



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

10/03/2023 9:01 AM

FEE: \$30.00 4 PGS

INSTRUMENT NUMBER  
2023E0071639

**PARTIAL RELEASE OF PLATTED EASEMENT**

THIS INSTRUMENT, made this 2nd day of October, 2023,

WITNESSETH THAT:

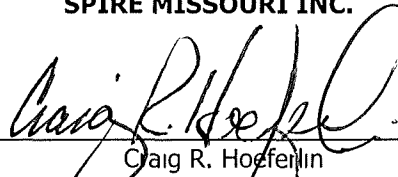
WHEREAS, there has heretofore been granted to SPIRE MISSOURI INC., a Missouri corporation, ("**GRANTOR**"), a platted easement ("Easement") in certain land located upon Lot 7D of the Lemone-Smith Business & Rail Center Plat 6, a subdivision filed for record in Plat Book 62 at Page 53 of the Jackson County, Missouri Records wherein the nature and extent of the Easement and the lands affected are described; and

WHEREAS the present owner, REINHART FOODSERVICE LLC ("**GRANTEE**") of the lands so affected, has requested that **GRANTOR** release the Easement and **GRANTOR** is willing to do so to the extent hereinafter described.

NOW THEREFORE, in consideration of One Dollar (\$1.00) in hand paid to **GRANTOR** by said **GRANTEE**, the receipt of which is hereby acknowledged, **GRANTOR** hereby RELEASES AND QUITCLAIMS to said GRANTEE all of **GRANTOR'S** right, title and interest in and to that Easement as depicted and shown hachured on the attached document designated as "Exhibit A".

IN WITNESS WHEREOF, **GRANTOR** has caused this instrument to be signed by its Vice President, Operations Services and Safety Management Systems the day and year first above written.

**SPIRE MISSOURI INC.**



Craig R. Hoferlin

Vice President, Operations Services and  
Safety Management Systems

Legal Dept. Approval to Form: MJA  
MJA

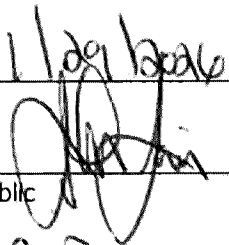
Engineering Dept. Approval: JMA  
JMA

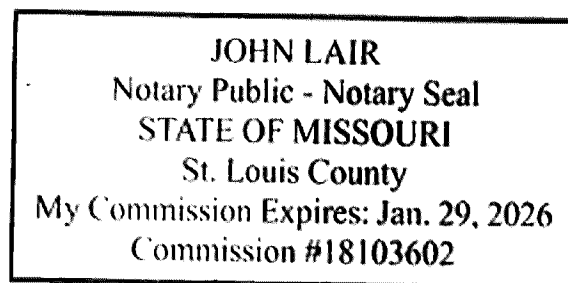
System Planning Approval: PAC  
PAC

Right of Way Dept. Approval: AS  
AS

STATE OF MISSOURI     )  
                                      ) ss.  
CITY OF ST. LOUIS     )

On the 2 day of October, 2023,  
before me, (insert Notary's name) John Lair, a notary  
public in and for said state, appeared Craig R. Hoeferlin, to me personally known, who being by me duly  
sworn, did say that he is the Vice President, Operations Services and Safety Management Systems of  
SPIRE MISSOURI INC., and that said instrument was signed and sealed on behalf of said corporation by  
authority of its Board of Directors and said Craig R. Hoeferlin acknowledged said instrument to be the  
free act and deed of said corporation.

My Commission expires: 1/29/2026  
  
\_\_\_\_\_  
Notary Public  
John Lair  
\_\_\_\_\_  
Printed Name



# EXHIBIT "A"

## EASEMENT VACATION

**PART OF LOT 7D, LEMONE-SMITH BUSINESS & RAIL CENTER PLAT 6,  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

### EASEMENT VACATION DESCRIPTION

ALL THAT PART OF LOT 7D, LEMONE-SMITH BUSINESS & RAIL CENTER PLAT 6, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED BY SCOTT G CHRISMAN, RLS-2594, ON JULY 28, 2023, FOR PROJECT 230360, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7D, OF SAID LEMONE-SMITH BUSINESS & RAIL CENTER PLAT 6; THENCE S 87°35'45" E, ALONG THE NORTH LINE OF SAID LOT 7D, A DISTANCE OF 40.00 FEET; THENCE S 2°24'15" W, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING; THENCE, S 87°35'45" E, ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 7D, A DISTANCE OF 840.64 FEET; THENCE S 27°25'00" E, A DISTANCE OF 34.58 FEET, TO A POINT ON THE SOUTH LINE OF AN EXISTING 40.00 FOOT EASEMENT, AS SHOWN ON THE RECORDED PLAT OF LEMONE-SMITH BUSINESS & RAIL CENTER PLAT 6; THENCE N 87°35'45" W, ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 857.82 FEET; THENCE N 2°23'10" E, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 25,477 SQUARE FEET MORE OR LESS.

I HEREBY CERTIFY THAT THIS REAL  
PROPERTY LEGAL DESCRIPTION HAS BEEN  
PREPARED BY ME OR UNDER MY DIRECT  
SUPERVISION.



\\PHELPS-SERVER\Projects\230360\dwg\Easement Vacation.dwg Layout 1-2 Aug 14, 2023 - 3:00pm

SHEET 1 OF 2



PLANNING  
ENGINEERING  
IMPLEMENTATION

**PHELPS ENGINEERING, INC** (913) 393-1155  
1270 N. Winchester Fax (913) 393-1100  
Olathe, Kansas 66061 [www.phelpsengineering.com](http://www.phelpsengineering.com)

CERTIFICATE OF AUTHORIZATION KANSAS LAND  
SURVEYING - LS-82  
ENGINEERING - E-301  
CERTIFICATE OF AUTHORIZATION MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007005058

PROJECT NO. 230360  
DATE: 7/28/2023  
BY: egc

# EXHIBIT "A"

PART OF LOT 7D, LEMONE-SMITH BUSINESS & RAIL CENTER PLAT 6,  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

POINT OF COMMENCING  
NW COR LOT 7D  
S87°35'45"E...40.00'  
N22°4'15"E...10.00'  
POINT OF BEGINNING  
N22°10'E  
30.00'

S87°35'45"E...840.64'  
N87°35'45"W...857.82'

N LINE LOT 7D

40' UTILITY EASEMENT  
BOOK 1972, PAGE 999

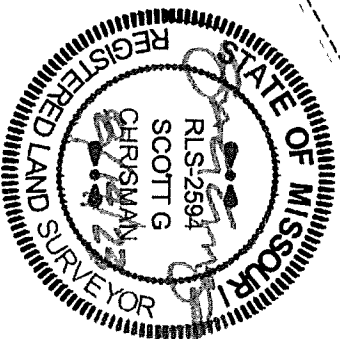
S27°25'00"E...34.58'

UNION PACIFIC  
RAILROAD

LOT 7D,  
LEMONE-SMITH BUSINESS &  
RAIL CENTER PLAT 6  
BOOK 62, PAGE 53

THOMPSON DRIVE  
(Public 60' R/W)

SCALE: 1"=150'  
0' 150'



I HEREBY CERTIFY THAT THIS REAL  
PROPERTY LEGAL DESCRIPTION HAS  
BEEN PREPARED BY ME OR UNDER  
MY DIRECT SUPERVISION.

SHEET 2 OF 2



PLANNING  
ENGINEERING  
IMPLEMENTATION  
PHELPS ENGINEERING, INC  
1270 N. Winchester  
Olathe, Kansas 66061  
www.phelpsengineering.com

(913) 393-1155  
Fax (913) 393-1166

CERTIFICATE OF AUTHORIZATION KANSAS LAND  
SURVEYING - LS-82  
ENGINEERING - E-391  
CERTIFICATE OF AUTHORIZATION MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007003038  
PROJECT NO. 230360  
DATE: 7/29/2023  
BY: egc