



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI  
03/27/2019 10:30:55 AM  
PREL FEE: \$ 30.00 4 Pages

INSTRUMENT NUMBER:  
**2019E0021077**

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Title of Document:	Release of Easements
Date of Document:	2019-03-14
Submitted By:	KCPL Greater Missouri Operations Company
Grantor:	<b>KCPL Greater Missouri Operations Company</b>
Statutory Address:	1200 Main, Kansas City, Missouri 64106
Grantee:	<b>BMO Harris Bank National Association</b>
Legal Description:	E 1/2 of NE 1/4 S17, T48, R31 & W 1/2 of NW 1/4 S16, T 48, R 31
Reference Book and Page:	Book 862 Page 453

#### PARTIAL RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given this 14 day of March 2019, by **KCPL Greater Missouri Operations Company**, a Missouri corporation, whose mailing address is 1200 Main, Kansas City, Missouri 64106 ("KCPL GMO"), with respect to the following facts and objectives:

#### RECITALS:

**WHEREAS**, KCPL GMO was granted an easement by Lizzie Hiller, dated July 29<sup>th</sup> 1948, over certain tracts and parcels of ground in Jackson County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on June 20<sup>th</sup> 1950, in the Office of the Recorder of Deeds for Jackson County, Missouri as Book 862 Page 453 (the "Easements"), described as follows:

**All of the East 1/2 of the Northeast 1/4 of Section 17, Township 48, Range 31, and all of the West 1/2 of the Northwest 1/4 of Section 16, Township 48, Range 31, containing 160 acres.**

**WHEREAS**, KCPL GMO is willing to provide this partial release and disclaimer to facilitate the development of the property upon which the Easement is located;

When Recorded Return To: K. Henderson  
First American Title Insurance Company  
National Commercial Services  
1201 Walnut, Suite 700  
Kansas City, MO 64106  
File # NCS 924722

Recorded Electronically  
ID: 2019E0021077  
County: Jackson  
Date: 3-27-19 Time: 10:30:55 AM  
Simplifile.com 800.460.5657

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National Commercial Services  
1201 Walnut, Suite 700  
Kansas City, MO 64106  
File # NCS 924722

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KCPL GMO hereby disclaims and releases any easement rights that it may possess with respect to the Easement described above, as it affects the property described on the attached **EXHIBIT-B**, and depicted on the attached **EXHIBIT-A**, incorporated herein by reference. All other rights granted in said book and page shall remain with Grantor.

**KCPL Greater Missouri Operations Company**

By: 

Printed Name: Derek A. Ward

Title: Supervisor of Right-of-Way

### ACKNOWLEDGMENT

STATE OF MISSOURI            )  
                                          ) ss.  
COUNTY OF JACKSON        )

On this 14, day of MARCH, 2019, before me a Notary Public, appeared **Derek A. Ward**, to me personally known, who being by me duly sworn, did say that he is the Supervisor of Right-of-Way of **KCPL Greater Missouri Operations Company**, who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of it's Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

KENT FREDLUND  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires May 29, 2020  
Commission # 12413848

My Commission Expires: 5-29-2020

  
\_\_\_\_\_  
Kent Fredlund, Notary Public

# EXHIBIT-A

177+48.7

NORTH LINE OF  
NORTHEAST QUARTER  
SECTION 17

NE WOODS  
CHAPEL ROAD

ROUTE 71 BY-PASS  
DOC 186010

ROUTE 71 BY-PASS  
DOC 186010

N88°10'20"W  
1278.27'

POINT OF COMMENCING  
2" ALUMINUM CAP  
NORTHEAST CORNER  
NORTHEAST QUARTER  
SECTION 17-T48N-R31W  
600-90379

20' ACCESS & U.E.

EAST LINE  
QUITCLAIM DEED  
DOC 2018E0035156

20' BUILDING LINE

10' U.E.

S88°10'20"E  
38.81'

INTERSTATE  
ROUTE 470

WEST LINE  
QUITCLAIM DEED  
DOC 2018E0035156

15' BUILDING LINE  
NORTH LINE  
QUITCLAIM DEED  
DOC 2018E0035156

S02°07'55"W 74.55'

S02°13'10"W 80.00'

S02°13'10"W 70.27'

FOUND RIGHT-OF-WAY POST  
5+61.7 150RT

SOUTH LINE  
QUITCLAIM DEED  
DOC 2018E0035156

CHAPEL RIDGE, LOT 7B-1  
DOC 2018E0106514  
DOC 2018E0109503

S02°07'55"W 74.55'

S02°13'10"E 168.09'

S70°38'36"E 20.94'

S02°05'46"W 87.23'

LOT 7-F  
CHAPEL RIDGE  
DOC 1999I0050470

POINT OF BEGINNING

S70°38'36"E  
157.06'

20' ACCESS & U.E.

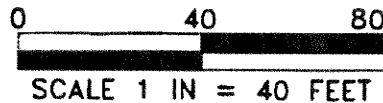
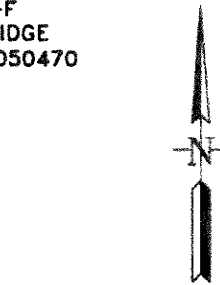
N87°26'14"W 1.11'

WEST LINE MISSOURI PUBLIC  
SERVICE ESMT DOC 565541  
DOC 1768957

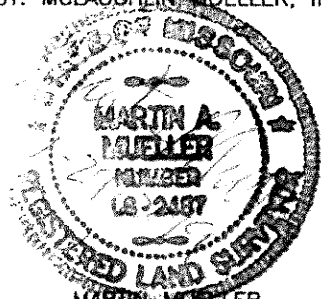
59.13'  
N88°10'20"W

36' ROADWAY  
ACCESS EASEMENT  
DOC 2008E0056156

LOT 7-F  
CHAPEL RIDGE,



BY: MCLAUGHLIN MUELLER, INC.



MARTIN A. MUELLER,  
PLS 2487

## McLaughlin Mueller, Inc.

PROFESSIONAL LAND SURVEYORS

218 WEST MILL STREET  
LIBERTY, MISSOURI 64068  
PHONE 816-407-0002 FAX 816-407-0003  
CORPORATION LS 1999141096

DRAWING NAME: KCP&L EXHIBIT.dwg

DATE: JANUARY 29, 2019

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PROJECT NO.: 19001

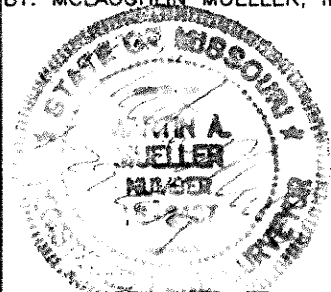
# EXHIBIT-B

2 OF 2

ORDERED BY:  
BMO HARRIS BANK NATIONAL  
ASSOCIATION  
111 WEST MONROE STREET, 24-W  
CHICAGO, IL 60603

A TRACT OF LAND IN CHAPEL RIDGE, LOT 7B-1, A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 48 NORTH RANGE 31 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE N88°10'20"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 17, A DISTANCE OF 1278.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF ROUTE 71 BY-PASS AS RECORDED IN DOCUMENT NUMBER I-86010; THENCE S02°13'10"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF ROUTE 71 BY-PASS, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID CHAPEL RIDGE, LOT 7B-1, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018E0035156; THENCE S02°13'10"W, ALONG THE EAST LINE OF SAID CHAPEL RIDGE, LOT 7B-1, A DISTANCE OF 70.27 FEET TO A RIGHT-OF-WAY MONUMENT AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018E0035156; THENCE N87°26'14"W, CONTINUING ALONG THE EAST LINE OF SAID CHAPEL RIDGE, LOT 7B-1, A DISTANCE OF 1.11 FEET; THENCE S02°05'46"W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF A 20 FEET WIDE ACCESS AND UTILITY EASEMENT; THENCE S02°05'46"W, CONTINUING ALONG SAID EAST LINE OF CHAPEL RIDGE, LOT 7B-1, A DISTANCE OF 87.23 FEET TO THE SOUTHEAST CORNER OF SAID CHAPEL RIDGE, LOT 7B-1; THENCE N88°10'20"W, ALONG THE SOUTH LINE OF SAID CHAPEL RIDGE, LOT 7B-1, A DISTANCE OF 59.13 FEET TO THE WEST LINE OF A MISSOURI PUBLIC SERVICE EASEMENT RECORDED IN DOCUMENT 565541, BOOK 862 AT PAGE 453 AND ALSO RECORDED IN DOCUMENT I768957, BOOK 1673 AT PAGE 1422; THENCE N02°13'10"E ALONG SAID WEST LINE, A DISTANCE OF 168.09 FEET TO THE SOUTH LINE OF A 10 FEET WIDE UTILITY EASEMENT; THENCE S88°10'20"E ALONG THE SOUTH LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 38.81 FEET TO THE WEST LINE OF A 20 FEET WIDE ACCESS AND UTILITY EASEMENT; THENCE S02°07'55"W ALONG SAID WEST LINE, A DISTANCE OF 74.55 FEET; THENCE S70°38'36"E ALONG THE SOUTH LINE OF SAID 20 FEET WIDE ACCESS AND UTILITY EASEMENT, A DISTANCE OF 20.94 FEET TO THE POINT OF BEGINNING.

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DATE: JANUARY 29, 2019

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