

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE FINDING, DETERMINING AND DECLARING THE NECESSITY OF ACQUIRING TEMPORARY CONSTRUCTION AND GRADING EASEMENTS, NEW RIGHT-OF-WAY AND GENERAL UTILITY EASEMENTS FOR THE 24 HWY COMPLETE STREETS PHASE 1 (PROJECT NO.70111801); AUTHORIZING THE NEGOTIATION AND EMINENT DOMAIN PROCEEDINGS IF NECESSARY; APPROVING THE PLANS AND SPECIFICATIONS FOR THE PROJECT; AUTHORIZING THE USE OF EXPERTS AS NEEDED; AUTHORIZING AND DIRECTING THE EXECUTION OF DOCUMENTS AND THE PAYMENT OF FUNDS TO PROPERTY OWNERS OR OTHERS HOLDING PROPERTY RIGHTS, IN CONJUNCTION WITH THE PROJECT.

WHEREAS, the City Council of the City of Independence, Missouri, pursuant to advice and recommendation of the Municipal Services Director, deems it necessary, advisable and in the public interest to obtain temporary construction and grading easements, right-of-way and general utility easements in accordance with the plans and specifications as approved for construction, operation and maintenance of 24 Hwy Complete Streets Phase 1 Project (No. 70111801.), together with all appurtenances, thereto, along, over, under, upon, across and through certain tracts of land within Independence, Jackson County, Missouri; and,

WHEREAS, the City has authority by virtue of Section 82.240 of the Revised Statutes of the State of Missouri, 1969, as amended, and Section 1.3 and 1.4 of the Charter of the City of Independence, Missouri, revised August 8, 1978, to acquire private property by eminent domain proceedings for any public or municipal use, including the uses or purposes stated herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That it is hereby found, determined and declared that it is necessary for the purpose of construction, operation and maintenance of improved 24 Hwy Complete Streets designated as 24 Hwy Complete Streets Phase 1 Improvements Project (No. 70111801) for the City of Independence, Missouri, to acquire by purchase or eminent domain proceedings temporary construction grading easements, right-of-way and general utility easements for such public improvements, including, but not limited to, the right to construct curbs, drives, trails, sidewalks and storm sewers, together with all appurtenances thereunto belonging along, over, under, upon, across and through the following described tracts of land, all of which are situated in Independence, Jackson County, Missouri; to wit:

PARCEL 1

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTH 5.00 FEET OF LOT 5, GIORGIAN COURT, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 763 SQUARE FEET.

The temporary construction and grading easement shall terminate at the earlier of:

1: Two (2) years from the date construction begins, or

2: The date construction is completed and accepted by the City

PARCEL 2

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTH 5.00 FEET OF THE NORTH 15.00 FEET OF LOT 1, BLOCK 2, IDLEWILD PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 298 SQUARE FEET.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 3

TEMPORARY CONSTRUCTION EASEMENT:

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE S87°25'57"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 684.19 FEET; THENCE N02°34'03"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24 AND THE SOUTHEAST CORNER OF LOT 5, GIORGIAN COURT, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; THENCE N01°58'03"E, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 5.00 FEET; THENCE S87°25'57"E, A DISTANCE OF 392.70 FEET; THENCE N60°59'38"E, A DISTANCE OF 9.55 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH RIVER BOULEVARD; THENCE S05°20'58"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N87°25'57"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 400.30 FEET TO THE POINT OF BEGINNING. CONTAINING 2021 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 4

TEMPORARY CONSTRUCTION EASEMENT:

THE NORTH 15.00 FEET OF THE WEST 23.85 FEET OF LOT 6, BLOCK 1, IDLEWILD PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. EXCEPT THE NORTH 10.00 FEET THEREOF NOW IN U.S. HIGHWAY NO. 24. CONTAINING 119 SQUARE FEET.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 5

PERMANENT RIGHT-OF-WAY:

PART OF LOT 11, BLOCK 12, ROOSEVELT PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 32 WEST; THENCE S87°25'57"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1142.13 FEET; THENCE N05°20'58"E, A DISTANCE OF 49.63 FEET TO THE POINT OF BEGINNING ON NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N05°20'58"E, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH RIVER BOULEVARD, A DISTANCE OF 14.12 FEET; THENCE S31°56'55"E, A DISTANCE OF 17.22 FEET TO THE NORTH LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N86°58'05"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.44 FEET TO THE POINT OF BEGINNING. CONTAINING 74 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 10, BLOCK 12, ROOSEVELT PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 32 WEST; THENCE S87°25'57"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1142.13 FEET; THENCE N05°20'58"E, A DISTANCE OF 49.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°58'05"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 62.44 FEET TO THE POINT OF BEGINNING; THENCE N02°48'25"E, A DISTANCE OF 5.00 FEET; THENCE S86°58'05"E, A DISTANCE OF 37.78 FEET TO THE EAST LINE OF SAID LOT 10; THENCE S05°26'22"W, ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N86°58'05"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 37.55 FEET TO THE POINT OF BEGINNING. CONTAINING 188 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 6

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 4 AND LOT 5, BLOCK 1, IDLEWILD PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE S01°28'04"W, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N87°25'57"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2004I0054969; THENCE S01°29'01"W, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE S87°25'57"E, A DISTANCE OF 75.01 FEET TO THE EAST LINE OF SAID TRACT OF LAND; THENCE N01°27'37"E, ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 375 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 7

TEMPORARY CONSTRUCTION EASEMENT:

THE NORTH 8.00 FEET OF THE SOUTH 19.10 FEET OF LOT 7 AND LOT 8, BLOCK 12, ROOSEVELT PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI AND THE NORTH 5.00 FEET OF THE SOUTH 16.10 FEET OF LOT 9 OF SAID BLOCK 12, ROOSEVELT PARK. CONTAINING 1053 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 8

PERMANENT RIGHT-OF-WAY:

PART OF LOT 1, BLOCK 1, IDLEWILD PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; COMMENCING AT THE NORTHWEST CORNER OF LOT 3, OF SAID BLOCK 1, IDLEWILD PARK; THENCE S01°28'04"W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°25'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 154.61 FEET TO THE POINT OF BEGINNING; THENCE S87°25'57"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH RIVER BOULEVARD; THENCE S05°20'58"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3.00 FEET; THENCE N66°20'38"W, A DISTANCE OF 8.34 FEET TO THE POINT OF BEGINNING. CONTAINING 12 SQUARE FEET, MORE OR LESS.

PERMANENT DRAINAGE EASEMENT:

PART OF LOT 2, BLOCK 1, IDLEWILD PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; COMMENCING AT THE NORTHWEST CORNER OF LOT 3, OF SAID BLOCK 1, IDLEWILD PARK; THENCE S01°28'04"W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°25'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 67.59 FEET TO THE POINT OF BEGINNING; THENCE S87°25'57"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.02 FEET; THENCE S02°34'03"W, A DISTANCE OF 10.00 FEET; THENCE N87°25'37"W, A DISTANCE OF 14.02 FEET; THENCE N02°34'03"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 140 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 1 AND LOT 2, BLOCK 1, IDLEWILD PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; COMMENCING AT THE NORTHWEST CORNER OF LOT 3, OF SAID BLOCK 1, IDLEWILD PARK; THENCE S01°28'04"W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°25'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 81.61 FEET TO THE POINT OF BEGINNING; THENCE S87°25'57"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 73.00 FEET; THENCE S66°20'38"E, A DISTANCE OF 8.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH RIVER BOULEVARD; THENCE S05°20'58"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.92 FEET; THENCE N42°22'54"W, A DISTANCE OF 23.88 FEET; THENCE N87°25'57"W, A DISTANCE OF 62.99 FEET; THENCE N02°34'03"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 541 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 9

PERMANENT DRAINAGE EASEMENT:

PART OF LOT 6, BLOCK 12, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE S87°25'57"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1442.18 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH COTTAGE AVENUE; THENCE N05°20'58"E, ALONG SAID PROLONGATION, A DISTANCE OF 47.19 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°58'05"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.38 FEET; THENCE N52°54'44"E, A DISTANCE OF 20.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID NORTH COTTAGE AVENUE; THENCE S05°20'58"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 13.43 FEET TO THE POINT OF BEGINNING. CONTAINING 103 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 6, BLOCK 12, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE S87°25'57"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1442.18 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH COTTAGE AVENUE; THENCE N05°20'58"E, ALONG SAID PROLONGATION, A DISTANCE OF 47.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°58'05"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.38 FEET TO THE POINT OF BEGINNING; THENCE N86°58'05"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.12 FEET; THENCE N08°00'12"E, A DISTANCE OF 55.21 FEET; THENCE S86°58'05"E, A DISTANCE OF 19.94 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH COTTAGE AVENUE; THENCE S05°20'58"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 41.62 FEET; THENCE S52°54'44"W, A DISTANCE OF 20.82 FEET TO THE POINT OF BEGINNING. CONTAINING 1064 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*

2: The date construction is completed and accepted by the City

PARCEL 10

PERMANENT RIGHT-OF-WAY:

PART OF LOT 14, BLOCK 14, MCCAULEY PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE S05°20'58"W, ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 10.41 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°58'05"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 8.89 FEET; THENCE S48°49'18"W, A DISTANCE OF 12.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH RIVER BOULEVARD; THENCE N05°20'58"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING. CONTAINING 40 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 14, BLOCK 14, MCCAULEY PARK, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE S05°20'58"W, ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 10.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°58'05"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 8.89 FEET TO THE POINT OF BEGINNING; THENCE S86°58'05"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 3.00 FEET; THENCE S42°48'54"W, A DISTANCE OF 19.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH RIVER BOULEVARD; THENCE N05°20'58"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET; THENCE N48°49'18"E, A DISTANCE OF 12.91 FEET TO THE POINT OF BEGINNING. CONTAINING 49 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 12

PERMANENT RIGHT-OF-WAY:

PART OF LOT 8, BLOCK 3, HENDRICKSON'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE

NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1955.91 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SPRING STREET; THENCE S01°54'41"W, ALONG SAID PROLONGATION, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF SAID LOT 8; THENCE S01°54'41"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.38 FEET; THENCE N40°23'51"W, A DISTANCE OF 7.43 FEET TO A POINT 10.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8; THENCE N86°45'44"W, ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 59.00 FEET; THENCE N01°54'41"E, A DISTANCE OF 10.00 FEET TO SAID NORTH LINE OF LOT 8; THENCE S86°45'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING. CONTAINING 653 SQUARE FEET, MORE OR LESS.

PERMANENT DRAINAGE EASEMENT:

THE SOUTH 35.00 FEET OF THE NORTH 45.00 FEET OF LOT 9, BLOCK 2, HENDRICKSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 875 SQUARE FEET, MORE OR LESS.

PARCEL 13

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOTS 120, 121, 122 AND 123 PICKWICK PLACE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 406.01 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH PLEASANT STREET; THENCE N02°31'03"E, ALONG SAID PROLONGATION, A DISTANCE OF 43.60 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N02°31'03"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET; THENCE S87°07'07"E, A DISTANCE OF 41.21 FEET; THENCE N02°48'25"E, A DISTANCE OF 5.00 FEET; THENCE S87°07'07"E, A DISTANCE OF 16.76 FEET TO THE WEST LINE OF SAID LOT 122; THENCE S02°31'03"W, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE S87°07'07"E, A DISTANCE OF 149.99 FEET TO THE EAST LINE OF SAID LOT 120; THENCE S02°31'03"W, A DISTANCE OF 5.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N87°07'07"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 207.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1124 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 14

PERMANENT RIGHT-OF-WAY 1:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1515.14 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 41.90 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S01°53'42"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET, A DISTANCE OF 15.13 FEET; THENCE N42°37'42"W, A DISTANCE OF 21.58 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°09'06"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.13 FEET TO THE POINT OF BEGINNING. CONTAINING 115 SQUARE FEET, MORE OR LESS.

PERMANENT RIGHT-OF-WAY 2:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1515.14 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 41.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N87°09'06"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 324.88 FEET TO THE POINT OF BEGINNING; THENCE S47°22'47"W, A DISTANCE OF 7.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SPRING STREET; THENCE N01°54'41"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°09'06"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 13 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1515.14 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 41.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N87°09'06"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 140.52 FEET THE POINT OF BEGINNING; THENCE S02°50'54"W, A DISTANCE OF 3.00 FEET; THENCE N87°09'06"W, A DISTANCE OF 187.31 FEET; THENCE N47°22'47"E, A DISTANCE OF 4.21 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°09'06"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 184.36 FEET TO THE POINT OF BEGINNING. CONTAINING 558 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 15

PERMANENT RIGHT-OF-WAY:

PART OF LOT 118, PICKWICK PLACE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 722.01 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SPRING STREET; THENCE N02°31'03"E, ALONG SAID PROLONGATION, A DISTANCE OF 47.69 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°45'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 13.14 FEET; THENCE N39°22'01"E, A DISTANCE OF 21.91 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH SPRING STREET; THENCE S02°31'03"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 17.70 FEET TO THE POINT OF BEGINNING. CONTAINING 116 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOTS 118 AND 119, PICKWICK PLACE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32

WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 722.01 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH SPRING STREET; THENCE N02°31'03"E, ALONG SAID PROLONGATION, A DISTANCE OF 47.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°45'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 13.14 FEET TO THE POINT OF BEGINNING; THENCE N86°45'44"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 44.86 FEET; THENCE S02°31'03"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2.49 FEET; THENCE N87°07'07"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID LOT 119; THENCE N02°31'03"E, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE S87°07'07"E, A DISTANCE OF 93.23 FEET; THENCE N35°11'17"E, A DISTANCE OF 27.35 TO SAID WEST RIGHT-OF-WAY LINE OF NORTH SPRING STREET; THENCE S02°31'03"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 8.29 FEET; THENCE S39°22'01"W, A DISTANCE OF 21.91 FEET TO THE POINT OF BEGINNING. CONTAINING 460 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 16

PERMANENT DRAINAGE EASEMENT:

PART OF LOT 5, WULFEKAMMER PLACE, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1449.12 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 41.66 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°56'16"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE S86°56'16"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S03°10'22"W, A DISTANCE OF 8.00 FEET; THENCE N86°56'16"W, A DISTANCE OF 10.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 80 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 1:

PART OF LOT 5, WULFEKAMMER PLACE, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1449.12 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 41.66 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°56'16"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 13.21 FEET; THENCE S03°10'22"W, A DISTANCE OF 8.00 FEET; THENCE N86°56'16"W, A DISTANCE OF 13.03 FEET TO SAID EAST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE N01°53'42"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 105 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2:

PART OF LOTS 5, 6, 7 AND 8, WULFEKAMMER PLACE, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1449.12 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 41.66 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°56'16"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 23.21 FEET TO THE POINT OF BEGINNING; THENCE S86°56'16"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 176.67 FEET TO THE EAST LINE OF SAID LOT 8; THENCE S01°53'42"W, ALONG SAID EAST LINE, A DISTANCE OF 23.00 FEET; THENCE N86°56'16"W, A DISTANCE OF 7.19 FEET; THENCE N15°15'44"W, A DISTANCE OF 15.80 FEET; THENCE N86°56'16"W, A DISTANCE OF 88.09 FEET; THENCE S01°53'42"W, A DISTANCE OF 20.00 FEET; THENCE N86°56'16"W, A DISTANCE OF 49.97 FEET; THENCE N01°53'42"E, A DISTANCE OF 20.00 FEET; THENCE N86°56'16"W, A DISTANCE OF 26.93 FEET; THENCE N03°10'22"E, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2556 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 17

TEMPORARY CONSTRUCTION EASEMENT 1:

THE WEST 10.30 FEET OF THE SOUTH 25.00 FEET OF LOT 65, PICKWICK PLACE, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 258 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2:

THE SOUTH 10.00 FEET OF LOT 64, PICKWICK PLACE, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 499 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 18

TEMPORARY CONSTRUCTION EASEMENT:

THE WEST 28.30 FEET OF THE NORTH 23.00 FEET OF LOT 1, WULFEKAMMER PLACE, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 651 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 19

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTH 5.00 FEET OF LOT 63, PICKWICK PLACE, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 253 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*

2: The date construction is completed and accepted by the City

PARCEL 20

PERMANENT RIGHT-OF-WAY:

PART OF LOT 33, FLUORNOY'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1053.29 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°01'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 164.92 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 33; THENCE S01°53'57"W, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 164.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NORTH LIBERTY STREET; THENCE N01°53'42"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 825 SQUARE FEET, MORE OR LESS.

PERMANENT DRAINAGE EASEMENT:

PART OF LOT 33, FLUORNOY'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1053.29 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°01'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 164.62 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 33; THENCE S01°53'57"W, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 109.51 FEET TO POINT OF BEGINNING; THENCE S02°58'48"W, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 10.00 FEET; THENCE N02°58'48"E, A DISTANCE OF 5.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 50 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 1:

PART OF LOT 33, FLUORNOY'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1053.29 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°01'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 164.62 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 33; THENCE S01°53'57"W, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE S01°53'57"W, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 109.61 FEET; THENCE N02°58'48"E, A DISTANCE OF 5.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 109.51 FEET TO THE POINT OF BEGINNING. CONTAINING 548 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2:

PART OF LOT 33, FLUORNOY'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1053.29 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S87°01'12"E, A DISTANCE OF 45.41 FEET; THENCE S02°58'48"W, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 45.31 FEET TO SAID EAST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE N01°53'42"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 227 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 21

PERMANENT RIGHT-OF-WAY:

PART OF LOT 6, ZICK'S PICKWICK ADDITION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST,

IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1098.35 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE N02°27'06"E, ALONG SAID PROLONGATION, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°45'44"W, A DISTANCE OF 5.92 FEET; THENCE N52°43'35"E, A DISTANCE OF 7.70 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE S02°27'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 6, ZICK'S PICKWICK ADDITION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1098.35 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE N02°27'06"E, ALONG SAID PROLONGATION, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°45'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.92 FEET TO THE POINT OF BEGINNING; THENCE N86°45'44"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 152.08 FEET TO THE WEST LINE OF SAID LOT 6; THENCE N02°27'06"E, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE S86°45'44"E, A DISTANCE OF 158.01 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE S52°43'35"W, A DISTANCE OF 7.70 FEET TO THE POINT OF BEGINNING. CONTAINING 775 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 22

PERMANENT RIGHT-OF-WAY:

PART OF LOT 33, FLUORNOY'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST,

IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 723.42 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 33.51 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S01°54'13"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 164.92 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 33; THENCE N01°53'57"E, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°01'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 164.92 FEET TO THE POINT OF BEGINNING. CONTAINING 825 SQUARE FEET, MORE OR LESS.

PERMANENT DRAINAGE EASEMENT:

PART OF LOT 33, FLUORNOY'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 723.42 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 38.51 FEET; THENCE N87°01'12"W, A DISTANCE OF 143.43 FEET TO THE POINT OF BEGINNING; THENCE S02°58'48"W, A DISTANCE OF 7.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 10.00 FEET; THENCE N02°58'48"E, A DISTANCE OF 7.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 70 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 1:

PART OF LOT 33, FLUORNOY'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 723.42 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 38.51 FEET TO THE POINT OF BEGINNING; THENCE S01°54'13"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 133.52 FEET;

THENCE N02°58'48"E, A DISTANCE OF 5.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 133.43 FEET TO THE POINT OF BEGINNING. CONTAINING 667 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2:

PART OF LOT 33, FLUORNOY'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 723.42 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S01°53'42"W, ALONG SAID PROLONGATION, A DISTANCE OF 38.51 FEET; THENCE N87°01'12"W, A DISTANCE OF 143.43 FEET TO THE POINT OF BEGINNING; THENCE S02°58'48"W, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 21.40 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 33; THENCE N01°53'57"E, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 21.49 FEET TO THE POINT OF BEGINNING. CONTAINING 107 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 23

PERMANENT RIGHT-OF-WAY:

PART OF LOT 23, PICKWICK PLACE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1158.36 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE N02°27'06"E, ALONG SAID PROLONGATION, A DISTANCE OF 40.72 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N02°27'06"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET, A DISTANCE OF 5.00 FEET; THENCE S36°59'39"E, A DISTANCE OF 6.53 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°55'25"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 4.15 FEET TO THE POINT OF BEGINNING. CONTAINING 10 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOTS 21, 22 AND 23, PICKWICK PLACE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1158.36 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH OSAGE STREET; THENCE N02°27'06"E, ALONG SAID PROLONGATION AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 45.72 FEET TO THE POINT OF BEGINNING; THENCE S86°55'25"E, A DISTANCE OF 108.58 FEET TO THE WEST LINE OF SAID LOT 21; THENCE N02°30'15"E, ALONG SAID WEST LINE, A DISTANCE OF 2.00 FEET; THENCE S86°55'25"E, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SAID LOT 21; THENCE S02°30'17"W, ALONG SAID EAST LINE, A DISTANCE OF 7.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°55'25"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 154.42 FEET; THENCE N36°59'39"W, A DISTANCE OF 6.53 FEET TO THE POINT OF BEGINNING. CONTAINING 883 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 24

PERMANENT RIGHT-OF-WAY:

PART OF LOT 2, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 657.40 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 33.22 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°01'12"E, A DISTANCE OF 41.67 FEET; THENCE S03°10'22"W, A DISTANCE OF 2.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 41.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET; THENCE N01°54'13"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING. CONTAINING 83 SQUARE FEET, MORE OR LESS.

PERMANENT DRAINAGE EASEMENT:

PART OF LOT 2, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 657.40 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 35.22 FEET; THENCE S87°01'12"E, A DISTANCE OF 11.63 FEET TO THE POINT OF BEGINNING; THENCE S87°01'12"E, A DISTANCE OF 10.00 FEET; THENCE S03°10'22"W, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 10.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 50 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 1:

PART OF LOT 2, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 657.40 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 33.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°01'12"E, A DISTANCE OF 41.67 FEET TO THE POINT OF BEGINNING; THENCE S87°01'12"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 115.05 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S01°54'13"W, ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 20.16 FEET; THENCE S03°10'22"W, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 35.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 80.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 3.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 20.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING. CONTAINING 810 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2:

PART OF LOT 2, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER

OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 657.40 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 35.22 FEET TO THE POINT OF BEGINNING; THENCE S87°01'12"E, A DISTANCE OF 11.63 FEET; THENCE S03°10'22"W, A DISTANCE OF 3.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 11.56 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET; THENCE N01°54'13"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING. CONTAINING 35 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 25

PERMANENT RIGHT-OF-WAY:

PART OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1482.92 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE N02°11'52"E, ALONG SAID PROLONGATION, A DISTANCE OF 41.63 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°55'25"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.22 FEET; THENCE N03°10'22"E, A DISTANCE OF 2.00 FEET; THENCE S86°55'25"E, A DISTANCE OF 65.18 FEET TO SAID WEST RIGHT-OF-WAY OF NORTH LIBERTY STREET; THENCE S02°11'52"W, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING. CONTAINING 130 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1482.92 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE N02°11'52"E, ALONG SAID PROLONGATION, A DISTANCE OF 41.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S.

HIGHWAY NO. 24; THENCE N86°55'25"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.22 FEET TO THE POINT OF BEGINNING; THENCE N86°55'25"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.58 FEET TO THE EAST LINE OF LOT 21, PICKWICK PLACE, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; THENCE N02°30'17"E, ALONG SAID EAST LINE, A DISTANCE OF 7.00 FEET; THENCE S86°55'25"E, A DISTANCE OF 25.66 FEET; THENCE S03°10'22"W, A DISTANCE OF 2.00 FEET; THENCE S86°55'25"E, A DISTANCE OF 135.00 FEET; THENCE N21°10'10"E, A DISTANCE OF 15.78 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE S02°11'52"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.00 FEET; THENCE N86°55'25"W, A DISTANCE OF 65.18 FEET; THENCE S03°10'22"W, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING. CONTAINING 788 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 26

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 1, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'27"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 327.43 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S01°54'13"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH LYNN STREET, A DISTANCE OF 5.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 156.72 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N01°54'13"E, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S87°01'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 156.72 FEET TO THE POINT OF BEGINNING. CONTAINING 784 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 27

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 1, BLOCK 1, NORTH INDEPENDENCE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1548.93 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH LIBERTY STREET; THENCE N02°11'52"E, ALONG SAID PROLONGATION, A DISTANCE OF 41.85 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N02°11'52"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH LIBERTY DRIVE, A DISTANCE OF 35.00 FEET; THENCE S87°03'16"E, A DISTANCE OF 9.37 FEET; THENCE S03°10'22"W, A DISTANCE OF 28.00 FEET; THENCE S87°03'16"E, A DISTANCE OF 69.29 FEET; THENCE S03°10'22"W, A DISTANCE OF 7.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N87°03'16"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 78.07 FEET TO THE POINT OF BEGINNING. CONTAINING 803 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 28

PERMANENT RIGHT-OF-WAY:

PART OF LOT 2, BLOCK 1, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 274.42 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 31.97 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°01'29"E, A DISTANCE OF 122.23 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S01°56'41"W, ALONG SAID EAST LINE, A DISTANCE OF 11.01 FEET; THENCE N37°37'01"W, A DISTANCE OF 13.37 FEET; THENCE N86°01'29"W, A DISTANCE

OF 110.01 FEET; THENCE S78°41'37"W, A DISTANCE OF 3.79 FEET TO SAID EAST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE N01°54'13"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING. CONTAINING 167 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 2, BLOCK 1, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 274.42 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE S01°54'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 33.97 FEET TO THE POINT OF BEGINNING; THENCE N78°41'37"E, A DISTANCE OF 3.79 FEET; THENCE S86°01'29"E, A DISTANCE OF 110.01 FEET; THENCE S37°37'01"E, A DISTANCE OF 13.37 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S01°56'41"W, ALONG SAID EAST LINE, A DISTANCE OF 14.01 FEET; THENCE N39°32'58"W, A DISTANCE OF 20.69 FEET; THENCE N86°01'29"W, A DISTANCE OF 108.51 FEET TO SAID EAST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE N01°54'13"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.01 FEET TO THE POINT OF BEGINNING. CONTAINING 1158 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 29

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOT 2, BLOCK 1, NORTH INDEPENDENCE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1878.80 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE N02°19'47"E, ALONG SAID PROLONGATION, A DISTANCE OF 44.88 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N87°32'41"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 156.96 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N02°15'50"E, ALONG SAID

WEST LINE, A DISTANCE OF 5.00 FEET; THENCE S87°32'41"E, A DISTANCE OF 145.90 FEET; THENCE N68°07'43"E, A DISTANCE OF 12.14 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE S02°19'47"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 813 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 30

PERMANENT RIGHT-OF-WAY:

PART OF LOT 1, BLOCK 1, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 23.02 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NOLAND ROAD; THENCE S01°59'09"W, ALONG SAID PROLONGATION, A DISTANCE OF 35.21 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S01°59'09"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF NOLAND ROAD, A DISTANCE OF 51.62 FEET; THENCE N88°00'51"W, A DISTANCE OF 12.00 FEET; THENCE N01°59'09"E, A DISTANCE OF 42.60 FEET; THENCE N48°36'31"W, A DISTANCE OF 13.87 FEET; THENCE N86°01'29"W, A DISTANCE OF 90.01 FEET; THENCE S45°37'43"W, A DISTANCE OF 9.37 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N01°56'41"E, ALONG SAID WEST LINE, A DISTANCE OF 8.01 FEET TO SAID SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY NO. 24; THENCE S86°01'29"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 119.21 FEET TO THE POINT OF BEGINNING. CONTAINING 797 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 1:

PART OF LOT 1, BLOCK 1, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 23.02 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NOLAND ROAD; THENCE S01°59'09"W, ALONG SAID PROLONGATION AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 86.83 FEET; THENCE N88°00'51"W,

A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING ; THENCE N88°00'51"W, A DISTANCE OF 1.00 FEET; THENCE N01°59'09"E, A DISTANCE OF 43.43 FEET; THENCE S48°36'31"E, A DISTANCE OF 1.29 FEET; THENCE S01°59'09"W, A DISTANCE OF 42.60 FEET TO THE POINT OF BEGINNING. CONTAINING 43 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT 2:

PART OF LOT 1, BLOCK 1, KELLY HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE N86°45'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 23.02 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NOLAND ROAD; THENCE S01°59'09"W, ALONG SAID PROLONGATION AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 86.83 FEET; THENCE N88°00'51"W, A DISTANCE OF 12.00 FEET; THENCE N01°59'09"E, A DISTANCE OF 42.60 FEET; THENCE N48°36'31"W, A DISTANCE OF 7.29 FEET TO THE POINT OF BEGINNING; THENCE N86°01'29"W, A DISTANCE OF 90.18 FEET; THENCE S32°04'42"W, A DISTANCE OF 22.67 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N01°56'41"E, ALONG SAID WEST LINE, A DISTANCE OF 17.01 FEET; THENCE N45°37'43"E, A DISTANCE OF 9.37 FEET; THENCE S86°01'29"E, A DISTANCE OF 90.01 FEET; THENCE S48°36'31"E, A DISTANCE OF 6.58 FEET TO THE POINT OF BEGINNING. CONTAINING 488 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

PARCEL 31

PERMANENT RIGHT-OF-WAY:

PART OF LOTS 37, 38 AND PART OF A VACATED ALLEY, BLOCK 5, NORTH INDEPENDENCE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1944.81 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE N02°19'47"E, ALONG SAID PROLONGATION, A DISTANCE OF 43.68 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N02°19'47"E, ALONG

SAID EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A DISTANCE OF 3.00 FEET; THENCE S72°45'27"E, A DISTANCE OF 8.12 FEET; THENCE S87°01'12"E, A DISTANCE OF 189.60 FEET TO THE WEST LINE OF THE EAST 132.50 FEET OF SAID LOT 38; THENCE S02°27'36"W, ALONG SAID WEST LINE, A DISTANCE OF 1.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N87°01'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 197.45 FEET TO THE POINT OF BEGINNING. CONTAINING 205 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT:

PART OF LOTS 37, 38 AND PART OF A VACATED ALLEY, BLOCK 5, NORTH INDEPENDENCE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35; THENCE S86°45'44"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1944.81 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET; THENCE N02°19'47"E, ALONG SAID PROLONGATION AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 46.68 FEET TO THE POINT OF BEGINNING; THENCE N02°19'47"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A DISTANCE OF 12.00 FEET; THENCE S13°48'39"E, A DISTANCE OF 10.45 FEET; THENCE S87°01'12"E, A DISTANCE OF 150.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 10.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 44.43 FEET TO THE WEST LINE OF THE EAST 132.50 FEET OF SAID LOT 38; THENCE S02°27'36"W, ALONG SAID WEST LINE, A DISTANCE OF 14.00 FEET; THENCE N87°01'12"W, A DISTANCE OF 189.60 FEET; THENCE N72°45'27"W, A DISTANCE OF 8.12 FEET TO THE POINT OF BEGINNING. CONTAINING 1241 SQUARE FEET, MORE OR LESS.

The temporary construction and grading easement shall terminate at the earlier of:

- 1: Two (2) years from the date construction begins, or*
- 2: The date construction is completed and accepted by the City*

SECTION 2. That the City Manager and his designates are hereby authorized and directed to negotiate with the owners of the properties herein described for the purchase of general utility easements and temporary construction, right-of-way and grading easements relating to said lands.

SECTION 3. That in the event of failure to negotiate the proper compensation to be paid for such general utility easements and temporary construction and grading easements, right-of-way and the acquisition thereof by purchase, the City Counselor and his designates are hereby authorized and directed to institute eminent domain proceedings for the purpose of acquiring such general utility easements and temporary construction, right-of-way and grading easements in the manner provided by law.

SECTION 4. That the City Manager is hereby authorized to request proposals, if required, for surveys, appraisals, and necessary title reports for said property.

SECTION 5. That the improvements herein referred to shall be of the nature described herein and shall be done in accordance with the plans and specifications as completed, hereby approved, and on file in the office of the Municipal Services Director.

SECTION 6. That the City Manager of the City of Independence, Missouri, is hereby authorized and directed to execute necessary documents, to pay and disburse funds, within appropriations authorized for this project, to property owners, others holding property rights and escrow agents pursuant to negotiated agreements for purchase of said general utility easements and temporary construction , right-of-way and grading easements, all in accordance with established acquisition procedure and approved appraisals.

PASSED THIS _____ DAY OF _____, 2021, BY THE CITY COUNCIL
OF THE CITY OF INDEPENDENCE, MISSOURI.

ATTEST:

City Clerk

APPROVED - FORM AND LEGALITY:

Acting City Counselor

REVIEWED BY:

City Manager

Presiding Officer of the City Council
of the City of Independence, Missouri

I hereby certify that there is a balance, otherwise, unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, sufficient to meet the obligation hereby incurred.

Source is: Street Sales Tax

Director of Finance and Administration
City of Independence, Missouri