



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

01/29/2021 2:49 PM

FEE: \$30.00 4 PGS

INSTRUMENT NUMBER
2021E0010686

KANSAS CITY TITLE

UTILITY EASEMENT

2020108 accom #2

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 Lots 38 and 33, 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 Jason S Roudebush, P.L.S. 2002014092 as follows: Beginning at the Southeast corner of Lot 37 of said WOODSIDE RIDGE 1ST PLAT, also being the Southwest corner of said Lot 38 also being a point on the North line of said Lot 33; thence leaving said North line, North 02°36'11" East on the East line of said Lot 37 also being the West line of said Lot 38, a distance of 5.00 feet; thence leaving said East and West line, South 87°23'49" East, 55.00 feet to a point on the West line of a 15.00 foot utility easement established by said WOODSIDE RIDGE 1ST PLAT; thence South 02°36'11" West, on said West line, 10.00 feet; thence leaving said West line, North 87°23'49" West, 55.00 feet; thence North 02°36'11" East, 5.00 feet to the Point of Beginning. Containing 550 square feet, 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 27th
day of JANUARY, 2021.

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

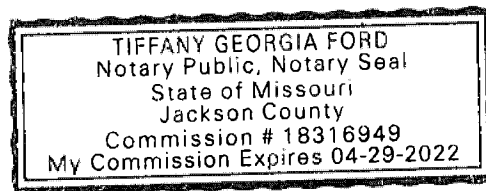
STATE OF Missouri)
) SS
COUNTY OF Jackson)

On this 27th 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.

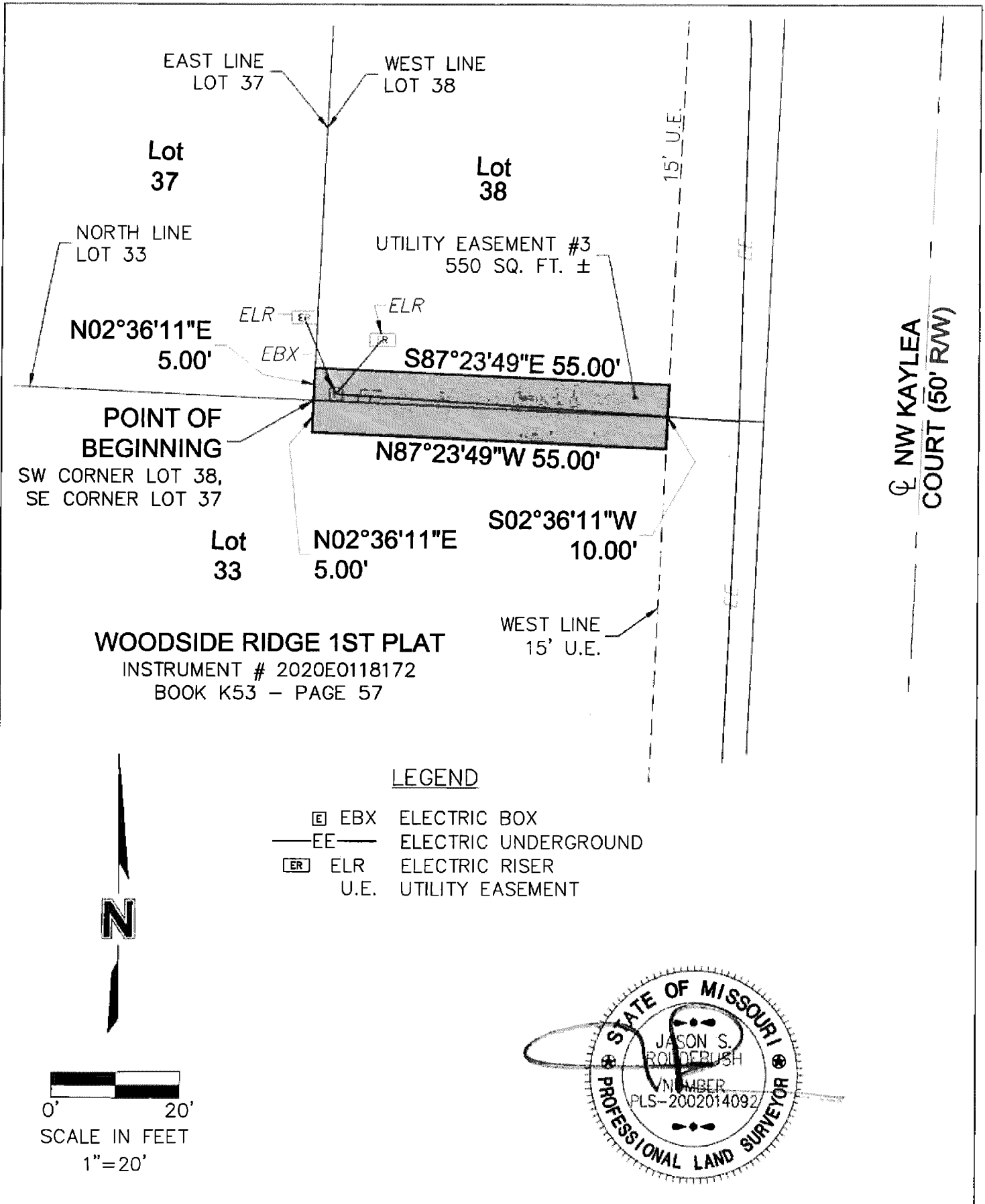
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Lee's Summit, MO, the day and year last above written.

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

My term expires 4/29/2022



USER: rdelana
PROJECT: F:\2018\1001-1500\018-1140-A\40-Design\Survey\Sheet\Easements\Utility Easement\Lot 38\W_ESM_A18-1140.DWG
DATE: Jan 07, 2021 1:58pm



Q NW KAYLEA COURT (50' R/W)

PROJECT NO: A18-11400	UTILITY EASEMENT #3 EXHIBIT	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com <small>Olsson - Land Surveying - MO 366, KS 114 MO Certificate of Authority 001592</small>	EXHIBIT
DRAWN BY: RD	WOODSIDE RIDGE 1ST PLAT		1 of 1
DATE: 2020.01.07	LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		