

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

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 _____, 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.

Notary Public

Printed Name

My Commission expires: _____

EXHIBIT A

WATER LINE EASEMENT DESCRIPTION:

ALL THAT PART OF THE NORTH HALF 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, SAID POINT BEING ON THE CENTERLINE OF THE ORIGINAL CHANNEL OF THE BLUE RIVER, ALSO KNOWN AS THE BIG BLUE RIVER, AS DESCRIBED BY DOCUMENT NO. 2010-E-0029677; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND AND THE CENTERLINE OF THE ORIGINAL CHANNEL OF SAID BLUE RIVER 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 NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED BY DOCUMENT NO. 2022-E-0057069; THENCE CONTINUING N22°52'58"W (DOCUMENT NO. 2010-E-0029677: N25°00'W), LEAVING THE NORTHERLY LINE OF SAID TRACT OF LAND AND CONTINUING ALONG THE CENTERLINE OF THE ORIGINAL CHANNEL OF SAID BLUE RIVER, 141.65 FEET; THENCE N09°25'16"W (DOCUMENT NO. 2010-E-0029677: N11°33'W), CONTINUING ALONG SAID CENTERLINE, 178.41 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EWING AVENUE ESTABLISHED BY ORDINANCE NO. 24543, RECORDED AS DOCUMENT NO. 1960-B-0348310; THENCE S13°42'42"W (DEED: N13°22'30"E), ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EWING AVENUE (30 FEET FROM THE CENTERLINE THEREOF), 1345.83 FEET TO THE POINT OF BEGINNING; THENCE S13°42'42"W (DEED: N13°22'30"E), CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EWING AVENUE (30 FEET FROM THE CENTERLINE THEREOF), 871.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 AS DESCRIBED BY DOCUMENT NO. 1933-A-0515474; THENCE IN A WESTERLY DIRECTION ALONG SAID NORTHERLY RIGHT-OF-WAY LINE (50.00 FEET FROM THE CENTERLINE THEREOF), ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N83°42'44"W, HAVING A RADIUS OF 1195.80 FEET THROUGH A CENTRAL ANGLE OF 000°43'31", AN ARC DISTANCE OF 15.14 FEET TO A POINT 15.00 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID EWING AVENUE; THENCE N13°42'42"E, PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, 873.96 FEET; THENCE S76°17'18"E, 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13,094 SQUARE FEET, MORE OR LESS.



AUGUST 4, 2025

REVISED: 08/04/2025

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

DRAWN: VAH
CHECKED: MTI

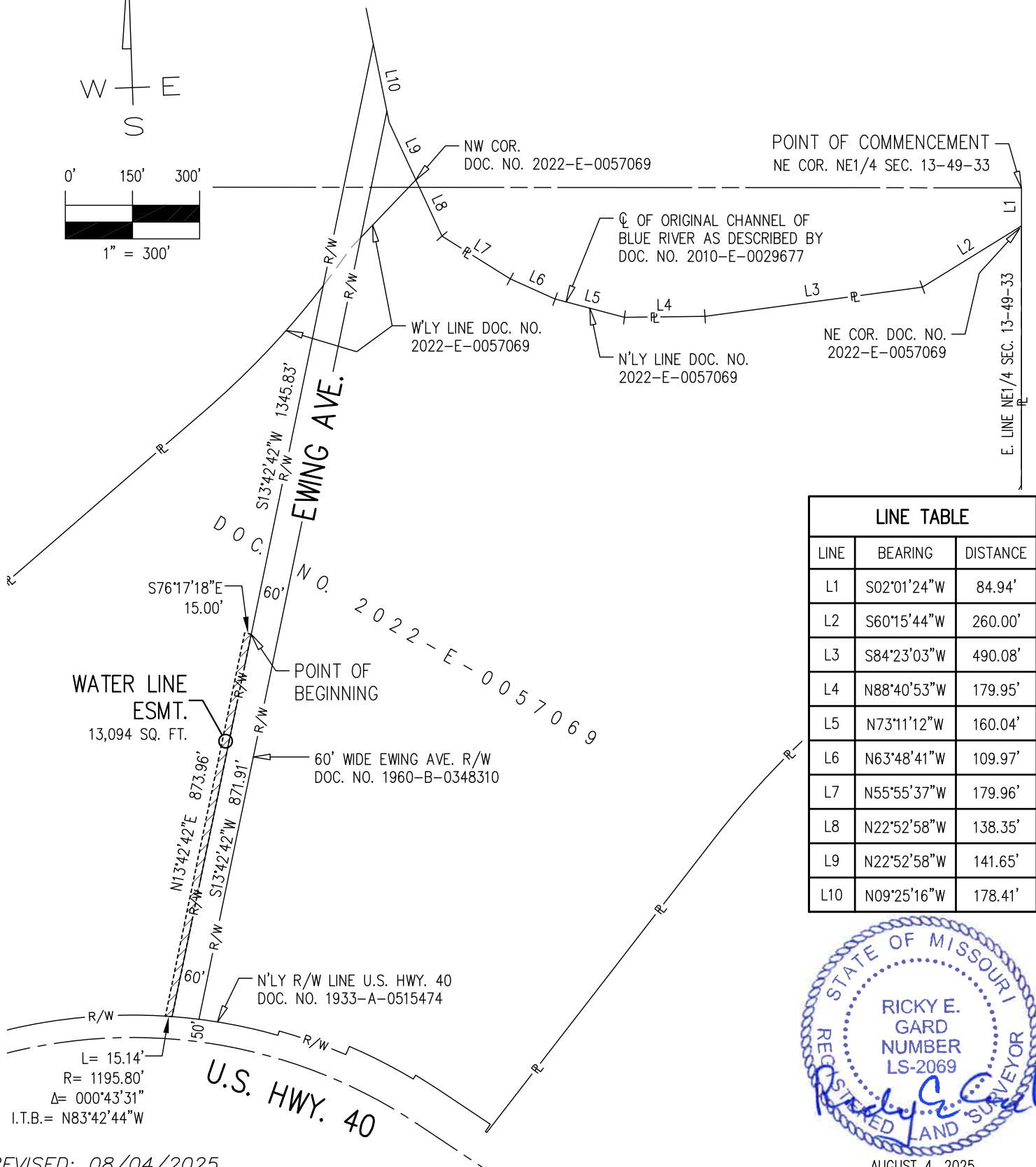
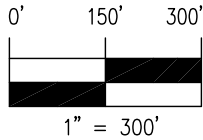
DATE: 04/10/2025



TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

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

7000 E. US HWY. 40



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	N22°52'58"W	141.65'
L10	N09°25'16"W	178.41'



AUGUST 4, 2025

REVISED: 08/04/2025

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

DRAWN: VAH
CHECKED: MTI

DATE: 04/10/2025

T2B

TALIAFERRO & BROWNE
ENGINEERING, SURVEYING,
LANDSCAPE ARCHITECTURE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456 WWW.TB-ENGR.COM

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

7000 E. US HWY. 40