

City-wide sewer rehabilitation within waterways
Project No. 81000756
Tract No. 36
Jackson County, Missouri
415 E. 12th
Kansas City, Missouri
64106

SEWER LINE EASEMENT

THIS EASEMENT is made this 24th day of MARCH, 2023, by and between **County of Jackson, Missouri**, a governmental entity organized and existing under the laws of the State of Missouri a Corporation organized and existing under the laws of the State of Missouri, **Grantor**, and the City of Kansas City, Missouri, a Municipal Corporation of Jackson County, Missouri, with a mailing address of 4800 E 63rd Street, Kansas City, MO 64130, **Grantee**.

WITNESSETH, that the **Grantor**, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a permanent exclusive easement for the construction, operation, maintenance, repair, replacement and removal of sewer pipe lines, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon said easement, over, under, through, across, in and upon the following described lands in Jackson County, Missouri, hereinafter referred to as the "Easement Area", to-wit:

See Attached Exhibit "A" for Legal

FILED
MAR 24 2023
MARY JO SPINO
COUNTY CLERK

GRANTEE, its successors and assigns, shall have the right of ownership, use and control of all sewer lines, underground pipe, and all necessary appurtenances on the above described property and for all proper purposes connected with the installation, use, maintenance, and replacement of lines.

Should **GRANTEE'S** activities in Easement Area cause any disturbance of surface of Easement Area, **GRANTEE** shall restore all said surfaces to prior condition. **GRANTEE**, its successors and assigns, shall not interfere in any way with **GRANTOR'S** ongoing use and enjoyment of the surface of the Easement Area. **GRANTEE** shall notify **GRANTOR** before work is done within Easement Area, which may impact **GRANTOR'S** use of the surface area.

The **GRANTOR** herein agrees for itself and its heirs, successors or assigns, that the tract of land over which the 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 laying, constructing, operating, maintaining or repairing sewer infrastructure and all appurtenances incidental thereto. The **GRANTOR** herein also agrees for itself and for its heirs, successors, or assigns, that the earth cover will not be increased without the written approval of the **GRANTEE'S** Director of Water Services.

GRANTEE agrees to relocate any pipe, lines and/or appurtenances thereto, within the Easement Area, at the request of **GRANTOR**, should **GRANTOR** require Easement Area for future improvements by **GRANTOR**, in the sole discretion of **GRANTOR**.

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 easements to the Grantee herein.


GRANTOR, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo 2016, hereby waives any right to request vacation of the easement herein granted. THIS GRANT and easement shall at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

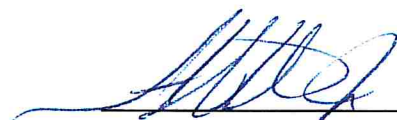
TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the City of Kansas City, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, a 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 24th day of March, 2023.

JACKSON COUNTY

APPROVED AS TO FORM: JACKSON COUNTY, MISSOURI

By 
Bryan O. Covinsky, County Counselor


Frank White, Jr., County Executive

ATTEST:

By: Mary Jo Spino
Mary Jo Spino, Clerk of the County Legislature

COUNTY ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 22nd day of March, 2023 before me, a Notary Public, 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 and 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.

Christine Howard

Notary Public

My Commission Expires: February 28, 2024



CHRISTINE HOWARD
My Commission Expires
February 28, 2024
Jackson County
Commission #12308404

EXHIBIT A

**KCMO Project No. 81000756
Site 36
JACKSON COUNTY MISSOURI
4501 Raytown Road
Kansas City, Mo
PARCEL NO. 32-410-02-01-00-0-00-000**

PERMANENT SEWER EASEMENT

All that part of a tract of land located in the East half of the Northeast Quarter of Section 30 Township 49, Range 32, Kansas City, Jackson County, Missouri being more particularly described as follow:

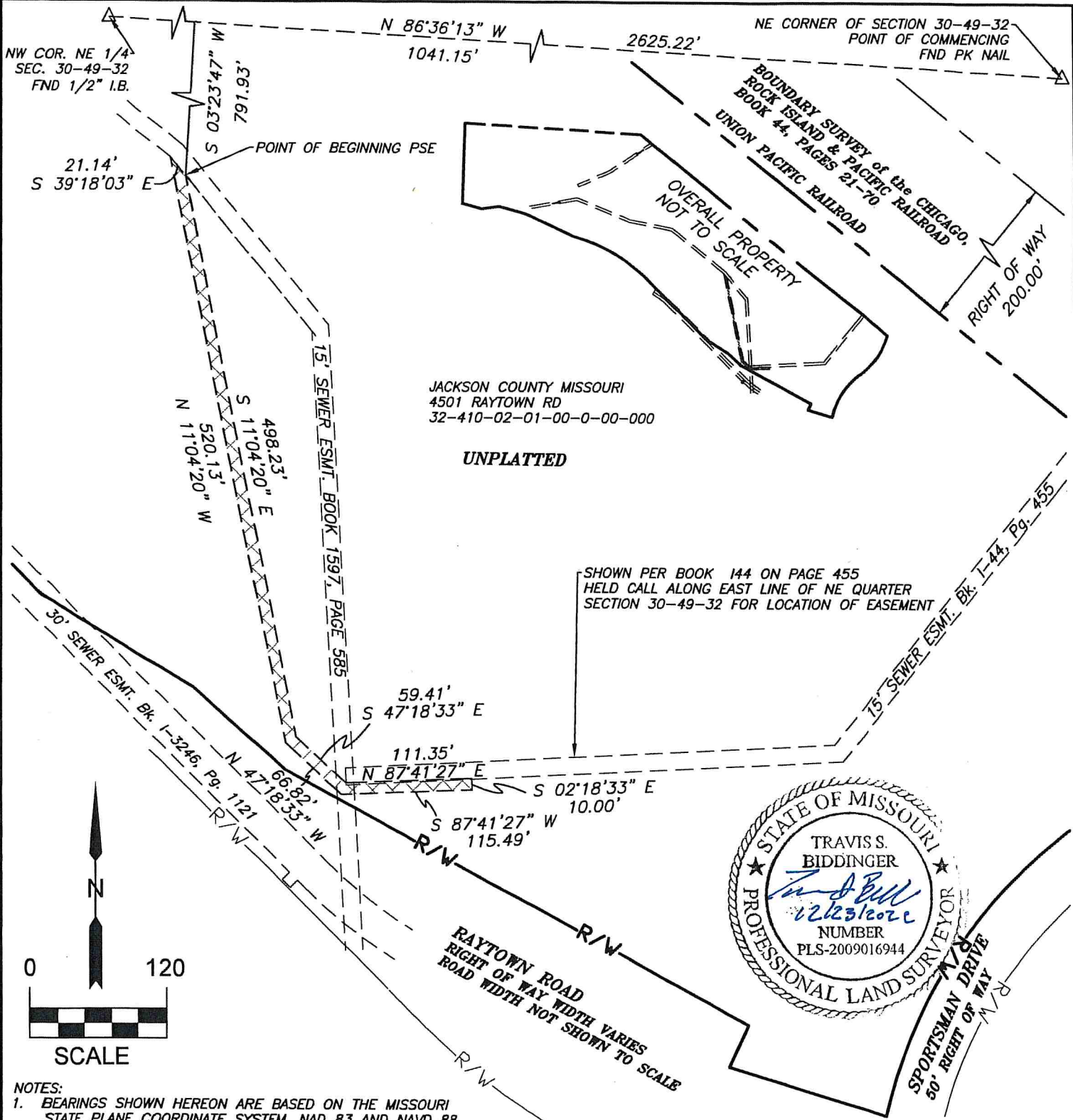
(Note: The bearings shown on the following description are based on Grid North, Missouri State Plane Coordinate System of 1983.)

Commencing at the Northeast corner of the Northeast Quarter; thence North 86°36'13" West, along the North line of said Quarter, a distance of 1041.15 feet; thence South 03°23'47" West, departing said North line, a distance of 791.93 feet, to a point on the Southerly line of an existing 15 foot wide sewer easement as shown in Book 1597 on Page 585 at the Jackson County, Missouri recorder of deeds and point also being the POINT OF BEGINNING; thence South 11°04'20" East, departing said existing easement, a distance of 498.23 feet; thence South 47°18'33" East, a distance of 59.41 feet; thence North 87°41'27" East, a distance of 111.35; thence South 02°18'33" East, a distance of 10.00 feet; thence South 87°41'27" West, a distance of 115.49 feet; thence North 47°18'33" West, a distance of 66.82 feet; thence North 11°04'20" West, a distance of 520.13 feet, to a point the Southerly line of said existing easement; thence South 39°18'03" East, along said existing easement, a distance of 21.14 feet, to the POINT OF BEGINNING, containing 6,854.7 square feet, more or less.

Subject to all easements and restrictions of record.


**Travis S. Biddinger
Mo. PLS No. 2009016944**

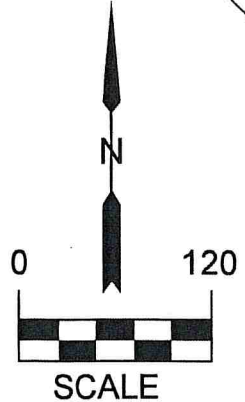
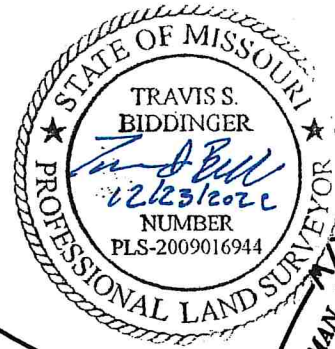




JACKSON COUNTY MISSOURI
 4501 RAYTOWN RD
 32-410-02-01-00-0-00-000

UNPLATTED

SHOWN PER BOOK 144 ON PAGE 455
 HELD CALL ALONG EAST LINE OF NE QUARTER
 SECTION 30-49-32 FOR LOCATION OF EASEMENT



- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83 AND NAVD 88.
 2. PROPERTY INFORMATION SHOWN HEREON TAKEN FROM INFORMATIONAL REPORT ORDER NO. 22059620 AS PREPARED BY COFFELT LAND TITLE INC. WITH AN EFFECTIVE DATE OF 9/7/2022.
 3. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.

AREAS -- SITE 36	
TOTAL TRACT	38.1 AC
PERM. SEWER EASEMENT	6,854.7 SF
TEMP. CONSTRUCTION EASEMENT	— SF

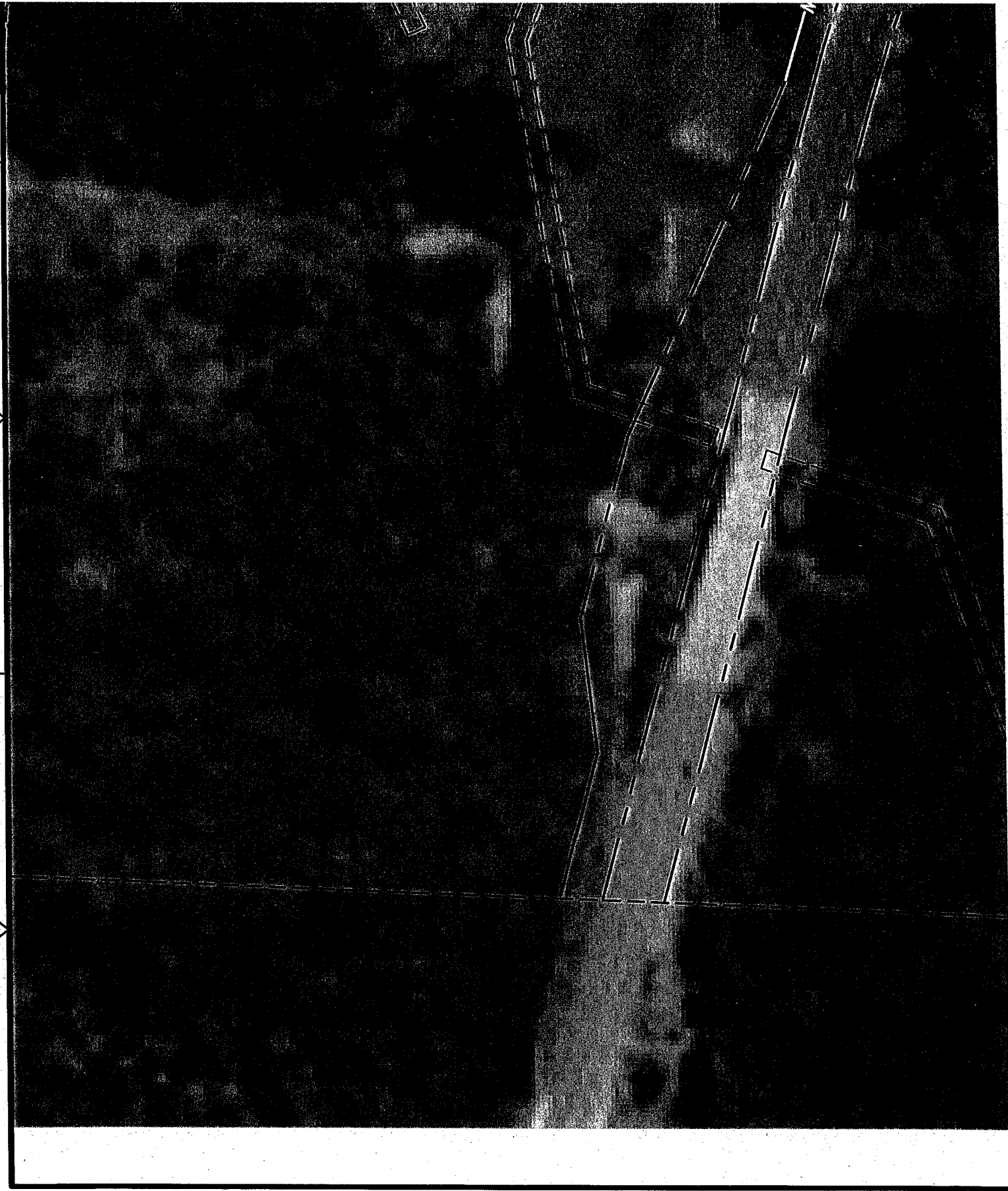
- LEGEND:
- DENOTES PERMANENT SANITARY SEWER EASEMENT
 - DENOTES TEMPORARY CONSTRUCTION EASEMENT
 - DENOTES PROPERTY LINE



CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI
 KANSAS CITY WATERWAYS SEWER REHABILITATION
 PROJECT NO. 81000756, Site 36
 JACKSON COUNTY, MISSOURI
 PARCEL NO. 32-410-02-01-00-0-00-000
 DATE: 12/22/2022

B

A





KC Water • 4800 East 63rd Street • Kansas City, Missouri 64130 • 816-513-0568

DATE: February 1, 2023

TO: Troy Schulte
County Administrator

FROM: Richard Snedegar, Acquisition & Survey Group Manager

SUBJECT: KCMO SmartSewer Program-City-Wide Sewer Infrastructure Rehabilitation within
Waterways, Project No. 81000756, Site 36

The Smart Sewer Program (SSP) is undertaking a Design-Build project to reduce excessive inflow and infiltration by rehabilitating sewer infrastructure, including manholes and sewer pipes buried beneath or immediately adjacent to, or exposed in natural waterway channels. The sewer infrastructure is experiencing excessive inflow and infiltration due to the age of the infrastructure, close proximity to the streams, and damage from exposure.

Rehabilitation of sewer infrastructure will also include elements of stream stabilization, bank stabilization, sewer CIPP lining, manhole armament, realignment of sewers and manholes, and encasement of exposed sewer pipes to stabilize sewer infrastructure to protect against stream migration and hydrodynamic forces.

There are multiple sites that are being rehabilitated this project year within the City limits of Kansas City, Missouri. Site 36 is located Northwest of the intersection of Raytown Road and Sportsman Drive at 4601 Raytown Road and being Jackson County parcel identification number 32-410-02-01-00-0-00-000. There is a 33-inch sewer main that crosses the property with several manholes impacted by infiltration from a creek crossing the property. A portion of the existing main will be taken out of service and a new 36-inch main will be constructed. There will be some stream stabilization along a portion of the project as well.

We are requesting the attached temporary and permanent easements to facilitate construction and future maintenance. We understand and agree to the acquisition agreement attached.

Regards,

A handwritten signature in blue ink, appearing to read 'Richard Snedegar', is written over a light blue horizontal line.

Richard Snedegar
Senior Acquisition Specialist
KC Water

City-wide sewer rehabilitation within waterways
Project No. 81000756
Tract No. 36
Jackson County, Missouri
415 E. 12th
Kansas City, Missouri
64106

**TEMPORARY EASEMENT
FOR
WASTE WATER AND APPURTENANCES**

Let it be known **County of Jackson, Missouri**, a governmental entity organized and existing under the laws of the State of Missouri a Corporation organized and existing under the laws of the State of Missouri, **Grantor**, on this ____ day of _____, 20__, for and in consideration of \$1.00, the receipt of which is acknowledged, does grant, remise, release and unto **Kansas City**, a Missouri Municipal Corporation, 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 **TEMPORARY EASEMENT** for the 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 Waste 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

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 constructing, maintaining, and

repairing the Sewer 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.

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 it has good and lawful right to convey said easement to the **GRANTEE** herein. This temporary easement expires two years from the signature date of this document.

SIGNATURE PAGE TO FOLLOW

JACKSON COUNTY

APPROVED AS TO FORM: JACKSON COUNTY, MISSOURI

By: *Bryan O. Covinsky*
Bryan O. Covinsky, County Counselor
County Executive

Frank White, Jr.
Frank White, Jr.,

ATTEST:

By: *Mary Jo Spino*
Mary Jo Spino, Clerk of the County Legislature

COUNTY ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 22nd day of March, 2023, before me, a Notary Public, 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 and 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

Christine Howard
Notary Public

My Commission Expires: February 28, 2024



CHRISTINE HOWARD
My Commission Expires
February 28, 2024
Jackson County
Commission #12308404

EXHIBIT A

**KCMO Project No. 81000756
Site 36
JACKSON COUNTY MISSOURI
4501 Raytown Road
Kansas City, Mo
PARCEL NO. 32-410-02-01-00-0-00-000**

TEMPORARY CONSTRUCTION EASEMENT #1

All that part of a tract of land located in the East half of the Northeast Quarter of Section 30 Township 49, Range 32, Kansas City, Jackson County, Missouri being more particularly described as follow:

(Note: The bearings shown on the following description are based on Grid North, Missouri State Plane Coordinate System of 1983.)

Commencing at the Northeast corner of the Northeast Quarter; thence North 86°36'13" West, along the North line of said Quarter, a distance of 1012.48 feet; thence South 03°23'47" West, departing said North line, a distance of 823.01 feet, to a point on the Southerly line of an existing 15 foot wide sewer easement as shown in Book 1597 on Page 585 at the Jackson County, Missouri recorder of deeds, said point being hereinafter referred to as POINT "A" and also being the POINT OF BEGINNING; thence South 11°04'20" East, departing said existing easement, a distance of 454.43 feet; thence South 47°18'33" East, a distance of 44.58 feet; thence North 87°41'27" East, a distance of 103.06; thence South 02°18'33" East, a distance of 20.00 feet; thence South 87°41'27" West, a distance of 111.35 feet; thence North 47°18'33" West, a distance of 59.41 feet; thence North 11°04'20" West, a distance of 498.23 feet, to a point the Southerly line of said existing easement; thence South 39°18'03" East, along said existing easement, a distance of 42.28 feet, to the POINT OF BEGINNING, containing 12,713.9 square feet, more or less.

AND ALSO:

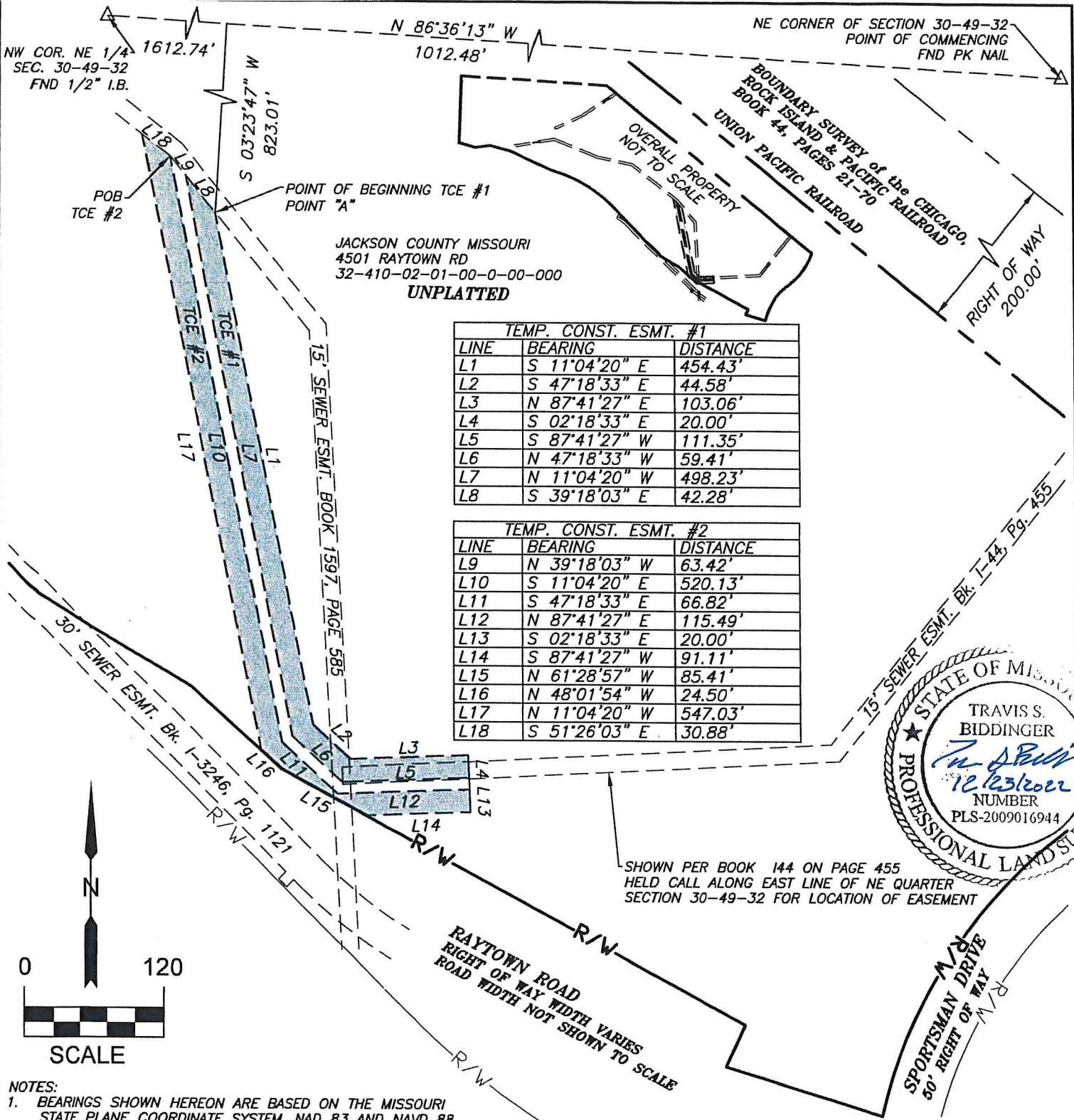
TEMPORARY CONSTRUCTION EASEMENT #2

COMMENCING at aforesaid POINT "A"; thence North 39°18'03" West, along the Southerly line of said existing easement, a distance of 63.42 feet, to the POINT OF BEGINNING; thence South 11°04'20" East, departing said existing easement, a distance of 520.13 feet; thence South 47°18'33" East, a distance of 66.82 feet; thence North 87°41'27" East, a distance of 115.49 feet; thence South 02°18'33" East, 20.00 feet; thence South 87°41'27" West, a distance of 91.11 feet, this point and subsequent calls being on the Northerly right of way line of RAYTOWN ROAD, as now established; thence North 61°28'57" West, a distance of 85.41 feet; thence North 48°01'54" West, a distance of 24.50 feet; thence North 11°04'20" West, departing said right of way line, a distance of 547.03 feet, to a point on the Southerly line of said existing easement; thence South 51°26'03" East, along said existing easement, a distance of 30.88 feet, to the POINT OF BEGINNING, containing 13,754.6 square feet, more or less.

Subject to all easements and restrictions of record.


Travis S. Biddinger
Mo. PLS No. 2009016944





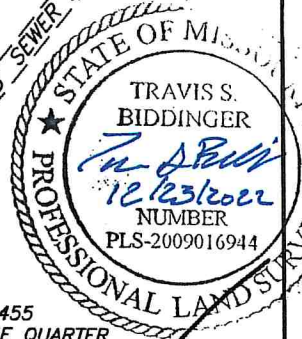
JACKSON COUNTY MISSOURI
 4501 RAYTOWN RD
 32-410-02-01-00-0-00-000
UNPLATTED

TEMP. CONST. ESMT. #1

LINE	BEARING	DISTANCE
L1	S 11°04'20" E	454.43'
L2	S 47°18'33" E	44.58'
L3	N 87°41'27" E	103.06'
L4	S 02°18'33" E	20.00'
L5	S 87°41'27" W	111.35'
L6	N 47°18'33" W	59.41'
L7	N 11°04'20" W	498.23'
L8	S 39°18'03" E	42.28'

TEMP. CONST. ESMT. #2

LINE	BEARING	DISTANCE
L9	N 39°18'03" W	63.42'
L10	S 11°04'20" E	520.13'
L11	S 47°18'33" E	66.82'
L12	N 87°41'27" E	115.49'
L13	S 02°18'33" E	20.00'
L14	S 87°41'27" W	91.11'
L15	N 61°28'57" W	85.41'
L16	N 48°01'54" W	24.50'
L17	N 11°04'20" W	547.03'
L18	S 51°26'03" E	30.88'



SHOWN PER BOOK 144 ON PAGE 455
 HELD CALL ALONG EAST LINE OF NE QUARTER
 SECTION 30-49-32 FOR LOCATION OF EASEMENT

- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83 AND NAVD 88.
 2. PROPERTY INFORMATION SHOWN HEREON TAKEN FROM INFORMATIONAL REPORT ORDER NO. 22059620 AS PREPARED BY COFFELT LAND TITLE INC. WITH AN EFFECTIVE DATE OF 9/7/2022.
 3. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.

AREAS - SITE 36

TOTAL TRACT	38.1	AC
PERM. SEWER EASEMENT		SF
TEMP. CONSTRUCTION EASEMENT	26,468.5	SF

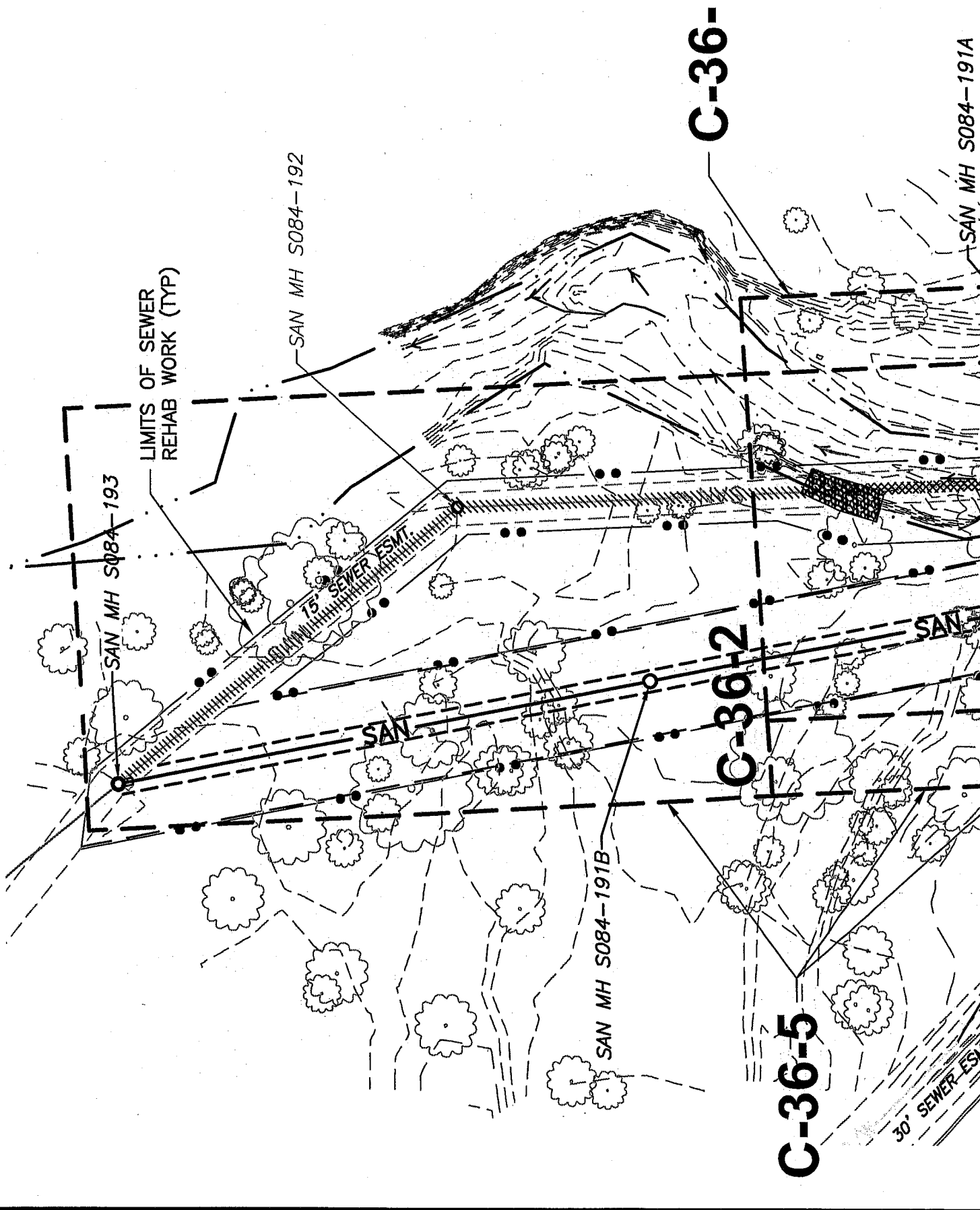
- LEGEND:
- DENOTES PERMANENT SANITARY SEWER EASEMENT
 - DENOTES TEMPORARY CONSTRUCTION EASEMENT
 - DENOTES PROPERTY LINE

TREKK
 DESIGN GROUP, LLC

CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI
 KANSAS CITY WATERWAYS SEWER REHABILITATION
 PROJECT NO. 81000756, Site 36
 JACKSON COUNTY, MISSOURI
 PARCEL NO. 32-410-02-01-00-0-00-000
 DATE: 12/22/2022
 TREKK PROJ. 17-058

B

A



A

B



ABANDON MH IN PLACE AND
FILL WITH FLOWABLE FILL
SAN MH S084-192

STA 3+12.58
N 1047393.98
E 2793326.61

EXST 4' DIA CONC MH
RIM=775.02

INV IN (33" RCP - ABANDON) S=764.82
INV OUT (33" RCP - ABANDON) NW=764

REMOVE AND REPLACE EXST 4' DIA CONC MH
SAN MH S084-193

STA 1+10.00
N 1047551.03
E 2793198.65

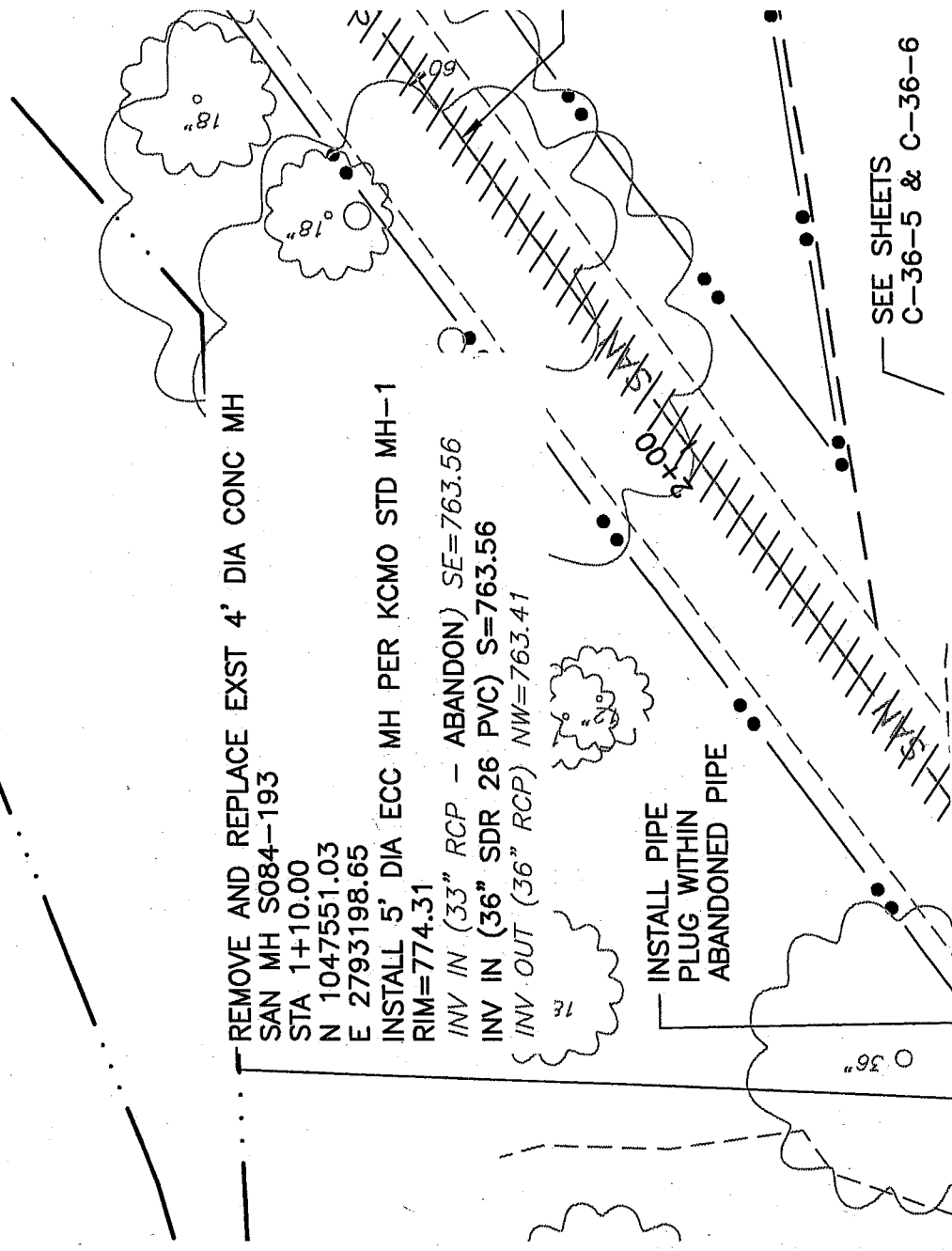
INSTALL 5' DIA ECC MH PER KCMO STD MH-1
RIM=774.31

INV IN (33" RCP - ABANDON) SE=763.56
INV IN (36" SDR 26 PVC) S=763.56
INV OUT (36" RCP) NW=763.41

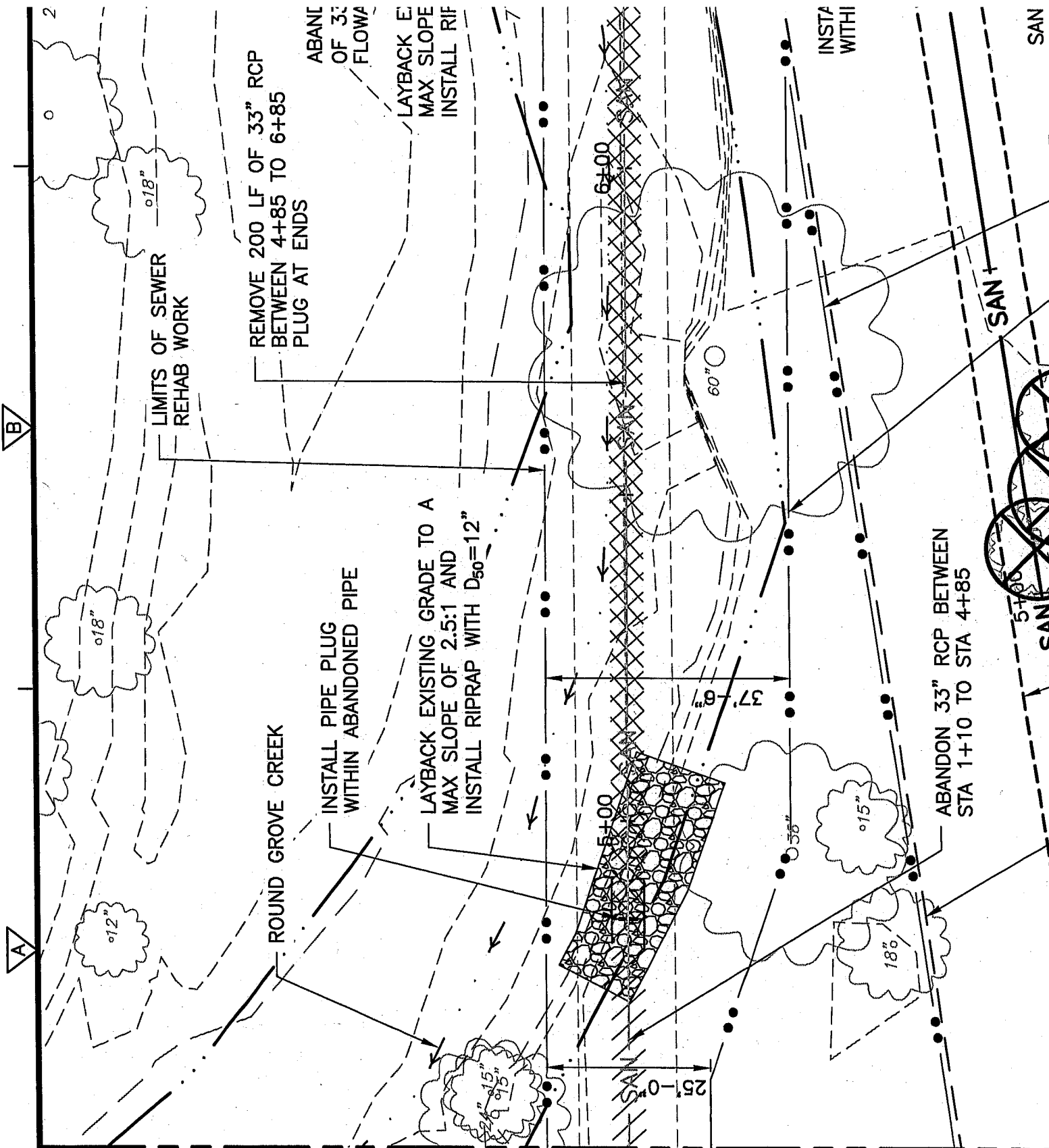
INSTALL PIPE
PLUG WITHIN
ABANDONED PIPE

36"

SEE SHEETS
C-36-5 & C-36-6



STA 4+50.00 - SEE SHEET C-36-2 FOR CONTINUATION



LIMITS OF SEWER REHAB WORK

REMOVE 200 LF OF 33" RCP BETWEEN 4+85 TO 6+85 PLUG AT ENDS

ABANDON OF 33" FLOWLINE

LAYBACK EXISTING GRADE TO A MAX SLOPE OF 2.5:1 AND INSTALL RIPRAP

INSTALL PIPE PLUG WITHIN ABANDONED PIPE

LAYBACK EXISTING GRADE TO A MAX SLOPE OF 2.5:1 AND INSTALL RIPRAP WITH $D_{50}=12"$

ROUND GROVE CREEK

6+00

60"

INSTALL WITHIN

ABANDON 33" RCP BETWEEN STA 1+10 TO STA 4+85

SAN

SAN

SAN

SAN

SAN

SAN

SAN

SAN

SAN

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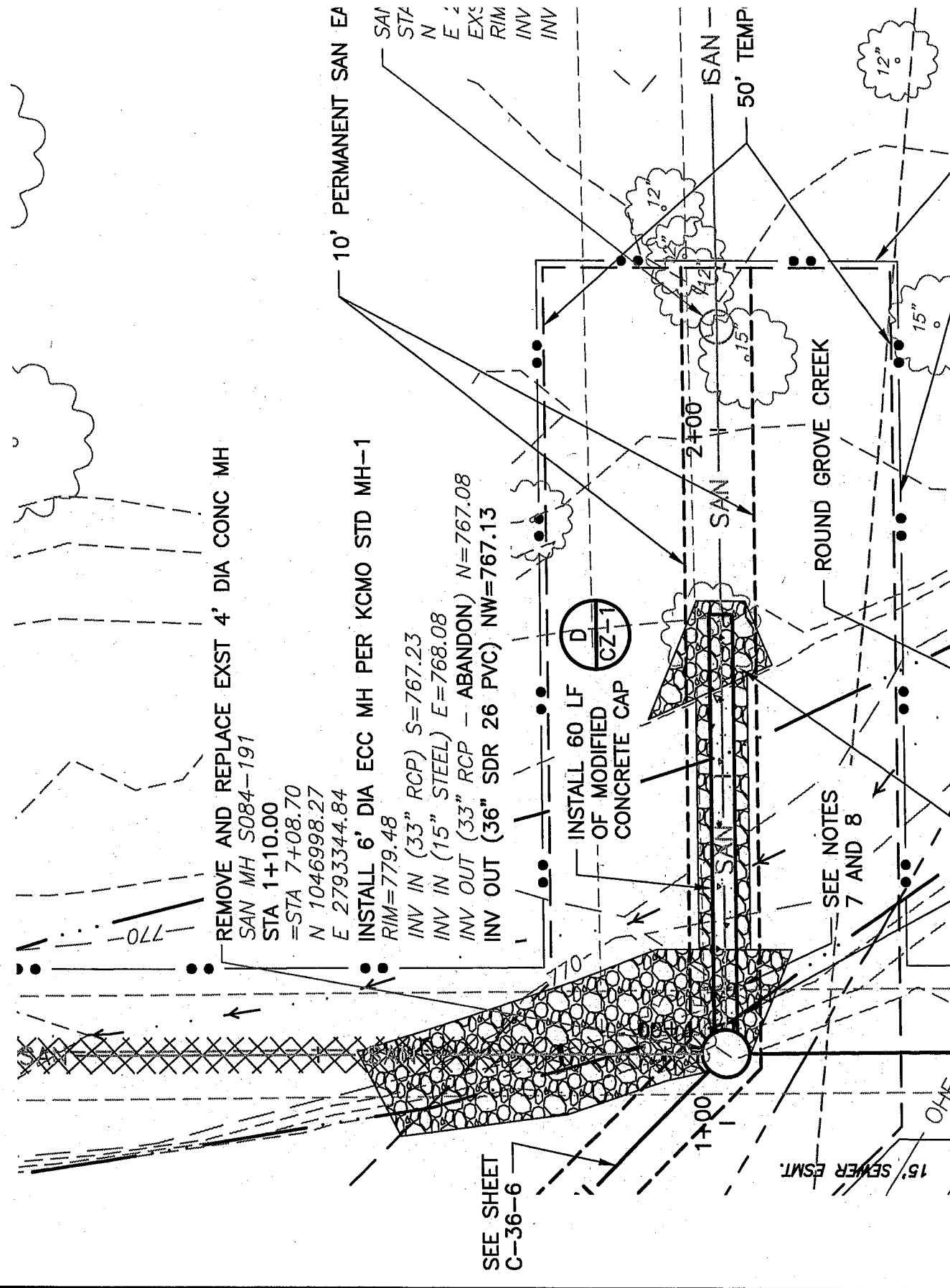
B

A

2

A

B



REMOVE AND REPLACE EXST 4' DIA CONC MH
 SAN MH S084-191
 STA 1+10.00
 N=779.48
 E=779.48

INSTALL 6' DIA ECC MH PER KCMO STD MH-1
 RIM=779.48
 INV IN (33" RCP) S=767.23
 INV IN (15" STEEL) E=768.08
 INV OUT (33" RCP - ABANDON) N=767.08
 INV OUT (36" SDR 26 PVC) NW=767.13

SAI
 STA
 N
 E
 EXC
 RIM
 INV
 INV

INSTALL 60 LF
 OF MODIFIED
 CONCRETE CAP

SEE NOTES
 7 AND 8

SEE SHEET
 C-36-6

15' SEWER ESMT.

O&E

B

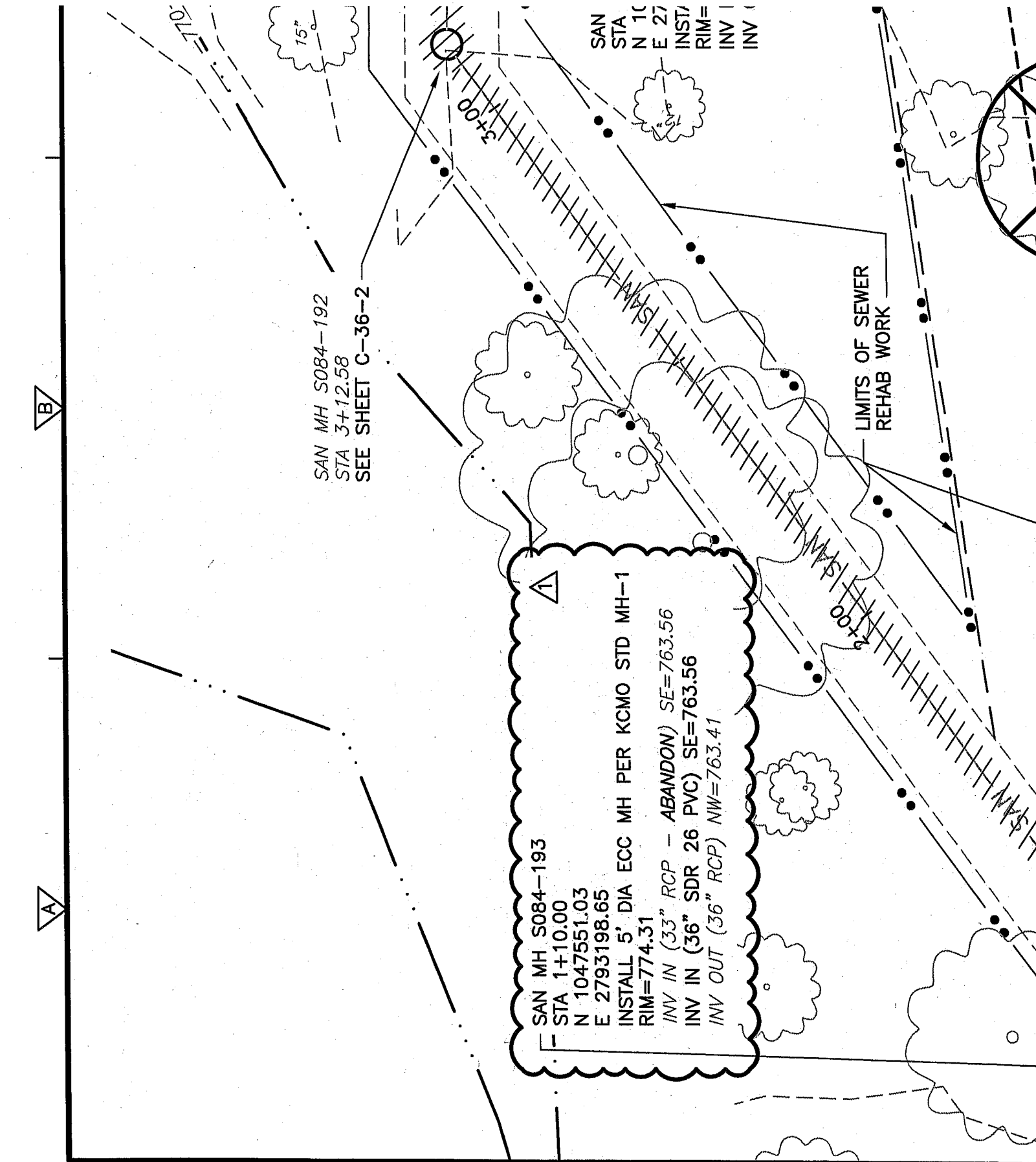
A

SAN MH S084-192
STA 3+12.58
SEE SHEET C-36-2

SAN MH S084-193
 STA 1+10.00
 N 1047551.03
 E 2793198.65
 INSTALL 5' DIA ECC MH PER KCMO STD MH-1
 RIM=774.31
 INV IN (33" RCP - ABANDON) SE=763.56
 INV IN (36" SDR 26 PVC) SE=763.56
 INV OUT (36" RCP) NW=763.41

SAN
 STA N 10
 E 27
 INST/ RIM=
 INV I
 INV I

LIMITS OF SEWER
REHAB WORK



A

B

REMOVE AND REPLACE EXST 4' DIA CONC MH

SAN MH S084-191

STA 6+92.75

= STA 7+08.70

N 1046998.27

E 2793344.84

INSTALL 6' DIA ECC MH

PER KCMO STD MH-1

RIM=779.18

INV IN (33" RCP) S=767.23

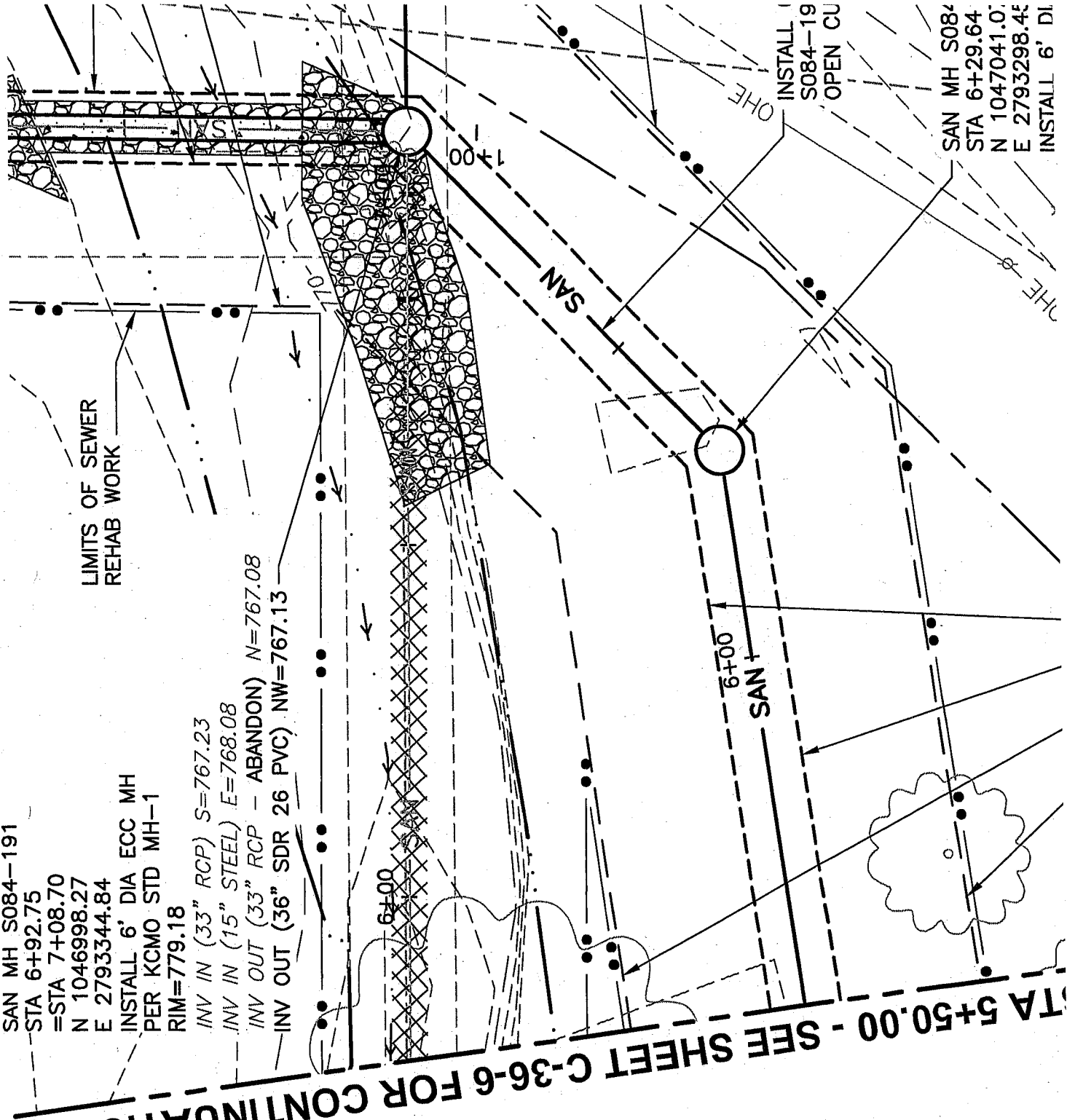
INV IN (15" STEEL) E=768.08

INV OUT (33" RCP - ABANDON) N=767.08

INV OUT (36" SDR 26 PVC) NW=767.13

LIMITS OF SEWER REHAB WORK

SEE SHEET C-36-6 FOR CONTINUATION



INSTALL
S084-19
OPEN CU

SAN MH S084-
STA 6+29.64
N 1047041.0
E 2793298.45
INSTALL 6' DI