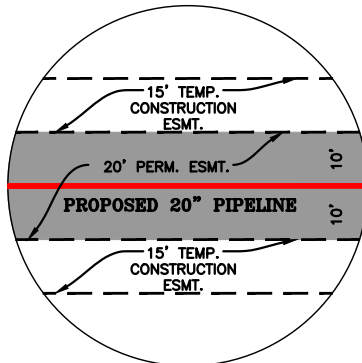
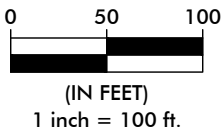
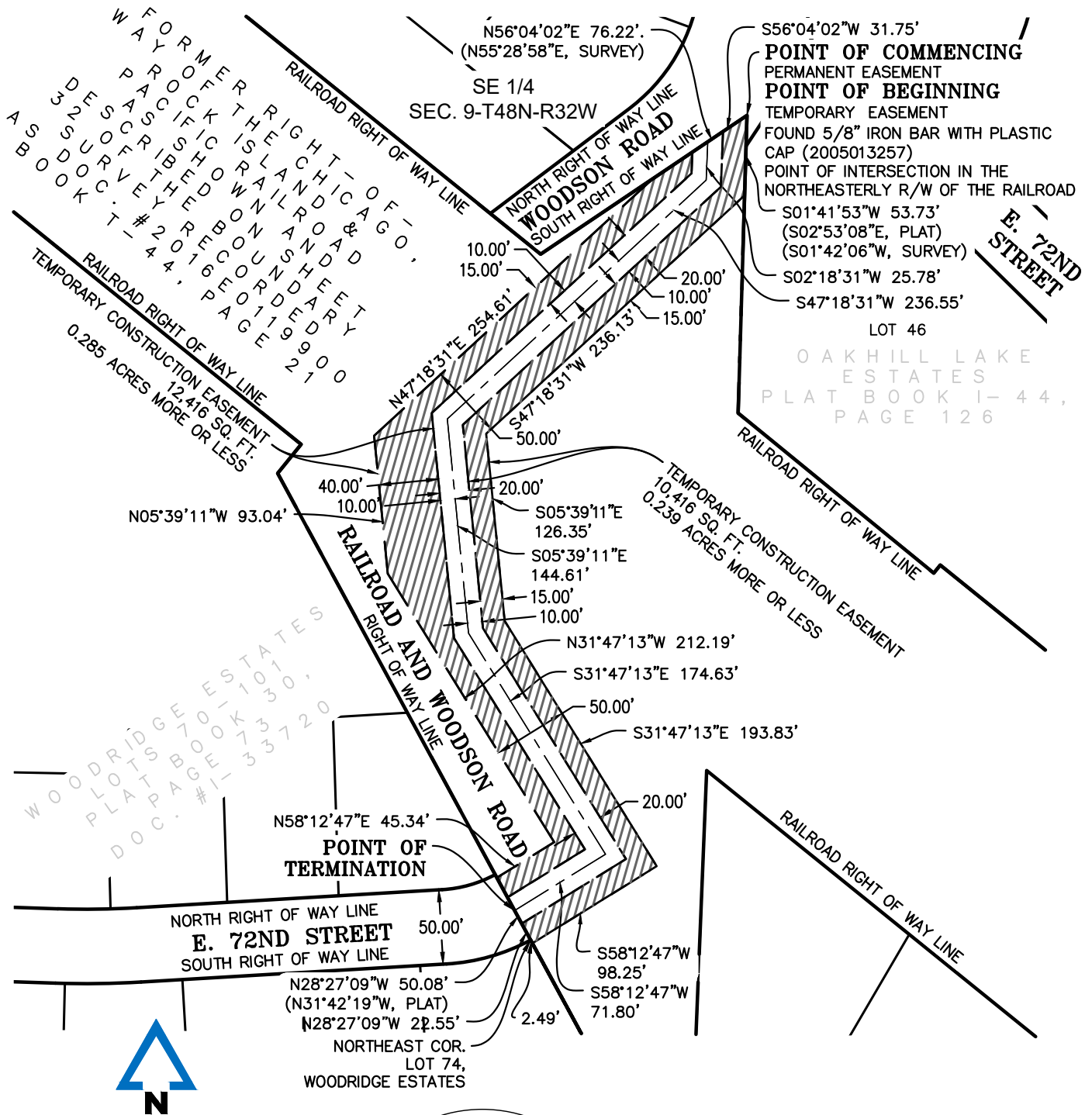


TEMPORARY CONSTRUCTION EASEMENT EXHIBIT C
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI



EASEMENT DETAIL
NOT TO SCALE



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
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:

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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TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT D - EAST LEG - PHASE 14

SECTION 9-T48N-R32W
JACKSON COUNTY, MISSOURI
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SURVEYOR
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DRAWN BY
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SKETCH NO.

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