



\*1999I 0083198\*

JACKSON COUNTY DEPARTMENT OF RECORDS  
308 WEST KANSAS  
INDEPENDENCE, MO 64050

### RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

TYPE OF INSTRUMENT      PARTIAL PRINCIPALS IDENTIFIED FROM  
DOCUMENT FOR DOCUMENT TRACKING PURPOSES

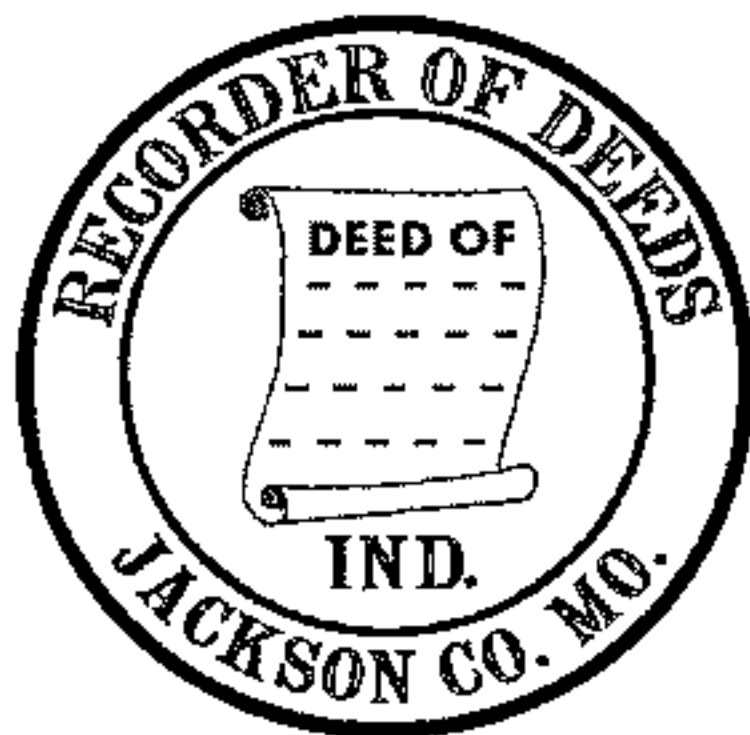
**RW**      **HEARTLAND DEVELOPERS INC**      **JACKSON COUNTY**  
BRIEF PROPERTY  
DESCRIPTION:    **27-48-30**

**NOTE:** Document information on this certification sheet is furnished as a convenience only, and in the case of any discrepancy between same and the attached instrument, the attached instrument governs. The Recorder's official Grantor/Grantee indices are created from the information contained in the actual instrument attached hereto.

STATE OF MISSOURI    )  
  SS.  
COUNTY OF JACKSON )

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages (this page inclusive), was filed for record in my office on the 15 day of October, 1999, at 09:32:06 and is truly recorded as the document number shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.



Fees:

*Mary N. Murphy*

Director of Records  
Jackson County, MO

**N. Amos**  
Recording Deputy

Recording Fee:     \$0.00      
(Paid at time of Recording)

Return to:

JOE KUZ  
P W ENGINEERING  
103 N MAIN  
INDEPENDENCE, MO 64055

Document Number / Book & Page:  
**1999I 0083198 (1 - 4)**

**PLEASE DO NOT REMOVE THIS  
PAGE FROM THE DOCUMENT**

1999-10-15/18/1999

99I83198

CONVEYANCE OF RIGHT-OF-WAY

THIS INDENTURE, and this 30<sup>th</sup> day of JULY, 19 99, by and between

HEARTLAND DEVELOPERS INC.

of the County of Jackson, State of Missouri, part y of the first part, and the County of Jackson, in the state of Missouri, parties of the second part.

WITNESSETH, that the said part y of the first part, in consideration of the sum of Eighteen Thousand <sup>00</sup>/<sub>100</sub> Dollars, (\$ 18,000<sup>00</sup> ), to them \_\_\_\_\_ in hand, paid by the said parties of the second part, the receipt of which is acknowledged, do \_\_\_\_\_ by these presents REMISE, RELEASE and forever QUITCLAIM unto the said parties of the second part, the following described land, lying, being and situated in the County of Jackson, State of Missouri, to-wit: said land more particularly described below:

Heartland Developers  
Buckner Tarsney @ Colbern Road (ROW)  
Project: 2388

All that part of a tract of land lying in the East one-half of Section 27, Township 48, Range 30, Jackson County, Missouri and also being described as a portion of land in Document T-819536 of record at the Recorder of Deeds in said county, more particularly described as follows:

Beginning at a point 82.16 feet due North and 39.97 feet due East of the center of said Section 27; said point also being on the East right-of-way line of Buckner-Tarsney road and also on the West property line of said recorded tract; thence North 89 degrees, 03 minutes, 25 seconds East, 9.03 feet to a point of curve having a radius of 497.50 feet, thence Easterly along said curve to the right, 390.74 feet to a point of tangency; thence South 45 degrees, 56 minutes, 35 seconds East, 16.65 feet to a point of curve having a radius of 740.00 feet, thence easterly along said curve to the left, 294.32 feet to a point on the East line of said recorded tract; thence South 0 degrees, 14 minutes, 37 seconds East along said East line, 56.40 feet to a point on the North right-of-way line of Colbern Road, said point also being on the South property line of said recorded tract; thence North 86 degrees, 45 minutes, 10 seconds West, along the North right-of-way line of said Colbern Road, 177.00 feet to a point on a curve having a radius of 860.00 feet and an initial tangent bearing of North 58 degrees, 50 minutes 49 seconds West, thence along said curve to the right, 193.69 feet to a point of tangency; thence North 45 degrees, 56 minutes, 35 seconds West. 16.65 feet to a point of curve having a radius of 377.50 feet, thence westerly along said curve to the left, 296.49 feet to a point of tangency; thence South 89 degrees, 03 minutes, 25 seconds West, 10.86 feet to a point on the East right-of-way line of said Buckner-Tarsney Road; thence North 0 degrees, 10 minutes, 13 seconds west, 38.45 feet; thence North 0 degrees, 01 minute, 25 seconds West continuing along said East right-of-way line, 81.57 feet to the point of beginning. (containing 1.800 acres more or less) (Bearings are referenced to platted Crosstrail Estates, a subdivision of land recorded in said county).

See attached Exhibit "A" (Survey Drawing).

TO HAVE AND TO HOLD, the same, with all the rights, immunities, privileges and appurtenances thereto belonging unto the said parties of the second part for the purposes of construction and maintenance of a public highway on the said land herein conveyed, FOREVER.

IN WITNESS WHEREOF, the said part y of the first part ha s hereunto set their \_\_\_\_\_ hand s and seal \_\_\_\_\_, the day and year first above written.

Robert E. Salvia, Secy.  
ROBERT E. SALVIA - SECRETARY

ACKNOWLEDGEMENT - UNMARRIED PERSON

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, to me known to be the person described in the who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed. And the said \_\_\_\_\_ further declared \_\_\_\_\_ to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in \_\_\_\_\_ the day and year last above written.

My commission expires \_\_\_\_\_  
Notary Public in and for  
said County and State

ACKNOWLEDGEMENT - MAN AND WIFE

STATE OF \_\_\_\_\_ )  
 )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_ and \_\_\_\_\_ his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

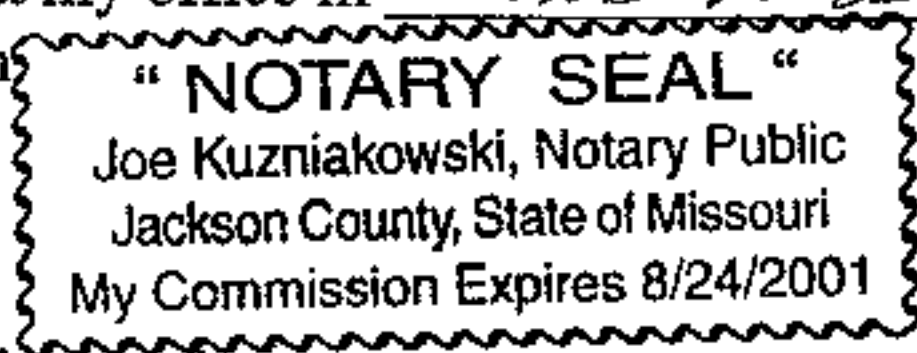
My commission expires \_\_\_\_\_  
Notary Public in and for  
said County and State

ACKNOWLEDGEMENT - CORPORATION

STATE OF MISSOURI )  
 ) ss  
COUNTY OF JACKSON )

On this 30<sup>th</sup> day of JULY, 1999, before me, a Notary Public appeared ROBERT E. SALVA, to me personally known, who, being by me duly sworn, did say that he is the SECRETARY ~~President~~ of HEARTLAND DEVELOPERS INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said ROBERT E. SALVA acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in INDEPENDENCE the day and year last above written.

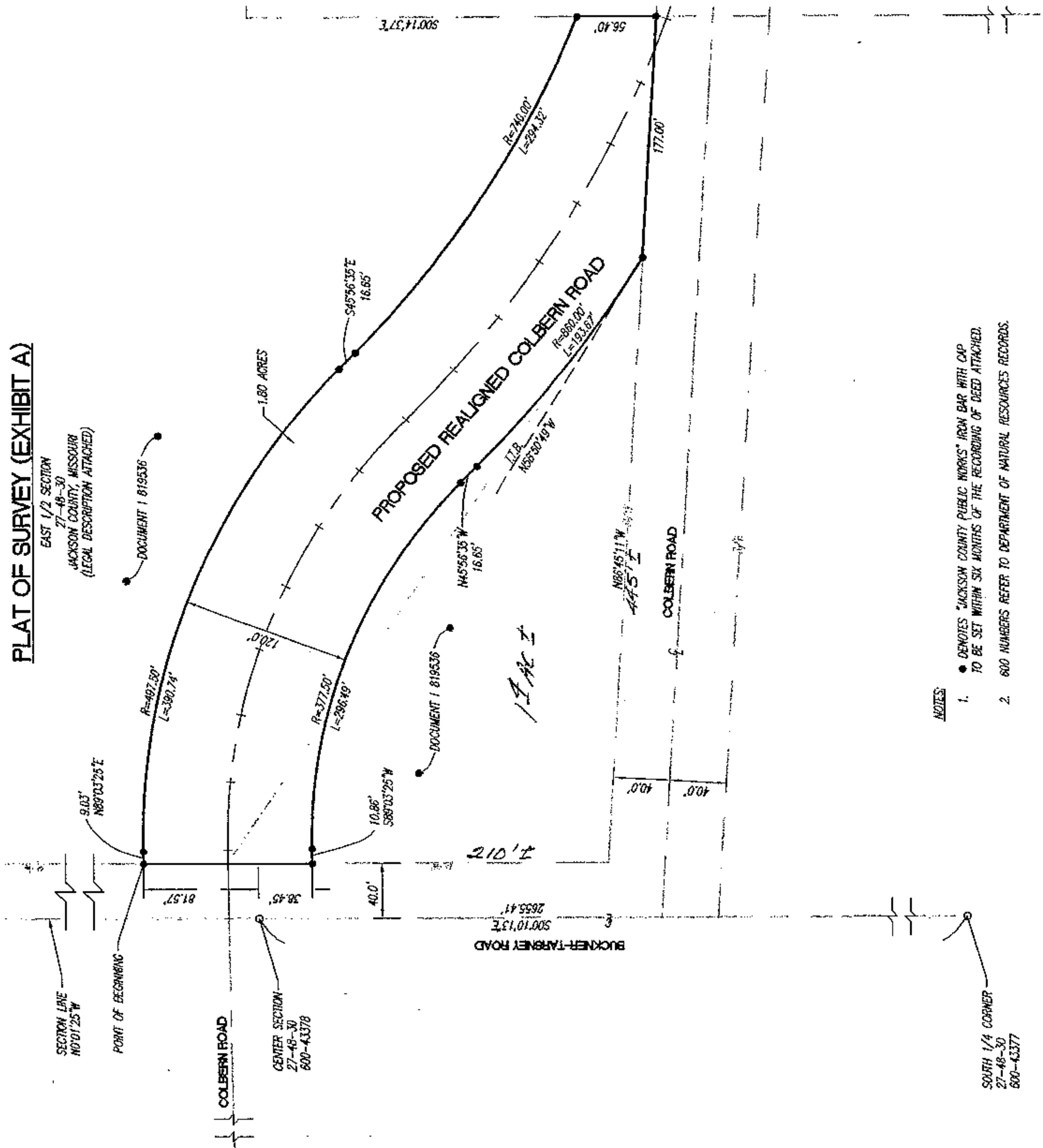


My commission expires: \_\_\_\_\_  
Notary Public in and for  
said County and State

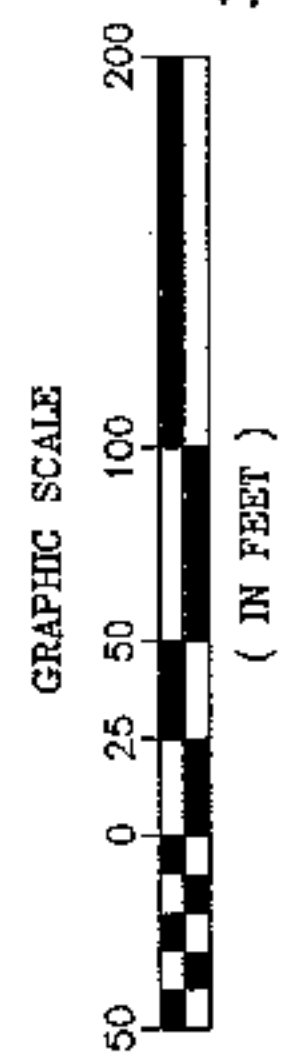
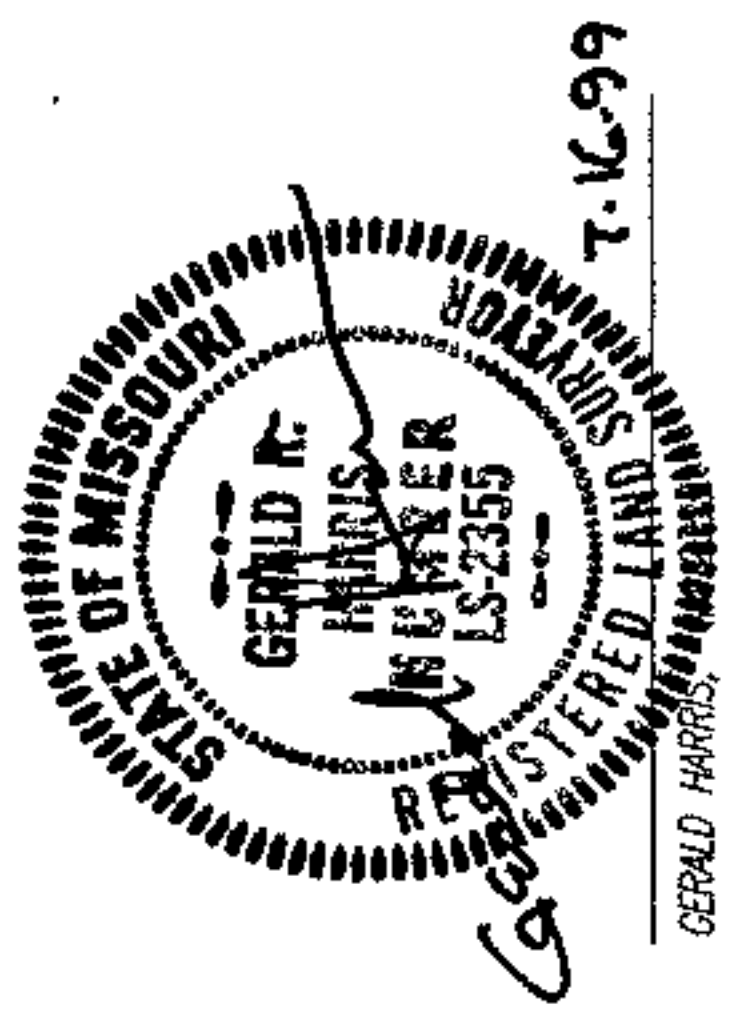
JOE KUZ  
442B

**PLAT OF SURVEY (EXHIBIT A)**

EAST 1/2 SECTION  
27-48-30  
JACKSON COUNTY, MISSOURI  
(LEGAL DESCRIPTION ATTACHED)



- NOTES:**
- DENOTES JACKSON COUNTY PUBLIC WORKS' IRON BAR WITH CAP TO BE SET WITHIN SIX MONTHS OF THE RECORDING OF DEED ATTACHED.
  - 600 NUMBERS REFER TO DEPARTMENT OF NATURAL RESOURCES RECORDS.



JACKSON COUNTY, MISSOURI	
PUBLIC WORKS DEPARTMENT	
ENGINEERING DIVISION	
NEW COLBERN R-O-W	
PLAT OF SURVEY	
DESIGNED	CGJ
DETAILED	CGJ
CHECKED	GRH
PROJ.	2388
DATE	JULY 16, 1999
SCALE	AS SHOWN ABOVE
SHEET	