

**Permanent and Temporary****UTILITY EASEMENT**

THIS EASEMENT is made this 2<sup>nd</sup> day of May, 2025, by and between **County of Jackson, Missouri**, a governmental entity organized and existing under the laws of the State of Missouri a Corporation organized and existing under the laws of the State of Missouri, **Grantor**, and Spire Missouri Inc. a Missouri Corporation with a mailing address of 700 Market Street, St. Louis, MO 63101, **Grantee**.

WITNESSETH, that the **Grantor**, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a permanent and non-exclusive easement for the construction, operation, maintenance, repair, replacement and removal of natural gas pipe lines and related appurtenances thereto, including the right and privilege at any time and from time to time to enter upon said easement, over, under, through, across, in and upon the following described lands in Jackson County, Missouri, hereinafter referred to as the "Easement Area", to-wit:

***See Attached Exhibit "A" for Legal Description***

**GRANTEE**, its successors and assigns, shall have the right of ownership, use and control of all natural gas utility lines, including underground pipe, and all necessary appurtenances thereto on the above described property and for all proper purposes connected with the installation, use, maintenance, and replacement of the utility facilities.

**GRANTEE**, its successors and assigns, shall not interfere in any way with **GRANTOR'S** ongoing use and enjoyment of Easement Area as a public recreational area and/or walking and bicycling facility and transportation corridor. **GRANTEE** shall notify **GRANTOR** before work is done on or within Easement Area, either below, over, or upon ground level, which may impact **GRANTOR'S** use. For any work that **GRANTEE** may perform in the Easement Area, **GRANTEE** shall at all times keep area open and safe for public use. If **GRANTEE** engages in activities on the surface of the Easement Area, **GRANTEE** shall implement all appropriate safety protocols, such as warning signage and access protection, to alert the public of **GRANTEE'S** activities. Should **GRANTEE'S** activities in Easement Area cause any disturbance of surface of Easement Area, **GRANTEE** shall restore all said surfaces as reasonably as practicable to its-prior condition, including trail surfaces and landscaping.

**FILED**

MAY 02 2025

MARY JO SPINO  
COUNTY CLERK

**GRANTEE** agrees to relocate any utility lines, natural gas piping and related appurtenances thereto, within Easement Area, at the request of **GRANTOR**, should **GRANTOR** require Easement Area for future improvements by **GRANTOR**, in the sole discretion of **GRANTOR**. In connection with any such improvements, Grantor agrees to provide detailed information regarding such improvements to Grantee and to cooperate with Grantee to identify an alternate Easement Area owned or controlled by Grantor and agreeable to both parties with respect to which Grantee would be accorded rights substantially similar to those contemplated herein.

**GRANTOR** agrees, notwithstanding the above paragraph, not to obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to such natural gas utility pipelines and related appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement and not place fill in excess of five (5) feet on pipeline(s).

**GRANTOR** further states that it is lawfully seized of title to the land through which said easement is granted and that it has good and lawful right to convey said easements to the Grantee herein.

**GRANTOR**, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo 2016, hereby waives any right to request vacation of the easement herein granted.

THIS GRANT and easement shall always be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto Spire Missouri Inc. a Missouri Corporation, and to its successors and assigns forever.

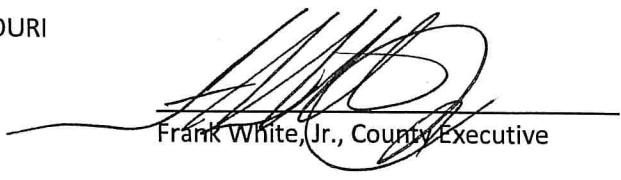
IN WITNESS WHEREOF, the said Grantor, a political subdivision of the State of Missouri, has caused this instrument to be signed by its County Executive, and attested by its County Clerk, has caused these presents to be signed, this 2<sup>nd</sup> day of May, 2025.

**JACKSON COUNTY**

APPROVED AS TO FORM, JACKSON COUNTY, MISSOURI

By: 

Bryan O. Covinsky, County Counselor

  
Frank White, Jr., County Executive

ATTEST:

By: 

Mary Jo Spino, Clerk of the County Legislature

## COUNTY ACKNOWLEDGMENT

STATE OF MISSOURI                    )  
  )       ss.  
COUNTY OF JACKSON                )

On this 29<sup>th</sup> day of April, 2025, before me, a Notary Public, personally appeared Frank White Jr., to me personally known, who, being by me duly sworn, did say that he is the County Executive of Jackson County, Missouri, and that he executed the above and foregoing instrument on behalf of said Jackson County, Missouri, and acknowledged the execution of same as the free and voluntary act and deed of Jackson County, Missouri.

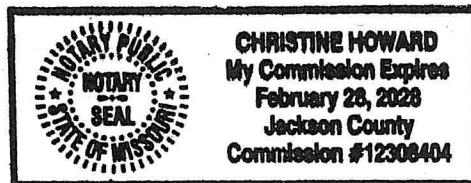
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Christine Howard

Notary Public

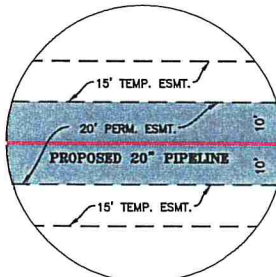
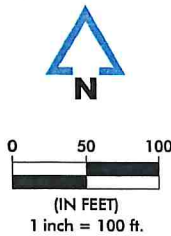
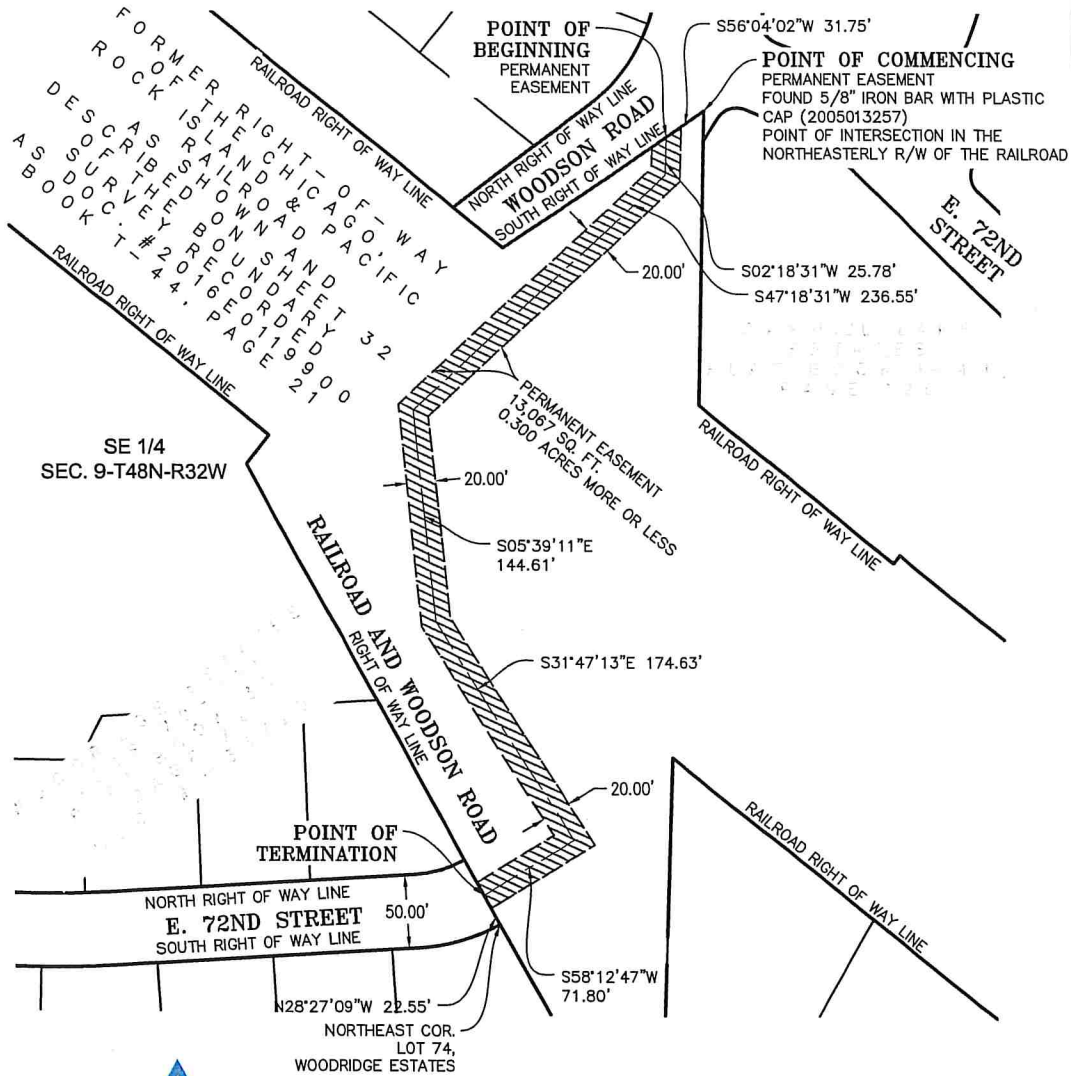
My Commission Expires:

February 28, 2028





PERMANENT EASEMENT EXHIBIT A  
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,  
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI



EASEMENT DETAIL  
NOT TO SCALE



10/25/24

STEVEN R. WHITAKER MO. PLS 2005019220



GENERAL NOTES:

1. THIS EXHIBIT DOES NOT DEPICT ALL EXISTING UTILITIES IN THE AREA. PLEASE NOTIFY THE ONE-CALL SYSTEM FOR ALL UTILITY LOCATIONS BEFORE EXCAVATING OR DIGGING.
2. OWNERSHIP INFORMATION WAS PROVIDED BY THE CLIENT.
3. BASIS OF BEARINGS - MISSOURI STATE PLANE COORDINATE SYSTEM-MO WEST ZONE
4. DATE OF LAST SITE VISIT: 06/25/2024



1700 Swift Street, STE 100  
North Kansas City, Missouri 64116  
816-756-0444  
fax 816-756-1763

45-720-01-10-00-0-00-000  
PERMANENT EASEMENT EXHIBIT A  
EAST LEG - PHASE 14

SECTION 9-T48N-R32W  
JACKSON COUNTY, MISSOURI  
2023000381-140  
07/23/2024

REVISIONS  
SURVEYOR SRW  
DRAWN BY BAJM  
SKETCH NO.

EXH-014-02P

**PERMANENT EASEMENT EXHIBIT B**  
**SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,**  
**6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI**

**Permanent Easement Description:**

A Twenty (20) feet wide strip of land being a part of the tract of land shown and described in the Boundary Survey of the Chicago, Rock Island & Pacific Railroad for the Jackson County Public Works Department, recorded December 20, 2016, in the Office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2016E0119900 in Book T 44 at Page 21. Said Twenty (20) feet wide strip of land being situated in the Southeast Quarter of Section 9, Township 48 North, Range 32 West in the City of Raytown in said County and State and lying Ten (10) feet on each side of the following described centerline:

Commencing at a 5/8" Iron Bar with a Plastic Cap Stamped 2005013257 as shown and described on Sheet No. 32 of the aforesaid Boundary Survey, said bar being located at the Northwest corner of Lot 46, OAK HILL LAKE ESTATES 1ST PLAT, a subdivision in said City, County and State recorded March 9, 1988, in said Office of the Recorder of Deeds, as Document No. I 830381 in Plat Book I-44 at Page 126, being also a point on the South right-of-way line Woodson Road as now established and an angle point in the Northeasterly right-of-way line of the aforesaid railroad; thence S56°04'02"W (S55°28'58"W, Survey) along the Northeasterly right-of-way line of the railroad as described in said Boundary Survey, being also along the Southerly right-of-way line of said Woodson Road, a distance of 31.75 feet to the Point of Beginning of the centerline of said Twenty (20) feet wide strip of land to be herein described; thence generally Southerly across the former right-of-way of the Chicago, Rock Island & Pacific Railroad, the following courses and distances; thence S02°18'31"W, 25.78 feet; thence S47°18'31"W, 236.55 feet; thence S05°39'11"E, 144.61 feet; thence S31°47'13"E, 174.63 feet; thence S58°12'47"W, perpendicular to the last described course, a distance of 71.80 feet to a point within the said Woodson Road right-of-way on the line between Lots 74 and 75, WOODRIDGE ESTATES LOTS 70 THRU 101 INCLUSIVE, a subdivision in said City, County and State recorded February 27, 1969, in said Office of the Recorder of Deeds, as Document No. I 33720 in Plat Book 30 at Page 73, said point being N28°27'09"W (N31°42'19"W, Plat), a distance of 22.55 feet from the Northeast corner of said Lot 74 and the Point of Termination of said centerline. This description having been prepared by Steven R. Whitaker, MO PLS-2005019220. MEC Corporate Certificate / License No. 201200935.

Containing 13,067 square feet or 0.300 acres, more or less.

Basis of Bearings - Missouri State Plane Coordinate System, NAD 83, West Zone.



STEVEN R. WHITAKER MO. PLS 2005019220



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45-720-01-10-00-0-00-000  
PERMANENT EASEMENT EXHIBIT B  
EAST LEG - PHASE 1A

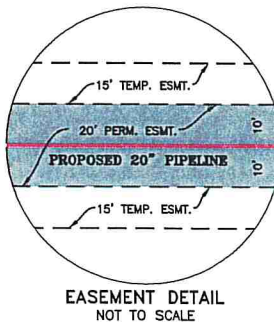
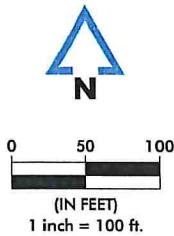
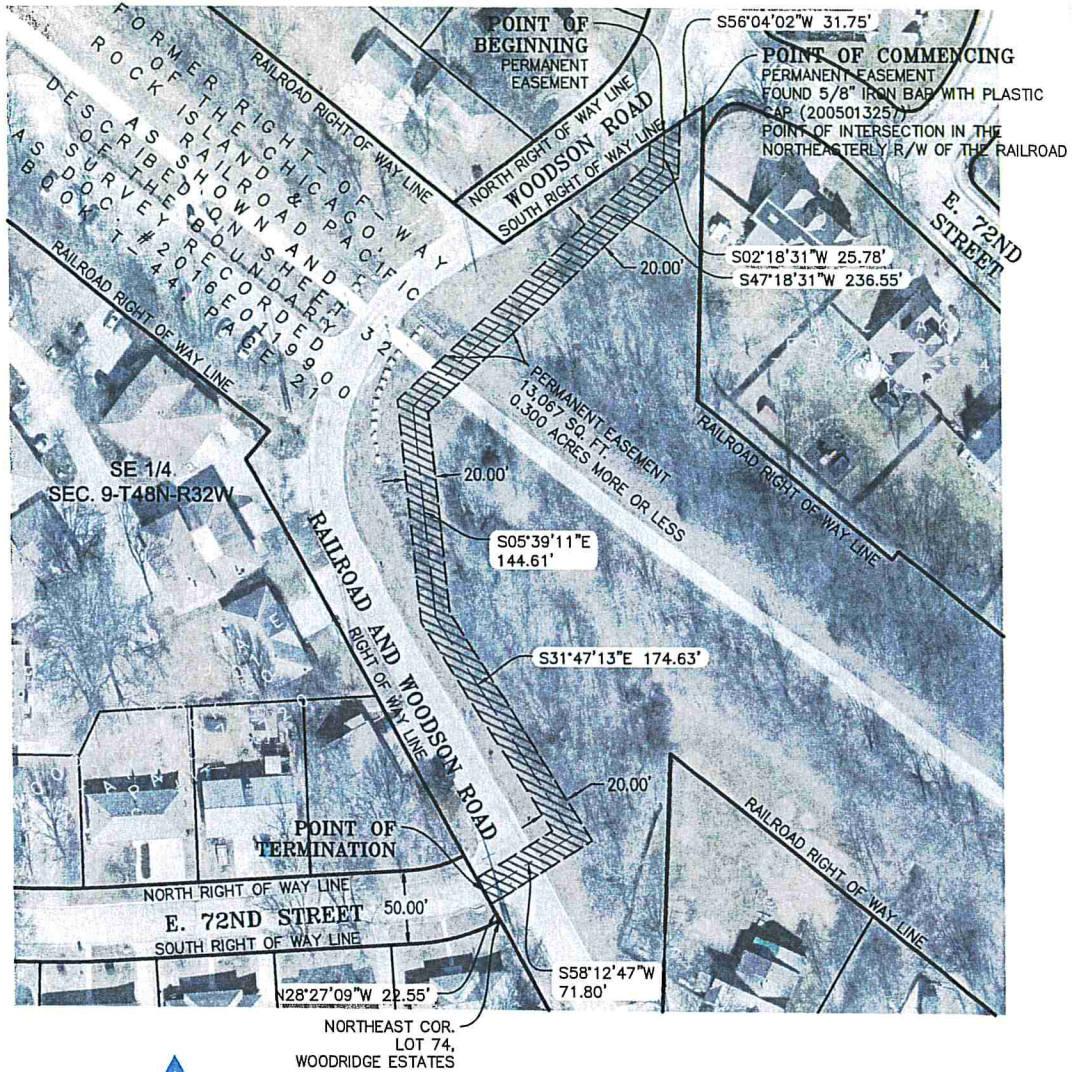
SECTION 9-T48N-R32W  
JACKSON COUNTY, MISSOURI  
2023000381-140  
06-27-24

REVISIONS  
SURVEYOR SRW  
DRAWN BY BAM  
SKETCH NO.

EXH-014-02P



PERMANENT EASEMENT EXHIBIT A  
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,  
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI



GENERAL NOTES:

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PERMANENT EASEMENT EXHIBIT A  
EAST LEG - PHASE 14

SECTION 9-T48N-R32W  
JACKSON COUNTY, MISSOURI  
2023000381-140  
07/23/2024

REVISIONS  
SURVEYOR SRW  
DRAWN BY BAM  
SKETCH NO.  
EXH-014-02P



**PERMANENT EASEMENT EXHIBIT B**  
**SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,**  
**6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI**

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Containing 13,067 square feet or 0.300 acres, more or less.

Basis of Bearings - Missouri State Plane Coordinate System, NAD 83, West Zone.



STEVEN R. WHITAKER MO. PLS 2005019220



making lives better.

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45-720-01-10-00-0-00-000  
**PERMANENT EASEMENT EXHIBIT B**  
**EAST LEG - PHASE 14**

SECTION 9-74BN-832W  
JACKSON COUNTY, MISSOURI  
2023000381-140  
06-27-24

REVISIONS

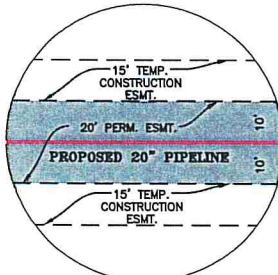
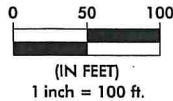
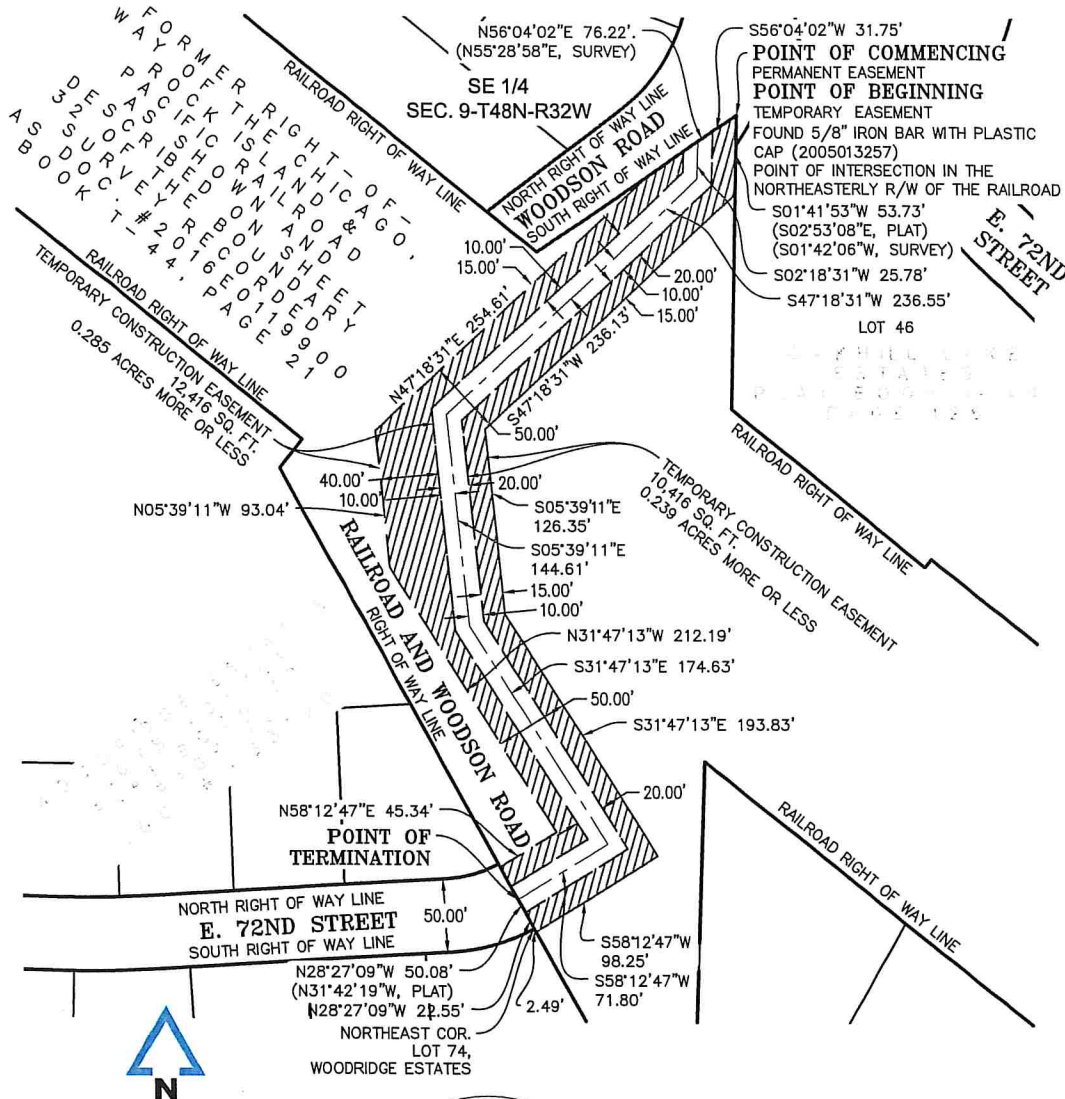
SURVEYOR  
SRW

DRAWN BY  
BAM

SKETCH NO.

**EXH-014-02P**

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT C  
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,  
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI



EASEMENT DETAIL  
NOT TO SCALE



02/21/25  
STEVEN R. WHITAKER MO. PLS 2005019220

GENERAL NOTES:

1. THIS EXHIBIT DOES NOT DEPICT ALL EXISTING UTILITIES IN THE AREA. PLEASE NOTIFY THE ONE-CALL SYSTEM FOR ALL UTILITY LOCATIONS BEFORE EXCAVATING OR DIGGING.
2. OWNERSHIP INFORMATION WAS PROVIDED BY THE CLIENT.
3. BASIS OF BEARINGS - MISSOURI STATE PLANE COORDINATE SYSTEM-MO WEST ZONE
4. DATE OF LAST SITE VISIT: 06/25/2024



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45-720-01-10-00-0-00-000  
TEMPORARY CONSTRUCTION EASEMENT  
EXHIBIT C - EAST LEG - PHASE 14

SECTION 9-T48N-R32W  
JACKSON COUNTY, MISSOURI  
2023000381-140  
02/11/2025

REVISIONS  
SURVEYOR SRW  
DRAWN BY BAM  
SKETCH NO.

EXH-014-02T



**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT D  
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,  
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI**

**Temporary Construction Easement Description:**

An irregular width strip of land being a part of the tract of land shown and described in the Boundary Survey of the Chicago, Rock Island & Pacific Railroad for the Jackson County Public Works Department, recorded December 20, 2016, in the Office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2016E0119900 in Book T 44 at Page 21. Said irregular width strip of land being situated in the Southeast Quarter of Section 9, Township 48 North, Range 32 West in the City of Raytown in said County and State and being now more particularly described as follows:

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**EXCEPT** the following described Twenty (20) feet wide strip of land:

A Twenty (20) feet wide strip of land being a part of the tract of land shown and described in the Boundary Survey of the Chicago, Rock Island & Pacific Railroad for the Jackson County Public Works Department, recorded December 20, 2016, in the Office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2016E0119900 in Book T 44 at Page 21. Said Twenty (20) feet wide strip of land being situated in the Southeast Quarter of Section 9, Township 48 North, Range 32 West in the City of Raytown in said County and State and lying Ten (10) feet on each side of the following described centerline being now more particularly described as follows:

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Containing a net area of 22,832 square feet or 0.524 acres, more or less

Basis of Bearings - Missouri State Plane Coordinate System, NAD 83, West Zone.



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45-720-01-10-00-0-00-000  
**TEMPORARY CONSTRUCTION EASEMENT  
EXHIBIT D - EAST LEG - PHASE 14**

SECTION 9-T48N-R32W  
JACKSON COUNTY, MISSOURI

2023000381-140  
02/11/2025



STEVEN R. WHITAKER MO. PLS 2005019220

**REVISIONS**

SURVEYOR  
SRW

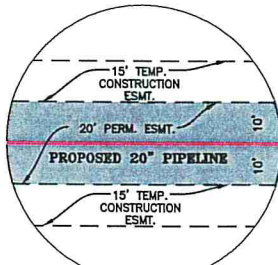
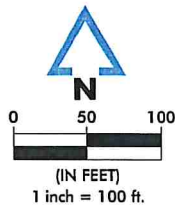
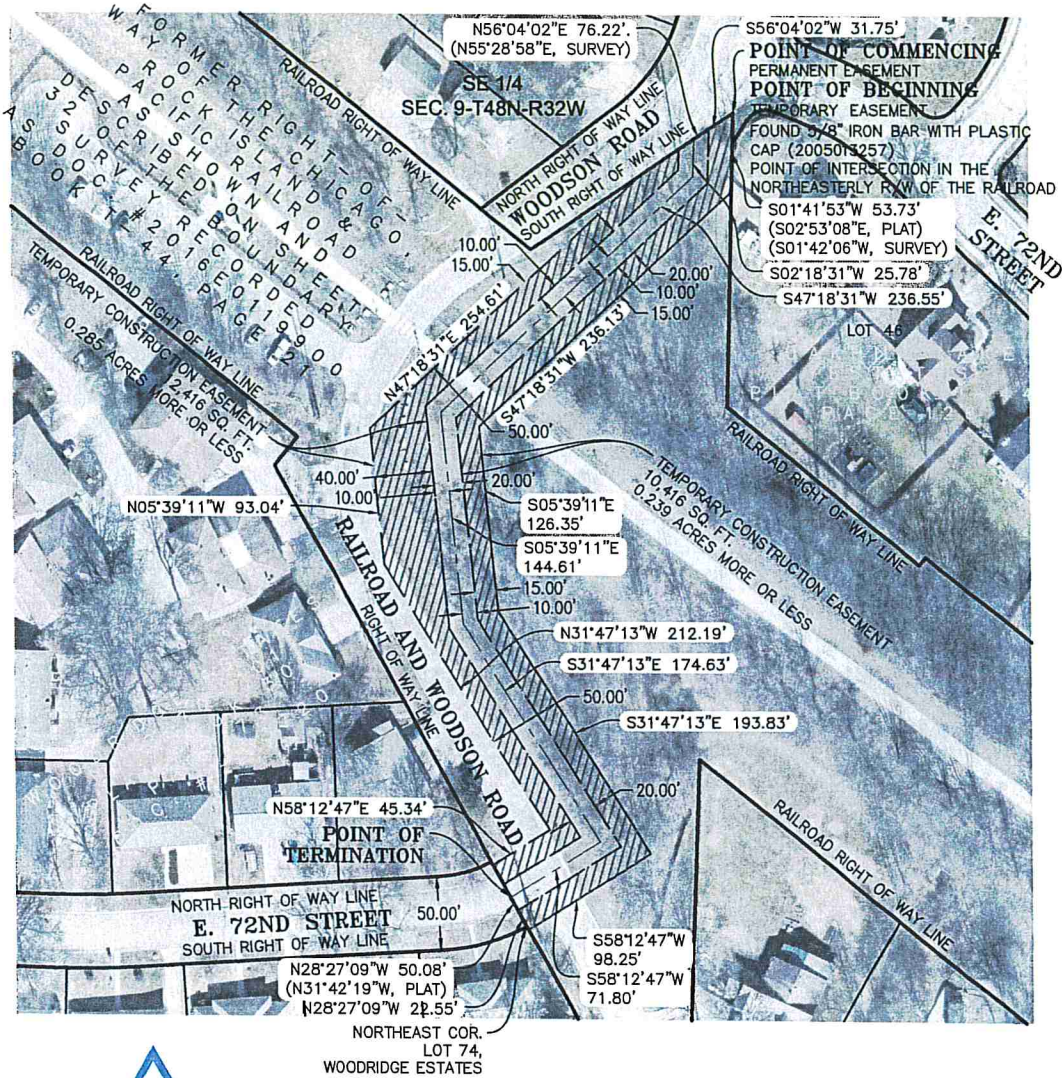
DRAWN BY  
BAH

SKETCH NO.

**EXH-014-02T**



TEMPORARY CONSTRUCTION EASEMENT EXHIBIT C  
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,  
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI



EASEMENT DETAIL  
NOT TO SCALE

STATE OF MISSOURI  
STEVEN R. WHITAKER  
NUMBER LS-2005019220  
PROFESSIONAL LAND SURVEYOR  
02/21/25  
STEVEN R. WHITAKER MO. PLS 2005019220



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SECTION 9-T48N-R32W  
JACKSON COUNTY, MISSOURI  
2023000381-140  
02/11/2025

REVISIONS  
SURVEYOR SRW  
DRAWN BY BAM  
SKETCH NO.  
EXH-014-02T



**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT D  
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,  
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI**

**Temporary Construction Easement Description:**

An irregular width strip of land being a part of the tract of land shown and described in the Boundary Survey of the Chicago, Rock Island & Pacific Railroad for the Jackson County Public Works Department, recorded December 20, 2016, in the Office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2016E0119900 in Book T 44 at Page 21. Said irregular width strip of land being situated in the Southeast Quarter of Section 9, Township 48 North, Range 32 West in the City of Raytown in said County and State and being now more particularly described as follows:

Beginning at a 5/8" Iron Bar with a Plastic Cap Stamped 2005013257 as shown and described on Sheet No. 32 of the aforesaid Boundary Survey, said bar being located at the Northwest corner of Lot 46, OAK HILL LAKE ESTATES 1ST PLAT, a subdivision in said City, County and State recorded March 9, 1988, in said Office of the Recorder of Deeds, as Document No. I 830381 in Plat Book I-44 at Page 126, being also a point on the South right-of-way line Woodson Road as now established and an angle point in the Northeasterly right-of-way line of the aforesaid railroad; thence S01°41'53"W (S02°53'08"E, Plat) (S01°42'06"W, Survey) along the Easterly line of said railroad, being also along the West line of said Lot 46, a distance of 53.73 feet; thence S47°18'31"W departing from said Northeasterly right-of-way line and the West line of said Lot 46, a distance of 236.13 feet; thence S05°39'11"E, 126.35 feet; thence S31°47'13"E, 193.83 feet; thence S58°12'47"W, perpendicular to the last described course, a distance of 98.25 feet to a point on the Southwesterly right-of-way line of said railroad, being also a point on the East line of Lot 74 WOODRIDGE ESTATES LOTS 70 THRU 101 INCLUSIVE, a subdivision in said City, County and State recorded February 27, 1969 in said Office of the Recorder of Deeds, as Document No. I 33720 in Plat Book 30 at Page 73, said point being 2.49 feet South of the Northeast corner of said Lot 74 as measured along the East line thereof; thence N28°27'09"W (N31°42'19"W, Plat) along the Southwesterly right-of-way line of said railroad, being also along the East line of said Lot 74 and along the Northerly extension thereof, a distance of 50.08 feet; thence N58°12'47"E, departing from the Southwesterly right-of-way line of said railroad, a distance of 45.34 feet; thence N31°47'13"W, perpendicular to the last described course, a distance of 212.19 feet; thence N05°39'11"W, 93.04 feet; thence N47°18'31"E, 254.61 feet to a point on the Southerly right-of-way line of said Woodson Road, said point being 76.22 feet Southwest of the West line of said Lot 46, OAK HILL LAKE ESTATES 1ST PLAT as measured along the Southerly right-of-way line of said Woodson Road; thence N56°04'02"E (N55°28'58"E, Survey), a distance of 76.22 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, MO PLS-2005019220. MEC Corporate Certificate / License No. 201200935.

**EXCEPT** the following described Twenty (20) feet wide strip of land:

A Twenty (20) feet wide strip of land being a part of the tract of land shown and described in the Boundary Survey of the Chicago, Rock Island & Pacific Railroad for the Jackson County Public Works Department, recorded December 20, 2016, in the Office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2016E0119900 in Book T 44 at Page 21. Said Twenty (20) feet wide strip of land being situated in the Southeast Quarter of Section 9, Township 48 North, Range 32 West in the City of Raytown in said County and State and lying Ten (10) feet on each side of the following described centerline being now more particularly described as follows:

Commencing at a 5/8" Iron Bar with a Plastic Cap Stamped 2005013257 as shown and described on Sheet No. 32 of the aforesaid Boundary Survey, said bar being located at the Northwest corner of Lot 46, OAK HILL LAKE ESTATES 1ST PLAT, a subdivision in said City, County and State recorded March 9, 1988, in said Office of the Recorder of Deeds, as Document No. I 830381 in Plat Book I-44 at Page 126, being also a point on the South right-of-way line Woodson Road as now established and an angle point in the Northeasterly right-of-way line of the aforesaid railroad; thence S56°04'02"W (S55°28'58"W, Survey) along the Northeasterly right-of-way line of the railroad as described in said Boundary Survey, being also along the Southerly right-of-way line of said Woodson Road, a distance of 31.75 feet to the Point of Beginning of the centerline of said Twenty (20) feet wide strip of land to be herein described; thence generally Southerly across the former right-of-way of the Chicago, Rock Island & Pacific Railroad, the following courses and distances; thence S02°18'31"W, 25.78 feet; thence S47°18'31"W, 236.55 feet; thence S05°39'11"E, 144.61 feet; thence S31°47'13"E, 174.63 feet; thence S58°12'47"W, perpendicular to the last described course, a distance of 71.80 feet to a point within the said Woodson Road right-of-way on the line between Lots 74 and 75, WOODRIDGE ESTATES LOTS 70 THRU 101 INCLUSIVE, a subdivision in said City, County and State recorded February 27, 1969, in said Office of the Recorder of Deeds, as Document No. I 33720 in Plat Book 30 at Page 73, said point being N28°27'09"W (N31°42'19"W, Plat), a distance of 22.55 feet from the Northeast corner of said Lot 74 and the Point of Termination of said centerline.

Containing a net area of 22,832 square feet or 0.524 acres, more or less

Basis of Bearings - Missouri State Plane Coordinate System, NAD 83, West Zone.



STEVEN R. WHITAKER MO. PLS 2005019220



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45-720-01-10-00-0-00-000  
**TEMPORARY CONSTRUCTION EASEMENT  
EXHIBIT D - EAST LEG - PHASE 14**

SECTION 9-T48N-R32W  
JACKSON COUNTY, MISSOURI  
2023000381-140  
02/11/2025

REVISIONS  
SURVEYOR SRW  
DRAWN BY BAM  
SKETCH NO.

**EXH-014-02T**