
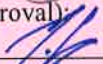



**REQUEST FOR LEGISLATIVE ACTION**  
**EXECUTIVE OFFICE**

**OCT 18 2018**

Completed by County Counselor's Office:  
 Res/Ord No.: 20027  
 Sponsor(s): Tony Miller  
 Date: October 29, 2018

<p><b>SUBJECT</b></p>	<p><b>Action Requested</b>  <input type="checkbox"/> Resolution  <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Authorizing payment to certain property owners for permanent trail easements, permanent drainage easements, and temporary construction easements for the construction of the Rock Island Shared Use Path, and transferring funds for additional right-of-way acquisition.</u></p>																											
<p><b>BUDGET INFORMATION</b>  <i>To be completed By Requesting Department and Finance</i></p>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$ 56,200</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$ 0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$ 56,200</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$ 56,200</td> </tr> <tr> <td>Source of funding (name of fund) and account code number;</td> <td></td> </tr> <tr> <td>FROM ACCT: 014-3601-58020 Special Obligation Bond Proceeds - Buildings &amp; Improvements</td> <td>FROM AMT: \$ 56,200</td> </tr> <tr> <td>014-3601-58010 Special Obligation Bond Proceeds Land &amp; Right of Way</td> <td>TO AMT: \$ 56,200</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is:</p> <p><b>OTHER FINANCIAL INFORMATION:</b>  <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:	\$ 56,200	Amount previously authorized this fiscal year:	\$ 0	Total amount authorized after this legislative action:	\$ 56,200	Amount budgeted for this item * (including transfers):	\$ 56,200	Source of funding (name of fund) and account code number;		FROM ACCT: 014-3601-58020 Special Obligation Bond Proceeds - Buildings & Improvements	FROM AMT: \$ 56,200	014-3601-58010 Special Obligation Bond Proceeds Land & Right of Way	TO AMT: \$ 56,200													
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<p><b>PRIOR LEGISLATION</b></p>	<p>Prior ordinances and (date):          Prior resolutions and (date):</p>																											
<p><b>CONTACT INFORMATION</b></p>	<p>RLA drafted by (name, title, &amp; phone): Matt Davis, Program Coordinator, 816-503-4849</p>																											
<p><b>REQUEST SUMMARY</b></p>	<p>9 tracts of land are required for temporary construction easements and permanent easements for construction of the Rock Island Shared Use Path for a total value of \$56,100. 1 tract has been acquired by the Land Trust of Jackson County for no monetary consideration. The remaining 8 tracts have been negotiated by Bliss and Associates for a total value of \$56,200. Design changes eliminated the need for 4 other tracts. A total of \$56,200 in appropriations is being requested from the Rock Island Bond Proceeds fund. RIRCA is also requesting the County Legislature's approval of the acquisition of the following properties.</p> <table border="1"> <thead> <tr> <th>Tract</th> <th>Owner</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Tract 1:</td> <td>Jeffrey A. Langerock</td> <td>\$ 9,300</td> </tr> <tr> <td>Tract 3:</td> <td>Raytown Road Properties, LLC</td> <td>\$ 7,500</td> </tr> <tr> <td>Tract 4:</td> <td>Cirse Real Estate Holdings, LP</td> <td>\$ 600</td> </tr> <tr> <td>Tract 5:</td> <td>Professional Office Buildings, LLC</td> <td>\$ 1,200</td> </tr> <tr> <td>Tract 6:</td> <td>Raytown Chamber of Commerce Building Foundation, Inc.</td> <td>\$ 26,300</td> </tr> <tr> <td>Tract 7:</td> <td>Tapan and Sudha Chaudhuri</td> <td>\$ 3,200</td> </tr> <tr> <td>Tract 10:</td> <td>Jason and Jody Starforth</td> <td>\$ 7,500</td> </tr> <tr> <td>Tract 11:</td> <td>Lakewood Estates Homes Association</td> <td>\$ 600</td> </tr> </tbody> </table>	Tract	Owner	Value	Tract 1:	Jeffrey A. Langerock	\$ 9,300	Tract 3:	Raytown Road Properties, LLC	\$ 7,500	Tract 4:	Cirse Real Estate Holdings, LP	\$ 600	Tract 5:	Professional Office Buildings, LLC	\$ 1,200	Tract 6:	Raytown Chamber of Commerce Building Foundation, Inc.	\$ 26,300	Tract 7:	Tapan and Sudha Chaudhuri	\$ 3,200	Tract 10:	Jason and Jody Starforth	\$ 7,500	Tract 11:	Lakewood Estates Homes Association	\$ 600
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	<b>Total:</b>	<b>\$56,200</b>
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	Recorded Payment Letters and Easements for Tract 1, 3, 4, 5, 6, 8, 10, and 11 Appraisals provided on request	
REVIEW	Department Director: 	Date: 10/16/18
	Finance (Budget Approval): <i>If applicable</i> 	Date: 10/18/18
	Division Manager: 	Date: 10-18-18
	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:

- 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.



**Payment Letter**

**Rock Island Rail Corridor Shared Use Project**

October 15, 2018

Tract No.: 11

Owner: Lakewood Estates Homes Association

Property Address: North of 7100 Harvard Avenue

Raytown, MO 64133

Mailing Address: c/o Dale Perry

10901 E. 71<sup>st</sup> Terrace

Raytown, MO 64133

Payment for:

5,714 sf Permanent Trail Easement and 12,226 sf Temporary Construction Easement.

**TOTAL PAYMENT = \$600.00**

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
10/16/2018 10:24:24 AM  
INSTRUMENT TYPE: EASE FEE: \$13.25 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0089945

Robert T Kelly, Director, Recorder Of Deeds

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*Title of Document:* Temporary Construction Easement

*Date of Document:* October 15, 2018

*Grantor:* Lakewood Estates Homes Association

*Grantee:* Rock Island Rail Corridor Authority

*Mailing Address (Grantee):* 415 E. 12<sup>th</sup> St. 4-MN, Kansas City, Missouri 64106

*Legal description:* **TEMPORARY CONSTRUCTION EASEMENT:**

A TRACT OF LAND FOR **TEMPORARY CONSTRUCTION EASEMENT** PURPOSES LOCATED IN TRACT D, LAKEWOOD ESTATES, A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID TRACT D, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 44°55'34" WEST, A DISTANCE OF 16.01 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING 22.58 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 532+10.18; THENCE SOUTH 36°03'57" EAST, A DISTANCE OF 127.62 FEET TO A POINT 40.14 FEET RIGHT OF CENTERLINE STATION 533+33.92; THENCE SOUTH 42°50'00" EAST, A DISTANCE OF 3.59 FEET TO A POINT 40.39 FEET RIGHT OF CENTERLINE STATION 533+37.50; THENCE SOUTH 49°42'21" EAST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 90.57 FEET TO A POINT 35.95 FEET RIGHT OF CENTERLINE STATION 534+27.96; THENCE SOUTH 53°53'30" EAST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 128.42 FEET TO A POINT 25.32 FEET RIGHT OF CENTERLINE STATION 535+50.44; THENCE NORTH 77°11'34" WEST, A DISTANCE OF 65.80 FEET TO A POINT 53.51 FEET RIGHT OF CENTERLINE STATION 534+98.62; THENCE NORTH 53°44'41" WEST, A DISTANCE OF 330.35 FEET TO A POINT 102.18 FEET RIGHT OF CENTERLINE STATION 531+78.68; THENCE SOUTH 69°20'49" EAST, A DISTANCE OF 38.93 FEET TO A POINT 84.40 FEET RIGHT OF CENTERLINE STATION 532+13.31; THENCE NORTH 44°55'34" EAST, A DISTANCE OF 61.90 FEET TO THE **POINT OF BEGINNING**.

THE TRACT DESCRIBED ABOVE CONTAINS 12,226 SQUARE FEET OR 0.280 ACRES, MORE OR LESS.

## **TEMPORARY CONSTRUCTION EASEMENT**

THIS AGREEMENT, made this 15th day of October, 2018 by and between, Lakewood Estates Homes Association, of Jackson County, Missouri, Grantors and parties of the first part, and Rock Island Rail Corridor Authority, Grantee and party of the second part.

GRANTEE'S ADDRESS: 415 E. 12<sup>th</sup> St. 4-MN, Kansas City, Missouri 64106

Grantors, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1.00 & O.V.C.), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

### **TEMPORARY CONSTRUCTION EASEMENT:**

A TRACT OF LAND FOR **TEMPORARY CONSTRUCTION EASEMENT** PURPOSES LOCATED IN TRACT D, LAKEWOOD ESTATES, A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5th PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID TRACT D, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 44°55'34" WEST, A DISTANCE OF 16.01 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING 22.58 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 532+10.18; THENCE SOUTH 36°03'57" EAST, A DISTANCE OF 127.62 FEET TO A POINT 40.14 FEET RIGHT OF CENTERLINE STATION 533+33.92; THENCE SOUTH 42°50'00" EAST, A DISTANCE OF 3.59 FEET TO A POINT 40.39 FEET RIGHT OF CENTERLINE STATION 533+37.50; THENCE SOUTH 49°42'21" EAST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 90.57 FEET TO A POINT 35.95 FEET RIGHT OF CENTERLINE STATION 534+27.96; THENCE SOUTH 53°53'30" EAST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 128.42 FEET TO A POINT 25.32 FEET RIGHT OF CENTERLINE STATION 535+50.44; THENCE NORTH 77°11'34" WEST, A DISTANCE OF 65.80 FEET TO A POINT 53.51 FEET RIGHT OF CENTERLINE STATION 534+98.62; THENCE NORTH 53°44'41" WEST, A DISTANCE OF 330.35 FEET TO A POINT 102.18 FEET RIGHT OF CENTERLINE STATION 531+78.68; THENCE SOUTH 69°20'49" EAST, A DISTANCE OF 38.93 FEET TO A POINT 84.40 FEET RIGHT OF CENTERLINE STATION 532+13.31; THENCE NORTH 44°55'34" EAST, A DISTANCE OF 61.90 FEET TO THE **POINT OF BEGINNING**.

THE TRACT DESCRIBED ABOVE CONTAINS 12,226 SQUARE FEET OR 0.280 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction and use shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

  
Dale Perry, President of the Lakewood Estates Homes Association

**ACKNOWLEDGMENT BY AN INDIVIDUAL**

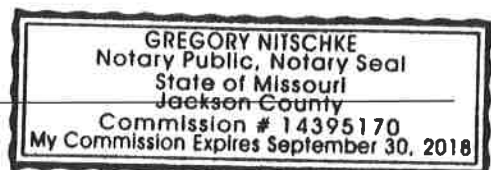
STATE OF MISSOURI                    )  
  )SS  
COUNTY OF JACKSON                )

On this 15th day of October, 2018, appeared Dale Perry, president of the Lakewood Estates Homes Association, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

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

  
Notary Public

My Commission Expires: \_\_\_\_\_



TRACT NO.: 11  
PARCEL ID NO.: 45-610-15-12-00-0-00-000  
45-640-03-75-00-0-00-000  
OWNERS NAME: LAKEWOOD ESTATES HOMES ASSOCIATION  
SITUS ADDRESS: NORTH OF 7100 HARVARD AVENUE  
RAYTOWN, MISSOURI 64133  
MAILING ADDRESS: 10901 E. 71<sup>ST</sup> TERRACE  
RAYTOWN, MISSOURI 64133



RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
10/16/2018 10:24:24 AM

INSTRUMENT TYPE: EASE FEE: \$13.25 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0089946

Robert T Kelly, Director, Recorder Of Deeds

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*Title of Document:* Permanent Trail Easement

*Date of Document:* October 15, 2018

*Grantor:* Lakewood Estates Homes Association

*Grantee:* Rock Island Rail Corridor Authority

*Mailing Address (Grantee):* 415 E. 12<sup>th</sup> Street 4-MN, Kansas City, Missouri 64106

*Legal description:* **PERMANENT TRAIL EASEMENT:**

A TRACT OF LAND FOR PERMANENT TRAIL EASEMENT PURPOSES LOCATED IN TRACT D, LAKEWOOD ESTATES, A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID TRACT D, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED AND BEING 7.06 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 532+09.39, AS NOW ESTABLISHED; THENCE SOUTH 45°04'25" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2.93 FEET TO A POINT 6.91 FEET RIGHT OF CENTERLINE STATION 532+12.32; THENCE SOUTH 35°57'38" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 130.31 FEET TO A POINT 24.88 FEET RIGHT OF CENTERLINE STATION 533+37.04; THENCE SOUTH 49°42'21" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 90.02 FEET TO A POINT 20.47 FEET RIGHT OF CENTERLINE STATION 534+26.95; THENCE SOUTH 53°53'40" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 163.54 FEET TO A POINT 16.22 FEET RIGHT OF CENTERLINE STATION 535+85.52; THENCE NORTH 77°11'34" WEST, A DISTANCE OF 39.20 TO A POINT 25.32 FEET RIGHT OF CENTERLINE STATION 535+50.44; THENCE NORTH 53°53'30" WEST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 128.42 FEET TO A POINT 35.95 FEET RIGHT OF CENTERLINE STATION 534+27.96; THENCE NORTH 49°42'21" WEST, A DISTANCE OF 90.57 FEET TO A POINT 40.39 FEET RIGHT OF CENTERLINE STATION 533+37.50; THENCE NORTH 42°50'00" WEST, A DISTANCE OF 3.59 FEET TO A POINT 40.14 FEET RIGHT OF CENTERLINE STATION 533+33.92; THENCE NORTH 36°03'57" WEST, A DISTANCE OF 127.62 FEET TO A POINT 22.58 FEET RIGHT OF CENTERLINE STATION 532+10.18; THENCE NORTH 44°55'34" EAST, A DISTANCE OF 16.01 FEET TO THE **POINT OF BEGINNING**.

THE TRACT DESCRIBED ABOVE CONTAINS 5,714 SQUARE FEET OR 0.131 ACRES, MORE OR LESS.

## PERMANENT TRAIL EASEMENT

THIS AGREEMENT, made this 15th day of October, 2018, by and between Lakewood Estates Homes Association, Grantor, and the Rock Island Rail Corridor Authority, Grantee.

GRANTEE'S ADDRESS: 415 E. 12<sup>th</sup> Street 4-MN, Kansas City, Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1.00 & O.V.C.), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents remise, release and quitclaim unto said party of the second part, the following described permanent trail easement in real estate in the County of Jackson, State of Missouri, to wit:

### **PERMANENT TRAIL EASEMENT :**

A TRACT OF LAND FOR **PERMANENT TRAIL EASEMENT** PURPOSES LOCATED IN TRACT D, LAKEWOOD ESTATES, A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

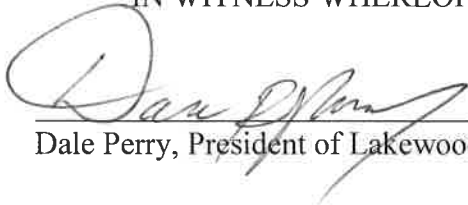
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THE TRACT DESCRIBED ABOVE CONTAINS 5,714 SQUARE FEET OR 0.131 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said party of the first part hereby covenants that it is lawfully seized

of an indefeasible estate in fee in the premises from which the permanent trail easement is herein conveyed and that it has good right to convey the same.

IN WITNESS WHEREOF, the said Grantor executed the above on October 15, 2018.



Dale Perry, President of Lakewood Estates Homes Association

**ACKNOWLEDGMENT BY AN INDIVIDUAL**

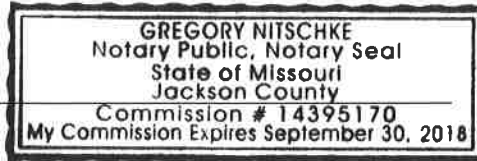
STATE OF MISSOURI     )  
  )SS  
COUNTY OF JACKSON    )

On this 15th day of October, 2018, appeared Dale Perry, President of Lakewood Estates Homes Association, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

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

  
Notary Public

My Commission Expires: \_\_\_\_\_



TRACT NO.: 11  
PARCEL ID NOS.: 45-610-15-12-00-0-00-000  
45-640-03-75-00-0-00-000  
OWNERS NAME: LAKEWOOD ESTATES HOMES ASSOCIATION  
SITUS ADDRESS: NORTH OF 7100 HARVARD AVENUE, RAYTOWN, MISSOURI  
MAILING ADDRESS: 10901 E. 71<sup>ST</sup> TERRACE  
RAYTOWN, MISSOURI

**Payment Letter**

**Rock Island Rail Corridor Shared Use Project**

August 15, 2018

Tract No.: 1

Owner: Jeffrey A. Langerock

Property Address: 4715 Blue Ridge Cutoff

Kansas City, MO 64133

Mailing Address: PO Box 478

Independence, MO 64051

Payment for 38,402sf Temporary Construction Easement = **\$9,300.00**

RECORDER S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
08/20/2018 11:39:11 AM

INSTRUMENT TYPE EASE FEE \$13 25 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0072844

Robert T Kelly, Director Recorder Of Deeds

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*Title of Document*      Temporary Construction Easement

*Date of Document*      August 15, 2018

*Grantor*                Jeffrey A Langerock

*Grantee*                Rock Island Rail Corridor Authority

*Mailing Address (Grantee)*    415 E 12<sup>th</sup> St 4-MN. Kansas City, Missouri 64106

*Legal description*      TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE 5th PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983 WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST OF SAID SECTION 29, SAID POINT BEING 494 81 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 263+66 94, AS NOW ESTABLISHED, THENCE NORTH 86°59'51" WEST, ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 9 85 FEET TO A POINT 500 82 FEET RIGHT OF CENTERLINE STATION 263+58 23 AND BEING ON THE EAST RIGHT OF WAY LINE OF BLUE RIDGE CUTOFF AS PREVIOUSLY ESTABLISHED, THENCE NORTH 03°07'09" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 50 46 FEET TO A POINT 460 68 FEET RIGHT OF CENTERLINE STATION 263+24 25, THENCE SOUTH 86°07'17" EAST A DISTANCE OF 506 24 FEET TO A POINT 142 86 FEET RIGHT OF CENTERLINE STATION 267+45 26, THENCE NORTH 38°14'32" WEST, A DISTANCE OF 109 03 FEET TO A POINT 129 23 FEET RIGHT OF CENTERLINE STATION 266+33 91, THENCE NORTH 00°21' 51" WEST, A DISTANCE OF 83 89 FEET TO A POINT 68 79 FEET RIGHT OF CENTERLINE STATION 265+74 48, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 46°32' 52" EAST, A RADIUS OF 5629 58 FEET, FOR AN ARC DISTANCE OF 58 67 FEET TO A POINT 68 69 FEET RIGHT OF CENTERLINE STATION 266+34 01, THENCE SOUTH 43°45'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 50 00 FEET TO A POINT 118 69 FEET RIGHT OF CENTERLINE STATION 266+34 16, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 44°58'16" EAST, A RADIUS OF 5578 66 FEET, FOR AN ARC DISTANCE OF 248 94 FEET TO A POINT 117 16 FEET RIGHT OF CENTERLINE STATION 268+88 13, THENCE SOUTH

43°41'32" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100 55 FEET TO A POINT 117 08 FEET RIGHT OF CENTERLINE STATION 269+88 67, THENCE SOUTH 81°10'23" WEST, A DISTANCE OF 56 49 FEET TO A POINT 163 46 FEET RIGHT OF CENTERLINE STATION 269+56 42, THENCE NORTH 38°14'22" WEST, A DISTANCE OF 141 92 FEET TO A POINT 150 03 FEET RIGHT OF CENTERLINE STATION 268+14 40, THENCE NORTH 86°07'17" WEST, A DISTANCE OF 521 24 FEET TO A POINT 482 73 FEET RIGHT OF CENTERLINE STATION 263+84 27, SAID POINT BEING ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, THENCE NORTH 86°59'51" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 19 70 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 38,402 SQUARE FEET OR 0 88 ACRES, MORE OR LESS

## TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 15<sup>th</sup> day of August, 2018 by and between, Jeffrey A Langerock, of Jackson County, Missouri, Grantor and party of the first part, and Rock Island Rail Corridor Authority, Grantee and party of the second part

GRANTEE'S ADDRESS 415 E 12<sup>th</sup> St 4-MN, Kansas City, Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O V C), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit

### TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST OF SAID SECTION 29, SAID POINT BEING 494 81 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 263+66 94, AS NOW ESTABLISHED, THENCE NORTH 86°59'51" WEST, ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 9 85 FEET TO A POINT 500 82 FEET RIGHT OF CENTERLINE STATION 263+58 23 AND BEING ON THE EAST RIGHT OF WAY LINE OF BLUE RIDGE CUTOFF, AS PREVIOUSLY ESTABLISHED, THENCE NORTH 03°07'09" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 50 46 FEET TO A POINT 460 68 FEET RIGHT OF CENTERLINE STATION 263+24 25, THENCE SOUTH 86°07'17" EAST, A DISTANCE OF 506 24 FEET TO A POINT 142 86 FEET RIGHT OF CENTERLINE STATION 267+45 26, THENCE NORTH 38°14'32" WEST, A DISTANCE OF 109 03 FEET TO A POINT 129 23 FEET RIGHT OF CENTERLINE STATION 266+33 91, THENCE NORTH 00°21'51" WEST, A DISTANCE OF 83 89 FEET TO A POINT 68 79 FEET RIGHT OF CENTERLINE STATION 265+74 48, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 46°32'52" EAST, A RADIUS OF 5629 58 FEET, FOR AN ARC DISTANCE OF 58 67 FEET TO A POINT 68 69 FEET RIGHT OF CENTERLINE STATION 266+34 01, THENCE SOUTH 43°45'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 50 00 FEET TO A POINT 118 69 FEET RIGHT OF CENTERLINE STATION 266+34 16, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 44°58'16" EAST, A RADIUS OF 5578 66 FEET, FOR AN ARC DISTANCE OF 248 94 FEET TO A POINT 117 16 FEET RIGHT OF CENTERLINE STATION 268+88 13, THENCE SOUTH 43°41'32" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100 55 FEET TO A POINT 117 08 FEET RIGHT OF CENTERLINE STATION 269+88 67, THENCE SOUTH 81°10'23" WEST, A DISTANCE OF 56 49 FEET TO A POINT 163 46 FEET RIGHT OF CENTERLINE STATION 269+56 42, THENCE NORTH 38°14'22" WEST, A DISTANCE OF 141 92 FEET TO A POINT 150 03 FEET RIGHT OF CENTERLINE STATION 268+14 40, THENCE NORTH 86°07'17" WEST, A DISTANCE OF 521 24 FEET TO A POINT 482 73 FEET RIGHT OF CENTERLINE STATION 263+84.27, SAID POINT BEING ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, THENCE NORTH 86°59'51" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 19 70 FEET TO THE POINT OF BEGINNING.

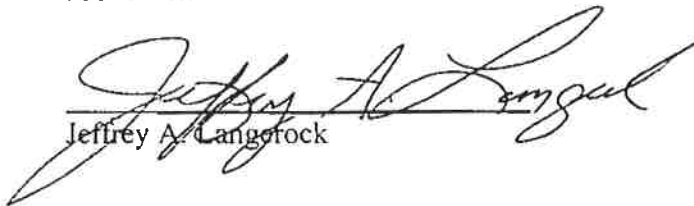
THE TRACT DESCRIBED ABOVE CONTAINS 38,402 SQUARE FEET OR 0 88 ACRES, MORE OR LESS



TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns, the said party of the first part hereby covenants that he is lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that he has good right to convey the same

Said right of entrance, occupation, construction and use shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written

  
Jeffrey A. Langerock

**ACKNOWLEDGMENT BY AN INDIVIDUAL**

STATE OF MISSOURI                    )  
  )SS  
COUNTY OF JACKSON                )

On this 15<sup>th</sup> day of AUGUST, 2018, appeared Jeffrey A Langerock, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

  
Notary Public

My Commission Expires September 30, 2018



TRACT NO 1  
PARCEL ID NO 32-520-08-04-00-0-00-000  
OWNERS NAME JEFFREY A LANGEROCK  
SITUS ADDRESS 4715 BLUE RIDGE CUT OFF  
KANSAS CITY, MISSOURI 64133  
MAILING ADDRESS 13801 E 35<sup>TH</sup> STREET  
INDEPENDENCE, MISSOURI 64055

Payment Letter

Rock Island Rail Corridor Shared Use Project

September 7, 2018

Tract No. 3

Owner: Raytown Road Properties, LLC

Property Address: 5401 Raytown Road  
Raytown, MO 64133

Mailing Address: 5401 Raytown Road  
Raytown, MO 64133

Payment for:

4,178 sf Permanent Storm Drainage Easement	= \$6,300.00
4,114 sf Temporary Construction Easement	= \$1,200.00
<b>TOTAL PAYMENT</b>	<b>= <u>\$7,500.00</u></b>

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM  
INSTRUMENT TYPE EASE FEE \$13.25 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0083914

Robert T. Kelly, Director, Recorder of Deeds

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*Title of Document* Temporary Construction Easement

*Date of Document* SEPTEMBER 7 2018

*Grantor* Raytown Road Properties, LLC

*Grantee* Rock Island Rail Corridor Authority

*Mailing Address (Grantee)* 415 E 12<sup>th</sup> St 4-MN, Kansas City, Missouri 64106

*Legal description* TEMPORARY CONSTRUCTION EASEMENT.

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 49 NORTH RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN ALL IN JACKSON COUNTY MISSOURI BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983 WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 THENCE SOUTH 86°57'23" EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 93.38 FEET TO POINT ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD AS PREVIOUSLY ESTABLISHED THENCE ALONG SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 11°53'56" WEST A RADIUS OF 2119.70 FEET FOR AN ARC DISTANCE OF 126.66 FEET TO THE POINT OF BEGINNING SAID POINT BEING 95.58 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATCH CENTERLINE STATION 317+19.78 AS NOW ESTABLISHED THENCE SOUTH 55°14'12" WEST A DISTANCE OF 17.44 FEET TO A POINT 112.68 FEET RIGHT OF CENTERLINE STATION 317+23.20 THENCE NORTH 37°50'43" WEST A DISTANCE OF 62.07 FEET TO A POINT 128.12 FEET RIGHT OF CENTERLINE STATION 316-63.09 THENCE NORTH 52°09'17" EAST A DISTANCE OF 44.56 FEET TO A POINT 84.96 FEET RIGHT OF CENTERLINE STATION 316+52.01 AND BEING ON SAID WEST RIGHT OF WAY LINE THENCE ALONG SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 14°32'17" EAST A RADIUS OF 2119.70 FEET FOR AN ARC DISTANCE OF 68.60 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 1.957 SQUARE FEET OR 0.045 ACRES MORE OR LESS

## TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 7<sup>th</sup> day of SEPTEMBER 2018 by and between, Raytown Road Properties LLC, of Jackson County, Missouri, Grantor and party of the first part, and Rock Island Rail Corridor Authority, Grantee and party of the second part

GRANTEE'S ADDRESS 415 E 12<sup>th</sup> St 4-MN, Kansas City Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O V C), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents convey, remise release and quitclaim unto said party of the second part the following described temporary construction easement in real estate in the County of Jackson, State of Missouri to wit

### TEMPORARY CONSTRUCTION EASEMENT:


A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 49 NORTH RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN AND BEING THAT PART OF LOT 1 AND LOT 3 CORRECTED PLAT OF WRAY S WONDER WOOD ADDITION ALL IN JACKSON COUNTY MISSOURI BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983 WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3 SAID POINT BEING ONN THE WEST RIGHT OF WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD AS PREVIOUSLY ESTABLISHED AND BEING 13 44 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATCH CENTERLINE STATION 339-68 22 AS NOW ESTABLISHED THENCE SOUTH 86°41 40 WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 15 00 FEET TO A POINT 28 44 FEET RIGHT OF CENTERLINE STATION 339-67 93 THENCE NORTH 02°05 06 EAST A DISTANCE OF 269 13 FEET TO A POINT 29 00 FEET RIGHT OF CENTERLINE STATION 336+98 77 THENCE SOUTH 87°54 39 EAST A DISTANCE OF 15 55 FEET TO A POINT 13 45 FEET RIGHT OF CENTERLINE STATION 336+98 77 AND BEING ON SAID WEST RIGHT OF WAY LINE THENCE SOUTH 02°12 09 WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 269 45 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 4 113 SQUARE FEET OR 0 09 ACRES MORE OR LESS

TO HAVE AND TO HOLD the same with all rights privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns the said party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that it has good right to convey the same

Said right of entrance, occupation, construction and use shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written

  
\_\_\_\_\_  
Jeffery C. Martin, Managing Member of Raytown Road Properties, LLC

**ACKNOWLEDGMENT BY AN LLC**

STATE OF MISSOURI                    )  
  )SS  
COUNTY OF JACKSON                )

On this 1<sup>st</sup> day of SEPTEMBER, 2018, appeared Jeffery C. Martin, Managing Member of Raytown Road Properties, LLC, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

  
\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_



TRACT NO 3  
PARCEL ID NO 32-810-07-56-00-0-00-000  
OWNERS NAME RAYTOWN ROAD PROPERTIES LLC  
SITUS ADDRESS 5401 RAYTOWN ROAD  
RAYTOWN MISSOURI 64133  
MAILING ADDRESS 606 NW DUNLAP AVENUE  
LEE S SUMMIT MISSOURI 64063

RECORDER S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM  
INSTRUMENT TYPE EASE FEE \$13 25 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0083913

Robert T Kelly, Director, Recorder Of Deeds

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*Title of Document* Permanent Storm Drainage Easement

*Date of Document* SEPTEMBER 7, 2018

*Grantor* Raytown Road Properties, LLC

*Grantee* Rock Island Rail Corridor Authority

*Mailing Address (Grantee)* 415 E 12<sup>th</sup> Street 4-MN, Kansas City, Missouri 64106

*Legal description* **PERMANENT STORM DRAINAGE EASEMENT:**

A TRACT OF LAND FOR PERMANENT STORM DRAINAGE EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 49 NORTH RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN AND BEING THAT PART OF LOT 1 CORRECTED PLAT OF WRAY S WONDER WOOD ADDITION ALL IN JACKSON COUNTY MISSOURI BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983 WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD AS PREVIOUSLY ESTABLISHED AND BEING 13 45 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATCH CENTERLINE STATION 336-48 54 AS NOW ESTABLISHED THENCE SOUTH 02°12 09 WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 50 23 FEET TO A POINT 13 45 FEET RIGHT OF CENTERLINE STATION 336-98 77 THENCE NORTH 87°47 51 WEST A DISTANCE OF 80 55 FEET TO A POINT 94 00 FEET RIGHT OF CENTERLINE STATION 336+98 77 THENCE NORTH 02°12 09 EAST PARALLEL WITH SAID WEST RIGHT OF WAY LINE A DISTANCE OF 53 49 FEET TO A POINT 94 00 FEET RIGHT OF CENTERLINE STATION 336+45 28 AND BEING ON THE NORTH LINE OF SAID LOT 1 THENCE SOUTH 85°28 46 EAST ALONG SAID NORTH LINE A DISTANCE OF 80 62 FEET TO THE POINT OF BEGINNING.**

THE TRACT DESCRIBED ABOVE CONTAINS 4 177 SQUARE FEET OR 0 10 ACRES MORE OR LESS

**PERMANENT STORM DRAINAGE EASEMENT**

THIS AGREEMENT, made this 1<sup>st</sup> day of SEPTEMBER, 2018, by and between Raytown Road Properties LLC, Grantor and the Rock Island Rail Corridor Authority, Grantee

GRANTEE S ADDRESS 415 E 12<sup>th</sup> Street 4-MN Kansas City Missouri 64106

Grantor in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O V C ), to be paid by the Rock Island Rail Corridor Authority the receipt of which is hereby acknowledged does by these presents remise, release and quitclaim unto said party of the second part, the following described permanent trail easement in real estate in the County of Jackson, State of Missouri to wit

**PERMANENT STORM DRAINAGE EASEMENT :**


A TRACT OF LAND FOR PERMANENT STORM DRAINAGE EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 49 NORTH RANGE 32 WEST OF THE 5th PRINCIPAL MERIDIAN AND BEING THAT PART OF LOT 1 CORRECTED PLAT OF WRAY S WONDER WOOD ADDITION ALL IN JACKSON COUNTY MISSOURI BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983 WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED AND BEING 13.45 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATCH CENTERLINE STATION 336+48.54 AS NOW ESTABLISHED THENCE SOUTH 02°12'09" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 50.23 FEET TO A POINT 13.45 FEET RIGHT OF CENTERLINE STATION 336+98.77 THENCE NORTH 87°47'51" WEST A DISTANCE OF 80.55 FEET TO A POINT 94.00 FEET RIGHT OF CENTERLINE STATION 336+98.77 THENCE NORTH 02°12'09" EAST PARALLEL WITH SAID WEST RIGHT OF WAY LINE A DISTANCE OF 53.49 FEET TO A POINT 94.00 FEET RIGHT OF CENTERLINE STATION 336+45.28 AND BEING ON THE NORTH LINE OF SAID LOT 1 THENCE SOUTH 85°28'46" EAST ALONG SAID NORTH LINE A DISTANCE OF 80.62 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 4 177 SQUARE FEET OR 0 10 ACRES MORE OR LESS

TO HAVE AND TO HOLD the same with all rights privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns the said party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises from which the permanent trail easement is herein conveyed and that it has good right to convey the same

IN WITNESS WHEREOF, the said Grantor executed the above on \_\_\_\_\_, 2018

  
\_\_\_\_\_  
Jeffery C. Martin, Managing Member of Raytown Road Properties, LLC

**ACKNOWLEDGMENT BY AN LLC**

STATE OF MISSOURI     )  
  )SS  
COUNTY OF JACKSON    )

On this 7<sup>th</sup> day of SEPTEMBER, 2018, appeared Jeffery C. Martin, Managing Member of Raytown Road Properties, LLC, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

  
\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_



TRACT NO 3  
PARCEL ID NOS 32-810-07-56-00-0-00-000  
OWNERS NAME RAYTOWN ROAD PROPERTIES LLC  
SITUS ADDRESS 5401 RAYTOWN ROAD RAYTOWN MISSOURI  
MAILING ADDRESS 606 NW DUNLAP DRIVE LEE S SUMMIT MISSOURI



Payment Letter

Rock Island Rail Corridor Shared Use Project

September 17, 2018

Tract No.: 4

Owner: Cirese Real Estate Holdings, LLC

Property Address: 5751 Raytown Road

Raytown, MO 64133

Mailing Address: 7611 State Line, Suite 301

Kansas City, MO 64114

Payment for 2,600 sf Temporary Construction Easement = \$ **600.00**

**Total Payment** \$ **600.00**

RECORDER S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM  
INSTRUMENT TYPE EASE FEE \$13 25 5 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0083915

Robert T Kelly, Director, Recorder Of Deeds

*Title of Document* Temporary Construction Easement

*Date of Document* SEPTEMBER 4, 2018

*Grantor* Cirese Real Estate Holdings, L P

*Grantee* Rock Island Rail Corridor Authority

*Mailing Address (Grantee)* 415 E 12<sup>th</sup> St 4-MN, Kansas City, Missouri 64106

*Legal description* TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE 5th PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 87°01'38" EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 301 81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 02°08'13" EAST, A RADIUS OF 5631 59 FEET, FOR AN ARC DISTANCE OF 12 90 FEET, THENCE NORTH 02°12'09" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 345 57 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 15 22 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATCH CENTERLINE STATION 368+31 07, AS NOW ESTABLISHED, THENCE NORTH 86°58'41" WEST, A DISTANCE OF 31 92 FEET TO A POINT 47 11 FEET RIGHT OF CENTERLINE STATION 368+30 46, THENCE NORTH 03°47'09" EAST A DISTANCE OF 35 05 FEET TO A POINT 46 14 FEET RIGHT OF CENTERLINE STATION 367+96 08. THENCE NORTH 19°59'25" EAST, A DISTANCE OF 101 30 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE AND BEING 15 68 FEET RIGHT OF CENTERLINE STATION 367+01 36, THENCE SOUTH 02°12'09' WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 131 95 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 2.600 SQUARE FEET OR 0 059 ACRES, MORE OR LESS

**TEMPORARY CONSTRUCTION EASEMENT**

*and attached Addendum*

THIS AGREEMENT, made this <sup>^</sup> 4<sup>th</sup> day of September, 2018 by and between, Cirese Real Estate Holdings, L P., of Jackson County, Missouri, Grantor and party of the first part, and Rock Island Rail Corridor Authority, Grantee and party of the second part

GRANTEE'S ADDRESS 415 E 12<sup>th</sup> St 4-MN, Kansas City, Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O V C ), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri. to wit.

**TEMPORARY CONSTRUCTION EASEMENT:**

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 87°01'38" EAST, ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 301 81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 02°08'13" EAST, A RADIUS OF 5631 59 FEET, FOR AN ARC DISTANCE OF 12 90 FEET, THENCE NORTH 02°12'09" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 345 57 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 15 22 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATCH CENTERLINE STATION 368+31 07, AS NOW ESTABLISHED, THENCE NORTH 86°58'41" WEST, A DISTANCE OF 31 92 FEET TO A POINT 47 11 FEET RIGHT OF CENTERLINE STATION 368+30 46, THENCE NORTH 03°47'09" EAST, A DISTANCE OF 35 05 FEET TO A POINT 46 14 FEET RIGHT OF CENTERLINE STATION 367+96 08, THENCE NORTH 19°59'25" EAST, A DISTANCE OF 101 30 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE AND BEING 15 68 FEET RIGHT OF CENTERLINE STATION 367+01 36, THENCE SOUTH 02°12'09" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 131 95 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 2.600 SQUARE FEET OR 0 059 ACRES, MORE OR LESS

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns, the said party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the preuses from which temporary easement is herein conveyed and that it has good right to convey the same



## **ADDENDUM TO TEMPORARY CONSTRUCTION EASEMENT**

1. **Interference with Grantor's Property** Grantee will use commercially reasonable efforts to ensure any activities of Grantee in exercising its rights pursuant to this Easement do not unreasonably interfere with the operation of Grantor's development of Grantor's property

2. **Access; Improvements** No improvements or other structures, nor any fill or fill material shall be placed in, on, over or across the Grantor's Property or other work completed by the Grantor with the Grantor's Property during the term of the Easement without the express approval of Grantee

3. **No Dedication** Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Grantor's Property to the general public, or for any public use, or purpose whatsoever. Except as herein specifically provided, no rights, privileges or immunities of any party hereto shall inure to the benefit of any third-party, nor shall any third-party be deemed to be a beneficiary of any of the provisions contained in this Easement

4. **Condition Upon Expiration.** Grantee, at its own expense, shall restore, as nearly as possible, the Grantor's Property as to its condition as existing on the Effective Date. Restoration shall include the removal of all debris and trash, the backfilling and compaction of trenches, and the replacement of topsoil

5. **Indemnification; Insurance** Grantee and any subsequent owner of the Grantee Property covenants not to damage or cause waste to the Grantor Property or limit Grantor's use and enjoyment of the Grantor Property while using the Easement granted herein. Grantor and any subsequent owner of the Grantor Property covenants not to limit Grantee's use and enjoyment of the Easement granted herein. Grantor shall not be responsible for any damage or loss of materials or equipment left on the Grantor Property, all of which shall be maintained at Grantee's sole risk. Grantee shall repair any damage directly caused by the use of the Easement hereunder

6. **Default; Remedies.** In the event Grantee fails to timely cure any default hereunder within thirty (30) days following receipt of a written notice of default from Grantor, then Grantor may commence an action against Grantee seeking to require Grantee to perform its obligations owing hereunder or upon thirty (30) days prior notice to Grantee, Grantor may cure such default and commence an action against Grantee for its expenses incurred in doing so

7. **Severability** In the event any terms or provisions of this Easement shall be held to be illegal, invalid, or unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Easement shall not be affected thereby, but each such term and provision shall be valid and shall remain in full force and effect.

8. **Headings** The captions and headings contained herein are solely for convenience and reference and do not constitute a part of this Easement

9     Construction   This Easement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties. Each party hereto, and their respective counsel, have each thoroughly and carefully read this Easement, and have entered into this Easement freely and voluntarily, without duress or coercion of any kind, and as a well-reasoned exercise of their respective business judgments.

10    Further Assurances. Each party shall, at any time and from time to time after the Effective Date, execute and deliver, or cause to be executed and delivered, but without any obligation to incur any additional liability or expense, such further consents, approvals, conveyances, assignments, and other documents and instruments as the other party shall reasonably request in order to carry out any of the terms and provisions of this Easement.

11    No Waiver of Rights Any waiver by either party of any violation of, breach of, or default under any provision of this Agreement or any exhibit, schedule, or other document referred to in this Easement by the other party shall not be construed as or constitute a waiver of any subsequent violation, breach of, or default under that provision or any other provision of this Easement or any other document referred to in this Easement.

12    No Third Party Beneficiary This Easement is not intended to give or confer any benefits, rights, privileges, claims, actions or remedies to any person or entity as a third party beneficiary, decree, or otherwise.

**Payment Letter**

**Rock Island Rail Corridor Shared Use Project**

August 31, 2018

Tract No.: 5

Owner: Professional Office Buildings, LLC

Property Address: 5845 Raytown Road

Raytown, MO 64133

Mailing Address: 11017 E. 63<sup>rd</sup> Street

Raytown, MO 64133

Payment for 2,906 sf Temporary Construction Easement	= \$ 500.00
Administrative Settlement	= \$ 700.00
<b>Total Payment</b>	<b>= \$1,200.00</b>

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM  
INSTRUMENT TYPE EASE FEE \$13.25 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE  
2018E0083916

Robert T. Kelly, Director, Recorder of Deeds

*Title of Document* Temporary Construction Easement

*Date of Document* August 31, 2018

*Grantor* Professional Office Buildings, LLC

*Grantee* Rock Island Rail Corridor Authority

*Mailing Address (Grantee)* 415 E 12<sup>th</sup> St 4-MN, Kansas City, Missouri 64106

*Legal description* TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI. BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 87°01'38" EAST, ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 301.81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 02°08'13" EAST, A RADIUS OF 5631.59 FEET, FOR AN ARC DISTANCE OF 12.90 FEET, THENCE NORTH 02°12'09" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 248.18 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 2.84 FEET LEFT OF THE ROCK ISLAND SHARED USE PATCH CENTERLINE STATION 369+30.38, AS NOW ESTABLISHED, AND THE NORTH RIGHT OF WAY LINE OF EAST 59<sup>TH</sup> STREET AS PREVIOUSLY ESTABLISHED THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 58°32'42" WEST, A RADIUS OF 99.19 FEET, FOR AN ARC DISTANCE OF 22.56 FEET TO A POINT 19.58 FEET RIGHT OF CENTERLINE STATION 369+28.25 AND A POINT OF COMPOUND CURVATURE, THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 49°29'47" WEST, A RADIUS OF 207.03 FEET, FOR AN ARC DISTANCE OF 18.31 FEET TO A POINT 37.23 FEET RIGHT OF CENTERLINE STATION 369+22.60, THENCE NORTH 03°47'09" EAST, A DISTANCE OF 75.54 FEET TO A POINT 47.13 FEET RIGHT OF CENTERLINE STATION 369+31.11, THENCE SOUTH 86°58'41" EAST, A DISTANCE OF 31.92 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE AND BEING 15.22 FEET



RIGHT OF CENTERLINE STATION 368+31.60, THENCE SOUTH 02°12'09" WEST, A DISTANCE OF 97.40 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 2,906 SQUARE FEET OR 0.067 ACRES, MORE OR LESS

## TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 31<sup>st</sup> day of AUGUST, 2018 by and between, Professional Office Buildings, LLC, of Jackson County, Missouri, Grantor and party of the first part, and Rock Island Rail Corridor Authority, Grantee and party of the second part

GRANTEE'S ADDRESS 415 E 12<sup>th</sup> St 4-MN, Kansas City, Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O V C ), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

### TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 87°01'38" EAST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION LINE, A DISTANCE OF 301 81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 02°08'13" EAST, A RADIUS OF 5631 59 FEET, FOR AN ARC DISTANCE OF 12 90 FEET, THENCE NORTH 02°12'09" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 248 18 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 2 84 FEET LEFT OF THE ROCK ISLAND SHARED USE PATCH CENTERLINE STATION 369+30 38, AS NOW ESTABLISHED, AND THE NORTH RIGHT OF WAY LINE OF EAST 59<sup>TH</sup> STREET, AS PREVIOUSLY ESTABLISHED. THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 58°32'42" WEST A RADIUS OF 99 19 FEET, FOR AN ARC DISTANCE OF 22 56 FEET TO A POINT 19 58 FEET RIGHT OF CENTERLINE STATION 369+28 25 AND A POINT OF COMPOUND CURVATURE, THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 49°29'47" WEST, A RADIUS OF 207 03 FEET, FOR AN ARC DISTANCE OF 18 31 FEET TO A POINT 37 23 FEET RIGHT OF CENTERLINE STATION 369+22 60, THENCE NORTH 03°47'09" EAST, A DISTANCE OF 75 54 FEET TO A POINT 47 13 FEET RIGHT OF CENTERLINE STATION 369+31 11, THENCE SOUTH 86°58'41" EAST, A DISTANCE OF 31 92 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE AND BEING 15 22 FEET RIGHT OF CENTERLINE STATION 368+31 60, THENCE SOUTH 02°12'09" WEST, A DISTANCE OF 97 40 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 2,906 SQUARE FEET OR 0 067 ACRES, MORE OR LESS

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns, the said party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that it has good right to convey the same

Said right of entrance, occupation, construction and use shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written

Neil Clevenger  
Neil Clevenger, Managing Member of Professional Office Buildings, LLC

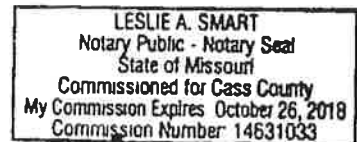
ACKNOWLEDGMENT BY AN LLC

STATE OF MISSOURI            )  
  )SS  
COUNTY OF JACKSON        )

On this 31<sup>st</sup> day of August, 2018, appeared Neil Clevenger, Managing Member of Professional Office Buildings, LLC, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

Leslie A. Smart  
Notary Public



My Commission Expires Oct 26, 2018

TRACT NO 5  
PARCEL ID NO 32-840-03-13-00-0-00-000  
OWNERS NAME PROFESSIONAL OFFICE BUILDINGS, LLC  
SITUS ADDRESS 5845 RAYTOWN ROAD  
RAYTOWN, MISSOURI 64133  
MAILING ADDRESS 9805 E 63<sup>RD</sup> STREET  
RAYTOWN, MISSOURI 64133

Payment Letter

Rock Island Rail Corridor Shared Use Project

August 28, 2018

Tract No.: 6

Owner: Raytown Chamber of Commerce Building Foundation, Inc.

Property Address: 5909 Raytown Trafficway

Raytown, MO 64133

Mailing Address: 5909 Raytown Trafficway

Raytown, MO 64133

Payment for:

1,017 sf Permanent Easement, 15,930 sf Temporary Construction Easement  
and landscaping lights and monument sign.

**TOTAL PAYMENT = \$26,300.00**

RECORDER S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM  
INSTRUMENT TYPE EASE FEE \$13.25 5 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0083918

Robert T Kelly, Director, Recorder Of Deeds

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*Title of Document* Temporary Construction Easement

*Date of Document* August 28, 2018

*Grantor* Raytown Chamber of Commerce Building Foundation, Inc

*Grantee* Rock Island Rail Corridor Authority

*Mailing Address (Grantee)* 415 E 12<sup>th</sup> St 4-MN, Kansas City, Missouri 64106

*Legal description* TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY MISSOURI BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 87°01'38" EAST, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 209.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 10.00 FEET LEFT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 404+18.40, AS NOW ESTABLISHED, THENCE CONTINUING SOUTH 87°01'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 34.31 FEET TO A POINT 38.12 FEET LEFT OF CENTERLINE STATION 404+00.85, THENCE SOUTH 04°40'29" EAST, A DISTANCE OF 120.13 FEET TO A POINT 47.43 FEET LEFT OF CENTERLINE STATION 405+48.73, THENCE NORTH 85°19'31" EAST, A DISTANCE OF 45.71 FEET TO A POINT 93.14 FEET LEFT OF CENTERLINE STATION 405+48.78 AND BEND ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 00°20'30" WEST, A RADIUS OF 5631.59 FEET, FOR AN ARC DISTANCE OF 113.98 FEET TO A POINT 82.42 FEET LEFT OF CENTERLINE STATION 406+63.84, THENCE SOUTH 84°11'46" WEST, A DISTANCE OF 67.42 FEET TO A POINT 15.00 FEET LEFT OF CENTERLINE STATION 406+63.84, THENCE SOUTH 05°48'14" EAST, A DISTANCE OF 278.41 FEET TO A POINT 15.00 FEET LEFT OF CENTERLINE STATION 409+42.25 THENCE NORTH 87°00'39" WEST, A DISTANCE OF 7.77 FEET TO A POINT 7.32 FEET LEFT OF CENTERLINE STATION 409+41.06, THENCE NORTH 05°44'54" WEST, A DISTANCE OF 376.56 FEET TO A POINT 6.54 FEET LEFT OF CENTERLINE STATION 405+64.34, THENCE NORTH 01°59'53" WEST, A

DISTANCE OF 56 04 FEET TO A POINT 10 00 FEET LEFT OF CENTERLINE STATION 405+08 05, THENCE NORTH 02°55'41" WEST, A DISTANCE OF 77 51 FEET TO A POINT 10 00 FEET LEFT OF CENTERLINE STATION 404+30 54, THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 10°59'23" EAST, A RADIUS OF 15 00 FEET, FOR AN ARC DISTANCE OF 7 29 FEET TO THE POINT OF BEGINNING.

THE TRACT DESCRIBED ABOVE CONTAINS 15,930 SQUARE FEET OR 0 365 ACRES, MORE OR LESS

## TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 28<sup>th</sup> day of August, 2018 by and between, Raytown Chamber of Commerce Building Foundation, Inc, of Jackson County, Missouri. Grantors and parties of the first part, and Rock Island Rail Corridor Authority, Grantee and party of the second part

GRANTEE'S ADDRESS 415 E 12<sup>th</sup> St 4-MN. Kansas City, Missouri 64106

Grantors, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O V C ), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, do by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit

### TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI. BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 , THENCE SOUTH 87°01'38" EAST, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 209 12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 10 00 FEET LEFT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 404+18 40, AS NOW ESTABLISHED, THENCE CONTINUING SOUTH 87°01'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 34 31 FEET TO A POINT 38 12 FEET LEFT OF CENTERLINE STATION 404+00 85, THENCE SOUTH 04°40'29" EAST, A DISTANCE OF 120 13 FEET TO A POINT 47 43 FEET LEFT OF CENTERLINE STATION 405+48 73, THENCE NORTH 85°19'31" EAST, A DISTANCE OF 45 71 FEET TO A POINT 93 14 FEET LEFT OF CENTERLINE STATION 405+48 78 AND BENG ON THE WEST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 00°20'30" WEST A RADIUS OF 5631 59 FEET, FOR AN ARC DISTANCE OF 113 98 FEET TO A POINT 82 42 FEET LEFT OF CENTERLINE STATION 406+63 84. THENCE SOUTH 84°11'46' WEST, A DISTANCE OF 67 42 FEET TO A POINT 15 00 FEET LEFT OF CENTERLINE STATION 406+63 84, THENCE SOUTH 05°48'14" EAST, A DISTANCE OF 278 41 FEET TO A POINT 15 00 FEET LEFT OF CENTERLINE STATION 409+42 25 THENCE NORTH 87°00'39' WEST A DISTANCE OF 7 77 FEET TO A POINT 7 32 FEET LEFT OF CENTERLINE STATION 409+41 06, THENCE NORTH 05°44'54" WEST, A DISTANCE OF 376 56 FEET TO A POINT 6 54 FEET LEFT OF CENTERLINE STATION 405+64 34, THENCE NORTH 01°59'53" WEST A DISTANCE OF 56 04 FEET TO A POINT 10 00 FEET LEFT OF CENTERLINE STATION 405+08 05, THENCE NORTH 02°55'41" WEST, A DISTANCE OF 77 51 FEET TO A POINT 10 00 FEET LEFT OF CENTERLINE STATION 404+30 54, THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF

NORTH 10°59'23" EAST, A RADIUS OF 15 00 FEET, FOR AN ARC DISTANCE OF 7 29 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 15,930 SQUARE FEET OR 0 365 ACRES, MORE OR LESS

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns, the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same

Said right of entrance, occupation, construction and use shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written

*Vicki Turnbow*  
\_\_\_\_\_  
Vicki Turnbow, President of Raytown Chamber of Commerce Building Foundation, Inc

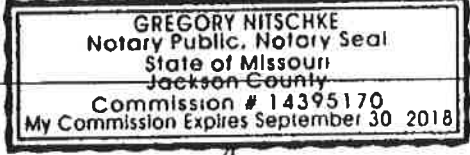
ACKNOWLEDGMENT BY A CORPORATION

STATE OF MISSOURI            )  
  )SS  
COUNTY OF JACKSON        )

On this 28<sup>th</sup> day of August, 2018, appeared Vicki Turnbow, President of Raytown Chamber of Commerce Building Foundation, Inc , personally known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

*Gregory Nitschke*  
\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_  




TRACT NO 6  
PARCEL ID NO 45-210-09-01-02-0-00-000  
OWNERS NAME RAYTOWN CHAMBER OF COMMERCE BUILDING FOUNDATION, INC  
SITUS & MAILING ADDRESS 5909 RAYTOWN TRAFFICWAY  
RAYTOWN, MISSOURI 64133

RECORDER S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM

INSTRUMENT TYPE EASE FEE \$13.25 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0083917

Robert T Kelly, Director, Recorder Of Deeds

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*Title of Document*      Permanent Trail Easement

*Date of Document*      August 28, 2018

*Grantor*              Raytown Chamber of Commerce Building Foundation, Inc

*Grantee*              Rock Island Rail Corridor Authority

*Mailing Address (Grantee)*      415 E. 12<sup>th</sup> Street 4-MN, Kansas City, Missouri 64106

*Legal description*      **PERMANENT TRAIL EASEMENT:**

A TRACT OF LAND FOR PERMANENT TRAIL EASEMENT PURPOSES LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 87°01'38" EAST, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 200.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF RAYTOWN TRAFFICWAY, AS PREVIOUSLY ESTABLISHED AND 2.02 FEET LEFT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 404+21.81, AS NOW ESTABLISHED, THENCE CONTINUING SOUTH 87°01'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 8.38 FEET TO A POINT 10.00 FEET LEFT OF CENTERLINE STATION 404+18.40, THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 10°59'23" WEST, A RADIUS OF 15.00 FEET, FOR AN ARC DISTANCE OF 7.29 FEET TO A POINT 10.00 FEET LEFT OF CENTERLINE STATION 404+30.54, THENCE SOUTH 02°55'41" EAST, A DISTANCE OF 77.51 FEET TO A POINT 10.00 FEET LEFT OF CENTERLINE STATION 405+08.05, THENCE SOUTH 01°59'53" EAST, A DISTANCE OF 56.04 FEET TO A POINT 6.54 FEET LEFT OF CENTERLINE STATION 405+64.34, THENCE SOUTH 05°44'54" EAST, A DISTANCE OF 376.56 FEET TO A POINT 1.01 FEET LEFT OF CENTERLINE STATION 409+41.06, THENCE NORTH 87°00'39" WEST, A DISTANCE OF 1.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID RAYTOWN TRAFFICWAY AND BEING 6.32 FEET LEFT OF CENTERLINE STATION 409+40.91, THENCE NORTH 05°44'54" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 376.41 FEET TO A POINT 5.54 FEET LEFT OF CENTERLINE STATION 405+64.36, THENCE NORTH 05°21'44" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 84.80 FEET TO A POINT 4.49 FEET LEFT OF CENTERLINE STATION 404+79.40, THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF

NORTH 04°01'10" WEST, A RADIUS OF 2824 919 FEET, FOR AN ARC DISTANCE OF 56 83 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 1,017 SQUARE FEET OR 0 023 ACRES, MORE OR LESS

## PERMANENT TRAIL EASEMENT

THIS AGREEMENT, made this 28<sup>th</sup> day of August, 2018, by and between Raytown Chamber of Commerce Building Foundation, Inc, Grantor, and the Rock Island Rail Corridor Authority, Grantee

GRANTEE'S ADDRESS 415 E 12<sup>th</sup> Street 4-MN, Kansas City, Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O V.C ), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents remise, release and quitclaim unto said party of the second part, the following described permanent trail easement in real estate in the County of Jackson, State of Missouri, to wit:

### PERMANENT TRAIL EASEMENT :

A TRACT OF LAND FOR PERMANENT TRAIL EASEMENT PURPOSES LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 , THENCE SOUTH 87°01'38" EAST, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 200 74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF RAYTOWN TRAFFICWAY, AS PREVIOUSLY ESTABLISHED AND 2 02 FEET LEFT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 404+21 81, AS NOW ESTABLISHED, THENCE CONTINUING SOUTH 87°01'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 8 38 FEET TO A POINT 10 00 FEET LEFT OF CENTERLINE STATION 404+18 40, THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 10°59'23" WEST, A RADIUS OF 15 00 FEET, FOR AN ARC DISTANCE OF 7 29 FEET TO A POINT 10 00 FEET LEFT OF CENTERLINE STATION 404+30 54, THENCE SOUTH 02°55'41" EAST, A DISTANCE OF 77 51 FEET TO A POINT 10 00 FEET LEFT OF CENTERLINE STATION 405+08 05, THENCE SOUTH 01°59'53" EAST, A DISTANCE OF 56 04 FEET TO A POINT 6 54 FEET LEFT OF CENTERLINE STATION 405+64 34, THENCE SOUTH 05°44'54" EAST, A DISTANCE OF 376 56 FEET TO A POINT 1 01 FEET LEFT OF CENTERLINE STATION 409+41 06, THENCE NORTH 87°00'39" WEST, A DISTANCE OF 1 01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID RAYTOWN TRAFFICWAY AND BEING 6 32 FEET LEFT OF CENTERLINE STATION 409+40 91, THENCE NORTH 05°44'54" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 376 41 FEET TO A POINT 5 54 FEET LEFT OF CENTERLINE STATION 405+64 36, THENCE NORTH 05°21'44" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 84 80 FEET TO A POINT 4 49 FEET LEFT OF CENTERLINE STATION 404+79 40, THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 04°01'10" WEST, A RADIUS OF 2824 919 FEET, FOR AN ARC DISTANCE OF 56 83 FEET TO THE POINT OF BEGINNING.

THE TRACT DESCRIBED ABOVE CONTAINS 1,017 SQUARE FEET OR 0 023 ACRES, MORE OR LESS

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns, the said party of the first part hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises from which the permanent trail easement is herein conveyed and that it has good right to convey the same

IN WITNESS WHEREOF, the said Grantor executed the above on AUGUST 28, 2018

*Vicki Turnbow*

Vicki Turnbow, President of Raytown Chamber of Commerce Building Foundation, Inc

**ACKNOWLEDGMENT BY CORPORATION**

STATE OF MISSOURI     )  
  )SS  
COUNTY OF JACKSON    )

On this 28<sup>th</sup> day of AUGUST, 2018, appeared Vicki Turnbow, President of Raytown Chamber of Commerce Building Foundation, Inc, personally known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

*Gregory Nitschke*  
\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

GREGORY NITSCHKE Notary Public, Notary Seal State of Missouri Jackson County Commission # 14395170 My Commission Expires September 30 2018
---

TRACT NO 6  
PARCEL ID NOS 45-210-09-01-02-0-00-000  
OWNERS NAME RAYTOWN CHAMBER OF COMMERCE BUILDING FOUNDATION, INC  
SITUS ADDRESS 5909 RAYTOWN TRAFFICWAY, RAYTOWN, MISSOURI  
MAILING ADDRESS 5909 RAYTOWN TRAFFICWAY, RAYTOWN, MISSOURI

**Payment Letter**

**Rock Island Rail Corridor Shared Use Project**

August 31, 2018

Tract No.: 8

Owner: Tapan and Sudha Chaudhuri

Property Address: 6221 Raytown Road

Raytown, MO 64133

Mailing Address: 5819 Norfleet

Kansas City, MO 64133

Payment for 3,707 sf Temporary Construction Easement = **\$3,200.00**

**Total Payment** = **\$3,200.00**

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM  
INSTRUMENT TYPE EASE FEE \$13.25 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE  
2018E0083919

Robert T. Bell, Director, Recorder of Deeds

*Title of Document* Temporary Construction Easement

*Date of Document* August 31, 2018

*Grantor* Tapan Chaudhuri and Sudha Chaudhuri

*Grantee* Rock Island Rail Corridor Authority

*Mailing Address (Grantee)* 415 E 12<sup>th</sup> St 4-MN, Kansas City, Missouri 64106

*Legal description* TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN ALL IN JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED AND THE NORTH RIGHT OF WAY LINE OF EAST 63<sup>RD</sup> STREET, AS PREVIOUSLY ESTABLISHED, BEING 50.76 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 431+12.51, AS NOW ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 15°55'20" WEST, A RADIUS OF 3028.63 FEET, FOR AN ARC DISTANCE OF 185.13 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 22.51 FEET RIGHT OF CENTERLINE STATION 429+25.55, THENCE SOUTH 80°05'39" WEST, A DISTANCE OF 21.98 FEET TO A POINT 44.13 FEET RIGHT OF CENTERLINE STATION 429+21.92, THENCE NORTH 12°08'34" WEST, A DISTANCE OF 92.28 FEET TO A POINT 40.35 FEET RIGHT OF CENTERLINE STATION 428+35.60, THENCE NORTH 06°26'42" WEST, A DISTANCE OF 124.28 FEET TO A POINT 30.48 FEET RIGHT OF CENTERLINE STATION 427+13.19, THENCE NORTH 86°58'43" EAST, A DISTANCE OF 9.97 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE AND BEING 20.76 FEET RIGHT OF CENTERLINE STATION 427+15.39, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 12°08'40" EAST, A RADIUS OF 3028.63 FEET, FOR AN ARC DISTANCE OF 214.24 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 3,705 SQUARE FEET OR 0.085 ACRES, MORE OR LESS

## TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 31<sup>st</sup> day of AUGUST, 2018 by and between, Tapan Chaudhuri and Sudha Chaudhuri, husband and wife, of Jackson County, Missouri. Grantor and parties of the first part, and Rock Island Rail Corridor Authority, Grantee and party of the second part

GRANTEE'S ADDRESS 415 E 12<sup>th</sup> St 4-MN. Kansas City, Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O V C), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit

### TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, ALL IN JACKSON COUNTY, MISSOURI BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD AS PREVIOUSLY ESTABLISHED AND THE NORTH RIGHT OF WAY LINE OF EAST 63<sup>RD</sup> STREET, AS PREVIOUSLY ESTABLISHED, BEING 50 76 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 431+12 51 AS NOW ESTABLISHED, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 15°55'20" WEST, A RADIUS OF 3028 63 FEET, FOR AN ARC DISTANCE OF 185 13 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 22 51 FEET RIGHT OF CENTERLINE STATION 429+25 55, THENCE SOUTH 80°05'39" WEST, A DISTANCE OF 21 98 FEET TO A POINT 44 13 FEET RIGHT OF CENTERLINE STATION 429+21 92, THENCE NORTH 12°08'34" WEST, A DISTANCE OF 92 28 FEET TO A POINT 40 35 FEET RIGHT OF CENTERLINE STATION 428+35 60, THENCE NORTH 06°26'42" WEST, A DISTANCE OF 124 28 FEET TO A POINT 30 48 FEET RIGHT OF CENTERLINE STATION 427+13 19, THENCE NORTH 86°58'43" EAST, A DISTANCE OF 9 97 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE AND BEING 20 76 FEET RIGHT OF CENTERLINE STATION 427+15 39, THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 12°08'40" EAST, A RADIUS OF 3028 63 FEET, FOR AN ARC DISTANCE OF 214 24 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 3,705 SQUARE FEET OR 0 085 ACRES, MORE OR LESS

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part. their



successors and assigns, the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein conveyed and that they have good right to convey the same

Said right of entrance, occupation, construction and use shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written

*Tapan Chaudhuri*

Tapan Chaudhuri

*Sudha Chaudhuri*

Sudha Chaudhuri

**ACKNOWLEDGMENT BY AN INDIVIDUAL**

STATE OF MISSOURI                    )  
  )SS  
COUNTY OF JACKSON                )

On this 31<sup>st</sup> day of AUGUST, 2018, appeared Tapan Chaudhuri and Sudha Chaudhuri, husband and wife, personally known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

*Gregory Nitschke*  
\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_



TRACT NO 8  
PARCEL ID NO 45-2100-03-21-00-0-00-000  
OWNERS NAME TAPAN CHAUDHURI  
SITUS AND MAILING ADDRESS 6221 RAYTOWN ROAD  
RAYTOWN, MISSOURI 64133  
MAILING ADDRESS 5819 NORFLEET ROAD  
KANSAS CITY, MISSOURI 64133

**Payment Letter**

**Rock Island Rail Corridor Shared Use Project**

August 31, 2018

Tract No.: 10

Owner: Jason H. and Jody L. Starforth

Property Address: 11000 Gregory Lane

Raytown, MO 64133

Mailing Address: 11000 Gregory Lane

Raytown, MO 64133

Payment for 13,232 sf Temporary Construction Easement	= \$ 500.00
Payment for 910 sf Permanent Easement	= \$ 100.00
Administrative Settlement for trees taken	= \$6,900.00
<b>Total Payment</b>	<b>\$7,500.00</b>

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM  
INSTRUMENT TYPE: EASE FEE: \$13.25 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0083921

Robert T. Kelly, Director, Recorder of Deeds

*Title of Document:* Temporary Construction Easement

*Date of Document:* August 31, 2018

*Grantor:* Jason H. Starforth and Jody L. Starforth

*Grantee:* Rock Island Rail Corridor Authority

*Mailing Address (Grantee):* 415 E. 12<sup>th</sup> St. 4-MN, Kansas City, Missouri 64106

*Legal description:* **TEMPORARY CONSTRUCTION EASEMENT:**

A TRACT OF LAND FOR **TEMPORARY CONSTRUCTION EASEMENT** PURPOSES LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN AND BEING PART OF LOT 1, BLOCK 1, LAKEWOOD ESTATES, A SUBDIVISION OF LAND IN, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, LAKEWOOD ESTATES, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 44°55'34" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 15.54 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING 22.58 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 532+10.18, AS NOW ESTABLISHED; THENCE CONTINUING SOUTH 44°55'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 61.90 FEET TO A POINT 84.40 FEET RIGHT OF CENTERLINE STATION 532+13.31; THENCE NORTH 69°20'49" WEST, A DISTANCE OF 38.93 FEET TO A POINT 102.18 FEET RIGHT OF CENTERLINE STATION 531+78.68; THENCE NORTH 26°10'24" WEST, A DISTANCE OF 200.66 FEET TO A POINT 54.71 FEET RIGHT OF CENTERLINE STATION 529+87.02; THENCE SOUTH 86°25'49" EAST, A DISTANCE OF 43.06 FEET TO A POINT 23.42 FEET RIGHT OF CENTERLINE STATION 530+17.75, SAID POINT BEING ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 45°04'27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 58.58 FEET TO A POINT 10.65 FEET RIGHT OF CENTERLINE STATION 531+51.03; THENCE SOUTH 44°55'33" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 15.54 FEET TO A POINT 25.62 FEET RIGHT OF CENTERLINE STATION 531+51.93; THENCE SOUTH 45°04'27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 58.58 FEET TO THE **POINT OF BEGINNING**.

THE TRACT DESCRIBED ABOVE CONTAINS 13,232 SQUARE FEET OR 0.303 ACRES, MORE OR LESS.

## TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, made this 31st day of August, 2018 by and between, Jason H. Starforth and Jody L. Starforth, husband and wife, of Jackson County, Missouri, Grantor and parties of the first part, and Rock Island Rail Corridor Authority, Grantee and party of the second part.

GRANTEE'S ADDRESS: 415 E. 12<sup>th</sup> St. 4-MN, Kansas City, Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1.00 & O.V.C.), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents convey, remise, release and quitclaim unto said party of the second part, the following described temporary construction easement in real estate in the County of Jackson, State of Missouri, to wit:

### TEMPORARY CONSTRUCTION EASEMENT:

A TRACT OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN AND BEING PART OF LOT 1, BLOCK 1, LAKEWOOD ESTATES, A SUBDIVISION OF LAND IN, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, LAKEWOOD ESTATES, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED; THENCE SOUTH 44°55'34" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 15.54 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 22.58 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 532+10.18, AS NOW ESTABLISHED; THENCE CONTINUING SOUTH 44°55'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 61.90 FEET TO A POINT 84.40 FEET RIGHT OF CENTERLINE STATION 532+13.31; THENCE NORTH 69°20'49" WEST, A DISTANCE OF 38.93 FEET TO A POINT 102.18 FEET RIGHT OF CENTERLINE STATION 531+78.68; THENCE NORTH 26°10'24" WEST, A DISTANCE OF 200.66 FEET TO A POINT 54.71 FEET RIGHT OF CENTERLINE STATION 529+87.02; THENCE SOUTH 86°25'49" EAST, A DISTANCE OF 43.06 FEET TO A POINT 23.42 FEET RIGHT OF CENTERLINE STATION 530+17.75, SAID POINT BEING ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 45°04'27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 58.58 FEET TO A POINT 10.65 FEET RIGHT OF CENTERLINE STATION 531+51.03; THENCE SOUTH 44°55'33" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 15.54 FEET TO A POINT 25.62 FEET RIGHT OF CENTERLINE STATION 531+51.93; THENCE SOUTH 45°04'27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 58.58 FEET TO THE POINT OF BEGINNING.

THE TRACT DESCRIBED ABOVE CONTAINS 13,232 SQUARE FEET OR 0.303 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which temporary easement is herein

conveyed and that they have good right to convey the same.

Said right of entrance, occupation, construction and use shall continue during construction and for six (6) months after completion and acceptance of the project but in no event shall this grant exceed a period of two (2) years from the start of construction.

IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

  
Jason H. Starforth

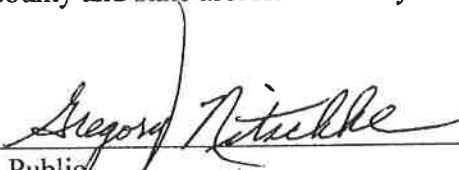
  
Jody L. Starforth

**ACKNOWLEDGMENT BY INDIVIDUALS**

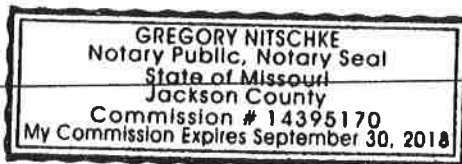
STATE OF MISSOURI            )  
  )SS  
COUNTY OF JACKSON        )

On this 31<sup>st</sup> day of AUGUST, 2018, appeared Jason H. Starforth and Jody L. Starforth, husband and wife, personally known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

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

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



TRACT NO.: 10  
PARCEL ID NO.: 45-610-15-01-00-0-00-000  
OWNERS NAME: JASON H. AND JODY L. STARFORTH  
SITUS AND MAILING ADDRESS: 11000 GREGORY LANE  
RAYTOWN, MISSOURI 64133

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/25/2018 03:57:22 PM

INSTRUMENT TYPE EASE FEE \$13.25 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2018E0083920

Robert T. Kelly, Director, Recorder of Deeds

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*Title of Document* Permanent Trail Easement

*Date of Document* August 31, 2018

*Grantor* Jason H Starforth and Jody L Starforth

*Grantee* Rock Island Rail Corridor Authority

*Mailing Address (Grantee)* 415 E 12<sup>th</sup> Street 4-MN, Kansas City, Missouri 64106

*Legal description* PERMANENT TRAIL EASEMENT:

A TRACT OF LAND FOR PERMANENT TRAIL EASEMENT PURPOSES LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN AND BEING PART OF LOT 1, BLOCK 1, LAKEWOOD ESTATES, A SUBDIVISION OF LAND IN, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, LAKEWOOD ESTATES, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED AND BEING 7.06 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 532+09.39, AS NOW ESTABLISHED, THENCE SOUTH 44°55'34" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 15.54 FEET TO A POINT 22.58 FEET RIGHT OF CENTERLINE STATION 532+10.18, THENCE NORTH 45°04'27" WEST, A DISTANCE OF 58.58 FEET TO A POINT 25.62 FEET RIGHT OF CENTERLINE STATION 531+51.93, THENCE NORTH 44°55'33" EAST, A DISTANCE OF 15.54 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE AND BEING 10.65 FEET RIGHT OF CENTERLINE STATION 531+51.03, THENCE SOUTH 45°04'27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 58.58 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 910 SQUARE FEET OR 0.021 ACRES, MORE OR LESS



**PERMANENT TRAIL EASEMENT**

THIS AGREEMENT, made this 31st day of August, 2018, by and between Jason H Starforth and Jody L Starforth, Grantor, and the Rock Island Rail Corridor Authority, Grantee

GRANTEE'S ADDRESS 415 E. 12<sup>th</sup> Street 4-MN, Kansas City, Missouri 64106

Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$1 00 & O.V C ), to be paid by the Rock Island Rail Corridor Authority, the receipt of which is hereby acknowledged, does by these presents remise, release and quitclaim unto said party of the second part, the following described permanent trail easement in real estate in the County of Jackson, State of Missouri, to wit.

**PERMANENT TRAIL EASEMENT :**

A TRACT OF LAND FOR PERMANENT TRAIL EASEMENT PURPOSES LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN AND BEING PART OF LOT 1, BLOCK 1, LAKEWOOD ESTATES, A SUBDIVISION OF LAND IN, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

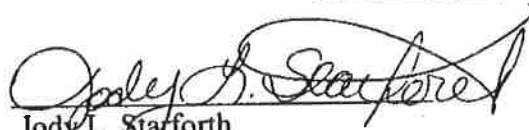
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, LAKEWOOD ESTATES, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, AS PREVIOUSLY ESTABLISHED AND BEING 7 06 FEET RIGHT OF THE ROCK ISLAND SHARED USE PATH CENTERLINE STATION 532+09 39, AS NOW ESTABLISHED, THENCE SOUTH 44°55'34" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 15 54 FEET TO A POINT 22 58 FEET RIGHT OF CENTERLINE STATION 532+10 18, THENCE NORTH 45°04'27" WEST, A DISTANCE OF 58 58 FEET TO A POINT 25 62 FEET RIGHT OF CENTERLINE STATION 531+51 93, THENCE NORTH 44°55'33" EAST, A DISTANCE OF 15 54 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE AND BEING 10.65 FEET RIGHT OF CENTERLINE STATION 531+51 03, THENCE SOUTH 45°04'27" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 58 58 FEET TO THE POINT OF BEGINNING

THE TRACT DESCRIBED ABOVE CONTAINS 910 SQUARE FEET OR 0 021 ACRES, MORE OR LESS

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said parties of the first part hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises from which the permanent trail easement is herein conveyed and that they have good right to convey the same

IN WITNESS WHEREOF. the said Grantor executed the above on August 31, 2018

  
Jason H Starforth

  
Jody L. Starforth

**ACKNOWLEDGMENT BY INDIVIDUALS**

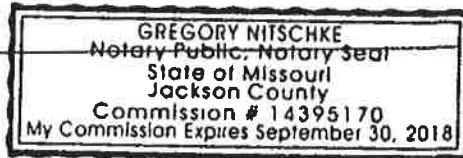
STATE OF MISSOURI     )  
  )SS  
COUNTY OF JACKSON    )

On this 31<sup>st</sup> day of AUGUST, 2018, appeared Jason H. and Jody L. Starforth, husband and wife, personally known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed

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

  
\_\_\_\_\_  
Notary Public

My Commission Expires. \_\_\_\_\_



TRACT NO 10  
PARCEL ID NOS 45-610-15-01-00-0-00-000  
OWNERS NAME JASON H AND JODY L STARFORTH  
SITUS AND MAILING ADDRESS 11000 GREGORY LANE, RAYTOWN, MISSOURI