

## RIGHT OF WAY DEED

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between **Premierlife Real Estate Holdings, Grantor**, a Corporation organized and existing under the laws of the State of Missouri, and the City of Lee's Summit, Missouri, a Municipal Corporation of Jackson County, Missouri, with a mailing address of 220 S.E. Green Street, Lee's Summit, 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**, its successors and assigns, a Right of Way easement for the construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway or thoroughfare, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described lots, tracts, or parcels of land lying, being and situated in the County of Jackson, and the State of Missouri, to-wit:

**THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE NORTH 87°-49'-43" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 80.00 FEET; THENCE NORTH 2°-53'-56" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 410.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 2°-53'-56" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 90.00 FEET; THENCE SOUTH 47°-53'-57" WEST, A DISTANCE OF 21.21 FEET; THENCE NORTH 87°-06'-01" WEST, A DISTANCE OF 66.00 FEET; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 19°-03'-27", AND AN ARC DISTANCE OF 176.29 FEET; THENCE SOUTH 73°-50'-32" WEST, A DISTANCE OF 200.66 FEET; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 14°-59'-37", AND AN ARC DISTANCE OF 57.57 FEET TO A LINE THAT IS 580.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 2°-53'-56" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.12 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH AN INITIAL TANGENT BEARING OF NORTH 89°-42'-27" EAST, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 15°-51'-55", AND AN ARC DISTANCE OF 77.53 FEET; THENCE NORTH 73°-50'-32" EAST, A DISTANCE OF 200.66 FEET; THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST**

**Project: Pryor Road Fire Station  
Project Activity No.:463-35274  
Tract: Shamrock Avenue ROW**

DESCRIBED COURSE, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 19°-03'-27", AND AN ARC DISTANCE OF 156.33 FEET; THENCE SOUTH 87°-06'-01" EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 42°-06'-03" EAST, A DISTANCE OF 21.21 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 30,931 SQUARE FEET OR 0.710 ACRES, MORE OR LESS.

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, a Corporation with no seal, has caused these presents to be signed by its President or Vice President, and attested by its Secretary, this \_\_\_\_\_ day of \_\_\_\_\_, 2017:

**Premierlife Real Estate Holdings:**

By: \_\_\_\_\_  
*[Signature of President or Vice President]*

\_\_\_\_\_  
*[Printed name and title]*

ATTEST:

\_\_\_\_\_  
Corporate Secretary

No Seal

\_\_\_\_\_  
Printed name

**ACKNOWLEDGMENT**

STATE OF MISSOURI

COUNTY OF JACKSON

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me appeared \_\_\_\_\_ (name), to me personally known, who, being by me duly sworn did say that he/she is the \_\_\_\_\_ (position) of **Premierlife Real Estate Holdings**, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said \_\_\_\_\_ (name) acknowledged said instrument to be the free act and deed of said corporation and that said corporation has no seal.

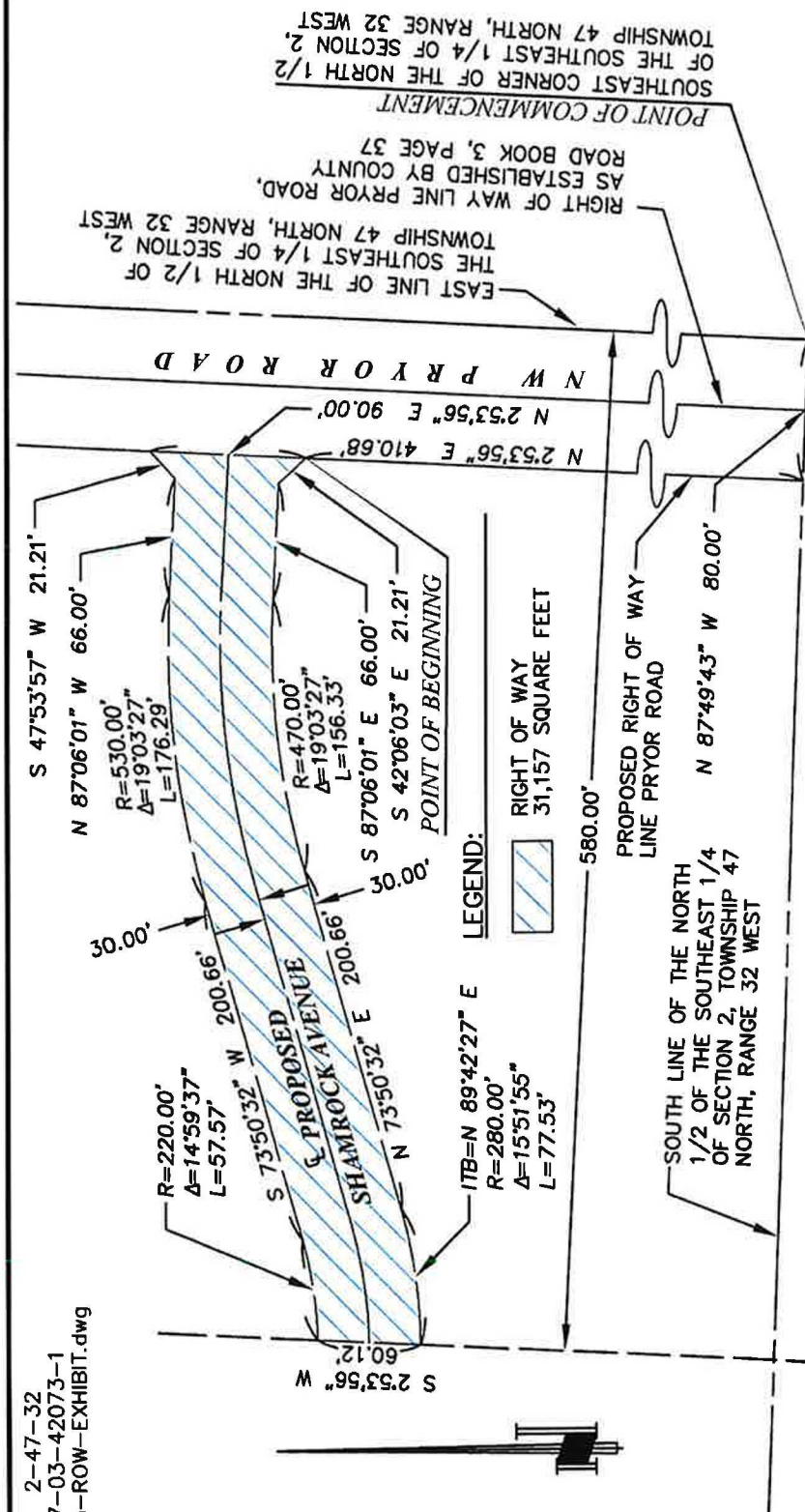
\_\_\_\_\_

Notary Public Signature

\_\_\_\_\_

Print Name

2-47-32  
 17-03-42073-1  
 42073-ROW-EXHIBIT.dwg



**EXHIBIT A SHAMROCK AVENUE RIGHT OF WAY**  
**CITY OF LEE'S SUMMIT**

**ANDERSON**  
 SURVEY COMPANY  
 203 N. W. EXECUTIVE WAY  
 LEE'S SUMMIT, MISSOURI 64063  
 (816) 246-5050

MISSOURI CERTIFICATE OF AUTHORITY, 000076

PROPERTY OWNER: PREMIERLIFE REAL ESTATE  
 PROPERTY ADDRESS: 300 NW PRYOR ROAD  
 PLAT/LOT: UNPLATTED

FOR: CITY OF LEE'S SUMMIT  
 200 SE GREEN STREET  
 LEE'S SUMMIT, MISSOURI 64063  
 DATE: DECEMBER 1, 2017

PROJECT LOCATION:  
 LEE'S SUMMIT  
 JACKSON COUNTY  
 MISSOURI

SCALE 1" = 100 FEET  
 100 50 0 100  
 SCALE IN FEET

THE BEARING SYSTEM SHOWN  
 HEREON IS BASED UPON THE  
 MISSOURI COORDINATE SYSTEM  
 1983, WEST ZONE

STATE OF MISSOURI  
 REGISTERED LAND SURVEYOR  
 JAMES S. ANDERSON  
 NUMBER LS-1726  
 12/13/17  
 JAMES S. ANDERSON,  
 PLS #1726

EAST LINE OF THE NORTH 1/2 OF  
 TOWNSHIP 47 NORTH, RANGE 32 WEST  
 AS ESTABLISHED BY COUNTY  
 ROAD BOOK 3, PAGE 37  
 POINT OF COMMENCEMENT  
 SOUTHEAST CORNER OF THE NORTH 1/2  
 OF THE SOUTHEAST 1/4 OF SECTION 2,  
 TOWNSHIP 47 NORTH, RANGE 32 WEST

RIGHT OF WAY  
 31,157 SQUARE FEET

PROPOSED RIGHT OF WAY  
 LINE PRYOR ROAD

580.00'

SOUTH LINE OF THE NORTH  
 1/2 OF THE SOUTHEAST 1/4  
 OF SECTION 2, TOWNSHIP 47  
 NORTH, RANGE 32 WEST