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**Title of Document:** Right of Way Deed

**Date of Document:** \_\_\_\_\_, 20\_\_

**Grantor:** City of Kansas City, a Missouri municipal corporation  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

**Grantee:** City of Riverside  
2950 NW Vivion Road  
Riverside, Missouri 64150

**Legal Description:** See Exhibit A

**Return Document to:** City of Riverside  
Attn: Noel Bennion  
2950 NW Vivion Road  
Riverside, Missouri 64150

## RIGHT OF WAY DEED

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between: **CITY OF KANSAS CITY**, a Missouri municipal corporation, whose address is 414 E. 12<sup>th</sup> Street, Kansas City, MO 64106 (“**GRANTOR**”), and the **CITY OF RIVERSIDE, MISSOURI**, a Missouri municipality, whose address is 2950 N.W. Vivion Road, Riverside, Missouri 64150 (“**GRANTEE**”).

WITNESSETH, that the **GRANTOR**, in consideration of the sum of Ten Dollars (\$10.00) 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 **GRANTEE**, its successors and assigns, a Right of Way for the construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway or thoroughfare, including but not limited to, the construction, maintenance and use of trails or sidewalks, conduits, water, gas, sewer pipes, fiber optic, telecommunication facilities, poles, wires, storm water drainage facilities, ducts, cables on, over, along, across, and under the following described tract of land situated in Platte County, Missouri, to-wit: **See Exhibit A, attached.**

**GRANTOR** expressly reserves unto itself, its successors and assigns, a perpetual, non-exclusive sanitary sewer easement (“Reserved Easement”) over, under, and across a strip of land fifteen (15) feet in width, the location of which is depicted on **Exhibit B attached** hereto and incorporated herein. The Reserved Easement shall be for the construction, installation, operation, inspection, access, maintenance, cleaning, repair, rehabilitation, replacement, upsizing, and upgrade of sanitary sewer mains, laterals, manholes, and all related sanitary sewer appurtenances of **GRANTOR**.

**GRANTEE** acknowledges and agrees that **GRANTOR** maintains existing sanitary sewer utilities and the Reserved Easement within the Right-of-Way. **GRANTEE** shall not install or permit the installation of any non-vegetative screening, structures, improvements, hardscape, or other obstructions within or over the Reserved Easement that would impede or interfere with **GRANTOR**’s access to, or maintenance of, its sanitary sewer facilities, without the prior written consent of **GRANTOR**.

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

THIS GRANT and right of way 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 **GRANTEE** and to its successors and assigns forever.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set its hand this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

GRANTOR: City of Kansas City, a Missouri municipal corporation

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_

Assistant City Attorney

STATE OF MISSOURI     )  
  ) SS:  
COUNTY OF JACKSON    )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me appeared  
Kenneth Morgan, P.E., the Director of the Water Services Department of the City of Kansas  
City, a Missouri municipal corporation, and pursuant to Ordinance No. \_\_\_\_\_,  
to me known to be the person described in and who executed the foregoing instrument and  
acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal  
in the County and State aforesaid the day and year last above written.

\_\_\_\_\_  
Notary Public

My commission expires:

City of Riverside, Missouri (Grantee):

By: \_\_\_\_\_

Printed Name: Kathleen L. Rose

Title: Mayor

Dated: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Melissa McChesney, City Clerk

**ACKNOWLEDGMENT – City of Riverside, Missouri**

STATE OF MISSOURI     )  
  ) ss:  
COUNTY OF PLATTE     )

ON THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, personally appeared the honorable Kathleen L. Rose to me personally known, who being by me duly sworn, did say that she is the Mayor of the City of Riverside, Missouri, a Missouri municipality, and that said instrument was executed on behalf of said City of Riverside, Missouri by authority of its Board of Aldermen, and Mayor Rose executed said instrument to be the free act and deed of said City of Riverside, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in \_\_\_\_\_ County, the day and year last above written.

(SEAL)

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public in and for said State  
Commissioned in \_\_\_\_\_ County

My Commission Expires: \_\_\_\_\_

### Exhibit A - Right of Way Deed

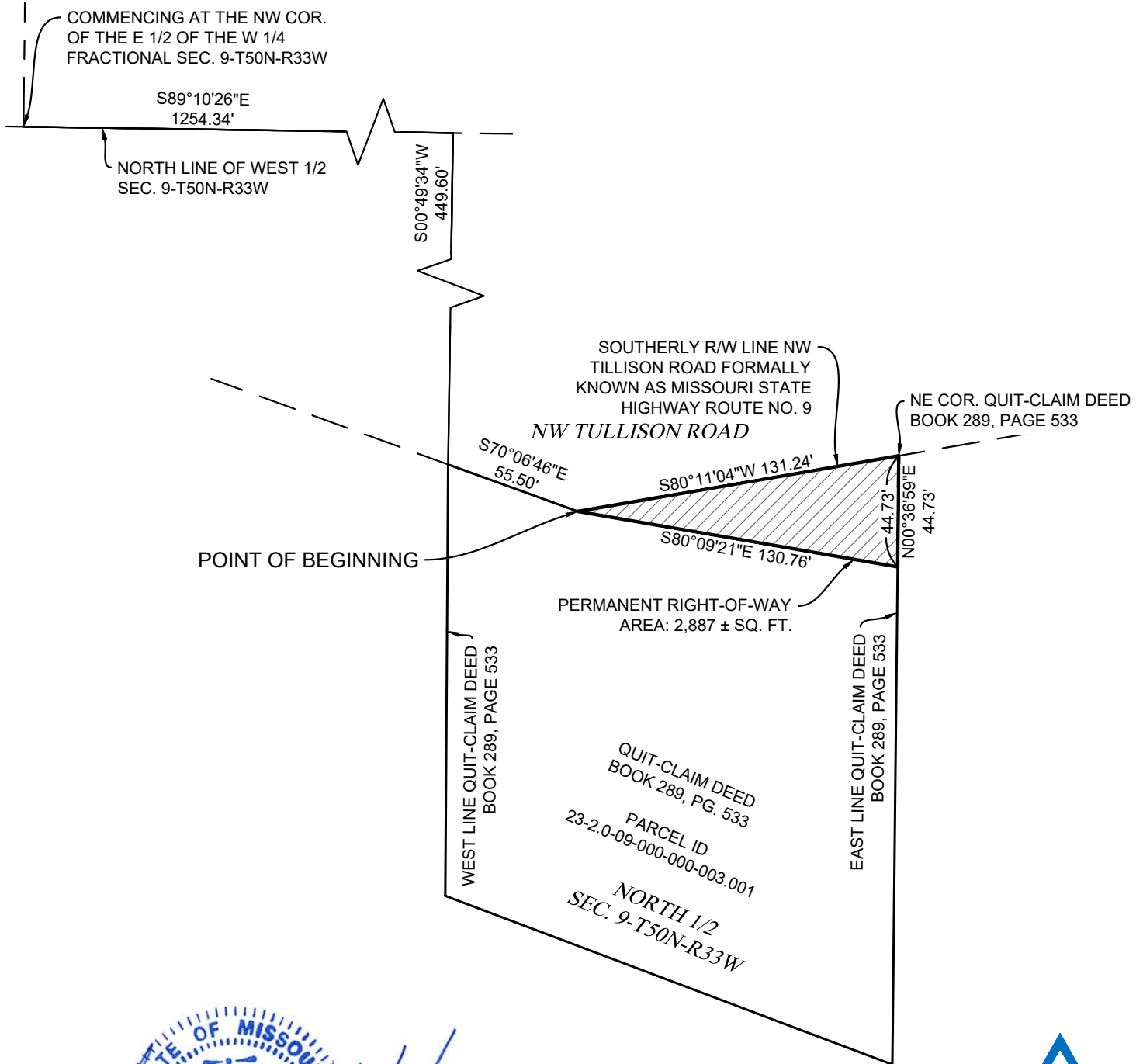
A tract of land being situated in the North Half of Fractional Section 9, Township 50 North, Range 33 West in the City of Riverside, Platte County, Missouri, said tract of land being a portion of the tract of land described as set forth in the Quit Claim Deed recorded July 29, 1966 in the Office of the Recorder of Deeds for said County and State as Document No. 12868 in Book 289 at Page 533 and being now more particularly described as follows:

Commencing at the Northwest corner of the East Half of the West Half of aforesaid Fractional Section 9; thence  $S89^{\circ}10'26''E$  along the North line of the West Half of said Fractional Section 9, a distance of 1,254.34 feet; thence  $S00^{\circ}49'34''W$ , perpendicular to the last described course, a distance of 449.60 feet to a point on the Southerly right-of-way line of NW Tullison Road (formerly known as Missouri State Highway Route No. 9) as now established, said point being the Northwest corner of the tract of land described in the aforesaid Quit Claim Deed; thence  $S70^{\circ}06'46''E$  along said Southerly right-of-way line, a distance of 55.50 feet to an angle point in said South right-of-way line and the Point of Beginning of the tract of land to be herein described; thence  $S80^{\circ}09'21''E$ , departing from said Southerly right-of-way line, a distance of 130.76 feet to a point on the East line of the tract of land described in said Quit Claim Deed, said point being 44.73 feet South of the Southerly right-of-way line of said NW Tullison Road as measured along the East line of the tract of land described in said Quit Claim Deed; thence  $N00^{\circ}36'59''E$  along the East line of the tract of land described in said Quit Claim Deed, a distance of 44.73 feet to a point on the Southerly right-of-way line of said NW Tullison Road; thence  $S80^{\circ}11'04''W$  along said Southerly right-of-way line, a distance of 132.24 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, MO PLS-2005019220. MEC Corporate Certificate / License No. 201200935.

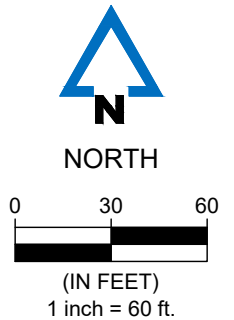
Containing 2,887 square feet, more or less.

Basis of Bearings - Missouri State Plane Coordinate System, NAD 83, West Zone.

# PERMANENT RIGHT-OF-WAY EXHIBIT



STEVEN B. WHITAKER  
 NUMBER LS-2005019220  
 PROFESSIONAL LAND SURVEYOR  
 10/24/2024



DRAWING PATH: P:\201353-11006-Drawings\Survey\EASEMENT EXHIBIT DRAWINGS\201353-110 EASE PARCEL 3.dwg PLOT DATE: 10/22/2024 11:53 AM PLOTTED BY: BLAKE MASSENGALE



1700 Swift Street, STE 100  
North Kansas City, Missouri 64116  
816-756-0444  
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REVISIONS

**PERMANENT  
RIGHT-OF-WAY**

RIVERSIDE, PLATTE CO.,  
MISSOURI  
201353-110  
August 19, 2024

ENGINEER M.EBLEN	DRAWN BY C.COOPER
SURVEYOR S.WHITAKER	CREW CHIEF G.HUNTER

SKETCH NO.  
**PARCEL 3**

## Exhibit B – Reserved Easement

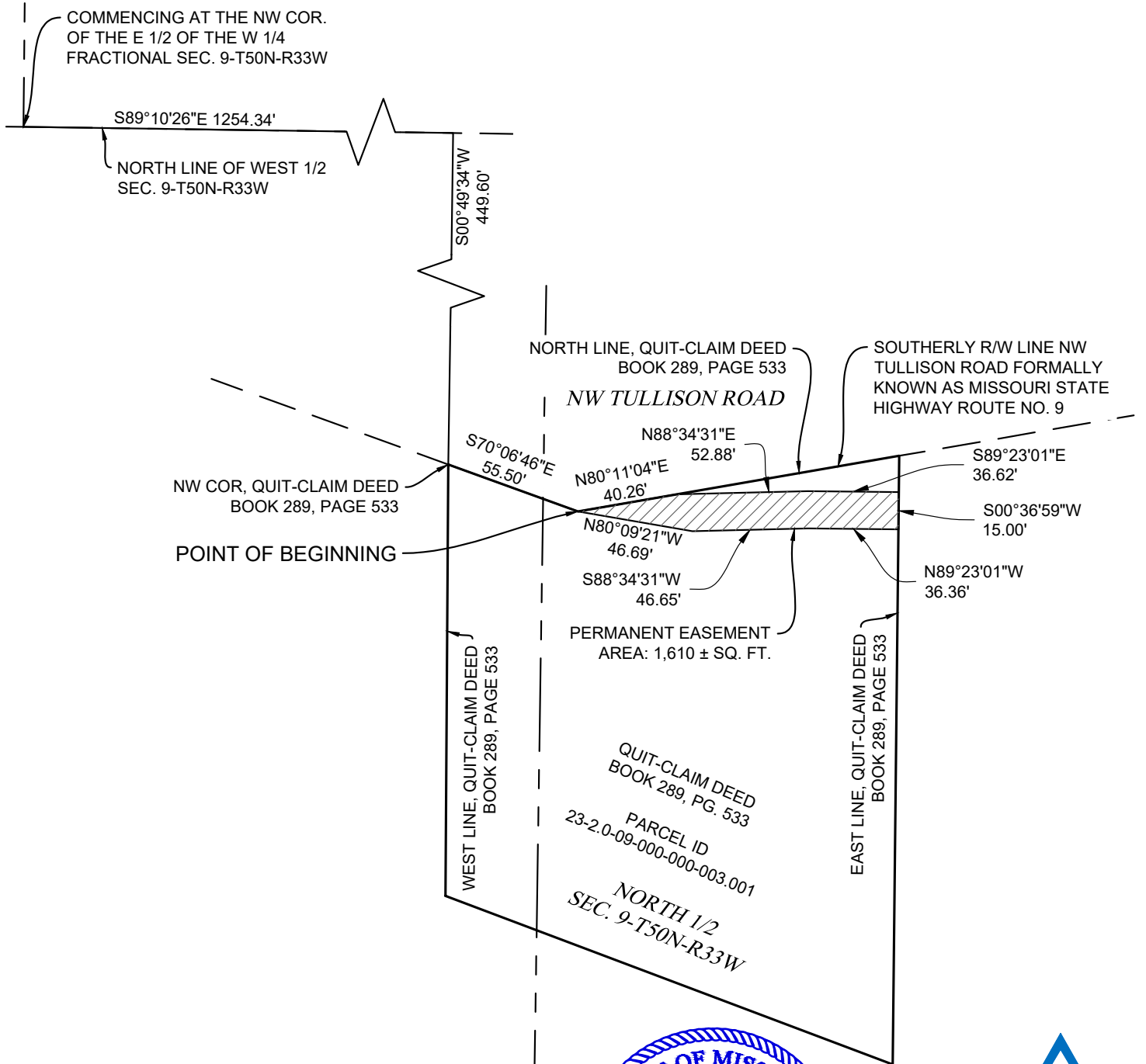
A tract of land being situated in the North Half of Fractional Section 9, Township 50 North, Range 33 West in the City of Riverside, Platte County, Missouri, said tract of land being a portion of the tract of land described as set forth in the Quit-Claim Deed recorded July 29, 1966 in the Office of the Recorder of Deeds for said County and State as Document No. 12868 in Book 289 at Page 533 and being now more particularly described as follows:

Commencing at the Northwest corner of the East Half of the West Half of aforesaid Fractional Section 9; thence S89°10'26"E along the North line of the West Half of said Fractional Section 9, a distance of 1,254.34 feet; thence S00°49'34"W, perpendicular to the last described course, a distance of 449.60 feet to a point on the Southerly right-of-way line of NW Tullison Road (formerly known as Missouri State Highway Route No. 9) as now established, said point being the Northwest corner of the tract of land described in the aforesaid Quit-Claim Deed; thence S70°06'46"E along said Southerly right-of-way line and the North line of said Quit-Claim Deed, a distance of 55.50 feet to an angle point in said South right-of-way line and the Point of Beginning of the tract of land to be herein described; thence N80°11'04"E, continuing along the Southerly right-of-way line, and the North line of said Quit-Claim Deed, a distance of 40.26 feet; thence N88°34'31"E, departing from said Southerly right-of-way line and the North line of said Quit-Claim Deed, a distance of 52.88 feet; thence S89°23'01"E, a distance of 36.62 feet to a point on the East line of the tract of land described in said Quit-Claim Deed; thence S00°36'59"W, perpendicular to the last described course, along the East line of the tract of land described in said Quit-Claim Deed, a distance of 15.00 feet; thence N89°23'01"W, perpendicular to the last described course, departing the East line of said Quit-Claim Deed, a distance of 36.36 feet; thence S88°34'31"W, a distance of 46.65 feet; thence N80°09'21"W, a distance of 46.69 feet to the Point of Beginning. This description having been prepared by Tyler M. Sudduth, MO PLS-2025015912. MEC Corporate Certificate / License No. 201200935.

Containing 1,610 square feet, more or less.

Basis of Bearings - Missouri State Plane Coordinate System, NAD 83, West Zone.

# PERMANENT SANITARY SEWER EASEMENT EXHIBIT



DRAWING PATH: P:\201353-11006-Drawings\Survey\EASEMENT EXHIBIT DRAWINGS\201353-110 EASE PARCEL 3 - 2.dwg PLOT DATE: 11/18/2025 11:07 AM PLOTTED BY: COLIN COOPER

**LEGEND**

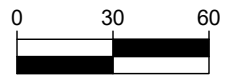
NEW EASEMENT



11/18/2025



NORTH



(IN FEET)  
1 inch = 60 ft.



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REVISIONS

**PERMANENT SANITARY SEWER EASEMENT**

RIVERSIDE, PLATTE CO.,  
MISSOURI  
201353-110  
November 18, 2025

ENGINEER M.EBLEN	DRAWN BY C.COOPER
SURVEYOR S.WHITAKER	CREW CHIEF G.HUNTER

SKETCH NO.  
**PARCEL 3**