

RESOLUTION NO. R-26-21

A RESOLUTION ACCEPTING RIGHT-OF-WAY AND EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE NORTH OAK TRAFFICWAY ROAD CONSTRUCTION PROJECT TP2371.

WHEREAS, right-of-way and easements from certain property owners are necessary to construct the North Oak Trafficway Road Construction Project TP2371.

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

THAT, right-of-way and easements from the property owners attached hereto as Exhibits "A" through "I" are hereby accepted.

Permanent Landscape and Utility Easement

"A" – RIAR 1 LLC 7020 N. Oak Trafficway

Permanent Utility Easements

"B" – Chris & Amanda Surber Real Estate LLC 7000 N. Oak Trafficway

"C" – 7100 N. Oak LLC 7116 N. Oak Trafficway

Temporary Construction Easements

"D" – Chris & Amanda Surber Real Estate LLC 7000 N. Oak Trafficway

"E" – Thomas L. Sims 7116 N. Oak Trafficway

"F" – Shelly L. Wyatt LLC 7027 N. Oak Trafficway

Right-of-Way by Quit-Claim Deeds

"G" – Thomas L. Sims 7116 N. Oak Trafficway

"H" – L. Wyatt LLC 7027 N. Oak Trafficway

"I" – RIAR 1 LLC 7020 N. Oak Trafficway

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 27TH DAY OF APRIL 2026.



Jean B. Moore, Mayor

ATTEST:



Kris Keller, City Clerk



Request for Council Action

RES # R-26-21

BILL # City Clerk Only

ORD # City Clerk Only

Date: 4/21/2026

Department: Public Works

Meeting Date Requested: 4/27/2026

Public Hearing: Yes Date: N/A

Subject: Property Acquisition, N. Oak Trafficway Road Construction, Project TP2371

Background: The City of Gladstone is working to finalize the design of improvements to N. Oak Trafficway from NE 69th Street to NE 72nd Street. In order to construct the improvements, right-of-way and/or easements are required from 20 property owners.

Budget Discussion: Funds are available from the 2024 COP and budgeted in the Transportation Sales Tax Fund.

Public/Board/Staff Input: Staff requests that the right-of-way and/or easements listed in the Resolution be submitted to Council for approval. This action will complete acquisition for five properties, with fifteen (15) remaining to be acquired.

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

Timothy A. Nebergall
Department Director/Administrator

JA
City Attorney

BB
City Manager

Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM

Book: 10162 Page: 58

Instr #: 2026012073

Pages: 4

Fee: \$33.00 S



Sandra Brock
Recorder of Deeds

GLADSTONE CITY OF

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Permanent Landscape and Utility Easement

2. **Date:** *May 6, 2026*

3. **Grantors:** RIAR 1 LLC

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

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

6. **Legal Description:**

The east 10 feet of Tract A, Resurvey of Lots 9 thru 12, Linden Heights, a subdivision in the City of Gladstone, Clay County, Missouri

PERMANENT LANDSCAPE AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, RIAR 1 LLC
(NAME OR NAMES)
7020 N Oak, Gladstone, MO 64118
(ADDRESS)

of Gladstone, Clay County, MO hereinafter called the **GRANTOR**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the existence of the facilities and appurtenances through the lands hereafter described, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, an easement for the construction of roadway improvements, the installation and maintenance of landscaping, and for the location, construction, reconstruction, maintenance, removal, operation and repair of utilities including water, sewer, gas, phone, and electricity, under, through and over the following described tract of land lying, being and situated in the City of Gladstone, Clay County, Missouri, to-wit:

The east 10 feet of Tract A, Resurvey of Lots 9 thru 12, Linden Heights, a subdivision in the City of Gladstone, Clay County, Missouri

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

1. Said easement will be kept free from buildings and any other structures or obstructions (except sidewalks, roadways, pavement, or curbs) which will interfere with the **GRANTEE** in constructing, reconstructing, operating, repairing, and maintaining said facilities and appurtenances; and no excavation or fill shall be made and no other operations of any kind or nature shall be performed or authorized by the **GRANTOR** to be performed which will reduce or increase the earth coverage in such manner and to such extent so as to interfere with, or jeopardize or threaten the normal and proper operation and maintenance of said facilities and appurtenances, and the **GRANTEE** will repair any damage to fences, pavement, curb or sod in any way arising in connection with the constructing and repairing of said facilities and appurtenances. By granting this easement, same shall not be considered or construed as prohibiting the **GRANTOR** in the developing of any adjoining property from the laying out, establishing and the constructing of pavement surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.
2. The right of **GRANTEE**, its agents, servants, employees, or independent contractor to go upon said land, and so much of the **GRANTOR'S** adjoining land as may be reasonably necessary, at any time to excavate or perform other operations for the purpose of laying, constructing, reconstructing, operating, removing, replacing, repairing, or maintaining said facilities and all appurtenances incidental thereto.
3. That RIAR 1 LLC is 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 they forever warrant and defend the title thereto against the lawful claims of all affecting the right and easement granted hereunder.

GRANTEE'S ACKNOWLEDGMENT

On this 16th day of May, 2026, before me, this undersigned Notary Public, personally appeared Robert M. Baer, 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.

Kristina J Keller
Notary Public Within Said County/State

My commission expires: March 23, 2030

KRISTINA J KELLER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: March 23, 2030
Commission #22885643

Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM

Book: 10162 Page: 54

Instr #: 2026012069

Pages: 4

Fee: \$33.00 S

GLADSTONE CITY OF



Sandra Brock
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Permanent Utility Easement
2. **Date:** *May 6, 2026*
3. **Grantors:** Chris & Amanda Surber Real Estate LLC
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 N. Holmes; Gladstone, MO 64118
6. **Legal Description:**

The east 10 feet of the south 80 feet of the east 288.71 feet of Lot 25, Linden Heights, a subdivision in the City of Gladstone, Clay County, Missouri.

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Chris & Amanda Surber Real Estate LLC
(NAME OR NAMES)
7000 N. Oak, Gladstone, MO 64118
(ADDRESS)

of Gladstone, Clay County, MO hereinafter called the **GRANTOR**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the existence of the facilities and appurtenances through the lands hereafter described, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, an easement for the construction of roadway improvements and for the location, construction, reconstruction, maintenance, removal, operation and repair of utilities including water, sewer, gas, phone, and electricity, under, through and over the following described tract of land lying, being and situated in the City of Gladstone, Clay County, Missouri, to-wit:

The east 10 feet of the south 80 feet of the east 288.71 feet of Lot 25, Linden Heights, a subdivision in the City of Gladstone, Clay County, Missouri.


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

1. Said easement will be kept free from buildings and any other structures or obstructions (except sidewalks, roadways, pavement, or curbs) which will interfere with the **GRANTEE** in constructing, reconstructing, operating, repairing, and maintaining said facilities and appurtenances; and no excavation or fill shall be made and no other operations of any kind or nature shall be performed or authorized by the **GRANTOR** to be performed which will reduce or increase the earth coverage in such manner and to such extent so as to interfere with, or jeopardize or threaten the normal and proper operation and maintenance of said facilities and appurtenances, and the **GRANTEE** will repair any damage to fences, pavement, curb or sod in any way arising in connection with the constructing and repairing of said facilities and appurtenances. By granting this easement, same shall not be considered or construed as prohibiting the **GRANTOR** in the developing of any adjoining property from the laying out, establishing and the constructing of pavement surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.
2. The right of **GRANTEE**, its agents, servants, employees, or independent contractor to go upon said land, and so much of the **GRANTOR'S** adjoining land as may be reasonably necessary, at any time to excavate or perform other operations for the purpose of laying, constructing, reconstructing, operating, removing, replacing, repairing, or maintaining road construction impaid facilities and all appurtenances incidental thereto.
3. That Chris & Amanda Surber Real Estate LLC is 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 they forever warrant and defend the title thereto against the lawful claims of all affecting the right and easement granted hereunder.

GRANTEE'S ACKNOWLEDGMENT

On this 10th day of May, 2020, before me, this undersigned Notary Public, personally appeared Robert M. Baer, to me personally known, who being by me duly sworn, did say that (s)he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of it City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

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



Notary Public Within Said County/St.

My commission expires: 3-23-30.



Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM

Book: 10162 Page: 57

Instr #: 2026012072

Pages: 6

Fee: \$39.00 S



Sandra Brock
Recorder of Deeds

GLADSTONE CITY OF

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Permanent Utility Easement

2. **Date:** *May 6, 2026*

3. **Grantors:** 7100 N Oak LLC

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

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

6. **Legal Description:**

The east 10 feet of Lot 7 and Lot 8, Linden Heights, a subdivision in the City of Gladstone, Clay County, Missouri

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, 7100 N Oak LLC
(NAME OR NAMES)
1800 NE 76th Street, Gladstone, MO
(ADDRESS)

of Gladstone, Clay County, MO hereinafter called the **GRANTOR**, for and in consideration of One Dollar (\$1.00) and the advantages to be gained from the existence of the facilities and appurtenances through the lands hereafter described, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the CITY OF GLADSTONE, a municipal corporation of the State of Missouri, hereafter called **GRANTEE**, an easement for the construction of roadway improvements and for the location, construction, reconstruction, maintenance, removal, operation and repair of utilities including water, sewer, gas, phone, and electricity, under, through and over the following described tract of land lying, being and situated in the City of Gladstone, Clay County, Missouri, to-wit:

The east 10 feet of Lot 7 and Lot 8, Linden Heights, a subdivision in the City of Gladstone, Clay County, Missouri

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

1. Said easement will be kept free from buildings and any other structures or obstructions (except sidewalks, roadways, pavement, or curbs) which will interfere with the **GRANTEE** in constructing, reconstructing, operating, repairing, and maintaining said facilities and appurtenances; and no excavation or fill shall be made and no other operations of any kind or nature shall be performed or authorized by the **GRANTOR** to be performed which will reduce or increase the earth coverage in such manner and to such extent so as to interfere with, or jeopardize or threaten the normal and proper operation and maintenance of said facilities and appurtenances, and the **GRANTEE** will repair any damage to fences, pavement, curb or sod in any way arising in connection with the constructing and repairing of said facilities and appurtenances. By granting this easement, same shall not be considered or construed as prohibiting the **GRANTOR** in the developing of any adjoining property from the laying out, establishing and the constructing of pavement surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.
2. The right of **GRANTEE**, its agents, servants, employees, or independent contractor to go upon said land, and so much of the **GRANTOR'S** adjoining land as may be reasonably necessary, at any time to excavate or perform other operations for the purpose of laying, constructing, reconstructing, operating, removing, replacing, repairing, or maintaining road construction impsaid facilities and all appurtenances incidental thereto.
3. That 7100 N Oak LLC is 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 they forever warrant and defend the title thereto against the lawful claims of all affecting the right and easement granted hereunder.

GRANTEE'S ACKNOWLEDGMENT

On this 6th day of May, 2020, before me, this undersigned Notary Public, personally appeared Robert M. Baer, to me personally known, who being by me duly sworn, did say that (s)he is the City Manager of the City of Gladstone, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of it City Council, and said City Manager acknowledged said instrument to be the free act and deed of said corporation.

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



Notary Public Within Said County/St.

My commission expires: March 23, 2030

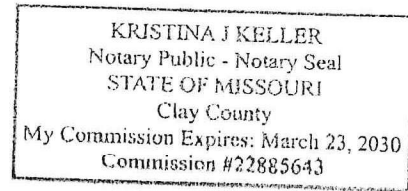


EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

PARENT PARCEL:

All that part of a tract of land in the West Half of Section 23, Township 51 North, Range 33 West, and being all of Lot 1, "LINDEN HEIGHTS", a recorded subdivision in Clay County, Missouri, in book C, at page 219, and part of the East 1/2 of the NW 1/4 of said Section 23, as described in Warranty Deed instrument #2017016705, in book 7968 at page 48, recorded in Clay County, Missouri.

Right-of-Way - 1 (See Exhibit "B")

Commencing at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence N00°25'51"E along said West Right-of-Way line, a distance of 3.88 feet to the **Point of Beginning**; thence leaving said West Right-of-Way line, N01°26'48"W a distance of 38.69 feet to a point on said West Right-of-Way line; thence S04°49'54"E along said West Right-of-Way line a distance of 13.82 feet; thence S00°25'51"W along said West Right-of-Way line, a distance of 24.91 feet to the **Point of Beginning**.

Containing 15.79 sq. ft. or 0.0004 acres, more or less.

Right-of-Way - 2 (See Exhibit "B")

Commencing at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence N00°25'51"E along said West Right-of-Way line, a distance of 28.79 feet; thence N04°49'54"W along said West Right-of-Way line, a distance of 26.38 feet to the **Point of Beginning**; thence leaving said West Right-of-Way line, N09°12'04"W a distance of 13.06 feet to a point on said West Right-of-Way line; thence S43°11'27"E a distance of 1.60 feet; thence S04°49'54"E along said West Right-of-Way line a distance of 11.76 feet to the **Point of Beginning**.

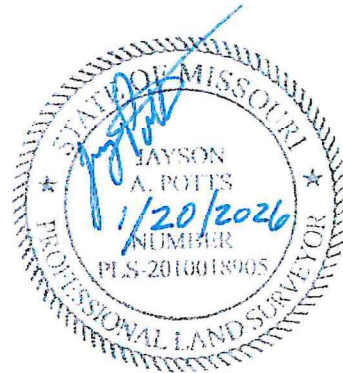
Containing 5.85 sq. ft. or 0.0001 acres, more or less.

Temporary Construction Easement (See Exhibit "B")

Beginning at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence S00°25'51"W along said West Right-of-Way line, a distance of 11.12 feet; thence leaving said West Right-of-Way line, N89°26'41"W a distance of 4.00 feet; thence N00°25'51"E a distance of 69.51 feet; thence N09°12'04"W a distance of 8.39 feet; thence N43°33'28"W a distance of 4.00 feet; thence N46°48'33"E a distance of 1.48 feet to a point on said West Right-of-Way line; thence S43°11'27"E along said West Right-of-Way line, a distance of 3.64 feet; thence leaving said West Right-of-Way line, S09°12'04"E a distance of 13.06 feet to a point on said West Right-of-Way line; thence S04°49'54"E along said West Right-of-Way line, a distance of 12.56 feet; thence leaving said West Right-of-Way line, S01°26'48"E a distance of 38.69 feet to a point on said West Right-of-Way line; thence S00°25'51"W a distance of 3.88 feet to the **Point of Beginning**.

Containing 236.09 sq. ft. or 0.005 acres, more or less.

Prepared by Jayson A. Potts, MO PLS 2010018905, January 20, 2026.



Date: 1/20/2026 Time: 2:29:37 PM By: DENetter File: W:\Projects\24000132003_Disciplines\Survey\Documents\Drawings\ORD 10:12\2400013200-TRACT-1.dgn

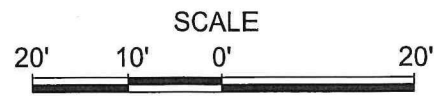
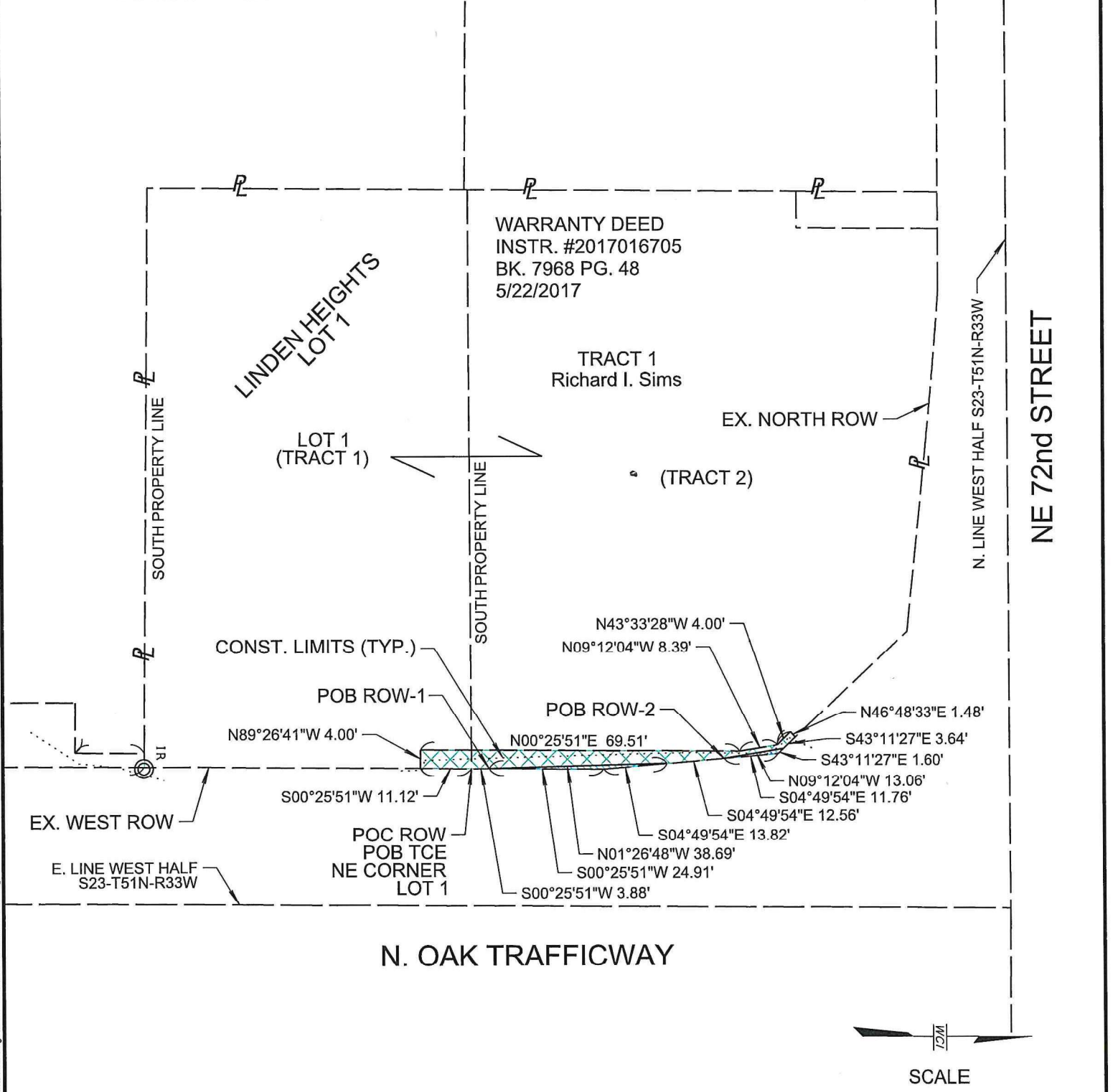
WILSON & COMPANY
 800 EAST 101ST TERRACE, SUITE 200
 KANSAS CITY, MO. 64131
 816-701-3100

69TH STREET & N. OAK TRAFFICWAY
 ROADWAY IMPROVEMENTS
 CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00		Date: 1/20/2026
Property Owner: Richard I. Sims		
Address: 7116 N. Oak Trafficway		
Description: Lot 1, "Linden Heights" and part of NW/4		
TRACT 1	Sheet No. 1 of 2	

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE



LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW= RIGHT OF WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

WILSON & COMPANY
 800 EAST 101ST TERRACE, SUITE 200
 KANSAS CITY, MO. 64131
 816-701-3100

69TH STREET & N. OAK TRAFFICWAY
 ROADWAY IMPROVEMENTS
 CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/20/2026
Property Owner: Richard I. Sims	
Address: 7116 N. Oak Trafficway	
Description: Lot 1, "Linden Heights" and part of NW/4	
TRACT 1	Sheet No. 2 of 2

Date: 1/20/2026 Time: 2:32:09 PM By: DENetter
 File: \\ai\Projects\2400013200\3_Disciplines\Survey\Drawings\ORD 10_12\2400013200-TRACT1.dgn

Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM

Book: 10162 Page: 56

Instr #: 2026012071

Pages: 5

Fee: \$36.00 S

GLADSTONE CITY OF



Sandra Brock
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** *May 6, 2026*
3. **Grantor (s):** Chris & Amanda Surber Real Estate LLC
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118
6. **Legal Description:**
Refer to Exhibit A and Exhibit B attached hereto and incorporated herein
7. **Reference Book & Page:** N/A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Chris & Amanda Surber Real Estate LLC
(Names)

7000 N. Oak Trafficway, Gladstone, MO 64118
(Address)

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

Refer to Exhibit A and Exhibit 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 10th day of May, 2020.

CITY OF GLADSTONE
By: [Signature]
Robert M. Baer, City Manager

GRANTOR(S): [Signature]
Chris Surber

Attest: [Signature]
Kris Keller, City Clerk

[Signature]
Amanda Surber



GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 9th day of April, 2026, before me, the undersigned Notary Public, personally appeared Chris + Amanda Surber to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

My commission expires June 28 2027.

Jennifer A. Stafford
Notary Public Within Said County and State

JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 28, 2027
Commission #15395199

GRANTEE'S ACKNOWLEDGMENT

On this 6th day of May, 2020, before me, this undersigned Notary Public, personally appeared Robert M. Baer, 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 March 23 2030.

Kristina J Keller
Notary Public Within Said County and State

KRISTINA J KELLER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: March 23, 2030
Commission #22885643

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

PARENT PARCEL:

All that part of a tract of land in the West Half of Section 23, Township 51 North, Range 33 West, and being all that part of the South 80 feet of the East 288.71 feet of Lot 25, "LINDEN HEIGHTS", a recorded subdivision in Clay County, Missouri, in book C, at page 219, as described in Warranty Deed instrument #2014014186, in book 9761 at page 42, recorded in Clay County, Missouri.

Temporary Construction Easement (See Exhibit "B")

Beginning at the Southeast corner of said Lot 25, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence S89°33'22"W along the South property line of said Lot 25, also being the North Right-of-Way line of NE 70th Street, as now established, a distance of 4.00 feet; thence leaving said South property line, N00°25'51"E a distance of 80.01 feet to a point on the North property line of said Parent Parcel; thence N89°33'22"E along said North property line, a distance of 4.00 feet to a point on said West Right-of-Way line; thence S00°25'51"W along said West Right-of-Way line, a distance of 80.01 feet to the **Point of Beginning**.

Containing 320.04 sq. ft. or 0.007 acres, more or less.

Prepared by Jayson A. Potts, MO PLS 2010018905, January 22, 2026.



Date: 1/22/2026 Time: 11:35:03 AM By: DENetter
 File: W:\Projects\24000\132003_Disciplines\Survey\Drawings\ORD-10-12\24000\13200-Track-8.dgn

WILSON & COMPANY
 800 EAST 101ST TERRACE, SUITE 200
 KANSAS CITY, MO. 64131
 816-701-3100

**69TH STREET & N. OAK TRAFFICWAY
 ROADWAY IMPROVEMENTS
 CITY OF GLADSTONE, MISSOURI**

Project No. 24-000-132-00	Date: 1/22/2026
Property Owner: Chris & Amanda Surber Real Estate LLC	
Address: 7000 N. Oak Trafficway	
Description: Part of Lot 25, "Linden Heights"	
TRACT 8	Sheet No. 1 of 2

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

TRACT 8
Chris & Amanda Surber
Real Estate LLC

WARRANTY DEED
INSTR. #2024014186
BK. 9761 PG. 42
6/28/2024

NE 70TH STREET

LINDEN HEIGHTS
LOT 25

NORTH PROPERTY LINE

EX. NORTH ROW

CONST. LIMITS (TYP.)

S89°33'22"W 4.00'

N00°25'51"E 80.01'

N89°33'22"E 4.00'

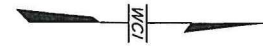
S00°25'51"W 80.01'

POB TCE
SE CORNER
LOT 25

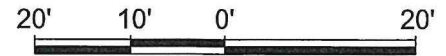
EX. WEST ROW

N. OAK TRAFFICWAY

E. LINE WEST HALF S23-T51N-R33W



SCALE



LEGEND

POB = POINT OF BEGINNING

 TCE = TEMPORARY CONSTRUCTION EASEMENT

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

WILSON & COMPANY

800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

69TH STREET & N. OAK TRAFFICWAY
ROADWAY IMPROVEMENTS
CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/22/2026
Property Owner: Chris & Amanda Surber Real Estate LLC	
Address: 7000 N. Oak Trafficway	
Description: Part of Lot 25, "Linden Heights"	
TRACT 8	Sheet No. 2 of 2

Date: 1/22/2026 Time: 11:36:40 AM By: DEWether File: W:\Projects\24000132\RD_01\2400013200-Trace-8.dgn

Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM

Book: 10162 Page: 55

Instr #: 2026012070

Pages: 5

Fee: \$36.00 S



Sandra Brock
Recorder of Deeds

GLADSTONE CITY OF

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** *May 6, 2026*
3. **Grantor (s):** Thomas L. Sims, *maimed*
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118
6. **Legal Description:**
See attached Exhibit A and Exhibit B
7. **Reference Book & Page:** N/A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Thomas L. Sims
(Names)

7116 N. Oak Trafficway, 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 attached Exhibit A and Exhibit B

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 10th day of May, 2026.

CITY OF GLADSTONE
By: [Signature]
Robert M. Baer, City Manager

GRANTOR(S): [Signature]
Thomas L. Sims

Attest: [Signature]
Kris Keller, City Clerk



GRANTORS' ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 17th day of March, 2026, before me, the undersigned Notary Public, personally appeared Thomas L. Sims to me known to be the persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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 June 28, 2027

JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 28, 2027
Commission #15395199

GRANTEE'S ACKNOWLEDGMENT

On this 6th day of May, 2026, before me, ~~this undersigned Notary Public, personally~~ appeared Robert M. Baer, 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.

Kristina J Keller
Notary Public Within Said County and State

My Commission expires March 23, 2030

KRISTINA J KELLER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: March 23, 2030
Commission #22885643

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

PARENT PARCEL:

All that part of a tract of land in the West Half of Section 23, Township 51 North, Range 33 West, and being all of Lot 1, "LINDEN HEIGHTS", a recorded subdivision in Clay County, Missouri, in book C, at page 219, and part of the East 1/2 of the NW 1/4 of said Section 23, as described in Warranty Deed instrument #2017016705, in book 7968 at page 48, recorded in Clay County, Missouri.

Right-of-Way - 1 (See Exhibit "B")

Commencing at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence N00°25'51"E along said West Right-of-Way line, a distance of 3.88 feet to the **Point of Beginning**; thence leaving said West Right-of-Way line, N01°26'48"W a distance of 38.69 feet to a point on said West Right-of-Way line; thence S04°49'54"E along said West Right-of-Way line a distance of 13.82 feet; thence S00°25'51"W along said West Right-of-Way line, a distance of 24.91 feet to the **Point of Beginning**.

Containing 15.79 sq. ft. or 0.0004 acres, more or less.

Right-of-Way - 2 (See Exhibit "B")

Commencing at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence N00°25'51"E along said West Right-of-Way line, a distance of 28.79 feet; thence N04°49'54"W along said West Right-of-Way line, a distance of 26.38 feet to the **Point of Beginning**; thence leaving said West Right-of-Way line, N09°12'04"W a distance of 13.06 feet to a point on said West Right-of-Way line; thence S43°11'27"E a distance of 1.60 feet; thence S04°49'54"E along said West Right-of-Way line a distance of 11.76 feet to the **Point of Beginning**.

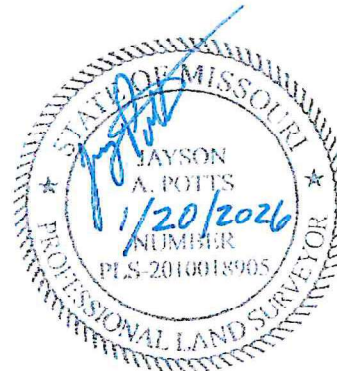
Containing 5.85 sq. ft. or 0.0001 acres, more or less.

Temporary Construction Easement (See Exhibit "B")

Beginning at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence S00°25'51"W along said West Right-of-Way line, a distance of 11.12 feet; thence leaving said West Right-of-Way line, N89°26'41"W a distance of 4.00 feet; thence N00°25'51"E a distance of 69.51 feet; thence N09°12'04"W a distance of 8.39 feet; thence N43°33'28"W a distance of 4.00 feet; thence N46°48'33"E a distance of 1.48 feet to a point on said West Right-of-Way line; thence S43°11'27"E along said West Right-of-Way line, a distance of 3.64 feet; thence leaving said West Right-of-Way line, S09°12'04"E a distance of 13.06 feet to a point on said West Right-of-Way line; thence S04°49'54"E along said West Right-of-Way line, a distance of 12.56 feet; thence leaving said West Right-of-Way line, S01°26'48"E a distance of 38.69 feet to a point on said West Right-of-Way line; thence S00°25'51"W a distance of 3.88 feet to the **Point of Beginning**.

Containing 236.09 sq. ft. or 0.005 acres, more or less.

Prepared by Jayson A. Potts, MO PLS 2010018905, January 20, 2026.



Date: 1/20/2026 Time: 2:29:37 PM By: DEHeiter

File: W:\Projects\240001\320003_Disciplines\Survey\Documents\Drawings\CRD_10_12\240001\3200-TRACT-1.dgn

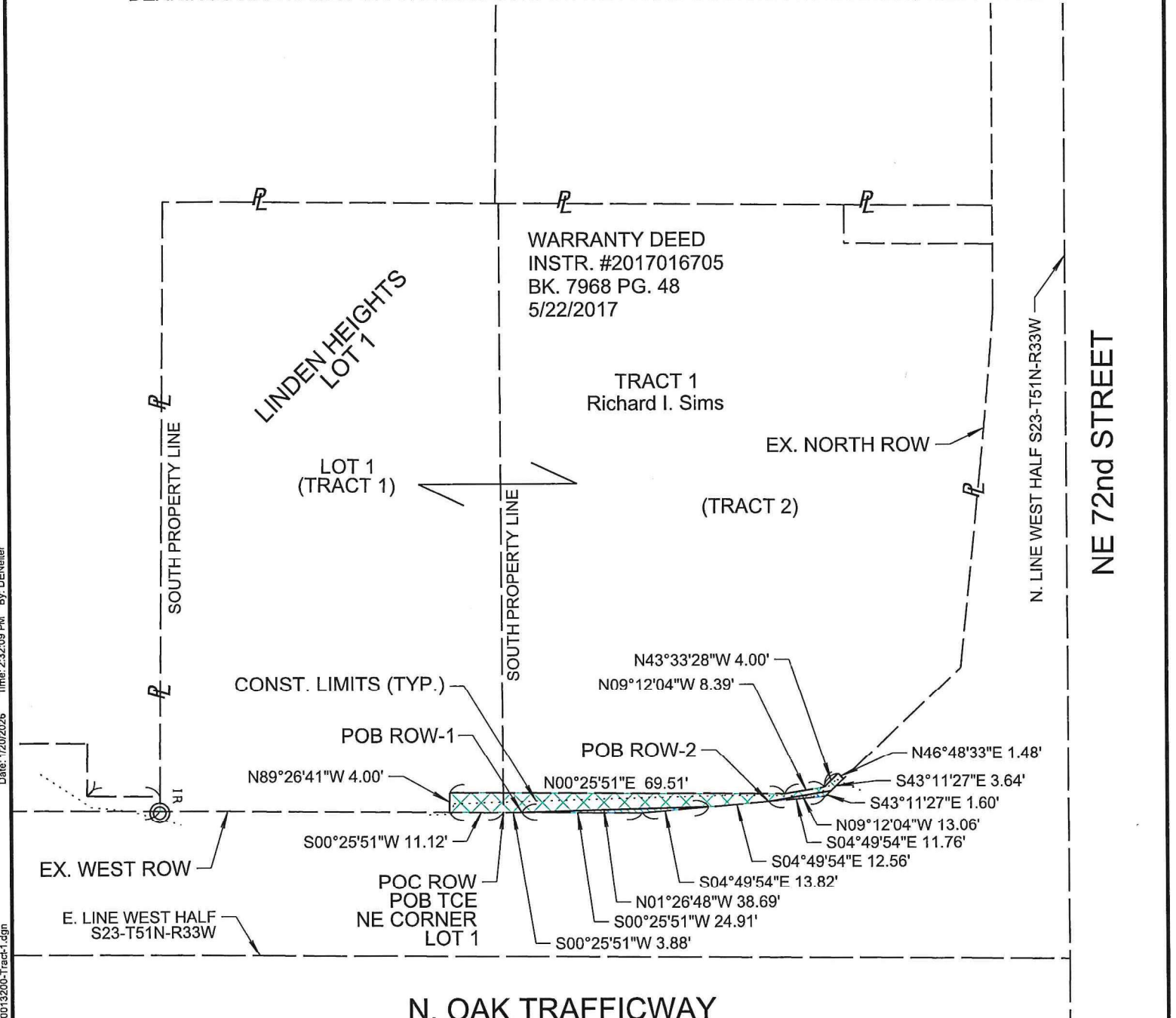
WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

69TH STREET & N. OAK TRAFFICWAY
ROADWAY IMPROVEMENTS
CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/20/2026
Property Owner: Richard I. Sims	
Address: 7116 N. Oak Trafficway	
Description: Lot 1, "Linden Heights" and part of NW/4	
TRACT 1	Sheet No. 1 of 2

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

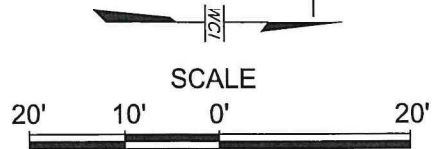


Date: 1/20/2026 Time: 2:32:09 PM By: DENletter
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LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW= RIGHT OF WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.



WILSON & COMPANY
 800 EAST 101ST TERRACE, SUITE 200
 KANSAS CITY, MO. 64131
 816-701-3100

69TH STREET & N. OAK TRAFFICWAY
 ROADWAY IMPROVEMENTS
 CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/20/2026
Property Owner: Richard I. Sims	
Address: 7116 N. Oak Trafficway	
Description: Lot 1, "Linden Heights" and part of NW/4	
TRACT 1	Sheet No. 2 of 2

Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM

Book: 10162 Page: 53

Instr #: 2026012068

Pages: 5

Fee: \$36.00 S

GLADSTONE CITY OF



Sandra Brock
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Temporary Construction Easement
2. **Date:** *May 6, 2026*
3. **Grantor (s):** Shelly L Wyatt L.L.C.
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 N. Holmes, Gladstone, MO 64118
6. **Legal Description:**
Refer to Exhibit A and Exhibit B attached hereto and incorporated herein
7. **Reference Book & Page:** N/A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Shelly L Wyatt L.L.C.
(Names)

7027 N. Oak Trafficway, Gladstone, MO 64118
(Address)

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

Refer to Exhibit A and Exhibit 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 6 day of May, 2006.

CITY OF GLADSTONE

By: [Signature]
Robert M. Baer, City Manager

GRANTOR(S):

[Signature]
Shelly L. Wyatt - Member

Attest: [Signature]
Kris Keller, City Clerk



GRANTORS' ACKNOWLEDGMENT

JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 28, 2027
Commission #15395199

STATE OF MISSOURI
COUNTY OF Clay ss.

On this 23rd day of March, 2020, before me, ~~the undersigned Notary Public~~, personally appeared Shelly L. Wyatt 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.

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 June 28, 2027.

GRANTEE'S ACKNOWLEDGMENT

On this 6th day of May, 2020, before me, this undersigned Notary Public, personally appeared Robert M. Baer, 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.

Kristina J. Keller
Notary Public Within Said County and State

My Commission expires March 23, 2030.

KRISTINA J. KELLER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: March 23, 2030
Commission #22885643

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

PARENT PARCEL:

All that part of a tract of land in the East Half of Section 23, Township 51 North, Range 33 West, and being all of Lot 14 and part of Lots 1, 2 and 13, Block 10, "LINDEN", a recorded subdivision in Clay County, Missouri, in book A, at page 29 PL, as described in Warranty Deed instrument #2024020262, in book 9799 at page 130, recorded in Clay County, Missouri.

Right-of-Way (See Exhibit "B")

Beginning at the Northwest corner of said Lot 14, being a point on the East Right-of-Way line of North Oak Trafficway, as now established; thence S89°42'35"E along the South Right-of-Way line of NE 71st Street, as now established, also being the North property line of said Lot 14, a distance of 19.00 feet; thence leaving said North property line, S52°11'24"W a distance of 17.83 feet; thence S00°26'21"W a distance of 66.52 feet to a point on the South property line of said Parent Parcel; thence N89°42'35"W along said South property line, a distance of 5.00 feet to a point on said East Right-of-Way line; thence N00°26'21"E along said East Right-of-Way line, a distance of 77.52 feet to the **Point of Beginning**.

Containing 464.58 sq. ft. or 0.011 acres, more or less.

Temporary Construction Easement (See Exhibit "B")

Commencing at the Northwest corner of said Lot 14, being a point on the East Right-of-Way line of North Oak Trafficway, as now established; thence S89°42'35"E along the South Right-of-Way line of NE 71st Street, as now established, also being the North property line of said Lot 14, a distance of 19.00 feet to the **Point of Beginning**; thence continuing S89°42'35"E along said North property line, a distance of 3.24 feet; thence leaving said North property line, S52°11'24"W a distance of 16.86 feet; thence S00°26'21"W a distance of 67.11 feet to a point on the South property line of said Parent Parcel; thence N89°42'35"W along said South property line, a distance of 4.00 feet; thence leaving said South property line, N00°26'21"E a distance of 66.52 feet; thence N52°11'24"E a distance of 17.83 feet to the **Point of Beginning**.

Containing 301.94 sq. ft. or 0.007 acres, more or less.

Prepared by Jayson A. Potts, MO PLS 2010018905, January 22, 2026.



WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

69TH STREET & N. OAK TRAFFICWAY
ROADWAY IMPROVEMENTS
CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/22/2026
Property Owner: Shelly I. Wyatt, LLC	
Address: 7027 N. Oak Trafficway	
Description: Lots 1 & 14, part of Lots 2 & 13, Block 10	
TRACT 25	Sheet No. 1 of 2

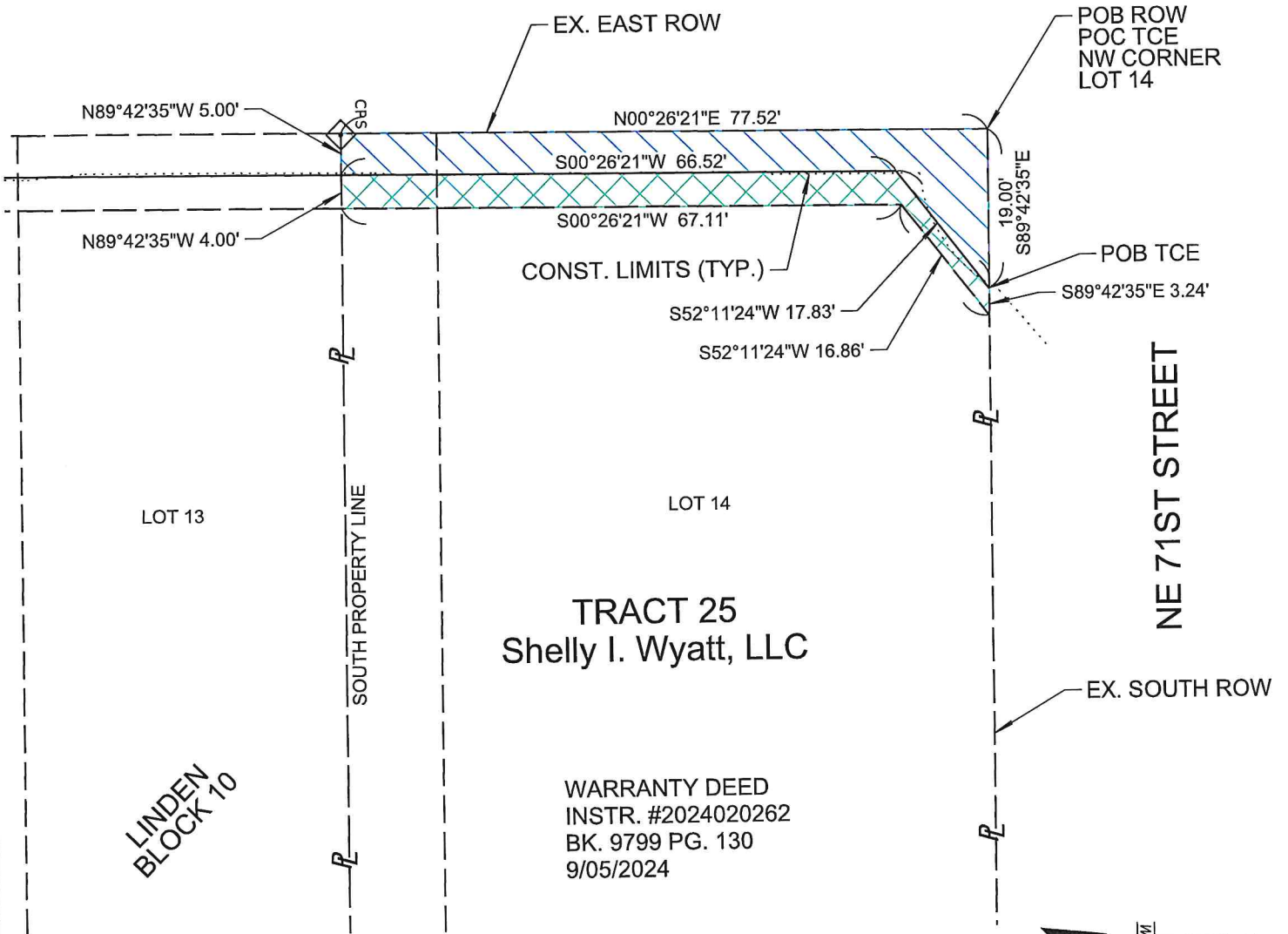
File: W:\Projects\24000132003_Disciplines\Survey\Drawings\ORD 10.12\2400013200-TRACT25.dgn Date: 1/22/2026 Time: 11:05:48 AM By: DENetter

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

W. LINE EAST HALF S23-T51N-R33W

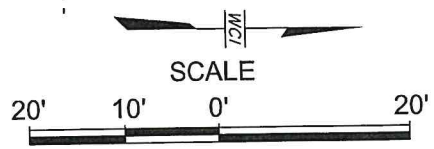
N. OAK TRAFFICWAY



LINDEN
BLOCK 10

TRACT 25
Shelly I. Wyatt, LLC

WARRANTY DEED
INSTR. #2024020262
BK. 9799 PG. 130
9/05/2024



LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW= RIGHT OF WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

69TH STREET & N. OAK TRAFFICWAY
ROADWAY IMPROVEMENTS
CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/22/2026
Property Owner: Shelly I. Wyatt, LLC	
Address: 7027 N. Oak Trafficway	
Description: Lots 1 & 14, part of Lots 2 & 13, Block 10	
TRACT 25	Sheet No. 2 of 2

Date: 1/22/2026 Time: 11:08:11 AM By: DENetter File: W:\Projects\2400013200\3_Disciplines\Survey\Drawings\ORD 10-12\2400013200-TRACT-25.dgn

Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM
Book: 10162 Page: 61

Instr #: 2026012076
Pages: 5
Fee: \$36.00 S



GLADSTONE CITY OF

Sandra Brock
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Quit-Claim Deed
2. **Date:** *May 6, 2026*
3. **Grantor (s):** Thomas L. Sims - *married*
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 identified as Right-of-Way 1 and Right-of-Way 2 attached hereto and incorporated herein
7. **Reference Book & Page:** N/A

Quit-Claim Deed

This Indenture,
made on this March 17th **day of 2026, by and between**

Thomas L. Sims
7116 N. Oak Trafficway
Gladstone, MO 64118

County of Clay, State of Missouri, party of the first part, and

City of Gladstone
7010 N. Holmes
Gladstone, MO

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

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

See Exhibit(s) A and B identified as Right-of-Way 1 and Right-of-Way 2 attached hereto and incorporated herein

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

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

(Attest:)

Thomas L. Sims
Thomas L. Sims

ACKNOWLEDGMENT

STATE OF Missouri } } ss
COUNTY OF Clay

On this 17th day of March, 2026
Before me, the undersigned Notary Public, personally appeared, Thomas L. Sims, to me known to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed same as his free act and deed.

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

Jennifer A. Stafford
Notary Public within said County/St

My commission expires June 28, 2027

JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 28, 2027
Commission #15395199

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

PARENT PARCEL:

All that part of a tract of land in the West Half of Section 23, Township 51 North, Range 33 West, and being all of Lot 1, "LINDEN HEIGHTS", a recorded subdivision in Clay County, Missouri, in book C, at page 219, and part of the East 1/2 of the NW 1/4 of said Section 23, as described in Warranty Deed instrument #2017016705, in book 7968 at page 48, recorded in Clay County, Missouri.

Right-of-Way - 1 (See Exhibit "B")

Commencing at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence N00°25'51"E along said West Right-of-Way line, a distance of 3.88 feet to the **Point of Beginning**; thence leaving said West Right-of-Way line, N01°26'48"W a distance of 38.69 feet to a point on said West Right-of-Way line; thence S04°49'54"E along said West Right-of-Way line a distance of 13.82 feet; thence S00°25'51"W along said West Right-of-Way line, a distance of 24.91 feet to the **Point of Beginning**.

Containing 15.79 sq. ft. or 0.0004 acres, more or less.

Right-of-Way - 2 (See Exhibit "B")

Commencing at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence N00°25'51"E along said West Right-of-Way line, a distance of 28.79 feet; thence N04°49'54"W along said West Right-of-Way line, a distance of 26.38 feet to the **Point of Beginning**; thence leaving said West Right-of-Way line, N09°12'04"W a distance of 13.06 feet to a point on said West Right-of-Way line; thence S43°11'27"E a distance of 1.60 feet; thence S04°49'54"E along said West Right-of-Way line a distance of 11.76 feet to the **Point of Beginning**.

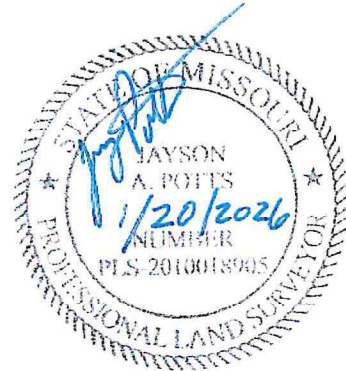
Containing 5.85 sq. ft. or 0.0001 acres, more or less.

Temporary Construction Easement (See Exhibit "B")

Beginning at the Northeast corner of said Lot 1, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence S00°25'51"W along said West Right-of-Way line, a distance of 11.12 feet; thence leaving said West Right-of-Way line, N89°26'41"W a distance of 4.00 feet; thence N00°25'51"E a distance of 69.51 feet; thence N09°12'04"W a distance of 8.39 feet; thence N43°33'28"W a distance of 4.00 feet; thence N46°48'33"E a distance of 1.48 feet to a point on said West Right-of-Way line; thence S43°11'27"E along said West Right-of-Way line, a distance of 3.64 feet; thence leaving said West Right-of-Way line, S09°12'04"E a distance of 13.06 feet to a point on said West Right-of-Way line; thence S04°49'54"E along said West Right-of-Way line, a distance of 12.56 feet; thence leaving said West Right-of-Way line, S01°26'48"E a distance of 38.69 feet to a point on said West Right-of-Way line; thence S00°25'51"W a distance of 3.88 feet to the **Point of Beginning**.

Containing 236.09 sq. ft. or 0.005 acres, more or less.

Prepared by Jayson A. Potts, MO PLS 2010018905, January 20, 2026.



WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

69TH STREET & N. OAK TRAFFICWAY
ROADWAY IMPROVEMENTS
CITY OF GLADSTONE, MISSOURI

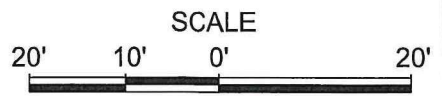
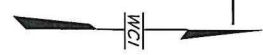
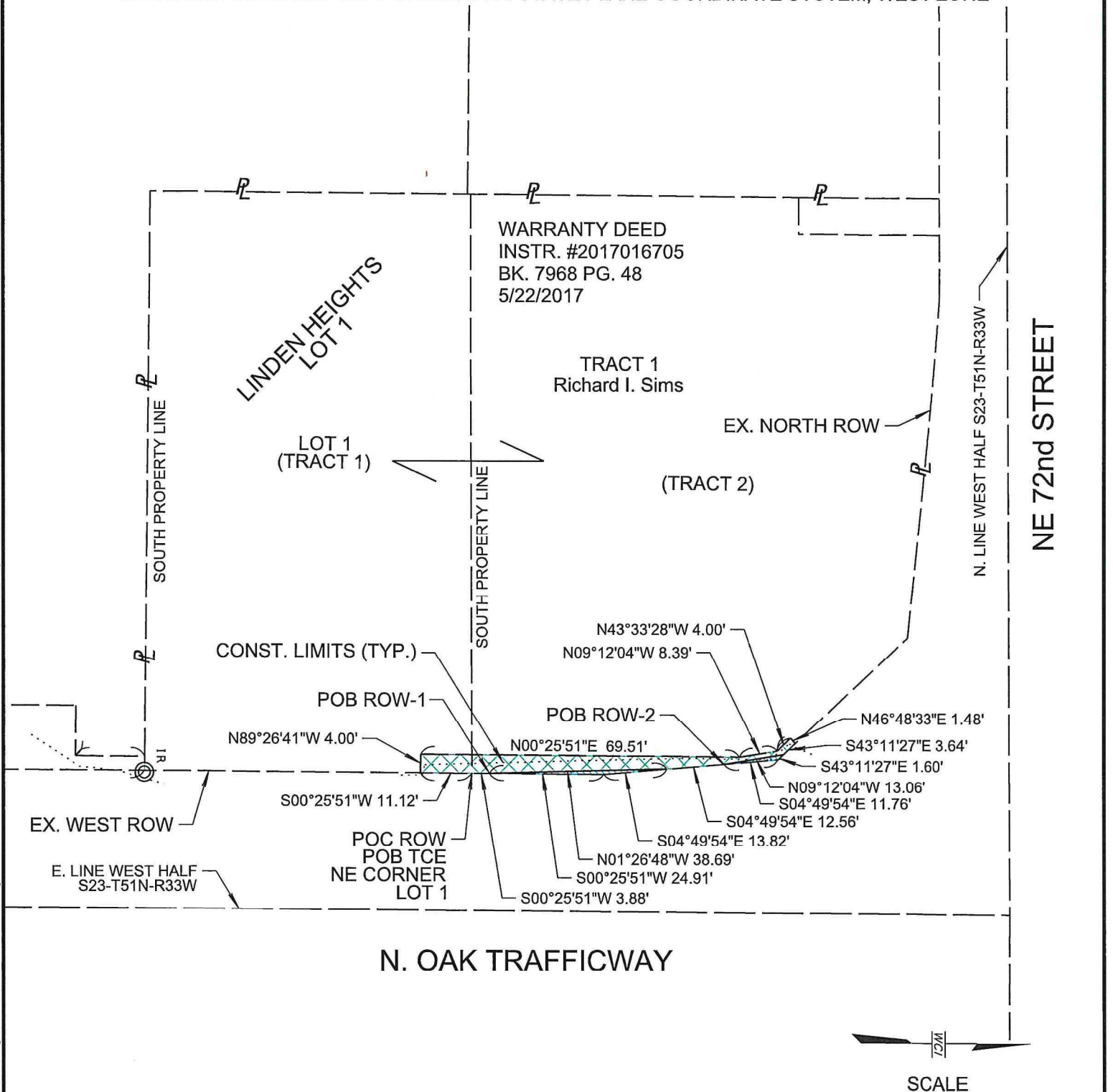
Project No. 24-000-132-00	Date: 1/20/2026
Property Owner: Richard I. Sims	
Address: 7116 N. Oak Trafficway	
Description: Lot 1, "Linden Heights" and part of NW/4	
TRACT 1	Sheet No. 1 of 2

Date: 1/20/2026 Time: 2:29:37 PM By: DENeter

File: W:\Projects\24000132003_Disciplines\Survey\Drawings\DRD_10_12_24\40013200-Track-1.dgn

EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE



LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW= RIGHT OF WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

69TH STREET & N. OAK TRAFFICWAY
ROADWAY IMPROVEMENTS
CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/20/2026
Property Owner: Richard I. Sims	
Address: 7116 N. Oak Trafficway	
Description: Lot 1, "Linden Heights" and part of NW/4	
TRACT 1	Sheet No. 2 of 2

Date: 1/20/2026 Time: 2:32:09 PM By: DENHler
File: W:\Projects\24000132003_Disciplines\Survey\Drawings\ORD 10.124\40013200-Trace-1.dgn

Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM

Book: 10162 Page: 59

Instr #: 2026012074

Pages: 5

Fee: \$36.00 S

GLADSTONE CITY OF



Sandra Brock
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Quit-Claim Deed
2. **Date:** May 6, 2026
3. **Grantor (s):** Shelly L Wyatt L.L.C.
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

Quit-Claim Deed

This Indenture,
made on this March 17th **day of 2026, by and between**

Shelly L Wyatt L.L.C.
7027 N. Oak
Gladstone, MO 64118

County of Clay, State of Missouri, party of the first part, and

City of Gladstone
7010 N. Holmes
Gladstone, MO 64118

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

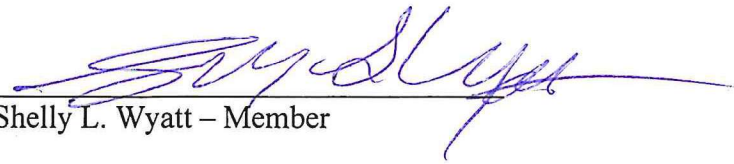
WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of One (\$1.00)..... dollar and other good and valuable considerations, to it in hand paid by the party of the second part, the receipt for which is hereby acknowledged, does by these presents, REMISE, RELEASE and FOREEVER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

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

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

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

(Attest:)


Shelly L. Wyatt – Member

ACKNOWLEDGMENT

STATE OF

}} ss

COUNTY OF

On this 23rd day of March, 2026

Before me, the undersigned Notary Public, personally appeared, Shelly L. Wyatt, to me known to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed same as his free act and deed.

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


Notary Public within said County/State

My commission expires June 28, 2027.

JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 28, 2027
Commission #15395199

EXHIBIT "A"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

PARENT PARCEL:

All that part of a tract of land in the East Half of Section 23, Township 51 North, Range 33 West, and being all of Lot 14 and part of Lots 1, 2 and 13, Block 10, "LINDEN", a recorded subdivision in Clay County, Missouri, in book A, at page 29 PL, as described in Warranty Deed instrument #2024020262, in book 9799 at page 130, recorded in Clay County, Missouri.

Right-of-Way (See Exhibit "B")

Beginning at the Northwest corner of said Lot 14, being a point on the East Right-of-Way line of North Oak Trafficway, as now established; thence S89°42'35"E along the South Right-of-Way line of NE 71st Street, as now established, also being the North property line of said Lot 14, a distance of 19.00 feet; thence leaving said North property line, S52°11'24"W a distance of 17.83 feet; thence S00°26'21"W a distance of 66.52 feet to a point on the South property line of said Parent Parcel; thence N89°42'35"W along said South property line, a distance of 5.00 feet to a point on said East Right-of-Way line; thence N00°26'21"E along said East Right-of-Way line, a distance of 77.52 feet to the **Point of Beginning**.

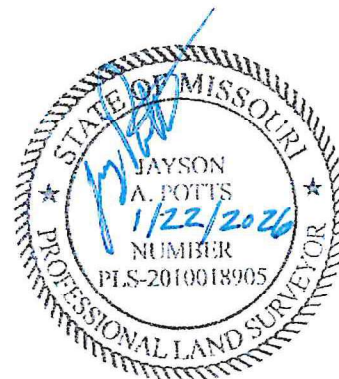
Containing 464.58 sq. ft. or 0.011 acres, more or less.

Temporary Construction Easement (See Exhibit "B")

Commencing at the Northwest corner of said Lot 14, being a point on the East Right-of-Way line of North Oak Trafficway, as now established; thence S89°42'35"E along the South Right-of-Way line of NE 71st Street, as now established, also being the North property line of said Lot 14, a distance of 19.00 feet to the **Point of Beginning**; thence continuing S89°42'35"E along said North property line, a distance of 3.24 feet; thence leaving said North property line, S52°11'24"W a distance of 16.86 feet; thence S00°26'21"W a distance of 67.11 feet to a point on the South property line of said Parent Parcel; thence N89°42'35"W along said South property line, a distance of 4.00 feet; thence leaving said South property line, N00°26'21"E a distance of 66.52 feet; thence N52°11'24"E a distance of 17.83 feet to the **Point of Beginning**.

Containing 301.94 sq. ft. or 0.007 acres, more or less.

Prepared by Jayson A. Potts, MO PLS 2010018905, January 22, 2026.



WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

69TH STREET & N. OAK TRAFFICWAY
ROADWAY IMPROVEMENTS
CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/22/2026
Property Owner: Shelly I. Wyatt, LLC	
Address: 7027 N. Oak Trafficway	
Description: Lots 1 & 14, part of Lots 2 & 13, Block 10	
TRACT 25	Sheet No. 1 of 2

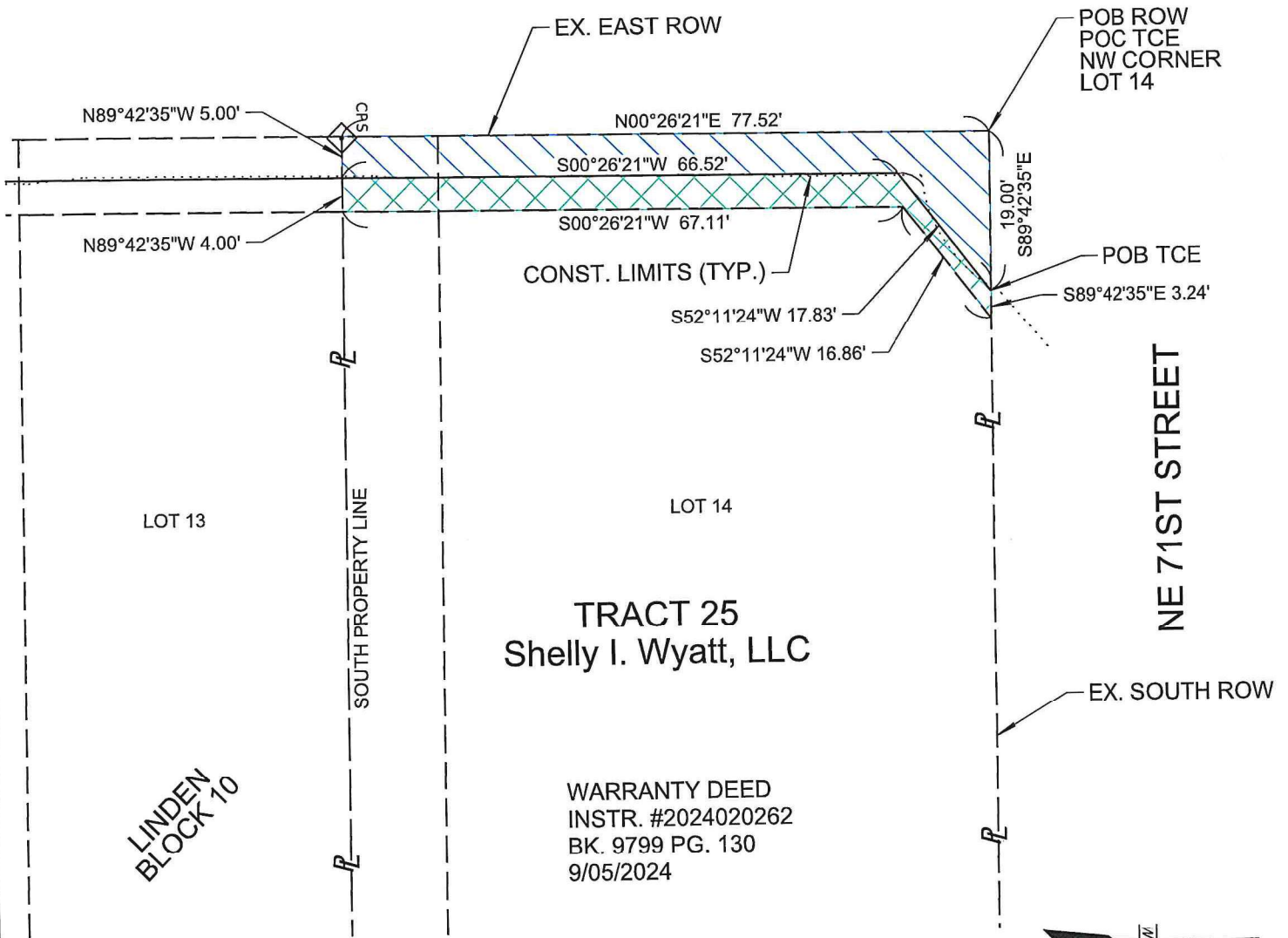
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EXHIBIT "B"

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

W. LINE EAST HALF S23-T51N-R33W

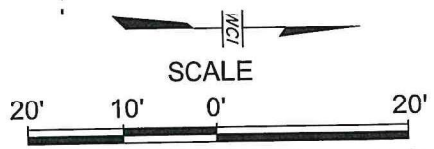
N. OAK TRAFFICWAY



LINDEN
BLOCK 10

TRACT 25
Shelly I. Wyatt, LLC

WARRANTY DEED
INSTR. #2024020262
BK. 9799 PG. 130
9/05/2024



LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW= RIGHT OF WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT

This exhibit represents a graphical depiction of the areas to be taken for property acquisition only and does not constitute a parcel boundary survey. Right-of-Ways show hereon are surveyed in the field and are verified by title documents and the monuments which control their location.

WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO. 64131
816-701-3100

69TH STREET & N. OAK TRAFFICWAY
ROADWAY IMPROVEMENTS
CITY OF GLADSTONE, MISSOURI

Project No. 24-000-132-00	Date: 1/22/2026
Property Owner: Shelly I. Wyatt, LLC	
Address: 7027 N. Oak Trafficway	
Description: Lots 1 & 14, part of Lots 2 & 13, Block 10	
TRACT 25	Sheet No. 2 of 2

Date: 1/22/2026 Time: 11:08:11 AM By: DENester File: W:\Projects\24000132003_Disciplines\Survey\Drawings\ORD 10.12\240013200-TRACT25.dgn

Recorded in Clay County, Missouri



Recording Date/Time: 05/06/2026 at 03:36:32 PM

Book: 10162 Page: 60

Instr #: 2026012075

Pages: 3

Fee: \$30.00 S

GLADSTONE CITY OF



Sandra Brock
Recorder of Deeds

(Space above reserved for Recorder of Deeds certification)

1. **Title:** Quit-Claim Deed
2. **Date:** *May 6, 2026*
3. **Grantor (s):** RIAR 1 LLC
4. **Grantee (s):** City of Gladstone, Missouri
5. **Mailing Address:** 7010 North Holmes, Gladstone, MO 64118
6. **Legal Description:** *See page 2*
7. **Reference Book & Page:**

Quit-Claim Deed

This Indenture,
made on this March 17th **day of 2026, by and between**

RIAR 1 LLC
7020 N. Oak Trafficway
Gladstone, MO 64118

County of Clay, State of Missouri, party of the first part, and

City of Gladstone
7010 N. Holmes
Gladstone, MO

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

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

Parent Parcel:

All that part of a tract of land in the West Half of Section 23, Township 51 North, Range 33 West, and being all of Tract A, "RESURVEY OF LOTS 9 THRU 12, LINDEN HEIGHTS", a recorded subdivision in Clay County, Missouri, in book D, at page 92, as described in Warranty Deed instrument #2024012111, in book 9748 at page 75, recorded in Clay County, Missouri.

New ROW:

Commencing at the Northeast corner of said Tract A, being a point on the West Right-of-Way line of North Oak Trafficway, as now established; thence S00°25'51"W along said West Right-of-Way line, a distance of 200.77 feet to the **Point of Beginning**; thence continuing S00°25'51"W along said West Right-of-Way line, a distance of 5.23 feet; thence S66°54'27"W along said West Right-of-Way line, a distance of 4.59 feet to a point on the North Right-of-Way line of NE 70th Terrace, as now established, also being the South property line of said Tract A; thence S89°33'22"W along said North Right-of-Way line, a distance of 7.80 feet; thence leaving said North Right-of-Way line, N59°31'23"E a distance of 13.99 feet to the **Point of Beginning**.

Containing 38.29 sq. ft. or 0.0009 acres, more or less.

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

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

(Attest:)

HARPREET RYAR
[Signature]
Printed Name, Signature & Title

PARAMJEET SANDHU
[Signature]
Printed Name, Signature & Title

ACKNOWLEDGMENT

STATE OF Missouri }} ss
COUNTY OF Clay

On this 14th day of April, 2026
Before me, the undersigned Notary Public, personally appeared, Harpreet Riar + Paramjeet Sandhu to me known to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed same as his free act and deed.

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

Jennifer A. Stafford
Notary Public within said County/State

My commission expires June 28, 2027.

JENNIFER A. STAFFORD
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 28, 2027
Commission #15395199