



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
04/04/2019 04:10:57 PM
EASE FEE: \$ 30.00 4 Pages

INSTRUMENT NUMBER:
2019E0023734

TEMPORARY CONSTRUCTION EASEMENT (INDIVIDUAL)

THIS AGREEMENT, made and entered into this 2 day of APRIL, 2019 is by and between *Valerie and Wallace Thornton*, hereinafter called **GRANTOR**, and Clayton Properties Group Inc., a Tennessee Corporation dba Summit Homes located in Jackson County, Missouri, with a mailing address of 120 SE 30th Street, Lee's Summit MO 64082, hereinafter called **GRANTEE**. The **GRANTOR**, for and in consideration of the sum of One and no/100's Dollars (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which hereby acknowledged, does hereby grant, bargain, sell, convey, and confirm unto the **GRANTEE** a Temporary Construction Easement for use in the establishment, building and construction of public streets, alleys, roadways and thoroughfares (together with all necessary appurtenances thereto) and widening, re-establishment, reconstruction, and repair of existing streets, alleys, thoroughfares, and roadways; the construction, reconstruction and repair of sanitary sewer lines, water lines, storm sewers, drainage ditches, waterways, and other municipal projects; on, over, under, and across the following described land in the County of Jackson, and the State of Missouri, to-wit:

20' Temporary Easement Description

Part of Lot 119 of STERLING HILLS 3RD PLAT, a subdivision of land in the Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, recorded as Instrument Number 11221580 in Book 153, at page 96 in Jackson County Recorder of Deeds Office, being bounded and described as a construction easement as follows:

Commencing at the Northwest corner of said Lot 119; thence South 87°49'43" East, on existing South right-of-way line of NW WHITLOCK DRIVE as now established 10.11 feet to the Point of Beginning of the tract of land to be herein described; thence continuing on said right-of-way line, South 87°49'43" East, 20.00 feet; thence leaving said right-of-way line South 02°07'09" West, 10.00 feet; thence North 87°49'43" West, 20.00 feet; thence North 02°07'09" East, 10.00 feet to the Point of Beginning. Containing 200 square feet.

GRANTEE, its employees and duly authorized agents, its contractors and their employees shall have the right to enter upon above described land at any and all times to construct, build, repair, survey; operate and store machinery and equipment; establish, alter and change grade and contour of the land; remove trees, brush, shrubbery, bushes, permanent structures and personal property including fences; and to use said land for all reasonable purposes during the construction period of the project, and for ninety (90) days thereafter, at which time all rights of **GRANTEE** herein conveyed in above described land shall terminate and cease. Grantor agrees that construction period shall commence once Grantee decides to commence construction in the future.

KANSAS CITY TITLE
220108

Project: Woodside Ridge
Project Activity: Temporary Easement
Tract:

GRANTEE, agrees that it will restore, replace, relocate, and repair all existing driveways, sidewalks, steps, fences, and utility installations located within the easement area, which are damaged or temporarily removed during the course of construction. **GRANTEE** shall also grade, seed or sod, and restore yard areas damaged by said construction work. Such restoration and replacement shall be at the sole expense of the **GRANTEE**, and shall be of substantially equal value to existing improvements. However, this commitment shall not be construed to require additional compensation for items herein designated for permanent removal.

GRANTOR, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

GRANTOR herewith acknowledges receipt of a good and sufficient consideration to compensate for any and all damage suffered or to be suffered or sustained by them as a result of removal of trees, shrubs and other permanent improvements on the easement herein described, other than those to be replaced, if any, as herein provided, together with any and all damages suffered or to be suffered or sustained by **GRANTOR** as a result of the relocation, construction, or maintenance of the facilities to be built by **GRANTEE** and any and all other damage suffered or to be suffered or sustained by **GRANTOR** as a result of the use of this easement by **GRANTEE** or its contractors, employees and agents.

IN WITNESS WHEREOF, **Grantor** has hereunto set _____ hand this ____ day of _____, 2019.


Valerie Thornton

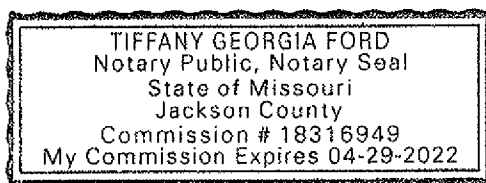

Wallace Thornton

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF JACKSON

On this 2 day of April, 2019, before me personally appeared *Valerie Thornton and Wallace Thornton* to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she (or they) executed the same as her free act and deed.




Notary Public Signature

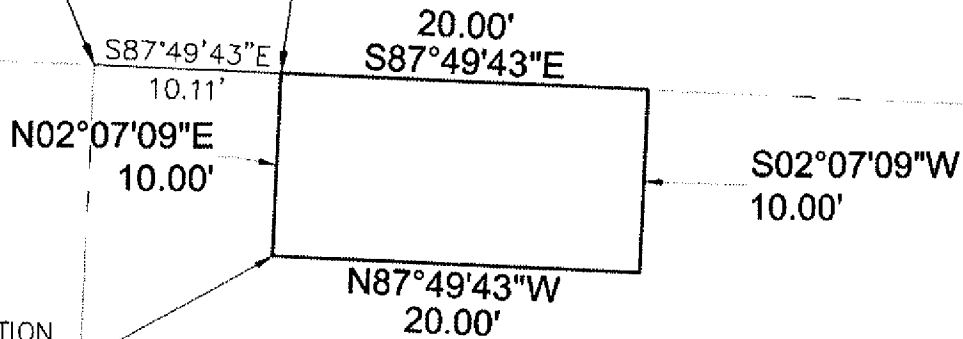

Print Name

**POINT OF
COMMENCEMENT**

NW CORNER LOT 119,
STERLING HILLS 3RD PLAT

NW
WHITLOCK
DRIVE
(50' R/W)

POINT OF
BEGINNING



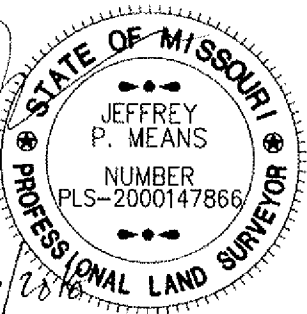
CONSTRUCTION
EASEMENT
200 SQ. FT. ±

STERLING
HILLS
3RD PLAT

Instrument #
11221580
Bk. 153,
Pg. 96

118

119



PROJECT NO: 018-1140A

DRAWN BY: RD

DATE: 12.06.2018

CONSTRUCTION EASEMENT

STERLING HILLS 3RD PLAT

WOODSIDE RIDGE 1ST PLAT

olsson

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888

EXHIBIT

1 of 2

Olsson - Land Surveying - MO 366, KS 114

PAGE 3 OF 4

WOODSIDE RIDGE 1ST PLAT
Project No. 018-1140A
Construction Easement
December 6, 2018

Construction Easement Description:

Part of Lot 119 of STERLING HILLS 3RD PLAT, a subdivision of land in the Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, recorded as Instrument Number I1221580 in Book 153, at page 96 in Jackson County Recorder of Deeds Office, being bounded and described as a construction easement as follows: Commencing at the Northwest corner of said Lot 119; thence South 87°49'43" East, on existing South right-of-way line of NW WHITLOCK DRIVE as now established 10.11 feet to the Point of Beginning of the tract of land to be herein described; thence continuing on said right-of-way line, South 87°49'43" East, 20.00 feet; thence leaving said right-of-way line South 02°07'09" West, 10.00 feet; thence North 87°49'43" West, 20.00 feet; thence North 02°07'09" East, 10.00 feet to the Point of Beginning. Containing 200 square feet more or less.



PROJECT NO: 018-1140A

DRAWN BY: RD

DATE: 12.06.2018

CONSTRUCTION EASEMENT

STERLING HILLS 3RD PLAT

WOODSIDE RIDGE 1ST PLAT

olsson

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.381.1888

EXHIBIT

2 OF 2

Olsson - Land Surveying - MO 366, KS 114

PAGE 4 OF 4