

Project No. 80002507
WME Jackson County Detention Center
SEC 13 TW 49 RG 33
Tract No. 1
Ewing Avenue
Jackson County, Missouri
415 E. 12th St.
Kansas City, MO
64106

**PERMANENT EASEMENT
FOR
WATER MAIN AND APPURTENANCES**

Let it be known that **the County of Jackson, Missouri**, a governmental entity organized and existing under the laws of the State of Missouri, owner of the subject property, hereafter called the **GRANTOR**, on this ____ day of _____, 20__, for and in consideration of \$1.00, the receipt of which is acknowledged, does grant, remise, release and forever Quit-Claim unto **Kansas City**, a Missouri Municipal Corporation, through its Water Services Department, whose mailing address is:

**Water Services Department
Systems Engineering
c/o Right-of-way Agent
4800 E. 63rd Street
Kansas City, MO 64130**

and hereafter called the **GRANTEE**, a **PERMANENT EASEMENT** for the location, operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of a water main and any appurtenances thereto, over under and through the following described tract of land situated in Kansas City, Jackson County, Missouri, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND DRAWING EXHIBIT B

FILED
SEP 29 2025

Together with the right of ingress to and egress from the described land and contiguous land owned by **GRANTOR**.

The **GRANTEE**, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of locating, constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land of the **GRANTOR** to be restored to substantially the same condition that existed prior to the **GRANTEE'S** entry upon it.

The **GRANTOR** herein agrees for itself and its heirs, successors or assigns, that the tract of land over which a permanent water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except grass, shrubs, fences, sidewalks, roadways, pavement or curbs) that would interfere with the **GRANTEE** in excavating upon said permanent easement for the purposes of locating, constructing, operating, maintaining or repairing a water main and all appurtenances incidental thereto.

The **GRANTORS** herein also agree for itself and its heirs, successors, or assigns that no change in the earth cover over the water line will be made without the written approval of the **GRANTEE'S** Director of Water Services.

These easements shall not be construed to prohibit the **GRANTOR** from developing any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

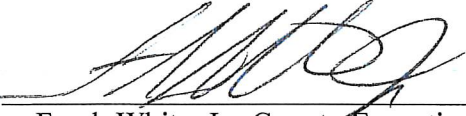
GRANTOR further states that it is lawfully seized of title to the land through which said easement is granted, and that it has good and lawful right to convey said easement to the **GRANTEE** herein.

SIGNATURES PAGES TO FOLLOW

IN WITNESS WHEREOF, said Grantor, 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 ____ day of _____, 2025.

GRANTOR:

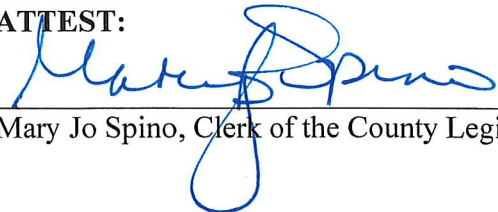
JACKSON COUNTY, MISSOURI

By: 
Frank White, Jr., County Executive

APPROVED AS TO FORM:


Bryan O. Covinsky, County Counselor

ATTEST:


Mary Jo Spino, Clerk of the County Legislature

COUNTY ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On the day of September 26, 2025, before me a Notary Public, in and for said state, 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 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

Christine Howard

Printed Name

My Commission expires: February 28, 2028

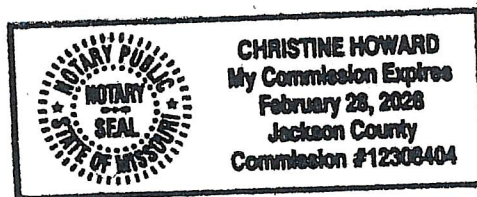


EXHIBIT A

WATER LINE DESCRIPTION:

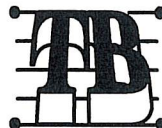
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE S02°01'24"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 84.94 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2022-E-0057069; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT THE FOLLOWING COURSES; THENCE S60°15'44"W, 260.00 FEET; THENCE S84°23'03"W, 490.08 FEET; THENCE N88°40'53"W, 179.95 FEET; THENCE N73°11'12"W, 160.04 FEET; THENCE N63°48'41"W, 109.97 FEET; THENCE N55°55'37"W, 179.96 FEET; THENCE N22°52'58"W, 138.35 FEET TO THE WESTERLY LINE OF SAID TRACT OF LAND; THENCE S45°44'59"W, ALONG SAID WESTERLY LINE, 178.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EWING AVENUE; THENCE S13°42'42"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 833.87 FEET TO THE POINT OF BEGINNING; THENCE S76°17'18"E, 5.00 FEET; THENCE S13°42'42"W, PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE, 590.26 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 419.00 FEET THROUGH A CENTRAL ANGLE OF 018°39'54", AN ARC DISTANCE OF 136.50 FEET; THENCE S04°20'07"E, 121.21 FEET; THENCE S04°48'28"E, 79.78 FEET; THENCE S28°48'11"E, 23.04 FEET; THENCE N71°51'49"W, 10.68 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF N27°25'36"W, HAVING A RADIUS OF 134.00 FEET THROUGH A CENTRAL ANGLE OF 033°38'57", AN ARC DISTANCE OF 78.70 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET THROUGH A CENTRAL ANGLE OF 011°10'20", AN ARC DISTANCE OF 47.77 FEET TO A POINT OF TANGENCY; THENCE N04°56'59"W, 93.23 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 424.00 FEET THROUGH A CENTRAL ANGLE OF 018°39'41", AN ARC DISTANCE OF 138.10 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EWING AVENUE; THENCE N13°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 590.26 FEET TO THE POINT OF BEGINNING, CONTAINING 5,026 SQUARE FEET, MORE OR LESS



REVISED: 02/25/2025

FEBRUARY 25, 2025

PART OF NE1/4 SEC. 13, TWP. 49, RNG. 33
KANSAS CITY, JACKSON COUNTY, MISSOURI
WATER LINE EASEMENT



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64108
PH: (816) 283-3456 FAX: (816) 283-0841

DRAWN: VAH
CHECKED: MTI

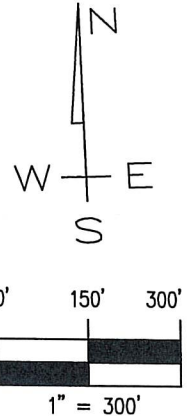
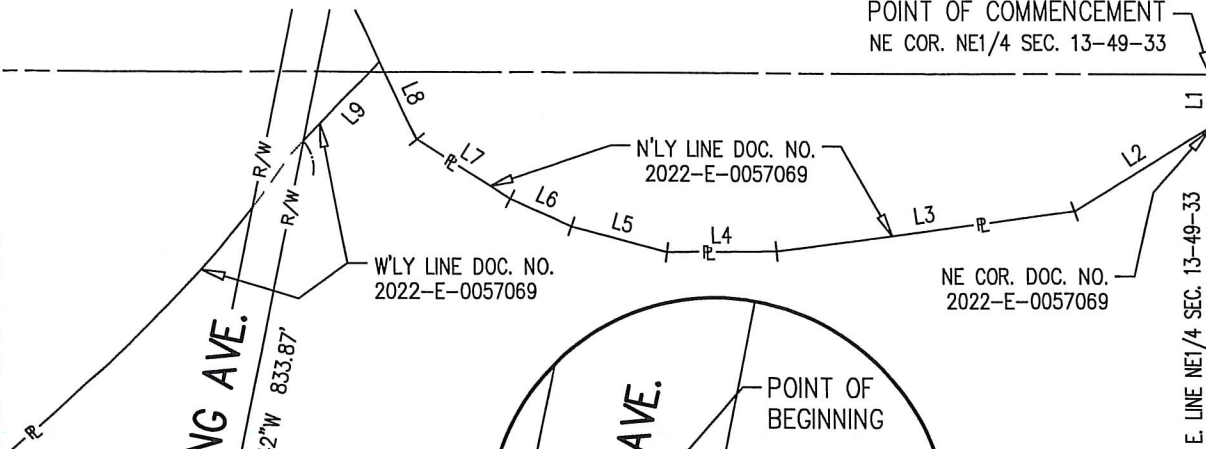
DATE: 12/11/2023

S:\NETJOB\79-1000 - JCDC\DWG (WORKING)\01 - EASEMENTS
79-1000V-EA01.DWG, Water Line Easement (Revised), EXHIBIT A

7000 E. US HWY. 40

EXHIBIT B

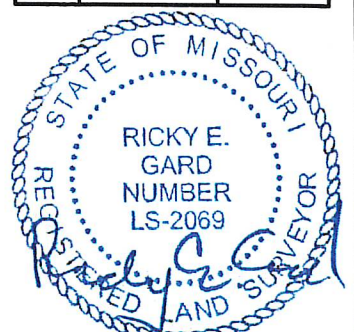
POINT OF COMMENCEMENT
NE COR. NE1/4 SEC. 13-49-33



DOC. NO. 2022-E-0057069

LINE TABLE

LINE	BEARING	DISTANCE
L1	S02°01'24"W	84.94'
L2	S60°15'44"W	260.00'
L3	S84°23'03"W	490.08'
L4	N88°40'53"W	179.95'
L5	N73°11'12"W	160.04'
L6	N63°48'41"W	109.97'
L7	N55°55'37"W	179.96'
L8	N22°52'58"W	138.35'
L9	S45°44'59"W	178.21'



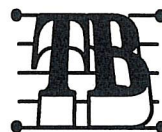
FEBRUARY 25, 2025

REVISED: 02/25/2025

PART OF NE1/4 SEC. 13, TWP. 49, RNG. 33
KANSAS CITY, JACKSON COUNTY, MISSOURI
WATER LINE EASEMENT

DRAWN: VAH
CHECKED: MTI

DATE: 12/11/2023



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S:\NETJOB\79-1000 - JCDC\DWG (WORKING)\01 - EASEMENTS
79-1000V-EA01.DWG, Water Line Easement (Revised), EXHIBIT B

7000 E. US HWY. 40