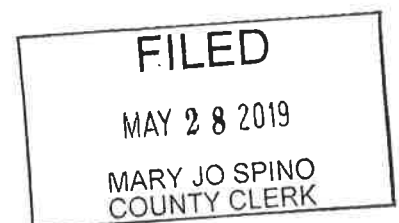


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**GRANT OF PERMANENT EXCLUSIVE  
INGRESS-EGRESS EASEMENT**

By these presents, **Jackson County, Missouri (Grantor)**, the owner of the real estate herein described as **Exhibit "A" (the "Easement Tract")**, does establish, grant, demise and convey to **David A. Haake and Mary Elaine Haake (Grantee)** the right, privilege and permanent ingress/egress easement upon, over, under and through the Easement Tract for the purpose of Grantee to own, construct, maintain, alter, inspect, repair, and protect an exclusive and permanent driveway to be owned and used by Grantee in common and in conjunction with the Grantee's or its/their successors ownership of the real estate described in the attached **Exhibit "B" (the "Grantee Tract")** so long as the Grantee Tract is used and occupied for the present rural, agricultural and residential purposes. In the event the Grantee Tract is rezoned and used for a higher use, this grant of easement shall cease and the parties, or their successors in interest, shall negotiate the terms of a subsequent easement in the Easement Tract for the benefit of the Grantee Tract.

This easement on the Easement Tract shall be common to the Grantee and subsequent owner(s) of the Grantee Tract and represents an easement from the Grantee Tract to public right of way, ingress and egress onto and from 95<sup>th</sup> Street/East Bannister Road, Kansas City, Missouri, is permanent in its duration and shall remain open and unobstructed from any actions of Grantor, provided however, that any and all utility service work or utility relocation related to work in the Easement Tract done at the request of Grantee shall be the sole cost and responsibility of the Grantee .



This grant of easement shall be used only for the purpose herein stated and, in a manner, reasonable, legal and non-intrusive to the parties hereto bound provided however with Grantee maintaining the right to gate, fence or otherwise secure the Grantee Tract on the Easement Tract.

This grant shall be binding upon the parties hereto, their heirs, successors and assigns and it is understood that this grant cannot be changed in any way except in writing, signed by the then current owners of the property interests herein described

In witness whereof, grantors hereunto set its hand this \_\_\_\_ day of \_\_\_\_\_, A.D., 2019.

JACKSON COUNTY, MISSOURI  
d/b/a Rock Island Rail Corridor Authority

By: [Signature]  
Name: Frank White Jr.  
Title: County Executive

**ACKNOWLEDGEMENT**

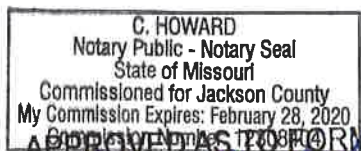
STATE OF MISSOURI,

JACKSON COUNTY, SS:

Be it remembered, that on this 28 day of May, 2019, before me, the undersigned, a notary public in and for the county and state aforesaid, came Frank White, Jr., the County Executive of the JACKSON COUNTY, MISSOURI, d/b/a Rock Island Rail Corridor Authority, who, is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknowledged the execution of the same.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

C. Howard  
Notary Public  
My Appointment Expires: February 28, 2020



[Signature]  
County Counselor

ATTEST:  
[Signature]  
Clerk of the County Legislature

**EXHIBIT A**

PROJECT: DRIVEWAY EASEMENT

DATE: OCTOBER 23, 2018

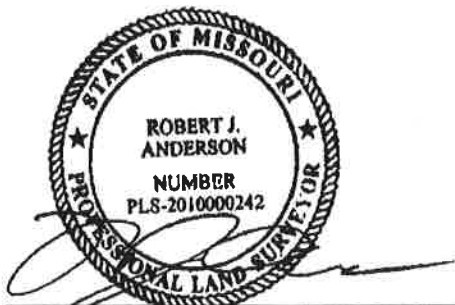
PROPERTY OWNER: DAVE HAAKE

LOCATION: 12700 EAST BANNISTER ROAD, KANSAS CITY, MISSOURI 64138

**DESCRIPTION – DRIVEWAY EASEMENT:**

A STRIP OF LAND IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 86°-16'-40" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 1081.04 FEET TO THE EAST RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND, & PACIFIC RAILROAD AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 17°-43'-29" WEST, A RADIUS OF 2680.10 FEET, A CENTRAL ANGLE OF 2°-05'-48", AND AN ARC DISTANCE OF 98.07 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 18°-46'-23" WEST, A DISTANCE OF 391.83 FEET TO THE POINT OF BEGINNING OF THE STRIP OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 18°-46'-23" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 23.40 FEET; THENCE SOUTH 77°-29'-17" WEST, A DISTANCE OF 142.91 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST BANNISTER ROAD AS NOW ESTABLISHED; THENCE NORTH 83°-03'-59" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 46.91 FEET; THENCE NORTH 65°-03'-17" EAST, A DISTANCE OF 20.36 FEET; THENCE NORTH 77°-29'-17" EAST, A DISTANCE OF 179.41 FEET TO THE POINT OF BEGINNING.

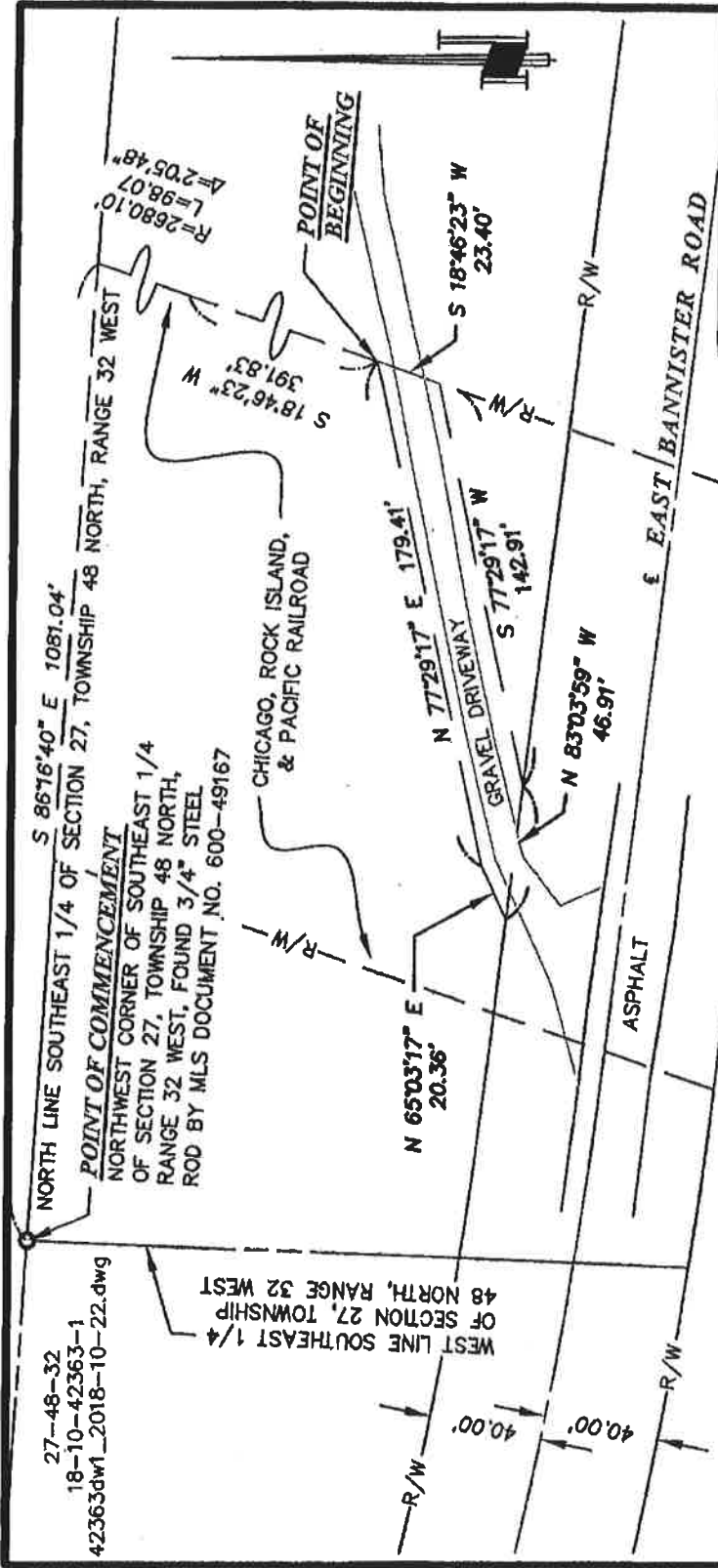
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 5,175 SQUARE FEET OR 0.119 ACRES, MORE OR LESS.



11/20/18

ROBERT J. ANDERSON, PLS #2010000242





27-48-32  
18-10-42363-1  
42363dw1\_2018-10-22.dwg

WEST LINE SOUTHEAST 1/4  
OF SECTION 27, TOWNSHIP  
48 NORTH, RANGE 32 WEST

NORTH LINE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 32 WEST

POINT OF COMMENCEMENT  
NORTHWEST CORNER OF SOUTHEAST 1/4  
OF SECTION 27, TOWNSHIP 48 NORTH,  
RANGE 32 WEST, FOUND 3/4\" STEEL  
ROD BY MLS DOCUMENT NO. 600-49167

CHICAGO, ROCK ISLAND,  
& PACIFIC RAILROAD

ASPHALT

EAST BANNISTER ROAD

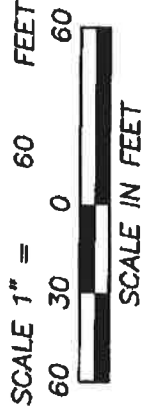
**EXHIBIT A - DRIVEWAY EASEMENT**

PROJECT: DAVE HAAKE  
LOCATION: 12700 EAST BANNISTER ROAD  
DATE: OCTOBER 23, 2018

MISSOURI CERTIFICATE  
OF AUTHORITY, 000076



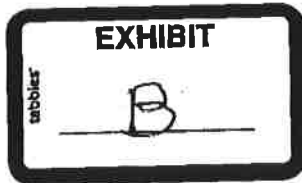
**SURVEY COMPANY**  
1270 NE DELTA SCHOOL ROAD  
LEES SUMMIT, MISSOURI 64064  
(816) 246-5050



THE BEARING SYSTEM SHOWN HEREON IS BASED  
ON THE MISSOURI COORDINATE SYSTEM OF 1983,  
WEST ZONE



ROBERT J. ANDERSON  
PLS #2010000242



## LEGAL DESCRIPTION

TRACT I: All that part of the North 1/2 of the Southeast 1/4 of Section 27, Township 48, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the point of intersection of the North line of said 1/2 1/4 Section with the center line of the Little Blue River, as it now exists; thence West along said North line 270 feet to the true point of beginning of the tract of land described herein, being the Northwestern corner of a tract of land conveyed to Jackson County, Missouri, and described as Tract III in the Warranty Deed recorded December 4, 1980, under Document No. I-441262, in Book I-1047 at page 175; thence South parallel with the East line of said 1/2 1/4 Section 410 feet, more or less, to the centerline of Unity Central Road; thence Southwesterly along said centerline to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 27; thence North along said West line to the Northerly right of way line of Bannister Road, as now established; thence Westerly along said Northerly right of way line to the Easterly right of way line of the Kansas City Rock Island Railway; thence Northeasterly along said Easterly right of way line to the North line of the North 1/2 of the Southeast 1/4 of said Section 27; thence East along the North line of said 1/2 1/4 Section to the point of beginning, except that part conveyed to the City of Kansas City on May 30, 2000 in Document No. 2000I0035252; and subject to the rights of the public in Unity Central Road and Bannister Road.

TRACT II: All that part of the of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 48, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the intersection of the East line of said 1/4 1/4 Section with the South bank of the Little Blue River; thence South along said East line 264 feet to the Southeast corner of said 1/4 1/4 Section; thence West along the South line thereof to the Easterly right of way line of the Kansas City Rock island Railway; thence Northeasterly along said Easterly right of way to the South bank of said Little Blue River; thence Easterly along said South Bank to the point of beginning.

This Policy is invalid unless the cover sheet and Schedule B are attached.