

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing payment to certain property owners, in an aggregate amount not to exceed \$46,251.00, 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 #17898, May 21, 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, the Director of Public Works has made offers to and negotiated for three additional acquisitions for this project, listed below:

<u>OWNER(S)</u>	<u>TRACT(S)</u>	<u>PRICE</u>
John W. and Kathleen D. Killip	LS-29 & LS-36	\$20,750.00
Space Center Kansas City, Inc.	LS-01	\$14,301.00
Daryl Clayton Evans	LS-17	\$11,200.00

and,

WHEREAS, the Director of Public Works recommends payment to these property owners in an aggregate amount of \$46,251.00 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 aggregate amount not to exceed \$46,251.00, 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:

Gay D. Haller
Chief Deputy County Counselor

W. Hester Niles
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #17898 of May 21, 2012 was duly passed on June 4, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

6.4.12
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.

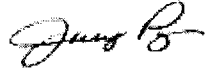
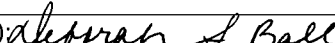
ACCOUNT NUMBER: 004 1507 58040
ACCOUNT TITLE: Road and Bridge Fund
PW Special Projects
Roads & Highways
NOT TO EXCEED: \$46,251.00

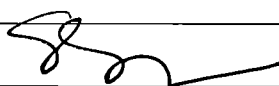
May 16, 2012
Date

R. [Signature]
Director of Finance and Purchasing

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:
 Res/~~Ord~~ No.: 17898
 Sponsor(s): Bob Spence
 Date: May 21, 2012

SUBJECT	Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance Project/Title: <u>Lee's Summit Road [40 Hwy to Anderson Drive] Project #3122</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="332 451 1209 682"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$46,251.00</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$122,034.55</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$168,285.55</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$168,285.55</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>004-1507-58040</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$361,000.00</p> <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): _____</p>		Amount authorized by this legislation this fiscal year:	\$46,251.00	Amount previously authorized this fiscal year:	\$122,034.55	Total amount authorized after this legislative action:	\$168,285.55	Amount budgeted for this item * (including transfers):	\$168,285.55	Source of funding (name of fund) and account code number; FROM / TO	004-1507-58040
Amount authorized by this legislation this fiscal year:	\$46,251.00											
Amount previously authorized this fiscal year:	\$122,034.55											
Total amount authorized after this legislative action:	\$168,285.55											
Amount budgeted for this item * (including transfers):	\$168,285.55											
Source of funding (name of fund) and account code number; FROM / TO	004-1507-58040											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): R17824, 2-27-2012 R.#16911, May 18, 2009											
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 approved payments to 6 property owners in a total amount of \$122,034.55. The Public Works Department has since, made offers to and negotiated for 4 additional of the 41 tracts to be acquired. The offers to the 3 property owners (4 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>Of the forty-one total tracts, twenty-three have been acquired – three by donation, ten by payment requiring a five-day review, six by R17824, and four here listed.</p> <p>Public Works 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;">John W. Killip and Kathleen D. Killip – Tracts LS-29 & LS-36 – \$ 20,750.00 Space Center Kansas City, Inc. – Tract LS-01 – \$ 14,301.00 Daryl Clayton Evans – Tract LS-17 – \$ 11,200.00 <u>\$ 46,251.00</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 (4 tracts)											
REVIEW	Department Director: Jerry A. Page, P.E. 	Date: 05/09/2012 Finance (Budget Approval):  Date: 5-15-12										

<i>If applicable</i>		
Division Manager:		Date: 5/14/12
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	\$46,251.00

- 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.

Fiscal Note:

This expenditure was included in the Annual Budget.

PC# _____

Date: May 15, 2012

RES # 17898

<u>Department / Division</u>	<u>Character/Description</u>	<u>Not to Exceed</u>
Special Road and Bridge - 004		
1507 - Special Projects	58040 - Roads and Highways	46,251
Total - Fund 004		46,251

Deborah A Ball 5-15-12
Budgeting



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

Revised Offer of Compensation

Federal Project No. STP-3301(454)
 Jackson County Project No. 3122
 Project Tract No. LS-17
 Tax Parcel No. 34-920-19-19-00-0-00-000
 And 34-930-03-04-00-0-00-000

DARYL CLAYTON EVANS
 5555 LEE'S SUMMIT RD.
 KANSAS CITY, MO 64136

Dear Mr. Evans:

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 in 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 an appraisal, compensation for any interest you or any other parties have in this real estate is as follows:

11,988 Sq Ft of Right of Way @ \$0.46	=	\$ 5,514.48
8,631 Sq Ft of Permanent Drainage Easement @ \$0.46 X 50%	=	\$ 1,985.13
26,145 Sq Ft of Temporary Construction Easement @ \$0.46 X 10% X 3 years	=	\$ 3,608.01
TOTAL	=	\$11,107.62
TOTAL ROUNDED	=	\$11,200.00

For tax liability information, please consult a tax professional.

In addition to monetary compensation, a second curb cut / driveway entrance will be created at Station 129+50 rt. to accommodate a future home.

Respectfully yours,

D. Fred Hawley
 D. Fred Hawley, RW-NAC
 Realty Specialist

2-8-2012
 DATE

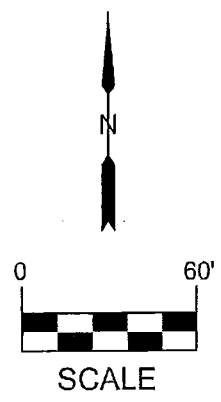
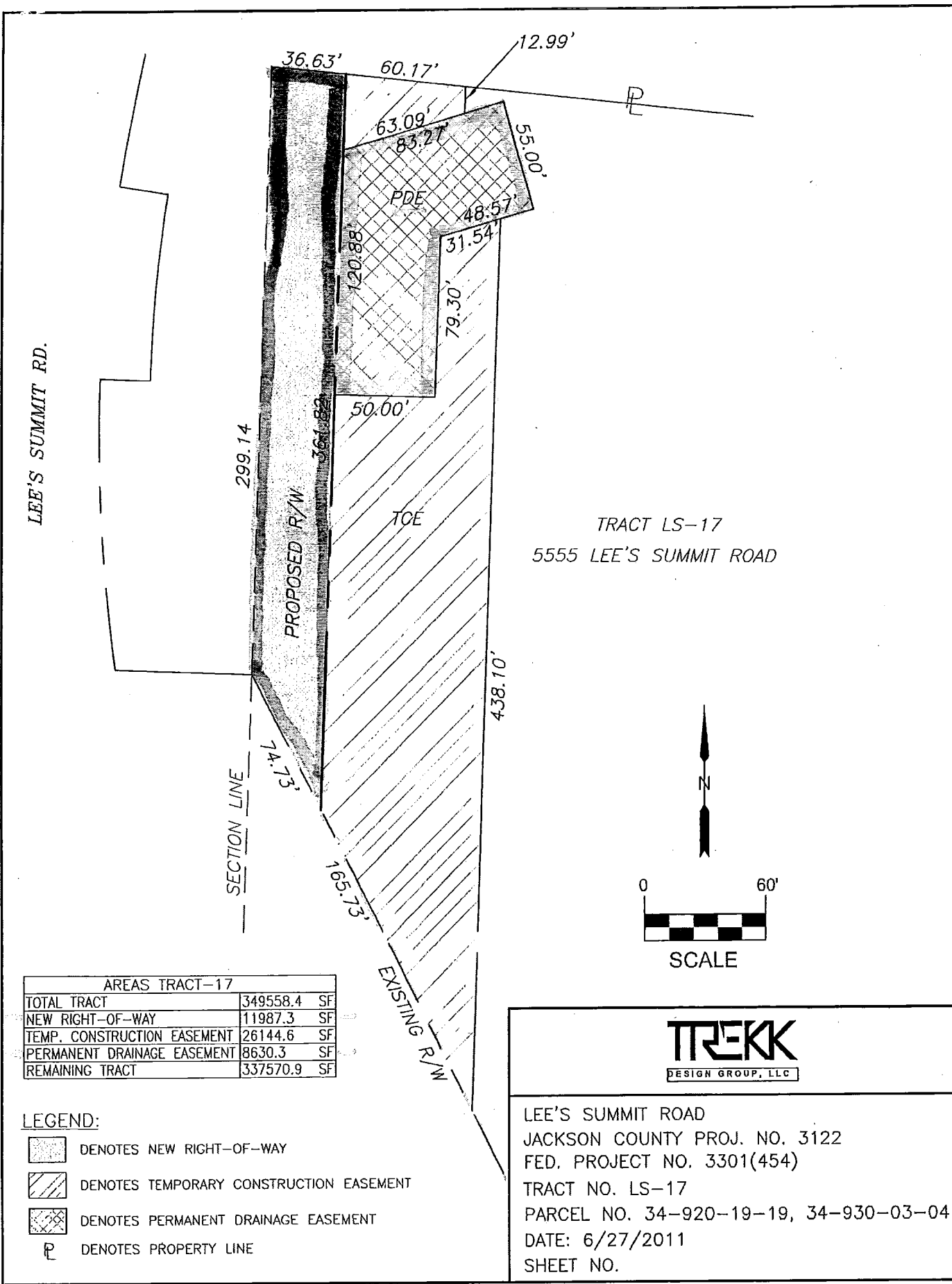
All forms of offer of compensation are subject to approvals of the Jackson County Legislature, and the Director of Public Works. Your signed acceptance, below, will initiate the approval and payment process. This offer will expire 30 days from the above date, unless accepted.

Acceptance





Rejection

Daryl Clayton Evans
 DARYL CLAYTON EVANS

021712
 Date

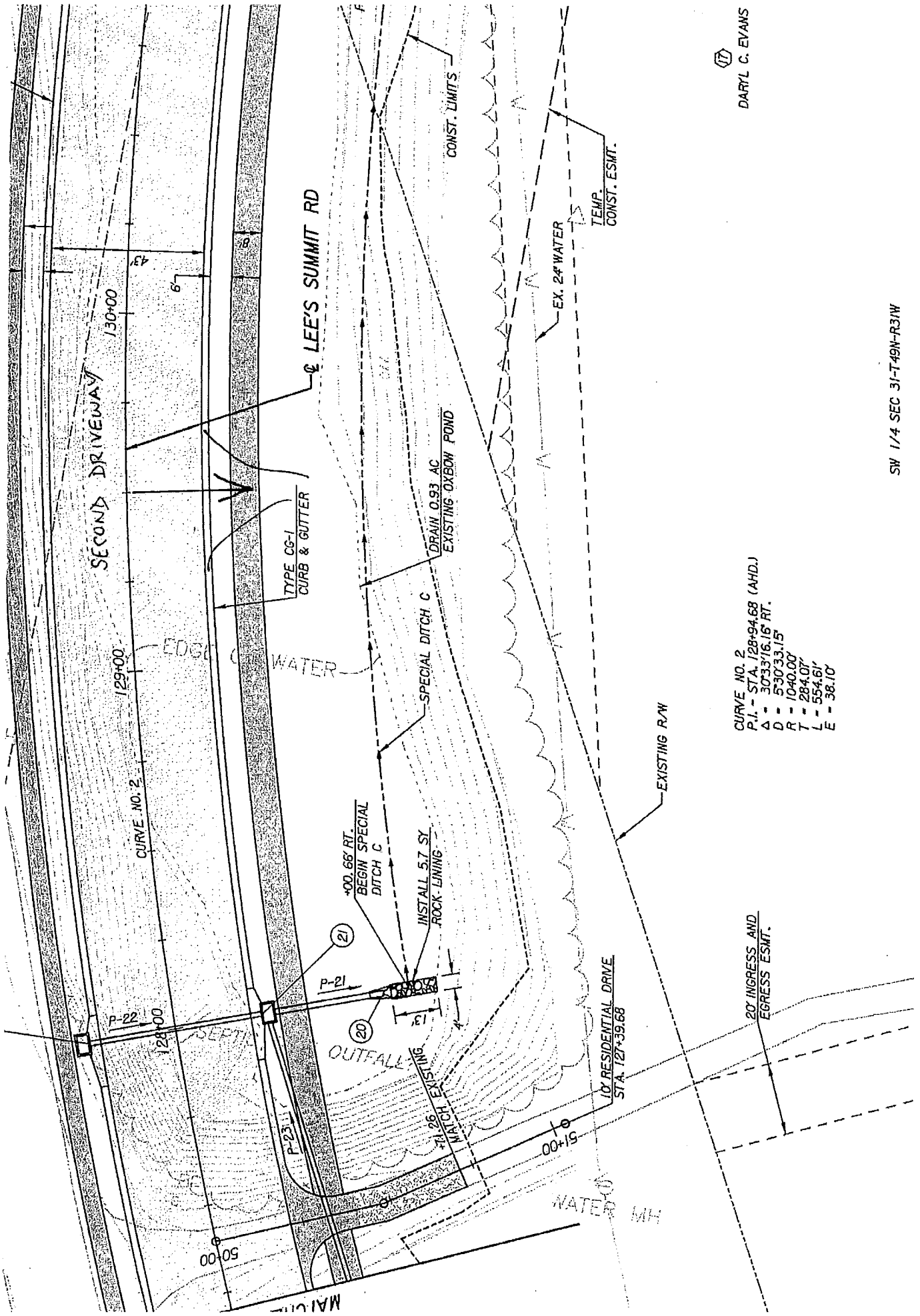



AREAS TRACT-17	
TOTAL TRACT	349558.4 SF
NEW RIGHT-OF-WAY	11987.3 SF
TEMP. CONSTRUCTION EASEMENT	26144.6 SF
PERMANENT DRAINAGE EASEMENT	8630.3 SF
REMAINING TRACT	337570.9 SF

- 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-17
 PARCEL NO. 34-920-19-19, 34-930-03-04
 DATE: 6/27/2011
 SHEET NO.




 DARYL C. EVANS

CURVE NO. 2
 P.I. - STA. 128+94.68 (AHD.)
 Δ - 30'33\"/>

20' INGRESS AND
 EGRESS ESMT.

SW 1/4 SEC 31-T49N-R31W



JACKSON COUNTY PUBLIC WORKS DEPARTMENT

ADMINISTRATIVE OFFICES

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

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Independence, MO 64050
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P.O. Box 160
Grain Valley, MO 64029
(816) 847-7050
(816) 847-7051 Fax

Revised Offer of Compensation

Federal Project No. STP-3301 (454)
Jackson County Project No. 3122
Project Tract No. LS-29 & LS-36
Jackson County Parcel No. 33-700-01-01-00-0-00-000
& 36-640-05-41-00-0-00-000

JOHN W. and KATHLEEN D. KILLIP
5100 LEE'S SUMMIT RD.
KANSAS CITY, MO 64136

Dear Dr. & Mrs. Killip:

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 in the attached tract drawing, review of appraisal, and in the conveyance instruments being submitted to you for your consideration.

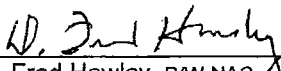
Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

<u>Tract LS-29 -----</u>		
5,631 Sq Ft of Right of Way @ \$0.45	=	\$ 2,533.95
2,801 Sq Ft of Permanent Drainage Easement @ \$0.45 X 50%	=	\$ 630.23
17,378 Sq Ft of Temporary Construction Easement @ \$0.45 X 10% X 2 years	=	\$ 1,564.02
<u>Tract LS-36 -----</u>		
2,086 Sq Ft of Right of Way @ \$0.45	=	\$ 938.70
4,457 Sq Ft of Temporary Construction Easement @ \$0.45 X 10% X 2 years	=	\$ 401.13
	ROW & Easements	= \$ 6,068.03
REMOVE & REPLACE FENCE -- 715 Feet [per Hulver Fencing quote]	=	\$14,655.00
	TOTAL	= \$20,723.03
	TOTAL ROUNDED	= \$20,750.00

For tax liability information, please consult a tax professional.

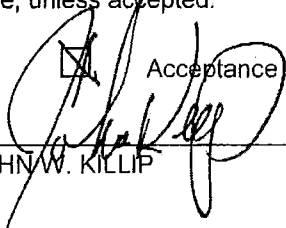
In addition to monetary compensation, we will create a level, seeded perimeter access where the new right of way comes too close to the pond. Some fill is probable. Compensation for loss of existing fencing allows you to contract for the work; and, if you choose to salvage existing, do so prior to our commencement of our work on the project. It is understood that the fence does not restrain animals, and no temporary fencing is required.

Respectfully yours,

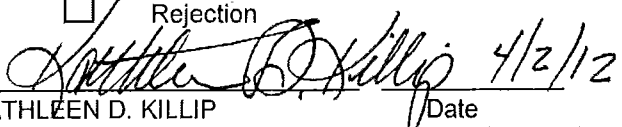

D. Fred Hawley, R/W-NAC
Realty Specialist

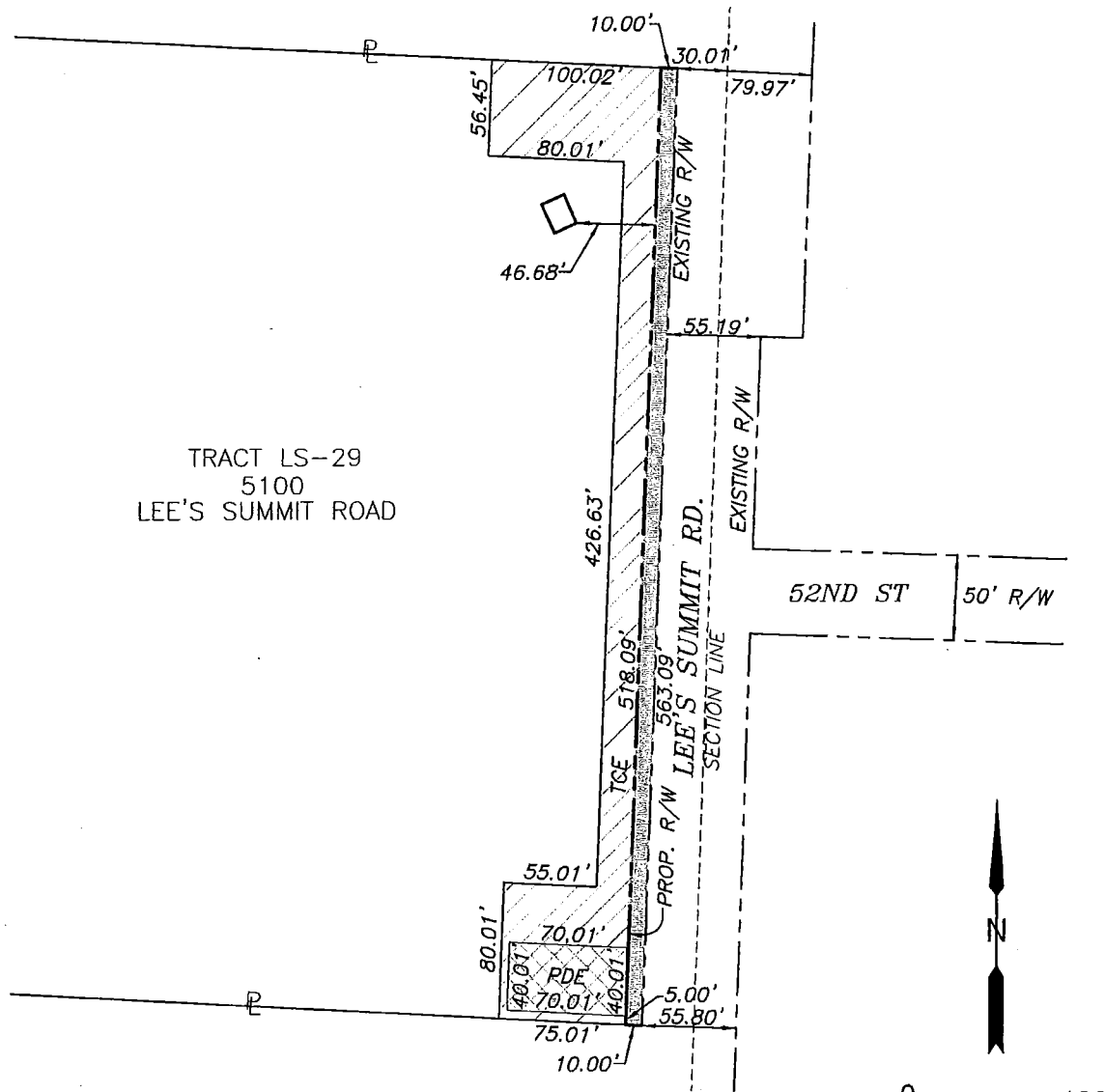
3-14-2012
DATE

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.

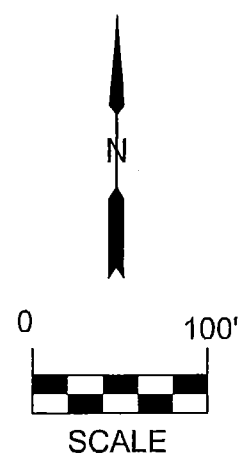
Acceptance

JOHN W. KILLIP

Apr 8, 2012
Date

Rejection

KATHLEEN D. KILLIP Date



TRACT LS-29
5100
LEE'S SUMMIT ROAD



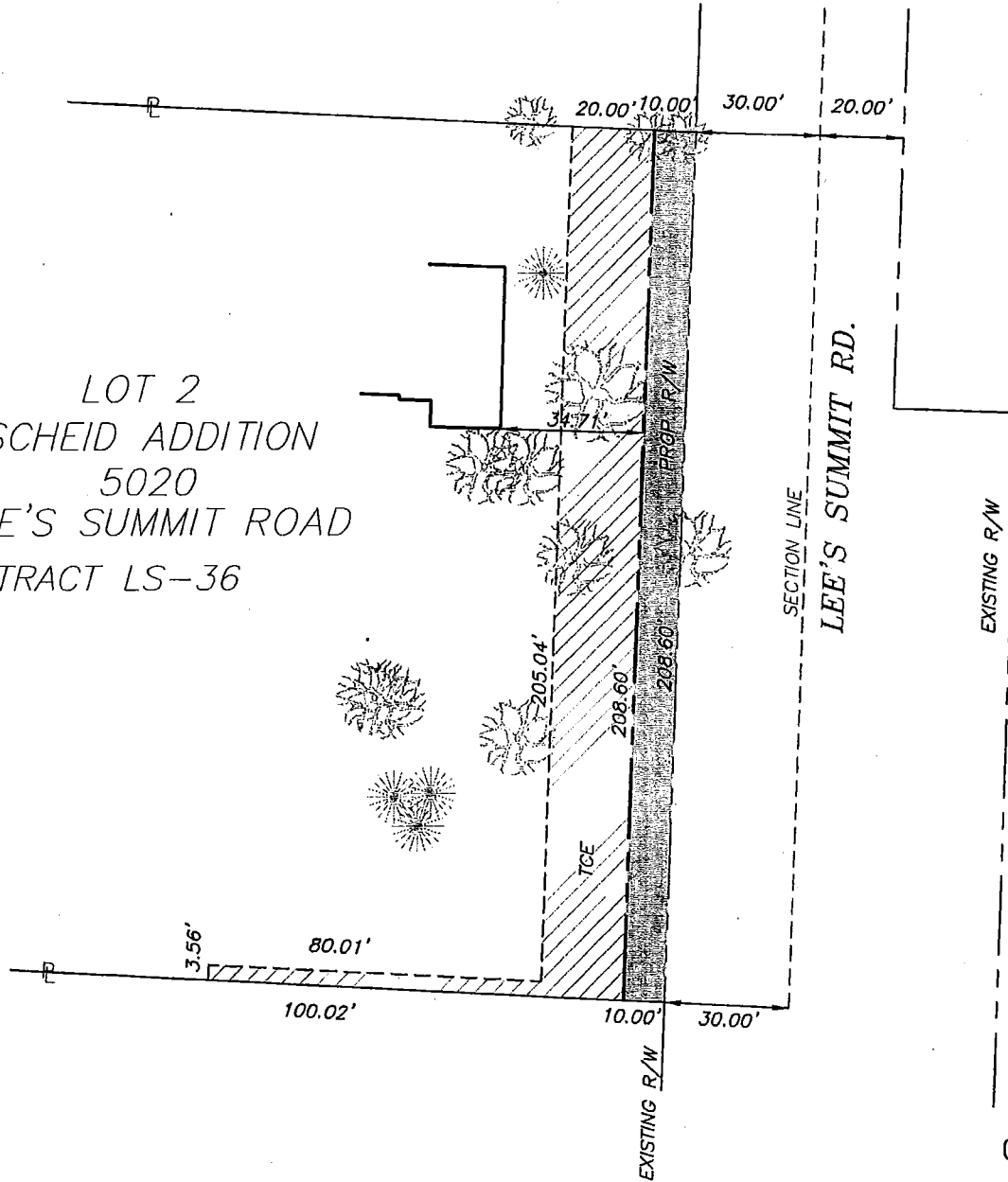
AREAS TRACT-29	
TOTAL TRACT	723255.6 SF
NEW RIGHT-OF-WAY	5630.9 SF
TEMP. CONSTRUCTION EASEMENT	17378.0 SF
PERMANENT DRAINAGE EASEMENT	2800.5 SF
REMAINING TRACT	717624.7 SF

- 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-29
PARCEL NO. 33-700-01-01
DATE: 6/28/2011
SHEET NO.

LOT 2
SCHEID ADDITION
5020
LEE'S SUMMIT ROAD
TRACT LS-36



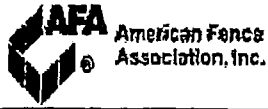
AREAS TRACT-36		
TOTAL TRACT	80756.1	SF
NEW RIGHT-OF-WAY	2086.0	SF
TEMP. CONSTRUCTION EASEMENT	4457.0	SF
PERMANENT DRAINAGE EASEMENT	0.00	SF
REMAINING TRACT	78670.1	SF

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-36
PARCEL NO. 36-640-05-41
DATE: 6/27/2011
SHEET NO.



Hulver Fencing

5013 Hulver Road
 Concordia, MO 64020
 660-463-7030 (fax) 660-463-4011

Ike-660-909-1282
 Troy-816-405-2116

Invoice

Customer

Name John Killip
 Address 5100 Lee Summit Rd
 City K.C. State MO ZIP 64136
 Phone 816-235-2094

Date 2/22/2012

Qty	Description	Unit Price	TOTAL
	Bid Proposal		
715	4' wood crossbuck with wire	\$16.00	\$11,440.00
3	16' cross buck gates	\$500.00	\$1,500.00
715	concrete	\$1.00	\$715.00
1	Tear out and dispose 715' of old wood fence DISALLOWED <i>ALLOWED JH</i>	\$1,000.00	\$1,000.00
			<i>13,655.</i>

Payment Details

- Cash
- Check
- Credit Card #VALUE!

Name _____
 CC # _____
 Expires _____

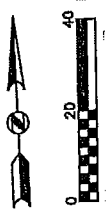
SubTotal	\$14,655.00
Prepaid	\$0.00
credit	
	<i>13,655</i>
TOTAL	\$14,655.00

Office Use Only

Please make checks payable to Hulver Fencing.

\$ 14,655.00

Thank You, Ike and Troy

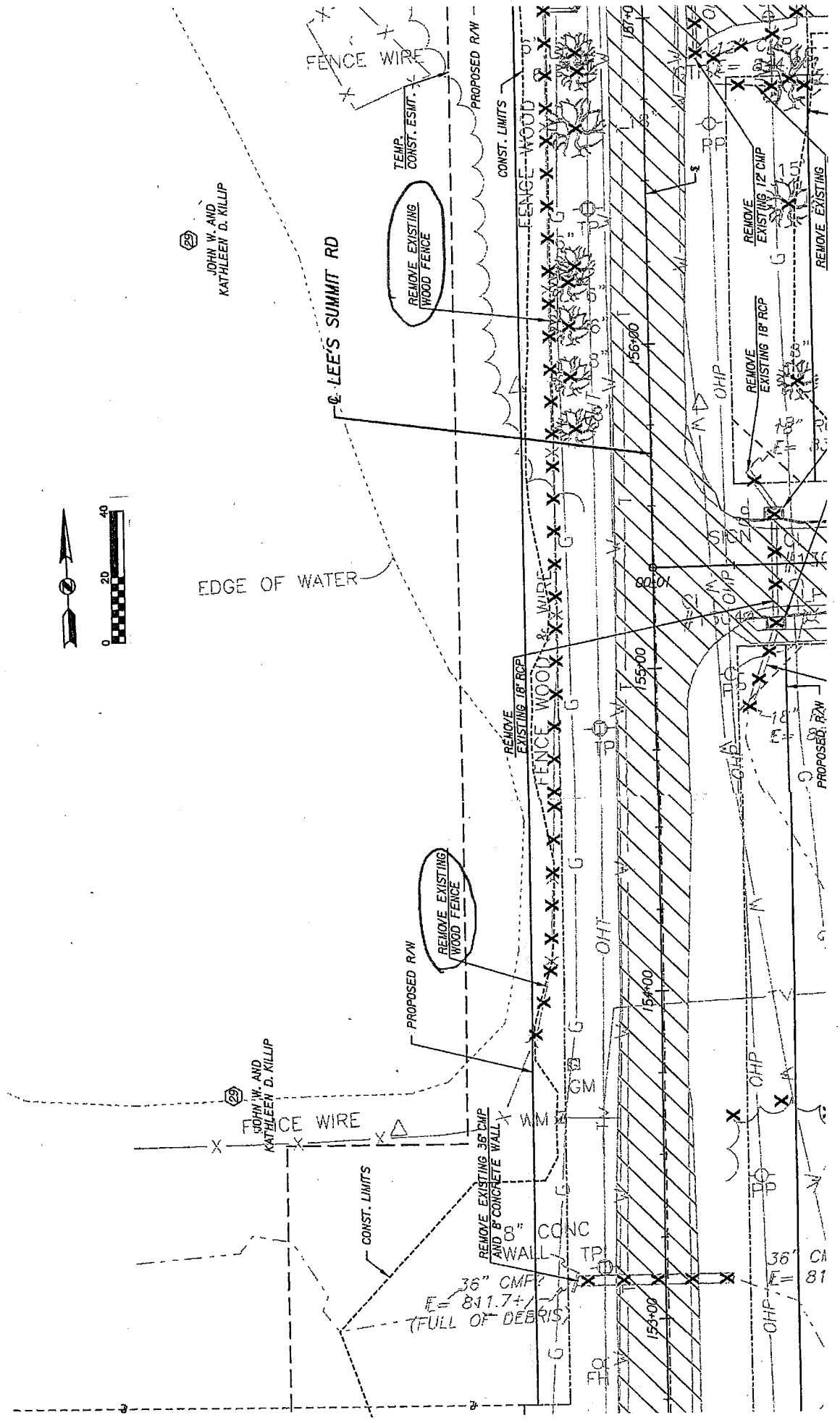


EDGE OF WATER

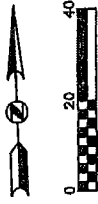
JOHN W. AND
KATHLEEN D. KILLIP

LEE'S SUMMIT RD

JOHN W. AND
KATHLEEN D. KILLIP



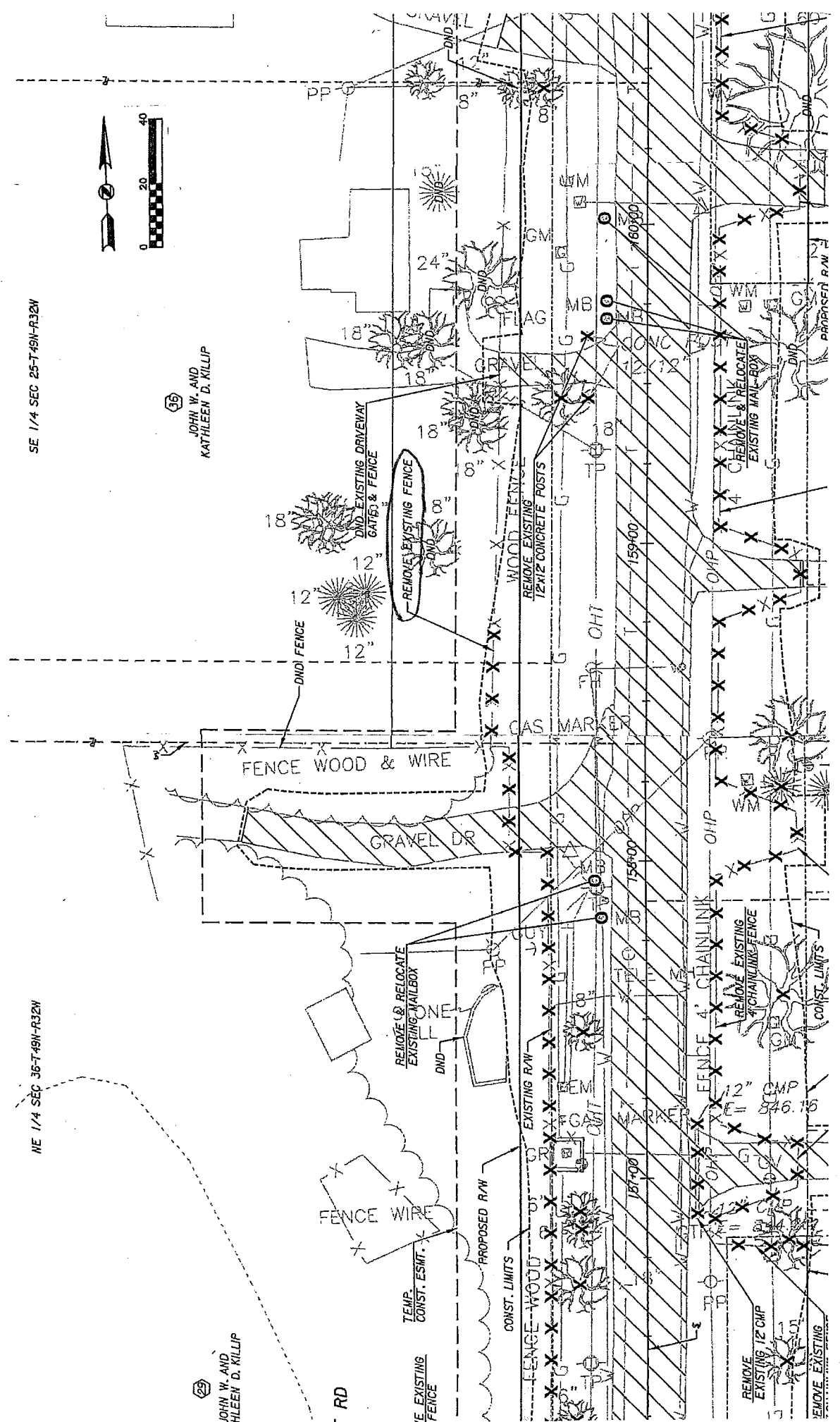
SE 1/4 SEC 25-T-49N-R32W



JOHN W. AND
KATHLEEN D. KILLIP

NE 1/4 SEC 36-T-49N-R32W

JOHN W. AND
KATHLEEN D. KILLIP





JACKSON COUNTY PUBLIC WORKS DEPARTMENT

ADMINISTRATIVE OFFICES
303 W. Walnut
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(816) 881-4448 Fax

ENVIRONMENTAL HEALTH
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(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

Federal Project No. STP-3301 (454)
Jackson County Project No. 3122
Project Tract No. LS-01
Jackson County Parcel No. 34-930-05-02-00-0-00-000

MR. WES COWAN, VICE PRESIDENT
SPACE CENTER KANSAS CITY, INC.
1500 W GEOSPACE DR
INDEPENDENCE, MO

Mr. Cowan:

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 an appraisal, compensation for any interest you or any other parties have in this real estate is as follows:

16,837 Sq Ft Right of Way @ \$0.5051 per Sq Ft	=	\$ 8,504.00
1,295 Sq Ft Permanent Drainage Easement @ \$0.5051 x 50%	=	\$ 327.00
36,094 Sq Ft Temporary Construction Easement @ \$0.5051 x 10% x 3 yrs	=	\$ 5,470.00
TOTAL	=	\$ 14,301.00

For tax liability information, please consult a tax professional.

Respectfully yours,

D. Fred Hawley
D. Fred Hawley, RW-NAO
Realty Specialist

1-31-2012
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. This offer will expire 30 days from the above date, unless accepted.

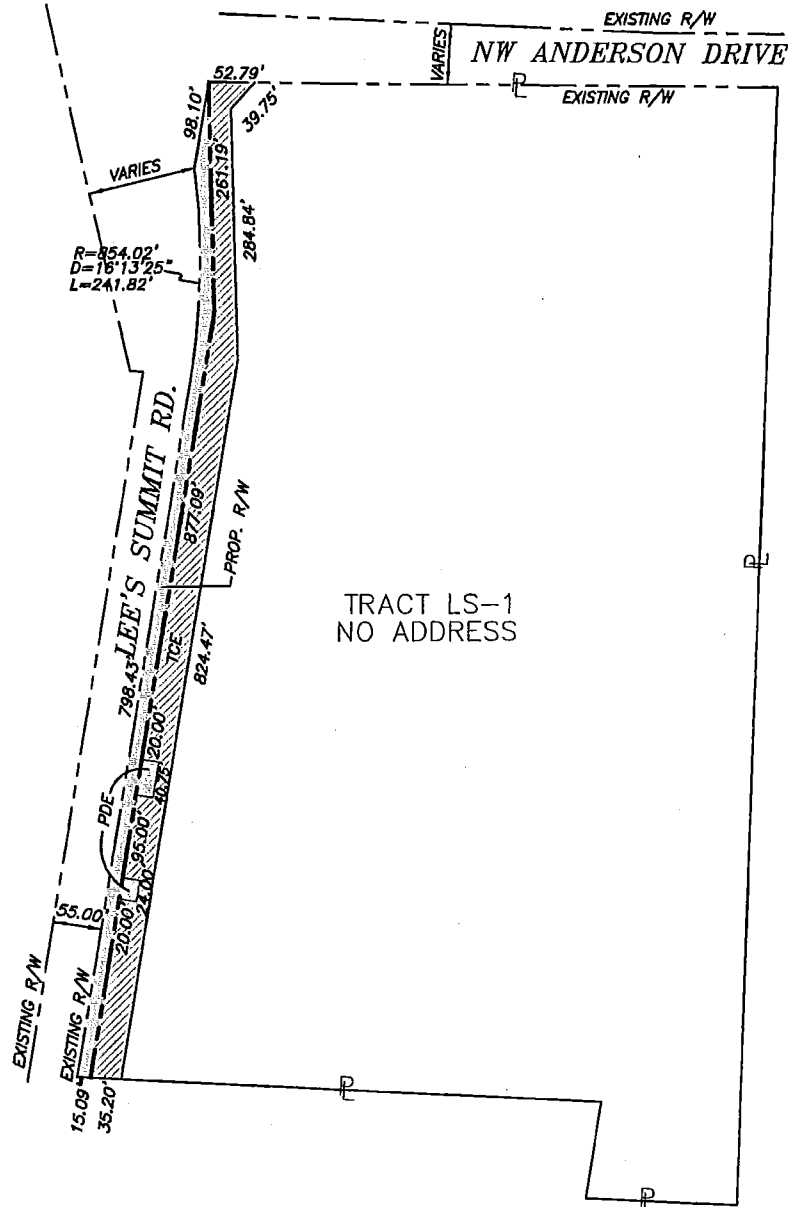
Acceptance

Rejection

SPACE CENTER KANSAS CITY, INC.

By Wes Cowan
WES COWAN, VICE PRESIDENT

2-7-12
Date



TRACT LS-1
NO ADDRESS



SCALE

AREAS TRACT-1	
TOTAL TRACT	8685864.0 SF
NEW RIGHT-OF-WAY	16837.2 SF
TEMP. CONSTRUCTION EASEMENT	36093.6 SF
PERMANENT DRAINAGE EASEMENT	1295.0 SF
REMAINING TRACT	8669026.8 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-1
 PARCEL NO. 43-300-02-16-01
 DATE: 6/27/2011
 SHEET NO.

REVISIONS:	MARK:	DATE:	DESCRIPTION:

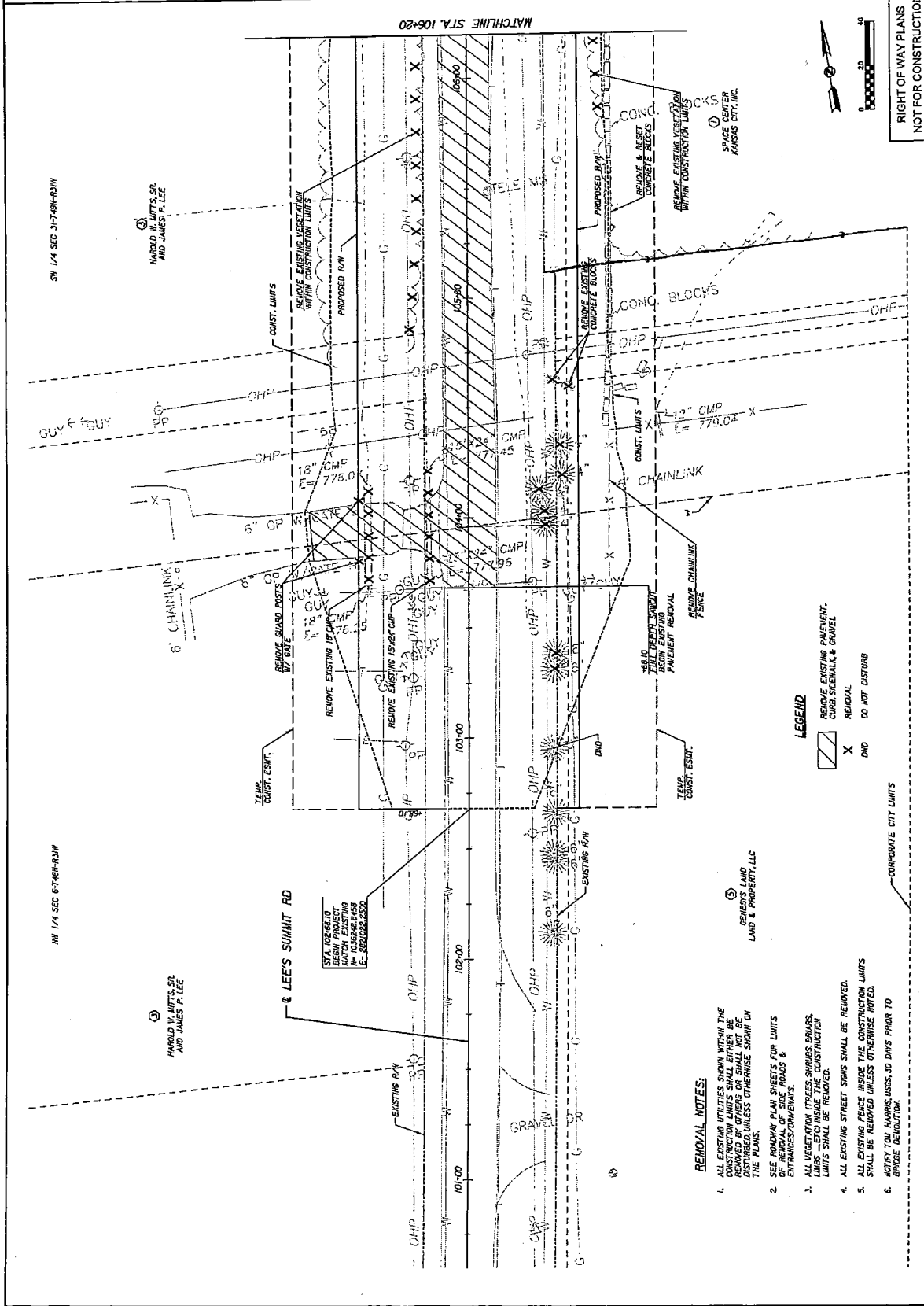


HNFB

PREPARED BY:

LESS SUMMIT ROAD
 FEDERAL AID PROJECT NO. 57P-2301 (454)
 STA. 100+60 TO STA. 106+20

PROJ. NO. 4817
 DATE: JUNE 2011
 DESIGNED BY: SAM
 DRAWN BY: JPM
 CHECKED BY: JSL
 SHEET NO. 9 OF 65



LEGEND

- REMOVE EXISTING PAVEMENT, SIDEWALK, & CURB
- REMOVE
- DO NOT DISTURB
- TEMP. CONSTR. ESMT.
- REMOVE EXISTING UTILITY POLES, SIDEWALK, & CURB
- REMOVE
- DO NOT DISTURB
- TEMP. CONSTR. ESMT.

REMOVAL NOTES:

1. ALL EXISTING UTILITIES SHOWN WITHIN THE CONSTRUCTION LIMITS SHALL EITHER BE REMOVED BY OTHERS OR SHALL NOT BE REMOVED UNLESS OTHERWISE SHOWN ON THE PLAN.
2. SEE ROADWAY PLAN SHEETS FOR LIMITS OF CONSTRUCTION, CURBS & ENTRANCES/DRAINAGES.
3. ALL VEGETATION (TREES, SHRUBS, BRASS, LIMBS) TO BE REMOVED WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED.
4. ALL EXISTING STREET SIGNS SHALL BE REMOVED.
5. ALL EXISTING FENCES INSIDE THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
6. NOTIFY TOW MARKING USGS 30 DAYS PRIOR TO BRIDGE DEMOLITION.

RIGHT OF WAY PLANS
 NOT FOR CONSTRUCTION

DEMO PLAN

REVISIONS:	MARK	DATE	DESCRIPTION



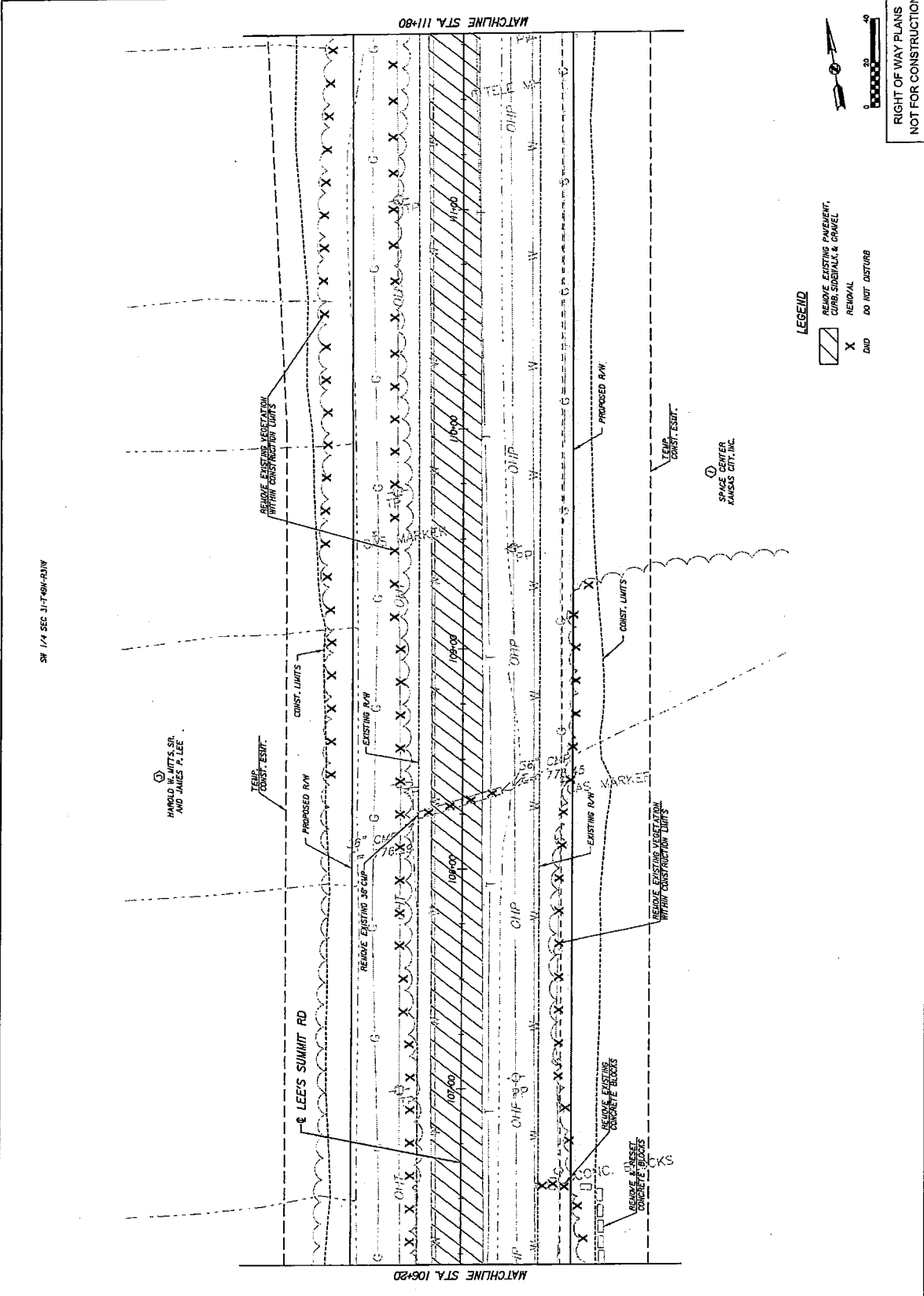
HNTB

PREPARED BY:

LESS SUMMIT ROAD
 FEDERAL AID PROJECT NO. 37F-3301 (454)
 STA. 106+20 TO STA. 111+80

PROJ. NO. 4817
 DATE: JUNE 2011
 DESIGNED BY: SAH
 DRAWN BY: DAN
 CHECKED BY: JSH

SHEET NO.
 10 OF 65



SW 1/4 SEC. 31-T8N-R31W

① HAROLD W. LUTTS, SR.
 AND JAMES P. LEE

① SPRINKLER
 SYSTEM
 KANSAS CITY, INC.

LEGEND

- REMOVE EXISTING PAVEMENT, CURB, SIDEWALK & GUTTER
- REMOVAL
- DO NOT DISTURB

RIGHT OF WAY PLANS
 NOT FOR CONSTRUCTION

REVISIONS:	MARK	DATE	DESCRIPTION



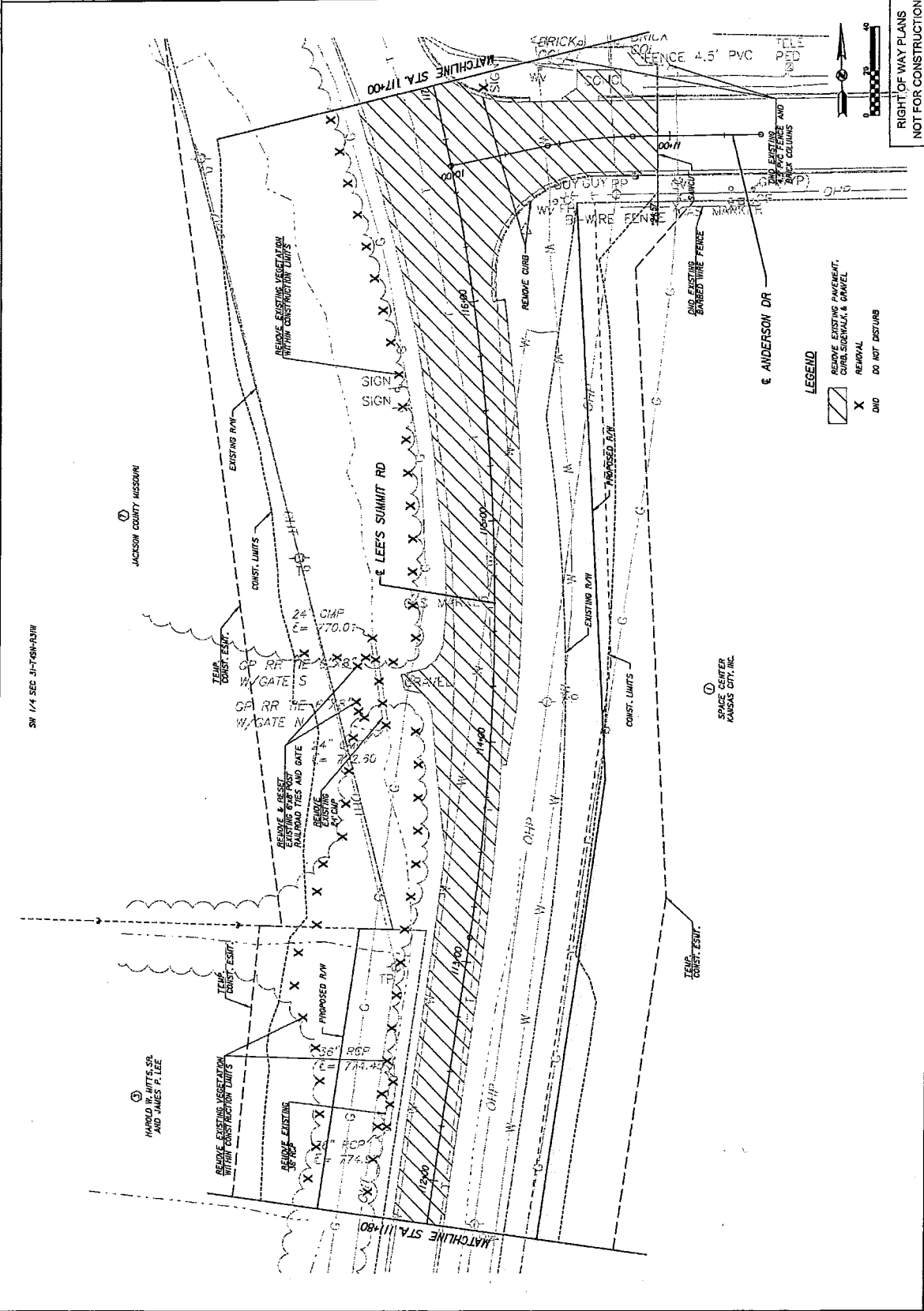
HNTB

PREPARED BY:

LEES SUMMIT ROAD
 FEDERAL AID PROJECT NO. STP-3301 (454)
 STA. 111+80 TO STA. 117+00

PROJ. NO. 10017
 DESIGNER: SAH
 DRAWN BY: BAK
 CHECKED BY: JBL

SHEET NO. 11 OF 65



RIGHT OF WAY PLANS
 NOT FOR CONSTRUCTION