

## RIGHT OF WAY DEED

THIS RIGHT OF WAY DEED AGREEMENT (AGREEMENT), made this 15<sup>th</sup> day of December, 2023, ("Effective Date") by and between **CCRC Of Lee's Summit**, a Limited Liability Company organized and existing under the laws of the State of Missouri, **Grantor**, and the City of Lee's Summit, Missouri, a Municipal Corporation with a mailing address of 220 S.E. Green, Jackson County, Lee's Summit, Missouri 64063, **Grantee**.

WITNESSETH, that the **Grantor**, in consideration of the sum of One and no/100's Dollar (\$1.00) and other good and valuable consideration to it paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a Permanent Right of Way for use in the establishment, building, construction, widening, re-establishment, reconstruction, and repair of public streets, alleys, roadways, thoroughfares, driveways, sidewalks, bike paths, or other public paths, together with all necessary appurtenances thereto; the construction, reconstruction and repair of sanitary sewer lines, water lines, storm sewers, drainage ditches, waterways, water, gas, poles, wires, ducts, conduits, cables, and all other utilities together with all necessary appurtenances thereto, and other municipal projects ("Improvements"); on, over, under, across, and through the following described land in the County of Jackson, and the State of Missouri, to-wit:

**See Attached Exhibit "A" for Legal ("Easement Area") and Exhibit for Depiction**

**GRANTOR** further states that it is lawfully seized of title to the Easement Area through which said easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein.

**GRANTOR**, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easement herein granted.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

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

IN WITNESS WHEREOF, Grantor, has caused these presents to be signed by its President and attested by its Secretary, this 15<sup>th</sup> day of December, 2023:

CCRC Of Lee's Summit, LLC

By: \_\_\_\_\_

Signature

Jordan R. Anderson, President  
[Printed name and title]

ATTEST:

Karen L. Laybourne  
Secretary

Karen L. Laybourne  
Printed Name

### ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF JACKSON



On this 15<sup>th</sup> day of December in the year 2023 before me, a Notary Public in and for said state, personally appeared Jordan Anderson (name of manager or member) of CCRC of Lee's Summit (Name of LLC), known to me to be the person who executed the within Right of Way Deed on behalf of said limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated and further stated that said acknowledged said instrument to be the free act and deed of Right of Way CCRC of Lee's Summit (Name of LLC).

Caitlin R. Carey  
Notary Public Signature

Accepted by the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2023:

City of Lee's Summit,  
a municipal corporation

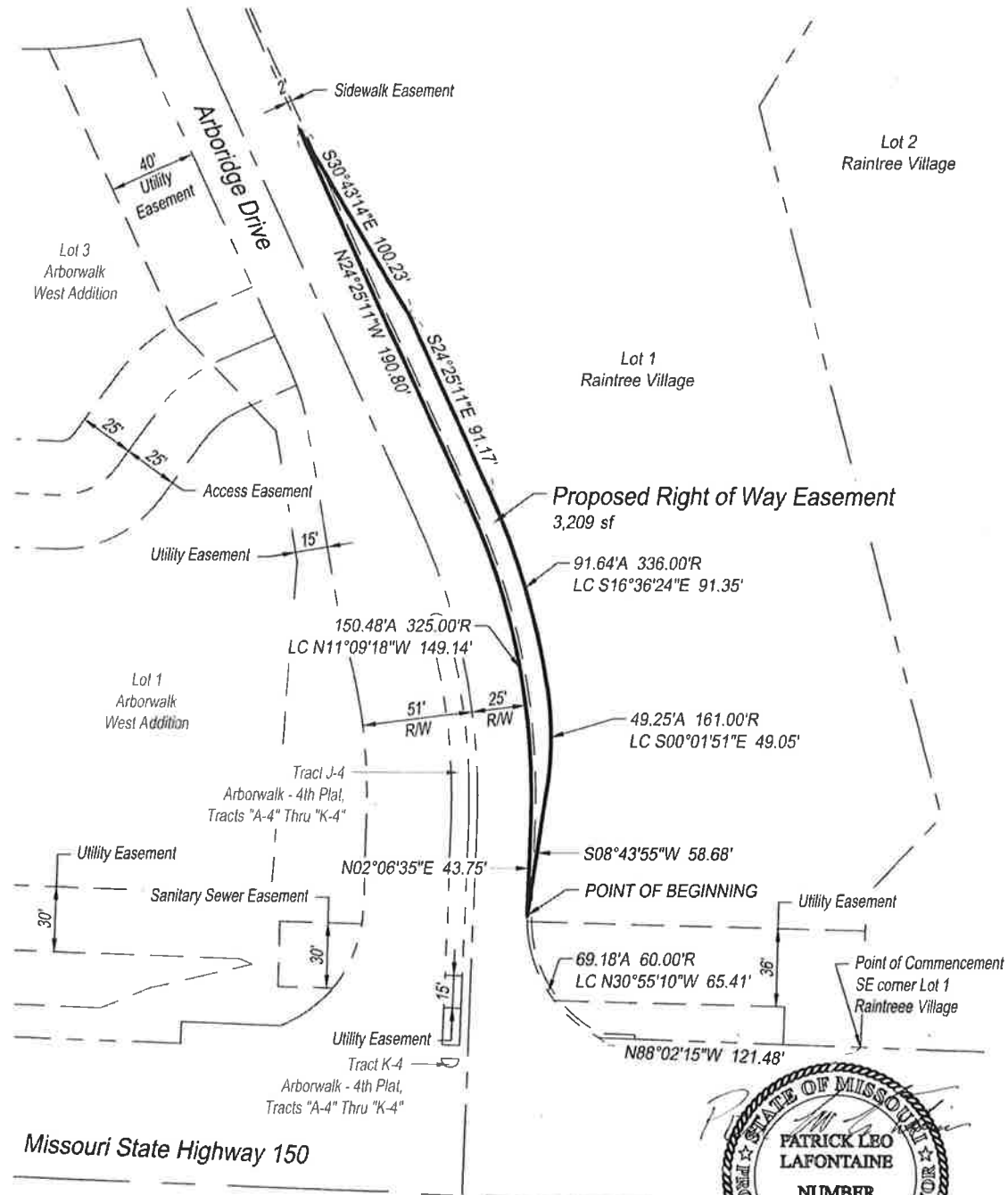
By: \_\_\_\_\_

Michael Park – Director of Public Works

# Exhibit 'A'

## Description:

A portion of Lot 1, Raintree Village - Lot 1 & 2 in Lee's Summit, Jackson County, Missouri, being described by Patrick Leo LaFontaine, PLS 2022004461, on November 8, 2023, as follows: Commencing at the Southeast corner of said Lot 1; thence N88°02'15"W along the South line of said Lot 1, 121.48 feet; thence along a 60.00 foot radius curve to the right an arc distance of 69.18 feet, said curve having a long chord bearing of N30°55'10"W, 65.41 feet for the POINT OF BEGINNING; thence N02°06'35"E along the West line of said Lot 1, 43.75 feet; thence continuing along said West line on a 325.00 foot radius curve left an arc distance of 150.48 feet, said curve having a long chord bearing of N11°09'18"W, 149.14 feet; thence N24°25'11"W along said West line, 190.80 feet; thence S30°43'14"E, 100.23 feet; thence S24°25'11"E, 91.17 feet; thence on a 336.00 foot radius curve right an arc distance of 91.64, said curve having a long chord bearing of S16°36'24"E, 91.35 feet; thence on a 161.00 foot radius curve right an arc distance of 49.25, said curve having a long chord bearing of S00°01'51"E, 49.05 feet; thence S08°43'55"W, 58.68 feet to the Point of Beginning. Containing 3,209 square feet more or less.



## Prepared for:

Christie Development Associates LLC  
7217 W 110th Street  
Overland Park, Kansas 66210

Job No.:  
21-288

Date:  
November 17, 2023

## SBB Engineering, LLC

101 South Kansas Avenue / Topeka, Kansas 66603  
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