, a distance of 19.58 feet, on the South line of the North 82 feet of said Lot 16, being the North line of the South 87 feet of said Lot 16;

Thence North 15° 20' 43" East, a distance of 84.31 feet, to the Northeast corner of the North 82 feet of said Lot 16 and the Point of Beginning.

Said tract of land contain 807 square feet or 0.0185 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of the North 82 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

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Thence South $15^{\circ} 20' 43''$ West, a distance of 84.31 feet to the South line of the North 82 feet of said Lot 16, being the North line of the South 87 feet of said Lot 16;

Thence North $88^{\circ} 05' 09''$ West, a distance of 7.71 feet, on the South line of the North 82 feet of said Lot 16, and the North line of the South 87 feet of said Lot 16;

Thence North $15^{\circ} 20' 43''$ East, a distance of 84.31 feet, to the North line of the North 82 feet of said Lot 16, being the South Right-of-Way line of NE 75th Terrace;

Thence South $88^{\circ} 05' 09''$ East, a distance of 7.71 feet, on the North line of the North 82 feet of said Lot 16, and the South Right-of-Way line of NE 75th Terrace to the Point of Beginning.

Said tract of land contain 650 square feet or 0.0149 acres more or less.



Recorded in Clay County, Missouri



Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036676

Book: 8819 Page: 135

Type: EASE

Pages: 7

Fee: \$42.00 S 2020032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Drainage Easement

2. **Date:**

9/14/2020

3. **Grantors:** John Stephen West

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-20-44

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, John Stephen West
(Names)

7505 North Troost Avenue, 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 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 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 John Stephen West are 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

GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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.

My commission expires: 11-11-2022

Rebecca Jarrett
Notary Public Within Said County/St.

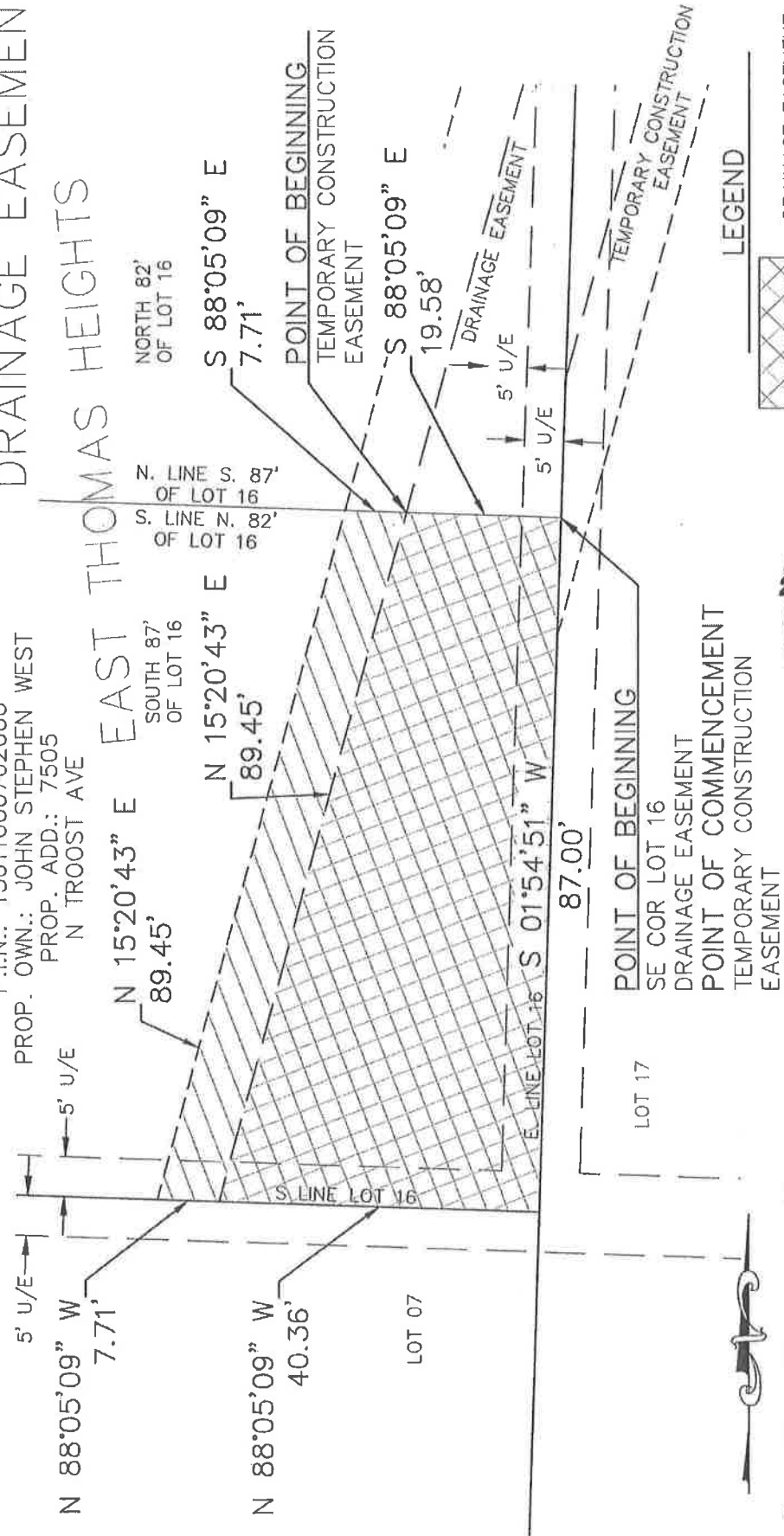
REBECCA JARRETT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: November 11, 2022
Commission #14392947

EXHIBIT A

DRAINAGE EASEMENT

P.I.N.: 13611000702000
 PROP. OWN.: JOHN STEPHEN WEST
 PROP. ADD.: 7505
 N TROOST AVE

EAST THOMAS HEIGHTS



SCALE: 1" = 20'

LEGEND

 DRAINAGE EASEMENT
 = 2,612 SQ. FT.

 TEMPORARY CONSTRUCTION EASEMENT
 = 680 SQ. FT.



KV KAW VALLEY ENGINEERING

8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
 PH. (816) 468-5858 | FAX (816) 468-6651
 kc@kveng.com | www.kveng.com

7/16/2020
 3778EXB

KVE PN. B19_ 3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

SOUTH 87 FEET OF LOT 16, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

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Thence North 88° 05' 09" West, a distance of 40.36 feet, on the South line of the South 87 feet of said Lot 16, being the North line of Lot 7, EAST THOMAS HEIGHTS;

Thence North 15° 20' 43" East, a distance of 89.45 feet, to the North line of the South 87 feet of said Lot 16, and the South line of the North 82 feet of said Lot 16;

Thence South 88° 05' 09" East, a distance of 19.58 feet, on the North line of the South 87 feet of said Lot 16, and the South line of the North 82 feet of said Lot 16, to the Point of Beginning.

Said tract of land contain 2,612 square feet or 0.0600 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of the South 87 feet of Lot 16, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

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Thence South 15° 20' 43" West, a distance of 89.45 feet, to the South line of the South 87 feet of said Lot 16, being the North line of Lot 7, EAST THOMAS HEIGHTS;

Thence North 88° 05' 09" West, a distance of 7.71 feet, on the South line of the South 87 feet of said Lot 16, and the North line of said Lot 7;

Thence North 15° 20' 43" East, a distance of 89.45 feet, to the North line of the South 87 feet of said Lot 16, and the South line of the North 82 feet of said Lot 16;

Thence South 88° 05' 09" East, a distance of 7.71 feet, on the North line of the South 87 feet of said Lot 16, and the South line of the North 82 feet of said Lot 16, to the Point of Beginning.

Said tract of land contain 680 square feet or 0.0156 acres more or less.





Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036677

Book: 8819 Page: 136

Type: EASE

Pages: 7

Fee: \$42.00 S 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Permanent Drainage Easement

2. **Date:**

9/14/2020

3. **Grantors:** Timothy A & June Denise Van Horn, 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-20-44

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Timothy A & June Denise Van Horn
(Names)

1104 NE 75th Terrance, 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:

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

1. Said easement will be kept free from buildings and any other structures or obstructions (except sidewalks, roadways, pavement, or curbs) which will interfere with the **GRANTEE** in excavating upon said land for the purpose of laying, constructing, reconstructing, operating, repairing, and maintaining said facilities and appurtenances; and no excavation or fill shall be made and no other operations of any kind or nature shall be performed or authorized by the **GRANTOR** to be performed which will reduce or increase the earth coverage in such manner and to such extent so as to interfere with, or jeopardize or threaten the normal and proper operation and maintenance of said facilities and appurtenances, said facilities at all times to be laid and constructed at a proper depth below any pavement or street surfacing laid out or established at any time along, upon, or over said easement or any portion thereof, and the **GRANTEE** will repair any damage to fences, pavement, curb or sod in any way arising in connection with the laying, constructing, and repairing of said facilities and appurtenances. By granting this easement, same shall not be considered or construed as prohibiting the **GRANTOR** in the developing of any adjoining property from the laying out, establishing and the constructing of pavement surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

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

3. That Timothy A & June Denise Van Horn 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 encumbrances done or suffered by them which would interfere with the rights granted hereunder; and that

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 their hand and subscribed their name to the foregoing, this 28 day of August, 2020

CITY OF GLADSTONE, MO

GRANTORS:

BY Scott Wingerson
Scott Wingerson, City Manager

Timothy A Van Horn
Timothy A Van Horn

ATTEST: Ruth Bocchino
Ruth Bocchino, City Clerk

June Denise Van Horn
June Denise Van Horn

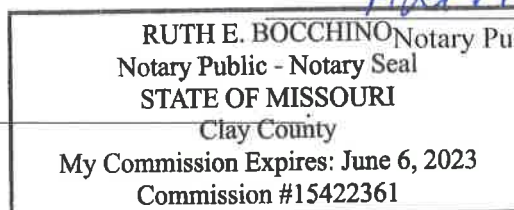
GRANTOR'S ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF CLAY) ss.

On this 28 day of August, 2020 before me, the undersigned Notary Public, personally appeared Timothy A & June Denise Van Horn, to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said Timothy A & June Denise Van Horn further declare themselves to be married.

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



GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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.

Rebecca Jarrett
Notary Public Within Said County/St.

My commission expires: 11-11-2022

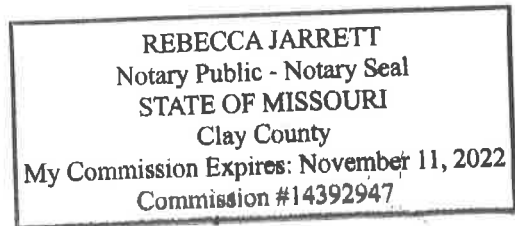


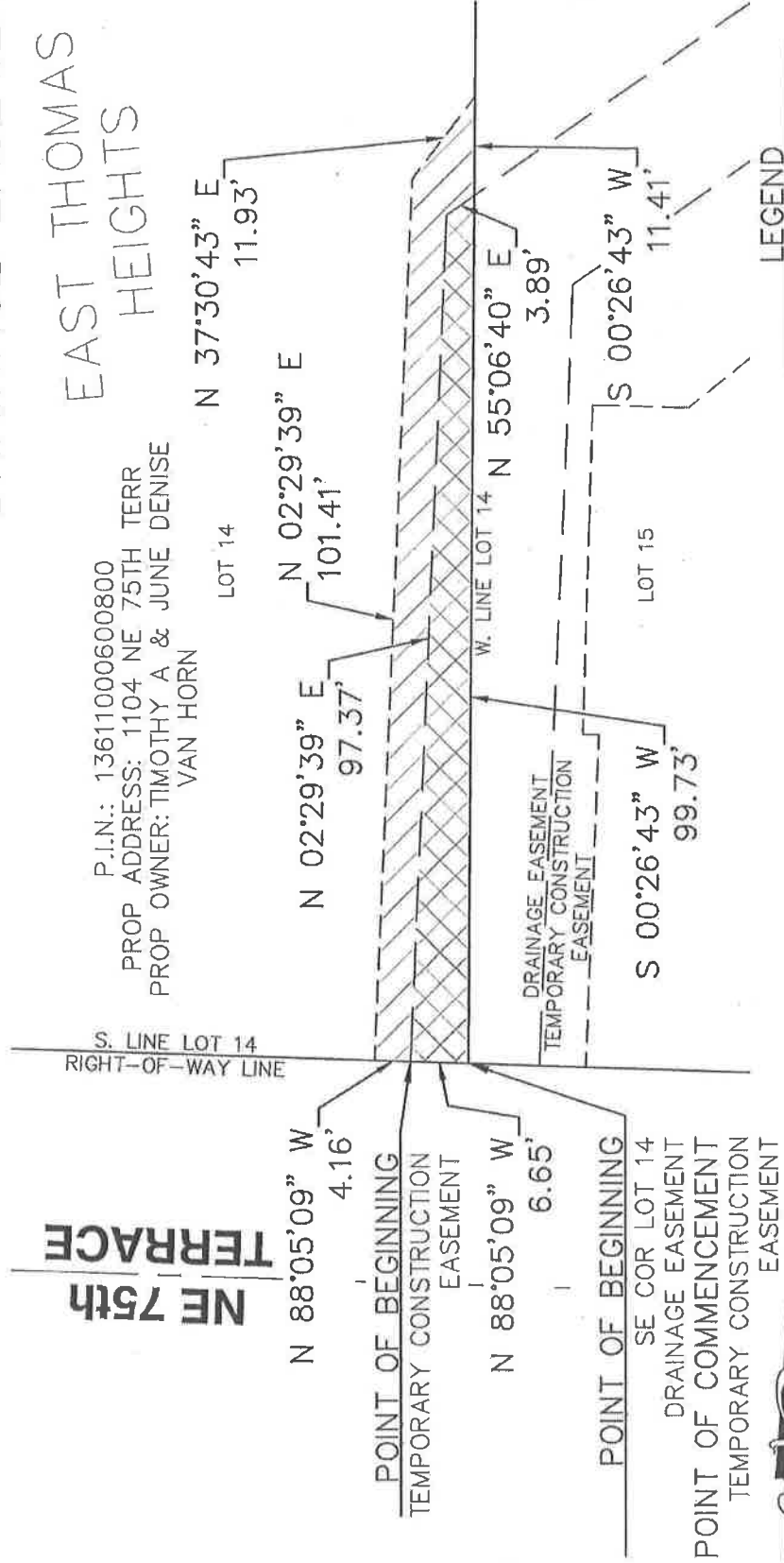
EXHIBIT A

DRAINAGE EASEMENT

NE 75th
TERRACE

P.I.N.: 13611000600800
PROP ADDRESS: 1104 NE 75TH TERR
PROP OWNER: TIMOTHY A & JUNE DENISE
VAN HORN

EAST THOMAS
HEIGHTS



SCALE: 1" = 20'



KV KAW VALLEY ENGINEERING

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-5858 | FAX (816) 468-6651
kc@kveng.com | www.kveng.com

7/16/2020
3778EXB

KVE PN. B19_3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

LOT 14, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of Lot 14, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Southeast corner of Lot 14, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southwest corner of Lot 15, EAST THOMAS HEIGHTS;

Thence North 88° 05' 09" West, a distance of 6.65 feet, on the South line of said Lot 14, being the North Right-of-Way line of NE 75th Terrace;

Thence North 02° 29' 39" East, a distance of 97.37 feet;

Thence North 55° 06' 40" East, a distance of 3.89 feet, to the East line of said Lot 14, and the West line of said Lot 15;

Thence South 0° 26' 43" West, a distance of 99.73 feet, on the East line of said Lot 14, and the West line of said Lot 15, to the Southeast corner of said Lot 14 and the Point of Beginning.

Said tract of land contain 482 square feet or 0.0111 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of Lot 14, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows;

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS

network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Commencing at the Southeast corner of Lot 14, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence North $88^{\circ} 05' 09''$ West, a distance of 6.65 feet, on the South line of said Lot 14, being the North Right-of-Way line of NE 75th Terrace to the Point of Beginning;

Thence continuing North $88^{\circ} 05' 09''$ West, a distance of 4.16 feet, on the South line of said Lot 14, and the North Right-of-Way line of NE 75th Terrace;

Thence North $02^{\circ} 29' 39''$ East, a distance of 104.41 feet;

Thence North $37^{\circ} 30' 43''$ East, a distance of 11.93 feet, to the East line of said Lot 14, being a common line with Lot 15, EAST THOMAS HEIGHTS;

Thence South $0^{\circ} 26' 43''$ West, a distance of 11.41 feet, on the East line of said Lot 14,

Thence South $55^{\circ} 06' 40''$ West, a distance of 3.89 feet,

Thence South $02^{\circ} 29' 39''$ West, a distance of 97.37 feet to the South line of said Lot 14 and the North Right-of-Way line of NE 75th Terrace and the Point of Beginning.

Said tract of land contain 466 square feet or 0.0107 acres more or less.



Recorded in Clay County, Missouri



Recording Date/Time: 10/01/2020 at 02:20:58 PM

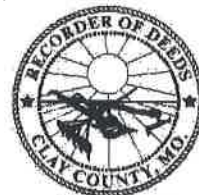
Instr #: 2020036678

Book: 8819 Page: 137

Type: EASE

Pages: 7

Fee: \$42.00 S 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Permanent Drainage Easement

2. **Date:**

9/14/2020

3. **Grantors:** Curtis J & Denice K Wilson, 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-20-44

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Curtis J & Denice K Wilson
(Names)

7526 North Tracy Avenue, 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 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 Curtis J & Denice K Wilson 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 encumbrances done or suffered by them which would interfere with the rights granted hereunder; and that 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 their hand and subscribed their name to the foregoing, this 4th day of August, 2020.

CITY OF GLADSTONE, MO

GRANTORS:

BY Scott Wingerson
Scott Wingerson, City Manager

Curtis J Wilson
Curtis J Wilson

ATTEST: Ruth E Bocchino
Ruth Bocchino, City Clerk

Denice K Wilson
Denice K Wilson

GRANTOR'S ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF Clay)

On this 4th day of August, 2020, before me, the undersigned Notary Public, personally appeared Curtis J & Denice K Wilson, to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said Curtis J & Denice K Wilson further declare themselves to be married.

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.

Connie M. Dixon
Notary Public within said County/St.

My commission expires March 18, 2022

Connie M. Dixon
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: March 18, 2022
Commission #18935911

GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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.

Rebecca Jarrett
Notary Public Within Said County/St.

My commission expires: 11-11-2022.

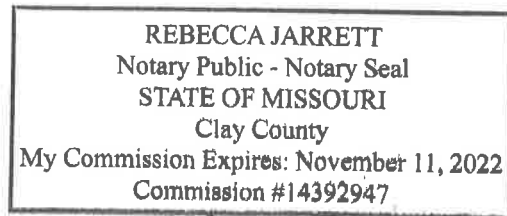
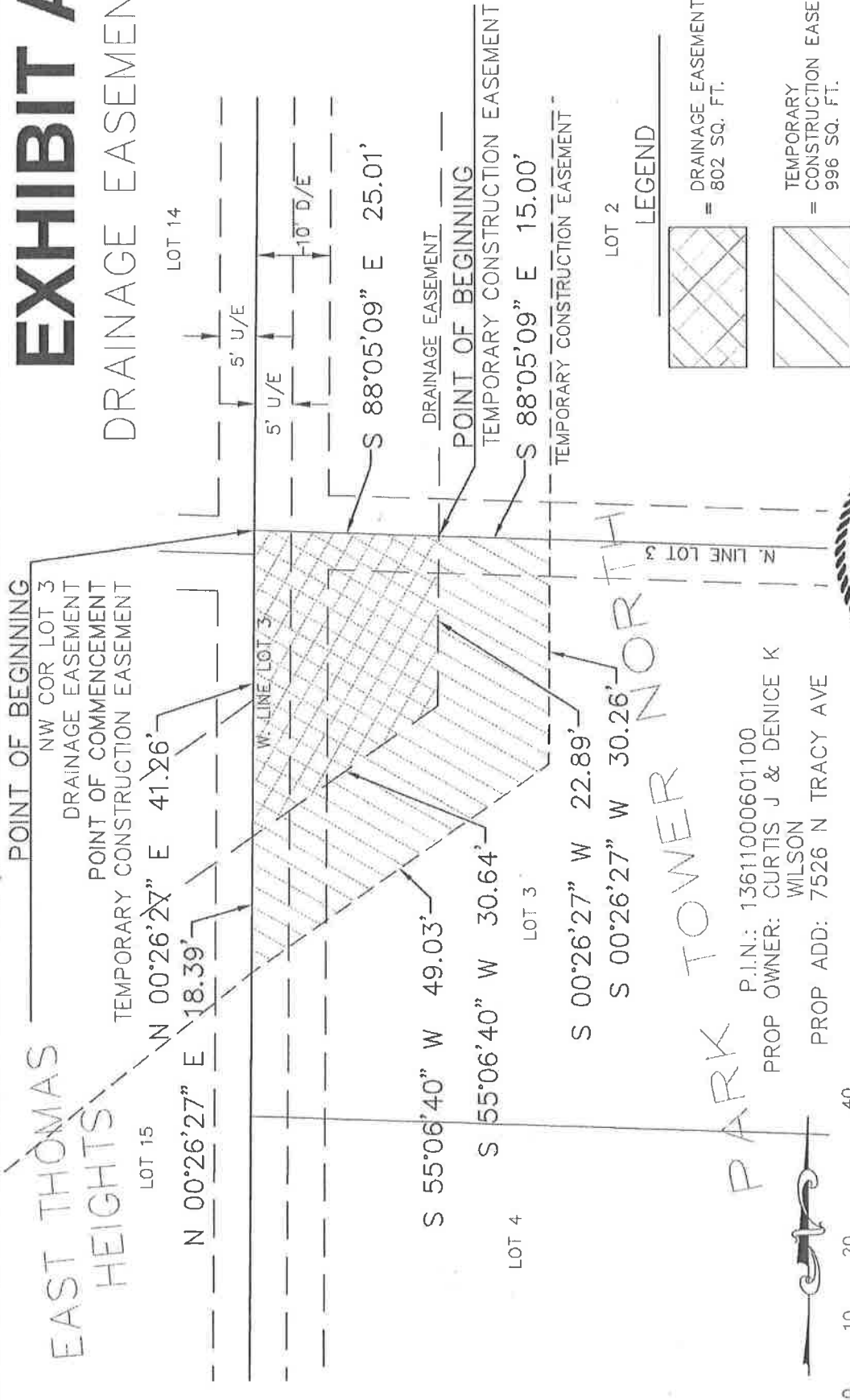


EXHIBIT A

DRAINAGE EASEMENT



8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-5858 | FAX (816) 468-6651
kc@kveng.com | www.kveng.com



7/16/2020
3778EXB



SCALE: 1" = 20'

Exhibit B

KVE PN. B19_ 3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

LOT 3, PARK TOWER NORTH

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in Book 5, at Page 129, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the West line of Lots 1, 2, 3, and 4, PARK TOWER NORTH, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Northwest corner of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129, in office of the Clay County Recorder of Deeds, being the Southwest corner of Lot 2, PARK TOWER NORTH;

Thence South 88° 05' 09" East, a distance of 25.01 feet, on the North line of said Lot 3, and the South line of said Lot 2;

Thence South 0° 26' 27" West, a distance of 22.89 feet, on a line 25.00 feet East of and parallel with the West of said Lot 3, being the East line of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence South 55° 06' 40" West, a distance of 30.64 feet, to the West line of said Lot 3, and the East line of said Lot 15;

Thence North 0° 26' 27" East, a distance of 41.26 feet, on the West line of said Lot 3, and the East line of said Lot 15, to the Northwest corner of said Lot 3 and the Point of Beginning;

Said tract of land contain 802 square feet or 0.0184 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of Lot 2, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in Book 5, at Page 129, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the West line of Lots 1, 2, 3, and 4, PARK TOWER NORTH, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Commencing at the Northwest corner of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129, in office of the Clay County Recorder of Deeds, being the Southwest corner of Lot 2, PARK TOWER NORTH;

Thence South 88° 05' 09" East, a distance of 25.01 feet, on the North line of said Lot 3, and the South line of said Lot 2, to the Point of Beginning;

Thence continuing South 88° 05' 09" East, a distance of 15.00 feet, on the North line of said Lot 3, and the South line of said Lot 2;

Thence South 0° 26' 27" West, a distance of 30.26 feet, on a line 40.00 feet East of and parallel with the West of said Lot 3, being the East line of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds;

Thence South 55° 06' 40" West, a distance of 49.03 feet, to the West line of said Lot 3, and the East line of said Lot 15;

Thence North 0° 26' 27" East, a distance of 18.39 feet, on the West line of said Lot 3, and the East line of said Lot 15;

Thence North 55° 06' 40" East, a distance of 30.64 feet;

Thence North 0° 26' 27" East, a distance of 22.89 feet, on a line 25.00 feet East of and parallel with the West of said Lot 3, and the East line of said Lot 15, to the Point of Beginning.

Said tract of land contain 996 square feet or 0.0229 acres more or less.





Recording Date/Time: 10/01/2020 at 02:20:58 PM

Instr #: 2020036679

Book: 8819 Page: 138

Type: EASE

Pages: 8

Fee: \$45.00 \$ 20200032989



Katee Porter
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Permanent Drainage Easement

2. **Date:**

9/14/2020

3. **Grantors:** Chester O. & Doris Farage, 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-20-44

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Chester O. & Doris Farage

(Names)

1106 Northeast 75th Terrance, 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 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 Chester O. & Doris Farage 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 encumbrances done or suffered by them which would interfere with the rights granted hereunder; and that

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 their hand and subscribed their name to the foregoing, this 31st day of July, 2020.

CITY OF GLADSTONE, MO

GRANTORS:

BY Scott Wingerson
Scott Wingerson, City Manager

Chester O. Farage
Chester O. Farage

ATTEST: Ruth E Bocchino
Ruth Bocchino, City Clerk

Doris Farage
Doris Farage

GRANTOR'S ACKNOWLEDGMENT

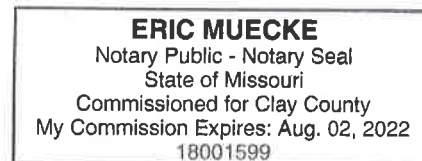
STATE OF MISSOURI)
) ss.
COUNTY OF Clay)

On this 31st day of July, 2020, before me, the undersigned Notary Public, personally appeared Chester O. & Doris Farage, to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. And the said Chester O. & Doris Farage further declare themselves to be married.

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.

Eric Muecke
Notary Public within said County/St.

My commission expires 8-2-2022.



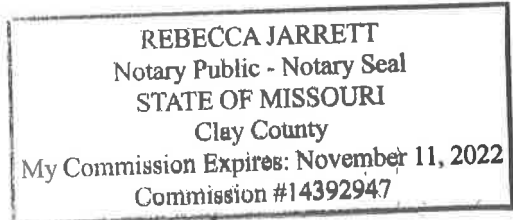
GRANTEE'S ACKNOWLEDGMENT

On this 16 day of September, 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.

Rebecca Jarrett
Notary Public Within Said County/St.

My commission expires: 11-11-2022



DRAINAGE EASEMENT



8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-5858 | FAX (816) 468-6651
kztliveng.com | www.kveng.com

KAW VALLEY ENGINEERING

7/16/2020
3778EXB

Exhibit B

KVE PN. B19_ 3778

GLADSTONE STORM SEWER IMPROVEMENTS

PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

LOT 15, EAST THOMAS HEIGHTS

PERMANENT DRAINAGE EASEMENT

A tract of land for a Permanent Drainage Easement across part of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Beginning at the Southwest corner of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southeast corner of Lot 14, EAST THOMAS HEIGHTS;

Thence North 00° 26' 43" East, a distance of 99.73 feet, on the West line of said Lot 15, being the East line of said Lot 14;

Thence North 55° 06' 40" East, a distance of 91.92 feet, to the East line of said Lot 15, being the West line of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129;

Thence South 00° 26' 27" West, a distance of 18.39 feet, on the East line of said Lot 15, and the West line of said Lot 3;

Thence South 55° 06' 40" West, a distance of 77.76 feet;

Thence South 02° 29' 39" West, a distance of 89.80 feet, to the South line of said Lot 15, being the North Right-of-Way line of NE 75th Terrace;

Thence North 88° 05' 09" West, a distance of 8.35 feet, on the South line of said Lot 15 and said right-of-way line, to the Point of Beginning.

Said tract of land contain 2,223 square feet or 0.0510 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Commencing at the Southwest corner of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southeast corner of Lot 14, EAST THOMAS HEIGHTS;

Thence South 88° 05' 09" East, a distance of 8.35 feet, on the South line of said Lot 15, being the North Right-of-Way line of NE 75th Terrace, to the Point of Beginning;

Thence North 02° 29' 39" East, a distance of 89.80 feet;

Thence North 55° 06' 40" East, a distance of 77.76 feet, to the East line of said Lot 15, being the West line of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129;

Thence South 00° 26' 27" West, a distance of 18.39 feet, on the East line of said Lot 15, and the West line of said Lot 3;

Thence South 51° 24' 11" West, a distance of 64.46;

Thence North 88° 21' 29" West, a distance of 11.03 feet;

Thence South 01° 38' 31" West, a distance of 37.85 feet;

Thence South 88° 21' 29" East, a distance of 1.81 feet;

Thence South 02° 15' 02" West, a distance of 38.19 feet, to the South line of said Lot 15, and said North Right-of-Way line of NE 75th Terrace

Thence North 88° 05' 09" West, a distance of 5.37 feet, on the South line of said Lot 15 and said right-of-way line, to the Point of Beginning.

Said tract of land contain 1,528 square feet or 0.0351 acres more or less.

Also

TEMPORARY CONSTRUCTION EASEMENT

A tract of land for a Temporary Construction Easement across part of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in Book 8, at Page 72, in office of the Clay County Recorder of Deeds; and more particularly described by Phillip James Schnitz, PLS 2014020715, on July 17, 2020, as follows:

(Basis of Bearings: North 00° 26' 27" East along the East line of Lots 13 and 15, EAST THOMAS HEIGHTS, as measured by Global Positioning System (GPS) on the Missouri Department of Transportation VRS

network and referenced to Missouri State Plane Coordinate System, West Zone, based on the North America Datum of 1983(NAD83) with ellipsoid update 12A.)

Commencing at the Southwest corner of Lot 15, EAST THOMAS HEIGHTS, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record April 1, 1952, in book 8, at Page 72, in office of the Clay County Recorder of Deeds, and being the Southeast corner of Lot 14, EAST THOMAS HEIGHTS;

Thence North $00^{\circ} 26' 43''$ East, a distance of 99.73 feet, on the West line of said Lot 15, being the East line of said Lot 14, to the Point of Beginning;

Thence continuing North $00^{\circ} 26' 43''$ East, a distance of 12.26 feet, on the West line of said Lot 15, and the East line of said Lot 14;

Thence North $55^{\circ} 06' 40''$ East, a distance of 91.92 feet, to the East line of said Lot 15, being the West line of Lot 3, PARK TOWER NORTH, a subdivision of land in the City of Gladstone, Clay County, Missouri, filed for record June 2, 1959, in book 5, at Page 129;

Thence South $00^{\circ} 26' 27''$ West, a distance of 12.26 feet, on the East line of said Lot 15, and the West line of said Lot 3;

Thence South $55^{\circ} 06' 40''$ West, a distance of 91.92 feet, to the Point of Beginning.

Said tract of land contain 920 square feet or 0.0211 acres more or less.

