

SPECIAL WARRANTY DEED

Res. 18089

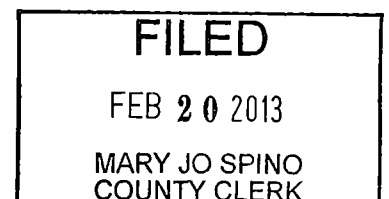
THIS DEED is made as of this 20th day of February 2013, by and between JACKSON COUNTY, MISSOURI, GRANTOR, and KANSAS CITY MISSOURI, a Municipal Corporation of the State of Missouri, GRANTEE, whose mailing address is: 414 E. 12th St, Kansas City, Mo 64106.

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable considerations, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM, UNTO THE GRANTEE, its successors and assigns, the following described real properties:

TRACT 1:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE WEST HALF SECTION 14, TOWNSHIP 48 NORTH, RANGE 33 WEST, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 2°13'00" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 267.72 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE GRANTOR'S WESTERLY PROPERTY BOUNDARY LINE AND ON THE WESTERLY LINE OF AN EASEMENT RECORDED AS EXHIBIT "A" IN DOCUMENT NUMBER K1202969; THENCE NORTH 25°07'25" EAST ALONG SAID WESTERLY LINES A DISTANCE OF 1429.21 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT; THENCE NORTH 25°07'25" EAST CONTINUING ALONG THE GRANTOR'S WESTERLY PROPERTY BOUNDARY LINE A DISTANCE OF 177.91 FEET MORE OR LESS TO A POINT ON THE APPROXIMATE CENTERLINE OF THE BIG BLUE RIVER; THENCE SOUTH 22°29'36" EAST ALONG SAID CENTERLINE A DISTANCE OF 138.14 FEET; THENCE SOUTH 37°47'36" EAST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 106.95 FEET; THENCE SOUTH 28°19'34" EAST



CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 69.92 FEET; THENCE SOUTH 7°58'30" EAST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 73.61 FEET; THENCE SOUTH 16°25'55" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 104.64 FEET; THENCE SOUTH 35°28'35" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 140.49 FEET; THENCE SOUTH 9°52'19" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 98.65 FEET; THENCE SOUTH 19°31'20" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 142.35 FEET; THENCE SOUTH 36°32'47" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 189.39 FEET; THENCE SOUTH 25°11'02" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 174.11 FEET; THENCE SOUTH 28°08'01" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 117.10 FEET; THENCE SOUTH 23°46'00" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 430.31 FEET; THENCE SOUTH 28°13'27" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 348.89 FEET; THENCE SOUTH 50°08'19" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 321.92 FEET TO A POINT ON THE GRANTOR'S SOUTHERLY PROPERTY BOUNDARY LINE; THENCE NORTH 86°32'43" WEST ALONG THE GRANTOR'S SOUTHERLY PROPERTY BOUNDARY LINE A DISTANCE OF 200.20 FEET TO A POINT ON THE EASTERLY LINE OF THE ABOVE SAID EASEMENT; THENCE NORTH 86°32'43" WEST ALONG THE GRANTOR'S SOUTHERLY PROPERTY BOUNDARY LINE AND ALONG THE SOUTHERLY LINE OF SAID EASEMENT A DISTANCE OF 16.25 FEET TO AN ANGLE POINT IN SAID PROPERTY BOUNDARY LINE AND IN THE SOUTHERLY LINE OF SAID EASEMENT; THENCE NORTH 12°34'24" EAST CONTINUING ALONG SAID PROPERTY BOUNDARY LINE AND THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 278.01 FEET; THENCE NORTH 86°37'25" WEST (PLAT N 86°37'46" W) CONTINUING ALONG SAID PROPERTY BOUNDARY LINE AND SAID EASEMENT A DISTANCE OF 10.00 FEET; THENCE NORTH 45°41'13" EAST CONTINUING ALONG SAID PROPERTY BOUNDARY LINE AND THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 385.63 FEET; THENCE NORTH 25°07'25" EAST CONTINUING ALONG SAID PROPERTY BOUNDARY LINE AND THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 114.67 FEET; TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 656,137 SQUARE FEET (15.063 ACRES) MORE OR LESS. THE ABOVE DESCRIPTION INCLUDES 228,383 SQUARE FEET (5.243 ACRES) IN EXISTING EASEMENTS.

AND

TRACT 2:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 33 WEST, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 86° 32' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 112.10 FEET MORE OR LESS TO A **POINT OF BEGINNING** ON THE APPROXIMATE CENTERLINE OF THE BIG BLUE RIVER; THENCE SOUTH 21°15'46" WEST ALONG SAID CENTERLINE A DISTANCE OF 116.20 FEET; THENCE SOUTH 73°13'26" WEST ALONG SAID CENTERLINE A

DISTANCE OF 228.27 FEET; THENCE SOUTH 48°23'04" WEST ALONG SAID CENTERLINE A DISTANCE OF 428.81 FEET; THENCE SOUTH 59°00'46" WEST ALONG SAID CENTERLINE A DISTANCE OF 299.28 FEET; THENCE SOUTH 50°08'28" WEST ALONG SAID CENTERLINE A DISTANCE OF 110.88 FEET; THENCE SOUTH 46°01'07" WEST ALONG SAID CENTERLINE A DISTANCE OF 309.66 FEET; THENCE NORTH 38°55'52" WEST A DISTANCE OF 286.76 FEET TO A POINT ON THE GRANTOR'S WESTERLY PROPERTY BOUNDARY LINE; THENCE NORTH 77°47'22" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 47.02 FEET; THENCE NORTH 51°04'08" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 1071.68 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 730.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY LINE A DISTANCE OF 591.14 FEET; THENCE NORTH 4°40'19" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 644.73 FEET; THENCE SOUTH 86°32'43" EAST A DISTANCE OF 221.96 FEET MORE OR LESS TO SAID CENTERLINE; THENCE SOUTH 8°17'56" EAST ALONG SAID CENTERLINE A DISTANCE OF 73.83 FEET; THENCE SOUTH 4°45'45" WEST ALONG SAID CENTERLINE A DISTANCE OF 213.92 FEET; THENCE SOUTH 6°48'40" WEST ALONG SAID CENTERLINE A DISTANCE OF 191.41 FEET; THENCE SOUTH 3°14'11" WEST ALONG SAID CENTERLINE A DISTANCE OF 582.54 FEET; THENCE SOUTH 21°15'46" WEST ALONG SAID CENTERLINE A DISTANCE OF 93.39 FEET TO THE POINT OF BEGINNING.

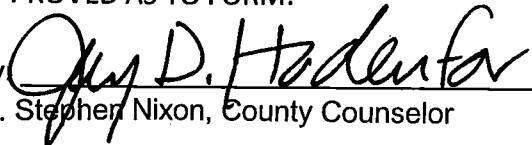
SAID EASEMENT CONTAINS 650,242 SQUARE FEET (14.927 ACRES) MORE OR LESS.


THE ABOVE TRACT INCLUDES 56,010 SQUARE FEET (1.286 ACRES) IN EXISTING EASEMENTS.

TO HAVE AND TO HOLD the premises before said, with all the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the Grantee and unto its successors and assigns forever, the Grantor herein, for itself and for its successors and assigns, hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it.

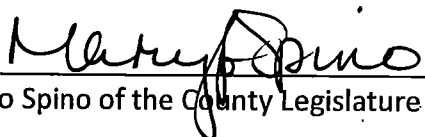
IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its County Executive the day and year first above written.

APPROVED AS TO FORM:

By: 
W. Stephen Nixon, County Counselor

JACKSON COUNTY MISSOURI

Michael D Sanders, County Executive

ATTEST:

By: 
Mary Jo Spino of the County Legislature

ACKNOWLEDGEMENT

STATE OF MISSOURI)
)
COUNTY OF JACKSON) ss

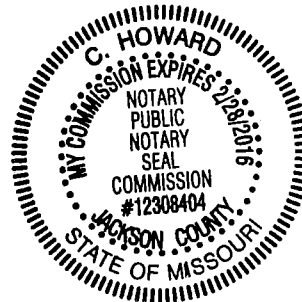
On this 20 day of February, 2013, before me, a Notary Public appeared Michael D. Sanders, County Executive of Jackson County Missouri, a first class charter county in the state of Missouri, and that the seal affixed to the foregoing instrument is the seal of said county, and that said instrument was signed and sealed in behalf of said county by authority of its Legislature, and said Michael D. Sanders acknowledged said instrument to be the free act and deed of said county.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my Office in the above stated county and state the day and year last above written.

C. Howard
NOTARY PUBLIC

My commission expires: 02/28/2016

SEAL



SPECIAL WARRANTY DEED

Res. 18089

THIS DEED, is made as of this 20th day of February 2013, by and between JACKSON COUNTY, MISSOURI, GRANTOR, and KANSAS CITY MISSOURI, a Municipal Corporation of the State of Missouri, GRANTEE, whose mailing address is: 414 E. 12th St, Kansas City, Mo 64106.

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable considerations, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM, UNTO THE GRANTEE, its successors and assigns, the following described real property:

TRACT 3:

A parcel of land for Streambank Stabilization located in all that part of the Northwest Quarter of Section 14, Township 48 North, Range 33 West of the Fifth Principal Meridian, City of Kansas City, Jackson County, Missouri. Said parcel being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 14;

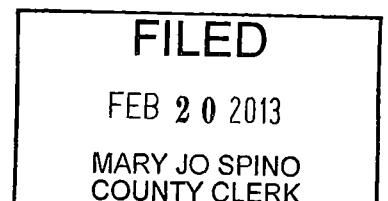
Then S 02° 13' 00" W , a distance of 900.04 feet south along the west line of the Northwest Quarter to a point on the South line of a Block 1 and the North line of a Permanent Easement and Right-of-Way granted to Missouri Pacific Railroad in document B433917, Book 5562, Page 273, on December 20, 1962;

Then S 87° 16' 53" E, a distance of 1840.91;

Then S 02° 43' 07" W, a distance of 118.96 feet to the center of the Big Blue River;

Then N 75° 50' 53" W, along said center a distance of 187.14 feet to the **POINT OF BEGINNING**;

Then S 86° 48' 21" W, a distance of 281.09 feet;



Then N 76° 43' 27" E, a distance of 181.93

Then S 75° 50' 53" E, a distance of 106.82 to the **POINT OF BEGINNING**;

Subject to easements, restrictions, reservations, and covenants now of record, if any.

Containing 4475.8 sq. ft. or 0.1028 acres, more or less.

TO HAVE AND TO HOLD the premises before said, with all the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the Grantee and unto its successors and assigns forever, the Grantor herein, for itself and for its successors and assigns, hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its County Executive the day and year first above written.

APPROVED AS TO FORM:

By: *W. Stephen Nixon*
W. Stephen Nixon, County Counselor

JACKSON COUNTY MISSOURI
Michael D Sanders
Michael D Sanders, County Executive

ATTEST:

By: *Mary Jo Spino*
Mary Jo Spino of the County Legislature

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

On this 20 day of February, 2013, before me, a Notary Public appeared

Michael D. Sanders, County Executive of Jackson County Missouri, a first class charter county in the state

of Missouri, and that the seal affixed to the foregoing instrument is the seal of said county, and that said instrument was signed and sealed in behalf of said county by authority of its Legislature, and said Michael D. Sanders acknowledged said instrument to be the free act and deed of said county.

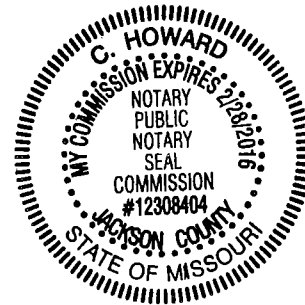
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my Office in the above stated county and state the day and year last above written.

C. Howard

NOTARY PUBLIC

My commission expires: 02/28/2016

SEAL



Res. 18089 Permanent Easement
Swope Park Flood Risk Reduction Project
Blue River Road
Kansas City, Jackson County Missouri

PERMANENT CHANNEL IMPROVEMENT / MAINTENANCE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That JACKSON COUNTY, MISSOURI, 415 East 12th Street, Kansas City, Missouri 64106, party of the first part (GRANTOR), for and in consideration of the sum of One Dollar (\$1.00) and other good and sufficient consideration having been paid (the receipt of which is hereby acknowledged) by the city of KANSAS CITY, MISSOURI a Municipal Corporation of the State of Missouri, 414 East 12th Street, Kansas City, Missouri 64106, party of the second part (GRANTEE), hereby grant, remise, release, and forever quitclaim unto the said party of the second part , a perpetual and assignable right and easement to construct, operate, and maintain channel improvement and levee facilities for the Big Blue River in, on, over, along and across the following described tracts of land situated in Kansas City, Jackson County, and State of Missouri, to-wit:

Tract 4 is described as follows:

A parcel of land for a Permanent Easement located in all that part of the Northwest Quarter of Section 14, Township 48 North, Range 33 West of the Fifth Principal Meridian, City of Kansas City, Jackson County, Missouri. Said parcel being more particularly described as follows:

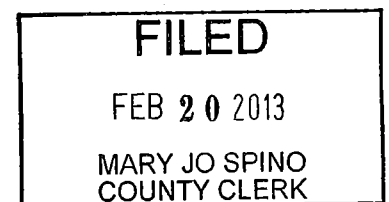
Commencing at the Northwest corner of the Northwest Quarter of said Section 14;

Then S 02° 13' 00" W , a distance of 900.04 feet south along the west line of the Northwest Quarter to a point on the South line of a Block 1 and the North line of a Permanent Easement and Right-of-Way granted to Missouri Pacific Railroad in document B433917, Book 5562, Page 273, on December 20, 1962;

Then S 87° 16' 53" E, a distance of 1840.91;

Then S 02° 43' 07" W, a distance of 118.96 feet to the center of the Big Blue River, and also the **POINT OF BEGINNING**;

Then N 75° 50' 53" W, along said center a distance of 187.14 feet;



Then departing from said center S 86° 48' 21" W, a distance of 281.09 feet back to said center;

Then S 76° 43' 27" W, along said center a distance of 60.01 feet;

Then S 86° 45' 07" W, along said center a distance of 381.88 feet;

Then S 63° 24' 47" W, along said center a distance of 229.84 feet;

Then S 26° 35' 13" E, leaving said center of the Big Blue River, a distance of 100.00 feet;

Then N 63° 24' 47" E, a distance of 209.19 feet;

Then N 86° 45' 07" E, a distance of 301.98 feet to a line drawn 50.00 feet West of and parallel with the East line of the Northwest Quarter of the Northwest Quarter;

Then S 02° 15' 24" W, a distance of 188.43 feet to the South line of the North half of the Northwest Quarter;

Then S 87° 19' 53" E, along the South line of the North half of the Northwest Quarter a distance of 100.00 feet to a line drawn 50.00 feet East of and parallel with the West line of the Northeast Quarter of the Northwest Quarter;

Then N 02° 15' 24" E, along a line drawn 50.00 feet East of and parallel with the West line of the Northeast Quarter of the Northwest Quarter a distance of 204.64 feet;

Then N 76° 43' 27" E, a distance of 192.79 feet;

Then S 75° 50' 53" E, a distance of 269.56 feet;

Then N 14° 09' 07" E, a distance of 100.00 feet to the **POINT OF BEGINNING**;

Also, all that part of the West 50.00 feet of the of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 14, Township 48 North, Range 33 West, lying northerly of the North right-of-way of Blue River Road.

Also, all that part of the East 50.00 feet of Lot 2 of HOELZELS BLUE RIVER HEIGHTS, including the existing platted right-of-way for road purposes located within the East 50.00 feet of Lot 2, lying northerly of the North right-of-way of Blue River Road.

Subject to easements, restrictions, reservations, and covenants now of record, if any.

Containing 126,116 sq. ft. or 2.9 acres, more or less.

Said easement shall include the rights to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and / or other obstructions therefrom, to excavate, dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material to construct and maintain a levee; and for such other purposes as may be required in connection with said

work of improvement; reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its County Executive the day and year first above written.

JACKSON COUNTY, MISSOURI

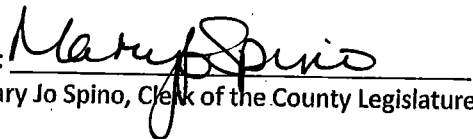


Michael D. Sanders, County Executive

APPROVED AS TO FORM:

By: 
W. Stephen Nixon, County Counselor

ATTEST

By: 
Mary Jo Spino, Clerk of the County Legislature

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

On this 20 day of February, 20 13, before me, a Notary Public appeared Michael D. Sanders, County Executive of Jackson County Missouri, a first class charter county in the state of Missouri, and that the seal affixed to the foregoing instrument is the seal of said county, and said instrument was signed and sealed in behalf of said county by authority of its Legislature, and said

Michael D. Sanders acknowledged said instrument to be the free act and deed of said county.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office
in the above stated county and state the day and year last above written.

C. Howard

NOTARY PUBLIC

My commission expires: 02/28/2016

