

# REQUEST FOR LEGISLATIVE ACTION

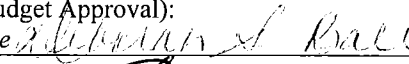
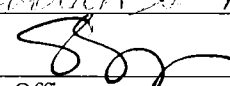
Completed by County Counselor's Office:

~~Res~~ Ord No.: 4575

Sponsor(s): Bob Spence

Date: September 30, 2013

<p>SUBJECT</p>	<p>Action Requested  <input type="checkbox"/> Resolution  <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Authorize the County Executive to sell county owned property located at 1000 S.W. Eastbound US 40 Highway, Blue Springs, Missouri currently utilized by the Central Jackson County Fire Protection District as Fire Station 1 for an amount of \$25,000 and appropriating said funds to the General Fund Non Departmental Building &amp; Improvements account.</u></p>														
<p>BUDGET INFORMATION  <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" data-bbox="329 625 1203 936"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$25,000</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$25,000</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>TO:</td> </tr> <tr> <td>001-2810 Undesignated Fund Balance</td> <td></td> </tr> <tr> <td>001-5101-58020 Bldgs/Improvements</td> <td>001-5101-58020</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required)  <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract:          Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable):          Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$25,000	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$25,000	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	TO:	001-2810 Undesignated Fund Balance		001-5101-58020 Bldgs/Improvements	001-5101-58020
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001-2810 Undesignated Fund Balance															
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<p>PRIOR LEGISLATION</p>	<p>Prior ordinances and (date):</p> <p>Prior resolutions and (date):</p>														
<p>CONTACT INFORMATION</p>	<p>RLA drafted by (name, title, &amp; phone): Shelley Kneuvean, Chief Operating Officer</p>														
<p>REQUEST SUMMARY</p>	<p>In 1954, the County acquired the property located at 1000 S.W. Eastbound US 40 Highway without limitation for use. In 1966, the County entered into a twenty year lease with Central Jackson County (CJC) Fire Protection District for use of this county owned property for the purpose of housing fire equipment and a fire station in exchange for providing fire protection services to the Lake Jacomo area. The lease was for a fee of \$10 per year and had the provision for ten year renewal periods; however, based on staff research, it appears the lease was allowed to lapse in 1986. Over the course of several years, CJC constructed Fire Station No. 1 and other improvements and has continued to use the property.</p> <p>Recently, discussions began regarding the expired lease and it was determined that the use of the property would continue as CJC Fire Station No. 1 well into the foreseeable future, particularly with additional new improvements CJC had planned. As such, the discussion shifted from entering into a new lease to transferring</p>														

	<p>improvements CJC had planned. As such, the discussion shifted from entering into a new lease to transferring ownership of the property directly to CJC including a full release of indemnity of the County for any liability, environmental concerns, etc.</p> <p>A negotiated agreement of \$25,000 was reached. Using the calculations provided in the Code of Ordinances for a permanent easement as a gauge of value, this figure was determined to be an equitable price.</p> <p>This Resolution authorizes the County Executive to execute the sales agreement with CJC Fire District for this property.</p>	
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS		
REVIEW	Department Director:	Date:
	Finance (Budget Approval): <i>If applicable</i> 	Date: 9-24-13
	Division Manager: 	Date: 9/25/13
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the \_\_\_\_\_ Fund in \_\_\_\_\_.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # \_\_\_\_\_
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:
001-2810	Undesignated Fund <i>Balance</i>	\$5,000

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.





August 29, 2013

**VIA EMAIL AND  
REGULAR U.S. MAIL**

Jay D. Haden, Chief Deputy County Counselor  
Jackson County Courthouse  
415 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

JULIUS M. OSWALD  
KIM MICHAEL ROAM  
JASON K. REW†  
RYAN T. FRY†  
JENNIFER OSWALD BROWN†  
R. DYAN HERDZINA  
ADAM C. HENNINGSSEN†

*Re: 1000 S.W. Eastbound US 40 Highway, Blue Springs, Jackson  
County, Missouri (Fire Station No.1)*

Dear Jay:

On August 21, 2013, the Central Jackson County Fire Protection District Board of Directors ("CJC") met to review the purchase proposal previously negotiated in my telephone conversation with you and Shelley. I have prepared a Commercial Real Estate Sale Contract formally setting forth the terms and conditions of CJC's purchase of the real estate in question. You will note that I have incorporated that all costs are assessed against the Buyer and included an extensive Environmental Indemnity/Hold Harmless provision intended to provide the County with the protection requested. The Board authorized Chief Westermann to execute the Agreement, and as a result, enclosed you will find two (2) originals of same.

Should you have any suggested changes or concerns, please give me a call at your earliest convenience. I realize that the next step will be for the County Legislature to approve this transaction, after which Shelley can date and sign both, and you can return one (1) fully-executed original to me for my file; I will then order Title Insurance, and it is my hope that we could close by mid-September.

Very truly yours,

Kim M. Roam  
[kroam@orrf-law.com](mailto:kroam@orrf-law.com)

601 NW JEFFERSON STREET  
POST OFFICE BOX 550  
BLUE SPRINGS, MISSOURI 64013  
816.229.8121  
816.229.0802 (FAX)

†ADMITTED IN MISSOURI & KANSAS

[WWW.ORRF-LAW.COM](http://WWW.ORRF-LAW.COM)

KMR/sam  
Enclosures

cc: Steven Westermann, Chief



[Printable Version](#)

[Home](#) [Other Property Data](#) [Help](#)

[Property Search](#) > [Search Results](#) > [Property Summary](#)

## Property Account Summary

Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	42-110-01-01-00-0-00-000	Property Address	1000 SW EASTBOUND US 40 HWY , BLUE SPRINGS, MO 64015
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### General Information

Property Description	SEC 1 TWP 48 RNG 31 BEG PT ON S LI S ROW HWY 40 INTERSEC E LI SEC 1 TH W ALG ROW 209' TH S & PARL TO E LI 200' TH E & PARL TO S LI ROW HWY 40 209' TO E LI SEC TH N ALG SEC LI 200' TO POB (EX PT IN ROW)
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	042

### Property Characteristics

Property Class	2010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	JACKSON COUNTY MISSOURI	%JACKSON COUNTY CT HOUSE 415 E 12TH ST, KANSAS CITY, MO 64106 UNITED STATES
Owner	100	JACKSON COUNTY MISSOURI	%JACKSON COUNTY CT HOUSE 415 E 12TH ST, KANSAS CITY, MO 64106 UNITED STATES

### Property Values

Value Type	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009
Market Value Total	902,505	902,505	902,505	1,012,874	1,012,874
Taxable Value Total	0	0	0	0	0
Assessed Value Total	288,802	288,802	288,802	324,120	324,120

### Active Exemptions

E03 JACO
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No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

### Distribution of Current Taxes

District	Amount
BLUE SPRINGS SCHOOLR-IV	0.000000
BOARD OF DISABLED SERVICES	0.000000
CITY - BLUE SPRINGS	0.000000
FIRE DISTRICT - CENTRAL JACKSON	0.000000
JACKSON COUNTY	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
MID-CONTINENT LIBRARY	0.000000
STATE BLIND PENSON	0.000000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

[Printable Version](#)

### REMINDER:

Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you

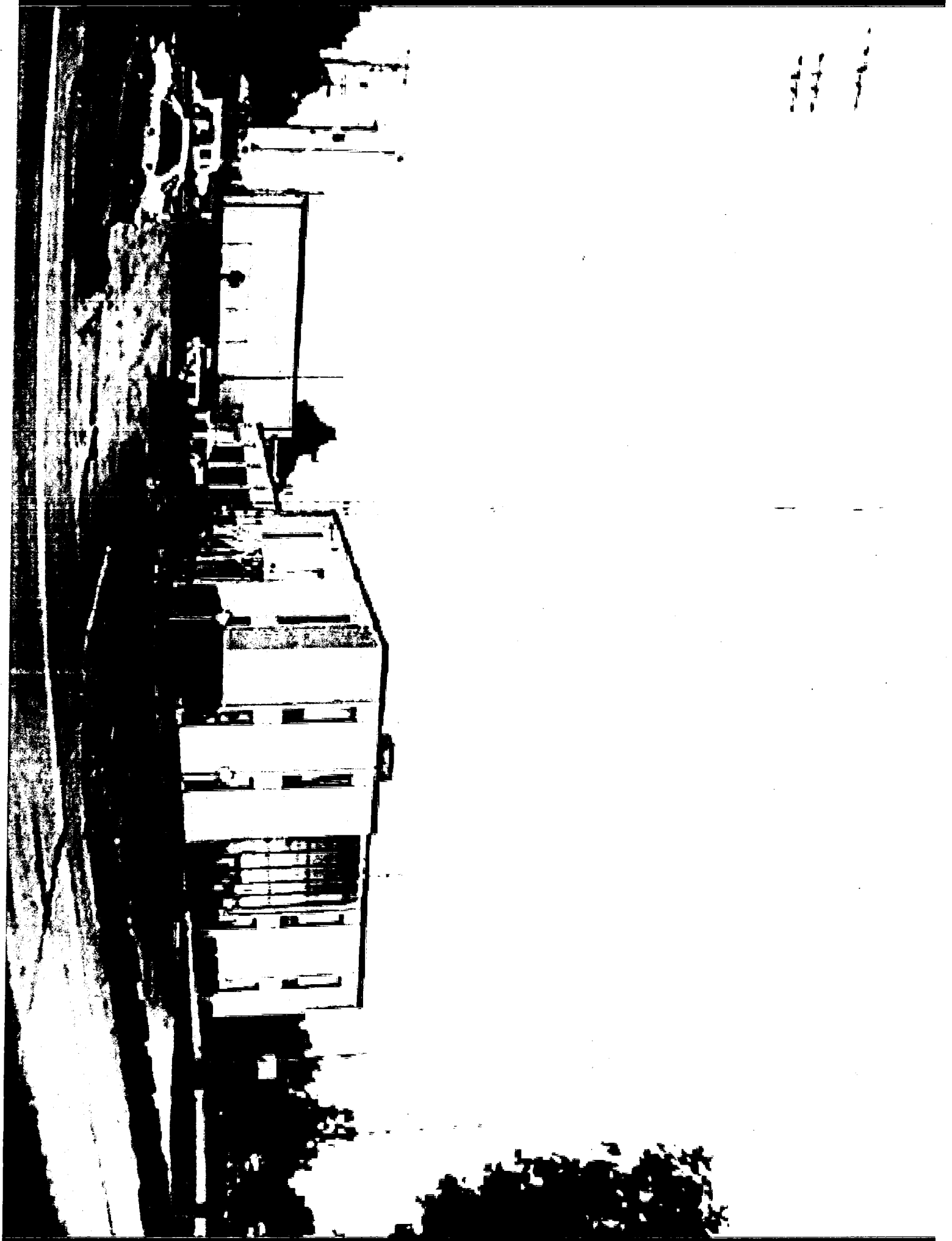
may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

**ATTENTION: This website will close at 11:00 p.m. on December 31.**  
Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

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Version 1.0.4954.21456

Central Jackson County  
Fire Protection  
District  
FIRE AND RESCUE







(41)

IN THE COUNTY COURT OF JACKSON COUNTY, MISSOURI, AT KANSAS CITY, MO.

FEBRUARY TERM, 1966

**ORDER**

IT IS HEREBY ORDERED AND DIRECTED BY THE COURT that the Presiding Judge of Jackson County, Mo, and he is hereby, authorized to enter into a Lease with the Central Jackson County Fire Protection District of Jackson County, Missouri, whereby Jackson County, Missouri, leases to said Central Jackson County Fire Protection District the following described tract of land in Blue Springs, Jackson County, Missouri, to-wit:

Beginning at a point on the South line of the South right of way of U. S. Highway 40, where it intersects the East line of Section 1, Township 40, Range 31, Jackson County, Missouri; thence West along said right-of-way 209 feet; thence South and parallel to the East line of said Section 200 feet; thence East and parallel to the South right of way line of U. S. Highway 40, 209 feet to the East line of Section 1, Township 40, Range 31; thence North along said Section line 200 feet to the point of beginning.

said property lease to be used for the purpose of housing fire equipment and a fire station for a term of twenty (20) years beginning April 1, 1966 and ending March 31, 1986, together with a right by the Lessee to renew this Lease for an additional ten year period and with an additional option to renew for an additional ten year period. Lessee to pay the sum of Ten (\$10.00) Dollars per year rent, and as a further consideration Lessee to agree to provide fire protection for the Jackson County Park known as Lake Jackson.

ORDER made this 7th

day of February, 1966.  
WDG:lw

HARRY W. GALE, JR., County Clerk

By *Mary Conroy*  
Deputy Clerk

LEASE

THIS LEASE, Made and entered into this 7th day of January, 1966, by and between the County of Jackson, State of Missouri party of the first part, hereinafter called the lessor, and Central Jackson County Fire Protection District of Jackson County Missouri party of the second part, hereinafter called lessee.

WITNESSETH: That said lessor hereby leases to the said lessee all the following described tract of ground located in Blue Springs, Jackson County Missouri, to wit:

Beginning at a point on the south line of the South Right-of-Way of U. S. Highway 40, where it intersects the East line of Section 1, Township 48, Range 31, Jackson County, Missouri; thence west along said right-of-way 209 feet; thence South and parallel to the East line of said Section 200 feet; thence East and parallel to the South right-of-way line of U. S. Highway 40, 209 feet to the East line of Section 1, Township 48, Range 31; thence North along said section line 200 feet to the point of beginning.

to be used for the purpose of housing fire equipment and a fire station for a term of twenty years beginning April 1, 1966, and ending March 31, 1986, together with a right for the said lessee to renew this lease for an additional ten-year period by delivering to lessor written intention to renew this lease at least sixty days prior to the termination hereof. If such option to renew for an additional ten-year period is exercised, then lessee shall have an additional option to renew this lease for an additional ten-year period by stating its intention to renew to lessor at least sixty days prior to the termination of the extended term herein created.

Lessee agrees to pay as rent on the aforesaid premises the sum of Ten dollars (\$10.00) per year due on or before April 1, 1966, and on or before the first day of April on each succeeding year. As a further consideration for the use and occupancy of said land, lessee agrees that it shall provide fire protection to the lands of the County of Jackson, which comprise the Jackson County Park known as Lake Jacomb, as now established. Lessee covenants and agrees that it shall answer fire calls to said Lake Jacomb and provide a normal services of fire protection as extended to the balance of the Central Jackson County Fire Protection District.

Lessor hereby extends to lessee the right and option to erect on such ground any improvements which lessee deems in its sole discretion advisable and lessor agrees that at the termination of this lease or any extension or renewal thereof that lessee shall be permitted to remove any and all improvements located on the above described premises.

Lessee further agrees that it shall not sublet or allow any other tenant to come in with or under it or sign this lease or any part thereof by its acts, process or operation of law or in any other manner whatsoever without the written consent of the lessor.

Lessor represents and warrants that this lease has been approved by the Jackson County Court of Jackson County Missouri and is entered pursuant to court order of the said Jackson County Court and lessee represents and warrants that it has been authorized by its Board of Directors to enter into this lease and the same has been done pursuant to resolution adopted by the Board of Directors of the Central Jackson County Fire Protection District.

IN WITNESS WHEREOF, The Parties hereto have caused these presents to be entered this day and year first above written.

County of Jackson

by [Signature]  
Presiding Judge

ATTEST:

by [Signature]  
County Clerk

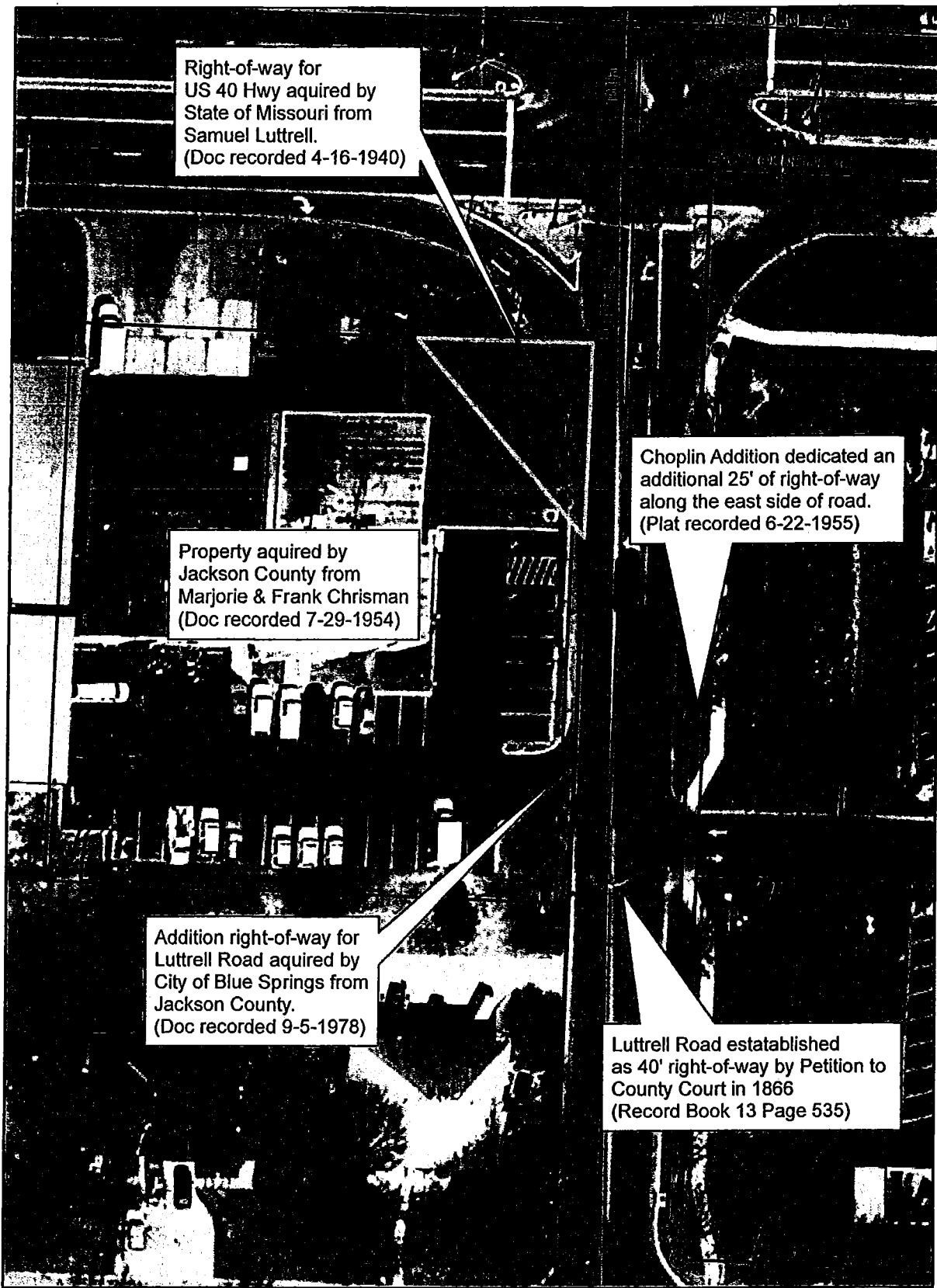
APPROVED:

by [Signature]  
County Counselor

Central Jackson County Fire  
Protection District

Attest: [Signature]  
Secretary

by [Signature]  
President



Right-of-way for  
US 40 Hwy aquired by  
State of Missouri from  
Samuel Luttrell.  
(Doc recorded 4-16-1940)

Property aquired by  
Jackson County from  
Marjorie & Frank Chrisman  
(Doc recorded 7-29-1954)

Addition right-of-way for  
Luttrell Road aquired by  
City of Blue Springs from  
Jackson County.  
(Doc recorded 9-5-1978)

Choplin Addition dedicated an  
additional 25' of right-of-way  
along the east side of road.  
(Plat recorded 6-22-1955)

Luttrell Road established  
as 40' right-of-way by Petition to  
County Court in 1866  
(Record Book 13 Page 535)

441072

CONVEYANCE FOR STATE HIGHWAY PURPOSES.

THIS INDENTURE, Made this 20th day of November, A. D. 1939, by and between Samuel O. Luttrell, a single person, of the County of Jackson, and State of Missouri, party of the first part, and the State of Missouri, party of the second part.

WITNESSETH, That the said party of the first part, in consideration of the sum of One Thousand Seventy Four and 90/100 DOLLARS, to him paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell, convey and confirm, unto the said party of the second part, its successors and assigns, the following described tracts or parcels of land, lying, being and situate in the County of Jackson and in the State of Missouri, to wit:

A strip of land for right of way 65 feet in width and 2668 feet in length. The northerly boundary line of said strip being the surveyed center line for a proposed additional traffic lane for east bound travel on a highway designated Route US 40, as located and established by the State Highway Commission of Missouri. Said strip being included between Stations 749 / 82 and 776 / 50 of the survey of said center line.

Station 776 / 50 on said center line is located at a point on a 0 degree 15 minute curve to the left, 1379.8 feet south of the NE Corner of the SE 1/4 of Sec. 36, T48N, R31W, said curve has an interior angle of 0 degrees 46 minutes and is tangent at said Station to a line having a bearing of south 89 degrees 39 minutes west; thence westerly along said curve a distance of 209 feet to the P.C. of said curve; thence south 89 degrees 09 minutes west a distance of 1845.4 feet to the P.T. of a 1 degree curve to the left, said curve having an interior angle of 12 degrees 40 minutes; thence southwesterly along said curve a distance of 613.6 feet to Station 749 / 82.

Also, a strip of land 2668 feet in length, the southerly boundary line of which is the center line of the above mentioned traffic lane and included between Stations 749 / 82 and 776 / 50 of the said survey. Said strip includes all of grantors property lying between the center line of said traffic lane and the south line of the right of way as heretofore secured for the original Route US 40. Said strip has a width of 52.5 feet at Station 749 / 82; thence extending east and gradually narrowing between said right of way line and the curved center line of said traffic lane, to a width of 20.5 feet at P.T. Station 755 / 95.6; thence maintaining the 20.5 width to Station 776 / 50.

Also, a strip of land described as follows: Beginning on the south line of the 65 foot strip first described above, opposite Station 775 / 65; thence easterly along said line a distance of 85 feet to a point on the east line of grantors premises; thence south along said property line a distance of 65 feet to a point; thence west 20 feet; thence in a northwesterly direction a distance of 90 feet, more or less, to the point of beginning.

The above described strips of land contain 0.07 of an acre in an old road and 5.38 acres is additional land from grantors herein lying, situate and being in the NE 1/4 of the NE 1/4 of Sec. 1, T48N, R31W.

All as shown on approved plans now on file in the office of the County Clerk of Jackson County, Missouri.

TO HAVE AND TO HOLD the premises aforesaid, for the purpose of constructing and maintaining a State Highway on the said land herein conveyed according to the plans of the State Highway Commission, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto the said party of the second part, and unto its successors and assigns; FOREVER.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand, and seal, the day and year first above written.

Samuel O. Luttrell

*New Right of Way*

Inuing south  
of 235 feet  
said property  
scribed above;  
point of be-  
  
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All that part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 48, Range 31, Jackson County, Missouri, Beginning at a point on the South line of U.S. Highway 40 as said Highway is now established, said point being 85.5 feet west of the East line of said Quarter Quarter; thence South  $89^{\circ} 53' 30''$  West along the South line of U.S. Highway 40, a distance of 123.5 feet; thence South and parallel to the East line of said Quarter Quarter a distance of 200 feet; thence North  $89^{\circ} 53' 30''$  East and parallel to the South line of said U.S. Highway 40, a distance of 189 feet to a point on the West line of Luttrell Road, as said road is now established; thence North along the last said West line, a distance of 135 feet, to the South line of said Highway; thence South  $89^{\circ} 53' 30''$ , along said South line, a distance of 0.50 feet, to an angle in said Highway line; thence North  $45^{\circ} 03' 10''$  West along the Southerly line of said Highway, a distance of 91.84 feet to the point of beginning. Except the East 6 feet of the South 140 feet taken for right-of-way.

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# Missouri Warranty Deed

**This Indenture, Made on the** 21st **day of** June **A. D., One**

**Thousand Nine Hundred and Fifty-four** **by and between**

Marjorie R. Chrisman (nee Marjorie R. Luttrell) and Frank Chrisman,  
her husband

of the County of Jackson, State of Missouri parties of the first part, and

JACKSON COUNTY, MISSOURI

of the County of Jackson, State of Missouri part Y of the second part,

**WITNESSETH: THAT THE SAID PART** ies **OF THE FIRST PART,** in consideration of the  
sum of Other valuable considerations and one ----- **DOLLARS,**

to them paid by said part Y of the second part (the receipt of which is hereby acknowledged), do  
by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said part Y of the second

part its heirs and assigns, the following described lots, tracts or parcels of land

lying, being and situate in the County of Jackson and State of Missouri, to wit:

Beginning at a point on the South line of the South Right-of-Way of U. S. Highway 40, where it intersects the East line of Section 1, Township 48, Range 31, Jackson County, Missouri; thence West along said right-of-way 209 feet; thence South and parallel to the East line of said Section 200 feet; thence East and parallel to the South right-of-way line of U. S. Highway 40, 209 feet to the East line of Section 1, Township 48, Range 31; thence North along said Section line 200 feet to the point of beginning.

**TO HAVE AND TO HOLD** The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said part Y of the second part and unto its heirs and assigns forever; the said grantors

hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said part Y of the second part and unto its heirs and assigns forever, against the lawful claims and demands of all persons whomsoever

**IN WITNESS WHEREOF,** The said parties of the first part have hereunder set their hand S and seal S the day and year above written.

X Marjorie R. Chrisman (SEAL)

X Frank Chrisman (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)



Indexed Grantor  
 Indexed Grantee  
 Book & Page Grantor  
 Book & Page Grantee  
 Land List

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 Recorder of said County, do hereby certify that the within  
 instrument of writing was, at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes  
 M., on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_, at page \_\_\_\_\_  
 in \_\_\_\_\_, I have hereunto set my hand and affixed my official seal at \_\_\_\_\_  
 \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_.

RETURN TO  
 Kansas City Title  
 Insurance Company  
 Kansas City, Missouri

Filed for record this \_\_\_\_\_ day  
 of \_\_\_\_\_ A.M. at \_\_\_\_\_  
 Recorder's Office  
 Recorder's Fee \$ \_\_\_\_\_  
 By \_\_\_\_\_  
 Recorder's Office

**Warranty Deed**  
 FROM  
 Marjorie R. Christman & hu.  
 Blue Springs, Mo.,  
 TO  
 JACKSON COUNTY, MISSOURI

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274  
 622081

MISSOURI ACKNOWLEDGMENT—MAN AND WIFE  
 STATE OF Missouri }  
 COUNTY OF Jackson }  
 ss. }  
 On this 21st day of June, 1954  
 before me, Dorothy Hire  
 Marjorie R. Christman and Frank Christman, her husband  
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my  
 office in Blue Springs, Mo., the day and year last above written.  
 My term expires April 18, 1957.  
 Notary Public in and for said County and State.

MISSOURI ACKNOWLEDGMENT—UNMARRIED PERSON  
 STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ }  
 ss. }  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 before me, \_\_\_\_\_, a Notary Public, personally appeared  
 to me known to be the person described in and who executed the foregoing instrument, and acknowledged that  
 executed the same as free act and deed. And the said \_\_\_\_\_  
 further declare \_\_\_\_\_ to be single and unmarried.  
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my  
 office in \_\_\_\_\_ the day and year last above written.  
 My term expires \_\_\_\_\_, 19\_\_\_\_.  
 Notary Public in and for said County and State.

1101 PAGE 552

1347837

I 873P2043 ORIGINAL

THIS INDENTURE, made on the <sup>15</sup> 25th day of <sup>August</sup> July, 19 78, by and

between JACKSON COUNTY, MISSOURI, a political subdivision of the State of Missouri, party of the First Part, and city of Blue Springs, division of Jackson County, Mo., 903 Main, Blue Springs, MO. 64015, a political sub/ in the County of Jackson, in the State of Missouri, party of the Second Part.

WITNESSETH, That the said party of the First Part, in consideration of the sum of Ten and no/100 Dollars, to in hand paid by the said party of the second part, the receipt of which is acknowledged, do by these presents REMISE, RELEASE and forever QUITCLAIM unto the said party of the second part, the following described land, lying, being and situated in the City of Blue Springs, County of Jackson, and State of Missouri, to-wit:

99-1-48-31

The legal description is the east 6 feet of the south 140 feet of the following: All that part of the NE 1/4 of the NE 1/4 of Section 1, Township 48, Range 31 in Jackson County, Missouri beginning at a point on the South line of U.S. Highway 40 as said Highway is now established, said point being 85.5 feet west of the eastline of said 1/4 1/4 Section; thence S-89°-53'-30"-W along the South line of U.S. Highway No. 40, a distance of 123.5 feet, thence South and parallel to the east line of said 1/4 1/4 Section a distance of 200 feet, thence N-89°-53'-30"-E and parallel to the south line of said U.S. Highway 40 a distance of 189 feet to a point on the West line of Luttrell Road as said road is now established; thence North along last said West line, a distance of 135 feet, to the south line of said Highway; thence S-89°-53'-30"-W, along said south line, a distance of 0.50 feet, to an angle in said Highway line, thence N-45°-03'-10"-W along the southerly line of said Highway a distance of 91.84 feet to the point of beginning.

STATE OF MISSOURI ss  
JACKSON COUNTY )  
I CERTIFY INSTRUMENT RECEIVED

1978 SEP 5 AM 11 55.6  
I 873P2043

RECORDED PAGE  
CAROL ANN BESTOR  
DIRECTOR OF RECORDS

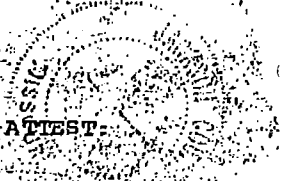
1.00  
2.00  
B. Mellon P.00

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging unto said party of the second part for the purposes of construction and maintenance of a Public Highway on the said land herein conveyed, FOREVER.

IN WITNESS WHEREOF, the said party of the first part  
set its hand and seal the day and year above written.

I 873P2044

JACKSON COUNTY, MISSOURI



BY Mike White Robert A. Bosu  
Acy Mike White, County Executive

Bernice J. Conley  
Bernice J. Conley,  
Clerk of the Legislature

APPROVE:

Thomas M. Hanson  
County Counselor MTD

MISSOURI ACKNOWLEDGMENT -- BODY CORPORATE AND POLITIC

STATE OF MISSOURI )  
                                  ) SS.  
COUNTY OF JACKSON )

On this 15<sup>th</sup> day of August, 1978, before me personally  
appeared Robert Bosch acting  
Mike White, COUNTY EXECUTIVE for JACKSON COUNTY, MISSOURI,

to me known to be the person described in and who executed the forego-  
ing instrument and acknowledged that he executed the same in behalf  
of JACKSON COUNTY, MISSOURI, and acknowledged said instrument to be  
the free act and deed of said JACKSON COUNTY, MISSOURI, and that said  
Body Corporate and Politic has no corporate seal.

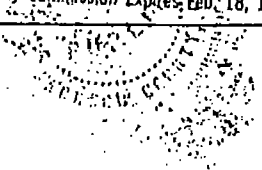
1347827  
1-48-31  
Dec

City of Blue Springs, Mo. 64015  
ST. PAUL TITLE INS. CORP.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the  
official seal at my office in said County the day and year first above  
written.

Eleanor L. O'Connor  
Notary Public Eleanor L. O'Connor  
County of Jackson, State of Missouri

My commission expires:  
My Commission Expires Feb. 18, 1979



## William G. Snyder

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**From:** Randy D. Diehl  
**Sent:** Tuesday, September 03, 2013 12:49 PM  
**To:** William G. Snyder  
**Cc:** Vincent E. Brice  
**Subject:** RE: 1000 SW Eastbound and down US 40 Highway; proposed conveyance of fee simple to CJCFPD  
**Attachments:** 1954I0627081.pdf; 1940I0441072.pdf; 1978I0347837.pdf; 1000 SW 40.doc

Short answer, no.

The County acquired right of way from the City of Blue Springs in 1978 off the east side of the property. (Doc 1978I0347837) That document contains a more accurate description of the property than the 1954 deed from the Chrisman's. (Doc 1954I0627081) In 1940, the State Highway Commission acquired right of way for the east bound lane of Highway 40. (Doc 1940I0441072) Part of that taking wasn't reflected on the '54 description. (Yellow triangle of the aerial photo) I'm attaching a description based upon the legal used on the 1978 transfer to Blue Springs.

If you need anything else, let me know.

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**From:** William G. Snyder  
**Sent:** Friday, August 30, 2013 1:05 PM  
**To:** Randy D. Diehl  
**Cc:** Vincent E. Brice; Jay D. Haden  
**Subject:** 1000 SW Eastbound and down US 40 Highway; proposed conveyance of fee simple to CJCFPD

Randy: Please obtain and forward to me a copy of the recorded deed 7/29/1954 from Marjorie and Frank Chrisman. Also, is the legal used in the proposed sales contract consistent with what we have owned since 1954?

William G. Snyder  
Senior Deputy County Counselor  
[wsnyder@jacksongov.org](mailto:wsnyder@jacksongov.org)