

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing payment to certain property owners, in the aggregate amount of \$291,821.47, for the acquisition of right-of-way and temporary construction easements, and compensation for related damages in connection with the Lee's Summit Road Improvements Project, No. 3122.

RESOLUTION #17974, September 10, 2012

INTRODUCED BY Bob Spence, County Legislator

WHEREAS, by Resolution 16911, dated May 18, 2009, the Legislature did authorize the Director of Public Works to execute a Memorandum of Understanding with the cities of Kansas City, Missouri and Lee's Summit, Missouri, in connection to improvements to Lee's Summit Road between 40 Highway and Anderson Road; and,

WHEREAS, the Public Works Department is in the process of acquiring the needed right-of-ways, temporary construction easements, and estimating the related damages to property owners for the project; and,

WHEREAS, by Resolution 17824, dated February 27, 2012, the Legislature did authorize payments to property owners for six tracts, in a total amount of \$122,034.55; and,

WHEREAS, by Resolution 17898, dated May 21, 2012, the Legislature did authorize payment to property owners for three additional tracts, in a total amount of \$46,251.00;

and,

WHEREAS, the Director of Public Works has made offers to and negotiated for three additional acquisitions of nine tracts for this project, listed below:

<u>OWNER(S)</u>	<u>TRACT(S)</u>	<u>PRICE</u>
Rainbow Development, LLC	LS-16, LS-18, LS-22, LS-23, LS-27, LS-27A, & LS-30	\$248,781.04
John R. Poland	LS-39	\$ 32,862.50
Country Meadows Baptist Church of Independence, MO	LS-50	\$ 10,177.93

and,

WHEREAS, the Director of Public Works recommends payment to these property owners in an aggregate amount of \$291,821.47 for the necessary right-of-ways, temporary construction easements, and related damages in furtherance of the Lee's Summit Road Improvement Project; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Director of Finance and Purchasing be and hereby is directed to issue checks to the property owners listed above, in the amounts indicated, for a total amount of \$291,821.47, in consideration for easements, right-of-way conveyances, and compensation for damages to property, pursuant to the specific direction of the County Counselor.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

Jay D. Holder
Chief Deputy County Counselor

W. Stephen Nifan
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #17974 of September 10, 2012 was duly passed on September 10, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 7

Nays 0

Abstaining 0

Absent 2

9-10-12
Date

Mary Jo Spino
Mary Jo Spino, Clerk of Legislature

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.

ACCOUNT NUMBER: 004 1507 58040
ACCOUNT TITLE: Special Road and Bridge Fund
PW Special Projects
Roads & Highways
NOT TO EXCEED: \$171,537.00

ACCOUNT NUMBER: 015 1512 58040
ACCOUNT TITLE: Public Bldg Corp C/P
County Road Projects
Roads & Highways
NOT TO EXCEED: \$120,285.00

9/5/12
Date

Q. Terry Thomas by J. B. Asst
Director of Finance and Purchasing

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord. No.: 17974
 Sponsor(s): Bob Spence
 Date: Sept. 10, 2012

SUBJECT	Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance Project/Title: <u>Approval of payments to property owners on Lee's Summit Road [40 Hwy to Anderson Drive] Project #3122, for acquisition of right of ways, in the amount of \$291,821.47.</u>										
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="329 491 1203 772"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$291,821.47</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$168,285.55</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$460,107.02</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$550,000.00</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>004-1507-58040 \$171,537.39 015-1512-58040 \$120,284.08</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is:</p> OTHER FINANCIAL INFORMATION: <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: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____	Amount authorized by this legislation this fiscal year:	\$291,821.47	Amount previously authorized this fiscal year:	\$168,285.55	Total amount authorized after this legislative action:	\$460,107.02	Amount budgeted for this item * (including transfers):	\$550,000.00	Source of funding (name of fund) and account code number; FROM / TO	004-1507-58040 \$171,537.39 015-1512-58040 \$120,284.08
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Amount budgeted for this item * (including transfers):	\$550,000.00										
Source of funding (name of fund) and account code number; FROM / TO	004-1507-58040 \$171,537.39 015-1512-58040 \$120,284.08										
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): R17824, 2-27-2012 R16911, 5/18/2009 R17898, 2/27/12										
CONTACT	RLA drafted by (name, title, & phone): Fred Hawley, Realty Specialist 881-4491										
REQUEST SUMMARY	<p>The County entered into a memo of understanding with Kansas City, and Lees Summit to improve sections of Lees summit Road. The County is responsible for the section from 40 Highway to south of Anderson Drive. The project is in the right of way acquisition process. R17824 and R17898 approved payments to 9 property owners in a total amount of \$168,285.55. The Public Works Department has since, made offers to and negotiated for 9 additional of the 41 tracts to be acquired. The offers to the 3 property owners (9 tracts) were based on appraisals, either by outside appraiser or by Staff. The offer per square foot of right of way varies due to size of parent tract.</p> <p>There are 41 total tracts to be acquired for the project. With this request, all will be acquired except 3. We are currently in negotiations with the 3 and expect to bring them forward as soon as they are signed.</p> <p>The Public Works Department recommends approval, and requests a resolution authorizing payment to the following property owners as negotiated for right of way, easements and damages as a part of the Project.</p> <p style="text-align: right;">Rainbow Development, LLC – Tracts LS-16, LS-18, LS-22, LS-23, LS-27, LS-27A, & LS-30 – \$ 248,781.04 John R. Poland – Tract LS-39 – \$ 32,862.50 Country Meadows Baptist Church of Independence – Tract LS-50 – \$ 10,177.93 <u>\$ 291,821.47</u></p>										
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)										
ATTACHMENTS	Accepted Offers of Compensation										
REVIEW	<table border="1" data-bbox="315 1780 1541 1944"> <tr> <td>Department Director: Earl Newill, Deputy Director <i>Earl Newill</i></td> <td>Date: 08/24/2012</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable Deborah S Ball</i></td> <td>Date: 8-31-12</td> </tr> <tr> <td>Division Manager: <i>[Signature]</i></td> <td>Date: 9/31/12</td> </tr> </table>	Department Director: Earl Newill, Deputy Director <i>Earl Newill</i>	Date: 08/24/2012	Finance (Budget Approval): <i>If applicable Deborah S Ball</i>	Date: 8-31-12	Division Manager: <i>[Signature]</i>	Date: 9/31/12				
Department Director: Earl Newill, Deputy Director <i>Earl Newill</i>	Date: 08/24/2012										
Finance (Budget Approval): <i>If applicable Deborah S Ball</i>	Date: 8-31-12										
Division Manager: <i>[Signature]</i>	Date: 9/31/12										

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:
004-1507-58040	Special Projects in PW	\$171,537
015-1512-58070	KCMO CURS BOND	\$120,285

- 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.



JACKSON COUNTY PUBLIC WORKS DEPARTMENT

ADMINISTRATIVE OFFICES
303 W. Walnut
Independence, MO 64050
(816) 881-4530
(816) 881-4448 Fax

ENVIRONMENTAL HEALTH
308 W. Kansas
Independence, MO 64050
(816) 881-4530
(816) 881-1650 Fax

ROAD MAINTENANCE DIVISION
34900 E. Old U.S. 40 Hwy
P.O. Box 160
Grain Valley, MO 64029
(816) 847-7050
(816) 847-7051 Fax

Offer of Compensation - Revision 2A

Federal Project No. STP-3301 (454)
Jackson County Project No. 3122
Project Tract No. LS-50
Jackson County Parcel No. 34-430-03-63-00-0-00-000

Mr. Bill Yordy & Mr. Carl Pearson
COUNTRY MEADOWS BAPTIST CHURCH OF INDEPENDENCE
4901 LEE'S SUMMIT RD
KANSAS CITY, MO 64136

Dear Mr. Yordy & Mr. Pearson:

In this second revised offer, we have added relocation of electrical and revised the sign relocation amount based on quotations provided by you.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

6,972.8 Sq Ft Right of Way @ \$.50 per Sq Ft	=	\$	3,486.40
11,772.2 Sq Ft Temporary Construction Easement @ \$.50 per SF x 10% x 2.5 yrs	=	\$	1,471.53
Relocate Sign	=	\$	1,895.00
Relocate Electrical Power to two pole lights and sign	=	\$	1,325.00
Possible Loss of two Mature Pine Trees	=	\$	1,000.00
Administrative Settlement	=	\$	1,000.00
TOTAL			\$ 10,177.93

The City of Kansas City has approved a 36' wide driveway entrance [one lane in, two out]. In addition, we have approved a concrete thickness increase from six (6) to eight (8) inches for that entrance.

Compensation for relocation of sign and two small entry lights allows you to contract for the work. We recommend doing so prior to our commencement of work on the project [estimated for late Summer, 2013].

Respectfully yours,

D. Fred Hawley, RW-NAC
Realty Specialist

06/12/2012

DATE

All forms of offer of compensation are subject to approvals of the Jackson County Legislature, and the Director of Public Works. Your signed acceptance, below, will initiate the approval and payment process, and constitutes an agreement to execute the necessary conveyance documents. This offer will expire 30 days from the above date unless accepted.

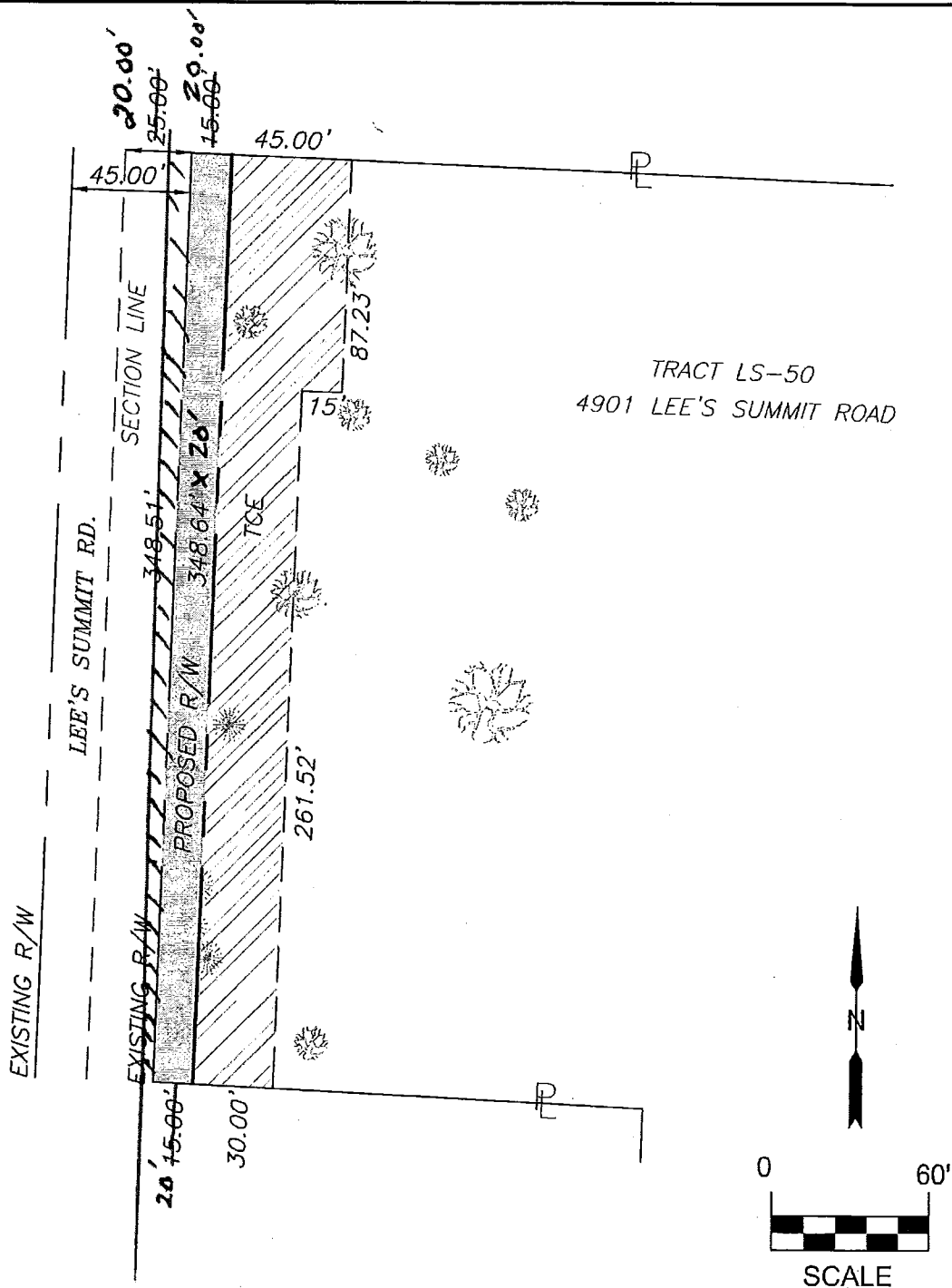
Acceptance

Rejection

COUNTRY MEADOWS BAPTIST CHURCH

By:
Carl Pearson, President

7-17-12
DATE







TRACT LS-50
4901 LEE'S SUMMIT ROAD

AREAS TRACT-50	
TOTAL TRACT	472383.1 SF
NEW RIGHT-OF-WAY	5228.6 SF
TEMP. CONSTRUCTION EASEMENT	11772.2 SF
PERMANENT DRAINAGE EASEMENT	0.00 SF
REMAINING TRACT	467154.5 SF

6,972.8[#]

LEGEND:

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE



LEE'S SUMMIT ROAD
 JACKSON COUNTY PROJ. NO. 3122
 FED. PROJECT NO. 3301(454)
 TRACT NO. LS-50
 PARCEL NO. 34-430-03-63
 DATE: 6/24/2011
 SHEET NO.



JACKSON COUNTY PUBLIC WORKS DEPARTMENT

ADMINISTRATIVE OFFICES
 303 W. Walnut
 Independence, MO 64050
 (816) 881-4530
 (816) 881-4448 Fax

ENVIRONMENTAL HEALTH
 308 W. Kansas
 Independence, MO 64050
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ROAD MAINTENANCE DIVISION
 34900 E. Old U.S. 40 Hwy
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 Grain Valley, MO 64029
 (816) 847-7050
 (816) 847-7051 Fax

Offer of Compensation

Federal Project No. STP-3301 (454)
 Jackson County Project No. 3122

MR. L. C. LESTER
 RAINBOW DEVELOPMENT, LLC
 4621 S SHRANK DR
 INDEPENDENCE, MO 64055

Dear Mr. Lester:

As you know, Jackson County is managing a construction program for improvement of Lee's Summit Road. It will be necessary to acquire certain real property rights, more particularly described in the attached tract drawings and in the conveyance instruments being submitted to you for your consideration.

Based on fair market value of such real property as determined by an appraisal, compensation for any interest you or any other parties have in this real estate is as follows:

Project Tract No. LS-16 & LS-18 PARTIAL ACQUISITION [2 Tracts]

Jackson County Parcel No. 33-700-01-19-00-0-00-000 & 34-920-11-10-00-0-00-000

93,126.4 Sq Ft of Right of Way @ \$0.459 per Sq Ft [Appraisal Value per sq. ft.]	\$	42,745.02
16,735.6 Sq Ft of Temporary Construction Easement @ \$0.0459 per SF x 2.5 yrs*	\$	1,920.41
TOTAL	\$	44,665.43

*The appraisers incorrectly assumed a five year Temporary Construction Easement.

Project Tract No. LS-22 PARTIAL ACQUISITION

Jackson County Parcel No. 34-920-11-09-01-2-00-000

69,568.7 Sq Ft of Right of Way @ \$0.93 per Sq Ft [Appraisal Value per sq. ft.]	TOTAL	\$	64,698.89
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Project Tract No. LS-23, LS-27 & LS-27A TOTAL ACQUISITION [3 Tracts]

Jackson County Parcel No. 34-920-14-15-00-0-00-000 & 34-920-14-02-00-0-00-000 & 34-920-14-01-00-0-00-000

143,823.4 Sq Ft of Right of Way @ \$0.93 per Sq Ft [Appraisal Value per sq. ft.]	TOTAL	\$	133,755.76
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Project Tract No. LS-30 PARTIAL ACQUISITION

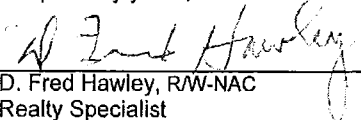
Jackson County Parcel No. 34-920-05-17-00-0-00-000

3,742.1 Sq Ft of Right of Way @ \$1.15 [Appraisal Value per sq. ft.]	\$	4,303.42
494.3 Sq Ft of Permanent Drainage Easement @ \$1.15 X 50%	\$	284.22
3,733.3 Sq Ft of Temporary Construction Easement @ \$0.115 X 2.5 years*	\$	1,073.32
TOTAL	\$	5,660.96

*The appraisers incorrectly assumed a five year Temporary Construction Easement.

GRAND TOTAL = \$ 248,781.04

Respectfully yours,

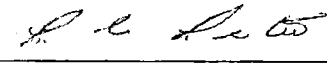

 D. Fred Hawley, R/W-NAC
 Realty Specialist

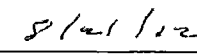
7/11/2012
 DATE

This offer of compensation is subject to approval of the Jackson County Legislature. Your signed acceptance, below, is a commitment to sign conveyance documents and will initiate the approval and payment process. This offer will expire 30 days from the above date unless accepted.

Acceptance Rejection

RAINBOW DEVELOPMENT, LLC





BY 
 L. C. LESTER, Manager

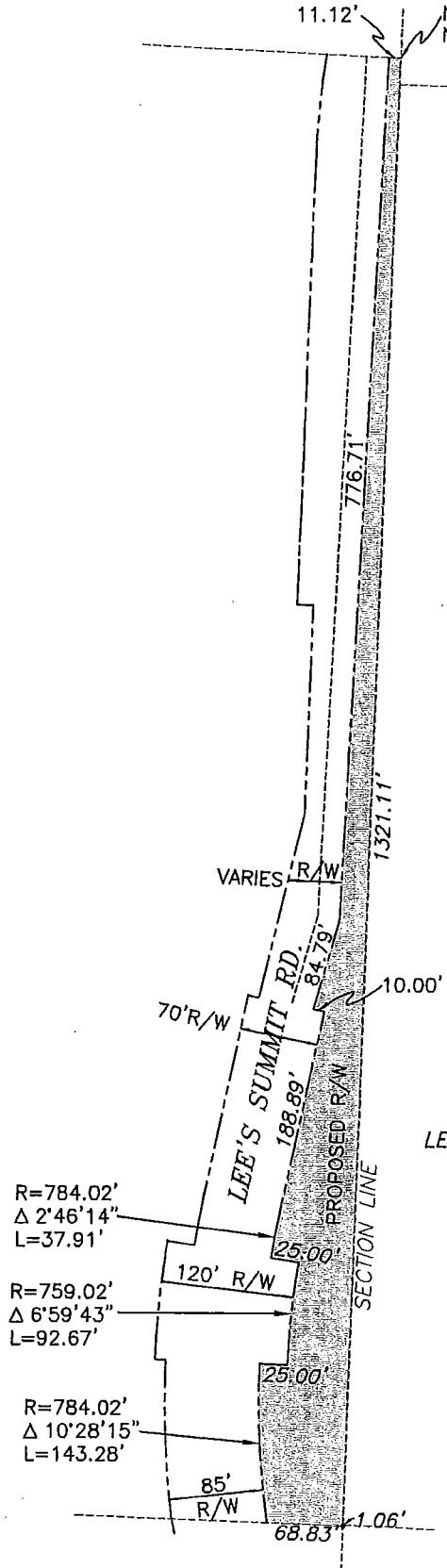

 DATE

11.12' NE CORNER OF SE QUARTER OF NE QUARTER SECTION 36-49-32

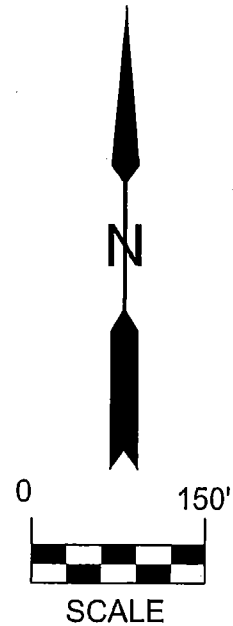
AREAS TRACT-16	
TOTAL TRACT	45,174.6 SF
NEW RIGHT-OF-WAY	45,174.6 SF
TEMP. CONSTRUCTION EASEMENT	- SF
PERMANENT DRAINAGE EASEMENT	- SF
REMAINING TRACT	0.00 SF

LEGEND:

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE



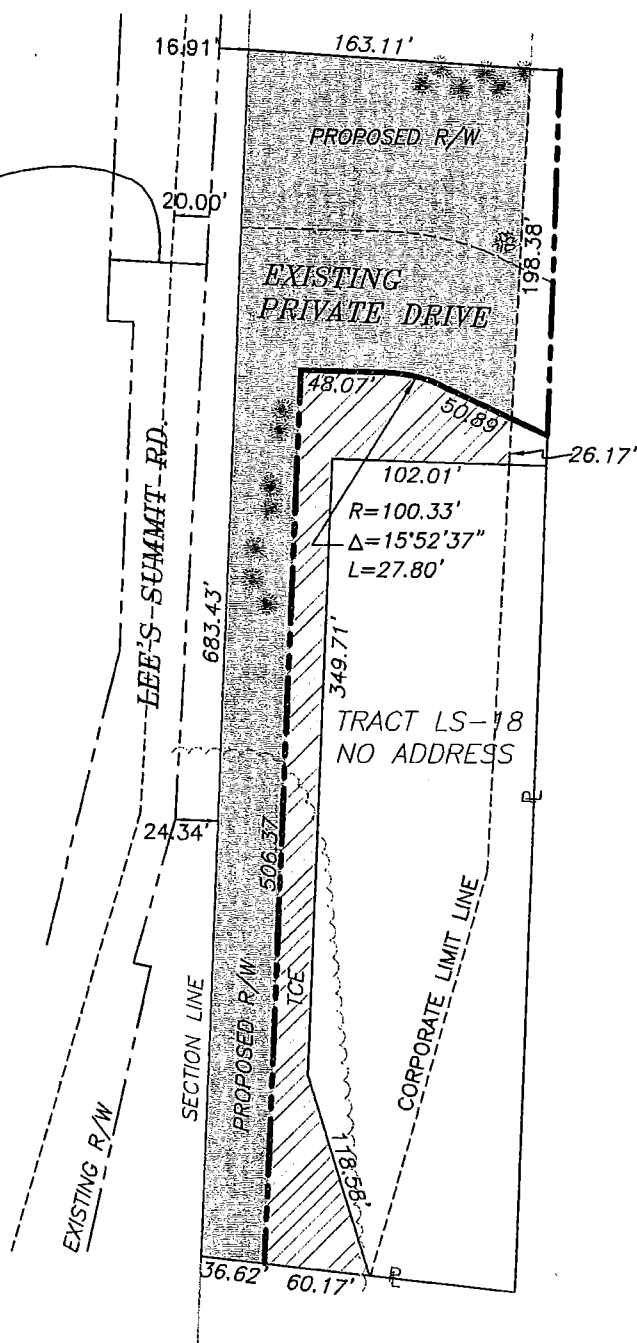
TRACT LS-16
5511
LEE'S SUMMIT ROAD



TREKK
DESIGN GROUP, LLC





LEE'S SUMMIT ROAD
JACKSON COUNTY PROJ. NO. 3122
FED. PROJECT NO. 3301(454)
TRACT NO. LS-16
PARCEL NO. 33-700-01-19
DATE: 1/26/2012 REVISED
SHEET NO.

EXISTING R/W
WIDTH VARIES



AREAS TRACT-18	
TOTAL TRACT	123,945.8 SF
NEW RIGHT-OF-WAY	47,951.8 SF
TEMP. CONSTRUCTION EASEMENT	16,735.6 SF
PERMANENT DRAINAGE EASEMENT	- SF
REMAINING TRACT	75,994.0 SF

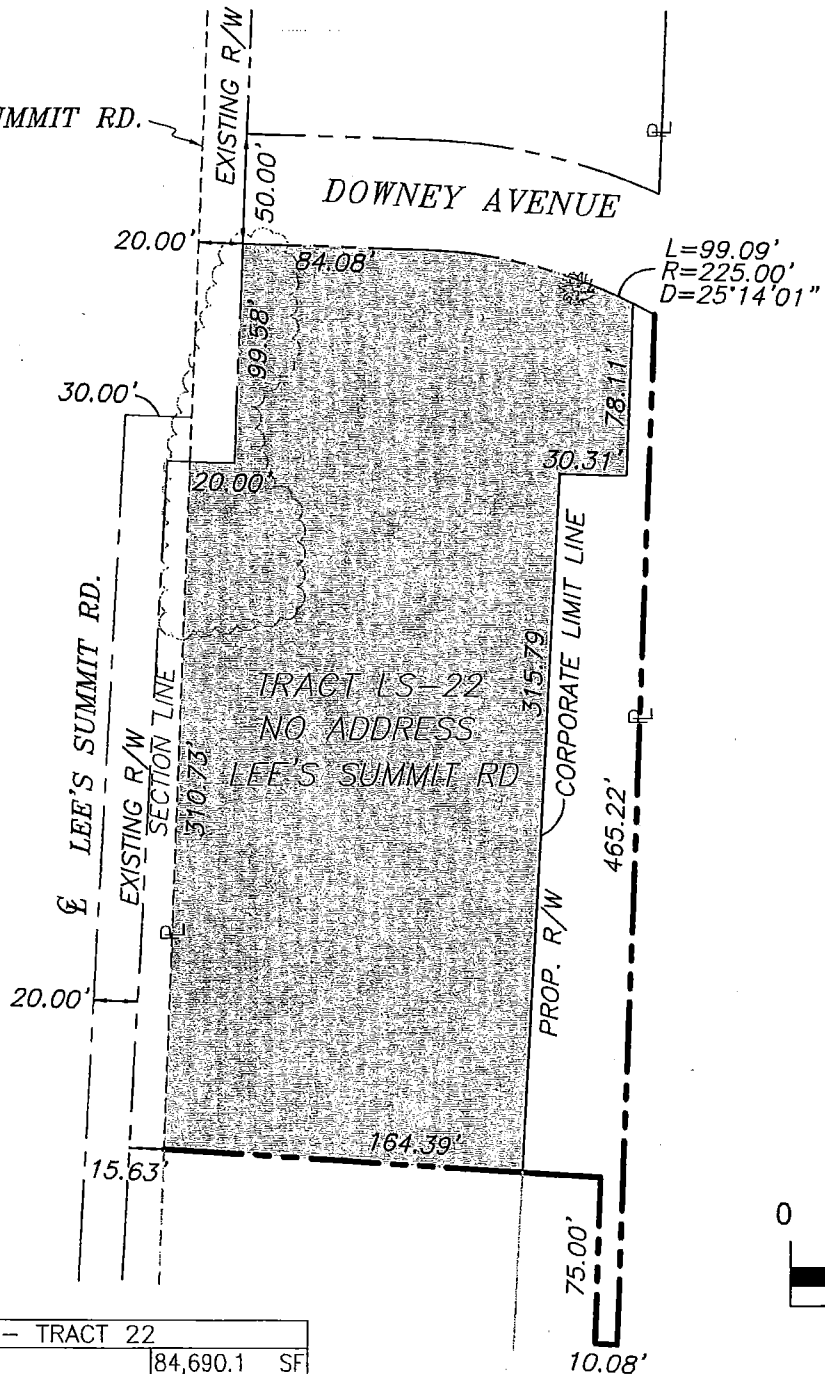
LEGEND:

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE

TREKK
DESIGN GROUP, LLC

LEE'S SUMMIT ROAD
 JACKSON COUNTY PROJ. NO. 3122
 FED. PROJECT NO. 3301(454)
 TRACT NO. LS-18
 PARCEL NO. 34-920-11-10
 DATE: 01/26/2012 REVISED
 SHEET NO.





LEE'S SUMMIT RD.



AREAS - TRACT 22

TOTAL TRACT	84,690.1	SF
NEW RIGHT-OF-WAY	69,568.7	SF
TEMP. CONSTRUCTION EASEMENT	-	SF
PERMANENT DRAINAGE EASEMENT	-	SF
REMAINING TRACT	15,121.5	SF

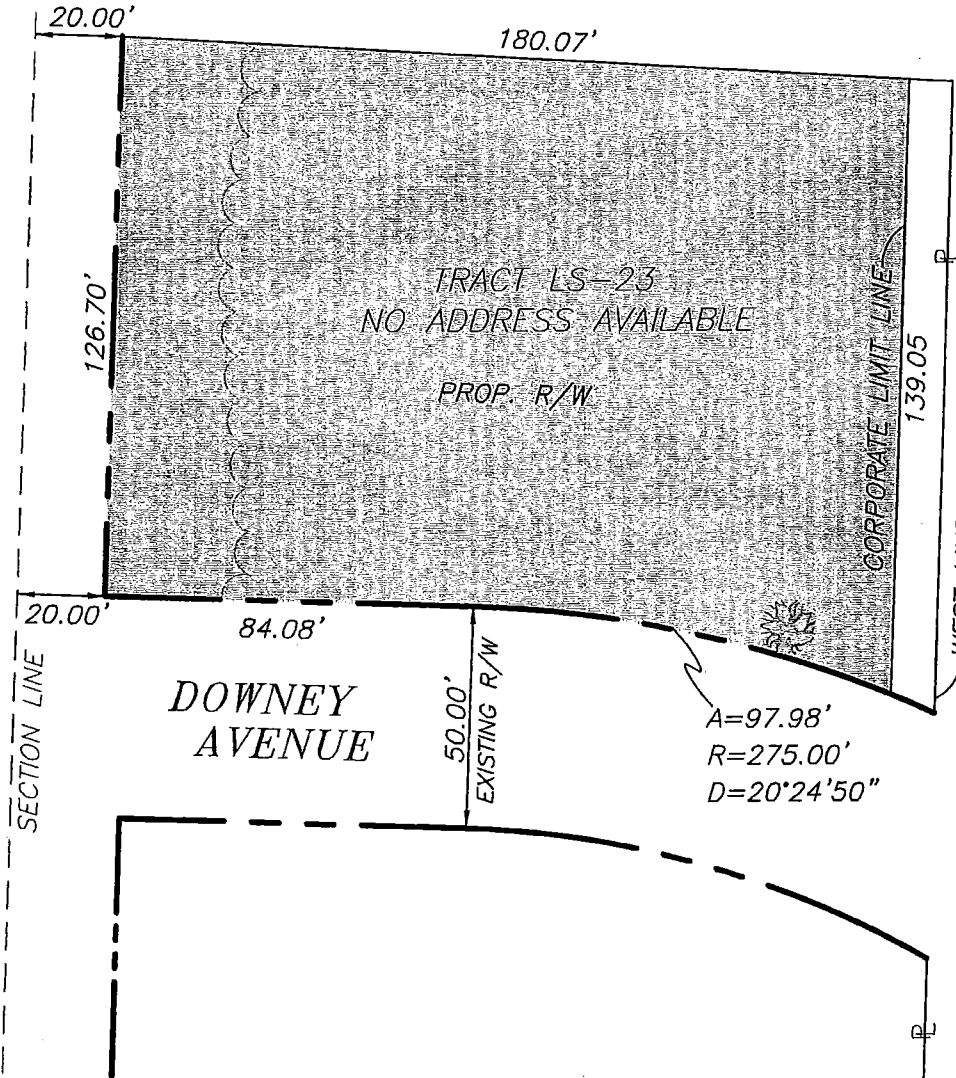
LEGEND:

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE

TREKK
DESIGN GROUP, LLC

LEE'S SUMMIT ROAD
 JACKSON COUNTY PROJ. NO. 3122
 FED. PROJECT NO. 3301(454)
 TRACT NO. LS-22
 PARCEL NO. 34-920-11-09-01-2
 DATE: 1/25/2012 REVISED
 SHEET NO.

LEE'S SUMMIT RD.



TRACT LS-23
NO ADDRESS AVAILABLE
PROP. R/W

DOWNEY AVENUE

CORPORATE LIMIT LINE

WEST LINE COUNTRY MEADOWS PATIO HOMES 16TH PLAT

A=97.98'
R=275.00'
D=20°24'50"

SECTION LINE





EXISTING R/W



SCALE

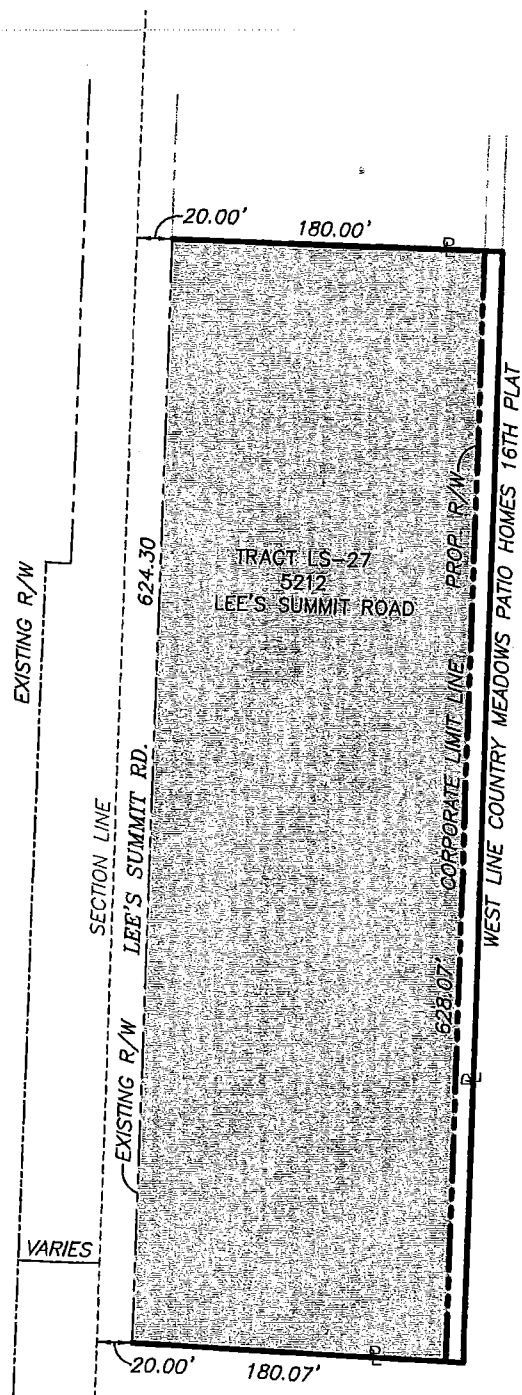
AREAS - TRACT 23		
TOTAL TRACT	24,316.8	SF
NEW RIGHT-OF-WAY	22,908.0	SF
TEMP. CONSTRUCTION EASEMENT	-	SF
PERMANENT DRAINAGE EASEMENT	-	SF
REMAINING TRACT	1,408.8	SF

LEGEND:

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE





TREKK
DESIGN GROUP, LLC

LEE'S SUMMIT ROAD
JACKSON COUNTY PROJ. NO. 3122
FED. PROJECT NO. 3301(454)
TRACT NO. LS-23
PARCEL NO. 34-920-14-15
DATE: 1/24/2012 REVISED
SHEET NO.



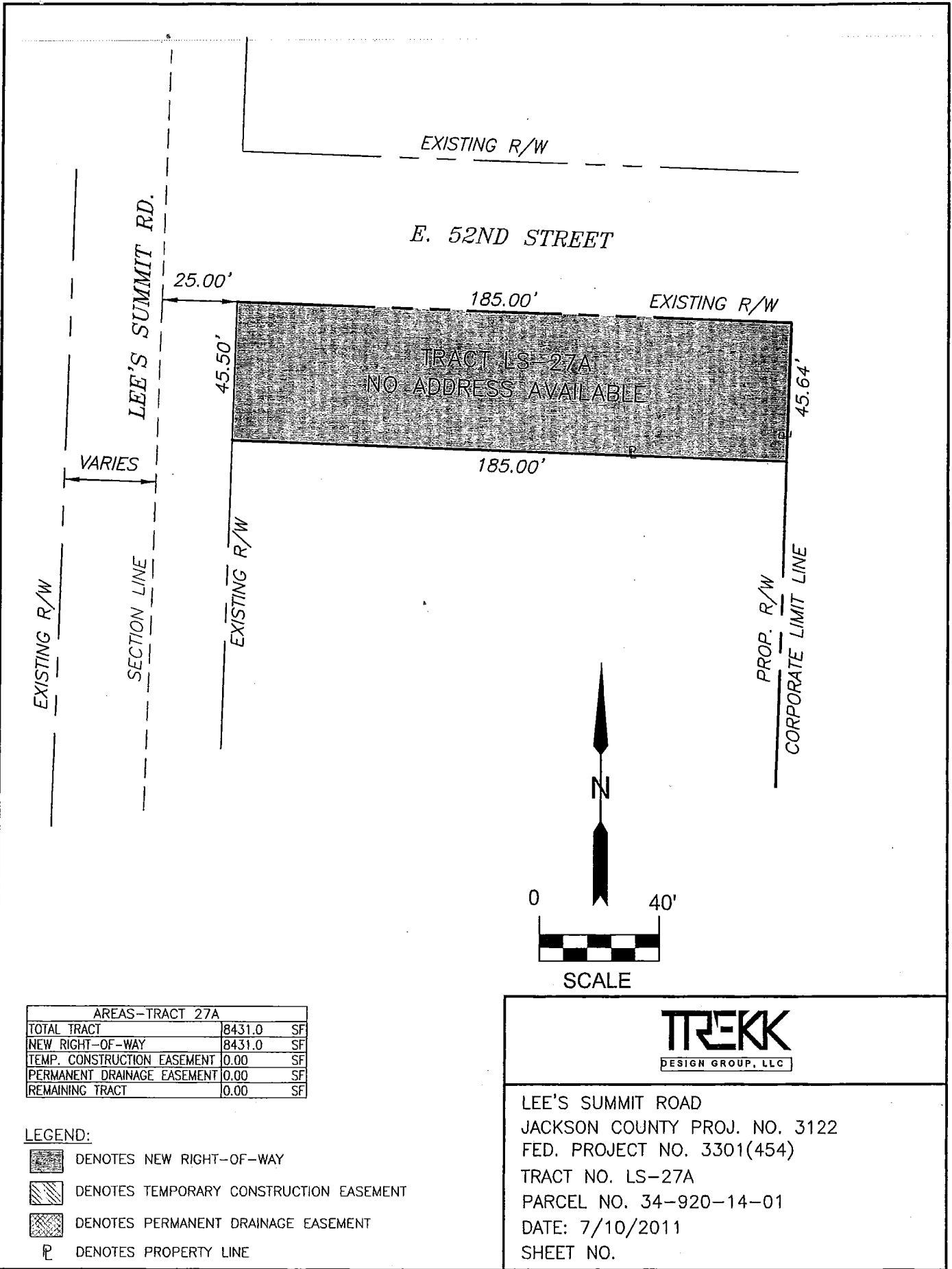
AREAS-TRACT 27	
TOTAL TRACT	118,994.9 SF
NEW RIGHT-OF-WAY	112,713.2 SF
TEMP. CONSTRUCTION EASEMENT	0.00 SF
PERMANENT DRAINAGE EASEMENT	0.00 SF
REMAINING TRACT	6,281.7 SF

LEGEND:

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE

TREKK
DESIGN GROUP, LLC

LEE'S SUMMIT ROAD
 JACKSON COUNTY PROJ. NO. 3122
 FED. PROJECT NO. 3301(454)
 TRACT NO. LS-27
 PARCEL NO. 34-920-14-02
 DATE: 1/24/2012 REVISED
 SHEET NO.



EXISTING R/W
SECTION LINE
LEE'S SUMMIT RD.
VARIES

25.00'

45.50'

EXISTING R/W

EXISTING R/W

E. 52ND STREET

185.00'

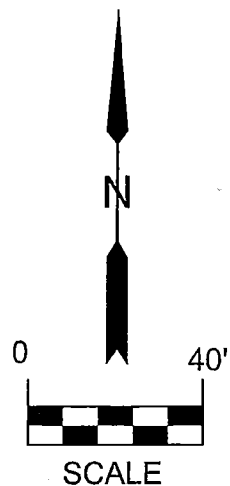
EXISTING R/W

TRACT LS-27A
NO ADDRESS AVAILABLE





45.64'


185.00'

PROP. R/W
CORPORATE LIMIT LINE

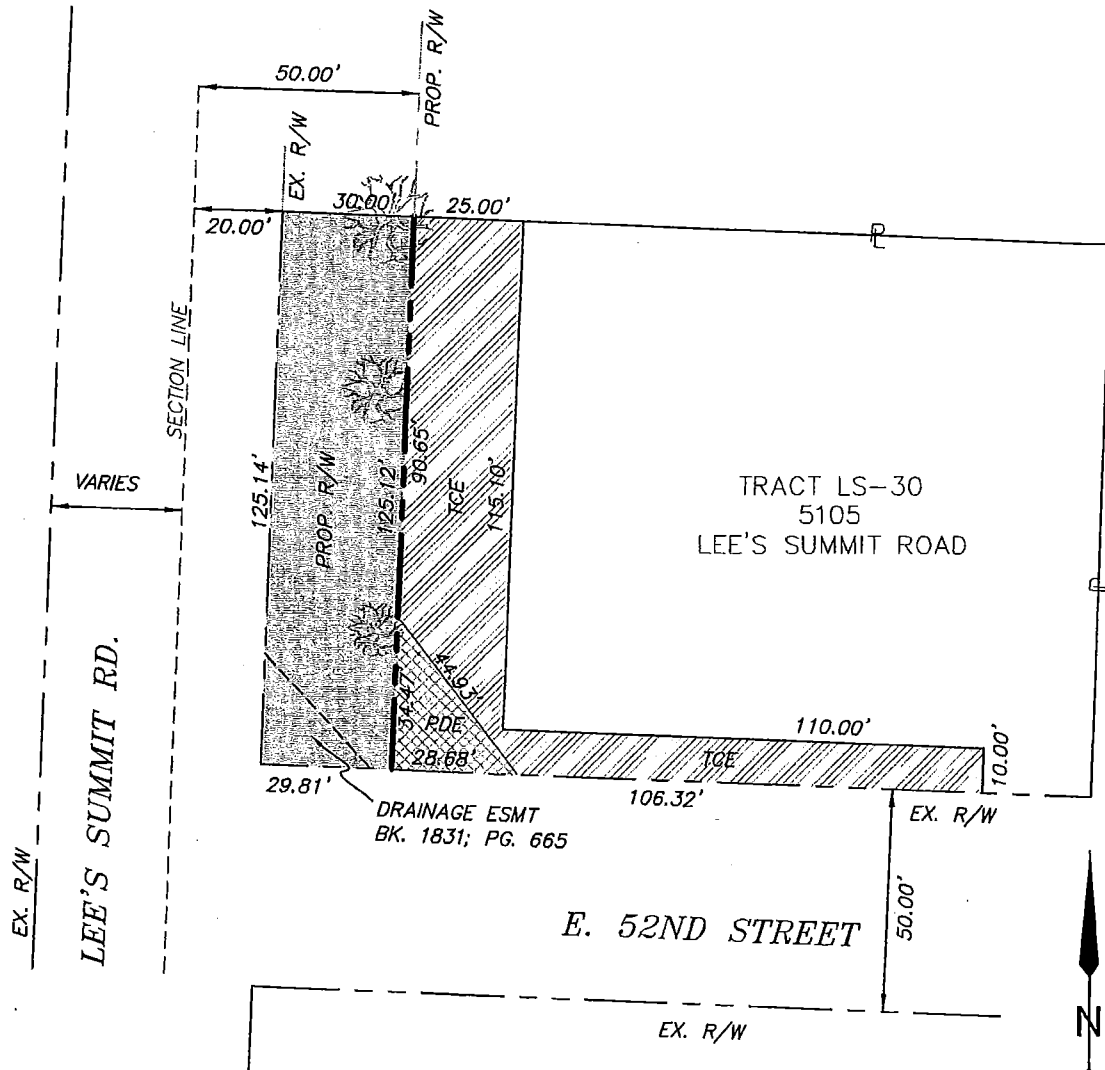


AREAS-TRACT 27A		
TOTAL TRACT	8431.0	SF
NEW RIGHT-OF-WAY	8431.0	SF
TEMP. CONSTRUCTION EASEMENT	0.00	SF
PERMANENT DRAINAGE EASEMENT	0.00	SF
REMAINING TRACT	0.00	SF

- LEGEND:
-  DENOTES NEW RIGHT-OF-WAY
 -  DENOTES TEMPORARY CONSTRUCTION EASEMENT
 -  DENOTES PERMANENT DRAINAGE EASEMENT
 -  DENOTES PROPERTY LINE







LEE'S SUMMIT ROAD
 JACKSON COUNTY PROJ. NO. 3122
 FED. PROJECT NO. 3301(454)
 TRACT NO. LS-27A
 PARCEL NO. 34-920-14-01
 DATE: 7/10/2011
 SHEET NO.



AREAS TRACT-30	
TOTAL TRACT	23,763.0 SF
NEW RIGHT-OF-WAY	3,742.1 SF
TEMP. CONSTRUCTION EASEMENT	3,733.3 SF
PERMANENT DRAINAGE EASEMENT	494.3 SF
REMAINING TRACT	20,020.9 SF

LEGEND:

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE

TREKK
DESIGN GROUP, LLC

LEE'S SUMMIT ROAD
 JACKSON COUNTY PROJ. NO. 3122
 FED. PROJECT NO. 3301(454)
 TRACT NO. LS-30
 PARCEL NO. 34-920-05-17
 DATE: 1/24/2012 REV
 SHEET NO.



JACKSON COUNTY PUBLIC WORKS DEPARTMENT

ADMINISTRATIVE OFFICES
303 W. Walnut
Independence, MO 64050
(816) 881-4530
(816) 881-4448 Fax

ENVIRONMENTAL HEALTH
308 W. Kansas
Independence, MO 64050
(816) 881-4530
(816) 881-1650 Fax

ROAD MAINTENANCE DIVISION
34900 E. Old U.S. 40 Hwy
P.O. Box 160
Grain Valley, MO 64029
(816) 847-7050
(816) 847-7051 Fax

2nd REVISED Offer of Compensation

Federal Project No. STP-3301 (454)
Jackson County Project No. 3122
Project Tract No. LS-39
Jackson County Parcel No. 34-430-11-07-00-0-00-000

JOHN R. POLAND
5015 LEE'S SUMMIT RD
KANSAS CITY, MO 64136

Dear Mr. Poland:

As you know, Jackson County is managing a construction program for improvement on the above-subject project. It will be necessary to acquire certain real property rights, more particularly described by the attached tract drawing and in the conveyance instruments being submitted to you for your consideration.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

TREES – Loss of six mature pine trees @ \$500.00	=	\$ 3,000.00
FENCE – Relocate 10 Brick Fence Pillars & Mailbox (negotiated settlement)	=	\$ 24,100.00
5,011 Sq Ft Right of Way @ \$1.00 per Sq Ft	=	\$ 5,011.00
2,505 Sq Ft Temporary Construction Easement @ \$1.00 per SF x 10% x 3 yrs.	=	\$ 751.50
TOTAL		\$ 32,862.50

For tax liability information, please consult a tax professional.

Compensation for loss of existing fencing pillars allows you to contract for the work; and, if you choose to salvage existing, do so prior to our commencement of our work on the project [estimated for late Summer, 2013].

Respectfully yours,

D. Fred Hawley, RW-NAC
Realty Specialist

6/1/2012

DATE

All forms of offer of compensation are subject to approvals of the Jackson County Legislature, and the Director of Public Works. Your signed acceptance, below, will initiate the approval and payment process, and constitutes an agreement to execute the necessary conveyance documents. This offer will expire 30 days from the above date unless accepted.

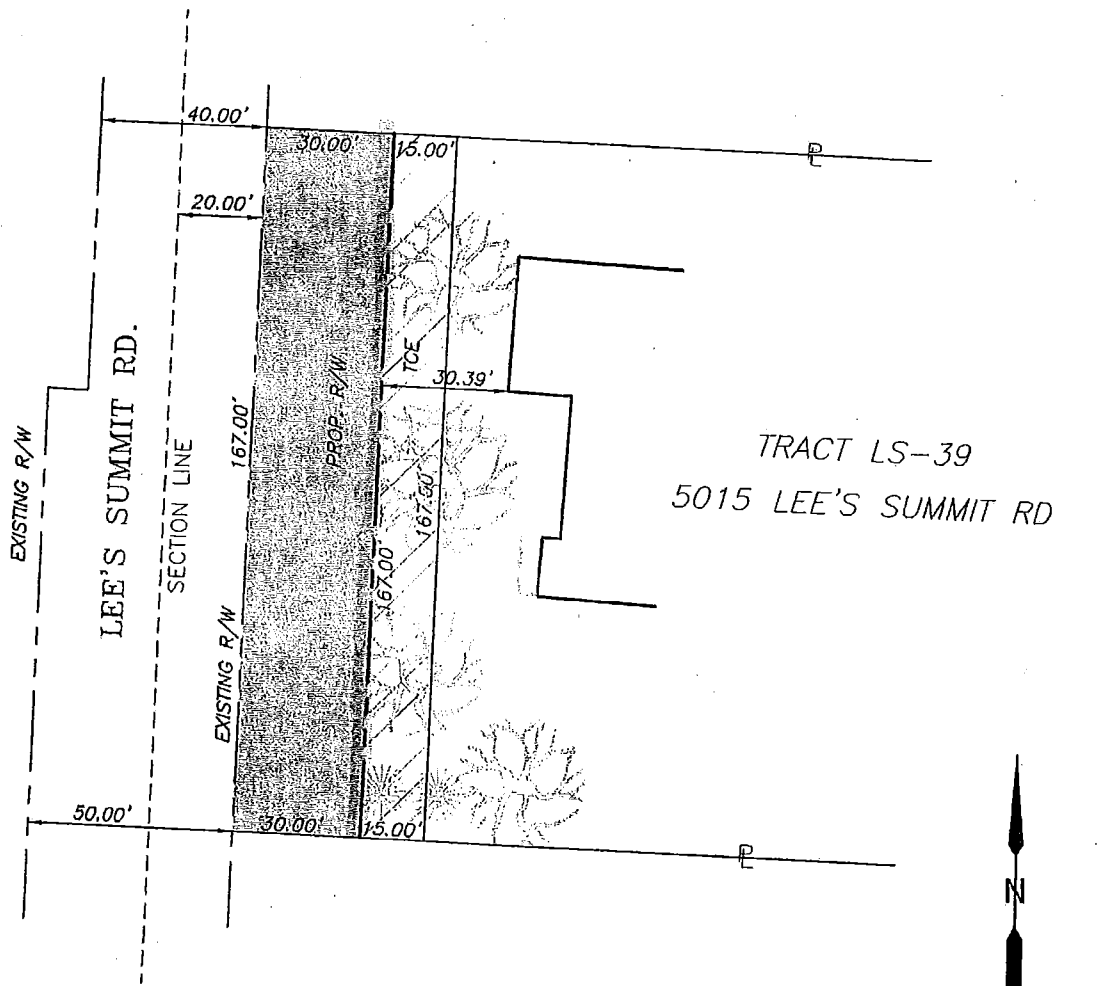
Acceptance

Rejection

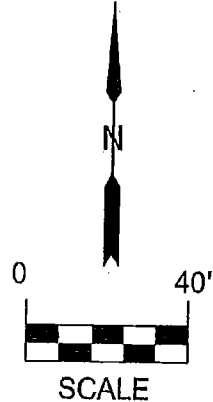
I hereby covenant that I am a single person; lawfully seized of an indefeasible estate in fee in the premises herein referenced; that I have good right to convey property rights; and that the said premises are free and clear of any encumbrances done or suffered by me.

JOHN R. POLAND

6/1/12
DATE







TRACT LS-39
5015 LEE'S SUMMIT RD



AREAS-TRACT 39		
TOTAL TRACT	55096.1	SF
NEW RIGHT-OF-WAY	5010.1	SF
TEMP. CONSTRUCTION EASEMENT	2505.0	SF
PERMANENT DRAINAGE EASEMENT	0.00	SF
REMAINING TRACT	50086.0	SF

LEGEND:

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE

TREKK
DESIGN GROUP, LLC

LEE'S SUMMIT ROAD
JACKSON COUNTY PROJ. NO. 3122
FED. PROJECT NO. 3301(454)
TRACT NO. LS-39
PARCEL NO. 34-430-11-07
DATE: 6/24/2011
SHEET NO.