

CCO FORM: RW23
Approved: 06/96 (RMH)
Revised: 01/18 (TP)
Modified:

COUNTY: Jackson
ROUTE: 169
PROJECT: J4S3085C
PARCEL: 12

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
EASEMENT FOR HIGHWAY PURPOSES**

THIS INDENTURE made this _____ day of _____, 20____, by and between **City of Kansas City, a Municipal corporation**, 414 E 12th St., Kansas City, MO 64105 (hereinafter, "Grantor"), of the County of Jackson and State of Missouri and the STATE OF MISSOURI, acting by and through the Missouri Highways and Transportation Commission, 105 West Capitol, Jefferson City, MO 63102 (hereinafter, "Grantee").

WITNESSETH, that the said Grantor, in consideration of the sum of **One Dollar and NO/100 dollars, (\$1.00)**, to them paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell, convey and confirm unto said grantee, its successors and assigns, the following described permanent easement and interests in real estate in the County of Jackson, State of Missouri, to wit.

(see attached Exhibit A)

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said grantee, its successors and assigns; the said grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises from which permanent easement is herein conveyed; that it has good right to convey the same.

Title (name or identification of project) TRACT NO. 12 Charles B. Wheeler Downtown Airport to I-35 and 12 th Street Interchange Project J4S3085	County					
	Jackson					
	City (if applicable)	State				
	Kansas City	MO				
Licensee Name <i>(sole proprietor, partnership, corporation, LLC, or government)</i> TREKK Design Group, LLC 1411 E. 104th Street Kansas City, Mo. 64131	Date Prepared	Sheet		Only the following legal description contained in this "EXHIBIT A" is authenticated by this seal.		
	8/25/2020	1	of			3
Professional Surveyor (Signature) 	Professional Surveyor Name (print)			Only the following legal description contained in this "EXHIBIT A" is authenticated by this seal.		
	Samuel E. Walton					
	Discipline					
	Professional Land Surveyor					
License or Certificate of Authority No.		MO #		Only the following legal description contained in this "EXHIBIT A" is authenticated by this seal.		
		2000161239				
Professional Surveyor (Signature)		Date		Only the following legal description contained in this "EXHIBIT A" is authenticated by this seal.		
		8/25/2020				

EXHIBIT A
LEGAL DESCRIPTION

PERMANENT EASEMENT
TRACT 12
CITY OF KANSAS CITY, A MUNICIPAL CORPORATION
PARCEL NO. 12-940-04-17-03-2-00-000

NOTE: the following description taken from GENERAL WARRANTY DEED filed for record on March 10, 1993 with the Jackson County, Missouri Recorder of Deeds as Document Number K1070103 in Book K2363 at Page 643.

An irregular parcel of land consisting of a portion of Lots 3 and 4, and all of Lot 5, of Block 3, LYKIN'S ADDITION, an addition in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, and more particularly described as follows:

Beginning at the Northeast corner of said Lot 5, thence westerly along the northerly line of said Lot 5, a distance of one hundred twenty (120) feet to the East line of an alley (16) feet in width, which was vacated by the Jackson County Court by an instrument dated July 7, 1883, recorded in the Office of the Register of Deeds for Jackson County, Missouri at Kansas City, in Book 22 at Page 90 (the East line of said alley being also the West line of said Lots 4 and 5); thence in a southerly direction along the West line of said Lots 4 and 5 to its point of intersection with the northerly line of the easement for the Broadway-Woodswether Viaduct, as established by an instrument recorded in the office of said Register of Deeds on November 26, 1956, in Book B7023 at Page 596, as Document No. B216595; thence continuing southeasterly along the northerly line of said easement, on a curve having a radius of two hundred twenty-one (221) feet, to its point of intersection with the northerly Right of Way line of the Chicago, Burlington and Quincy Railroad Company (now Burlington Northern Railroad Company), as referred to in said Instrument B216595; thence in a northeasterly direction along said Right of Way line, a distance of six and four tenths (6.4) feet, more or less, to its point of intersection with the West line of Broadway as now established; thence North along the West line of Broadway (said line being also the East line of said Lots 3, 4 and 5), a distance of one hundred twenty-four and five tenths (124.5) feet, more or less to the Northeast corner of said Lot 5 and the point of beginning; subject to an easement for the present Broadway Bridge describe in an instrument dated January 4, 1957, recorded in the Office of said Register of Deed in Book B7026, at Page 545, as Document No. B220076.

The above description and this conveyance does not include any part of the vacated alley adjacent to and westerly of the above described tract which was vacated by the above described instrument dated July 7,

1863, and recorded in Book 22 at Page 190 in the office of said Register of Deeds, any and all parts of said vacated alley being hereby expressly excluded from this conveyance.