

UTILITY EASEMENT
(MISSOURI CORPORATION-NO SEAL)

THIS AGREEMENT, made this 14 day of January, 202⁵~~4~~, by and between **Jeffery E. Smith Investment Co., L.C.**, a Missouri limited liability company organized and operating under the laws of the State of Missouri, **Grantor**, and the City of Lee's Summit, a Municipal Corporation organized and existing under the laws of the State of Missouri, whose address is 220 S.E. Green, Lee's Summit, Jackson County, Missouri 64063, **Grantee**.

WITNESSETH, that the **Grantor**, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, a Utility Easement for use by the City of Lees Summit, Missouri, and with the written permission of the City of Lees Summit, utility companies franchised to operate in Lee's Summit, Missouri, to locate, construct, reconstruct, operate, repair and maintain facilities including, but not limited to, public utility lines, meters, vaults and all necessary appurtenances thereto upon, over, under and along the following described lands in Jackson County, Missouri, to-wit:

SEE EXHIBIT A

GRANTEE, its successors and assigns, shall have the right of ownership, use and control of all utility lines, meters, vaults, and other equipment through the above described property and for all proper purposes connected with the installation, use, maintenance, and replacement of the utility lines (and other equipment), and with the attachment thereto of service lines of its consumers.

GRANTOR agrees not to obstruct or interfere with the use, operation or maintenance of such public utility lines, meters, vaults or connections, by erecting, or causing or allowing to be erected, any building or structures on or within said easement.

GRANTOR further states that it is lawfully seized of title to the land through which said easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein.

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.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the City of Lee's Summit, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, **Grantor**, has caused these presents to be signed by its President or Vice President and attested by its Secretary, this 14 day of January, 2024:
5

Jeffery E. Smith Investment Co., L.C.

By: 

Jeffery E. Smith, Manager

Jeffrey E. Smith

[Printed name and title]

ATTEST:

NO SEAL


Secretary

Jill Lafferty

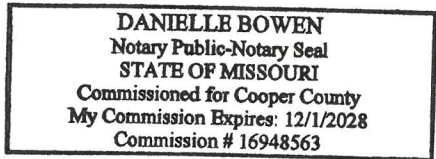
Printed name

ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF ~~JACKSON~~ ^{COOPER}

On this 14 day of January ²⁰²⁵ 2024, before me appeared Jeffery E. Smith, to me personally known, who, being by me duly sworn did say that he is the Manager of Jeffery E. Smith Investment Co., L.C., and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said Jeffery E. Smith acknowledged said instrument to be the free act and deed of said corporation and that said corporation has no corporate seal.




Notary Public Signature

JUNE 6, 2024

UTILITY EASEMENT

OWNER: JEFFERY E. SMITH INVESTMENT COMPANY
DEED: DOCUMENT NUMBER 199810102310

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 199810102310, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 17 T48N R13W, THENCE ALONG THE SOUTH LINE OF SAID EAST HALF, S 88°21'30"E 156.81 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE LEAVING SAID SOUTH LINE, N 1°23'20"E 96.52 FEET TO THE SOUTH RIGHT-OF-WAY OF NE STROTHER ROAD; THENCE ALONG SAID RIGHT-OF-WAY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1100.00 FEET, A DISTANCE OF 23.00 FEET, THE CHORD BEING S 59°01'00"E 23.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S 1°23'20"W 85.25 FEET TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 17 T48N R13W; THENCE ALONG SAID LINE, N 88°21'30"W 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,817 SQUARE FEET.

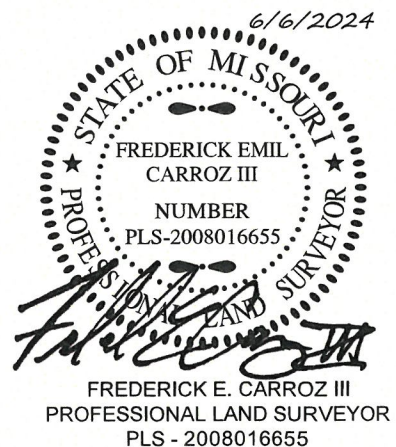
EXHIBIT "A"
SHEET 1 OF 2



**Engineering Surveys
& Services**

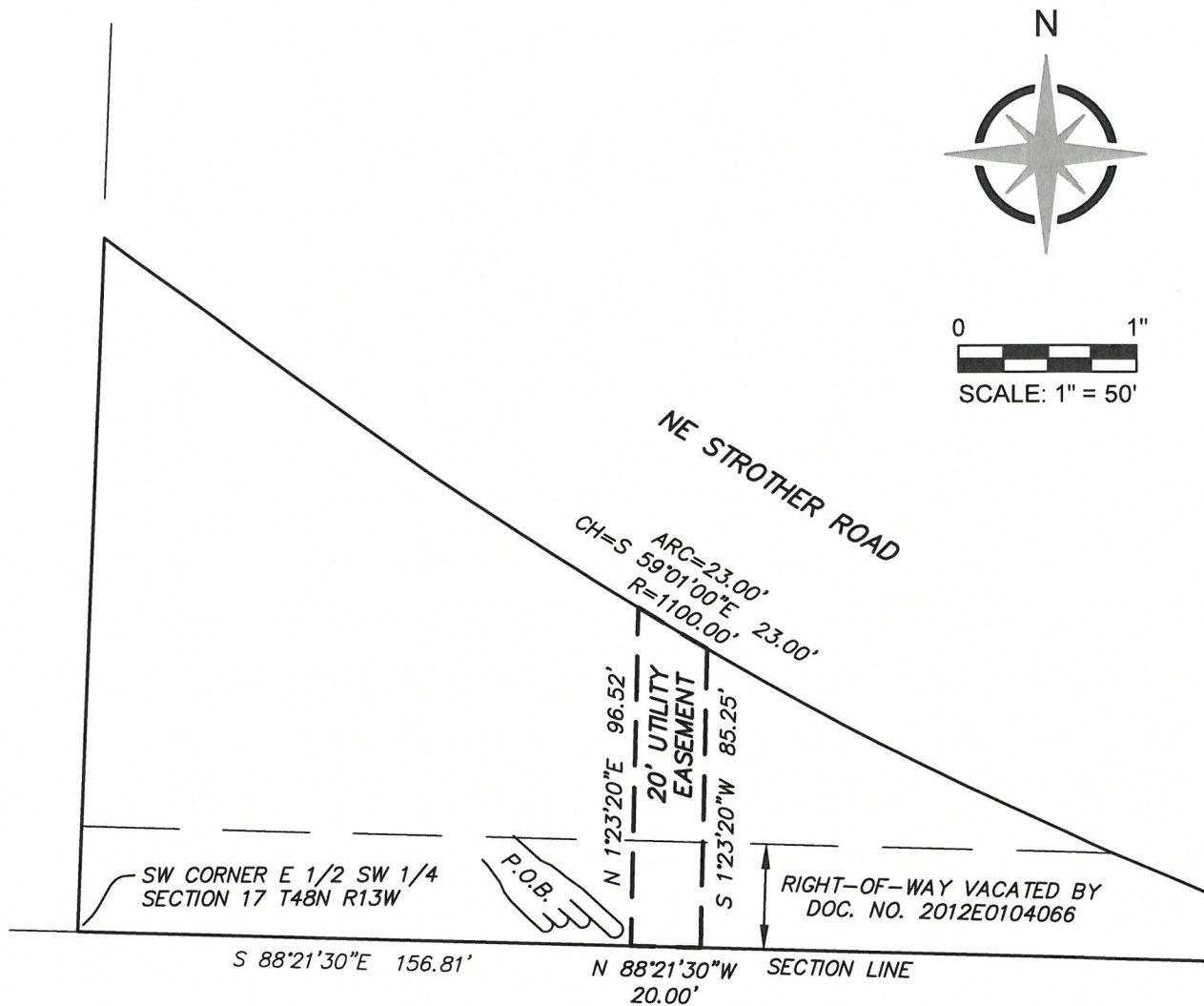
1113 Fay Street, Columbia, Mo 65201
573 - 449 - 2646
www.ess-inc.com

MO Land Surveying Corp. # 2004004672
Missouri Engineering Corp. # 2004005018



FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

15925



0 1"
SCALE: 1" = 50'

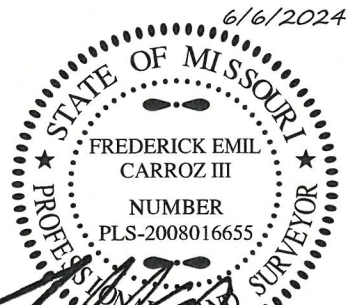
EXHIBIT "A"
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GRANTOR agrees not to obstruct or interfere with the use, operation or maintenance of such public utility lines, meters, vaults or connections, by erecting, or causing or allowing to be erected, any building or structures on or within said easement.

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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.

Project: Wilshire Hills – 4th Plat
Project Activity No.: PL2023164
Tract: 43830990301200000

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Jeffery E. Smith Investment Co., L.C.

By: _____

Jeffery E. Smith, Manager

Jeffery E. Smith

[Printed name and title]

ATTEST:

NO SEAL

Secretary

Jill Lafferty

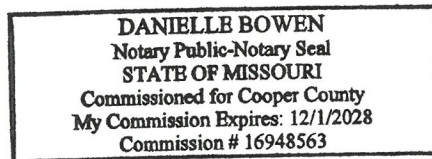
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Notary Public Signature

JUNE 6, 2024

20' UTILITY EASEMENT

OWNER: JEFFERY E. SMITH INVESTMENT COMPANY
DEED: DOCUMENT NUMBER 1998I0102310

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STARTING AT THE SOUTHEAST CORNER OF TRACT B WILSHIRE HILLS - 2ND PLAT RECORDED IN BOOK T143 PAGE 50, THENCE S 1°38'30"W 60.00 FEET TO THE SOUTH RIGHT-OF-WAY OF NE MEADOWVIEW DRIVE, THENCE ALONG SAID RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF NE MANHATTAN DRIVE, S 88°21'30"E 72.44 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 13.00 FEET, A DISTANCE OF 18.14 FEET, THE CHORD BEING S 48°23'20"E 16.70 FEET; THENCE S 8°21'30"E 91.00 FEET; ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A DISTANCE OF 29.01 FEET, THE CHORD BEING S 6°54'30"E 29.00 FEET; THENCE S 5°27'10"E 136.96 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 502.06 FEET, A DISTANCE OF 158.35 FEET, THE CHORD BEING S 3°35'20"W 157.70 FEET TO THE NORTH LINE OF A 20 FOOT UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 2006E0045294 AND DOCUMENT NUMBER 2005I0066115; THENCE ALONG SAID NORTH LINE, N 59°06'20"W 10.54 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID NORTH LINE, N 59°06'20"W 20.67; THENCE LEAVING SAID NORTH LINE, N 1°40'40"W 108.10 FEET; THENCE N 88°19'20"E 20.00 FEET; THENCE S 1°40'40"E 108.27 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 492.06 FEET, A DISTANCE OF 11.26 FEET, THE CHORD BEING S 11°35'00"W 11.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,274 SQUARE FEET.

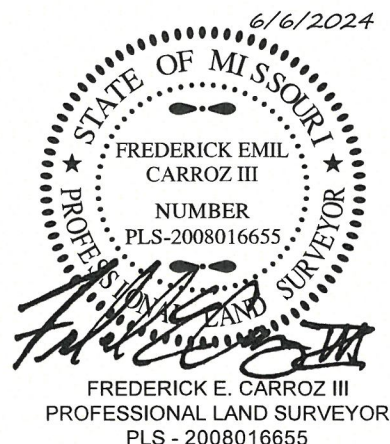
EXHIBIT "A"
SHEET 1 OF 2



**Engineering Surveys
& Services**

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573 - 449 - 2646
www.ess-inc.com

MO Land Surveying Corp. # 2004004672
Missouri Engineering Corp. # 2004005018



15925



TRACT B
WILSHIRE HILLS - 2ND PLAT
RECORDED IN BOOK T143 PAGE 50

NE MEADOWVIEW DRIVE S 1°38'30"W
60.00'

S 88°21'30"E 72.44' ARC=18.14'
CH=S 48°23'20"E 16.70'
R=13.00'

S 8°21'30"E 91.00' ARC=29.01'
CH=S 6°54'30"E 29.00'
R=570.00'

S 5°27'10"E 136.96' NE MANHATTAN DRIVE
ARC=158.35' CH=S 3°35'20"W 157.70'
R=502.06'

N 88°19'20"E 20.00'

N 1°40'40"W 108.10'
20' UTILITY EASEMENT
S 1°40'40"E 108.26'

ARC=158.35' CH=S 3°35'20"W 157.70'
R=502.06'

20' UTILITY EASEMENT RECORDED
IN DOC. NO. 2006E0045294 &
DOC. NO. 2005I0066115

N 59°06'20"W 20.67'

N 59°06'20"W 10.54'

20' UTILITY EASEMENT

20' UTILITY EASEMENT RECORDED
IN DOC. NO. 2006E0045294 &
DOC. NO. 2005I0066115

0 1"
SCALE: 1" = 50'

0 1"
SCALE: 1" = 100'



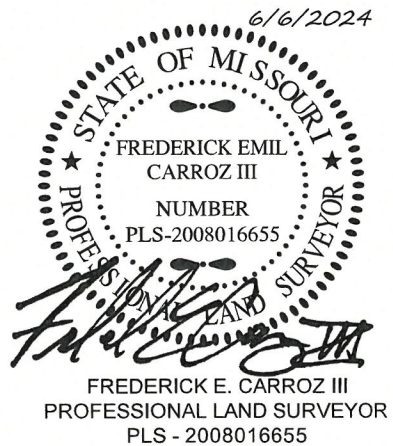
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EXHIBIT "A"
SHEET 2 OF 2



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Project: Wilshire Hills – 4th Plat
Project Activity No.: PL2023164
Tract: 43830990301200000

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Jeffery E. Smith Investment Co., L.C.

By: 


Jeffery E. Smith, Manager

Jeffery E. Smith

[Printed name and title]

ATTEST:

NO SEAL



Secretary

Jill Lafferty

Printed name

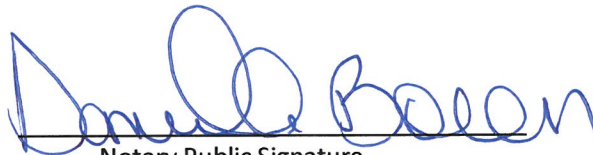
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COUNTY OF ^{Cooper}JACKSON

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DANIELLE BOWEN
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Cooper County
My Commission Expires: 12/1/2028
Commission # 16948563


Notary Public Signature

JUNE 6, 2024

UTILITY EASEMENT

OWNER: JEFFERY E. SMITH INVESTMENT COMPANY
DEED: DOCUMENT NUMBER 1998I0102310

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FROM THE POINT OF BEGINNING, THENCE ALONG THE SOUTH RIGHT-OF-WAY OF NE MEADOWVIEW DRIVE AND THE WEST RIGHT-OF-WAY OF NE MANHATTAN DRIVE, S 88°21'30"E 72.44 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 13.00 FEET, A DISTANCE OF 18.14 FEET, THE CHORD BEING S 48°23'20"E 16.70 FEET; THENCE S 8°21'30"E 91.00 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A DISTANCE OF 29.01 FEET, THE CHORD BEING S 6°54'30"E 29.00 FEET; THENCE S 5°27'10"E 136.96 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 502.06 FEET, A DISTANCE OF 446.84 FEET, THE CHORD BEING S 20°03'00"W 432.24 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A DISTANCE OF 330.22 FEET, THE CHORD BEING S 23°32'50"W 322.16; THENCE S 1°32'50"W 190.72 FEET TO THE NORTH RIGHT-OF-WAY OF NE STROTHER ROAD; THENCE ALONG SAID RIGHT-OF-WAY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A DISTANCE OF 447.11 FEET, THE CHORD BEING N 76°20'00"W 443.39 FEET TO THE EAST RIGHT-OF-WAY OF FUTURE NE WILSHIRE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, N 16°44'30"W 34.69 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 143.75 FEET, THE CHORD BEING N 21°21'50"E 143.32 FEET; THENCE N 13°44'10"E 206.12 FEET; THENCE N 10°55'30"E 101.96 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, A DISTANCE OF 73.03 FEET, THE CHORD BEING N 7°55'30"E 72.90 FEET; THENCE N 2°06'50"E 162.44 FEET; LEAVING SAID RIGHT-OF-WAY, S 87°52'50"E 15.00 FEET; THENCE S 2°06'50"W 162.43 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, A DISTANCE OF 75.70 FEET, THE CHORD BEING S 7°53'50"W 75.57 FEET; THENCE S 10°55'30"W 101.96 FEET; THENCE S 13°44'10"W 206.48 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET, A DISTANCE OF 141.38 FEET, THE CHORD BEING S 21°02'00"W 141.00 FEET; THENCE S 16°44'30"E 28.70 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 990.00 FEET, A DISTANCE OF 421.63 FEET, THE CHORD BEING S 76°22'10"E 418.45 FEET; THENCE N 1°32'50"E 180.79 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, A DISTANCE OF 337.90 FEET, THE CHORD BEING N 23°32'50"E 329.65 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 492.06, A DISTANCE OF 473.94 FEET, THE CHORD BEING N 20°03'00"E 423.63 FEET; THENCE N 5°27'10"W 136.96 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A DISTANCE OF 28.50 FEET, THE CHORD BEING N 6°54'30"W 28.50 FEET; THENCE N 8°21'30"W 88.42 FEET; THENCE N 88°21'30"W 181.91 FEET; THENCE N 0°27'30"E 15.00 FEET TO THE SOUTH RIGHT-OF-WAY OF NE MEADOWVIEW DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, S 88°21'30"E 106.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 30,128 SQUARE FEET.

6/6/2024



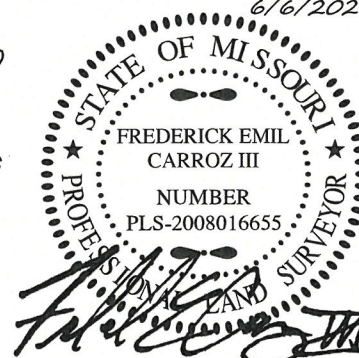
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MO Land Surveying Corp. # 2004004672
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EXHIBIT "A"

SHEET 1 OF 3



FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

15925

0 1"
SCALE: 1" = 150'



TRACT B
WILSHIRE HILLS - 2ND PLAT
RECORDED IN BOOK T143 PAGE 50

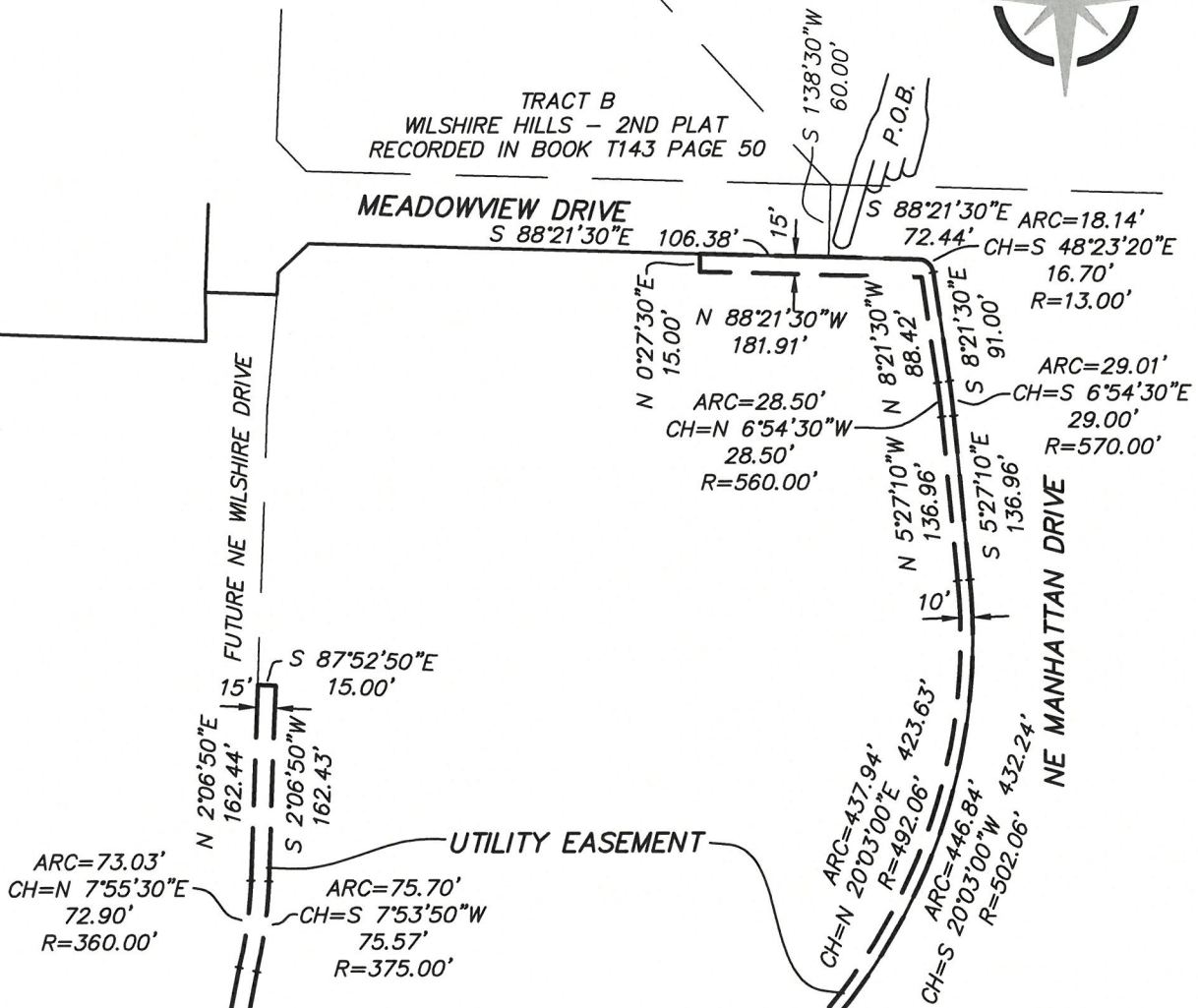


EXHIBIT "A"
SHEET 2 OF 3



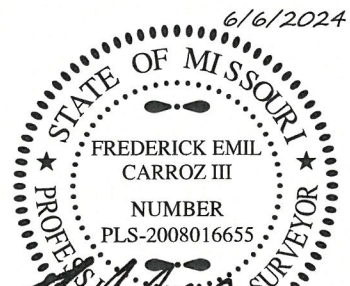
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Frederick E. Carroz III

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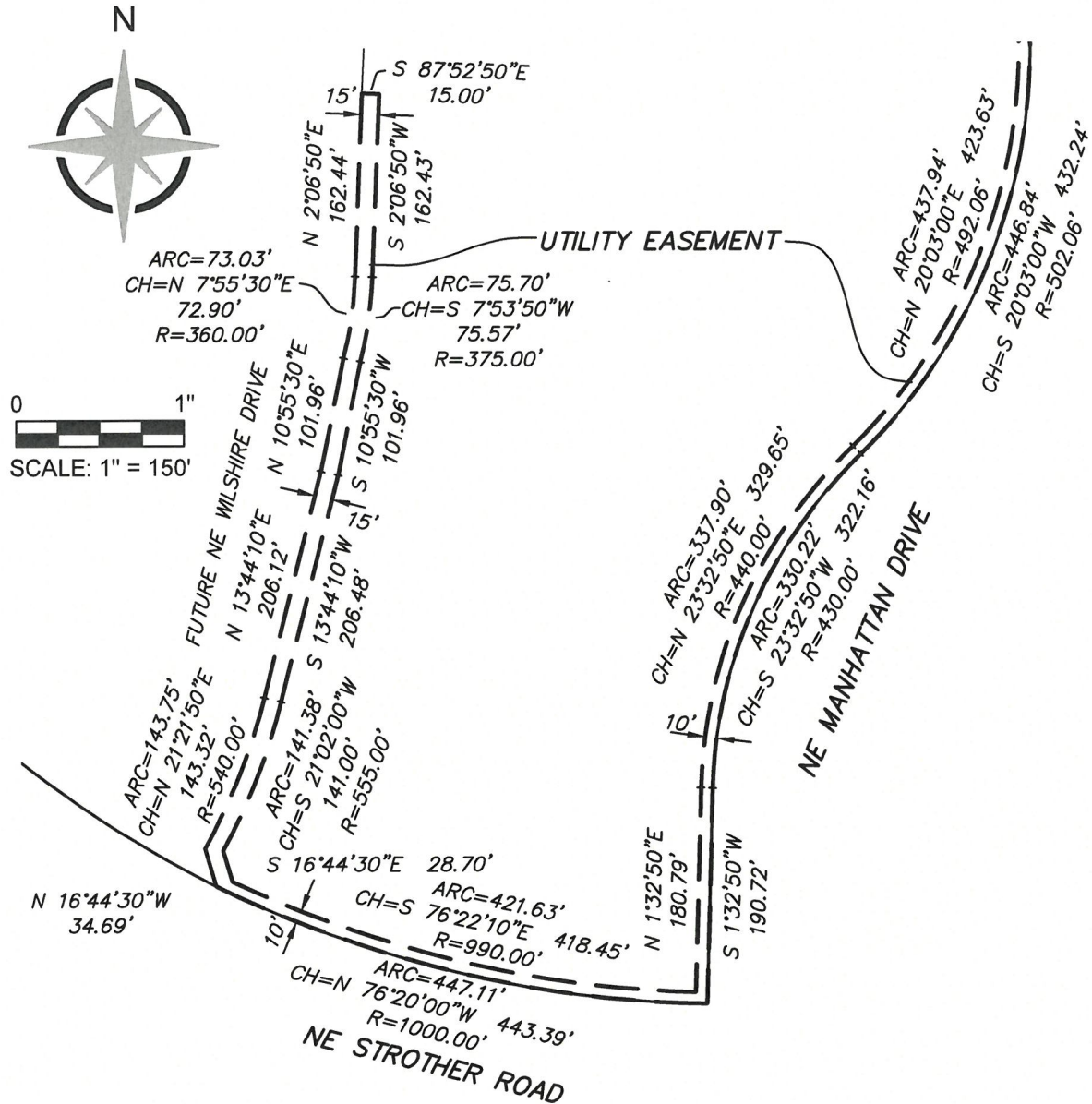


EXHIBIT "A"
SHEET 3 OF 3



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THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the City of Lee's Summit, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, **Grantor**, has caused these presents to be signed by its President or Vice President and attested by its Secretary, this 14 day of January, 2024:

5

Jeffery E. Smith Investment Co., L.C.

By: 
Jeffery E. Smith, Manager

Jeffrey E. Smith
[Printed name and title]

ATTEST:

NO SEAL


~~Secretary~~

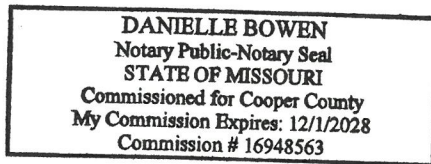
Jill Lafferty
Printed name

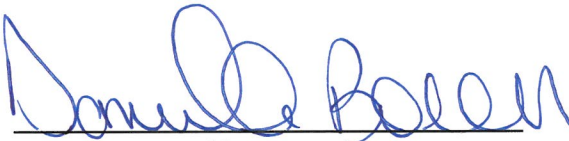
ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF JACKSON

On this 14 day of January ²⁰²⁵ 2024, before me appeared Jeffery E. Smith, to me personally known, who, being by me duly sworn did say that he is the Manager of Jeffery E. Smith Investment Co., L.C., and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said Jeffery E. Smith acknowledged said instrument to be the free act and deed of said corporation and that said corporation has no corporate seal.




Notary Public Signature

JUNE 6, 2024

20' UTILITY EASEMENT

OWNER: JEFFERY E. SMITH INVESTMENT COMPANY
DEED: DOCUMENT NUMBER 1998I0102310

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 T48N R31W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1998I0102310, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF TRACT B WILSHIRE HILLS - 2ND PLAT RECORDED IN BOOK T143 PAGE 50, THENCE S 1°38'30"W 60.00 FEET TO THE SOUTH RIGHT-OF-WAY OF NE MEADOWVIEW DRIVE, THENCE ALONG SAID RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF NE MANHATTAN DRIVE, S 88°21'30"E 72.44 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 13.00 FEET, A DISTANCE OF 18.14 FEET, THE CHORD BEING S 48°23'20"E 16.70 FEET; THENCE S 8°21'30"E 91.00 FEET; ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A DISTANCE OF 29.01 FEET, THE CHORD BEING S 6°54'30"E 29.00 FEET; THENCE S 5°27'10"E 136.96 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 502.06 FEET, A DISTANCE OF 158.35 FEET, THE CHORD BEING S 3°35'20"W 157.70 FEET TO THE NORTH LINE OF A 20 FOOT UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 2006E0045294 AND DOCUMENT NUMBER 2005I0066115; THENCE ALONG SAID NORTH LINE, N 59°06'20"W 10.54 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID NORTH LINE, N 59°06'20"W 20.67; THENCE LEAVING SAID NORTH LINE, N 1°40'40"W 108.10 FEET; THENCE N 88°19'20"E 20.00 FEET; THENCE S 1°40'40"E 108.27 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 492.06 FEET, A DISTANCE OF 11.26 FEET, THE CHORD BEING S 11°35'00"W 11.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,274 SQUARE FEET.

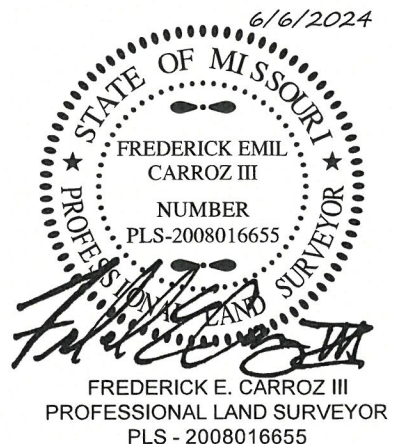
EXHIBIT "A"
SHEET 1 OF 2



**Engineering Surveys
& Services**

1113 Fay Street, Columbia, Mo 65201
573 - 449 - 2646
www.ess-inc.com

MO Land Surveying Corp. # 2004004672
Missouri Engineering Corp. # 2004005018



15925



TRACT B
WILSHIRE HILLS - 2ND PLAT
RECORDED IN BOOK T143 PAGE 50

NE MEADOWVIEW DRIVE S 1°38'30"W
60.00'

S 88°21'30"E ARC=18.14'
72.44' CH=S 48°23'20"E
16.70'
R=13.00'

S 8°21'30"E 91.00'
ARC=29.01'
CH=S 6°54'30"E
29.00'
R=570.00'

S 5°27'10"E 136.96'
S 502.06' NE MANHATTAN DRIVE
ARC=158.35'
CH=S 3°35'20"W
157.70'
R=502.06'

N 88°19'20"E
20.00'

N 1°40'40"W 108.10'
20' UTILITY EASEMENT
S 1°40'40"E 108.26'

ARC=158.35'
CH=S 3°35'20"W
157.70'
R=502.06'

20' UTILITY EASEMENT RECORDED
IN DOC. NO. 2006E0045294 &
DOC. NO. 2005I0066115

N 59°06'20"W
20.67'

P.O.B.

N 59°06'20"W
10.54'

20' UTILITY EASEMENT

20' UTILITY EASEMENT RECORDED
IN DOC. NO. 2006E0045294 &
DOC. NO. 2005I0066115

0 1"
SCALE: 1" = 50'

0 1"
SCALE: 1" = 100'

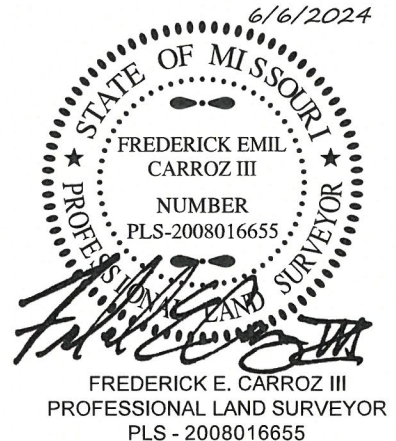


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EXHIBIT "A"
SHEET 2 OF 2



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