

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 19226, BY ADDING SIXTY-FIVE (65) NEW PARCELS RELATED TO THE 24 HWY COMPLETE STREETS PHASE 1 (PROJECT NO.70111801) IN ORDER TO ACQUIRE NECESSARY TEMPORARY CONSTRUCTION AND GRADING EASEMENTS, NEW RIGHT-OF-WAY AND GENERAL UTILITY EASEMENTS FOR THE PROJECT.

WHEREAS, on June 21, 2021, Ordinance No. 19226 was passed giving the initial acquisition authority for the 24 Hwy Complete Streets Phase 1 (Project No. 70111801) by granting authority to acquire thirty parcels for temporary construction and grading easements, new right-of-way and general utility easements for the project; 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 Ordinance No. 19226, adopted by the City Council on June 21, 2021, is hereby amended, such that it continues to be 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, the legal descriptions for which are as follows, with all other legal descriptions of Parcels remaining as provided in Ordinance No. 19226:

## **PARCEL 32**

PERMANENT RIGHT-OF-WAY:

*PART OF LOT 18, MARTIN HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE S01°59'09"W, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.16 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION, A DISTANCE OF 40.30 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF NOLAND ROAD, AS DESCRIBED IN INSTRUMENT NUMBER 1977I0272902; THENCE S86°57'22"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF U.S.*

*HIGHWAY NO. 24; A DISTANCE OF 13.67 FEET; THENCE S56°29'10"W, A DISTANCE OF 16.79 FEET TO SAID EAST RIGHT-OF-WAY LINE OF NOLAND ROAD, AS DESCRIBED IN INSTRUMENT NUMBER 1977I0272902; THENCE N01°59'09"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 68 SQUARE FEET, MORE OR LESS.*

PERMANENT DRAINAGE EASEMENT:

*THE SOUTH 8.00 FEET OF THE NORTH 33.00 FEET OF THE WEST 20.00 FEET OF THE EAST 56.20 FEET OF LOT 18, MARTIN HEIGHTS, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; EXCEPT THE NORTH 25.00 FEET OF SAID LOT 18 IN U.S. HIGHWAY NO. 24 RIGHT-OF-WAY. CONTAINING 160 SQUARE FEET, MORE OR LESS*

TEMPORARY CONSTRUCTION EASEMENT 1:

*THE SOUTH 18.00 FEET OF THE NORTH 43.00 FEET OF THE EAST 36.20 FEET OF LOT 18, MARTIN HEIGHTS, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; EXCEPT THE NORTH 25.00 FEET OF SAID LOT 18 IN U.S. HIGHWAY NO. 24 RIGHT-OF-WAY. CONTAINING 652 SQUARE FEET, MORE OR LESS*

TEMPORARY CONSTRUCTION EASEMENT 2:

*PART OF LOT 18, MARTIN HEIGHTS, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE S01°59'09"W, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.16 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 53.97 FEET TO THE POINT OF BEGINNING; THENCE S86°57'22"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; A DISTANCE OF 74.85 FEET TO THE WEST LINE OF THE EAST 56.20 FEET OF SAID LOT 18; THENCE S01°59'09"W, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE N86°57'22"W, A DISTANCE OF 74.96 FEET; THENCE S44°35'04"W, A DISTANCE OF 20.04 FEET TO SAID EAST RIGHT-OF-WAY LINE OF NOLAND ROAD AS DESCRIBED IN INSTRUMENT NUMBER 1977I0272902; THENCE N01°59'09"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N56°29'10"E, A DISTANCE OF 16.79 FEET TO THE POINT OF BEGINNING. CONTAINING 476 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 33**

#### **PERMANENT RIGHT-OF-WAY:**

*PART OF LOT 38, 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 2274.68 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE N02°27'36"E, ALONG SAID PROLONGATION, A DISTANCE OF 45.16 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N87°01'12"W, A DISTANCE OF 132.51 FEET TO THE WEST LINE OF THE EAST 132.50 FEET OF SAID LOT 38; THENCE N02°27'36"E, ALONG SAID WEST LINE, A DISTANCE OF 2.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 128.41 FEET; THENCE N66°50'54"E, A DISTANCE OF 4.54 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE S02°27'36"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING. CONTAINING 269 SQUARE FEET, MORE OR LESS.*

#### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 38, 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 2274.68 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE N02°27'36"E, ALONG SAID PROLONGATION AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.16 FEET TO THE POINT OF BEGINNING; THENCE S66°50'54"W, A DISTANCE OF 4.54 FEET; THENCE N87°01'12"W, A DISTANCE OF 128.41 FEET TO THE WEST LINE OF THE EAST 132.50 FEET OF SAID LOT 38; THENCE N02°27'36"E, ALONG SAID WEST LINE, A DISTANCE OF 13.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 45.57 FEET; THENCE S03°10'22"W, A DISTANCE OF 10.00 FEET; THENCE S87°01'12"E, A DISTANCE OF 87.06 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH LYNN STREET; THENCE S02°27'36"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. CONTAINING 848 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 34**

**TEMPORARY CONSTRUCTION EASEMENT:**

*THE SOUTH 5.00 FEET OF THE NORTH 30.00 FEET AND THE SOUTH 15.00 FEET OF THE NORTH 40.00 FEET OF THE WEST 3.80 FEET OF LOT 1, MARTIN HEIGHTS, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; EXCEPT THE NORTH 25.00 FEET OF SAID LOT 1 IN U.S. HIGHWAY NO. 24 RIGHT-OF-WAY. CONTAINING 838 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 36**

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE NORTHEAST 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 NORTHEAST QUARTER OF SECTION 2; THENCE N86°57'22"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1858.58 FEET; THENCE S03°02'38"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S03°02'38"W, A DISTANCE OF 5.00 FEET; THENCE N86°57'22"W, A DISTANCE OF 161.69 FEET; THENCE S03°10'22"W, A DISTANCE OF 10.00 FEET; THENCE N86°57'22"W, A DISTANCE OF 45.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 11.52 FEET; THENCE N86°58'05"W, A DISTANCE OF 133.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF DODGION AVENUE; THENCE N01°59'09"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 3.50 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 340.58 FEET TO THE POINT OF BEGINNING. CONTAINING 1948 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 38**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE NORTHEAST 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 NORTHEAST QUARTER OF SECTION 2; THENCE N86°57'22"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1794.42 FEET; THENCE S03°02'38"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S01°59'09"W, A DISTANCE OF 20.43 FEET; THENCE N88°00'51"W, A DISTANCE OF 51.28 FEET; THENCE N03°10'22"E, A DISTANCE OF 16.38 FEET; THENCE N86°57'22"W, A DISTANCE OF 13.31 FEET; THENCE N03°02'38"E, A DISTANCE OF 5.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 64.16 FEET TO THE POINT OF BEGINNING. CONTAINING 1134 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 39**

### **PERMANENT RIGHT-OF-WAY:**

*PART OF LOTS 1 AND 4, SARAH B. HALEY'S SUBDIVISION OF BLOCK EIGHT OF LEWIS JONES ADDITION TO THE CITY OF INDEPENDENCE, A SUBDIVISION OF LAND AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, ALL 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 2567.40 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NOLAND ROAD; THENCE N02°35'40"E, ALONG SAID PROLONGATION, A DISTANCE OF 46.20 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°02'36"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.94 FEET; THENCE N50°10'27"E, A DISTANCE OF 20.23 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NOLAND ROAD; THENCE S02°35'40"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING. CONTAINING 105 SQUARE FEET, MORE OR LESS.*

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOTS 1 AND 4, SARAH B. HALEY'S SUBDIVISION OF BLOCK EIGHT OF LEWIS JONES ADDITION TO THE CITY OF INDEPENDENCE, A SUBDIVISION OF LAND AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, ALL 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 2567.40 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NOLAND ROAD; THENCE N02°35'40"E, ALONG SAID PROLONGATION, A DISTANCE OF 46.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°02'36"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.94 FEET TO THE POINT OF BEGINNING; THENCE N86°02'36"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET; THENCE N47°40'06"E, A DISTANCE OF 21.10 FEET; THENCE N02°35'40"E, A DISTANCE OF 40.00 FEET; THENCE S87°19'32"E, A DISTANCE OF 5.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NOLAND ROAD; THENCE S02°35'40"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 41.36 FEET; THENCE S50°10'27"W, A DISTANCE OF 20.23 FEET TO THE POINT OF BEGINNING. CONTAINING 286 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 40**

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE NORTHEAST 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 NORTHEAST QUARTER OF SECTION 2; THENCE N86°57'22"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1214.60 FEET; THENCE S03°02'38"W, A DISTANCE OF 60.43 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S02°30'08"W, A DISTANCE OF 10.00 FEET; THENCE N86°57'22"W, A DISTANCE OF 579.54 FEET; THENCE N01°59'09"E, A DISTANCE OF 5.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 294.93 FEET; THENCE N03°02'39"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET; THENCE S86°57'22"E, CONTINUING ALONG*

*SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 284.61 FEET TO THE POINT OF BEGINNING. CONTAINING 4320 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 41**

### **PERMANENT RIGHT-OF-WAY:**

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE N02°31'48"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.57 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N02°31'48"E, ALONG THE EAST RIGHT-OF-WAY LINE OF NOLAND ROAD, AS DESCRIBED IN DOCUMENT NUMBER I336806, A DISTANCE OF 2.00 FEET; THENCE S58°43'00"E, A DISTANCE OF 4.23 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING. CONTAINING 4 SQUARE FEET, MORE OR LESS.*

### **PERMANENT DRAINAGE EASEMENT 1:**

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE N02°31'48"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.57 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.72 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N03°12'28"E, A DISTANCE OF 10.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 20.00 FEET; THENCE S03°12'26"W, A DISTANCE OF 10.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 200 SQUARE FEET, MORE OR LESS.*

PERMANENT DRAINAGE EASEMENT 2:

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE N02°31'48"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.57 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 435.73 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N03°10'22"E, A DISTANCE OF 20.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 20.00 FEET; THENCE S03°10'22"W, A DISTANCE OF 20.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 400 SQUARE FEET, MORE OR LESS.*

PERMANENT DRAINAGE EASEMENT 3:

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE N02°31'48"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.57 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 695.73 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N03°10'22"E, A DISTANCE OF 30.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 25.00 FEET; THENCE S03°10'22"W, A DISTANCE OF 30.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 750 SQUARE FEET, MORE OR LESS.*

PERMANENT DRAINAGE EASEMENT 4:

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE N02°31'48"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.57 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE*



*OF 776.96 FEET; THENCE N03°02'38"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE S86°57'22"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 300.01 TO THE POINT OF BEGINNING; THENCE S86°57'22"E, A DISTANCE OF 28.80 FEET; THENCE S03°10'22"W, A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.77 FEET; THENCE N03°02'38"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 432 SQUARE FEET, MORE OR LESS.*

TEMPORARY CONSTRUCTION EASEMENT 1:

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE N02°31'48"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.57 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION, A DISTANCE OF 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NOLAND ROAD, AS DESCRIBED IN DOCUMENT NUMBER I336806; THENCE N02°31'48"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING; THENCE N02°31'48"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 40.84 FEET; THENCE N63°28'39"E, A DISTANCE OF 40.26 FEET; THENCE S81°35'41"E, A DISTANCE OF 266.13 FEET; THENCE N87°51'01"E, A DISTANCE OF 55.24 FEET; THENCE S86°57'22"E, A DISTANCE OF 25.00 FEET; THENCE S03°10'22"W, A DISTANCE OF 10.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 330.00 FEET; THENCE N03°12'26"E, A DISTANCE OF 10.00 FEET; THENCE N86°57'22"W, A DISTANCE OF 20.00 FEET; THENCE S03°12'28"W, A DISTANCE OF 10.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 67.01 FEET; THENCE N58°43'00"W, A DISTANCE OF 4.23 FEET TO THE POINT OF BEGINNING. CONTAINING 6185 SQUARE FEET, MORE OR LESS.*

TEMPORARY CONSTRUCTION EASEMENT 2:

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE N02°31'48"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.57 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-*

*WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION, A DISTANCE OF 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NOLAND ROAD, AS DESCRIBED IN DOCUMENT NUMBER I336806; THENCE N02°31'48"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 40.84 FEET; THENCE N63°28'39"E, A DISTANCE OF 40.26 FEET; THENCE S81°35'41"E, A DISTANCE OF 266.13 FEET; THENCE N87°51'01"E, A DISTANCE OF 55.24 FEET; THENCE S86°57'22"E, A DISTANCE OF 25.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 10.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 20.00 FEET; THENCE S03°10'22"W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE S86°57'22"E, A DISTANCE OF 15.00 FEET; THENCE S82°11'28"E, A DISTANCE OF 60.19 FEET; THENCE S86°57'22"E, A DISTANCE OF 65.00 FEET; THENCE N81°44'20"E, A DISTANCE OF 76.52 FEET; THENCE N71°15'37"E, A DISTANCE OF 26.95 FEET; THENCE S03°10'22"W, A DISTANCE OF 30.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 240.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2487 SQUARE FEET, MORE OR LESS.*

TEMPORARY CONSTRUCTION EASEMENT 3:

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE N02°31'48"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 49.57 FEET TO THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S86°57'22"E, ALONG SAID PROLONGATION, A DISTANCE OF 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NOLAND ROAD, AS DESCRIBED IN DOCUMENT NUMBER I336806; THENCE N02°31'48"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 40.84 FEET; THENCE N63°28'39"E, A DISTANCE OF 40.26 FEET; THENCE S81°35'41"E, A DISTANCE OF 266.13 FEET; THENCE N87°51'01"E, A DISTANCE OF 55.24 FEET; THENCE S86°57'22"E, A DISTANCE OF 25.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 10.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 20.00 FEET; THENCE S03°10'22"W, A DISTANCE OF 10.00 FEET; THENCE S86°57'22"E, A DISTANCE OF 15.00 FEET; THENCE S82°11'28"E, A DISTANCE OF 60.19 FEET; THENCE S86°57'22"E, A DISTANCE OF 65.00 FEET; THENCE N81°44'20"E, A DISTANCE OF 76.52 FEET; THENCE N71°15'37"E, A DISTANCE OF 26.95 FEET; THENCE S86°57'22"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S86°57'22"E, A DISTANCE OF 15.00 FEET; THENCE N62°06'51"E, A DISTANCE OF 29.18 FEET; THENCE S89°49'06"E, A DISTANCE OF 100.14 FEET; THENCE S81°14'40"E, A DISTANCE OF 150.71 FEET; THENCE N76°21'19"E, A DISTANCE OF 52.23 FEET; THENCE S68°30'30"E, A DISTANCE OF 126.41 FEET; THENCE S83°08'30"E, A DISTANCE OF 75.16 FEET TO SAID NORTH RIGHT-OF-*

*WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N86°57'22"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET; THENCE N03°10'22"E, A DISTANCE OF 15.00 FEET TO THE INTERSECTION OF THE EASTERLY PROLONGATION OF SAID NORTH RIGHT-OF-WAY LINE; THENCE N86°57'22"W, ALONG SAID PROLONGATION AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 328.81 FEET; THENCE S03°02'38"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE N86°57'22"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 56.24 FEET; THENCE N03°10'22"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 11475 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 44**

##### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 2, MCBEE STORE, A SUBDIVISION OF LAND, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S10°09'00"E, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 17.86 FEET; THENCE N60°56'04"W, A DISTANCE OF 22.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N68°16'52"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 17.86 FEET TO THE POINT OF BEGINNING. CONTAINING 156 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 46**

##### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 3, MCBEE STORE, A SUBDIVISION OF LAND, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE N68°16'52"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, A DISTANCE OF 116.06 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE S02°52'04"W, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 32.99 FEET; THENCE S68°16'52"W, A DISTANCE OF 108.47 FEET TO THE WEST LINE OF SAID LOT;*

*THENCE N10°09'00"W, ALONG SAID WEST LINE, A DISTANCE OF 30.62 FEET TO THE POINT OF BEGINNING. CONTAINING 3368 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 47**

**PERMANENT DRAINAGE EASEMENT:**

*PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, AND PART OF JENSEN'S ADDITION, A SUBDIVISION OF LAND, ALL IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE S86°57'22"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1819.75 FEET; THENCE N03°02'38"E, A DISTANCE OF 172.47 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N02°06'41"E, A DISTANCE OF 257.37 FEET; THENCE S87°53'19"E, A DISTANCE OF 25.00 FEET; THENCE S02°06'41"W, A DISTANCE OF 246.33 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S68°16'52"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 27.33 FEET TO THE POINT OF BEGINNING. CONTAINING 6297 SQUARE FEET, MORE OR LESS.*

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHEAST 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 SOUTHEAST QUARTER OF SECTION 35; THENCE S86°57'22"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1819.75 FEET; THENCE N03°02'38"E, A DISTANCE OF 172.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N68°16'52"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 61.46 FEET; THENCE S21°43'08"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.11 FEET; THENCE N68°25'00"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 76.85 FEET; THENCE S21°43'08"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.04 FEET; THENCE N68°16'52"E, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 392.57 FEET TO THE POINT OF BEGINNING; THENCE N21°34'07"W, A DISTANCE OF 15.00 FEET; THENCE N68°16'52"E, A DISTANCE OF 75.00 FEET; THENCE S21°34'07"E, A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE S68°16'52"W, ALONG SAID NORTH*

*RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1125 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 48**

### **PERMANENT RIGHT-OF-WAY:**

*PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE N02°44'04"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 402.05 FEET; THENCE N87°15'56"W, A DISTANCE OF 35.82 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF EAST COLLEGE STREET; THENCE S07°12'04"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.56 FEET; THENCE N66°43'18"W, A DISTANCE OF 5.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N68°16'52"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.19 FEET TO THE POINT OF BEGINNING. CONTAINING 12 SQUARE FEET, MORE OR LESS.*

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE N02°44'04"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 402.05 FEET; THENCE N87°15'56"W, A DISTANCE OF 35.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF EAST COLLEGE STREET; THENCE S07°12'04"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.56 FEET TO THE POINT OF BEGINNING; THENCE S07°12'04"W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 6.87 FEET; THENCE S68°16'52"W, A DISTANCE OF 118.70 FEET; THENCE S65°22'46"W, A DISTANCE OF 296.32 FEET TO THE EAST LINE OF LOT 3, MCBEE STORE, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; THENCE N02°52'04"E, ALONG SAID EAST LINE, A DISTANCE OF 27.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N68°16'52"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 402.53 FEET; THENCE S66°43'18"E, A DISTANCE OF 5.64 FEET TO THE POINT OF BEGINNING. CONTAINING 6237 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 50**

**PERMANENT RIGHT-OF-WAY 1:**

*PART OF LOT 49, LUCAS ORCHARD, A SUBDIVISION OF LAND IN SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 419.09 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N69°43'46"E, ALONG SAID PROLONGATION, A DISTANCE OF 31.28 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF EAST COLLEGE STREET; THENCE N69°43'46"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, A DISTANCE OF 19.35 FEET; THENCE S38°32'59"W, A DISTANCE OF 32.84 FEET TO SAID EAST RIGHT-OF-WAY LINE OF EAST COLLEGE STREET; THENCE N06°56'35"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 19.12 FEET TO THE POINT OF BEGINNING. CONTAINING 165 SQUARE FEET, MORE OR LESS.*

**PERMANENT RIGHT-OF-WAY 2:**

*PART OF LOT 49, LUCAS ORCHARD, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 419.09 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N69°43'46"E, ALONG SAID PROLONGATION AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 51.18 FEET TO THE POINT OF BEGINNING; THENCE N19°38'26"W, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N71°40'25"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 41.96 FEET; THENCE N81°36'06"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 58.00 FEET; THENCE S71°40'30"W, A DISTANCE OF 98.86 FEET TO THE POINT OF BEGINNING. CONTAINING 704 SQUARE FEET, MORE OR LESS.*

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 49, LUCAS ORCHARD, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 419.09 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N69°43'46"E, ALONG SAID PROLONGATION AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 51.18 FEET; THENCE N19°38'26"W, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N71°40'25"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 41.96 FEET; THENCE N81°36'06"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 87.68 FEET TO THE POINT OF BEGINNING; THENCE N81°36'06"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 4.15 FEET TO THE EAST LINE OF SAID LOT 49; THENCE S06°56'35"W, ALONG SAID EAST LINE, A DISTANCE OF 5.16 FEET; THENCE S81°16'24"W, A DISTANCE OF 3.57 FEET; THENCE N00°31'42"E, A DISTANCE OF 5.06 FEET TO THE POINT OF BEGINNING. CONTAINING 19 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 53**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOTS 12 AND 13, BLOCK 6, GRAFTON PLACE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 137.29 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF BROADWAY STREET; THENCE N02°44'04"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S81°09'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 106.88 FEET; THENCE N75°54'30"E, A DISTANCE OF 109.39 FEET TO SAID WEST*

*RIGHT-OF-WAY LINE OF BROADWAY STREET; THENCE S02°44'04"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.21 FEET TO THE POINT OF BEGINNING. CONTAINING 534 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 55**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 15, BLOCK 5, GRAFTON PLACE, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 208.75 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF BROADWAY STREET; THENCE N02°44'04"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.81 FEET TO THE POINT OF BEGINNING; THENCE N08°52'26"W, A DISTANCE OF 5.00 FEET; THENCE N81°09'12"E, A DISTANCE OF 17.09 FEET TO THE EAST LINE OF SAID LOT 15; THENCE S02°44'04"W, ALONG SAID EAST LINE, A DISTANCE OF 5.10 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S81°09'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 16.06 FEET TO THE POINT OF BEGINNING. CONTAINING 83 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 60**

### **TEMPORARY CONSTRUCTION EASEMENT:**



*PART OF LOT 28, LUCAS ORCHARD, A SUBDIVISION OF LAND IN SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 421.86 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 28; THENCE S06°56'35"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.96 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S06°56'35"W, ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 5.20 FEET; THENCE S81°09'12"W, A DISTANCE OF 16.71 FEET; THENCE N02°42'42"E, A DISTANCE OF 5.10 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 17.10 FEET TO THE POINT OF BEGINNING. CONTAINING 85 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 61**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 550.07 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF WILCOX AVENUE; THENCE N02°44'04"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N02°44'04"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF WILCOX AVENUE, A DISTANCE OF 15.31 FEET; THENCE*

*N81°09'12"E, A DISTANCE OF 30.40 FEET; THENCE S82°08'59"E, A DISTANCE OF 52.21 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S81°09'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 83.48 FEET TO THE POINT OF BEGINNING. CONTAINING 854 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 62**

### **TEMPORARY CONSTRUCTION EASEMENT 1:**

*PART OF LOT 25, LUCAS ORCHARD, A SUBDIVISION OF LAND IN SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 421.86 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 25; THENCE S06°56'35"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.96 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.62 FEET; THENCE S08°52'26"E, A DISTANCE OF 5.00 FEET; THENCE S81°09'12"W, A DISTANCE OF 7.04 FEET TO THE WEST LINE OF SAID LOT 25; THENCE N06°56'35"E, ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 5.20 FEET TO THE POINT OF BEGINNING. CONTAINING 32 SQUARE FEET, MORE OR LESS.*

### **TEMPORARY CONSTRUCTION EASEMENT 2:**

*PART OF LOT 25, LUCAS ORCHARD, A SUBDIVISION OF LAND IN SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90*

*FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 421.86 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 25; THENCE S06°56'35"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.96 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 26.12 FEET TO THE POINT OF BEGINNING; THENCE N81°09'12"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.64 FEET TO THE EAST LINE OF SAID LOT 25; THENCE S06°56'35"W, A DISTANCE OF 5.20 FEET; THENCE S81°09'12"W, A DISTANCE OF 24.23 FEET; THENCE N08°52'26"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 125 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 63**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 550.07 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF WILCOX AVENUE; THENCE N02°44'04"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.06 FEET TO THE POINT OF BEGINNING ON THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2014E0078169; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 5.10 FEET; THENCE N81°09'12"E, A DISTANCE OF 40.40 FEET; THENCE N08°52'26"W, A DISTANCE OF 31.00 FEET; THENCE N81°09'12"E, A DISTANCE OF 15.00 FEET; THENCE S08°52'26"E, A DISTANCE OF 31.00 FEET; THENCE N81°09'12"E, A DISTANCE OF 51.57 FEET TO THE EAST LINE OF SAID TRACT OF LAND; THENCE S02°41'33"W, ALONG SAID EAST LINE, A DISTANCE*

*OF 5.10 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND ON SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S81°09'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 106.98 FEET TO THE POINT OF BEGINNING. CONTAINING 1000 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 64**

### **PERMANENT RIGHT-OF-WAY:**

*PART OF LOT 24, LUCAS ORCHARD, A SUBDIVISION OF LAND IN SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 522.49 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF DUVALL STREET; THENCE S04°04'12"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.30 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S04°04'12"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 6.16 FEET; THENCE N16°30'01"W, A DISTANCE OF 6.05 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2.18 FEET TO THE POINT OF BEGINNING. CONTAINING 7 SQUARE FEET, MORE OR LESS.*

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 24, LUCAS ORCHARD, A SUBDIVISION OF LAND IN SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF*

*THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 522.49 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF DUVALL STREET; THENCE S04°04'12"W, ALONG SAID PROLONGATION AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 57.46 FEET TO THE POINT OF BEGINNING; THENCE S04°04'12"W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.10 FEET; THENCE N20°06'32"W, A DISTANCE OF 10.20 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2.10 FEET; THENCE S16°30'01"E, A DISTANCE OF 6.05 FEET TO THE POINT OF BEGINNING. CONTAINING 15 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 65**

### **TEMPORARY CONSTRUCTION EASEMENT 1:**

*PART OF A TRACT OF LAND DESCRIBED IN DESCRIBED IN INSTRUMENT NUMBER 2015E0031235, MARK S. SALISBURY'S SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1025.95 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2015E0031235; THENCE N02°43'48"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S81°09'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.31 FEET; THENCE N02°43'48"E, A DISTANCE OF 5.10 FEET; THENCE N81°09'12"E, A DISTANCE OF 15.31 FEET TO SAID EAST LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2015E0031235; THENCE S02°43'48"W, ALONG SAID EAST LINE, A DISTANCE OF 5.10 FEET TO THE POINT OF BEGINNING. CONTAINING 77 SQUARE FEET, MORE OR LESS.*

## TEMPORARY CONSTRUCTION EASEMENT 2:

PART OF LOTS 3 AND 4, MARK S. SALISBURY'S SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1025.95 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2015E0031235; THENCE N02°43'48"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S81°09'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 122.40 FEET TO THE POINT OF BEGINNING; THENCE S81°09'12"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET; THENCE N08°52'26"W, A DISTANCE OF 13.00 FEET; THENCE N81°09'12"E, A DISTANCE OF 45.00 FEET; THENCE S08°52'26"E, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING. CONTAINING 585 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 66

### PERMANENT DRAINAGE EASEMENT:

*PART OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 573.79 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-*

*WAY LINE OF DUVALL STREET; THENCE S04°04'12"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.52 FEET TO THE POINT OF BEGINNING; THENCE N81°09'12"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE S08°52'26"E, A DISTANCE OF 100.00 FEET; THENCE S81°09'12"W, A DISTANCE OF 25.00 FEET; THENCE N08°52'26"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2500 SQUARE FEET, MORE OR LESS.*

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 573.79 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF DUVALL STREET; THENCE S04°04'12"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 126.52 FEET TO THE POINT OF BEGINNING; THENCE N81°09'12"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 78.49 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER I-980727; THENCE S03°24'00"W, ALONG SAID EAST LINE, A DISTANCE OF 5.12 FEET; THENCE S81°09'12"W, A DISTANCE OF 37.40 FEET; THENCE S08°52'26"E, A DISTANCE OF 5.00 FEET; THENCE S81°09'12"W, A DISTANCE OF 40.00 FEET; THENCE N08°52'26"W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 590 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 67**

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 5, MARK S. SALISBURY'S SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1025.95 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 5; THENCE N02°43'48"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N02°43'48"E, ALONG SAID WEST LINE, A DISTANCE OF 5.10 FEET; THENCE N81°09'12"E, A DISTANCE OF 85.19 FEET TO THE EAST LINE OF SAID LOT 5; THENCE S02°44'09"W, ALONG SAID EAST LINE, A DISTANCE OF 5.10 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S81°09'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.19 FEET TO THE POINT OF BEGINNING. CONTAINING 426 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 68**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 778.19 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018E0101526; THENCE S03°24'00"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.16 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY*



*LINE, A DISTANCE OF 149.48 FEET TO THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018E0101526; THENCE S03°40'30"E, ALONG SAID EAST LINE, A DISTANCE OF 5.01 FEET; THENCE S81°09'12"W, A DISTANCE OF 150.11 FEET TO SAID WEST LINE OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018E0101526; THENCE N03°24'00"E, A DISTANCE OF 5.12 FEET TO THE POINT OF BEGINNING. CONTAINING 747 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 69**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOTS 6 AND 7, MARK S. SALISBURY'S SUBDIVISION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1111.14 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 6; THENCE N02°44'09"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N02°44'09"E, ALONG SAID WEST LINE, A DISTANCE OF 5.10 FEET; THENCE N81°09'12"E, A DISTANCE OF 248.09 FEET TO THE EAST LINE OF SAID LOT 7; THENCE S04°18'50"E, ALONG SAID EAST LINE, A DISTANCE OF 5.02 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S81°09'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 248.72 FEET TO THE POINT OF BEGINNING. CONTAINING 1243 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 70**

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 921.34 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2016E0057798; THENCE S03°40'30"E, ALONG SAID PROLONGATION, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 52.03 FEET; THENCE S08°52'26"E, A DISTANCE OF 10.00 FEET; THENCE S81°09'12"W, A DISTANCE OF 52.94 FEET TO SAID WEST LINE OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2016E0057798; THENCE N03°40'30"W, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING. CONTAINING 525 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 72**

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1096.34 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2012E0103400; THENCE S03°40'30"E, ALONG SAID PROLONGATION, A DISTANCE OF 50.20 FEET TO THE*

*POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.01 FEET TO THE EAST LINE OF SAID TRACT OF LAND; THENCE S03°40'30"E, ALONG SAID EAST LINE, A DISTANCE OF 5.02 FEET; THENCE S81°09'12"W, A DISTANCE OF 65.01 FEET TO SAID WEST LINE OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2012E0103400; THENCE N03°40'30"W, ALONG SAID WEST LINE, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING. CONTAINING 325 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 73**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 1, RESURVEY OF STANHAVEN ADDITION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 947.63 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 818.51 FEET AND A CENTRAL ANGLE OF 4°38'41"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 66.35 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1; THENCE N04°14'55"W, ALONG SAID PROLONGATION, A DISTANCE OF 61.07 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24, BEING A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF S49°25'21"W, A RADIUS OF 768.51 FEET AND A CENTRAL ANGLE OF 7°26'14"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 99.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH KIGER ROAD; THENCE N04°14'55"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 11.44 FEET; THENCE N55°44'38"E, A DISTANCE OF 96.97 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S04°14'55"E, ALONG SAID EAST LINE, A DISTANCE OF 6.22 FEET. CONTAINING 849 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 74

### TEMPORARY CONSTRUCTION EASEMENT:

*PART OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1161.35 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2645 AT PAGE 75; THENCE S03°40'30"E, ALONG SAID PROLONGATION, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 132.00 FEET TO THE EAST LINE OF SAID TRACT OF LAND; THENCE S03°40'30"E, ALONG SAID EAST LINE, A DISTANCE OF 10.04 FEET; THENCE S81°09'12"W, A DISTANCE OF 54.06 FEET; THENCE N84°48'43"W, A DISTANCE OF 20.62 FEET; THENCE S81°09'12"W, A DISTANCE OF 57.48 FEET TO SAID WEST LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 2645 AT PAGE 75; THENCE N03°40'30"W, ALONG SAID WEST LINE, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING. CONTAINING 981 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 75

### TEMPORARY CONSTRUCTION EASEMENT:

*PART OF LOT 2, RESURVEY OF STANHAVEN ADDITION, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 947.63 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 818.51 FEET AND A CENTRAL ANGLE OF 4°38'41";*

*THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 66.35 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 2; THENCE N04°14'55"W, ALONG SAID PROLONGATION, A DISTANCE OF 61.07 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24, THENCE N04°14'55"W, ALONG SAID WEST LINE, A DISTANCE OF 6.22 FEET; THENCE N48°17'36"E, A DISTANCE OF 22.73 FEET; THENCE S42°35'42"E, A DISTANCE OF 5.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, BEING A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF S47°26'26"W, A RADIUS OF 768.51 FEET AND A CENTRAL ANGLE OF 1°58'56"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 26.59 FEET THE POINT OF BEGINNING. CONTAINING 125 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 76**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF SECTION 36, 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 36; THENCE N02°44'04"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 473.24 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N68°31'30"E, A RADIUS OF 954.90 FEET AND A CENTRAL ANGLE OF 12°37'42"; THENCE ALONG THE ARC OF THAT CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 210.47 FEET; THENCE N81°09'12"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1293.34 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2011E0069637; THENCE S03°40'30"E, ALONG SAID PROLONGATION, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N81°09'12"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF SAID TRACT OF LAND; THENCE S03°40'30"E, ALONG SAID EAST LINE, A DISTANCE OF 15.06 FEET; THENCE S81°09'12"W, A DISTANCE OF 60.00 FEET TO SAID WEST LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2011E0069637; THENCE N03°40'30"W, ALONG SAID WEST LINE, A DISTANCE OF 15.06 FEET TO THE POINT OF BEGINNING. CONTAINING 900 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 78**

### **PERMANENT RIGHT-OF-WAY:**

*PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 947.63 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 818.51 FEET AND A CENTRAL ANGLE OF 4°06'06"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 58.60 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF NORTH KIGER ROAD; THENCE S02°14'07"W, ALONG SAID PROLONGATION, A DISTANCE OF 64.71 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S02°14'07"W, ALONG SAID WEST LINE OF NORTH KIGER ROAD, A DISTANCE OF 6.34 FEET; THENCE N61°36'42"W, A DISTANCE OF 5.57 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT ON SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, HAVING AN INITIAL TANGENT BEARING OF N54°37'21"E, A RADIUS OF 868.51 FEET AND A CENTRAL ANGLE OF 0°25'03"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.33 FEET TO THE POINT OF BEGINNING. CONTAINING 16 SQUARE FEET, MORE OR LESS.*

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 947.63 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 818.51 FEET AND A CENTRAL ANGLE OF 4°06'06"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 58.60 FEET TO THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF NORTH KIGER ROAD; THENCE S02°14'07"W, ALONG SAID PROLONGATION AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 71.05 FEET TO THE POINT OF BEGINNING; THENCE S02°14'07"W, CONTINUING ALONG SAID WEST LINE OF NORTH KIGER ROAD, A DISTANCE OF 8.15 FEET; THENCE N35°16'41"W, A DISTANCE OF 6.46 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N54°47'11"E, A RADIUS OF 873.51*

*FEET AND A CENTRAL ANGLE OF 3°09'07"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 48.05 FEET; THENCE N32°06'24"W, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT ON SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, HAVING AN INITIAL TANGENT BEARING OF N57°56'19"E, A RADIUS OF 868.51 FEET AND A CENTRAL ANGLE OF 3°18'59"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.27 FEET; THENCE S61°36'42"E, A DISTANCE OF 5.57 FEET TO THE POINT OF BEGINNING. CONTAINING 274 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 80**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 1, BROADACRES ANNEX, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 937.65 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF NORTH KIGER ROAD; THENCE S02°14'07"W, ALONG SAID PROLONGATION, A DISTANCE OF 69.38 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24, BEING A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N49°53'09"E, A RADIUS OF 868.51 FEET AND A CENTRAL ANGLE OF 2°34'29"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.03 FEET; THENCE N47°18'41"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 98.22 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK I-2617 AT PAGE 1691; THENCE S42°45'53"E, A DISTANCE OF 5.00 FEET; THENCE S32°05'53"W, A DISTANCE OF 57.16 FEET; THENCE S47°18'41"W, A DISTANCE OF 15.00 FEET; THENCE N42°35'42"W, A DISTANCE OF 15.00 FEET; THENCE S47°18'41"W, A DISTANCE OF 28.09 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 873.51 FEET AND A CENTRAL ANGLE OF 2°52'22"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 43.80 FEET TO SAID EAST RIGHT-OF-WAY LINE OF NORTH KIGER ROAD; THENCE N02°14'07"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.75 FEET TO THE POINT OF BEGINNING. CONTAINING 1337 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 81**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 360.44 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2017E0084992; THENCE N02°19'07"W, ALONG SAID PROLONGATION, A DISTANCE OF 65.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 16.42 FEET TO THE POINT OF BEGINNING; THENCE S47°18'41"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET; THENCE N42°35'42"W, A DISTANCE OF 10.00 FEET; THENCE N47°18'41"E, A DISTANCE OF 35.00 FEET; THENCE S42°35'42"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 350 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 82**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 2, BROADACRES ANNEX, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 563.79 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 2; THENCE S02°14'07"W, ALONG SAID PROLONGATION, A*



*DISTANCE OF 70.62 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S02°14'07"W, ALONG SAID EAST LINE, A DISTANCE OF 15.13 FEET; THENCE S50°16'49"W, A DISTANCE OF 110.34 FEET; THENCE S47°18'41"W, A DISTANCE OF 40.00 FEET; THENCE S42°35'42"E, A DISTANCE OF 5.00 FEET; THENCE S47°19'09"W, A DISTANCE OF 74.85 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK I-2617 AT PAGE 1691; THENCE N42°45'53"W, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 235.75 FEET TO THE POINT OF BEGINNING. CONTAINING 1873 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 84**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 3, BROADACRES ANNEX, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 563.79 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 3; THENCE S02°14'07"W, ALONG SAID PROLONGATION, A DISTANCE OF 70.62 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 186.68 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S02°14'07"W, ALONG SAID EAST LINE, A DISTANCE OF 14.12 FEET; THENCE S47°18'41"W, A DISTANCE OF 117.59 FEET; THENCE S42°35'42"E, A DISTANCE OF 15.00 FEET; THENCE S47°18'41"W, A DISTANCE OF 45.00 FEET; THENCE N42°35'42"W, A DISTANCE OF 13.00 FEET; THENCE S50°16'49"W, A DISTANCE OF 24.83 FEET TO SAID WEST LINE OF LOT 3; THENCE N02°14'07"E, ALONG SAID WEST LINE, A DISTANCE OF 15.13 FEET TO THE POINT OF BEGINNING. CONTAINING 2575 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 85

### TEMPORARY CONSTRUCTION EASEMENT:

*PART OF THE SOUTHEAST QUARTER OF SECTION 36, 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 36; THENCE N02°31'33"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID CENTERLINE, A DISTANCE OF 77.81 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 1°15'15"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 31.36 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 1-A, POLLARD VIEW-REPLAT A, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; THENCE N02°25'50"W, ALONG SAID PROLONGATION, A DISTANCE OF 67.75 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF S44°11'46"W, A RADIUS OF 1382.69 FEET AND A CENTRAL ANGLE OF 0°25'21", ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 10.20 FEET TO THE POINT OF BEGINNING AT A POINT OF CURVE, HAVING AN INITIAL TANGENT BEARING OF S44°37'07"W, A RADIUS OF 1382.69 FEET AND A CENTRAL ANGLE OF 2°12'01"; THENCE ALONG THE ARC OF THAT CURVE, BEING A CONTINUATION ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 53.10 FEET; THENCE N43°39'36"W, A DISTANCE OF 10.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N46°49'21"E, A RADIUS OF 1372.69 FEET AND A CENTRAL ANGLE OF 2°12'02"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 52.72 FEET; THENCE S45°48'13"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 529 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 86

### TEMPORARY CONSTRUCTION EASEMENT:

*PART OF LOT 4, BROADACRES ANNEX, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID*

*SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 185.37 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 4; THENCE S02°17'35"E, ALONG SAID PROLONGATION, A DISTANCE OF 65.65 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S02°17'35"E, ALONG SAID EAST LINE, A DISTANCE OF 39.39 FEET; THENCE S47°18'41"W, A DISTANCE OF 86.13 FEET; THENCE N42°35'42"W, A DISTANCE OF 20.00 FEET; THENCE S47°18'41"W, A DISTANCE OF 97.41 FEET TO THE WEST LINE OF SAID LOT 4; THENCE N02°14'07"E, A DISTANCE OF 14.12 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID SOUTH LINE, A DISTANCE OF 199.07 FEET TO THE POINT OF BEGINNING. CONTAINING 3890 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 88**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36; THENCE N02°31'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE S47°18'41"W, ALONG SAID CENTERLINE, A DISTANCE OF 152.54 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK I-3016 AT PAGE 2043; THENCE S02°17'35"E, ALONG SAID PROLONGATION, A DISTANCE OF 65.65 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 24.80 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1401 AT PAGE 964; THENCE N86°18'36"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 7.95 FEET; THENCE S47°18'41"W, A DISTANCE OF 35.23 FEET TO SAID WEST LINE OF THE TRACT OF LAND DESCRIBED IN BOOK I-3016 AT PAGE 2043; THENCE N02°17'35"W, ALONG SAID WEST LINE, A DISTANCE OF 6.57 FEET TO THE POINT OF BEGINNING. CONTAINING 150 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 90**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHEAST QUARTER OF SECTION 36, 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 36; THENCE N02°31'33"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID CENTERLINE, A DISTANCE OF 77.81 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 9°34'41"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 239.50 FEET TO THE WESTERLY PROLONGATION OF A LINE TANGENT TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006I0000408; THENCE S52°10'58"E, ALONG SAID PROLONGATION, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AT A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 346.02 FEET AND A CENTRAL ANGLE OF 0°49'41", ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006I0000408, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF S37°44'06"W, A RADIUS OF 1487.69 FEET AND A CENTRAL ANGLE OF 9°34'34"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 248.65 FEET; THENCE S47°18'41"W, A DISTANCE OF 32.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH LEE'S SUMMIT ROAD; THENCE N01°43'04"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.62 FEET TO SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 28.26 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1482.69 FEET AND A CENTRAL ANGLE OF 9°34'30"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 247.78 FEET TO THE POINT OF BEGINNING. CONTAINING 1393 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 91**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHEAST QUARTER OF SECTION 36, 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 36; THENCE N02°31'33"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID CENTERLINE, A DISTANCE OF 77.81 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 30°26'05"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 761.03 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2020E0017280; THENCE N86°46'25"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.51 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF S17°22'49"W, A RADIUS OF 1382.69 FEET AND A CENTRAL ANGLE OF 3°36'57", ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 87.26 FEET, TO THE POINT OF BEGINNING AT A POINT OF CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF S20°59'46"W, A RADIUS OF 1382.69 FEET AND A CENTRAL ANGLE OF 2°12'08"; THENCE ALONG THE ARC OF THAT CURVE, BEING A CONTINUATION OF SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 53.15 FEET; THENCE N66°39'22"W, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N23°11'52"E, A RADIUS OF 1377.69 FEET AND A CENTRAL ANGLE OF 2°12'09"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 52.96 FEET; THENCE S68°48'00"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 265 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 92**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE SOUTHEAST QUARTER OF SECTION 36, 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 36; THENCE N02°31'33"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1747.32 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N47°18'41"E, ALONG SAID CENTERLINE, A DISTANCE OF 77.81 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 9°34'41"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 239.50 FEET TO*

*THE WESTERLY PROLONGATION OF A LINE TANGENT TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006I0000408; THENCE S52°10'58"E, ALONG SAID PROLONGATION, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N37°44'10"E, A RADIUS OF 1482.69 FEET AND A CENTRAL ANGLE OF 8°00'23", ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 207.19 FEET TO THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006I0000408; THENCE S86°46'25"E, ALONG SAID NORTH LINE, A DISTANCE OF 16.74 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF S29°26'38"W, A RADIUS OF 1497.69 FEET AND A CENTRAL ANGLE OF 8°16'50"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 216.45 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N54°40'02"W, A RADIUS OF 346.02 FEET AND A CENTRAL ANGLE OF 2°29'04"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3178 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 97**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 85, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2212.96 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID PROLONGATION, A DISTANCE OF 30.73 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF EAST SALISBURY ROAD; THENCE N86°46'25"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.24 FEET; THENCE N36°12'49"E, A DISTANCE OF 14.27 FEET; THENCE N15°42'06"E, A DISTANCE OF 90.00 FEET TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK I-2815 AT PAGE 932; THENCE S86°46'25"E, ALONG SAID NORTH LINE, A DISTANCE OF 5.12 FEET TO SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S15°42'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 102.26 FEET TO THE POINT OF BEGINNING. CONTAINING 542 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 99**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 85, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 132.98 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2017E0050413; THENCE N86°46'25"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.21 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N86°46'25"W, ALONG SAID SOUTH LINE, A DISTANCE OF 5.12 FEET; THENCE N15°42'06"E, A DISTANCE OF 65.00 FEET; THENCE S74°18'13"E, A DISTANCE OF 5.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S15°42'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 63.90 FEET TO THE POINT OF BEGINNING. CONTAINING 322 SSQUARE 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 100**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 1, HARVEY HOMESTEAD, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2110.54 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID PROLONGATION, A DISTANCE OF 20.48*

*FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF EAST SALISBURY ROAD; THENCE N15°42'06"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, A DISTANCE OF 184.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S86°55'26"E, ALONG SAID NORTH LINE, A DISTANCE OF 5.12 FEET; THENCE S15°42'06"W, A DISTANCE OF 146.10 FEET; THENCE S08°01'08"W, A DISTANCE OF 37.40 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF EAST SALISBURY ROAD; THENCE N86°46'25"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.24 FEET TO THE POINT OF BEGINNING. CONTAINING 1016 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 101**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 84, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 234.93 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 84; THENCE N86°46'25"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.21 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N86°46'25"W, ALONG SAID SOUTH LINE, A DISTANCE OF 5.12 FEET; THENCE N15°42'06"E, A DISTANCE OF 33.05 FEET; THENCE S74°17'54"E, A DISTANCE OF 5.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S15°42'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 31.95 FEET TO THE POINT OF BEGINNING. CONTAINING 162 SSQUARE 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 102**

### **TEMPORARY CONSTRUCTION EASEMENT:**



*THE WEST 5.00 FEET OF LOT 2, HARVEY HOMESTEAD, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 586 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 103**

**PERMANENT DRAINAGE EASEMENT:**

*PART OF LOT 83, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 337.54 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 83; THENCE N86°44'32"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 84.93 FEET TO THE POINT OF BEGINNING THENCE N29°23'25"W, A DISTANCE OF 19.80 FEET TO THE NORTH LINE OF SAID LOT 83; THENCE S86°39'47"E, ALONG SAID NORTH LINE, A DISTANCE OF 14.35 FEET TO SAID WEST RIGHT-OF-WAY LINE, THENCE S15°42'06"W, A DISTANCE OF 17.05 FEET TO THE POINT OF BEGINNING. CONTAINING 119 SQUARE FEET, MORE OR LESS.*

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF LOT 83, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 337.54 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 83; THENCE N86°44'32"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.20 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N86°44'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 15.36 FEET; THENCE N15°42'06"E, A DISTANCE OF 17.62 FEET; THENCE N34°08'10"E, A DISTANCE*

*OF 15.81 FEET; THENCE N15°42'06"E, A DISTANCE OF 50.00 FEET; THENCE N26°48'59"W, A DISTANCE OF 23.13 FEET TO THE NORTH LINE OF SAID LOT 83; THENCE S86°39'47"E, ALONG SAID NORTH LINE, A DISTANCE OF 11.89 FEET; THENCE S29°23'25"E, A DISTANCE OF 19.80 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S15°42'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 84.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1184 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 104**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 321.98 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2009E0051706; THENCE S86°46'25"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.21 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24 AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N15°42'06"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.48 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S86°46'25"E, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 10.24 FEET; THENCE S15°42'06"W, A DISTANCE OF 49.91 FEET; THENCE N74°18'08"W, A DISTANCE OF 5.00 FEET; THENCE S15°42'06"W, A DISTANCE OF 51.67 FEET TO THE SOUTH LINE OF SAID TRACT OF LAND; THENCE N86°46'25"W, ALONG SAID SOUTH LINE, A DISTANCE OF 5.12 FEET TO THE POINT OF BEGINNING. CONTAINING 749 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 105**

### **PERMANENT DRAINAGE EASEMENT:**

*THE EAST 75.00 FEET OF LOT 83, W.B. DICKINSON'S ADDITION, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 7680 SQUARE FEET, MORE OR LESS.*

**PARCEL 106**

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 718.76 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006E0022710; THENCE S86°46'25"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.21 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S86°46'25"E, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 10.24 FEET; THENCE S15°42'06"W, A DISTANCE OF 226.21 FEET; THENCE N74°18'08"W, A DISTANCE OF 10.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE N15°42'06"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 224.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2251 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 107**

**TEMPORARY CONSTRUCTION EASEMENT 1:**

*PART OF LOT 81, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 541.91 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 81; THENCE N86°42'13"W, ALONG SAID PROLONGATION, A DISTANCE OF 51.20 FEET TO THE POINT OF BEGINNING ON*

*THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N86°42'13"W, ALONG THE SOUTH LINE OF SAID LOT 81, A DISTANCE OF 46.08 FEET; THENCE N15°42'06"E, A DISTANCE OF 4.80 FEET; THENCE N89°45'10"E, A DISTANCE OF 36.40 FEET; THENCE N27°00'41"E, A DISTANCE OF 50.99 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S15°42'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 54.90 FEET TO THE POINT OF BEGINNING. CONTAINING 518 SQUARE FEET, MORE OR LESS.*

**TEMPORARY CONSTRUCTION EASEMENT 2:**

*THE EAST 5.00 FEET OF LOT 80, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 512 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 108**

**TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 718.76 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2014E0068664; THENCE S86°46'25"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.21 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF WOODWIND TOWNHOMES, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI; THENCE S86°32'25"E, ALONG SAID SOUTH LINE, A DISTANCE OF 5.12 FEET; THENCE S15°42'06"W, A DISTANCE OF 99.98 FEET TO SAID SOUTH LINE OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2014E0068664; THENCE N86°46'25"W, ALONG SAID SOUTH LINE, A DISTANCE OF 5.12 FEET TO THE POINT OF BEGINNING. CONTAINING 500 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 112**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 1096.88 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK I-954 AT PAGE 2306; THENCE S86°46'25"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.21 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S15°42'06"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 52.12 FEET TO THE POINT OF BEGINNING; THENCE S74°18'08"E, A DISTANCE OF 5.00 FEET; THENCE S15°42'06"W, A DISTANCE OF 30.00 FEET; THENCE N74°18'08"W, A DISTANCE OF 5.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE N15°42'06"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 150 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 114**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 1096.88 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK I-954 AT PAGE 2306; THENCE S86°46'25"E, ALONG SAID PROLONGATION, A DISTANCE OF 51.21 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 22.88 FEET; THENCE S74°18'08"E, A DISTANCE OF 7.00 FEET; THENCE S15°42'06"W, A DISTANCE OF*

*21.33 FEET TO SAID NORTH LINE; THENCE N86°46'25"W, ALONG SAID NORTH LINE, A DISTANCE OF 7.17 FEET TO THE POINT OF BEGINNING. CONTAINING 150 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 117**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*THE EAST 8.00 FEET OF LOT 75, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 1251 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 118**

### **PERMANENT DRAINAGE EASEMENT:**

*PART OF TRACT 1, LEXINGTON ROAD ACRES, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 1742.83 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 13°00'22"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID CENTERLINE, A DISTANCE OF 325.22 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST COGAN LANE; THENCE S86°33'34"E, ALONG SAID PROLONGATION, A DISTANCE OF 55.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S86°33'34"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST COGAN ROAD, A DISTANCE OF 11.16 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S29°53'45"W, A RADIUS OF 1372.69 FEET AND A CENTRAL ANGLE OF 8°28'27"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 203.02 FEET; THENCE S68°22'23"E, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF*

*S21°25'15"W, A RADIUS OF 1367.69 FEET AND A CENTRAL ANGLE OF 3°48'20"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 90.84 FEET TO THE POINT OF BEGINNING; THENCE S72°04'33"E, A DISTANCE OF 10.00 FEET; THENCE S17°10'03"W, A DISTANCE OF 20.88 FEET; THENCE N72°56'00"W, A DISTANCE OF 25.00 FEET TO SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N16°44'16"E, A RADIUS OF 1382.69 FEET AND A CENTRAL ANGLE OF 0°52'51"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 21.26 FEET; THENCE S72°04'33"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 527 SQUARE FEET, MORE OR LESS.*

TEMPORARY CONSTRUCTION EASEMENT 1:

*PART OF TRACT 1, LEXINGTON ROAD ACRES, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 1742.83 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 13°00'22"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID CENTERLINE, A DISTANCE OF 325.22 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST COGAN LANE; THENCE S86°33'34"E, ALONG SAID PROLONGATION, A DISTANCE OF 55.51 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S86°33'34"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST COGAN ROAD, A DISTANCE OF 11.16 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S29°53'45"W, A RADIUS OF 1372.69 FEET AND A CENTRAL ANGLE OF 8°28'27"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 203.02 FEET; THENCE S68°22'23"E, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S21°25'15"W, A RADIUS OF 1367.69 FEET AND A CENTRAL ANGLE OF 3°48'20"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 90.84 FEET; THENCE N72°04'33"W, A DISTANCE OF 15.00 FEET TO SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N17°37'07"E, A RADIUS OF 1382.69 FEET AND A CENTRAL ANGLE OF 12°04'16"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 291.31 FEET TO THE POINT OF BEGINNING. CONTAINING 3383 SQUARE FEET, MORE OR LESS.*

TEMPORARY CONSTRUCTION EASEMENT 2:

*PART OF TRACT 1, LEXINGTON ROAD ACRES, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°46'25"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2161.75 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 24; THENCE N15°42'06"E, ALONG SAID CENTERLINE, A DISTANCE OF 1742.83 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 13°00'22"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID CENTERLINE, A DISTANCE OF 325.22 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST COGAN LANE; THENCE S86°33'34"E, ALONG SAID PROLONGATION, A DISTANCE OF 55.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE S86°33'34"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST COGAN ROAD, A DISTANCE OF 11.16 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S29°53'45"W, A RADIUS OF 1372.69 FEET AND A CENTRAL ANGLE OF 8°28'27"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 203.02 FEET; THENCE S68°22'23"E, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S21°25'15"W, A RADIUS OF 1367.69 FEET AND A CENTRAL ANGLE OF 3°48'20"; THENCE ALONG THE ARC OF THAT CURVE, A DISTANCE OF 90.84 FEET; THENCE S72°04'33"E, A DISTANCE OF 10.00 FEET; THENCE S17°10'03"W, A DISTANCE OF 20.88 FEET; THENCE N72°56'00"W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE S17°04'00"W, A DISTANCE OF 3.16 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE N86°46'25"W, ALONG SAID SOUTH LINE, A DISTANCE OF 15.39 FEET TO SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24 AT A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N16°27'16"E, A RADIUS OF 1382.69 FEET AND A CENTRAL ANGLE OF 0°17'00"; THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.84 FEET; THENCE S72°56'00"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 75 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 119**

### **TEMPORARY CONSTRUCTION EASEMENT:**

*THE EAST 5.00 FEET OF LOTS 64, 65 AND 66, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 1536 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 121**

TEMPORARY CONSTRUCTION EASEMENT:

*THE EAST 5.00 FEET OF LOT 63, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 615 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 123**

TEMPORARY CONSTRUCTION EASEMENT:

*THE EAST 10.00 FEET OF LOT 62, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 1008 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 124**

TEMPORARY CONSTRUCTION EASEMENT 1:

*PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE N86°45'40"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1112.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE S45°17'18"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 67.49 FEET TO THE POINT OF BEGINNING; THENCE S44°38'43"E, A DISTANCE OF 5.00 FEET; THENCE S45°17'18"W, A DISTANCE OF 81.26 FEET TO THE NORTH LINE OF LOT 2A, COGAN PLACE-REPLAT A, A SUBDIVISION OF LAND IN*

*INDEPENDENCE, JACKSON COUNTY, MISSOURI; THENCE N86°37'33"W, ALONG SAID SOUTH LINE, A DISTANCE OF 6.72 FEET TO SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N45°17'18"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 85.75 FEET TO THE POINT OF BEGINNING. CONTAINING 418 SQUARE FEET, MORE OR LESS.*

**TEMPORARY CONSTRUCTION EASEMENT 2:**

*PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 50 NORTH RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 25; THENCE N86°45'40"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1112.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24; THENCE N45°17'18"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 47.51 FEET TO THE POINT OF BEGINNING; THENCE N45°17'18"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET; THENCE S44°38'43"E, A DISTANCE OF 10.00 FEET; THENCE S45°17'18"W, A DISTANCE OF 55.00 FEET; THENCE N44°38'43"W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 550 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 125**

**TEMPORARY CONSTRUCTION EASEMENT:**

*THE NORTH 20.00 FEET OF THE WEST 15.00 FEET OF THE EAST 20.00 FEET AND THE EAST 5.00 FEET OF LOT 61, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 802 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 127**

**TEMPORARY CONSTRUCTION EASEMENT 1:**

*THE WEST 5.00 FEET OF THE EAST 10.00 FEET OF THE NORTH 29.25 FEET AND THE EAST 5.00 FEET OF LOT 59, W.B. DICKINSON'S ADDITION, A SUBDIVISION*

*OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 572 SQUARE FEET, MORE OR LESS.*

TEMPORARY CONSTRUCTION EASEMENT 2:

*THE WEST 15.00 FEET OF THE EAST 20.00 FEET OF THE SOUTH 27.50 FEET AND THE EAST 5.00 FEET OF THE SOUTH 48.00 FEET OF LOT 60, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 652 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 129**

TEMPORARY CONSTRUCTION EASEMENT 1:

*THE SOUTHEAST 5.00 FEET OF LOT 55, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. EXCEPT THE NORTHEAST 16.00 FEET AND EXCEPT THE SOUTHWEST 49.00 FEET THEREOF. CONTAINING 175 SQUARE FEET, MORE OR LESS.*

TEMPORARY CONSTRUCTION EASEMENT 2:

*THE EAST 10.00 FEET OF LOT 58, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. EXCEPT THE NORTHEAST 14.00 FEET AND EXCEPT THE SOUTHWEST 33.75 FEET THEREOF. CONTAINING 524 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 131**

TEMPORARY CONSTRUCTION EASEMENT:

*THE SOUTHEAST 10.00 FEET OF THE NORTHEAST 35.10 FEET OF THE SOUTHWEST 94.00 FEET OF LOT 54, W.B. DICKINSON'S ADDITION, A SUBDIVISION OF LAND IN INDEPENDENCE, JACKSON COUNTY, MISSOURI. CONTAINING 351 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.

SECTION 7. That all other parts and provisions of Ordinance No. 19226 shall remain in full force and effect, except as amended herein.

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

\_\_\_\_\_  
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

REVIEWED BY:

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City Manager

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Director of Finance and Administration  
City of Independence, Missouri