



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

01/29/2021 2:49 PM

FEE: \$30.00 4 PGS

INSTRUMENT NUMBER  
2021E0010685

## UTILITY EASEMENT

KANSAS CITY TITLE  
220108 Acem #1

KNOW ALL MEN BY THESE PRESENTS:

January 27, 2021

That Clayton Properties Group dba Summit Homes hereinafter called GRANTOR for and in consideration of one dollar (\$1.00) and other valuable considerations the receipt of which is hereby acknowledged, does hereby grant, remise, release and forever quitclaim unto KANSAS CITY a Missouri Municipality, hereinafter called GRANTEE (414 East 12th Street, Kansas City, Missouri, 64106), a General Utility Easement for use by Kansas City, Missouri, and with Kansas City's permission, utility companies franchised to operate in Kansas City, Missouri, to locate, construct, reconstruct, operate, repair and maintain facilities including, but not limited to, water, gas, electricity, sewerage, telephone, cable TV, drainage, underground conduits, pad mounted transformers, service pedestals, poles, pipes, ducts and wires, any and all of them upon, over, under and along the following described tract of land lying, being and situate in Kansas City, Jackson County, Missouri, to-wit:

Part of Tract C, WOODSIDE RIDGE 1ST PLAT, a subdivision of land in the Northeast Quarter and 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 2020E0118172 in Book K53 at Page 57 in Jackson County Recorder of Deeds Office, being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866 as follows: Commencing at the Northwest corner of said Tract C, also being the Northeast corner of Lot 9 of said WOODSIDE RIDGE 1ST PLAT; thence South 03°42'51" West on the Westerly line of said Tract C also being the East line of said Lot 9, a distance of 15.00 feet to a point on the South line of a 15.00 foot utility easement established by said WOODSIDE RIDGE 1ST PLAT also being the Point of Beginning of the tract of land to be herein described; thence leaving said Westerly line and said East line, South 86°17'09" East on said South line, 54.10 feet to a point on the existing Westerly right-of-way line of NW Pryor Road as established by Instrument numbers 2007E0042287, 2007E0042288, and 2007E0042289 in said Jackson County Recorder of Deeds Office; thence leaving said South line South 03°27'53" West on said existing Westerly right-of-way line, 7.00 feet; thence leaving said existing Westerly right-of-way line North 86°17'09" West, 54.13 feet to a point on said Westerly line and said East line; thence North 03°42'51" East on said Westerly line and said East line, 7.00 feet to the Point of Beginning. Containing 379 square feet or 0.01 acres, more or less.

together with the right of GRANTEE, and the above described franchised utility companies, their agents, employees or independent contractors to go upon the above-described easement and so much of GRANTOR land adjacent thereto as may be reasonably necessary for the purpose of constructing, maintaining and repairing the improvements and appurtenances thereto, including the right to cut, top and trim brush and trees, if any, on or adjacent to said easement, as may be necessary or desirable to maintain any facilities thereon. Upon completion of such construction, maintenance or repair, the land of the GRANTOR shall be restored to approximately the same condition that existed prior to the entry upon it.

By the granting of this easement, it shall not be construed to prohibit the GRANTOR from developing any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from addition depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways pavement, grass, shrubs, fences, or curbs), which will interfere with the GRANTEE in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such improvements and appurtenances.

GRANTOR further states that they are lawfully seized of any indefeasible title in fee of the lands through which said easement is granted, and that they have good and lawful title and right to convey said easement to the GRANTEE aforesaid.

[This space intentionally left blank]

IN TESTIMONY WHEREOF, the said GRANTOR has hereunto set its hand this 27<sup>TH</sup>  
day of JANUARY, 2021.

By: Bradley Kempf  
Brad Kempf  
Vice President of Land and Development

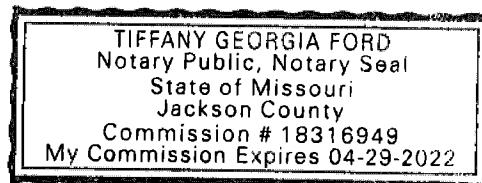
STATE OF Missouri)  
) SS  
COUNTY OF Jackson)

On this 27 day of January, 2021 before me appeared Brad Kempf, to me personally known, and who, being by me duly sworn, did say that he is Vice President of Land and Development of Clayton Properties Group dba Summit Homes, a corporation, and that the instrument was signed in behalf of said corporation by authority duly conferred upon him by its Board of Directors and Brad Kempf acknowledged said instrument to be the free act and deed of said corporation.

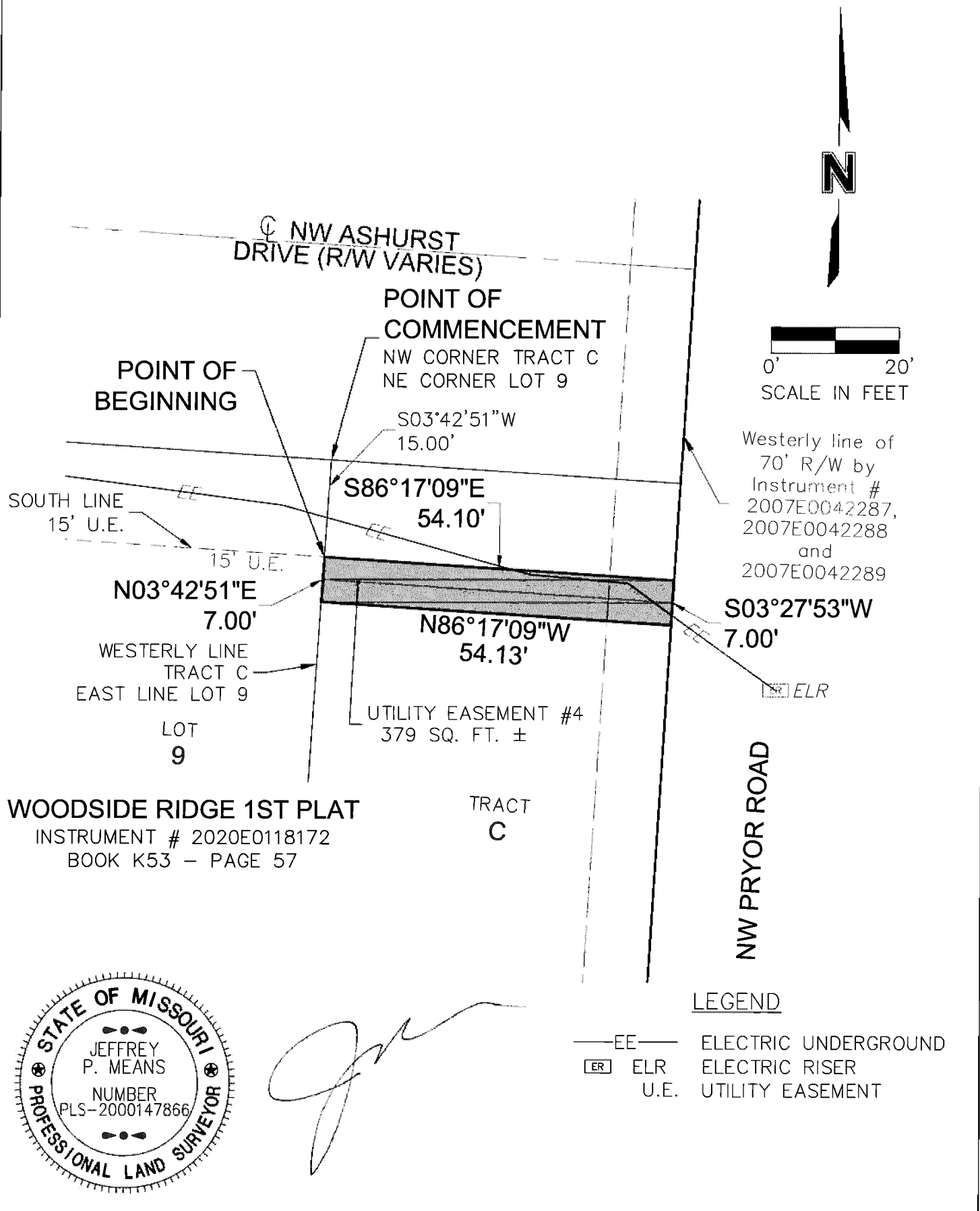
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Lee's Summit, MO, the day and year last above written.

Tiffany Georgia Ford  
Notary Public in and for said County and State

My term expires 4/29/2022



DWG: F:\2018\1001-1500\018-1140-A\40-Design\Survey\SRVY\Sheets\Easements\Utility Easement #4\V\_ESM\_A18-1140 UE 4.DWG  
DATE: Jan 26, 2021 4:03pm  
USER: ssahfield



WOODSIDE RIDGE 1ST PLAT  
INSTRUMENT # 2020E0118172  
BOOK K53 - PAGE 57



*[Handwritten signature]*

**LEGEND**  
—EE— ELECTRIC UNDERGROUND  
[ER] ELR ELECTRIC RISER  
U.E. UTILITY EASEMENT

PROJECT NO: A18-11400	UTILITY EASEMENT #4 EXHIBIT	<b>olsson</b> 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: SFS	WOODSIDE RIDGE 1ST PLAT		1 of 1
DATE: 2020.01.15	LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592