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# PRE-COUNCIL MEETING

**Mayor's Conference Room**
**Municipal Building**
**Monday, November 17, 2014**
**6:15 p.m.**

**MAYOR: STEPHEN J. GALLIHER** | **MAYOR PRO-TEM: BOB CROSS**

Work Session – 6:15 p.m.

1. Presentation – Olsson Associates: Quarterly Update
2. Presentation – Sedalia Pettis County Economic Development: Annual Report

Committee Meetings – Immediately following work session

| | |
|---|---|
| **PUBLIC SAFETY COMMITTEE**<br>**Police and Fire** | **Donald Meier, Chair**<br>**Russell Driskell, Vice Chair** |

| | |
|---|---|
| **PUBLIC WORKS COMMITTEE**<br>**Public Works, Water Pollution Control, Community Development, Water, Parks, Airport, Cemeteries and Community Center** | **Tolbert Rowe, Chair**<br>**James Cunningham, Vice Chair** |

1. Review Ordinance approving and accepting an agreement by and between the City of Sedalia, Missouri and Lehman Construction, L.L.C. for aerial crossing emergency repairs.
2. Review Ordinance approving and accepting permanent and temporary utility easements, temporary construction easements and temporary access authorizations from various property owners and from the City of Sedalia, Missouri for sanitary sewer purposes relating to the City of Sedalia, Missouri sewer relief project.
3. Review Ordinance approving and accepting a note and security agreement and first amendment to fuel supply agreement by and between the City of Sedalia, Missouri and World Fuel Services, Inc. for a self-service fuel system to be utilized at the Sedalia Regional Airport.
4. Review Ordinance approving and accepting Exhibit S to the master agreement for professional services between the City of Sedalia, Missouri and Olsson Associates for engineering services.
5. Review Resolution authorizing an application for funding through a TAP Grant through the Missouri Department of Natural Resources and the Missouri Department of Transportation for the replacement of the Katy Trail Bridge over U.S. Highway 50 in Sedalia, Missouri as a joint venture with the County of Pettis, Missouri.
6. Review Bids for the Demolition of Structures located at 417 E. 3rd, 308 E. Howard, 1500 S. Harrison, and 308 W. Cooper.

| | |
|---|---|
| **FINANCE/ADMINISTRATION COMMITTEE**<br>**Administrative, Library and Hospital** | **Jo Lynn Turley, Chair**<br>**Bonita Nash, Vice Chair** |

1. Review Ordinance amending Ordinance No. 9940 relating to adding a classification and job description for Part-Time Transition Assistant for the Administration Department.

**IF YOU HAVE SPECIAL NEEDS, WHICH REQUIRE ACCOMMODATION, PLEASE NOTIFY THE CITY CLERK'S OFFICE. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS.**

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# CITY COUNCIL MEETING AGENDA

**City Council Chambers**
**Municipal Building**
**Monday, November 17, 2014**
**7:00 p.m.**

**A. SILENT PRAYER & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**I. MINUTES**

1. Pre-Council Meeting November 3, 2014
2. Regular Council Meeting November 3, 2014

**II. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES**

1. Acceptance of Citizens' Traffic Advisory Commission Minutes dated October 15, 2014.

**III. ROLL CALL OF STANDING COMMITTEES**

A. PUBLIC SAFETY – Councilmember Donald Meier

B. PUBLIC WORKS – Councilmember Tolbert Rowe

1. Award bids for the Demolition of Structures located at 417 E. 3rd, 308 E. Howard, 1500 S. Harrison, and 308 W. Cooper

C. FINANCE / ADMINISTRATION – Councilmember Jo Lynn Turley

**IV. NEW BUSINESS**

A. ORDINANCES AND RESOLUTIONS

**O** Approving and accepting an agreement by and between the City of Sedalia, Missouri and Lehman Construction, L.L.C. for aerial crossing emergency repairs

**O** Approving and accepting permanent and temporary utility easements, temporary construction easements and temporary access authorizations from various property owners and from the City of Sedalia, Missouri for sanitary sewer purposes relating to the City of Sedalia, Missouri sewer relief project.

**O** Approving and accepting a note and security agreement and first amendment to fuel supply agreement by and between the City of Sedalia, Missouri and World Fuel Services, Inc. for a self-service fuel system to be utilized at the Sedalia Regional Airport

**O** Approving and accepting Exhibit S to the master agreement for professional services between the City of Sedalia, Missouri and Olsson Associates for engineering services

**O** Amending Ordinance No. 9940 relating to adding a classification and job description for Part-Time Transition Assistant for the Administration Department

**R** Authorizing an application for funding through a TAP Grant through the Missouri Department of Natural Resources and the Missouri Department of Transportation for the replacement of the Katy Trail Bridge over U.S. Highway 50 in Sedalia, Missouri as a joint venture with the County of Pettis, Missouri

B. APPOINTMENTS

New:

*Appoint – Roger Green – Plumbers Examining Board – Term Expiring June 2015

*Appoint – Susan Mitchell Callis – Replacing Donna Freese – Public Library Board – Term Exp June 2017

*Appoint – Kevin Wade – Replacing Rob Rollings – Zoning Board of Adjustment – Term Exp June 2016

C. LIQUOR LICENSES

New:

*Elva M Thomas dba Twarkles Furniture Décor & More, 307 S Ohio, 5% Beer & Wine, $75

*Kathy Rosenboom dba Painting Parlor, 314 S Ohio, Liquor Consumption, $300

Renewals:

*Ronald Phillips dba Sedalia Moose Lodge #1494, 119 Winchester Dr., Sunday Sales, $300

Click on any agenda item to view the related documentation

D. APPROVAL OF DEPARTMENT BILLS

E. MISCELLANEOUS ITEMS FROM MAYOR, CITY COUNCIL AND CITY ADMINISTRATOR

F. GOOD AND WELFARE

G. ADJOURN

**IF YOU HAVE SPECIAL NEEDS, WHICH REQUIRE ACCOMMODATION, PLEASE NOTIFY THE CITY CLERK'S OFFICE. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS.**

# OFFICE OF THE CITY ADMINISTRATOR

**To:** **Honorable Mayor Stephen Galliher & City Council Members**
**From:** **Gary Edwards, City Administrator**
**Re:** **Agenda items for City Council meeting on Monday, November 17, 2014**

This meeting begins at 6:15 PM

**Presentations:**

1. Olsson Associates: Quarterly Update
2. Sedalia-Pettis County Economic Development Update: Annual Report

**Public Safety Committee:**

No Items

**Public Works Committee:**

1. Review ordinance approving and accepting an agreement between the City and Lehman Construction for an emergency aerial sewer main crossing. Because of the emergency nature of this project, it was authorized by the City Administrator and work is in progress. Staff found one of the sewer mains that run to the North Wastewater Treatment Plant had a significant leak. The main crosses Sewer Branch Creek. This was an emergency expenditure because the leak is a severe Department of Natural Resources violation. The cost for this repair is $175,120.81.
2. Review an ordinance approving and accepting a total of 33 permanent and temporary utility easements, temporary construction easements and temporary access authorizations from various property owners and from the City of Sedalia for sanitary sewer purposes relating to the City's sewer relief project.
3. Review ordinance approving and accepting a note and security agreement and first amendment to a fuel supply agreement between the City and World Fuel Services, Inc. for a self-service fuel system to be utilized at the Sedalia Regional Airport. $10,000 is approved for a self-service pump in the current budget; however, this contract is for $11,460.72 annually. But, none of the $10,000 in the current budget has been expended, so in FY15 we will be under budget. This has been approved by the Airport Board. A self-service airplane fuel pump should increase the City's income from fuel sales.
4. Review an ordinance approving Exhibit "S" to the master agreement for professional services between the City and Olsson Associates for engineering services related to the emergency aerial sewer main crossing. Total compensation for this project shall not exceed $23,047.00.
5. Review a Resolution authorizing the application for funding, in partnership with Pettis County, through a TAP grant. The grant is under the Missouri Department of Natural Resources and the Missouri Department of Transportation for the replacement of the KATY Trail Bridge over U.S. Highway 50 one block East of Massachusetts. The County and the City will split the 21% required match.
6. Review bids for the demolition of structures located at 417 E. 3rd, 308 E. Howard, 1500 S. Harrison and 308 W. Cooper. In all four instances, staff is recommending that the lowest bid be accepted.

**Finance/Administration Committee:**

1. Review an ordinance amending Ordinance No. 9940 relating to adding a classification and job description for Part-Time Transition Assistant for the Administration Department. This position is related to the transition work being performed by the former Finance Director. Because it is a payroll position, a job description is required.



Pre-Council Agenda

Council Agenda

# CITY OF SEDALIA, MISSOURI
# PRE-COUNCIL MEETING – NOVEMBER 3, 2014

## WORK SESSION

The Work Session started at 6:30 p.m. in the Mayor's Conference Room at the Municipal Building.

Council Members present were James Cunningham, Jo Lynn Turley, Russell Driskell, Donald Meier, Bob Cross, and Larry Stevenson. Bonita Nash and Tolbert Rowe were absent.

## COMMITTEE MEETING

Public Safety Committee – Councilman Meier, Chairman, presented the following recommendations:

- Ordinance amending Section 40-42 of the Code of Ordinances relating to the Policemen's Retirement Board of Trustees (allows for changes in the composition of Board; Adding another member from retired or pensioned list and deleting the 3 residents of the City) was moved to full Council on motion by Turley, seconded by Stevenson. All present in favor. Nash and Rowe were absent.

- Ordinance authorizing a Deed of Release for the Temporary Construction Easement granted by MERTC, LLC (Granted during construction of new Fire Station on West 16th St.) was moved to full Council on motion by Turley, seconded by Cunningham. All present in favor. Nash and Rowe were absent.

- Ordinance authorizing the removal of restrictions on real property owned by MERTC, LLC at 2500 W. 16th St. was moved to full Council on motion by Driskell, seconded by Cunningham. All present in favor. Nash and Rowe were absent.

Public Works Committee – Councilman Cunningham, Vice-Chairman, presented the following recommendations:

- Bids for Trench Box for Water Pollution Control Department to Foley Equipment, Kansas City, MO in the amount of $10,700 (Foley Equipment second lowest bidder; lowest bidder did not meet specifications; trench box necessary to meet OSHA standards) was moved to full Council on motion by Turley, seconded by Driskell. All present in favor. Nash and Rowe were absent.

- Ordinance approving an agreement for professional services with Wilson & Company, Inc., Engineers & Architects for engineering services related to an initial evaluation of leachate seeps at the City of Sedalia Sanitary Landfill in the amount of $7,440 was moved to full Council on motion by Turley, seconded by Cross. All present in favor. Nash and Rowe were absent.



Pre-Council Agenda

Council Agenda

- Change Order #1 from Ideker, Inc. in the amount of $19,027.57 for the Runway 18/36 Reconstruction Project at the Sedalia Regional Airport (Airport Director, John Evans, stated that changes included removal of existing North Mid Connecting Taxiway, replacement of existing concrete panels, replacement of existing guidance signs – new lighted runway directional signs, remove existing Underdrain System and remove Dirt Stockpile) (Also adds 11 Calendar Days to construction timeline) was moved to full Council on motion by Meier, seconded by Turley. All present in favor. Nash and Rowe were absent.

Finance/Administration Committee – Councilman Turley, Chairman presented the following recommendations:

- Ordinance calling a general election to be held on April 7, 2015 for the purpose of electing one councilman from each of the four wards and for electing one additional councilman from the second ward to fill an unexpired term for one year due to a vacancy occurring in such office was moved to full Council on motion by Cunningham, seconded by Driskell. All present in favor. Nash and Rowe were absent.

- Records Destruction Request from the Personnel Department was moved to full Council on motion by Meier, seconded by Cross. All present in favor. Nash and Rowe were absent.

Mayor Galliher commented that if any of the Council are interested in participating in the Christmas Parade or the Veterans Day Parade to contact Joleigh Melte in the Mayor's Office.

With no further comments, the meeting closed at 6:38 p.m.
Respectfully submitted: Arlene Silvey, MPCC City Clerk

# CITY OF SEDALIA, MISSOURI
# COUNCIL MEETING – NOVEMBER 3, 2014

The Council of the City of Sedalia, Missouri duly met on Monday, November 3, 2014, at 7:00 p.m. at the Municipal Building with Mayor Stephen J. Galliher presiding. Mayor Galliher called the meeting to order and asked for a moment of silent prayer followed by the Pledge of Allegiance led by Councilman Cross.

ROLL CALL:

| | | | |
|---|---|---|---|
| James Cunningham | Present | Donald Meier | Present |
| Jo Lynn Turley | Present | Bob Cross | Present |
| Russell Driskell | Present | Tolbert Rowe | Present |
| Bonita Nash | Present | Larry Stevenson | Present |

SERVICE AWARDS:

| | |
|---|---|
| 35 Year Gift Card | Greg Harrell, Deputy Fire Chief – Fire Department |
| 15 Year Service Pin | Ron Bell, Sr. Equipment Operator – Street Department |

SPECIAL AWARDS:

Mayor Galliher presented a retirement watch to Pamela Burlingame, Finance Director, who retired on October 22, 2014 with 31 years of service to the City.

Retirement Watch - Russell Soles, Sr. Building Services Worker - Building Maintenance, who retired on September 26, 2014 with 17 years of service.

MINUTES:

The following minutes were approved on motion by Cunningham, seconded by Meier. All in favor.

- Pre-Council Meeting October 20, 2014
- Regular Council Meeting October 20, 2014
- Special Council Meeting October 27, 2014
- City Council Work Session October 27, 2014

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES: None.

ROLL CALL OF STANDING COMMITTEES:

PUBLIC SAFETY – DONALD MEIER, CHAIRMAN – No Report.

PUBLIC WORKS – TOLBERT ROWE, CHAIRMAN

Awarded bid for Trench Box for Water Pollution Control Department to Foley Equipment, Kansas City, MO in the amount of $10,700.00 on motion by Turley, seconded by Cunningham. All in favor.

Approved Change Order #1 from Ideker, Inc. in the amount of $19,027.57 for the Runway 18/36 Reconstruction Project at the Sedalia Regional Airport on motion by Cross, seconded by Meier. All in favor.

FINANCE & ADMINISTRATION – JO LYNN TURLEY, CHAIRMAN
Approved Records Destruction Request from the Personnel Department on motion by Rowe, seconded by Cross. All in favor.

NEW BUSINESS:
BILL NO. 2014 – 85, ORDINANCE NO. 10230 – AN ORDINANCE AMENDING SECTION 40-42 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE POLICEMEN'S RETIREMENT BOARD OF TRUSTEES was read once by title.
2nd Reading – Motion by Rowe, 2nd by Turley. All in favor.
Final Passage – Motion by Rowe, 2nd by Cross. All in favor.
Roll Call Vote: Voting "Yes" were Turley, Driskell, Nash, Meier, Cross, Rowe and Stevenson. No one voted "No". Councilman Cunningham abstained due to being a vested member of the Policemen's Retirement Fund.

BILL NO. 2014 – 86, ORDINANCE NO. 10231 – AN ORDINANCE AUTHORIZING A DEED OF RELEASE FOR THE TEMPORARY CONSTRUCTION EASEMENT GRANTED BY MERTC, LLC was read once by title.
2nd Reading – Motion by Rowe, 2nd by Nash. All in favor.
Final Passage – Motion by Turley, 2nd by Rowe. All in favor.
Roll Call Vote: Voting "Yes" were Cunningham, Turley, Driskell, Nash, Meier, Cross, Rowe and Stevenson. No one voted "No".

BILL NO. 2014 – 87, ORDINANCE NO. 10232 – AN ORDINANCE AUTHORIZING THE REMOVAL OF RESTRICTIONS ON REAL PROPERTY OWNED BY MERTC, L.L.C. AT 2500 WEST 16TH STREET, SEDALIA, MISSOURI was read once by title.
2nd Reading – Motion by Cross, 2nd by Cunningham. All in favor.
Final Passage – Motion by Cross, 2nd by Driskell. All in favor.
Roll Call Vote: Voting "Yes" were Cunningham, Turley, Driskell, Nash, Meier, Cross, Rowe and Stevenson. No one voted "No".

BILL NO. 2014 – 88, ORDINANCE NO. 10233 – AN ORDINANCE APPROVING AND ACCEPTING AN AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SEDALIA, MISSOURI AND WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS FOR ENGINEERING SERVICES RELATED TO AN INITIAL EVALUATION OF LEACHATE SEEPS AT THE CITY OF SEDALIA SANITARY LANDFILL was read once by title.
2nd Reading – Motion by Rowe, 2nd by Nash. All in favor.

Final Passage – Motion by Rowe, 2nd by Cunningham. All in favor.
Roll Call Vote: Voting "Yes" were Cunningham, Turley, Driskell, Nash, Meier, Cross, Rowe and Stevenson. No one voted "No".

BILL NO. 2014 – 89, ORDINANCE NO. 10234 – AN ORDINANCE CALLING A GENERAL ELECTION TO BE HELD ON APRIL 7, 2015 FOR THE PURPOSE OF ELECTING ONE COUNCILMAN FROM EACH OF THE FOUR WARDS IN THE CITY OF SEDALIA, MISSOURI AND FOR THE PURPOSE OF ELECTING ONE ADDITIONAL COUNCILMAN FROM THE SECOND WARD IN THE CITY OF SEDALIA, MISSOURI TO FILL AN UNEXPIRED TERM FOR ONE YEAR DUE TO A VACANCY OCCURRING IN SUCH OFFICE was read once by title.
2nd Reading – Motion by Rowe, 2nd by Nash. All in favor.
Final Passage – Motion by Turley, 2nd by Cunningham. All in favor.
Roll Call Vote: Voting "Yes" were Cunningham, Turley, Driskell, Nash, Meier, Cross, Rowe and Stevenson. No one voted "No".

APPOINTMENTS:
The following Term Correction was read and approved on motion by Rowe, seconded by Cunningham. All in favor.

TAX INCREMENT FINANCING COMMISSION
Correction to Term:
Jason Weiker, 519 S. Ohio, for a term expiring July 2018 (Term submitted to Council in 2013 was noted as 4 year term expiring 06-2017; should have been for the completion of Bob Preston's term expiring 07-2014; then a 4 year term expiring 07-2018).
**********
The following New Board Appointment by Mayor Galliher was read and approved on motion by Rowe, seconded by Turley. All in favor.

PARK BOARD
Rhiannon Foster, 2416 Golf Drive, replacing Kyle Siegel, for a term expiring June 2015.

BIDS:
- Trench Box for WPC – October 23, 2014

LIQUOR LICENSES:
The following Renewal Liquor Licenses were read and approved on motion by Driskell, seconded by Cunningham. All in favor.
- Terri A. Ballard dba Liberty Center Assoc for Arts, 111 W. 5th – Beer & Wine
- Brent Ravenscraft dba Aldi, Inc. #88, 3701 W. Broadway – Packaged Liquor with Sunday Sales
- Tom Munson dba Best Western State Fair Inn, 3120 S. Limit – Sunday Sales
- Ronda Thomas dba County Distributing Co, Inc, 1800 Eagleview Dr. – Wholesale Beer
- Jennifer Edwards dba End Zone Sports Bar & Grill, LLC, 3129 W. Broadway – Liquor by Drink with Sunday Sales
- Robert Preston dba Woods Super Market Inc., 701 E. Broadway – Special Liquor Tasting

- Sandra Gibson dba Cork N Bottle, 3806 E. Broadway – Packaged Liquor with Sunday Sales

DEPARTMENT BILLS thru November 3, 2014 totaling $196,900.67 were approved for payment on motion by Turley, seconded by Cunningham. All in favor.

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:
Mayor Galliher thanked Deputy Fire Chief Greg Harrell and retiring Finance Director, Pam Burlingame, for their service to the City and reminded everyone to vote tomorrow.

GOOD & WELFARE:
Vicky Collins, 217 Driftwood Dr., voiced concern regarding the inspections of rental properties and problems with dilapidated buildings and suggested that the City form a new committee for public nuisance properties and have one code enforcement officer that could oversee complaints of abandoned and rental properties. Ms. Collins added that there could be special regulations that could be governed by the City to address issues and weekly sweeps could be conducted in areas of necessity and fine landlords that are in non-compliance.

The meeting adjourned at 7:17 p.m. to a Closed-Door Session in accordance with Section 610.021(1) RSMo for legal advice on motion by Turley, seconded by Rowe. All in favor

THE CITY OF SEDALIA, MISSOURI

Stephen J. Galliher, Mayor

Arlene Silvey MPCC

Arlene Silvey, MPCC City Clerk

# TRAFFIC ADVISORY COMMISSION MEETING
## OCTOBER 15, 2014

The Traffic Advisory Commission duly met on Wednesday, October 15, 2014, at 12:00 p.m. at the Best Western State Fair Motor Inn. The meeting was called to order.

ROLLCALL:

| Members | | Ex-Officio Members | |
|---|---|---|---|
| Donna Heembrock | Not Present | Bill Beck | Not Present |
| Deidre Esquivel | Present | Victoria Kottman | Not Present |
| Jeff Page | Not Present | Greg Harrell | Not Present |
| John Rucker | Present | | |
| Shirley Neff | Not Present | | |
| Dennis Henderson | Present | | |
| Ruth Kell | Present | | |

Guests- Ellen Cross

The minutes of the September 10, 2014 meeting were approved.

UNFINISHED BUSINESS:

NEW BUSINESS:

AGENDA FOR NEXT MEETING:

The meeting adjourned at 12:30 p.m.

Pre-Council Agenda

Council Agenda

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

# MEMO

To: Gary Edwards, City Administrator

From: Andrew S. Burt, Chief Building Official ASB

Date: November 13, 2014

Subject: Bids For Demolition

In accordance with the City of Sedalia purchasing policy, we have obtained quotes for demolition of the structures located at the following properties:

**417 East 3rd**

| | |
|---|---|
| Schultz Wrecking | $3,800.00 |
| Poort Excavating LLC | $5,400.00 |
| B & P Excavating | $10,000.00 |

Recommend awarding bid to Schultz Wrecking in the amount of $3,800.00

**308 East Howard**

| | |
|---|---|
| Schultz Wrecking | $3,200.00 |
| Poort Excavating LLC | $3,300.00 |
| B & P Excavating | $4,300.00 |

Recommend awarding bid to Schultz Wrecking in the amount of $3,200.00

**1500 South Harrison**

| | |
|---|---|
| Schultz Wrecking | $3,200.00 |
| Poort Excavating LLC | $1,800.00 |
| B & P Excavating | $3,200.00 |

Recommend awarding bid to Poort Excavating LLC in the amount of $1,800.00

**308 West Cooper**

| | |
|---|---|
| Schultz Wrecking | $3,400.00 |
| Poort Excavating LLC | $3,900.00 |
| B & P Excavating | $4,600.00 |

Recommend awarding bid to Schultz Wrecking in the amount of $3,400.00

Pre-Council Agenda

Council Agenda

**BILL NO. _____**

**ORDINANCE NO. _____**

**AN ORDINANCE APPROVING AND ACCEPTING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND LEHMAN CONSTRUCTION, L.L.C. FOR AERIAL CROSSING EMERGENCY REPAIRS.**

**WHEREAS,** on June 15, 2009 the City of Sedalia executed an Administrative Consent Order, 2009 – 1002 with the Missouri Department of Natural Resources for required improvements to be made to the City's Wastewater Sewer System by July 31, 2016; and

**WHEREAS,** this project is an emergency permanent repair for a leaking main sanitary sewer pipe to the North Wastewater Treatment facility; and

**WHEREAS**, the City of Sedalia, Missouri received a proposal from Lehman Construction, L.L.C.; and

**WHEREAS**, under the proposal and as consideration therefore, the City of Sedalia, Missouri, shall pay Lehman Construction, L.L.C. a lump sum amount of One Hundred Seventy-five Thousand One Hundred Twenty Dollars and Eighty-one Cents ($175,120.81) for Aerial Crossing Emergency Repairs as more fully described in the proposed agreement attached to this ordinance and incorporated by reference herein.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI,** as follows:

**Section 1**. The Council of the City of Sedalia, Missouri hereby approves and accepts the agreement by and between the City of Sedalia, Missouri and Lehman Construction, L.L.C. in substantively the same form and content as the agreement has been proposed.

**Section 2**. The City Administrator is authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri on the agreement in substantively the same form and content as the agreement has been proposed.

**Section 3**. The City Clerk is hereby directed to file in her office a duplicate or copy of the agreement after it has been executed by the parties or their duly authorized representatives.

**Section 4.** This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection in the City Clerk's Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 17th day of November 2014.

_____
Presiding Officer of the Council

Approved by the Mayor of said City this 17th day of November 2014.

_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC City Clerk

Pre-Council Agenda

Council Agenda

To: Gary Edwards
From: Bill Beck
Date: November 12, 2014
Subject: Emergency Sewer Main Repair

We found one of the sewer mains that run to the North Wastewater Treatment Plant was leaking into Sewer Branch Creek. The leak was significant and had to be repaired immediately as this is a severe Department of Natural Resources violation.

City staff was able to make a temporary repair to the main. We had to start the permanent repair as soon as possible as the pipe would take a significant amount of time to be delivered and temporary repair would not hold for a long period of time.

We followed the purchase policy for emergency repairs and obtained three quotes. The low quote was from Lehman Construction Company for $175,120.81 and we received verbal approval to move forward with this repair.

This pipe was scheduled to be replaced as part of the large sewer project anyway so the funds for this emergency repair will be paid out of the $30 million. I like would to recommend this repair be approved.

Thank you.

Pre-Council Agenda

Council Agenda

# Notice of Award

Date: October 27, 2014

| | |
|---|---|
| Project: Aerial Crossing Emergency Repair, Sedalia, MO - 2014 | |
| Owner: City of Sedalia, MO | Owner's Project No.: (if applicable) |
| Contract: Base Bid | Engineer's Project No.: |
| Bidder & Bidder's Address: Lehman Construction Company, 900 Russellville Road., California, MO 65018 | |

You are notified that your Bid dated October 21, 2014 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for: Replacement of 770' of aerial crossing.

The Contract Price of your Contract is:

One Hundred Seventy Five Thousand One Hundred Twenty Dollars and 81/100 **($175,120.81)**

5 copies of the proposed Contract Documents accompany this Notice of Award.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 5 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract Bonds as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent: None

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Sedalia
Owner

By: [signature]
Authorized Signature

City Administrator
Title



Pre-Council Agenda

Council Agenda

**EJCDC**
**SUGGESTED FORM OF AGREEMENT**
**BETWEEN OWNER AND CONTRACTOR FOR**
**CONSTRUCTION CONTRACT (STIPULATED PRICE)**

THIS AGREEMENT is by and between the City of Sedalia, 200 S. Osage Street, Sedalia, MO 65301 (OWNER) and Lehman Construction LLC (CONTRACTOR) in consideration of the mutual covenants set forth herein, agree as follows:

ARTICLE 1 - WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: Replacement of 770' of aerial crossing.

ARTICLE 2 - THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

**"Aerial Crossing Emergency Repairs, Sedalia, MO – 2014"**

ARTICLE 3 - ENGINEER

3.01 The Project has been designed by Olsson Associates (Engineer), who is to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 - CONTRACT TIMES

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract. Contractor shall submit their schedule with their bid for review. Notice to Proceed is anticipated to be issued seven (7) days following the bid date.

4.02 Days to Achieve Substantial Completion and Final Payment

A. Milestone No. 1: Bypass Pumping must be operational within 14 calendar days following the Notice to Proceed.

4.03 Liquidated Damages

A. Contractor and Owner recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner **$1,500.00** for each day that expires after the time specified in Paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner **$1500.00** for each day that expires after the time specified in Paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.


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Pre-Council Agenda

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ARTICLE 5 - CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A, 5.01.B, and 5.01.C below:

**BASE BID:**

For all work, a lump sum of One Hundred Seventy-Five Thousand One Hundred Twenty Dollars & 81/100 (Write Out In Words) $175,120.81 (Figures)

All specific cash allowances are included in the above price and have been computed in accordance with paragraph 11.02 of the General Conditions.

B. For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item as indicated in this paragraph 5.01.B:

As provided in Paragraph 11.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer as provided in Paragraph 9.07 of the General Conditions. Unit prices have been computed as provided in Paragraph 11.03 of the General Conditions.

ARTICLE 6 - PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment by the 25th of each month during performance of the Work as provided in Paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions:

a. 90 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, Owner, on recommendation of Engineer, may determine that as long as the character and progress of the Work remain satisfactory to them, there will be no additional retainage; and

b. 90 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 95 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 100 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment


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A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

ARTICLE 7 - INTEREST

7.01 N/A

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce Owner to enter into this Agreement Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in Paragraph 4.02 of the General Conditions and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site which has been identified in the Supplementary Conditions as provided in Paragraph 4.06 of the General Conditions.

E. Contractor has obtained and carefully studied (or assumes responsibility for doing so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents, and safety precautions and programs incident thereto.

F. Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

I. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.


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ARTICLE 9 - CONTRACT DOCUMENTS

9.01 Contents

A. The Contract Documents consist of the following:

1. This Agreement (pages 1 to 6, inclusive).

2. Performance bond (pages 1 to 3, inclusive).

3. Payment bond (pages 1 to 3, inclusive).

4. Other bonds Maintenance Bond, (pages 1 to 4, inclusive).

5. General Conditions (pages 0 to 40, inclusive).

6. Supplementary Conditions (pages 1 to 11, inclusive).

7. Specifications as listed in the table of contents of the Project Manual.

8. Exhibits consisting of three (3) sheets with each sheet bearing the following general title: "Aerial Crossing Emergency Repairs, Sedalia, Missouri – 2014".

9. Addenda N/A.

10. Exhibits to this Agreement (enumerated as follows):

a. Contractor's Bid (pages __ to __, inclusive).

b. Documentation submitted by Contractor prior to Notice of Award (pages __ to __, inclusive).

11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

a. Notice to Proceed (pages 1, inclusive).

b. Work Change Directives.

c. Change Order(s).

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in Paragraph 3.04 of the General Conditions.

ARTICLE 10 - MISCELLANEOUS

10.01 Terms

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.


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10.02 Assignment of Contract

A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Other Provisions

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement in duplicate. One counterpart each has been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____, 2014 (which is the Effective Date of the Agreement).

| OWNER: | CONTRACTOR: |
|---|---|
| City of Sedalia | Lehman Construction LLC |
| By: | By: |
| Title: City Administrator | Title: Managing Member |
| [CORPORATE SEAL] | [CORPORATE SEAL]No Seal |
| Attest: Arlene Silvey MPCC | Attest: Jeanne Whitney |
| Title: City Clerk | Title: Office Manger |
| Address for giving notices: | Address for giving notices: |
| | 900 Russellville Road |
| | California MO 65018 |


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(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of Owner-Contractor Agreement.)

License No.: _____
(Where applicable)

Agent for service or process: _____

(If Contractor is a corporation or a partnership, attach evidence of authority to sign.)


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**BILL NO. _____**

**ORDINANCE NO. _____**

**AN ORDINANCE APPROVING AND ACCEPTING PERMANENT AND TEMPORARY UTILITY EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS AND TEMPORARY ACCESS AUTHORIZATIONS FROM VARIOUS PROPERTY OWNERS AND FROM THE CITY OF SEDALIA, MISSOURI FOR SANITARY SEWER PURPOSES RELATING TO THE CITY OF SEDALIA MISSOURI SEWER RELIEF PROJECT.**

**WHEREAS,** on June 15, 2009 the City of Sedalia executed an Administrative Consent Order, 2009 – 1002 with the Missouri Department of Natural Resources for required improvements to be made to the City's Wastewater Sewer System by July 31, 2016; and

**WHEREAS,** the owners of the respective properties have granted to the City the necessary permanent utility easements, temporary utility easements, temporary construction easements and temporary access authorizations for their respective properties attached hereto as Exhibits A through Z and AA through FF and incorporated by reference herein.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI,** as follows:

**Section 1.** The Council of the City of Sedalia, Missouri, hereby approves and accepts the permanent utility easements, temporary utility easements, temporary construction easements and temporary access authorizations for sanitary sewer purposes from various property owners and from the City of Sedalia, Missouri in substantively the same form and content as proposed on the attached easements known as Exhibits A through Z and AA through FF.

**Section 2.** The Mayor is authorized and directed to execute the documents in substantively the same form and content as they have been proposed.

**Section 3.** The City Clerk is hereby directed to file in her office a duplicate or copy of the easements after they have been executed by the parties or their duly authorized representatives and after said easements have been recorded with the Pettis County Recorder of Deed's office.

**Section 4.** This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 17th day of November, 2014.

_____
Presiding Officer of the Council

Approved by the Mayor of said City this 17th day of November, 2014.

_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC City Clerk



Pre-Council Agenda

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Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: _____, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **City of Sedalia, a Missouri Municipal Corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



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**Permanent Utility Easement:**
Beginning at the Southwest Corner Block 12 Pleasant View Addition; thence along West Line of Block 12, North 01 degrees 45 minutes 45 seconds East 25.02 feet; thence departing said line, South 85 degrees 58 minutes 30 seconds East 97.23 feet intersecting the West Line of Lot 14, Block 12; thence along West Line of Lot 14, South 01 degrees 51 minutes 05 seconds West 25.02 feet to the Southwest Corner of Lot 14; thence along South Line of Block 12, North 85 degrees 58 minutes 30 seconds West 97.19 feet to the point of beginning.

The above described easement contains 2,430 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Utility Easement:**
Commencing at the Southwest Corner Block 12 Pleasant View Addition; thence along West Line of Block 12, North 01 degrees 45 minutes 45 seconds East 25.02 feet to the Point of Beginning; thence continuing along said line, North 01 degrees 45 minutes 45 seconds East 15.01 feet; thence departing said line, South 85 degrees 58 minutes 30 seconds East 97.26 feet intersecting the West Line of Lot 14, Block 12; thence along West Line of Lot 14, South 01 degrees 51 minutes 05 seconds West 15.01 feet; thence departing said line, North 85 degrees 58 minutes 30 seconds West 97.23 feet to the point of beginning.

The above described easement contains 1,459 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **City of Sedalia, a Missouri Municipal Corporation**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **our successors and assigns** to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, The said grantor has caused these presents to be signed by its Mayor and attested by its Municipal Clerk, and the seal of City of Sedalia, Missouri to be hereto attached, the day and year first above written.

**City of Sedalia, Missouri**

**By:**_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

(SEAL)

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this _____ day of _____, 2014, before me appeared Stephen J. Galliher, to me personally known, who being by me duly sworn, did say that he is Mayor of the City of Sedalia, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said City and that said instrument was signed and sealed in behalf of said municipal corporation by the authority of the City Council of the City of Sedalia, and said Stephen J. Galliher acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Sedalia, Missouri, the day and year last above written.

_____

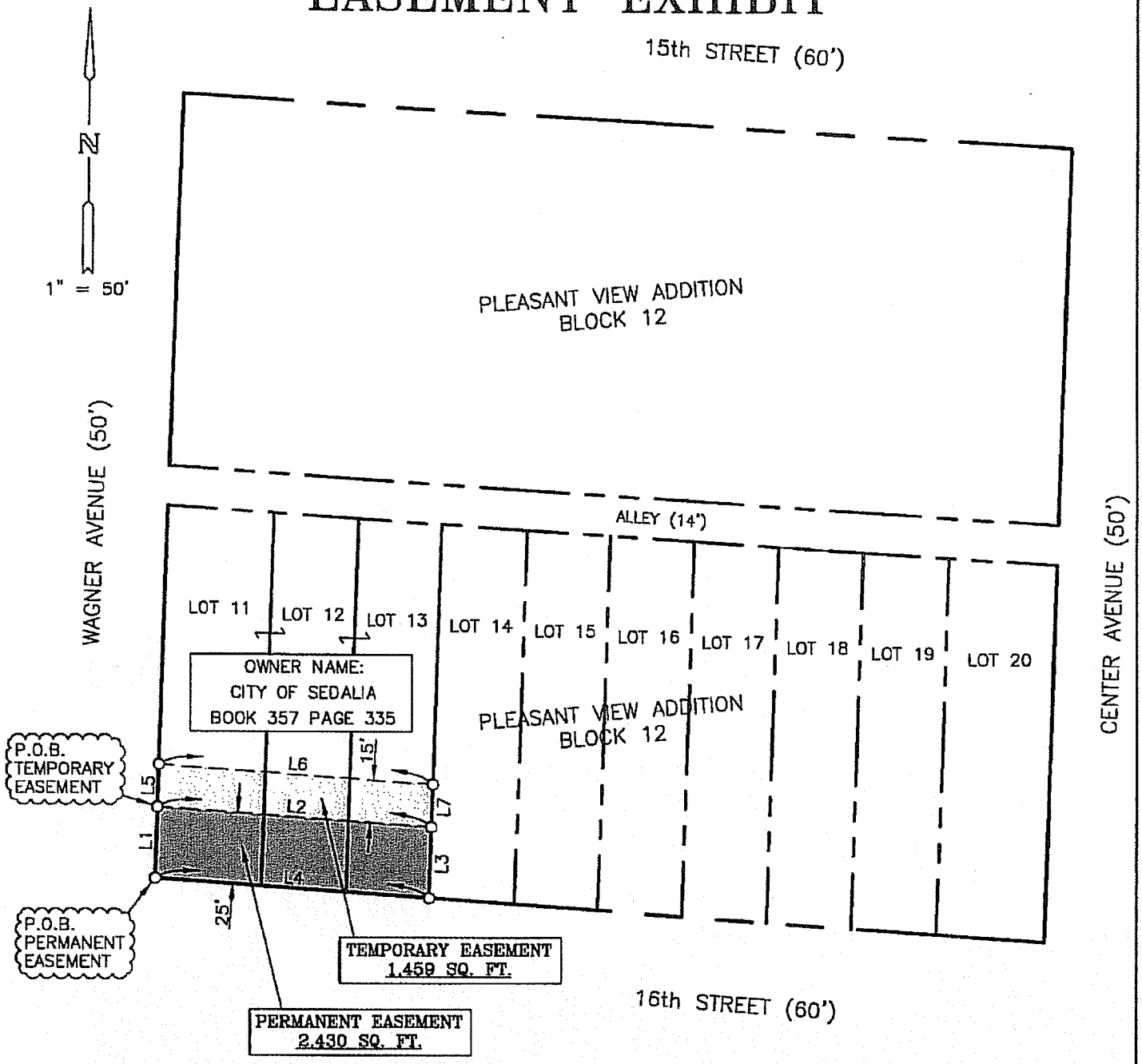
_____
Notary Public within and for
said County and State.

My Commission Expires:

_____

(SEAL)

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 01°45'45" E | 25.02' |
| L2 | S 85°58'30" E | 97.23' |
| L3 | S 01°51'05" W | 25.02' |
| L4 | N 85°58'30" W | 97.19' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 01°45'45" E | 15.01' |
| L6 | S 85°58'30" E | 97.26' |
| L7 | S 01°51'05" W | 15.01' |
| L2 | N 85°58'30" W | 97.23' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. S-12

FILE NAME: SEDALIA_ESMNT_(S-12)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-12 - City of Sedalia**

**Permanent Utility Easement:**
Beginning at the Southwest Corner Block 12 Pleasant View Addition; thence along West Line of Block 12, North 01 degrees 45 minutes 45 seconds East 25.02 feet; thence departing said line, South 85 degrees 58 minutes 30 seconds East 97.23 feet intersecting the West Line of Lot 14, Block 12; thence along West Line of Lot 14, South 01 degrees 51 minutes 05 seconds West 25.02 feet to the Southwest Corner of Lot 14; thence along South Line of Block 12, North 85 degrees 58 minutes 30 seconds West 97.19 feet to the point of beginning.

The above described easement contains 2,430 square feet, more or less.

**Temporary Utility Easement:**
Commencing at the Southwest Corner Block 12 Pleasant View Addition; thence along West Line of Block 12, North 01 degrees 45 minutes 45 seconds East 25.02 feet to the Point of Beginning; thence continuing along said line, North 01 degrees 45 minutes 45 seconds East 15.01 feet; thence departing said line, South 85 degrees 58 minutes 30 seconds East 97.26 feet intersecting the West Line of Lot 14, Block 12; thence along West Line of Lot 14, South 01 degrees 51 minutes 05 seconds West 15.01 feet; thence departing said line, North 85 degrees 58 minutes 30 seconds West 97.23 feet to the point of beginning.

The above described easement contains 1,459 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Tenth (10th) day of October, 2014.

10-10-14

Adam Teale
Missouri P.L.S. 2004001336

STATE OF MISSOURI
ADAM TEALE
NUMBER
PLS - 2004001336
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. S-12 | | | FILE NAME: SEDALIA_ESMNT_(S-12) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 10, 2014 | | | |

Pre-Council Agenda

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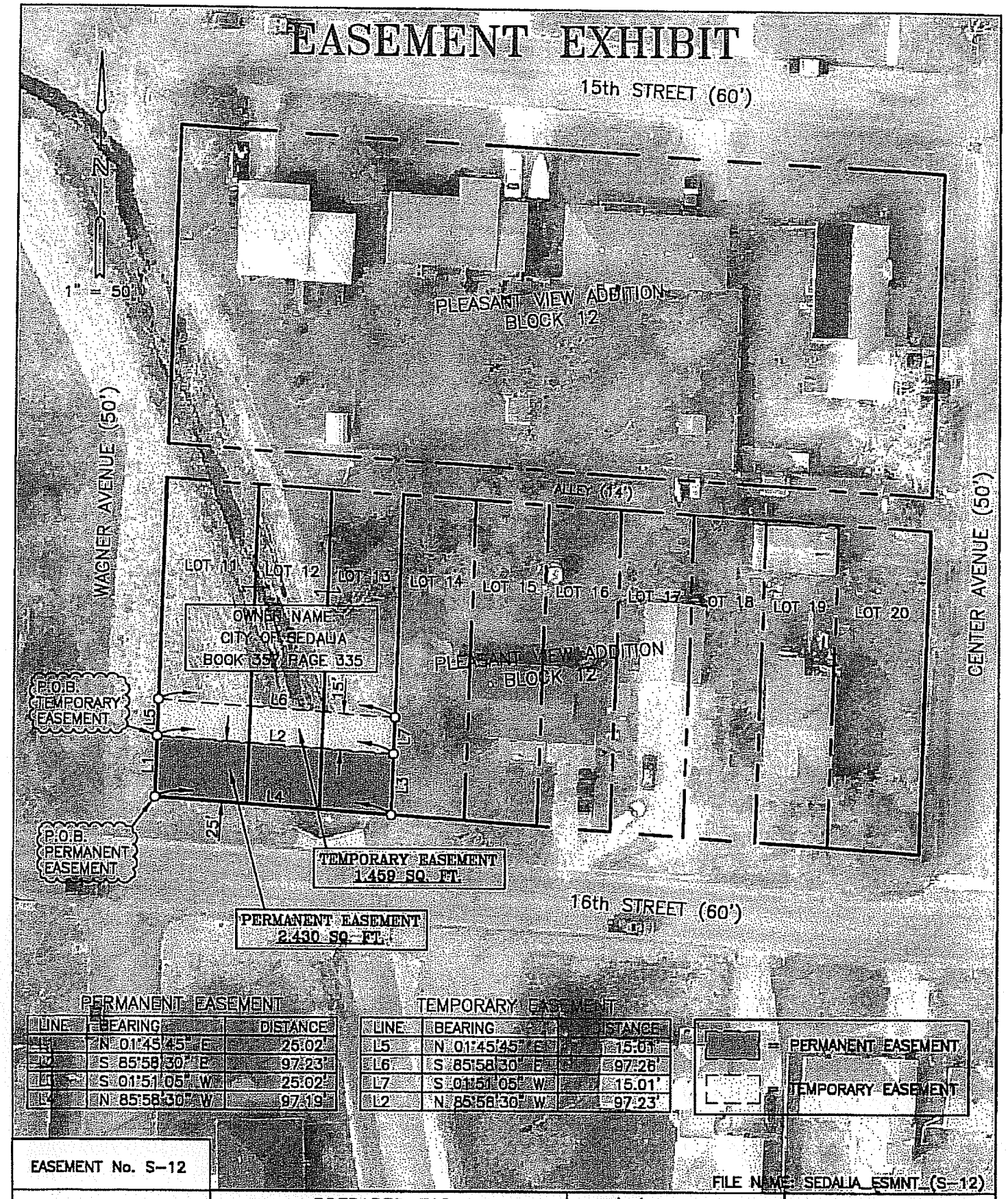
# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 01°45'45" E | 25.02' |
| L2 | S 85°58'30" E | 97.23' |
| L3 | S 01°51'05" W | 25.02' |
| L4 | N 85°58'30" W | 97.19' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 01°45'45" E | 15.01' |
| L6 | S 85°58'30" E | 97.26' |
| L7 | S 01°51'05" W | 15.01' |
| L2 | N 85°58'30" W | 97.23' |

FILE NAME: SEDALIA_ESMNT_(S-12)

EASEMENT No. S-12

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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ph. (816) 233-7900 fax (816) 233-4852

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Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: _____, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **City of Sedalia, a Missouri Municipal Corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



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**Permanent Utility Easement:**
Commencing at the Northwest Corner Lot 3 Walter Clark Addition; thence along West Line of Lot 3, South 02 degrees 14 minutes 33 seconds West 25.00 feet to the Point of Beginning; thence continuing along said line, South 02 degrees 14 minutes 33 seconds West 40.15 feet; thence departing said line, South 55 degrees 31 minutes 56 seconds West 16.15 feet; thence North 34 degrees 19 minutes 13 seconds West 45.00 feet; thence North 55 degrees 31 minutes 56 seconds East 22.97 feet; thence along the Southern right-of-way of East 28th Street, South 87 degrees 33 minutes 15 seconds East 21.33 feet to the point of beginning.

The above described easement contains 1,308 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Utility Easement:**
Commencing at the Northwest Corner Lot 3 Walter Clark Addition; thence along West Line of Lot 3, South 02 degrees 14 minutes 33 seconds West 65.15 feet to the Point of Beginning; thence continuing along said line, South 02 degrees 14 minutes 33 seconds West 18.71 feet; thence departing said line, South 55 degrees 31 minutes 56 seconds West 20.00 feet; thence North 34 degrees 19 minutes 13 seconds West 75.00 feet; thence North 55 degrees 31 minutes 56 seconds East 17.97 feet; thence along the Southern right-of-way of East 28th Street, South 87 degrees 33 minutes 15 seconds East 24.97 feet; thence departing said line, South 55 degrees 31 minutes 56 seconds West 22.97 feet; thence South 34 degrees 19 minutes 13 seconds East 45.00 feet; thence North 55 degrees 31 minutes 56 seconds East 16.15 feet to the point of beginning.

The above described easement contains 1,478 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **City of Sedalia, a Missouri Municipal Corporation**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **our successors and assigns** to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, The said grantor has caused these presents to be signed by its Mayor and attested by its Municipal Clerk, and the seal of City of Sedalia, Missouri to be hereto attached, the day and year first above written.

**City of Sedalia, Missouri**

**By:**_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

(SEAL)

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this _____ day of _____, 2014, before me appeared Stephen J. Galliher, to me personally known, who being by me duly sworn, did say that he is Mayor of the City of Sedalia, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said City and that said instrument was signed and sealed in behalf of said municipal corporation by the authority of the City Council of the City of Sedalia, and said Stephen J. Galliher acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Sedalia, Missouri, the day and year last above written.

_____

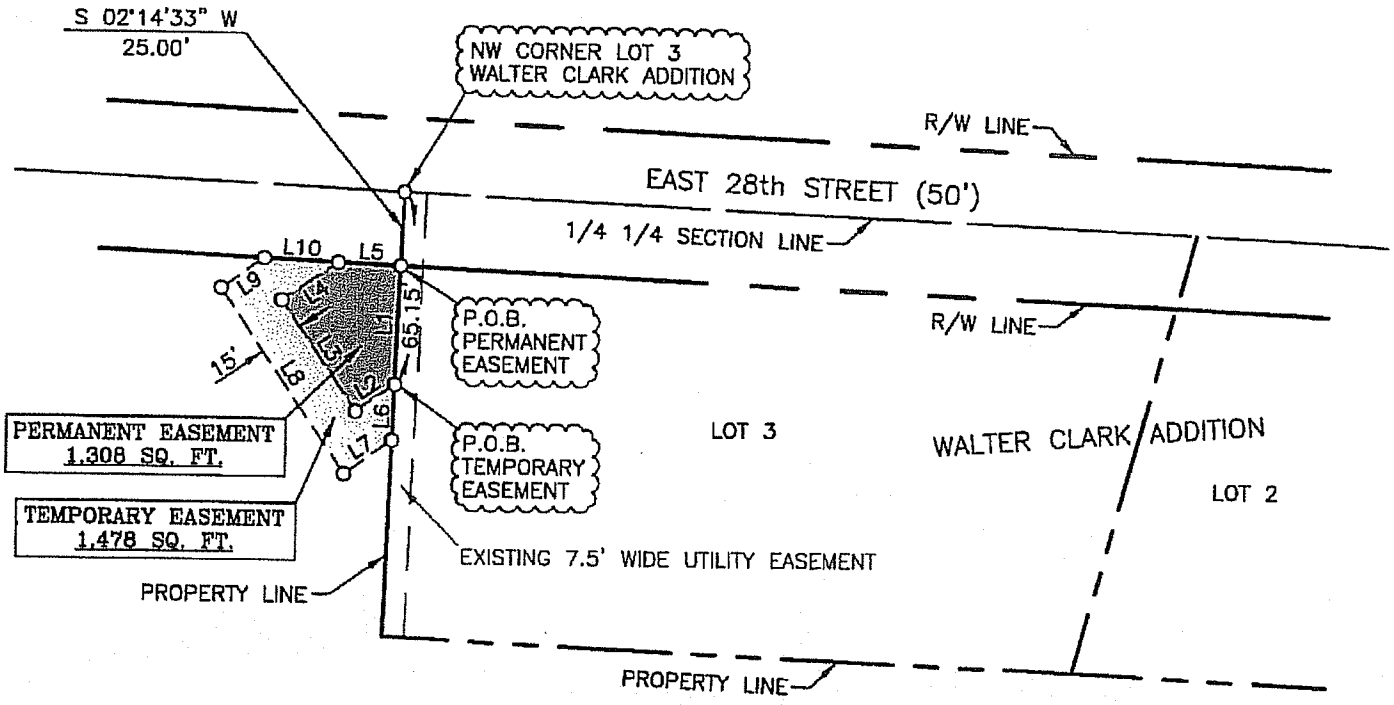
_____
Notary Public within and for
said County and State.

My Commission Expires:

_____

(SEAL)

# EASEMENT EXHIBIT




OWNER NAME: CITY OF SEDALIA
BOOK 196 PAGE 605

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°14'33" W | 40.15' |
| L2 | S 55°31'56" W | 16.15' |
| L3 | N 34°19'13" W | 45.00' |
| L4 | N 55°31'56" E | 22.97' |
| L5 | S 87°33'15" E | 21.33' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L6 | S 02°14'33" W | 18.71' |
| L7 | S 55°31'56" W | 20.00' |
| L8 | N 34°19'13" W | 75.00' |
| L9 | N 55°31'56" E | 17.97' |
| L10 | S 87°33'15" E | 24.97' |
| L4 | S 55°31'56" W | 22.97' |
| L3 | S 34°19'13" E | 45.00' |
| L2 | N 55°31'56" E | 16.15' |

N

1" = 60'

EASEMENT No. S-25

FILE NAME: SEDALIA_ESMNT_(S-25)

SHEET No. 1 of 2

DATE: OCT. 24, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-25 - City of Sedalia**

**Permanent Utility Easement:**
Commencing at the Northwest Corner Lot 3 Walter Clark Addition; thence along West Line of Lot 3, South 02 degrees 14 minutes 33 seconds West 25.00 feet to the Point of Beginning; thence continuing along said line, South 02 degrees 14 minutes 33 seconds West 40.15 feet; thence departing said line, South 55 degrees 31 minutes 56 seconds West 16.15 feet; thence North 34 degrees 19 minutes 13 seconds West 45.00 feet; thence North 55 degrees 31 minutes 56 seconds East 22.97 feet; thence along the Southern right-of-way of East 28th Street, South 87 degrees 33 minutes 15 seconds East 21.33 feet to the point of beginning.

The above described easement contains 1,308 square feet, more or less.

**Temporary Utility Easement:**
Commencing at the Northwest Corner Lot 3 Walter Clark Addition; thence along West Line of Lot 3, South 02 degrees 14 minutes 33 seconds West 65.15 feet to the Point of Beginning; thence continuing along said line, South 02 degrees 14 minutes 33 seconds West 18.71 feet; thence departing said line, South 55 degrees 31 minutes 56 seconds West 20.00 feet; thence North 34 degrees 19 minutes 13 seconds West 75.00 feet; thence North 55 degrees 31 minutes 56 seconds East 17.97 feet; thence along the Southern right-of-way of East 28th Street, South 87 degrees 33 minutes 15 seconds East 24.97 feet; thence departing said line, South 55 degrees 31 minutes 56 seconds West 22.97 feet; thence South 34 degrees 19 minutes 13 seconds East 45.00 feet; thence North 55 degrees 31 minutes 56 seconds East 16.15 feet to the point of beginning.

The above described easement contains 1,478 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-fourth (24th) day of October, 2014.

10-24-14

Adam Teale
Missouri P.L.S. 2004001336

STATE OF MISSOURI
ADAM TEALE
NUMBER
PLS-2004001336
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. S-25 | | | FILE NAME: SEDALIA_ESMNT_(S-25) |
| SHEET No. 2 of 2 | PREPARED FOR: OLSSON ASSOCIATES SOUTHEAST BASIN – EASEMENTS SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE: OCT. 24, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°14'33" W | 40.15' |
| L2 | S 55°31'56" W | 16.15' |
| L3 | N 34°19'13" W | 45.00' |
| L4 | N 55°31'56" E | 22.97' |
| L5 | S 87°33'15" E | 21.33' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L6 | S 02°14'33" W | 18.71' |
| L7 | S 55°31'56" W | 20.00' |
| L8 | N 34°19'13" W | 75.00' |
| L9 | N 55°31'56" E | 17.97' |
| L10 | S 87°33'15" E | 24.97' |
| L4 | S 55°31'56" W | 22.97' |
| L3 | S 34°19'13" E | 45.00' |
| L2 | N 55°31'56" E | 16.15' |

FILE NAME: SEDALIA_ESMNT_(S-25)

EASEMENT No. S-25

SHEET No. 1 of 2

DATE: OCT. 24, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: _____, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **City of Sedalia, a Missouri Municipal Corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Northeast Corner Lot A, Ware Village; thence along East Line of Lot A, South 02 degrees 08 minutes 44 seconds West 192.95 feet to the Southeast Corner of Lot A; thence along South Line of Lot A, North 86 degrees 10 minutes 30 seconds West 4.72 feet; thence departing said line, North 02 degrees 10 minutes 02 seconds East 192.97 feet; thence along North Line of Lot A, South 85 degrees 53 minutes 13 seconds East 4.64 feet to the point of beginning.

The above described easement contains 903 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Utility Easement:**
Commencing at the Northeast Corner Lot A, Ware Village; thence along North Line of Lot A, North 85 degrees 53 minutes 13 seconds West 4.64 feet to the Point of Beginning; thence departing said line, South 02 degrees 10 minutes 02 seconds West 192.97 feet; thence along South Line of Lot A, North 86 degrees 10 minutes 30 seconds West 15.01 feet; thence departing said line, North 02 degrees 10 minutes 02 seconds East 193.05 feet; thence along the North Line of Lot A, South 85 degrees 53 minutes 13 seconds East 15.01 feet to the point of beginning.

The above described easement contains 2,895 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **City of Sedalia, a Missouri Municipal Corporation**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **our successors and assigns** to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, The said grantor has caused these presents to be signed by its Mayor and attested by its Municipal Clerk, and the seal of City of Sedalia, Missouri to be hereto attached, the day and year first above written.

**City of Sedalia, Missouri**

**By:**_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

(SEAL)

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this _____ day of _____, 2014, before me appeared Stephen J. Galliher, to me personally known, who being by me duly sworn, did say that he is Mayor of the City of Sedalia, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said City and that said instrument was signed and sealed in behalf of said municipal corporation by the authority of the City Council of the City of Sedalia, and said Stephen J. Galliher acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Sedalia, Missouri, the day and year last above written.

_____

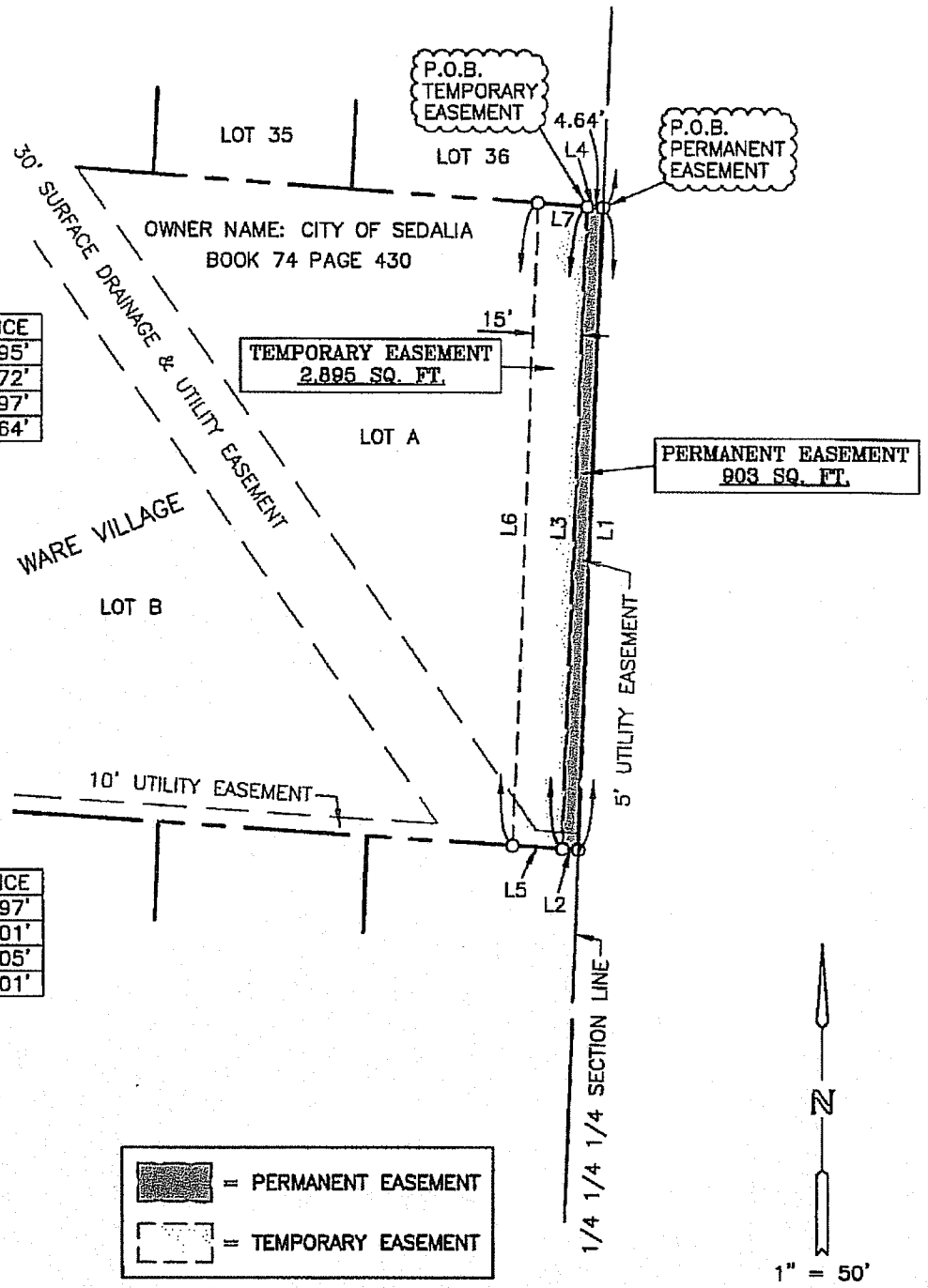
_____
Notary Public within and for
said County and State.

My Commission Expires:

_____

(SEAL)

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°08'44" W | 192.95' |
| L2 | N 86°10'30" W | 4.72' |
| L3 | N 02°10'02" E | 192.97' |
| L4 | S 85°53'13" E | 4.64' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°10'02" W | 192.97' |
| L5 | N 86°10'30" W | 15.01' |
| L6 | N 02°10'02" E | 193.05' |
| L7 | S 85°53'13" E | 15.01' |

EASEMENT No. S-16

FILE NAME: SEDALIA_ESMNT_(S-16)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-16 - City of Sedalia**

**Permanent Utility Easement:**

Beginning at the Northeast Corner Lot A, Ware Village; thence along East Line of Lot A, South 02 degrees 08 minutes 44 seconds West 192.95 feet to the Southeast Corner of Lot A; thence along South Line of Lot A, North 86 degrees 10 minutes 30 seconds West 4.72 feet; thence departing said line, North 02 degrees 10 minutes 02 seconds East 192.97 feet; thence along North Line of Lot A, South 85 degrees 53 minutes 13 seconds East 4.64 feet to the point of beginning.

The above described easement contains 903 square feet, more or less.

**Temporary Utility Easement:**

Commencing at the Northeast Corner Lot A, Ware Village; thence along North Line of Lot A, North 85 degrees 53 minutes 13 seconds West 4.64 feet to the Point of Beginning; thence departing said line, South 02 degrees 10 minutes 02 seconds West 192.97 feet; thence along South Line of Lot A, North 86 degrees 10 minutes 30 seconds West 15.01 feet; thence departing said line, North 02 degrees 10 minutes 02 seconds East 193.05 feet; thence along the North Line of Lot A, South 85 degrees 53 minutes 13 seconds East 15.01 feet to the point of beginning.

The above described easement contains 2,895 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Tenth (10th) day of October, 2014.

10-10-14

Adam Teale
Missouri P.L.S. 2004001336

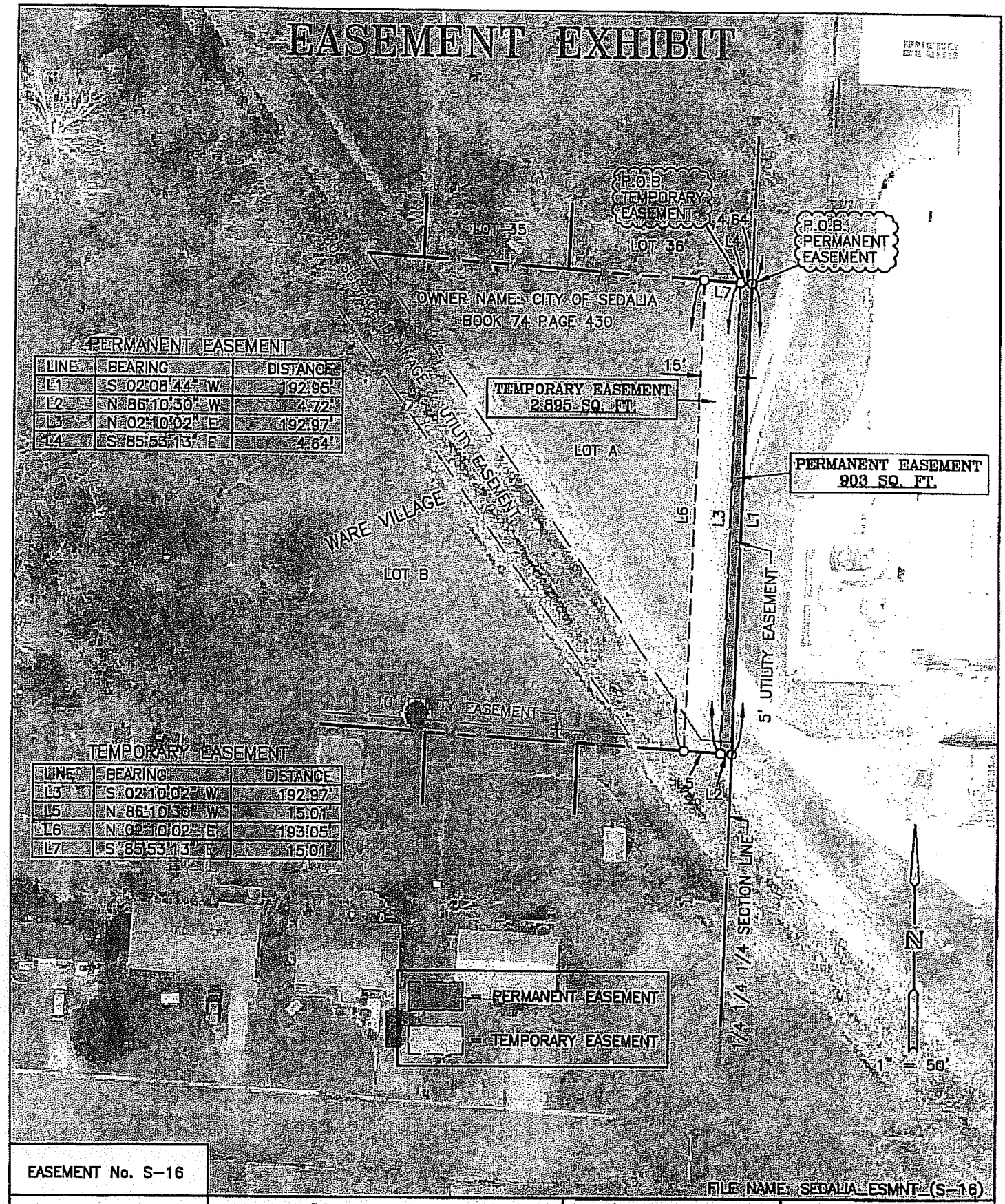
STATE OF MISSOURI
ADAM TEALE
NUMBER
PLS 2004001336
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. S-16 | | | FILE NAME: SEDALIA_ESMNT_(S-16) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 10, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°08'44" W | 192.96' |
| L2 | N 86°10'30" W | 4.72' |
| L3 | N 02°10'02" E | 192.97' |
| L4 | S 85°53'13" E | 4.64' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°10'02" W | 192.97' |
| L5 | N 86°10'30" W | 15.01' |
| L6 | N 02°10'02" E | 193.05' |
| L7 | S 85°53'13" E | 15.01' |

EASEMENT No. S-16

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

FILE NAME: SEDALIA_ESMNT_(S-16)

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
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ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: **_____, 2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **City of Sedalia, a Missouri Municipal Corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Southeast Corner Centennial Addition; thence along East Line of Centennial Addition, North 02 degrees 08 minutes 44 seconds East 294.88 feet to the Point of Beginning; thence along the South Line of Lot 3 Centennial Addition, North 53 degrees 08 minutes 20 seconds West 8.98 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 303.95 feet; thence along the North Line of Lot 3, South 86 degrees 05 minutes 54 seconds East 7.74 feet to the Northeast Corner of Lot 3; thence along the East Line of Lot 3, South 02 degrees 08 minutes 44 seconds West 308.83 feet to the point of beginning.

The above described easement contains 2,315 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Utility Easement:**
Commencing at the Southeast Corner Centennial Addition; thence along East Line of Centennial Addition, North 02 degrees 08 minutes 44 seconds East 294.88 feet; thence along the South Line of Lot 3 Centennial Addition, North 53 degrees 08 minutes 20 seconds West 8.98 feet to the Point of Beginning; thence continuing along said line, North 53 degrees 08 minutes 20 seconds West 21.31 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 292.35 feet; thence along the North Line of Lot 3, South 86 degrees 05 minutes 54 seconds East 17.51 feet; thence departing said line, South 02 degrees 04 minutes 46 seconds West 303.95 feet to the point of beginning.

The above described easement contains 5,218 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **City of Sedalia, a Missouri Municipal Corporation**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **our successors and assigns** to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, The said grantor has caused these presents to be signed by its Mayor and attested by its Municipal Clerk, and the seal of City of Sedalia, Missouri to be hereto attached, the day and year first above written.

**City of Sedalia, Missouri**

**By:**_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

(SEAL)

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this _____ day of _____, 2014, before me appeared Stephen J. Galliher, to me personally known, who being by me duly sworn, did say that he is Mayor of the City of Sedalia, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said City and that said instrument was signed and sealed in behalf of said municipal corporation by the authority of the City Council of the City of Sedalia, and said Stephen J. Galliher acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Sedalia, Missouri, the day and year last above written.

_____

_____
Notary Public within and for
said County and State.

My Commission Expires:

_____

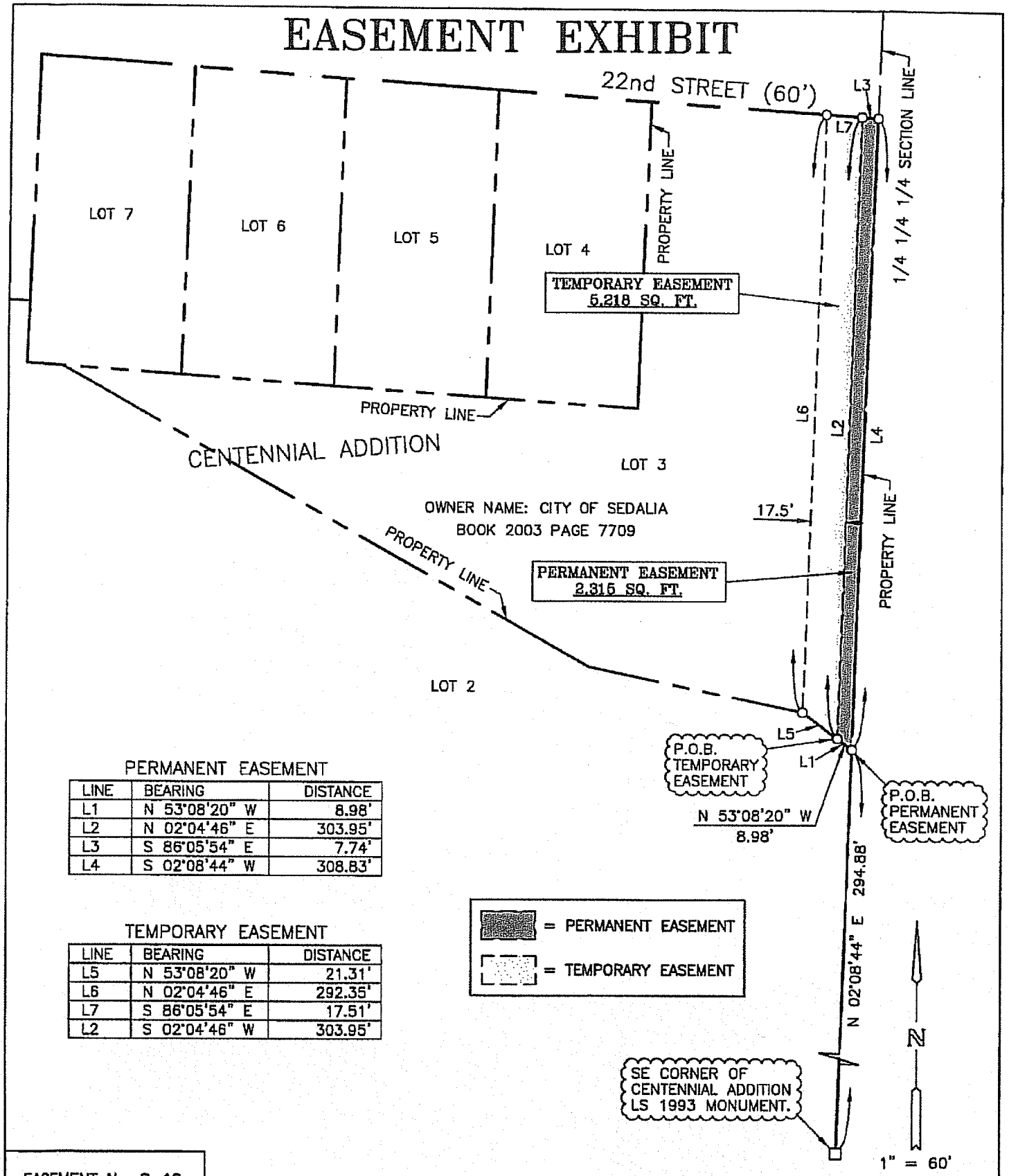
(SEAL)



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 53°08'20" W | 8.98' |
| L2 | N 02°04'46" E | 303.95' |
| L3 | S 86°05'54" E | 7.74' |
| L4 | S 02°08'44" W | 308.83' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 53°08'20" W | 21.31' |
| L6 | N 02°04'46" E | 292.35' |
| L7 | S 86°05'54" E | 17.51' |
| L2 | S 02°04'46" W | 303.95' |

EASEMENT No. S-18

FILE NAME: SEDALIA_ESMNT_(S-18)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
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4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-18 - City of Sedalia**

**Permanent Utility Easement:**
Commencing at the Southeast Corner Centennial Addition; thence along East Line of Centennial Addition, North 02 degrees 08 minutes 44 seconds East 294.88 feet to the Point of Beginning; thence along the South Line of Lot 3 Centennial Addition, North 53 degrees 08 minutes 20 seconds West 8.98 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 303.95 feet; thence along the North Line of Lot 3, South 86 degrees 05 minutes 54 seconds East 7.74 feet to the Northeast Corner of Lot 3; thence along the East Line of Lot 3, South 02 degrees 08 minutes 44 seconds West 308.83 feet to the point of beginning.

The above described easement contains 2,315 square feet, more or less.

**Temporary Utility Easement:**
Commencing at the Southeast Corner Centennial Addition; thence along East Line of Centennial Addition, North 02 degrees 08 minutes 44 seconds East 294.88 feet; thence along the South Line of Lot 3 Centennial Addition, North 53 degrees 08 minutes 20 seconds West 8.98 feet to the Point of Beginning; thence continuing along said line, North 53 degrees 08 minutes 20 seconds West 21.31 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 292.35 feet; thence along the North Line of Lot 3, South 86 degrees 05 minutes 54 seconds East 17.51 feet; thence departing said line, South 02 degrees 04 minutes 46 seconds West 303.95 feet to the point of beginning.

The above described easement contains 5,218 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Tenth (10th) day of October, 2014.

STATE OF MISSOURI
ADAM TEALE
10-10-14
NUMBER PLS-2004001336
PROFESSIONAL LAND SURVEYOR

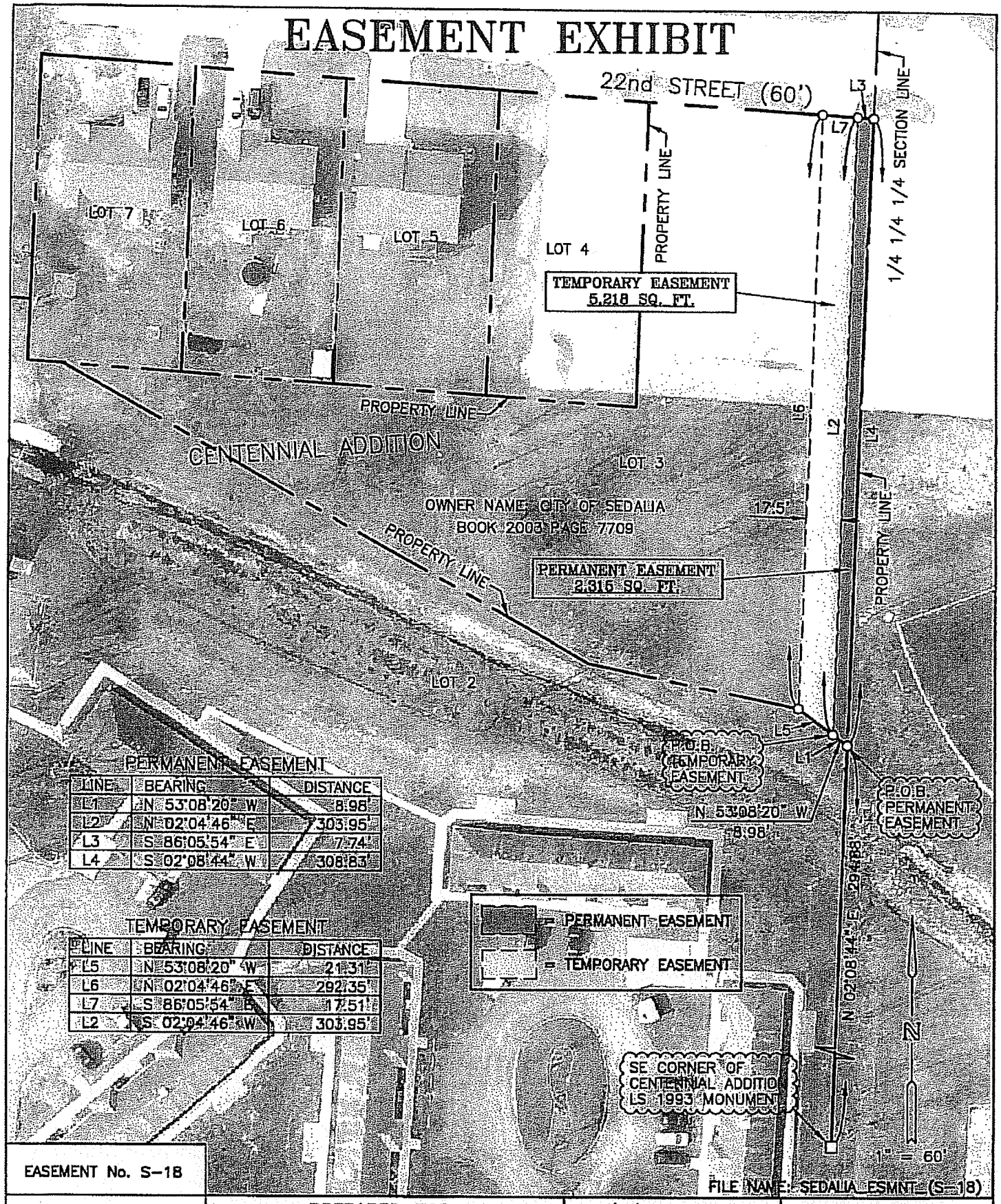
Adam Teale
Missouri PLS-2004001336

| | | | |
|---|---|---|---|
| EASEMENT No. S-18 | | FILE NAME: SEDALIA_ESMNT_(S-18) | |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 10, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 53°08'20" W | 8.98' |
| L2 | N 02°04'46" E | 303.95' |
| L3 | S 86°05'54" E | 7.74' |
| L4 | S 02°08'44" W | 308.83' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 53°08'20" W | 21.31' |
| L6 | N 02°04'46" E | 292.35' |
| L7 | S 86°05'54" E | 17.51' |
| L2 | S 02°04'46" W | 303.95' |

EASEMENT No. S-18

FILE NAME: SEDALIA_ESMNT_(S-18)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI


MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852


Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: 10/30, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Eugene Limanskiy, Grigoriy Limanskiy, & Nina Limanskaya, three separate persons, 390 Flood Road, Auburn, California, 95603**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Eugene Limanskiy, Grigoriy Limanskiy, & Nina Limanskaya, three separate persons**, of the County of ~~Placer~~ Pettis, in the State of Missouri ~~California,~~ **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 2 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 310.00 feet to the Point of Beginning; thence continuing along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 61.97 feet to the North right-of-way of Pettis Street; thence along said right-of-way North 84 degrees 08 minutes 34 seconds West, 25.05 feet; thence departing from said right-of-way, North 02 degrees 13 minutes 28 seconds East, 62.08 feet; thence South 83 degrees 53 minutes 25 seconds East, 25.06 feet to the Point of Beginning.

The above described easement contains 1,551 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Northeast corner of Block 2 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 310.00 feet; thence departing from said line, North 83 degrees 53 minutes 25 seconds West, 25.06 feet to the Point of Beginning; thence South 02 degrees 13 minutes 28 seconds West, 62.08 feet to the North right-of-way of Pettis Street; thence along said right-of-way North 84 degrees 08 minutes 34 seconds West, 15.03 feet; thence departing from said right-of-way North 02 degrees 13 minutes 28 seconds East, 62.15 feet; thence South 83 degrees 53 minutes 25 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 932 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Eugene Limanskiy, Grigoriy Limanskiy, & Nina Limanskaya, three separate persons,** hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns,** for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 30 day of October, 2014.

_____(SEAL) Grigoriy Limanskiy _____(SEAL)
**Eugene Limanskiy** **Grigoriy Limanskiy**

Nina Limanskiy (SEAL)
**Nina Limanskaya**

STATE OF ~~CALIFORNIA~~ Missouri
) ss.
COUNTY OF ~~PLACER~~ Pettis )

On this 30th day of October 2014, before me personally appeared **Eugene Limanskiy, Grigoriy Limanskiy, & Nina Limanskaya, three separate persons,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

JILENE M. STREIT
Notary Public - Notary Seal
State of Missouri
Commissioned for Cooper County
My Commission Expires: August 20, 2017
Commission Number: 13516962

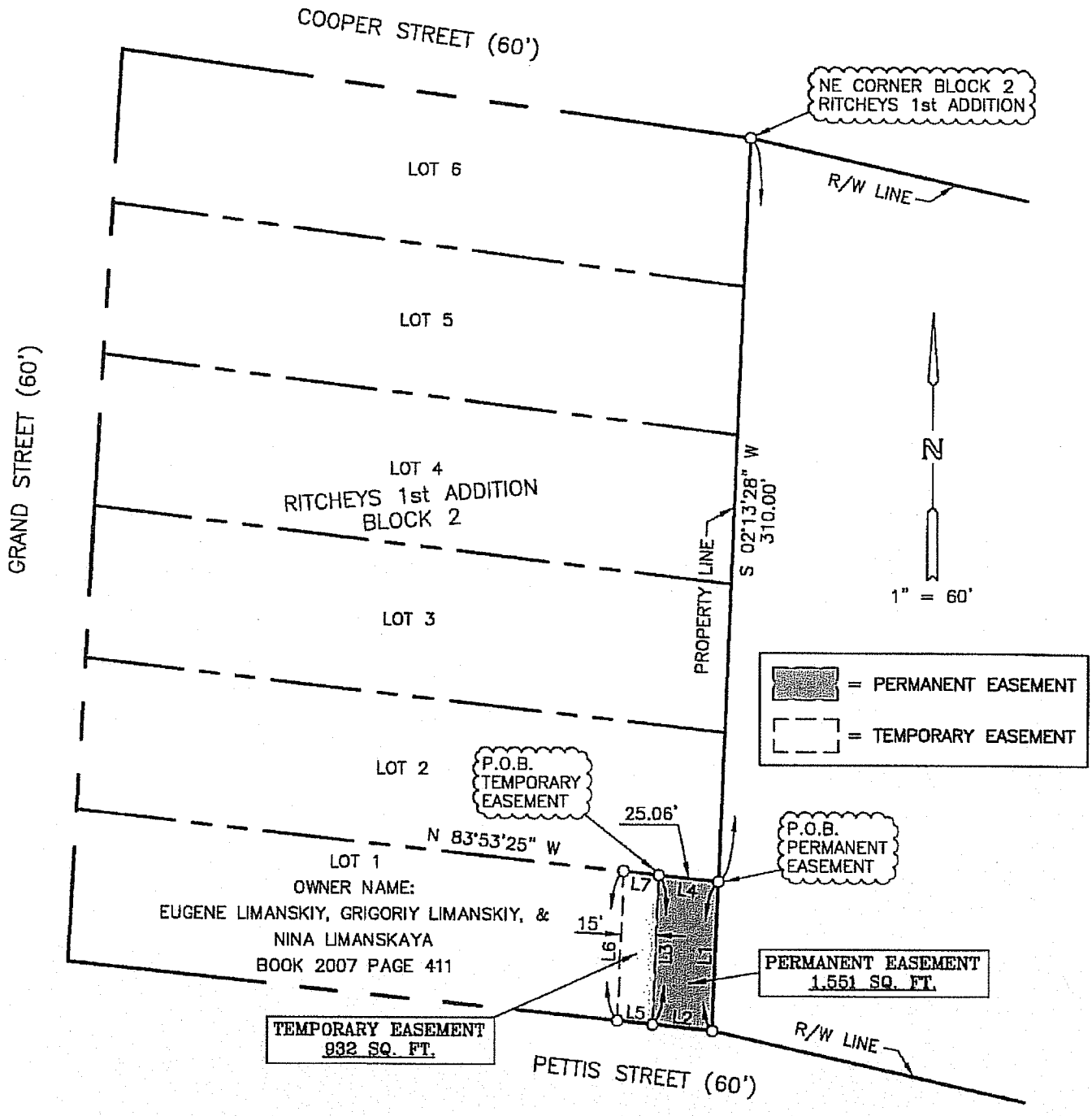
_____
Notary Public
My commission expires: 8-20-2017



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°13'28" W | 61.97' |
| L2 | N 84°08'34" W | 25.05' |
| L3 | N 02°13'28" E | 62.08' |
| L4 | S 83°53'25" E | 25.06' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 62.08' |
| L5 | N 84°08'34" W | 15.03' |
| L6 | N 02°13'28" E | 62.15' |
| L7 | S 83°53'25" E | 15.03' |

EASEMENT No. N-36

FILE NAME: SEDALIA_ESMNT_(N-36)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
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Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-36 - Eugene Limanskiy, Grigoriy Limanskiy & Nina Limanskaya**

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 2 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 310.00 feet to the Point of Beginning; thence continuing along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 61.97 feet to the North right-of-way of Pettis Street; thence along said right-of-way North 84 degrees 08 minutes 34 seconds West, 25.05 feet; thence departing from said right-of-way, North 02 degrees 13 minutes 28 seconds East, 62.08 feet; thence South 83 degrees 53 minutes 25 seconds East, 25.06 feet to the Point of Beginning.

The above described easement contains 1,551 square feet, more or less.

**Temporary Easement:**
Commencing at the Northeast corner of Block 2 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 310.00 feet; thence departing from said line, North 83 degrees 53 minutes 25 seconds West, 25.06 feet to the Point of Beginning; thence South 02 degrees 13 minutes 28 seconds West, 62.08 feet to the North right-of-way of Pettis Street; thence along said right-of-way North 84 degrees 08 minutes 34 seconds West, 15.03 feet; thence departing from said right-of-way North 02 degrees 13 minutes 28 seconds East, 62.15 feet; thence South 83 degrees 53 minutes 25 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 932 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-sixth (26th) day of September, 2014.

09/26/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-36 | | FILE NAME: SEDALIA_ESMNT_(N-36) | |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 62°13'28" W | 61.97' |
| L2 | N 84°08'34" W | 25.05' |
| L3 | N 02°13'28" E | 62.08' |
| L4 | S 83°53'25" E | 25.06' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | S 62°13'28" W | 62.08' |
| L6 | N 84°08'34" W | 15.03' |
| L7 | N 02°13'28" E | 62.15' |
| L8 | S 83°53'25" E | 15.06' |

FILE NAME: SEDALIA_ESMNT_(N-36)

EASEMENT No. N-36

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: Oct. 29, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Frankie Joe & Susan, two single persons, 404 N. Prospect, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Frankie Joe & Susan Young, two single persons**, of the County of Pettis, in the State of Missouri, **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 75.39 feet to the Point of Beginning; thence departing from said line North 82 degrees 45 minutes 35 seconds West, 25.10 feet; thence North 02 degrees 13 minutes 28 seconds East, 50.00 feet; thence South 82 degrees 45 minutes 48 seconds East, 25.10 feet to the East line of said Block 3; thence along said line South 02 degrees 13 minutes 28 seconds West, 50.00 feet to the Point of Beginning.

The above described easement contains 1,250 square feet, more or less.

> Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 75.39 feet; thence departing from said line North 82 degrees 45 minutes 35 seconds West, 25.10 feet to the Point of Beginning; thence North 82 degrees 45 minutes 35 seconds West, 15.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 50.00 feet; thence South 82 degrees 45 minutes 48 seconds East, 15.06 feet; thence South 02 degrees 13 minutes 28 seconds West, 50.00 feet to the Point of Beginning.

The above described easement contains 750 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Frankie Joe & Susan Young, two single persons**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 29th day of Oct., 2014.

Frankie Joe Young (SEAL) Susan Diane Young (SEAL)
**Frankie Joe Young** **Susan Young**



Pre-Council Agenda Council Agenda

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 29th day of October 2014, before me personally appeared **Frankie Joe & Susan Young, two single persons**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

JILENE M. STREIT
Notary Public - Notary Seal
State of Missouri
Commissioned for Cooper County
My Commission Expires: August 20, 2017
Commission Number: 13516962

(SEAL)

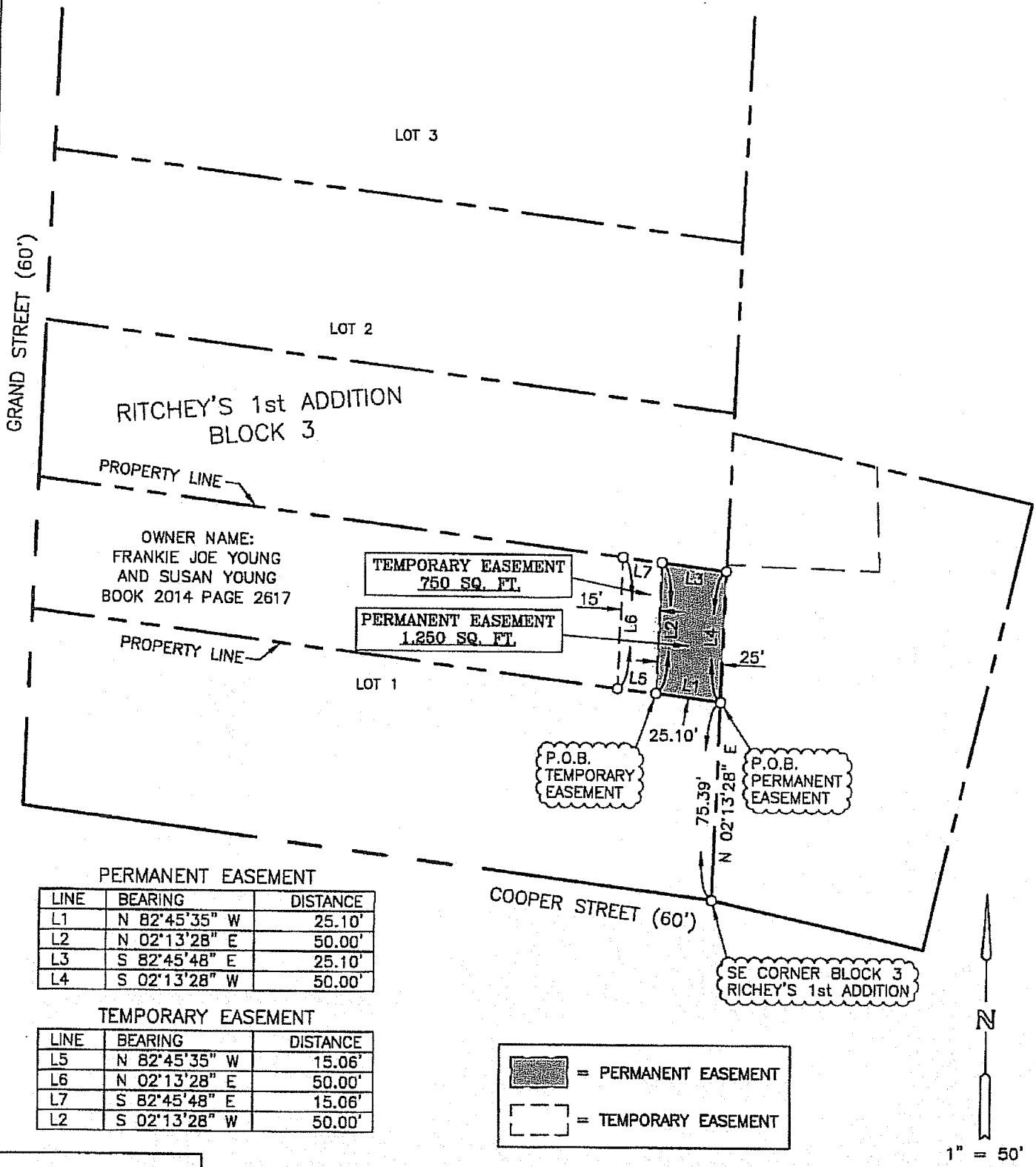
Jilene M Streit
Notary Public
My commission expires: 8-20-2017



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 82°45'35" W | 25.10' |
| L2 | N 02°13'28" E | 50.00' |
| L3 | S 82°45'48" E | 25.10' |
| L4 | S 02°13'28" W | 50.00' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 82°45'35" W | 15.06' |
| L6 | N 02°13'28" E | 50.00' |
| L7 | S 82°45'48" E | 15.06' |
| L2 | S 02°13'28" W | 50.00' |

EASEMENT No. N-27

SHEET No. 1 of 2

DATE: OCT. 7, 2014

FILE NAME: SEDALIA_ESMNT_(N-27)

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
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4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-27 - Frankie Joe Young and Susan Young**

**Permanent Utility Easement:**

Commencing at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 75.39 feet to the Point of Beginning; thence departing from said line North 82 degrees 45 minutes 35 seconds West, 25.10 feet; thence North 02 degrees 13 minutes 28 seconds East, 50.00 feet; thence South 82 degrees 45 minutes 48 seconds East, 25.10 feet to the East line of said Block 3; thence along said line South 02 degrees 13 minutes 28 seconds West, 50.00 feet to the Point of Beginning.

The above described easement contains 1,250 square feet, more or less.

**Temporary Easement:**

Commencing at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 75.39 feet; thence departing from said line North 82 degrees 45 minutes 35 seconds West, 25.10 feet to the Point of Beginning; thence North 82 degrees 45 minutes 35 seconds West, 15.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 50.00 feet; thence South 82 degrees 45 minutes 48 seconds East, 15.06 feet; thence South 02 degrees 13 minutes 28 seconds West, 50.00 feet to the Point of Beginning.

The above described easement contains 750 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30–2 and 20 CSR 2030–16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Seventh (7th) day of October, 2014.

R. Curtis McAdams 10/07/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER
PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N–27 | | | FILE NAME: SEDALIA_ESMNT_(N–27) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 7, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 82°45'35" W | 25.10' |
| L2 | N 02°13'28" E | 50.00' |
| L3 | S 82°45'48" E | 25.10' |
| L4 | S 02°13'28" W | 50.00' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | 82°45'35" W | 15.10' |
| L6 | 02°13'28" E | 50.00' |
| L7 | 82°45'48" E | 15.10' |
| L8 | 02°13'28" W | 50.00' |

EASEMENT No. N-27

SHEET No. 1 of 2

DATE: OCT. 7, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT EASEMENT**

Execution Date of Document: 10/16, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **George & Judith Berenyi, husband and wife, 1016 W. 66th Street, Kansas City, Missouri 64113**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **George & Judith Berenyi, husband and wife**, of the County of Jackson, in the State of Missouri, **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 181.26 feet to the Point of Beginning; thence continuing along said line North 02 degrees 13 minutes 28 seconds East, 137.32 feet to the South right-of-way of Jefferson Street; thence along said right-of-way South 77 degrees 14 minutes 51 seconds East, 25.27 feet; thence departing from said right-of-way South 04 degrees 15 minutes 30 seconds West, 113.05 feet; thence South 44 degrees 20 minutes 24 seconds West, 27.23 feet to the North right-of-way of Benton Street; thence along said right-of-way North 77 degrees 14 minutes 34 seconds West, 2.61 feet to the Point of Beginning.

The above described easement contains 2,873 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **George & Judith Berenyi, husband and wife**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 16th day of October, 2014.

George Berenyi (SEAL) Judith Berenyi (SEAL)
**George Berenyi** **Judith Berenyi**

STATE OF MISSOURI )
) ss.
COUNTY OF JACKSON )

On this 16th day of October 2014, before me personally appeared **George & Judith Berenyi, husband and wife**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

Mary M Gallagher

(SEAL)

MARY M GALLAGHER
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: April 29, 2018
Commission # 14610122

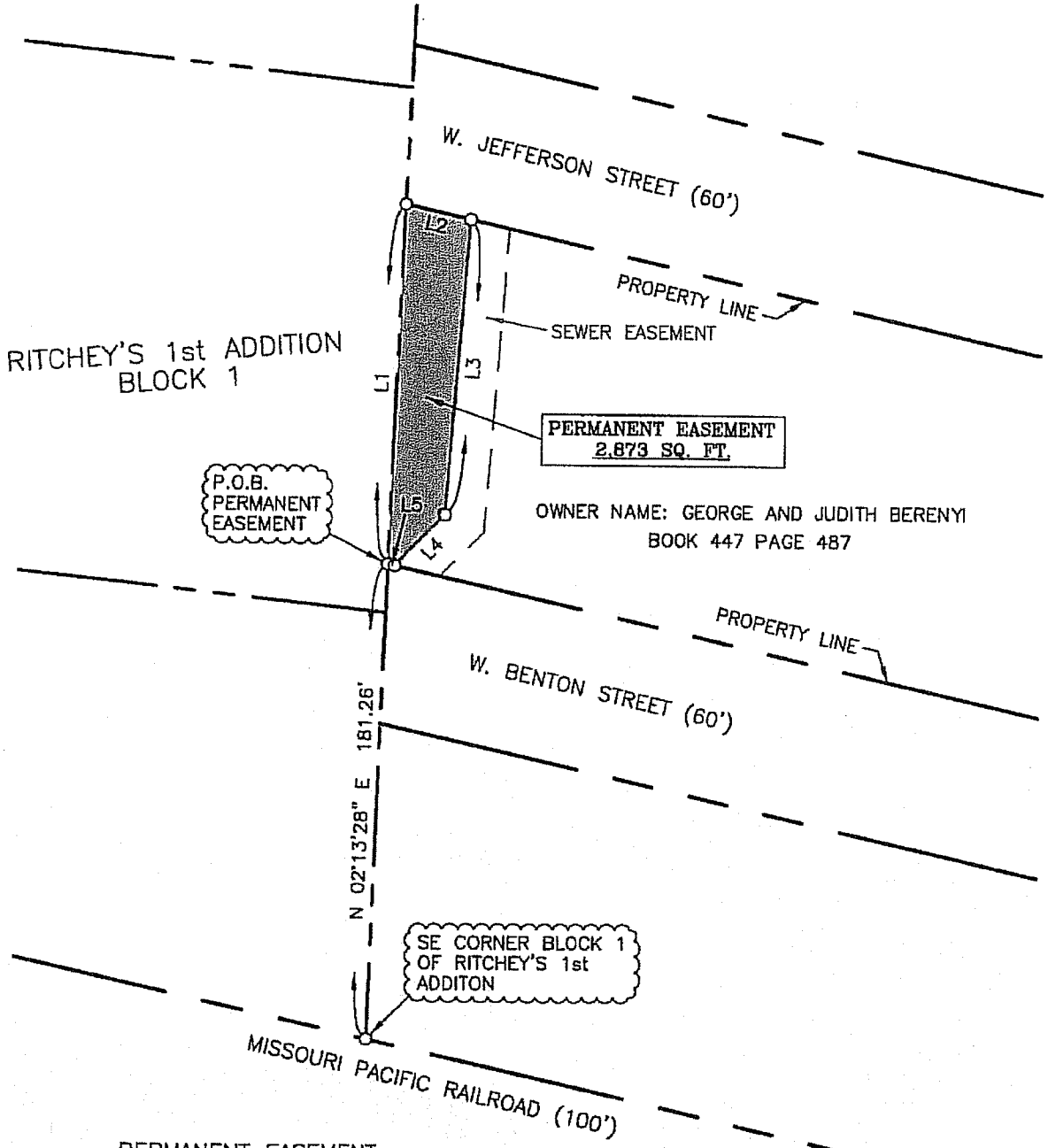
Notary Public
My commission expires: April 29, 2018



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 02°13'28" E | 137.32' |
| L2 | S 77°14'51" E | 25.27' |
| L3 | S 04°15'30" W | 113.05' |
| L4 | S 44°20'24" W | 27.23' |
| L5 | N 77°14'34" W | 2.61' |

= PERMANENT EASEMENT

N

1" = 60'

EASEMENT No. N-43

FILE NAME: SEDALIA_ESMNT_(N-43)

SHEET No. 1 of 2

DATE: SEPT. 30, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI


MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-43 - George & Judith Berenyi**

**Permanent Utility Easement:**

Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 181.26 feet to the Point of Beginning; thence continuing along said line North 02 degrees 13 minutes 28 seconds East, 137.32 feet to the South right-of-way of Jefferson Street; thence along said right-of-way South 77 degrees 14 minutes 51 seconds East, 25.27 feet; thence departing from said right-of-way South 04 degrees 15 minutes 30 seconds West, 113.05 feet; thence South 44 degrees 20 minutes 24 seconds West, 27.23 feet to the North right-of-way of Benton Street; thence along said right-of-way North 77 degrees 14 minutes 34 seconds West, 2.61 feet to the Point of Beginning.

The above described easement contains 2,873 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Thirtieth (30th) day of September, 2014.

09/30/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER
PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-43 | | | FILE NAME: SEDALIA_ESMNT_(N-43) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd. St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4832 |
| DATE:<br>SEPT. 30, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| | N 02°13'28" E | 137.32' |
| | S 77°14'51" E | 25.27' |
| | S 04°15'30" W | 113.05' |
| | 20'24" W | 27.26' |
| | 34" W | 2.61' |

EASEMENT No. N-43

SHEET No. 1 of 2

DATE: SEPT. 30, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS

501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173

4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT EASEMENT**

Execution Date of Document: Oct 16, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **George & Judith Berenyi, husband and wife, 1016 W. 66th Street, Kansas City, Missouri 64113**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **George & Judith Berenyi, husband and wife**, of the County of Jackson, in the State of Missouri, **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along South right-of-way of Pettis Street, South 77 degrees 14 minutes 34 seconds East, 29.55 feet; thence departing from said right-of-way South 03 degrees 03 minutes 12 seconds West, 183.38 feet to the North right-of-way of Jefferson Street; thence along said right-of-way North 77 degrees 14 minutes 51 seconds West, 26.85 feet to the East line of Block 1 of Ritchey's First Addition; thence along said line North 02 degrees 13 minutes 28 seconds East, 183.86 feet to the Point of Beginning.

The above described easement contains 5,098 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **George & Judith Berenyi, husband and wife,** hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 16th day of October, 2014.

George Berenyi (SEAL) Judith Berenyi (SEAL)
**George Berenyi** **Judith Berenyi**

STATE OF MISSOURI )
) ss.
COUNTY OF JACKSON )

On this 16th day of October 2014, before me personally appeared **George & Judith Berenyi, husband and wife,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

(SEAL)

MARY M GALLAGHER
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: April 29, 2018
Commission # 14610122

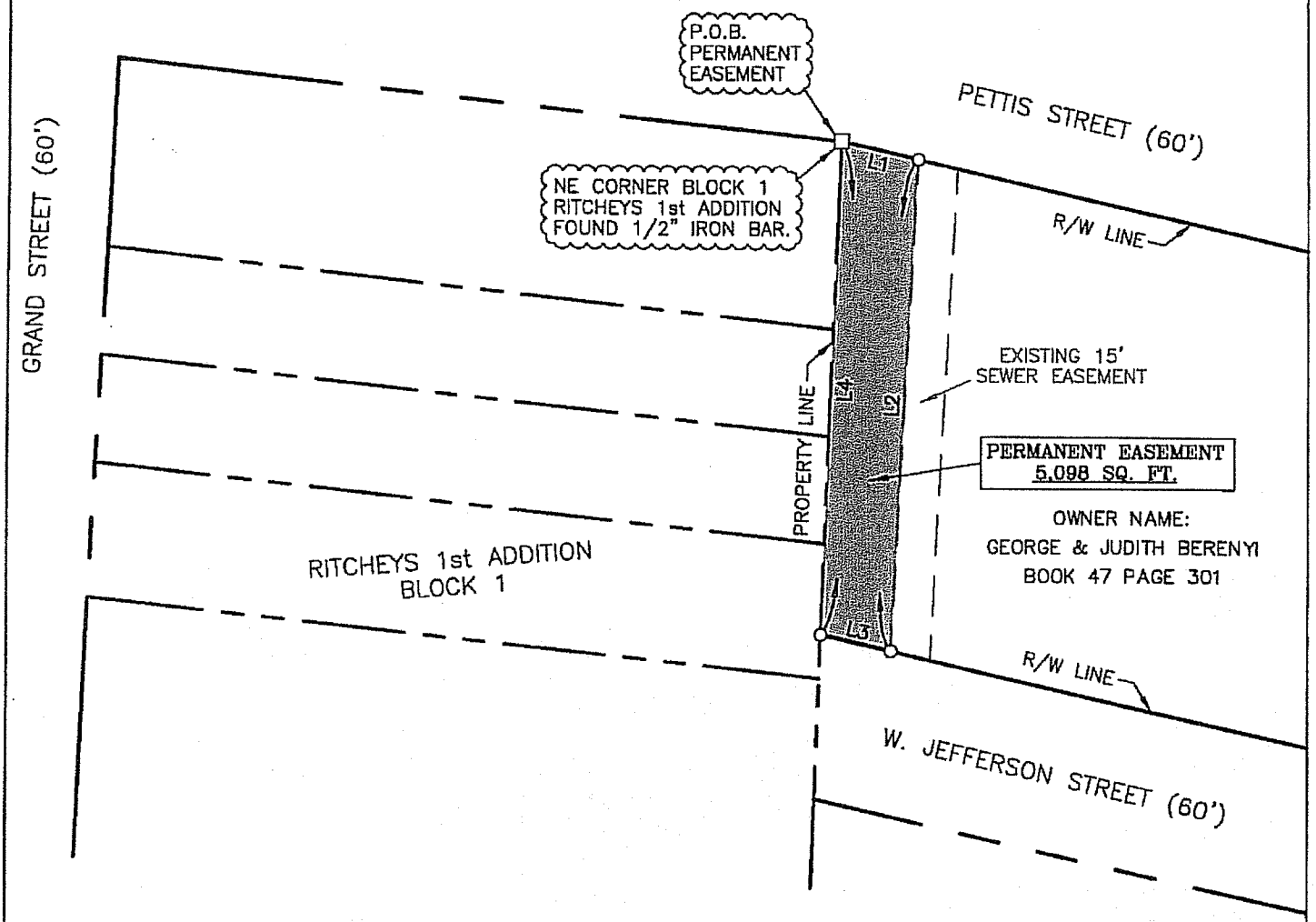
Mary M Gallagher
Notary Public
My commission expires: April 29, 2018



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 77°14'34" E | 29.55' |
| L2 | S 03°03'12" W | 183.38' |
| L3 | N 77°14'51" W | 26.85' |
| L4 | N 02°13'28" E | 183.86' |

N

1" = 60'

= PERMANENT EASEMENT

EASEMENT No. N-37

FILE NAME: SEDALIA_ESMNT_(N-37)

SHEET No. 1 of 2

DATE:
SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS

501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173

4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-37 - George & Judith Berenyi**

**Permanent Utility Easement:**
Beginning at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along South right-of-way of Pettis Street, South 77 degrees 14 minutes 34 seconds East, 29.55 feet; thence departing from said right-of-way South 03 degrees 03 minutes 12 seconds West, 183.38 feet to the North right-of-way of Jefferson Street; thence along said right-of-way North 77 degrees 14 minutes 51 seconds West, 26.85 feet to the East line of Block 1 of Ritchey's First Addition; thence along said line North 02 degrees 13 minutes 28 seconds East, 183.86 feet to the Point of Beginning.

The above described easement contains 5,098 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-sixth (26th) day of September, 2014.

09/26/14

Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-37 | | | FILE NAME: SEDALIA_ESMNT_(N-37) |
| SHEET No. 2 of 2 | PREPARED FOR: OLSSON ASSOCIATES NORTH BASIN -- EASEMENTS SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd. St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-1852 |
| DATE: SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 77°14'34" E | 23.55' |
| L2 | S 03°03'12" W | 183.38' |
| L3 | N 77° [illegible] W | 26.85' |
| L4 | N 02° [illegible] | 183.66' |

EASEMENT No. N-37

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS

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ph. (660) 582-8633 fax (660) 582-7173

4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE NAME: SEDAL ESMNT (N-37)

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: October 27, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Gloria Gee, a single person, 422 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Gloria Gee, a single person**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **her** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Northeast corner of Block 2 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 62.00 feet; thence departing from said line North 82 degrees 52 minutes 43 seconds West, 25.09 feet; thence North 02 degrees 13 minutes 28 seconds East, 62.19 feet to the South right-of-way of Cooper Street; thence along said right-of-way South 82 degrees 27 minutes 25 seconds East, 25.11 feet to the Point of Beginning.

The above described easement contains 1,552 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Northeast corner of Block 2 Ritchey's First Addition to the City of Sedalia; thence along the South right-of-way of Cooper Street, North 82 degrees 27 minutes 25 seconds West, 25.11 feet to the Point of Beginning; thence departing from said right-of-way South 02 degrees 13 minutes 28 seconds West, 62.19 feet; thence North 82 degrees 52 minutes 43 seconds West, 15.05 feet; thence North 02 degrees 13 minutes 28 seconds East, 62.30 feet to the South right-of-way of Cooper Street; thence along said right-of-way South 82 degrees 27 minutes 25 seconds East, 15.06 feet to the Point of Beginning.

The above described easement contains 934 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever I the said **Gloria Gee, a single person,** hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 27 day of October, 2014.

Gloria Gee (SEAL) _____ (SEAL)
**Gloria Gee**



Pre-Council Agenda

Council Agenda

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 27 day of October 2014, before me personally appeared **Gloria Gee, a single person,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

Mary Sue Wolfram

Notary Public
My commission expires: 2-5-18

(SEAL)

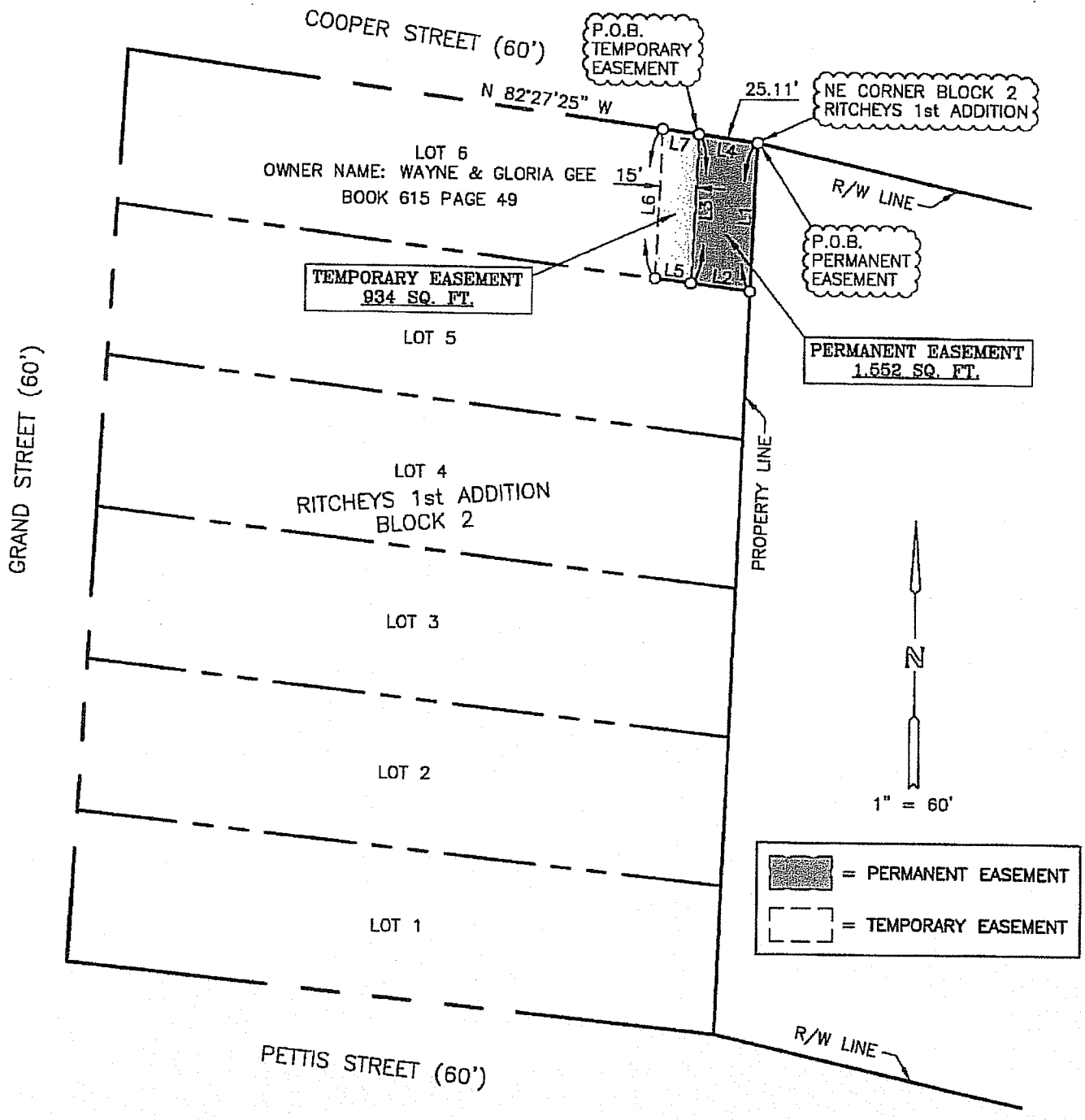
MARY SUE WOLFRAM
Notary Public, Notary Seal
State of Missouri
Pettis County
Commission # 14392877
My Commission Expires February 05, 2018



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°13'28" W | 62.00' |
| L2 | N 82°52'43" W | 25.09' |
| L3 | N 02°13'28" E | 62.19' |
| L4 | S 82°27'25" E | 25.11' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 62.19' |
| L5 | N 82°52'43" W | 15.05' |
| L6 | N 02°13'28" E | 62.30' |
| L7 | S 82°27'25" E | 15.06' |

EASEMENT No. N-31

FILE NAME: SEDALIA_ESMNT_(N-31)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-31 - Wayne & Gloria Gee**

**Permanent Utility Easement:**
Beginning at the Northeast corner of Block 2 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 62.00 feet; thence departing from said line North 82 degrees 52 minutes 43 seconds West, 25.09 feet; thence North 02 degrees 13 minutes 28 seconds East, 62.19 feet to the South right-of-way of Cooper Street; thence along said right-of-way South 82 degrees 27 minutes 25 seconds East, 25.11 feet to the Point of Beginning.

The above described easement contains 1,552 square feet, more or less.

**Temporary Easement:**
Commencing at the Northeast corner of Block 2 Ritchey's First Addition to the City of Sedalia; thence along the South right-of-way of Cooper Street, North 82 degrees 27 minutes 25 seconds West, 25.11 feet to the Point of Beginning; thence departing from said right-of-way South 02 degrees 13 minutes 28 seconds West, 62.19 feet; thence North 82 degrees 52 minutes 43 seconds West, 15.05 feet; thence North 02 degrees 13 minutes 28 seconds East, 62.30 feet to the South right-of-way of Cooper Street; thence along said right-of-way South 82 degrees 27 minutes 25 seconds East, 15.06 feet to the Point of Beginning.

The above described easement contains 934 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-sixth (26th) day of September, 2014.

09/26/14
R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-31 | | | FILE NAME: SEDALIA_ESMNT_(N-31) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°13'28" W | 62.00' |
| L2 | N 82°52'43" W | 25.09' |
| L3 | N 02°13'28" E | 62.19' |
| L4 | S 82°27'25" E | 25.11' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 62.19' |
| L5 | N 82°52'43" W | 15.05' |
| L6 | N 02°13'28" E | 62.30' |
| L7 | S 82°27'25" E | 15.06' |

FILE NAME: SEDALIA_ESMNT_(N-31)

EASEMENT No. N-31

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
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ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: Oct. 29, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Jeffery Young, a single person, 515 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Jeffery Young**, a single person, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **him** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the South line of said Block, North 82 degrees 37 minutes 21 seconds West, 25.10 feet; thence departing from said line North 02 degrees 13 minutes 28 seconds East, 75.33 feet; thence South 82 degrees 45 minutes 35 seconds East, 25.10 feet to the East line of said Block; thence along said line South 02 degrees 13 minutes 28 seconds West, 75.39 feet to the Point of Beginning.

The above described easement contains 1,884 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the South line of said Block, North 82 degrees 37 minutes 21 seconds West, 25.10 feet to the Point of Beginning; thence continuing along said line North 82 degrees 37 minutes 21 seconds West, 15.06 feet; thence departing from said line North 02 degrees 13 minutes 28 seconds East, 75.30 feet; thence South 82 degrees 45 minutes 35 seconds East, 15.06 feet; thence South 02 degrees 13 minutes 28 seconds West, 75.33 feet to the Point of Beginning.

The above described easement contains 1,130 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **I** the said **Jeffery Young, a single person**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 29th day of Oct, 2014.

Jeffery Young (SEAL) _____ (SEAL)

**Jeffery Young**



Pre-Council Agenda

Council Agenda

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 29th day of October 2014, before me personally appeared **Jeffery Young, a single person,** to me known to be the person described in and who executed the foregoing instrument and acknowledged 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 at my office in said county the day and year first above written.

JILENE M. STREIT
Notary Public - Notary Seal
State of Missouri
Commissioned for Cooper County
My Commission Expires: August 20, 2017
Commission Number: 13516962

(SEAL)

Jilene M Streit

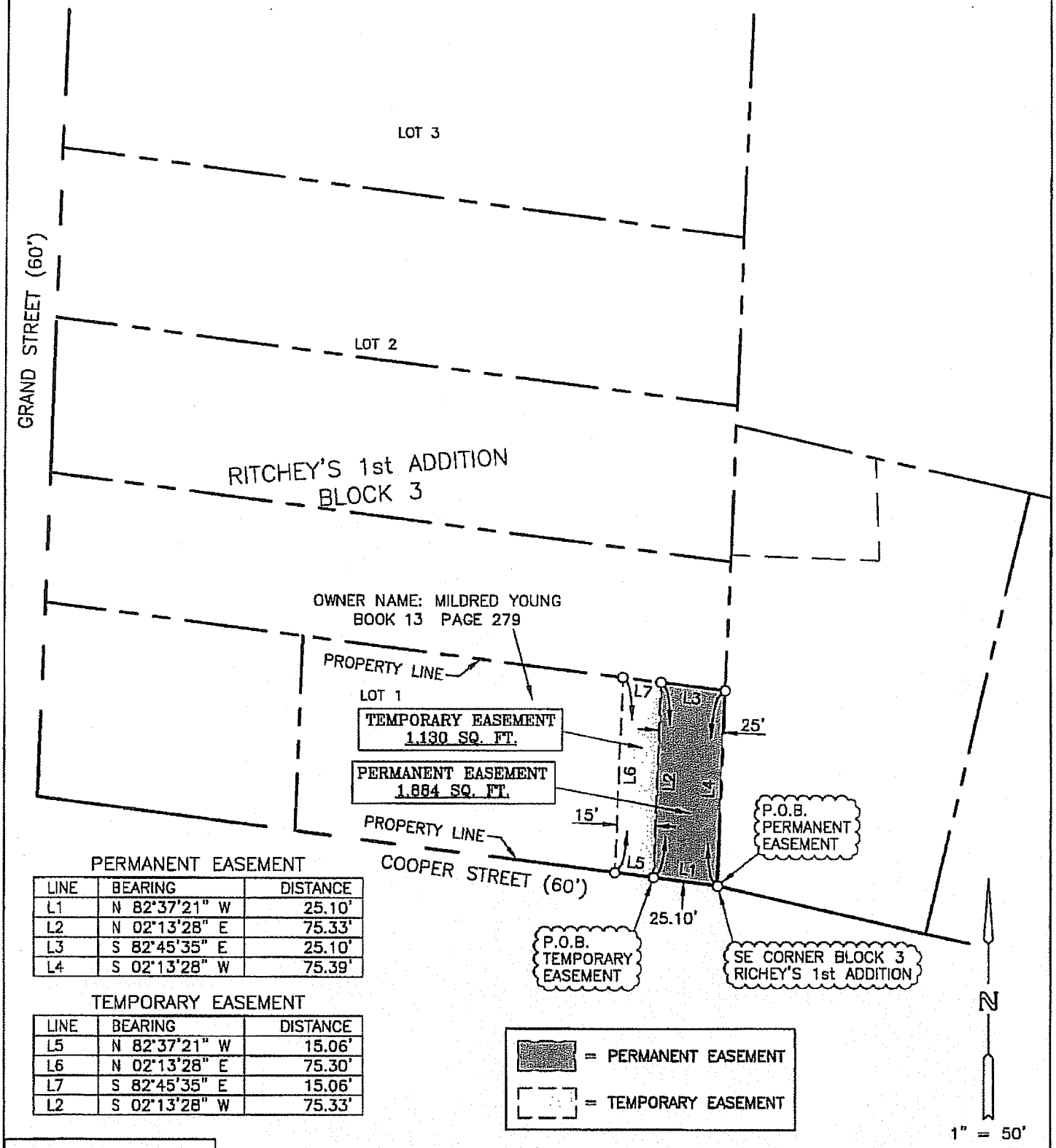
Notary Public
My commission expires: 8-20-2017



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 82°37'21" W | 25.10' |
| L2 | N 02°13'28" E | 75.33' |
| L3 | S 82°45'35" E | 25.10' |
| L4 | S 02°13'28" W | 75.39' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 82°37'21" W | 15.06' |
| L6 | N 02°13'28" E | 75.30' |
| L7 | S 82°45'35" E | 15.06' |
| L2 | S 02°13'28" W | 75.33' |

EASEMENT No. N-28

FILE NAME: SEDALIA_ESMNT_(N-28)

SHEET No. 1 of 2

DATE: SEPT. 29, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-28 - Mildred Young**

**Permanent Utility Easement:**

Beginning at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the South line of said Block, North 82 degrees 37 minutes 21 seconds West, 25.10 feet; thence departing from said line North 02 degrees 13 minutes 28 seconds East, 75.33 feet; thence South 82 degrees 45 minutes 35 seconds East, 25.10 feet to the East line of said Block; thence along said line South 02 degrees 13 minutes 28 seconds West, 75.39 feet to the Point of Beginning.

The above described easement contains 1,884 square feet, more or less.

**Temporary Easement:**

Commencing at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the South line of said Block, North 82 degrees 37 minutes 21 seconds West, 25.10 feet to the Point of Beginning; thence continuing along said line North 82 degrees 37 minutes 21 seconds West, 15.06 feet; thence departing from said line North 02 degrees 13 minutes 28 seconds East, 75.30 feet; thence South 82 degrees 45 minutes 35 seconds East, 15.06 feet; thence South 02 degrees 13 minutes 28 seconds West, 75.33 feet to the Point of Beginning.

The above described easement contains 1,130 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30–2 and 20 CSR 2030–16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty–ninth (29th) day of September, 2014.

R. Curtis McAdams 09/29/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER
PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N–28 | | | FILE NAME: SEDALIA_ESMNT_(N–28) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>SEPT. 29, 2014 | | | |

Pre-Council Agenda

Council Agenda

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 82°37'21" W | 25.10' |
| L2 | N 02°13'28" E | [illegible] |
| L3 | S 82°45'36" E | 25.10' |
| L4 | S 02°13'28" W | [illegible] |

TEMPORARY EASEMENT

| | BEARING | DISTANCE |
|---|---|---|
| | 37'21" W | 15.06' |
| L6 | 13'28" | 25.30' |
| L7 | 45'36" E | |
| L2 | S 02°13'28" W | |

EASEMENT No. N-28

SHEET No. 1 of 2

DATE: SEPT. 29, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT EASEMENT**

Execution Date of Document: NOV 10, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Judy A. LaKemper, a single person, P.O. Box 1205, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Judy A. LaKemper**, a single person, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **her** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

> A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Southeast Corner Lot 10, Block 2, Robbin's Addition; thence along South Line of Lot 10, North 87 degrees 35 minutes 34 seconds West 5.00 feet; thence departing said line, North 02 degrees 09 minutes 35 seconds East 118.90 feet; thence along North Line of Lot 10, South 87 degrees 23 minutes 54 seconds East 5.00 feet to the Northeast Corner of Lot 10; thence along East Line of Lot 10, South 02 degrees 09 minutes 35 seconds West 118.88 feet to the point of beginning.

The above described easement contains 594 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **I** the said **Judy A. LaKemper, a single person,** hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns,** for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 6th day of November, 2014.

Judy A. LaKemper (SEAL) _____ (SEAL)
**Judy A. LaKemper**

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 6th day of November 2014, before me personally appeared **Judy A. LaKemper, a single person,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

JILENE M. STREIT
Notary Public - Notary Seal
State of Missouri
Commissioned for Cooper County
My Commission Expires: August 20, 2017
Commission Number: 13516982

(SEAL)

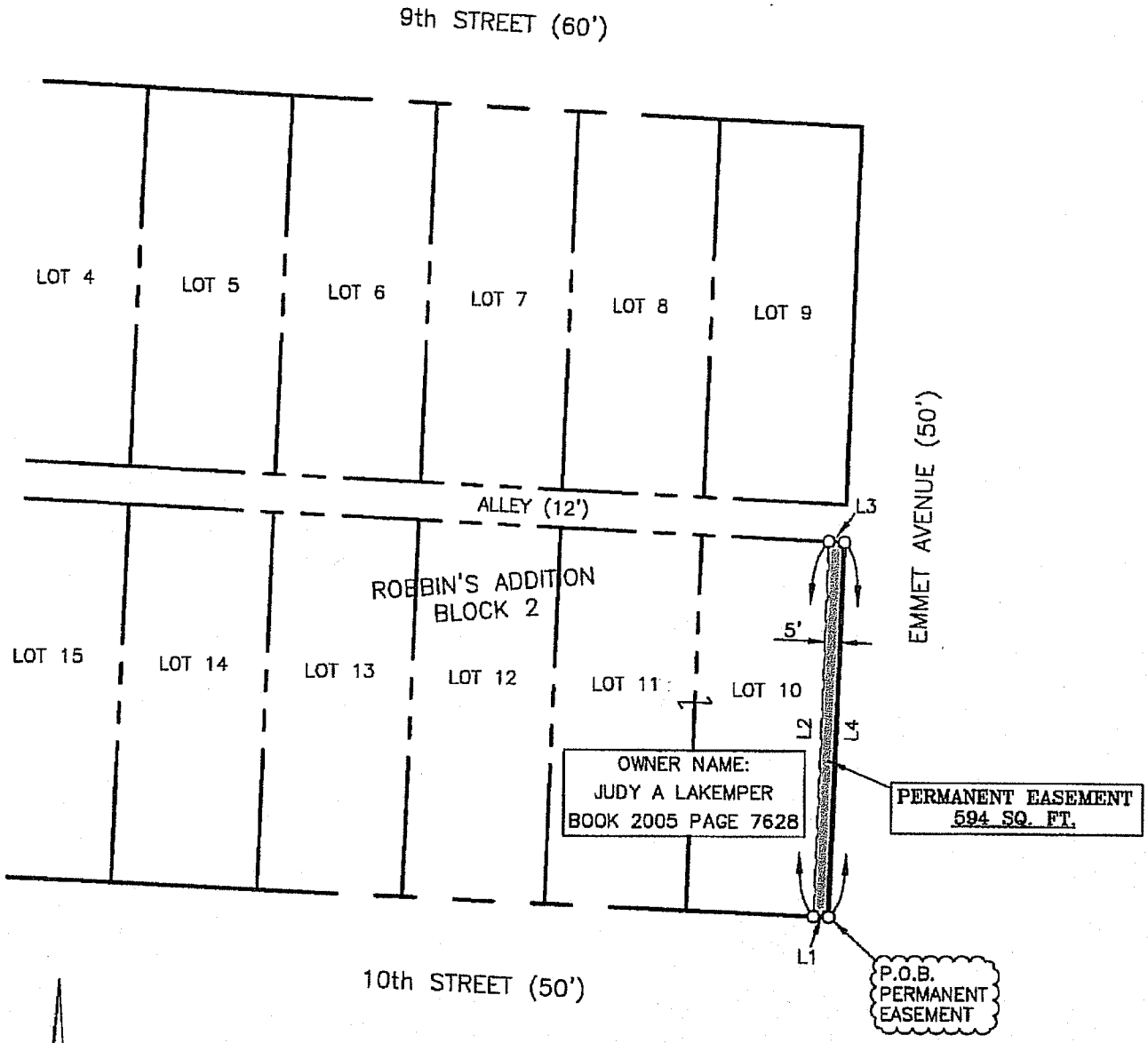
Jilene M. Streit
Notary Public
My commission expires: Aug 20, 2014



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




N

1" = 50'

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 87°35'34" W | 5.00' |
| L2 | N 02°09'35" E | 118.90' |
| L3 | S 87°23'54" E | 5.00' |
| L4 | S 02°09'35" W | 118.88' |

= PERMANENT EASEMENT

EASEMENT No. S-1

FILE NAME: SEDALIA_ESMNT_(S-1)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-1 - Judy A Lakemper**

**Permanent Utility Easement:**
Beginning at the Southeast Corner Lot 10, Block 2, Robbin's Addition; thence along South Line of Lot 10, North 87 degrees 35 minutes 34 seconds West 5.00 feet; thence departing said line, North 02 degrees 09 minutes 35 seconds East 118.90 feet; thence along North Line of Lot 10, South 87 degrees 23 minutes 54 seconds East 5.00 feet to the Northeast Corner of Lot 10; thence along East Line of Lot 10, South 02 degrees 09 minutes 35 seconds West 118.88 feet to the point of beginning.

The above described easement contains 594 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Tenth (10th) day of October, 2014.

Adam Teale
Missouri P.L.S. 2004001336

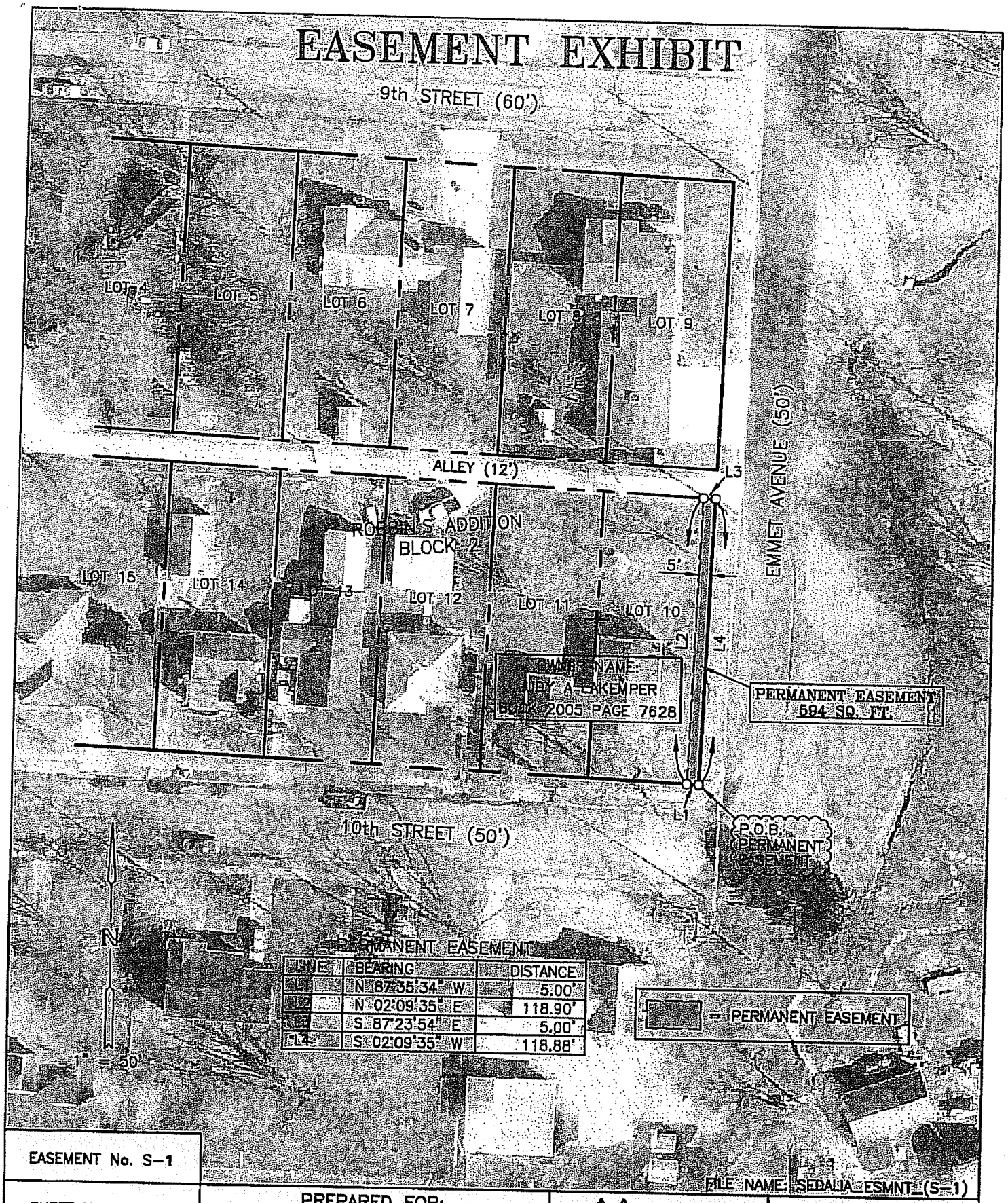
STATE OF MISSOURI
ADAM TEALE
10-10-14
NUMBER
2004001336
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. S-1 | | | FILE NAME: SEDALIA_ESMNT_(S-1) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS – PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 10, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 87°35'34" W | 5.00' |
| L2 | N 02°09'35" E | 118.90' |
| L3 | S 87°23'54" E | 5.00' |
| L4 | S 02°09'35" W | 118.88' |

FILE NAME: SEDALIA ESMNT (S-1)

| | | |
|---|---|---|
| EASEMENT No. S-1 | | |
| SHEET No. 1 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 |
| DATE:<br>OCT. 10, 2014 | | LAND SURVEYORS – PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT EASEMENT**

Execution Date of Document: Oct. 27, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Kay Finley, a single person, 744 W. Cooper, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Kay Finley**, a single person, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **her** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 177.96 feet; thence departing from said line South 77 degrees 18 minutes 34 seconds East, 5.08 feet; thence South 02 degrees 13 minutes 28 seconds West, 177.96 feet to the North right-of-way of Cooper Street; thence along said right-of-way North 77 degrees 18 minutes 34 seconds West, 5.08 feet to the Point of Beginning.

The above described easement contains 890 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **I** the said **Kay Finley, a single person**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 27 day of October, 2014.

Kay Finley (SEAL) _____ (SEAL)
**Kay Finley**

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 27th day of October 2014, before me personally appeared **Kay Finley, a single person,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

(SEAL)

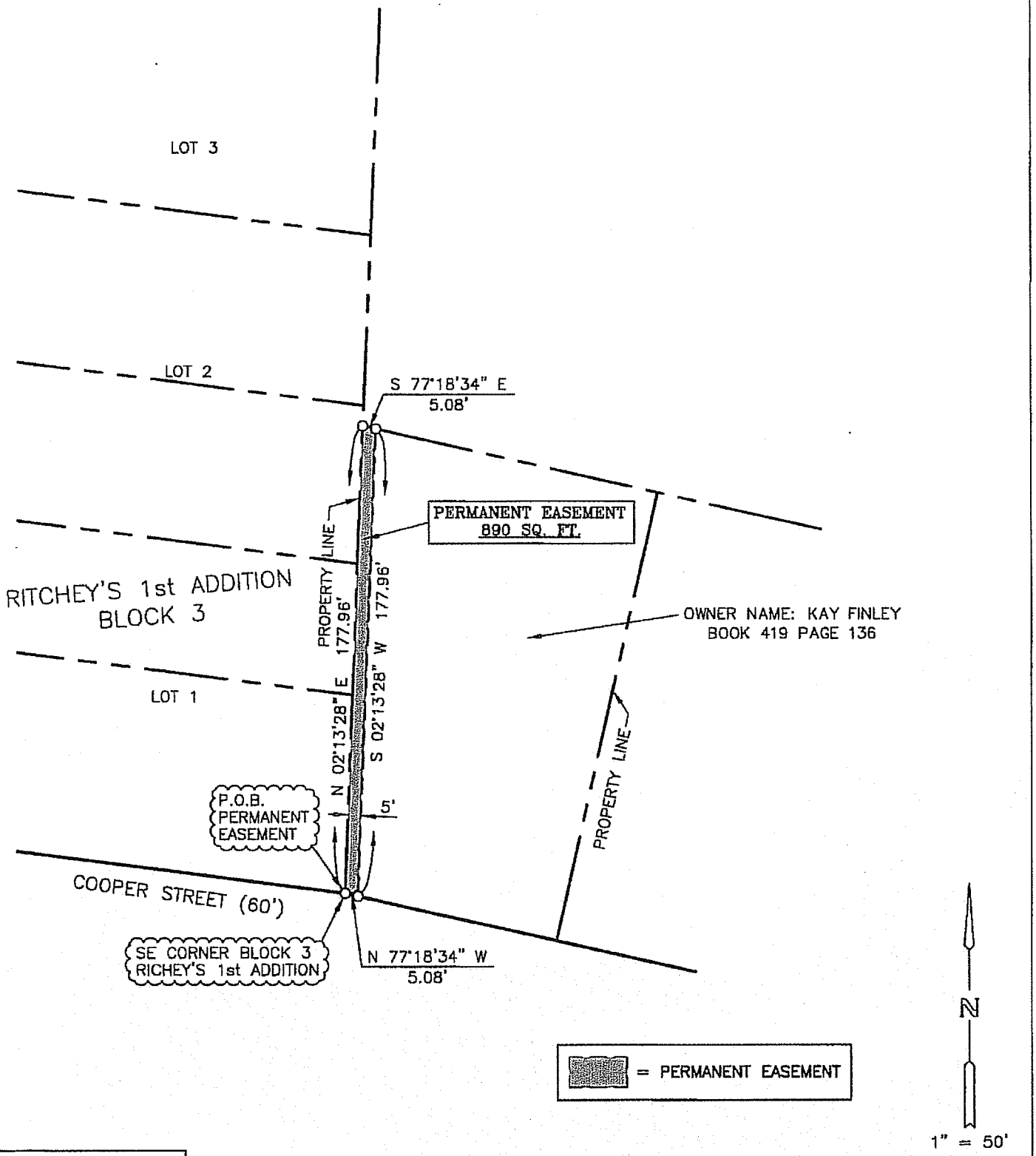
Notary Public
My commission expires: April 7, 2017

JASON S. MYERS
Notary Public-Notary Seal
State of Missouri, Pettis County
Commission # 13480429
My Commission Expires Apr 7, 2017

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




| | | |
|---|---|---|
| EASEMENT No. N-29 | | FILE NAME: SEDALIA_ESMNT_(N-29) |
| SHEET No. 1 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 |
| DATE:<br>OCT. 1, 2014 | | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-29 - Kay Findley**

**Permanent Utility Easement:**
Beginning at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 177.96 feet; thence departing from said line South 77 degrees 18 minutes 34 seconds East, 5.08 feet; thence South 02 degrees 13 minutes 28 seconds West, 177.96 feet to the North right-of-way of Cooper Street; thence along said right-of-way North 77 degrees 18 minutes 34 seconds West, 5.08 feet to the Point of Beginning.

The above described easement contains 890 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this First (1st) day of October, 2014.

10/01/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

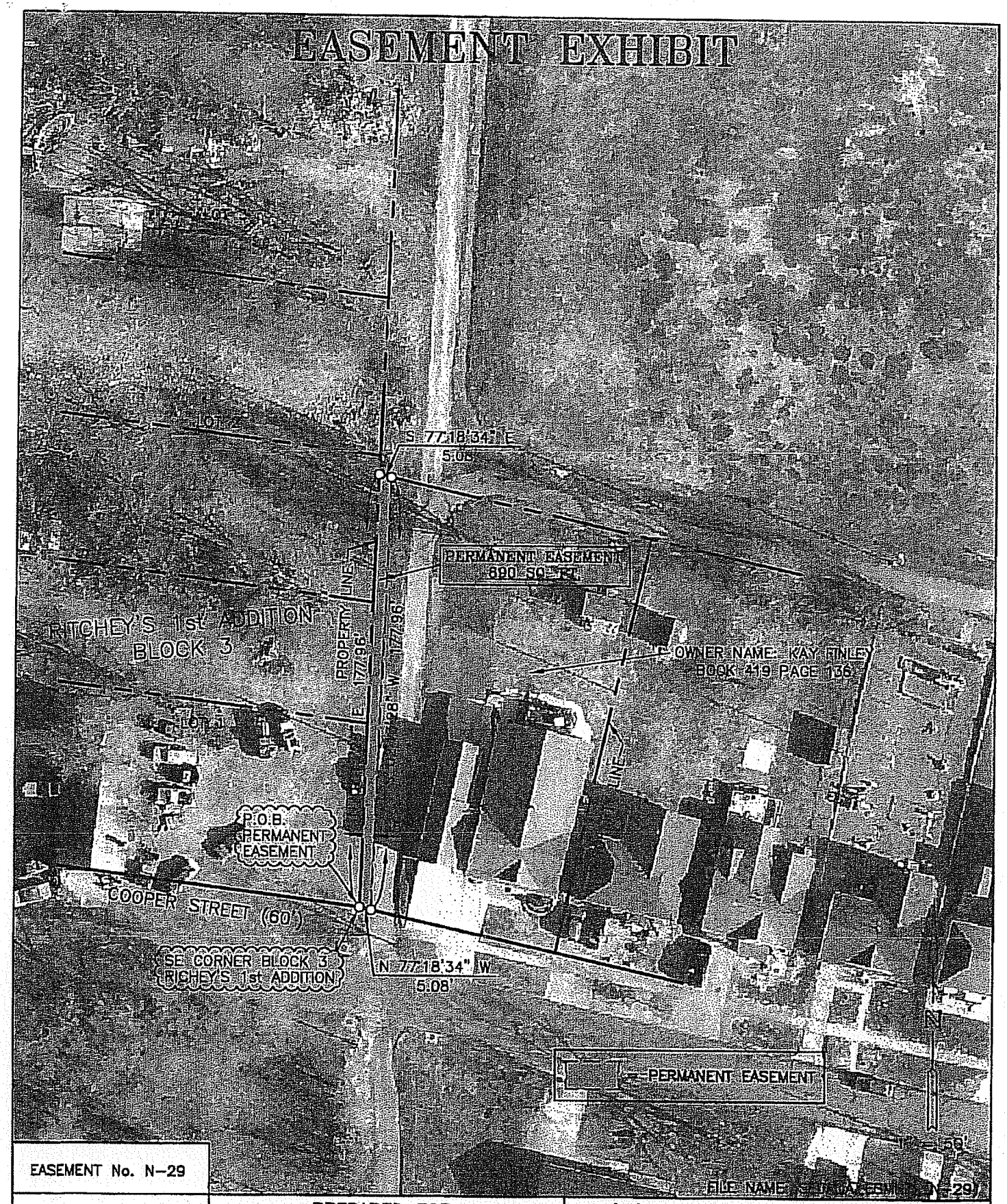
STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER
PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-29 | | FILE NAME: SEDALIA_ESMNT_(N-29) | |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 1, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




| | | |
|---|---|---|
| EASEMENT No. N–29 | | |
| SHEET No. 1 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 |
| DATE:<br>OCT. 1, 2014 | | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT EASEMENT**

Execution Date of Document: _____, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Kenneth & Brenda Dake, husband and wife, & Lawrence Klein, a single person, 224 S. Osage, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Kenneth & Brenda Dake, husband and wife, & Lawrence Klein, a single person**, of the County of Pettis, in the State of Missouri, **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 162.72 feet to the Point of Beginning; thence departing from said line North 83 degrees 56 minutes 28 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 200.60 feet; thence South 83 degrees 55 minutes 59 seconds East, 25.06 feet to the East line of said Block 1; thence along said line South 02 degrees 13 minutes 28 seconds West, 200.60 feet to the Point of Beginning.

The above described easement contains 5,015 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 162.72 feet; thence departing from said line North 83 degrees 56 minutes 28 seconds West, 25.06 feet to the Point of Beginning; thence North 83 degrees 56 minutes 28 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 200.60 feet; thence South 83 degrees 55 minutes 59 seconds East, 15.03 feet; thence South 02 degrees 13 minutes 28 seconds West, 200.60 feet to the Point of Beginning.

The above described easement contains 3,009 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Kenneth & Brenda Dake, husband and wife, & Lawrence Klein, a single person**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this _____ day of _____, 2014.

_____(SEAL) _____(SEAL)
**Kenneth Dake** **Brenda Dake**

_____(SEAL)
**Lawrence Klein**

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 20th day of Oct 2014, before me personally appeared **Kenneth & Brenda Dake, husband and wife, & Lawrence Klein, a single person**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

_____
Gina L Doogs
Notary Public
My commission expires: _____

(SEAL)

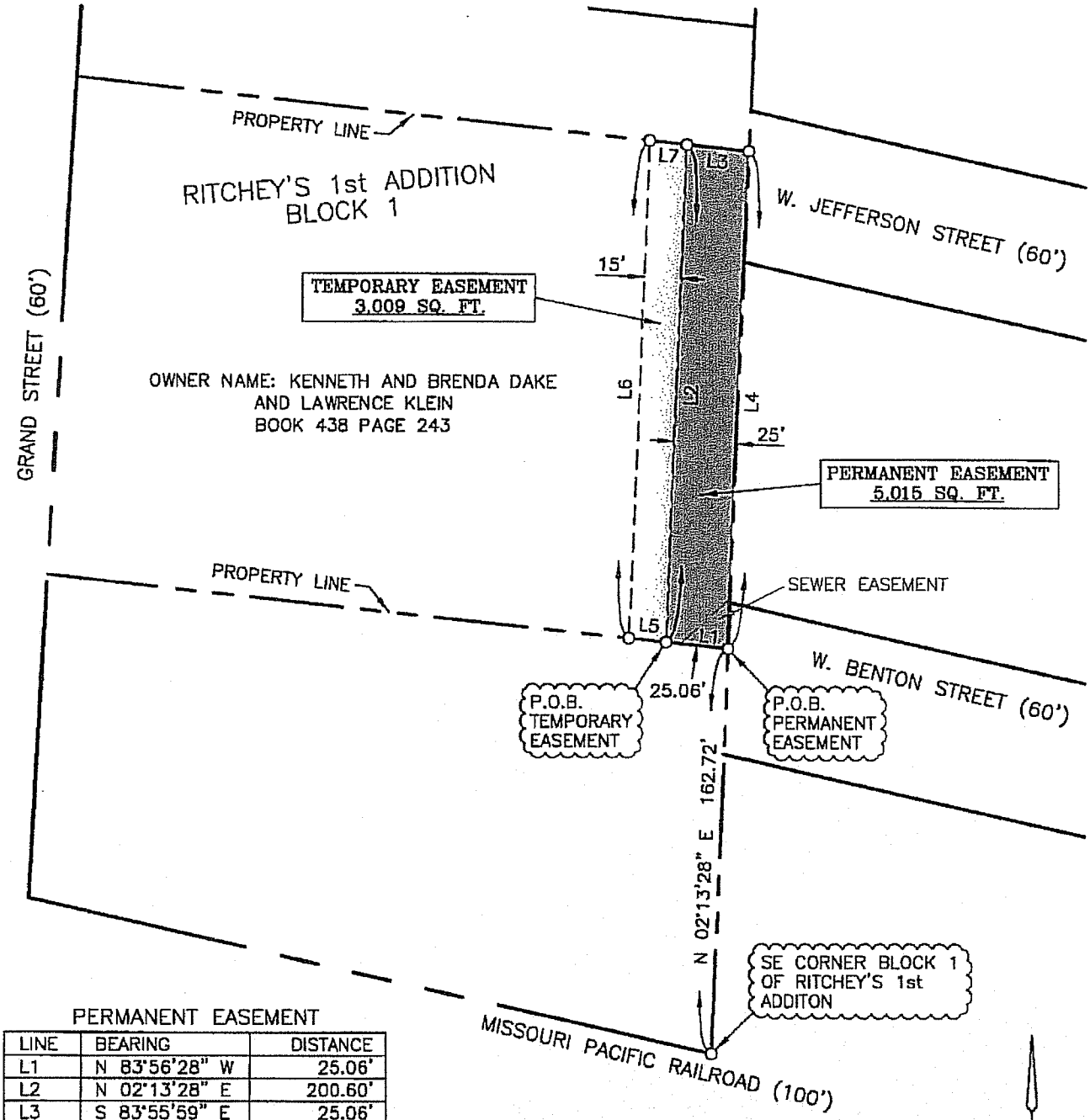
GINA L. DOOGS
Notary Public - Notary Seal
State of Missouri
Pettis County
My Commission Expires: 4/15/2015
Commission #11551978



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 83°56'28" W | 25.06' |
| L2 | N 02°13'28" E | 200.60' |
| L3 | S 83°55'59" E | 25.06' |
| L4 | S 02°13'28" W | 200.60' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 83°56'28" W | 15.03' |
| L6 | N 02°13'28" E | 200.60' |
| L7 | S 83°55'59" E | 15.03' |
| L2 | S 02°13'28" W | 200.60' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. N-42

FILE NAME: SEDALIA_ESMNT_(N-42)

SHEET No. 1 of 2

DATE: SEPT. 30, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-42 - Kenneth & Brenda Dake and Lawrence Klein**

**Permanent Utility Easement:**
Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 162.72 feet to the Point of Beginning; thence departing from said line North 83 degrees 56 minutes 28 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 200.60 feet; thence South 83 degrees 55 minutes 59 seconds East, 25.06 feet to the East line of said Block 1; thence along said line South 02 degrees 13 minutes 28 seconds West, 200.60 feet to the Point of Beginning.

The above described easement contains 5,015 square feet, more or less.

**Temporary Easement:**
Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 162.72 feet; thence departing from said line North 83 degrees 56 minutes 28 seconds West, 25.06 feet to the Point of Beginning; thence North 83 degrees 56 minutes 28 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 200.60 feet; thence South 83 degrees 55 minutes 59 seconds East, 15.03 feet; thence South 02 degrees 13 minutes 28 seconds West, 200.60 feet to the Point of Beginning.

The above described easement contains 3,009 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Thirtieth (30th) day of September, 2014.

09/30/14
R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER
PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-42 | | | FILE NAME: SEDALIA_ESMNT_(N-42) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>SEPT. 30, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 83°56'28" W | 25.06' |
| L2 | N 02°13'28" E | 200.60' |
| L3 | S 83°55'59" E | 25.06' |
| L4 | S 02°13'28" W | 200.60' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 83°55'59" W | 15.03' |
| L6 | N 02°13'28" E | 200.60' |
| L7 | S 83°55'59" E | 15.03' |
| L8 | S 02°13'28" W | 200.60' |

EASEMENT No. N-42

SHEET No. 1 of 2

DATE: SEPT. 30, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE NAME: SEDALIA ESMNT (N-42)

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: 10-27, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Nellie Dickerson, a single person, 318 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Nellie Dickerson**, a single person, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **her** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 150.00 feet to the Point of Beginning; thence continuing along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 50.15 feet; thence departing from said line North 83 degrees 55 minutes 59 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 50.14 feet; thence South 83 degrees 57 minutes 25 seconds East, 25.06 to the Point of Beginning.

The above described easement contains 1,254 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 150.00 feet; thence departing from said line North 83 degrees 57 minutes 25 seconds West, 25.06 feet to the Point of Beginning; thence South 02 degrees 13 minutes 28 seconds West, 50.14 feet; thence North 83 degrees 55 minutes 59 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 50.13 feet; thence South 83 degrees 57 minutes 25 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 752 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **I** the said **Nellie Dickerson, a single person,** hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns,** for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 27th day of October, 2014.

Nellie Dickerson (SEAL) _____ (SEAL)
**Nellie Dickerson**



Pre-Council Agenda

Council Agenda

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 27th day of October 2014, before me personally appeared **Nellie Dickerson**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

(SEAL)

Notary Public
My commission expires: April 7, 2017

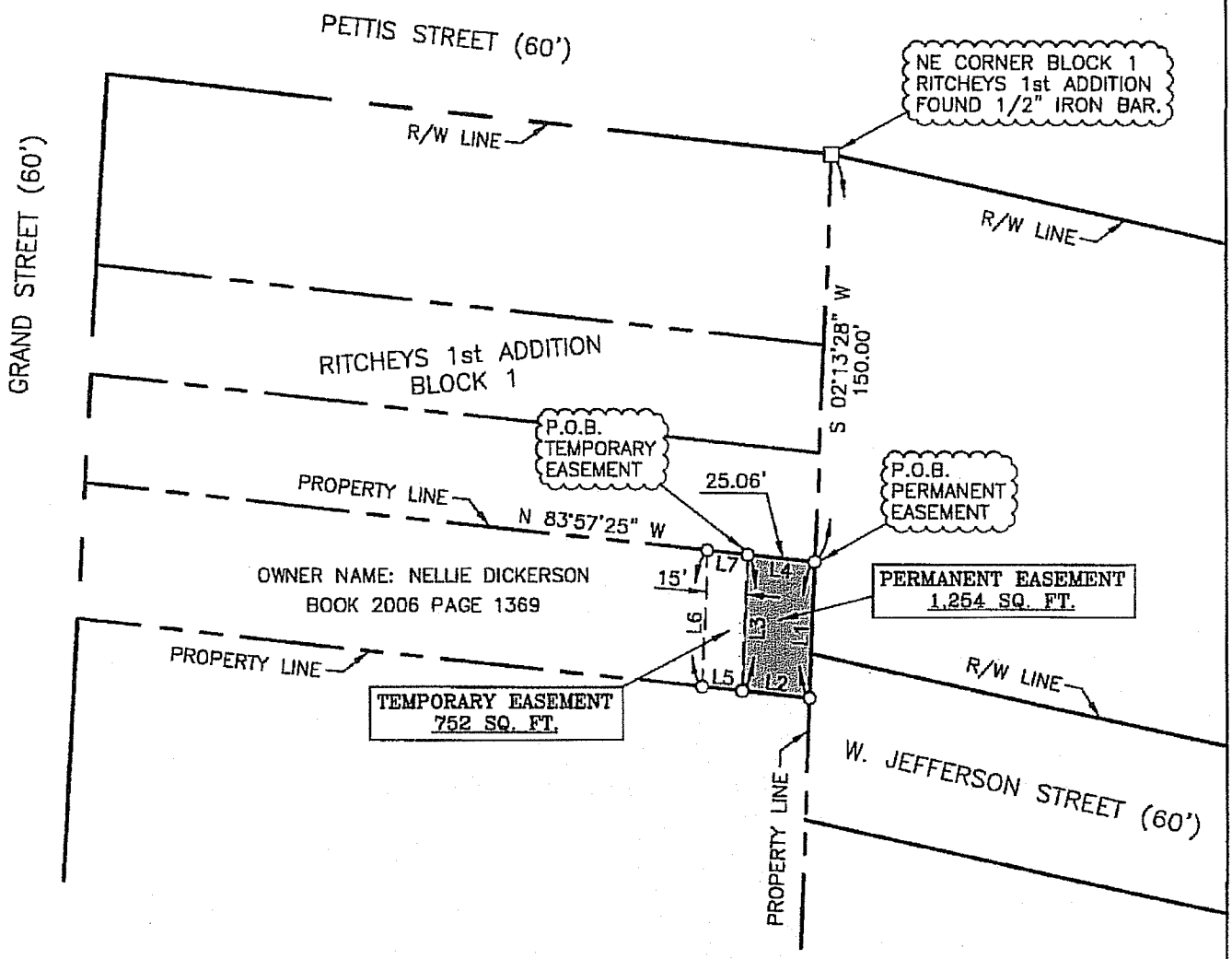
JASON S. MYERS
Notary Public-Notary Seal
State of Missouri, Pettis County
Commission # 13460429
My Commission Expires Apr 7, 2017



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°13'28" W | 50.15' |
| L2 | N 83°55'59" W | 25.06' |
| L3 | N 02°13'28" E | 50.14' |
| L4 | S 83°57'25" E | 25.06' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 50.14' |
| L5 | N 83°55'59" W | 15.03' |
| L6 | N 02°13'28" E | 50.13' |
| L7 | S 83°57'25" E | 15.03' |

N

1" = 60'

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. N-41

FILE NAME: SEDALIA_ESMNT_(N-41)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-41 - Nellie Dickerson**

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 150.00 feet to the Point of Beginning; thence continuing along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 50.15 feet; thence departing from said line North 83 degrees 55 minutes 59 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 50.14 feet; thence South 83 degrees 57 minutes 25 seconds East, 25.06 to the Point of Beginning.

The above described easement contains 1,254 square feet, more or less.

**Temporary Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 150.00 feet; thence departing from said line North 83 degrees 57 minutes 25 seconds West, 25.06 feet to the Point of Beginning; thence South 02 degrees 13 minutes 28 seconds West, 50.14 feet; thence North 83 degrees 55 minutes 59 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 50.13 feet; thence South 83 degrees 57 minutes 25 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 752 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30–2 and 20 CSR 2030–16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty–sixth (26th) day of September, 2014.

09/26/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

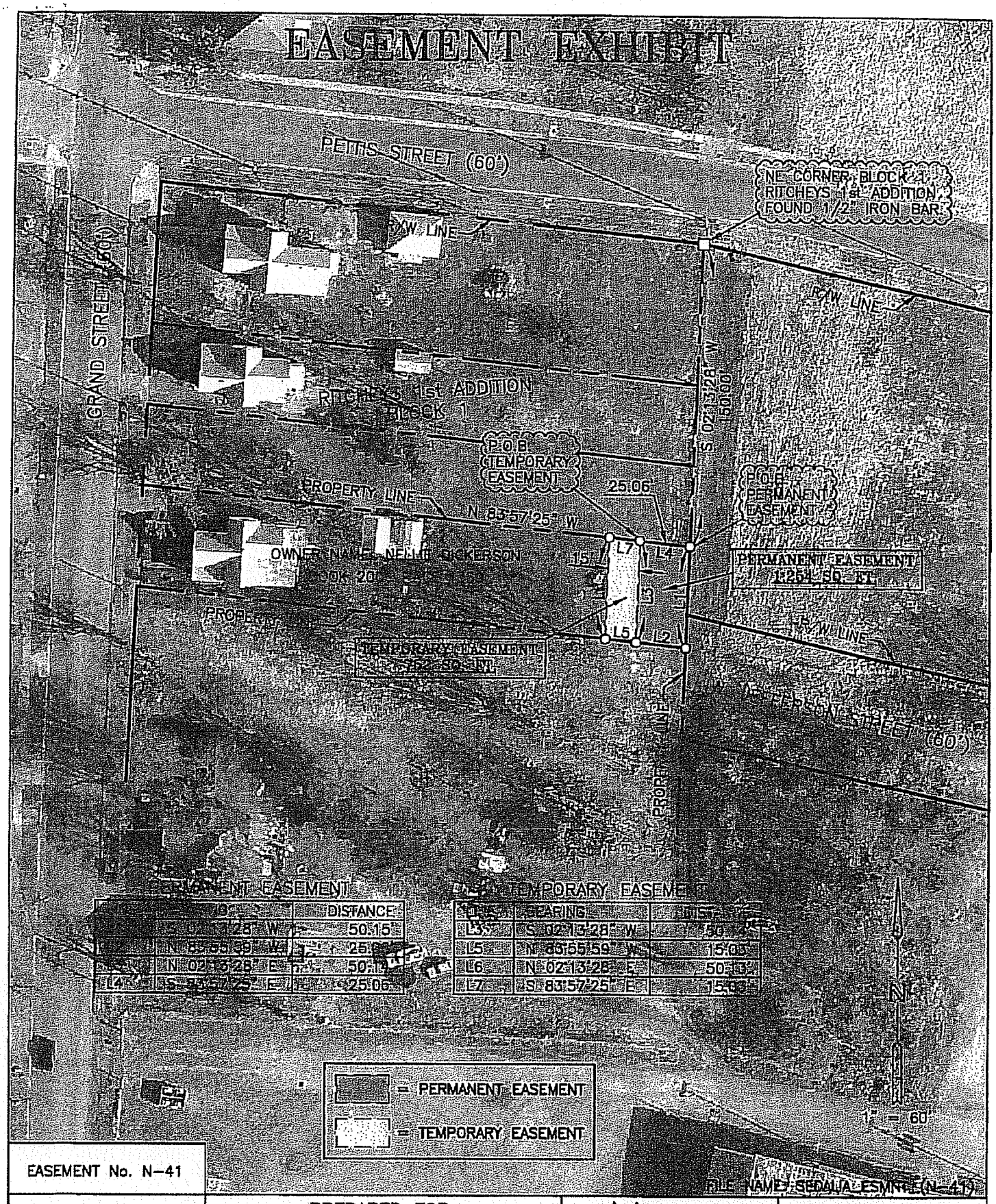
STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N–41 | | FILE NAME: SEDALIA_ESMNT_(N–41) | |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS – PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4857 |
| DATE:<br>SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




| | | DISTANCE |
|---|---|---|
| | S 02°13'28" W | 50.15 |
| | N 83°55'59" W | 25.03 |
| | N 02°13'28" E | 50.13 |
| L4 | S 83°57'25" E | 25.06 |

| | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 50.14 |
| L5 | N 83°55'59" W | 15.03 |
| L6 | N 02°13'28" E | 50.13 |
| L7 | S 83°57'25" E | 15.03 |

EASEMENT No. N-41

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: 8 NOV. 6, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Paul & Cheryl Huddleston, husband and wife, 31285 Hwy HH, Smithton, Missouri 65350**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Paul & Cheryl Huddleston, husband and wife**, of the County of Pettis, in the State of Missouri, **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Southeast Corner Lot 8, Block 10, Pleasant View Addition; thence along South Line of said Block and the projection thereof, North 86 degrees 47 minutes 06 seconds West 169.97 feet to the Southwest Corner Lot 2, Block 1, Clays 2nd Addition; thence along West Line of Lot 2, North 01 degrees 38 minutes 59 seconds East 5.00 feet; thence departing said line, South 86 degrees 47 minutes 06 seconds East 169.95 feet intersecting the East Line of Lot 8, Block 10, Pleasant View Addition; thence along East Line of Lot 8, South 01 degrees 25 minutes 10 seconds West 5.00 feet to the point of beginning.

The above described easement contains 850 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Utility Easement:**
Commencing at the Southeast Corner Lot 8, Block 10, Pleasant View Addition; thence along East Line of Lot 8, North 01 degrees 25 minutes 10 seconds East 5.00 feet to the Point of Beginning; thence departing said line, North 86 degrees 47 minutes 06 seconds West 169.95 feet intersecting the West Line of Lot 2, Block 1, Clays 2nd Addition; thence along the West Line of Lot 2, North 01 degrees 38 minutes 59 seconds East 5.00 feet; thence departing said line, South 86 degrees 47 minutes 06 seconds East 169.93 feet intersecting the East Line of Lot 8, Block 10, Pleasant View Addition; thence along East Line of Lot 8, South 01 degrees 25 minutes 10 seconds West 5.00 feet to the point of beginning.

The above described easement contains 850 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Paul & Cheryl Huddleston, husband and wife**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves**, **our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.



Pre-Council Agenda

Council Agenda

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 6th day of November, 2014.

(SEAL) (SEAL)

**Paul Huddleston** **Cheryl Huddleston**

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 6th day of November 2014, before me personally appeared **Paul & Cheryl Huddleston, husband and wife**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

(SEAL)

Notary Public
My commission expires: April 7, 2017

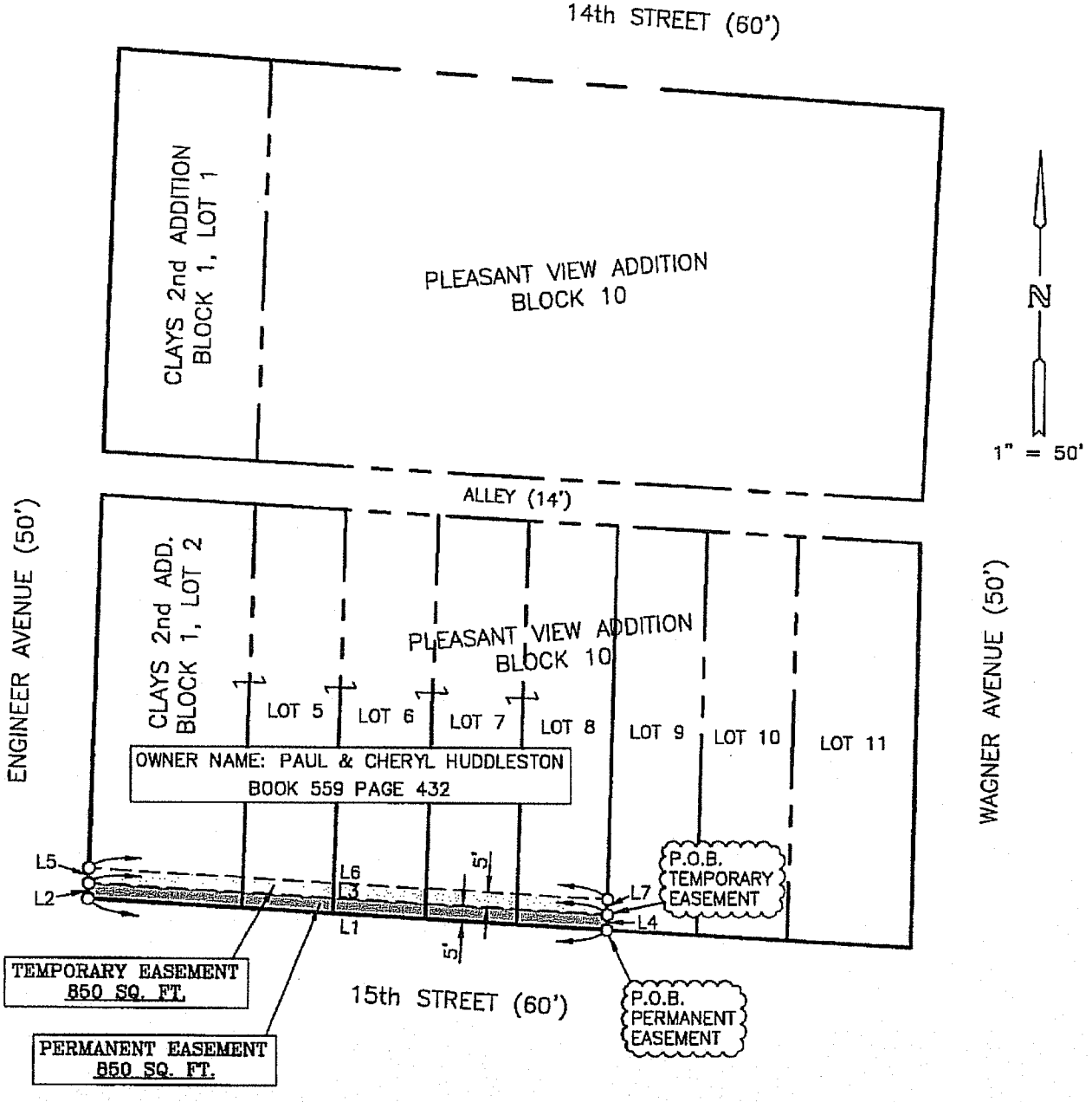
JASON S. MYERS
Notary Public-Notary Seal
State of Missouri, Pettis County
Commission # 13480429
My Commission Expires Apr 7, 2017



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 86°47'06" W | 169.97' |
| L2 | N 01°38'59" E | 5.00' |
| L3 | S 86°47'06" E | 169.95' |
| L4 | S 01°25'10" W | 5.00' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | N 86°47'06" W | 169.95' |
| L5 | N 01°38'59" E | 5.00' |
| L6 | S 86°47'06" E | 169.93' |
| L7 | S 01°25'10" W | 5.00' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. S-10

FILE NAME: SEDALIA_ESMNT_(S-10)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-10 - Paul & Cheryl Huddleston**

**Permanent Utility Easement:**
Beginning at the Southeast Corner Lot 8, Block 10, Pleasant View Addition; thence along South Line of said Block and the projection thereof, North 86 degrees 47 minutes 06 seconds West 169.97 feet to the Southwest Corner Lot 2, Block 1, Clays 2nd Addition; thence along West Line of Lot 2, North 01 degrees 38 minutes 59 seconds East 5.00 feet; thence departing said line, South 86 degrees 47 minutes 06 seconds East 169.95 feet intersecting the East Line of Lot 8, Block 10, Pleasant View Addition; thence along East Line of Lot 8, South 01 degrees 25 minutes 10 seconds West 5.00 feet to the point of beginning.

The above described easement contains 850 square feet, more or less.

**Temporary Utility Easement:**
Commencing at the Southeast Corner Lot 8, Block 10, Pleasant View Addition; thence along East Line of Lot 8, North 01 degrees 25 minutes 10 seconds East 5.00 feet to the Point of Beginning; thence departing said line, North 86 degrees 47 minutes 06 seconds West 169.95 feet intersecting the West Line of Lot 2, Block 1, Clays 2nd Addition; thence along the West Line of Lot 2, North 01 degrees 38 minutes 59 seconds East 5.00 feet; thence departing said line, South 86 degrees 47 minutes 06 seconds East 169.93 feet intersecting the East Line of Lot 8, Block 10, Pleasant View Addition; thence along East Line of Lot 8, South 01 degrees 25 minutes 10 seconds West 5.00 feet to the point of beginning.

The above described easement contains 850 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Tenth (10th) day of October, 2014.

10-10-14
Adam Teale
Missouri P.L.S. 2004001336

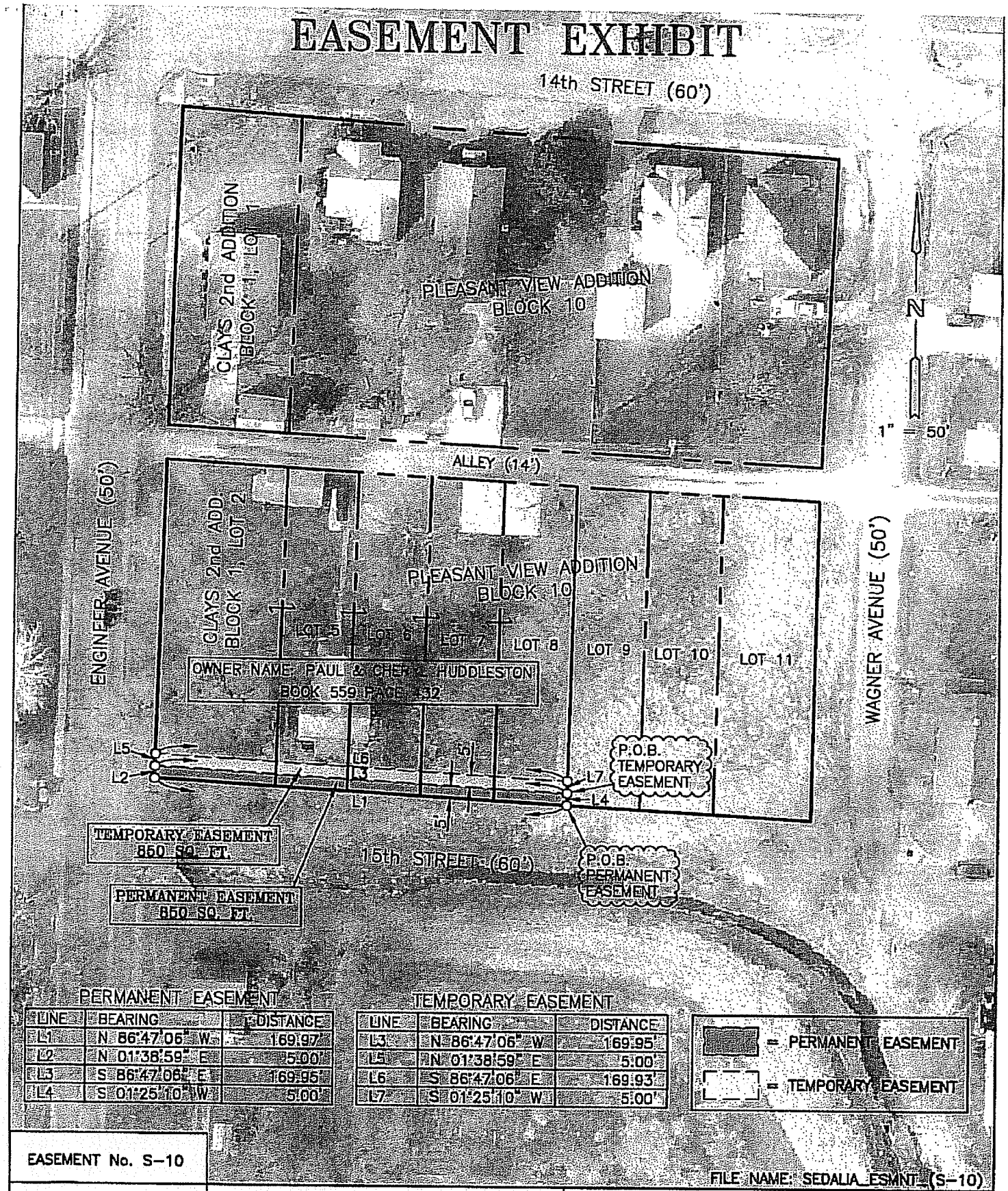
STATE OF MISSOURI
ADAM TEALE
NUMBER
PLS - 2004001336
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. S-10 | | | FILE NAME: SEDALIA_ESMNT_(S-10) |
| SHEET No. 2 of 2 | PREPARED FOR: OLSSON ASSOCIATES SOUTHEAST BASIN – EASEMENTS SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE: OCT. 10, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 86°47'06" W | 169.97' |
| L2 | N 01°38'59" E | 5.00' |
| L3 | S 86°47'06" E | 169.95' |
| L4 | S 01°25'10" W | 5.00' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | N 86°47'06" W | 169.95' |
| L5 | N 01°38'59" E | 5.00' |
| L6 | S 86°47'06" E | 169.93' |
| L7 | S 01°25'10" W | 5.00' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. S-10

FILE NAME: SEDALIA_ESMNT_(S-10)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
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4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: Oct. 22, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Kenneth Opfer Trust/Michael Opfer, a single person, 330 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Kenneth Opfer Trust/Michael Opfer**, a single person, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **him** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 110.00 feet to the Point of Beginning; thence continuing along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 40.00 feet; thence departing from said line North 83 degrees 57 minutes 25 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 40.00 feet; thence South 83 degrees 57 minutes 02 seconds East, 25.06 to the Point of Beginning.

The above described easement contains 1,000 square feet, more or less.

> Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 110.00 feet; thence departing from said line North 83 degrees 57 minutes 02 seconds West, 25.06 feet to the Point of Beginning; thence South 02 degrees 13 minutes 28 seconds West, 40.00 feet; thence North 83 degrees 57 minutes 25 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 40.00 feet; thence South 83 degrees 57 minutes 02 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 600 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **I** the said **Kenneth Opfer Trust/Michael Opfer, a single person**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 22 day of Oct, 2014.

Kenneth G. Opfer (SEAL) _____ (SEAL)
**Michael Opfer**



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-40 - Kenneth Opfer Trust**

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 110.00 feet to the Point of Beginning; thence continuing along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 40.00 feet; thence departing from said line North 83 degrees 57 minutes 25 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 40.00 feet; thence South 83 degrees 57 minutes 02 seconds East, 25.06 to the Point of Beginning.

The above described easement contains 1,000 square feet, more or less.

**Temporary Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 110.00 feet; thence departing from said line North 83 degrees 57 minutes 02 seconds West, 25.06 feet to the Point of Beginning; thence South 02 degrees 13 minutes 28 seconds West, 40.00 feet; thence North 83 degrees 57 minutes 25 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 40.00 feet; thence South 83 degrees 57 minutes 02 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 600 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-sixth (26th) day of September, 2014.

09/26/14
R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-40 | | FILE NAME: SEDALIA_ESMNT_(N-40) | |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Cenificate of Authority #000120 | LAND SURVEYORS ~ PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| | | DISTANCE |
|---|---|---|
| | S 02°13'28" W | 40.00' |
| | N 83°57'25" W | 25.06' |
| | N 02°13'28" E | 40.00' |
| L4 | S 83°57'02" E | 25.06' |

TEMPORARY EASEMENT

| | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 40.00' |
| L5 | N 83°57'25" W | 15.03' |
| L6 | N 02°13'28" E | 40.00' |
| L7 | S 83°57'02" E | 15.03' |

EASEMENT No. N-40

FILE NAME: SEDALIA_ESMNT_(N-40)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS

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ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: OCT. 22, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Kenneth Opfer Trust/Michael Opfer, a single person, 330 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Kenneth Opfer Trust/Michael Opfer**, a single person, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **him** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 70.00 feet to the Point of Beginning; thence continuing along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 40.00 feet; thence departing from said line North 83 degrees 57 minutes 02 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 40.00 feet; thence South 83 degrees 56 minutes 39 seconds East, 25.06 to the Point of Beginning.

The above described easement contains 1,000 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 70.00 feet; thence departing from said line North 83 degrees 56 minutes 39 seconds West, 25.06 feet to the Point of Beginning; thence South 02 degrees 13 minutes 28 seconds West, 40.00 feet; thence North 83 degrees 57 minutes 02 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 40.00 feet; thence South 83 degrees 56 minutes 39 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 600 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **I** the said **Kenneth Opfer Trust/Michael Opfer, a single person**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 22 day of Oct, 2014.

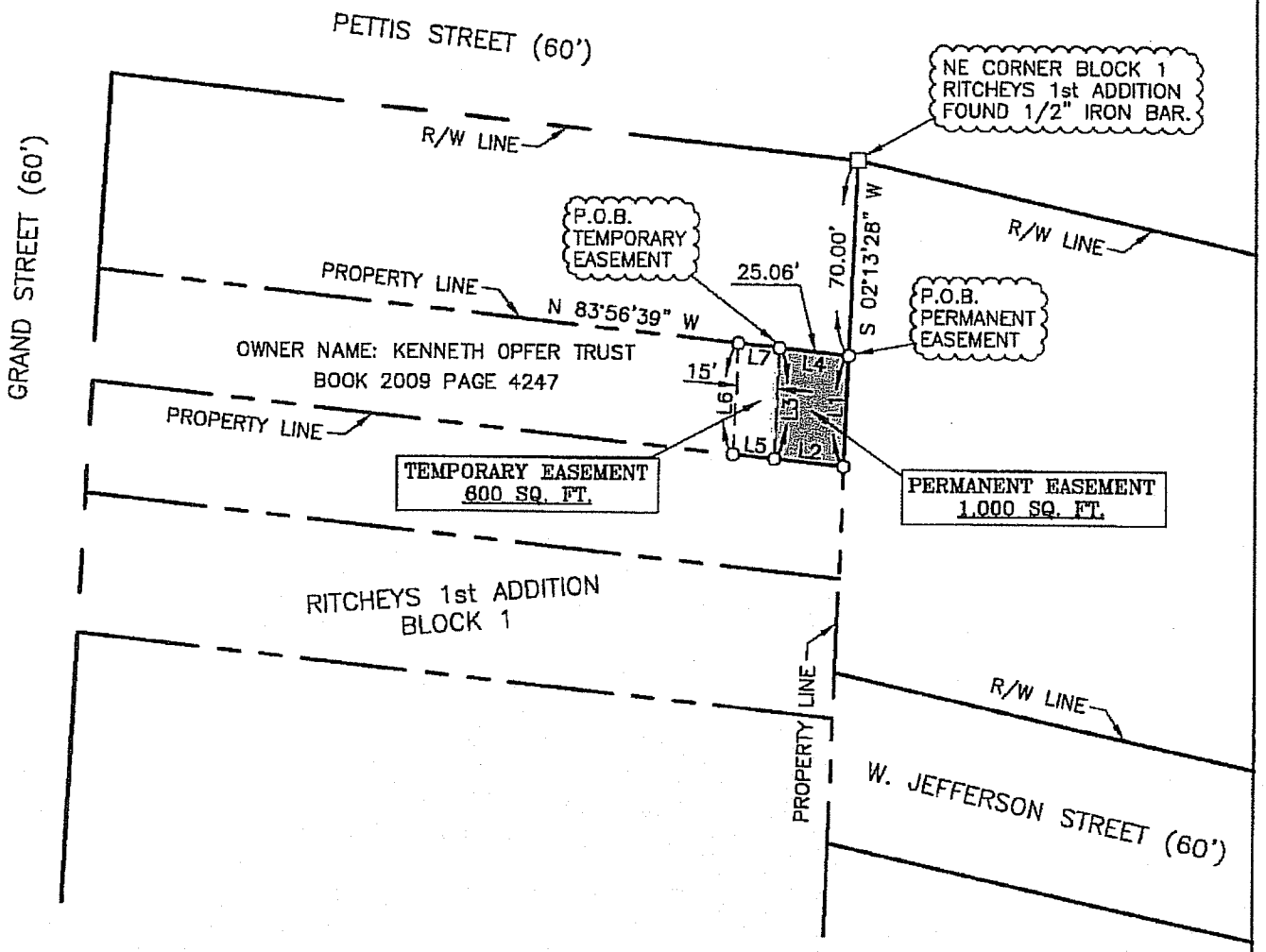
Kenneth A Opfer (SEAL) _____(SEAL)
**Michael Opfer**



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°13'28" W | 40.00' |
| L2 | N 83°57'02" W | 25.06' |
| L3 | N 02°13'28" E | 40.00' |
| L4 | S 83°56'39" E | 25.06' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 40.00' |
| L5 | N 83°57'02" W | 15.03' |
| L6 | N 02°13'28" E | 40.00' |
| L7 | S 83°56'39" E | 15.03' |

N

1" = 60'

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. N-39

FILE NAME: SEDALIA_ESMNT_(N-39)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-39 - Kenneth Opfer Trust**

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 70.00 feet to the Point of Beginning; thence continuing along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 40.00 feet; thence departing from said line North 83 degrees 57 minutes 02 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 40.00 feet; thence South 83 degrees 56 minutes 39 seconds East, 25.06 to the Point of Beginning.

The above described easement contains 1,000 square feet, more or less.

**Temporary Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 70.00 feet; thence departing from said line North 83 degrees 56 minutes 39 seconds West, 25.06 feet to the Point of Beginning; thence South 02 degrees 13 minutes 28 seconds West, 40.00 feet; thence North 83 degrees 57 minutes 02 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 40.00 feet; thence South 83 degrees 56 minutes 39 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 600 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-sixth (26th) day of September, 2014.

09/26/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

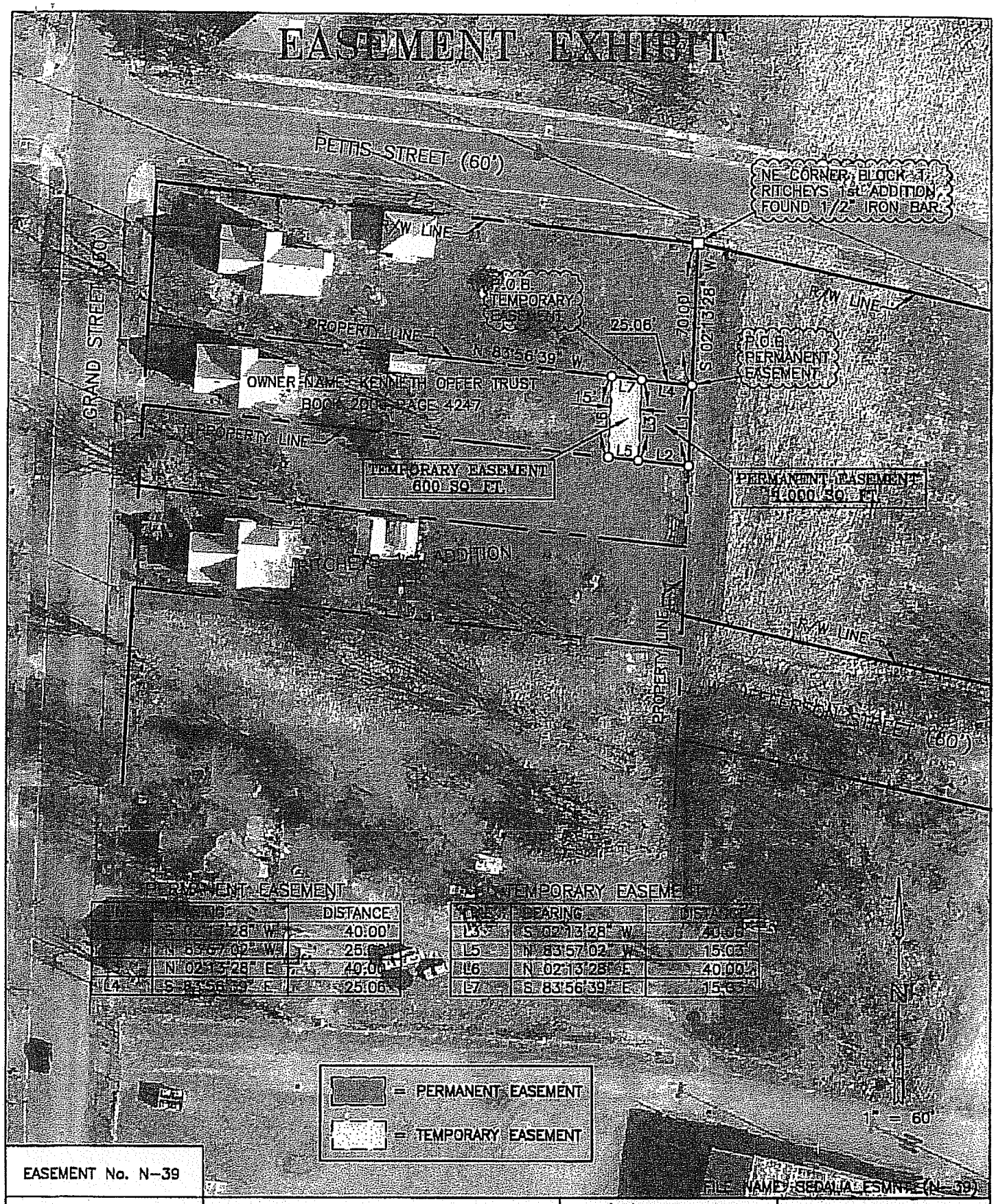
STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-39 | | | FILE NAME: SEDALIA_ESMNT_(N-39) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




| PERMANENT EASEMENT | | |
|---|---|---|
| | BEARING | DISTANCE |
| | S 02°13'28" W | 40.00' |
| | N 83°57'02" W | 25.00' |
| | N 02°13'28" E | 40.00' |
| L4 | S 83°56'39" E | 25.06' |

| TEMPORARY EASEMENT | | |
|---|---|---|
| | BEARING | DISTANCE |
| L3 | S 02°13'28" W | 40.00' |
| L5 | N 83°57'02" W | 15.00' |
| L6 | N 02°13'28" E | 40.00' |
| L7 | S 83°56'39" E | 15.00' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

1" = 60'

FILE NAME: SEDALIA ESMNTS (N-39)

| | | |
|---|---|---|
| EASEMENT No. N-39 | | |
| SHEET No. 1 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 |
| DATE:<br>SEPT. 26, 2014 | | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4853 |

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: Oct 22, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Kenneth Opfer Trust/Michael Opfer, a single person, 330 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Kenneth Opfer Trust/Michael Opfer**, a single person, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **him** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 70.00 feet; thence departing from said line North 83 degrees 56 minutes 39 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 70.00 feet to the South right-of-way of Pettis Street; thence along said right-of-way South 83 degrees 55 minutes 59 seconds East, 25.06 feet to the Point of Beginning.

The above described easement contains 1,750 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the South right-of-way of Pettis Street, North 83 degrees 55 minutes 59 seconds West, 25.06 feet to the Point of Beginning; thence departing from said right-of-way South 02 degrees 13 minutes 28 seconds West, 70.00 feet; thence North 83 degrees 56 minutes 39 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 70.01 feet to the South right-of-way of Pettis Street; thence along said right-of-way South 83 degrees 55 minutes 59 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 1,050 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **I** the said **Kenneth Opfer Trust/Michael Opfer, a single person**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 22 day of Oct., 2014.

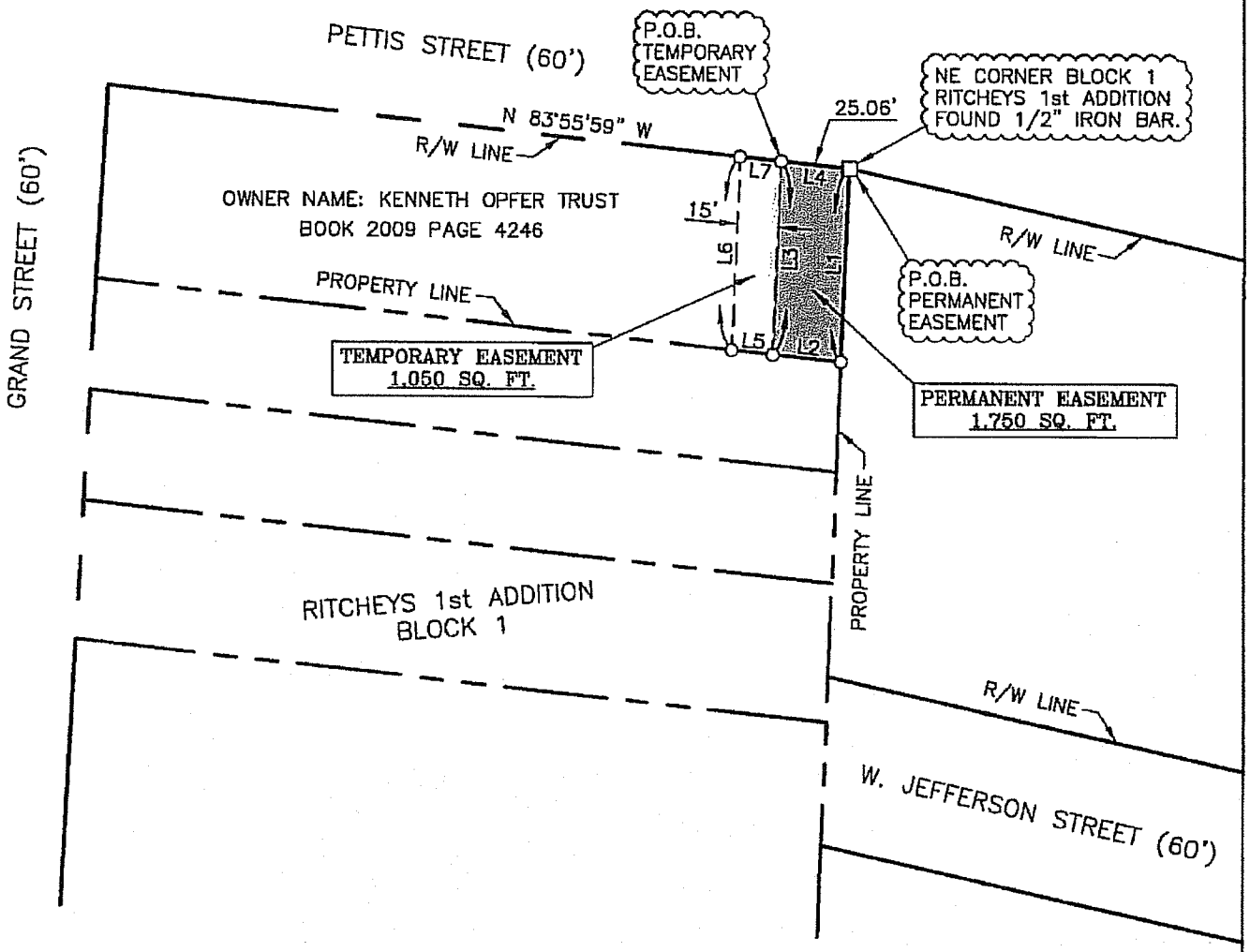
Kenneth L. Opfer (SEAL) _____ (SEAL)
**Michael Opfer**



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 02°13'28" W | 70.00' |
| L2 | N 83°56'39" W | 25.06' |
| L3 | N 02°13'28" E | 70.00' |
| L4 | S 83°55'59" E | 25.06' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 70.00' |
| L5 | N 83°56'39" W | 15.03' |
| L6 | N 02°13'28" E | 70.01' |
| L7 | S 83°55'59" E | 15.03' |

N

1" = 60'

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. N-38

FILE NAME: SEDALIA_ESMNT_(N-38)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
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4784 Frederick Blvd, St Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-38 - Kenneth Opfer Trust**

**Permanent Utility Easement:**
Beginning at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, South 02 degrees 13 minutes 28 seconds West, 70.00 feet; thence departing from said line North 83 degrees 56 minutes 39 seconds West, 25.06 feet; thence North 02 degrees 13 minutes 28 seconds East, 70.00 feet to the South right-of-way of Pettis Street; thence along said right-of-way South 83 degrees 55 minutes 59 seconds East, 25.06 feet to the Point of Beginning.

The above described easement contains 1,750 square feet, more or less.

**Temporary Easement:**
Commencing at the Northeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the South right-of-way of Pettis Street, North 83 degrees 55 minutes 59 seconds West, 25.06 feet to the Point of Beginning; thence departing from said right-of-way South 02 degrees 13 minutes 28 seconds West, 70.00 feet; thence North 83 degrees 56 minutes 39 seconds West, 15.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 70.01 feet to the South right-of-way of Pettis Street; thence along said right-of-way South 83 degrees 55 minutes 59 seconds East, 15.03 feet to the Point of Beginning.

The above described easement contains 1,050 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-sixth (26th) day of September, 2014.

09/26/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

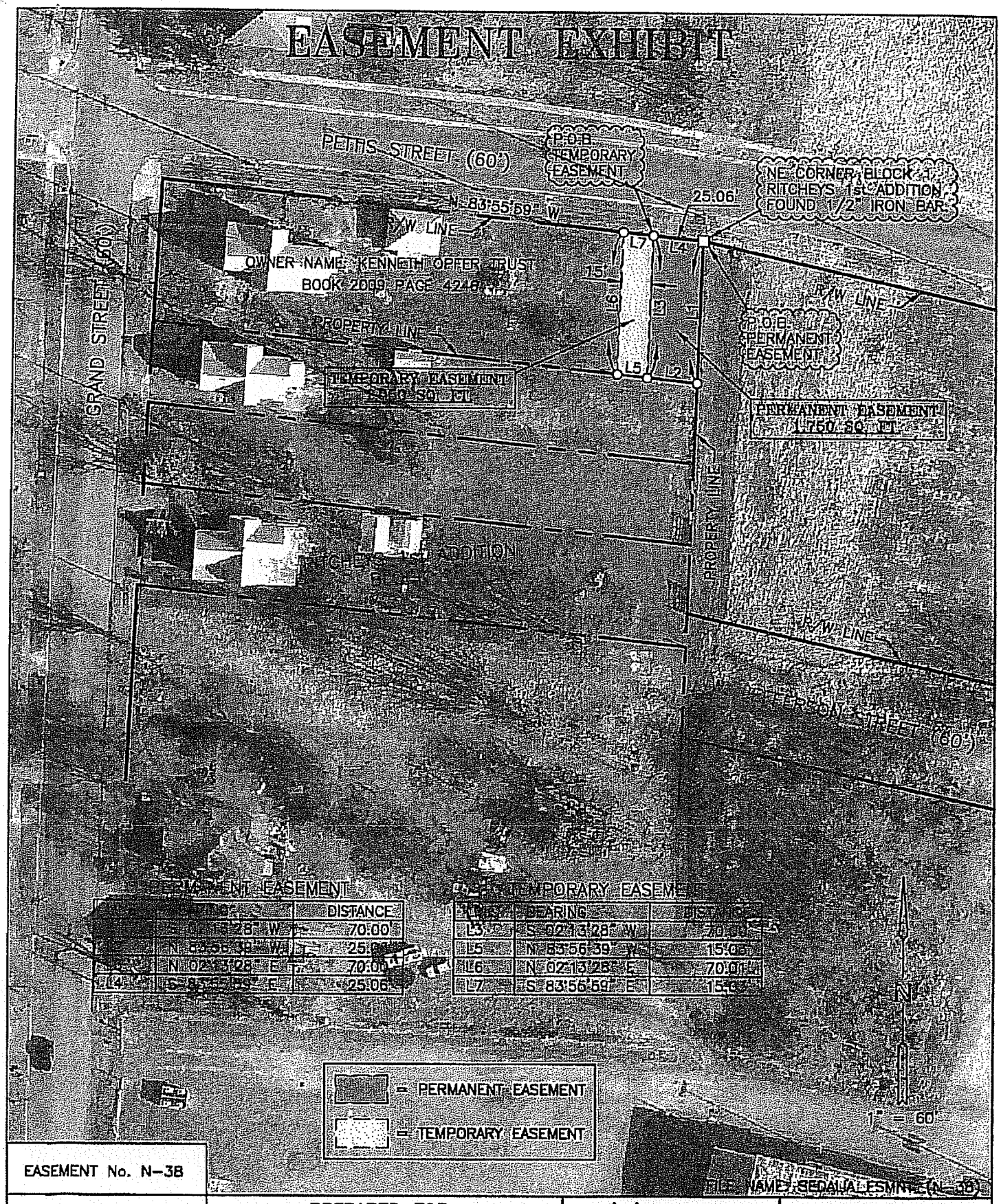
STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-38 | | FILE NAME: SEDALIA_ESMNT_(N-38) | |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| | | DISTANCE |
|---|---|---|
| [illegible] | S 02°13'28" W | 70.00' |
| [illegible] | N 83°56'39" W | 25.06' |
| [illegible] | N 02°13'28" E | 70.00' |
| L4 | S 83°55'59" E | 25.06' |

TEMPORARY EASEMENT

| | BEARING | DISTANCE |
|---|---|---|
| L3 | S 02°13'28" W | 70.00' |
| L5 | N 83°56'39" W | 15.03' |
| L6 | N 02°13'28" E | 70.01' |
| L7 | S 83°56'59" E | 15.03' |

EASEMENT No. N-38

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120


LAND SURVEYORS - PLANNERS
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ph. (816) 233-7900 fax (816) 233-4852


Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: 10/30, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Richland Properties, LLC, a Missouri corporation whose mailing address is 100 Hodges Dr., Stover, Missouri 65078**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, Richland Properties, LLC, a Missouri corporation, of the County of Morgan, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 185.78 feet to the Point of Beginning; thence departing from said line North 82 degrees 53 minutes 55 seconds West, 25.09 feet; thence North 02 degrees 13 minutes 28 seconds East, 8.92 feet; thence North 64 degrees 03 minutes 42 seconds East, 28.36 feet to the East line of said Block 3; thence along said line South 02 degrees 13 minutes 28 seconds West, 24.44 feet to the Point of Beginning.

The above described easement contains 417 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Southeast corner of Block 3 of Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 185.78 feet; thence departing from said line North 82 degrees 53 minutes 55 seconds West, 25.09 feet to the Point of Beginning; thence North 82 degrees 53 minutes 55 seconds West, 15.05 feet; thence North 02 degrees 13 minutes 28 seconds East, 10.95 feet; thence North 64 degrees 03 minutes 42 seconds East, 34.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 35.43 feet; thence South 82 degrees 54 minutes 12 seconds East, 10.04 feet to the East line of said Block 3; thence along said line South 02 degrees 13 minutes 28 seconds West, 40.56 feet; thence departing from said line South 64 degrees 03 minutes 42 seconds West, 28.36 feet; thence South 02 degrees 13 minutes 28 seconds West, 8.92 feet to the Point of Beginning.

The above described easement contains 841 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Richland Properties, LLC, a Missouri corporation,** hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 30 day of October, 2014.

Member

_____(SEAL) _____(SEAL)

**Richland Properties, LLC**

STATE OF MISSOURI )
) ss.
COUNTY OF MORGAN )

On this 30th day of October 2014, before me personally appeared **Richland Properties, LLC, a Missouri corporation,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

Debra L Miller

(SEAL)

DEBRA L MILLER
Notary Public-Notary Seal
State of Missouri, Camden County
Commission # 11205053
My Commission Expires Jun 22, 2015

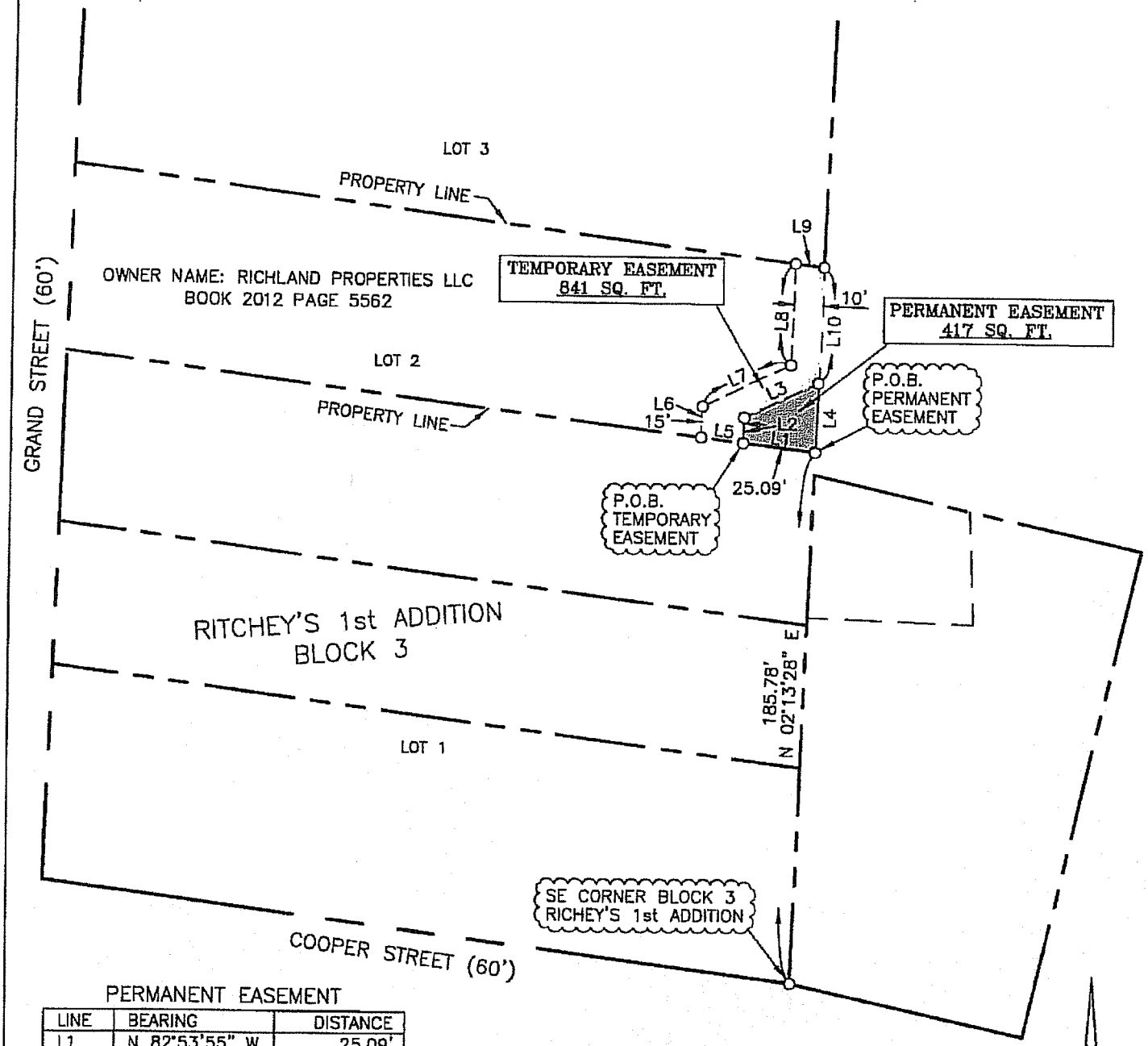
Notary Public
My commission expires: 6/22/15



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 82°53'55" W | 25.09' |
| L2 | N 02°13'28" E | 8.92' |
| L3 | N 64°03'42" E | 28.36' |
| L4 | S 02°13'28" W | 24.44' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 82°53'55" W | 15.05' |
| L6 | N 02°13'28" E | 10.95' |
| L7 | N 64°03'42" E | 34.03' |
| L8 | N 02°13'28" E | 35.43' |
| L9 | S 82°54'12" E | 10.04' |
| L10 | S 02°13'28" W | 40.56' |
| L3 | S 64°03'42" W | 28.36' |
| L2 | S 02°13'28" W | 8.92' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

N

1" = 50'

EASEMENT No. N-25

FILE NAME: SEDALIA_ESMNT_(N-25)

SHEET No. 1 of 2

DATE: OCT. 7, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64505
ph. (816) 233-7900 fax (816) 233-4952

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-25 - Richland Properties LLC**

**Permanent Utility Easement:**

Commencing at the Southeast corner of Block 3 Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 185.78 feet to the Point of Beginning; thence departing from said line North 82 degrees 53 minutes 55 seconds West, 25.09 feet; thence North 02 degrees 13 minutes 28 seconds East, 8.92 feet; thence North 64 degrees 03 minutes 42 seconds East, 28.36 feet to the East line of said Block 3; thence along said line South 02 degrees 13 minutes 28 seconds West, 24.44 feet to the Point of Beginning.

The above described easement contains 417 square feet, more or less.

**Temporary Easement:**

Commencing at the Southeast corner of Block 3 of Ritchey's First Addition to the City of Sedalia; thence along the East line of said Block, North 02 degrees 13 minutes 28 seconds East, 185.78 feet; thence departing from said line North 82 degrees 53 minutes 55 seconds West, 25.09 feet to the Point of Beginning; thence North 82 degrees 53 minutes 55 seconds West, 15.05 feet; thence North 02 degrees 13 minutes 28 seconds East, 10.95 feet; thence North 64 degrees 03 minutes 42 seconds East, 34.03 feet; thence North 02 degrees 13 minutes 28 seconds East, 35.43 feet; thence South 82 degrees 54 minutes 12 seconds East, 10.04 feet to the East line of said Block 3; thence along said line South 02 degrees 13 minutes 28 seconds West, 40.56 feet; thence departing from said line South 64 degrees 03 minutes 42 seconds West, 28.36 feet; thence South 02 degrees 13 minutes 28 seconds West, 8.92 feet to the Point of Beginning.

The above described easement contains 841 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Seventh (7th) day of October, 2014.

R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER
PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-25 | | FILE NAME: SEDALIA_ESMNT_(N-25) | |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS – PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 7, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 82°56'54" W | 23.03' |
| L2 | N 02°13'28" E | 18.92' |
| L3 | N 64°03'42" E | 28.36' |
| | S 02°13'28" W | 24.11' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 82°53'55" W | 15.05' |
| L6 | N 02°13'28" E | 10.95' |
| L7 | N 64°03'42" E | 34.03' |
| L8 | N 02°13'28" E | 35.43' |
| L9 | S 82°54'12" E | 10.04' |
| L10 | S 02°13'28" W | 40.56' |
| L3 | S 64°03'42" W | 28.36' |
| L2 | S 02°13'28" W | 18.92' |

FILE NAME: ESMNT (N-25)

EASEMENT No. N-25

SHEET No. 1 of 2

DATE: OCT. 7, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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501 North Market, Maryville, MO 64468
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ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: Oct 20, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Russell & Clarine Eckhoff, husband & wife, 800 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Russell & Clarine Eckhoff, husband & wife**, of the County of Pettis, in the State of Missouri, **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the intersection of the East right-of-way of Grand Street and the North line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 46 North, Range 21 West, Pettis County, Missouri; thence along the East right-of-way of Grand Street, South 02 degrees 06 minutes 49 seconds West, 383.89 feet; thence departing from said right-of-way South 83 degrees 30 minutes 22 seconds East, 266.29 feet to the Point of Beginning; thence South 83 degrees 30 minutes 22 seconds East, 10.03 feet; thence South 02 degrees 09 minutes 12 seconds West, 88.50 feet to the North right-of-way of Henry Street; thence along said right-of-way North 83 degrees 24 minutes 04 seconds West, 10.03 feet; thence departing from said right-of-way North 02 degrees 09 minutes 12 seconds East, 88.49 feet to the Point of Beginning.

The above described easement contains 885 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the intersection of the East right-of-way of Grand Street and the North line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 46 North, Range 21 West, Pettis County, Missouri; thence along the East right-of-way of Grand Street, South 02 degrees 06 minutes 49 seconds West, 383.89 feet; thence departing from said right-of-way South 83 degrees 30 minutes 22 seconds East, 256.26 feet to the Point of Beginning; thence South 83 degrees 30 minutes 22 seconds East, 10.03 feet; thence South 02 degrees 09 minutes 12 seconds West, 88.49 feet to the North right-of-way of Henry Street; thence along said right-of-way North 83 degrees 24 minutes 04 seconds West, 10.03 feet; thence departing from said right-of-way North 02 degrees 09 minutes 12 seconds East, 88.47 feet to the Point of Beginning.

The above described easement contains 885 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Russell & Clarine Eckhoff, husband & wife**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

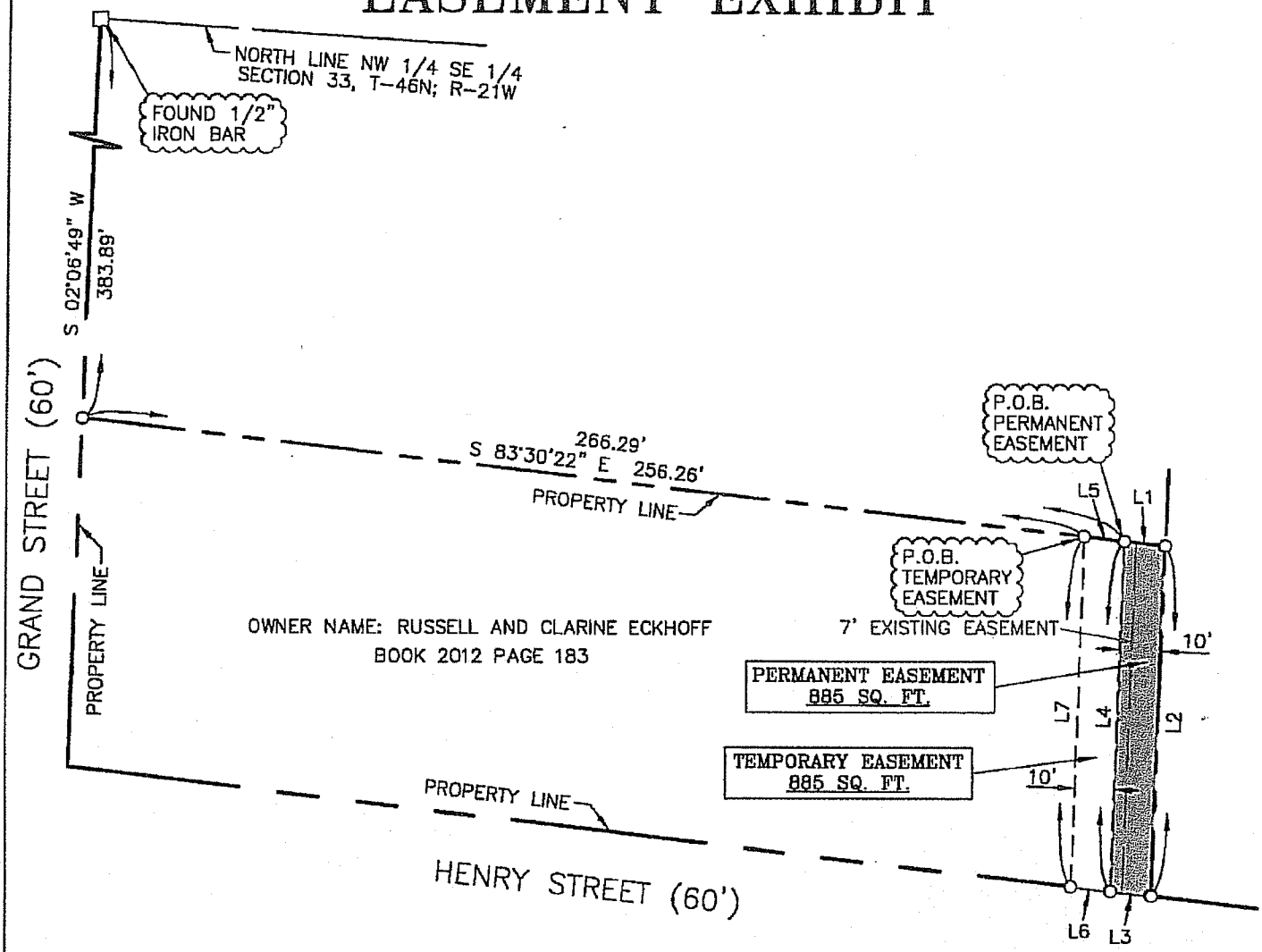
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 20 day of OCT, 2014.



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 83°30'22" E | 10.03' |
| L2 | S 02°09'12" W | 88.50' |
| L3 | N 83°24'04" W | 10.03' |
| L4 | N 02°09'12" E | 88.49' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | S 83°30'22" E | 10.03' |
| L4 | S 02°09'12" W | 88.49' |
| L6 | N 83°24'04" W | 10.03' |
| L7 | N 02°09'12" E | 88.47' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

N

1" = 40'

EASEMENT No. N-23

FILE NAME: SEDALIA_ESMNT_(N-23)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-23 - Russell & Chlorine Eckhoff**

**Permanent Utility Easement:**
Commencing at the intersection of the East right-of-way of Grand Street and the North line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 46 North, Range 21 West, Pettis County, Missouri; thence along the East right-of-way of Grand Street, South 02 degrees 06 minutes 49 seconds West, 383.89 feet; thence departing from said right-of-way South 83 degrees 30 minutes 22 seconds East, 266.29 feet to the Point of Beginning; thence South 83 degrees 30 minutes 22 seconds East, 10.03 feet; thence South 02 degrees 09 minutes 12 seconds West, 88.50 feet to the North right-of-way of Henry Street; thence along said right-of-way North 83 degrees 24 minutes 04 seconds West, 10.03 feet; thence departing from said right-of-way North 02 degrees 09 minutes 12 seconds East, 88.49 feet to the Point of Beginning.

The above described easement contains 885 square feet, more or less.

**Temporary Easement:**
Commencing at the intersection of the East right-of-way of Grand Street and the North line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 46 North, Range 21 West, Pettis County, Missouri; thence along the East right-of-way of Grand Street, South 02 degrees 06 minutes 49 seconds West, 383.89 feet; thence departing from said right-of-way South 83 degrees 30 minutes 22 seconds East, 256.26 feet to the Point of Beginning; thence South 83 degrees 30 minutes 22 seconds East, 10.03 feet; thence South 02 degrees 09 minutes 12 seconds West, 88.49 feet to the North right-of-way of Henry Street; thence along said right-of-way North 83 degrees 24 minutes 04 seconds West, 10.03 feet; thence departing from said right-of-way North 02 degrees 09 minutes 12 seconds East, 88.47 feet to the Point of Beginning.

The above described easement contains 885 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-sixth (26th) day of September, 2014.

09/26/14
R. Curtis McAdams
Missouri P.L.S. 2005019225

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-23 | | | FILE NAME: SEDALIA_ESMNT_(N-23) |
| SHEET No. 2 of 2 | PREPARED FOR: OLSSON ASSOCIATES NORTH BASIN – EASEMENTS SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE: SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

| | | | |
|---|---|---|---|
| EASEMENT No. N-23 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| SHEET No. 1 of 2 | | | |
| DATE:<br>SEPT. 26, 2014 | | | |

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: Oct 31, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Sedalia Cold Storage Company, Inc., a Missouri corporation whose mailing address is 320 W. Main Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, Sedalia Cold Storage Company, Inc., a Missouri corporation, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the North right-of-way of the Missouri Pacific Railroad, North 77 degrees 14 minutes 34 seconds West, 7.24 feet to the Point of Beginning; thence continuing along said right-of-way North 77 degrees 14 minutes 34 seconds West, 35.45 feet; thence departing from said right-of-way North 03 degrees 35 minutes 39 seconds East, 31.67 feet; thence North 11 degrees 49 minutes 27 seconds East, 126.38 feet; thence South 83 degrees 56 minutes 28 seconds East, 20.19 feet to the East line of said Block 1; thence along said line South 02 degrees 13 minutes 28 seconds West, 42.43 feet to the South right-of-way of Benton Street; thence along said right-of-way South 77 degrees 14 minutes 34 seconds East, 7.84 feet; thence departing from said right-of-way South 11 degrees 49 minutes 27 seconds West, 83.93 feet; thence South 03 degrees 35 minutes 39 seconds West, 34.79 feet to the Point of Beginning.

The above described easement contains 5,116 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the North right-of-way of the Missouri Pacific Railroad, North 77 degrees 14 minutes 34 seconds West, 42.69 feet to the Point of Beginning; thence continuing along said right-of-way North 77 degrees 14 minutes 34 seconds West, 17.73 feet; thence departing from said right-of-way North 03 degrees 35 minutes 39 seconds East, 30.10 feet; thence North 11 degrees 49 minutes 27 seconds East, 125.87 feet; thence South 83 degrees 56 minutes 28 seconds East, 17.59 feet; thence South 11 degrees 49 minutes 27 seconds West, 126.38 feet; thence South 03 degrees 35 minutes 39 seconds West, 31.67 feet to the Point of Beginning.

The above described easement contains 2,748 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Sedalia Cold Storage Company, Inc., a Missouri corporation**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 31st day of October, 2014.



Pre-Council Agenda

Council Agenda

Sedalia Cold Sty Co Inc (SEAL) Jim Brown Pres. (SEAL)
**Sedalia Cold Storage Co., Inc.**

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 31st day of October 2014, before me personally appeared **Sedalia Cold Storage Company, Inc., a Missouri corporation**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

JILENE M. STREIT
Notary Public - Notary Seal
State of Missouri
Commissioned for Cooper County
My Commission Expires: August 20, 2017
Commission Number: 13516962
(SEAL)

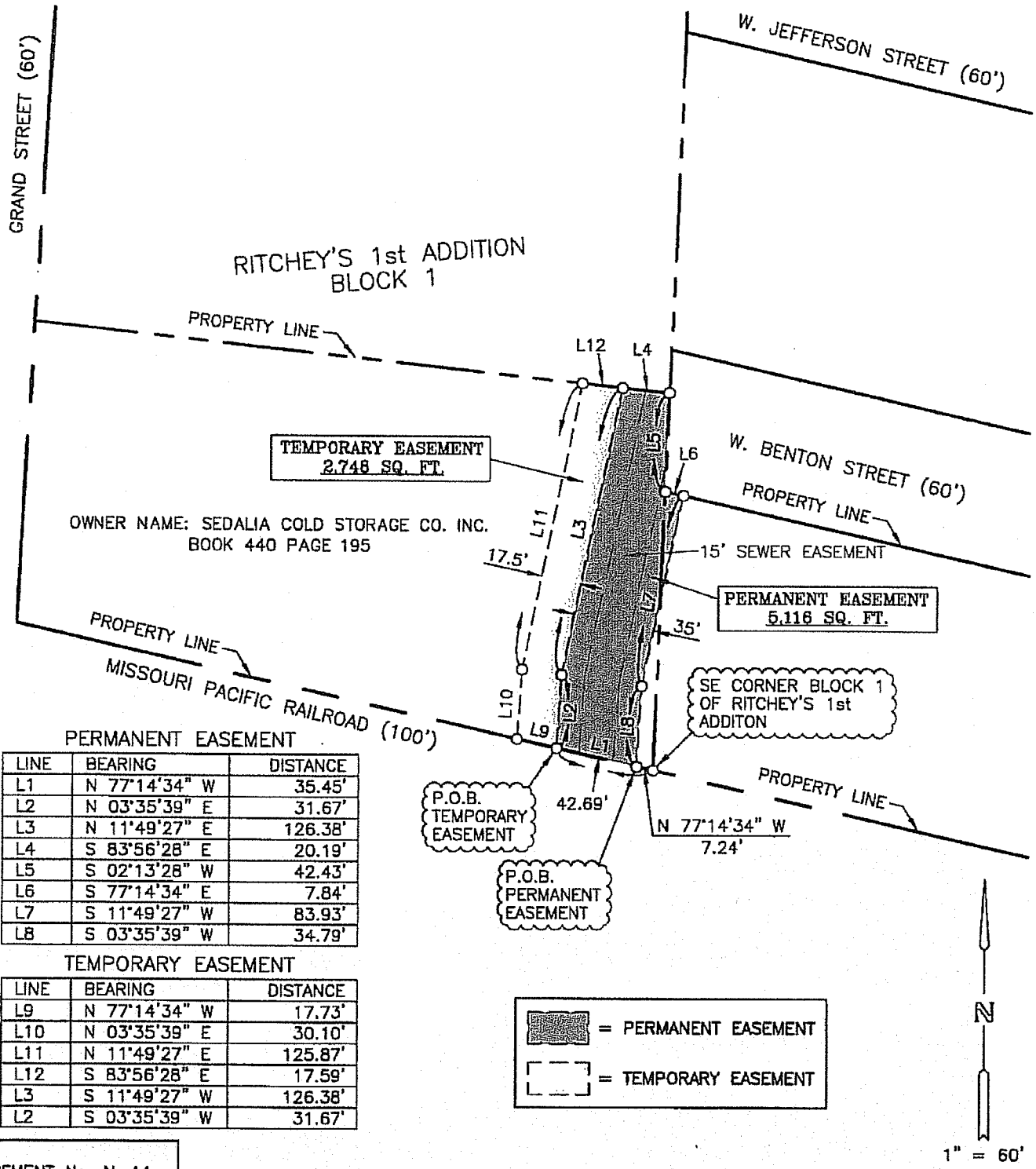
Jilene M Streit
Notary Public
My commission expires: 8-20-2017



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 77°14'34" W | 35.45' |
| L2 | N 03°35'39" E | 31.67' |
| L3 | N 11°49'27" E | 126.38' |
| L4 | S 83°56'28" E | 20.19' |
| L5 | S 02°13'28" W | 42.43' |
| L6 | S 77°14'34" E | 7.84' |
| L7 | S 11°49'27" W | 83.93' |
| L8 | S 03°35'39" W | 34.79' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L9 | N 77°14'34" W | 17.73' |
| L10 | N 03°35'39" E | 30.10' |
| L11 | N 11°49'27" E | 125.87' |
| L12 | S 83°56'28" E | 17.59' |
| L3 | S 11°49'27" W | 126.38' |
| L2 | S 03°35'39" W | 31.67' |

EASEMENT No. N-44

FILE NAME: SEDALIA_ESMNT_(N-44)

SHEET No. 1 of 2

DATE: SEPT. 30, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4052

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-44 - Sedalia Cold Storage Company, Inc.**

**Permanent Utility Easement:**

Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the North right-of-way of the Missouri Pacific Railroad, North 77 degrees 14 minutes 34 seconds West, 7.24 feet to the Point of Beginning; thence continuing along said right-of-way North 77 degrees 14 minutes 34 seconds West, 35.45 feet; thence departing from said right-of-way North 03 degrees 35 minutes 39 seconds East, 31.67 feet; thence North 11 degrees 49 minutes 27 seconds East, 126.38 feet; thence South 83 degrees 56 minutes 28 seconds East, 20.19 feet to the East line of said Block 1; thence along said line South 02 degrees 13 minutes 28 seconds West, 42.43 feet to the South right-of-way of Benton Street; thence along said right-of-way South 77 degrees 14 minutes 34 seconds East, 7.84 feet; thence departing from said right-of-way South 11 degrees 49 minutes 27 seconds West, 83.93 feet; thence South 03 degrees 35 minutes 39 seconds West, 34.79 feet to the Point of Beginning.

The above described easement contains 5,116 square feet, more or less.

**Temporary Easement:**

Commencing at the Southeast corner of Block 1 Ritchey's First Addition to the City of Sedalia; thence along the North right-of-way of the Missouri Pacific Railroad, North 77 degrees 14 minutes 34 seconds West, 42.69 feet to the Point of Beginning; thence continuing along said right-of-way North 77 degrees 14 minutes 34 seconds West, 17.73 feet; thence departing from said right-of-way North 03 degrees 35 minutes 39 seconds East, 30.10 feet; thence North 11 degrees 49 minutes 27 seconds East, 125.87 feet; thence South 83 degrees 56 minutes 28 seconds East, 17.59 feet; thence South 11 degrees 49 minutes 27 seconds West, 126.38 feet; thence South 03 degrees 35 minutes 39 seconds West, 31.67 feet to the Point of Beginning.

The above described easement contains 2,748 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Thirtieth (30th) day of September, 2014.

09/30/14

R. Curtis McAdams
Missouri P.L.S. 2005019225

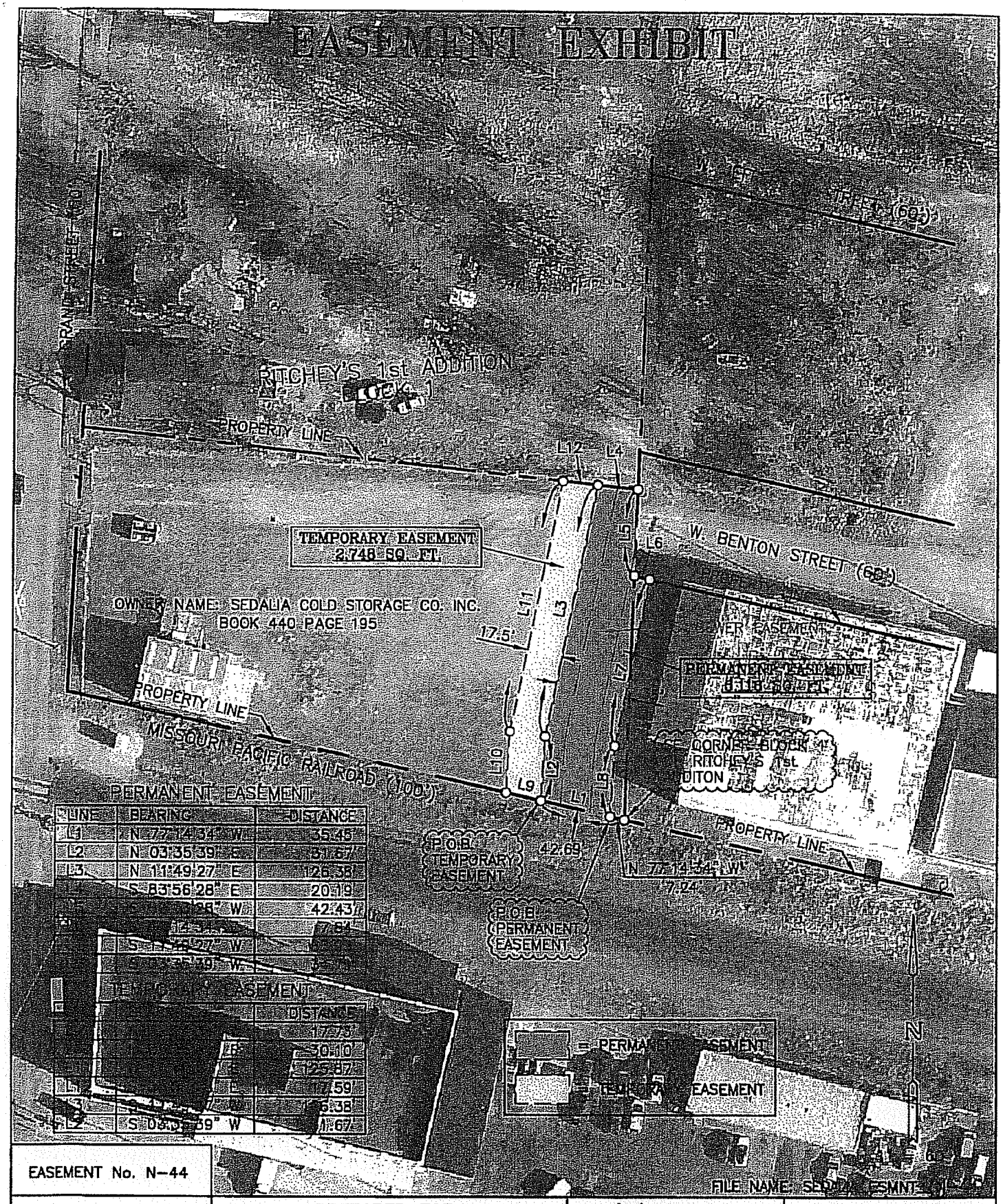
STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-44 | | | FILE NAME: SEDALIA_ESMNT_(N-44) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>301 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>SEPT. 30, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 77°14'34" W | 35.45' |
| L2 | N 03°35'39" E | 31.67' |
| L3 | N 11°49'27" E | 126.38' |
| [illegible] | S 83°56'28" E | 20.19' |
| [illegible] | [illegible] W | 42.43' |
| [illegible] | [illegible] | [illegible] |
| [illegible] | S [illegible] W | [illegible] |
| [illegible] | S [illegible] W | [illegible] |

TEMPORARY EASEMENT

| | | DISTANCE |
|---|---|---|
| [illegible] | [illegible] | 17.73' |
| [illegible] | [illegible] E | 30.10' |
| [illegible] | [illegible] E | 125.87' |
| L1 | [illegible] E | 17.59' |
| L3 | [illegible] | 126.38' |
| L2 | S 03°35'39" W | 31.67' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

FILE NAME: SEDALIA ESMNT

EASEMENT No. N-44

SHEET No. 1 of 2

DATE: SEPT. 30, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120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ph. (816) 233-7900 fax (816) 233-4852


Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: 11-4-2014, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Sedalia Housing Authority, a Missouri corporation whose mailing address is 500 Welch Court, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Sedalia Housing Authority, a Missouri corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Beginning at the Southeast Corner of Centennial Addition; thence along the South Line of Lot 1 Centennial Addition, North 86 degrees 11 minutes 03 seconds West 5.00 feet; thence departing said line, North 02 degrees 08 minutes 44 seconds East 238.78 feet; thence along the North Line of Lot 1, South 71 degrees 52 minutes 10 seconds East 5.20 feet to the Northeast Corner of Lot 1; thence along East Line of Lot 1; South 02 degrees 08 minutes 44 seconds West 237.50 feet to the point of beginning.

The above described easement contains 1,191 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Utility Easement:**
Commencing at the Southeast Corner of Centennial Addition; thence along the South Line of Lot 1 Centennial Addition, North 86 degrees 11 minutes 03 seconds West 5.00 feet to the Point of Beginning; thence continuing along said line, North 86 degrees 11 minutes 03 seconds West 19.55 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 243.89 feet; thence along the North Line of Lot 1, South 71 degrees 52 minutes 10 seconds East 20.61 feet; thence departing said line, South 02 degrees 08 minutes 44 seconds West 238.78 feet to the point of beginning.

The above described easement contains 4,748 square feet, more or less.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said grantees and unto their successors and assigns forever, the said grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims; and that said grantor will warrant and defend the title of the said premises unto the said grantees and unto their successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said grantor has caused these presents to be signed by its President and attested by its Secretary, and the corporate seal to be hereto attached, the day and year first above written.

**Sedalia Housing Authority**

**By:** Doug Brown
Doug Brown, Executive Director

ATTEST:

Doug Brown
Corporate Secretary

(CORPORATE SEAL)

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 4th day of November, 2014, before me appeared Doug Brown, to me personally known, who being by me duly sworn, did say that he is President of the **Sedalia Housing Authority**, a Missouri corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Sedalia, Missouri, the day and year last above written.

Jilene M Streit
Notary Public within and for
said County and State.

My Commission Expires: 08-20-2017

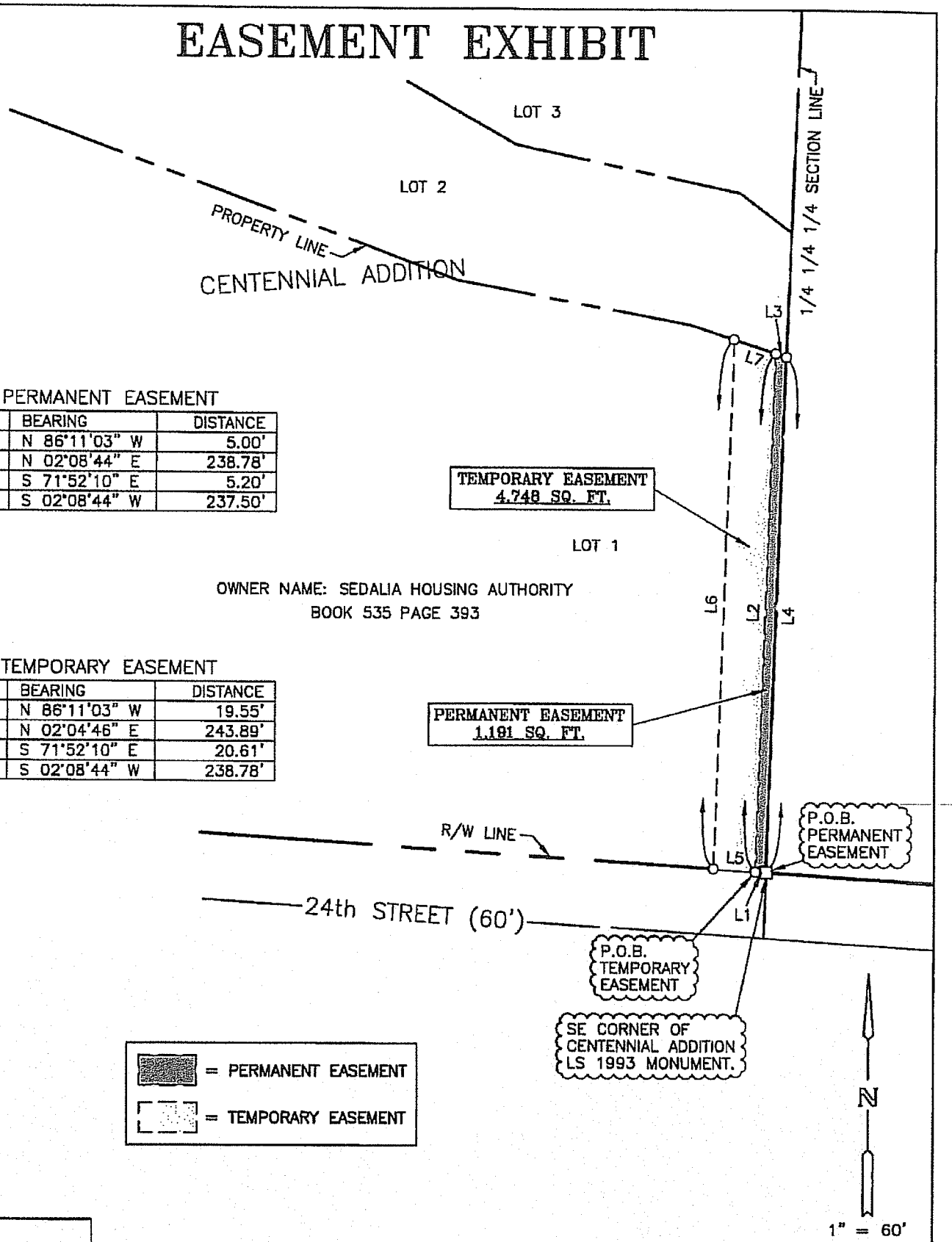
JILENE M. STREIT
Notary Public - Notary Seal
State of Missouri
Commissioned for Cooper County
My Commission Expires: August 20, 2017
Commission Number: 13516962



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 86°11'03" W | 5.00' |
| L2 | N 02°08'44" E | 238.78' |
| L3 | S 71°52'10" E | 5.20' |
| L4 | S 02°08'44" W | 237.50' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 86°11'03" W | 19.55' |
| L6 | N 02°04'46" E | 243.89' |
| L7 | S 71°52'10" E | 20.61' |
| L2 | S 02°08'44" W | 238.78' |

EASEMENT No. S-20

FILE NAME: SEDALIA_ESMNT_(S-20)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-20 - Sedalia Housing Authority**

**Permanent Utility Easement:**
Beginning at the Southeast Corner of Centennial Addition; thence along the South Line of Lot 1 Centennial Addition, North 86 degrees 11 minutes 03 seconds West 5.00 feet; thence departing said line, North 02 degrees 08 minutes 44 seconds East 238.78 feet; thence along the North Line of Lot 1, South 71 degrees 52 minutes 10 seconds East 5.20 feet to the Northeast Corner of Lot 1; thence along East Line of Lot 1; South 02 degrees 08 minutes 44 seconds West 237.50 feet to the point of beginning.

The above described easement contains 1,191 square feet, more or less.

**Temporary Utility Easement:**
Commencing at the Southeast Corner of Centennial Addition; thence along the South Line of Lot 1 Centennial Addition, North 86 degrees 11 minutes 03 seconds West 5.00 feet to the Point of Beginning; thence continuing along said line, North 86 degrees 11 minutes 03 seconds West 19.55 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 243.89 feet; thence along the North Line of Lot 1, South 71 degrees 52 minutes 10 seconds East 20.61 feet; thence departing said line, South 02 degrees 08 minutes 44 seconds West 238.78 feet to the point of beginning.

The above described easement contains 4,748 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30–2 and 20 CSR 2030–16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Tenth (10th) day of October, 2014.

Adam Teale
Missouri PLS. 2004001336

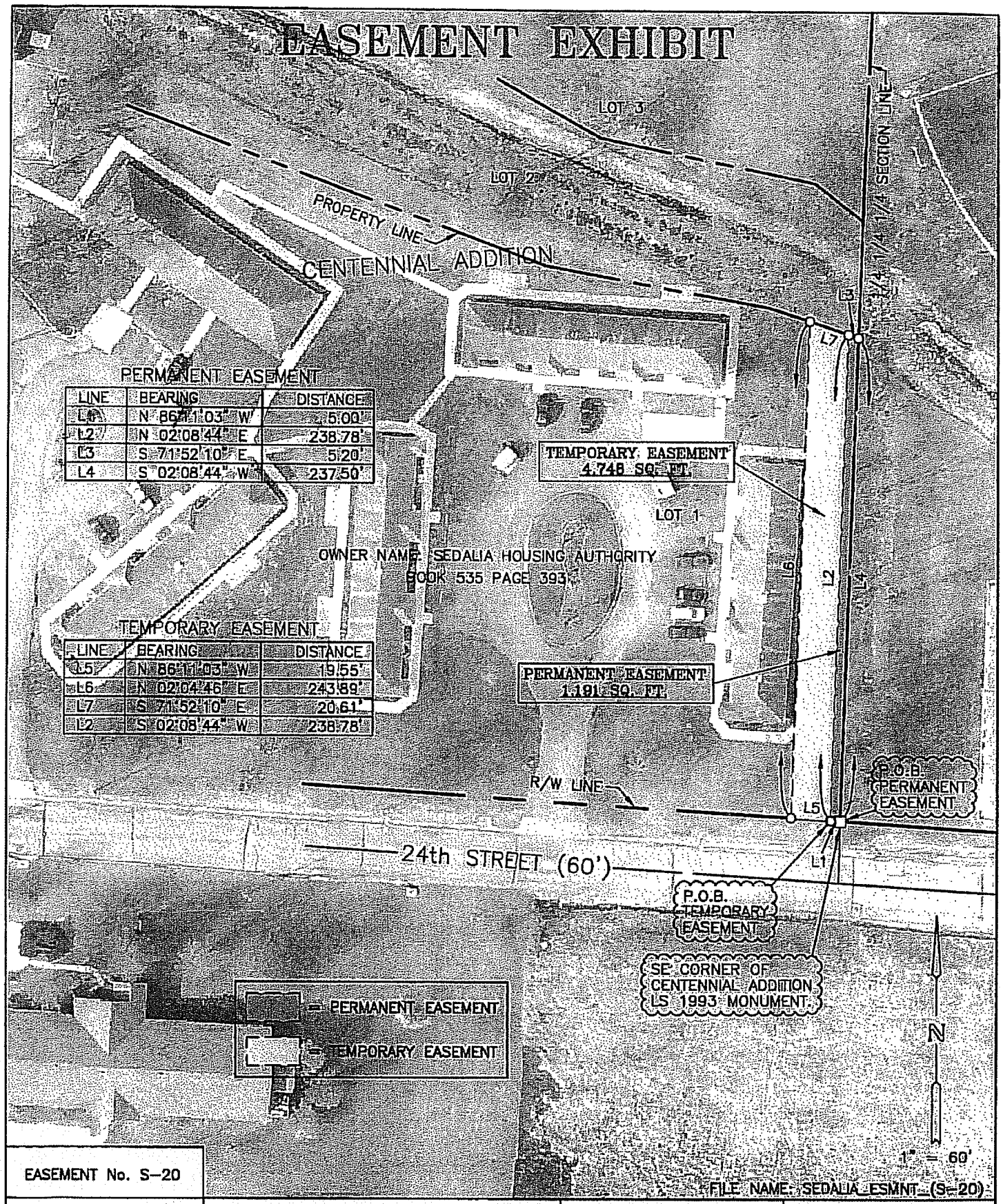
STATE OF MISSOURI
ADAM TEALE
NUMBER
PLS - 2004001336
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. S–20 | | | FILE NAME: SEDALIA_ESMNT_(S–20) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 10, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 86°11'03" W | 5.00' |
| L2 | N 02°08'44" E | 238.78' |
| L3 | S 71°52'10" E | 5.20' |
| L4 | S 02°08'44" W | 237.50' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 86°11'03" W | 19.55' |
| L6 | N 02°04'46" E | 243.89' |
| L7 | S 71°52'10" E | 20.61' |
| L2 | S 02°08'44" W | 238.78' |

EASEMENT No. S-20

FILE NAME: SEDALIA_ESMNT_(S-20)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: 11-4-2014, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Sedalia Housing Authority, a Missouri corporation whose mailing address is 500 Welch Court, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Sedalia Housing Authority, a Missouri corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Southeast Corner Centennial Addition; thence along East Line of Centennial Addition, North 02 degrees 08 minutes 44 seconds East 237.50 feet to the Point of Beginning; thence along the South Line of Lot 2 Centennial Addition, North 71 degrees 52 minutes 10 seconds West 5.20 feet; thence departing said line, North 02 degrees 08 minutes 44 seconds East 59.42 feet; thence along the North Line of Lot 2, South 53 degrees 08 minutes 20 seconds East 6.08 feet to the Northeast Corner of Lot 2; thence along the East Line of Lot 2, South 02 degrees 08 minutes 44 seconds West 57.39 feet to the point of beginning.

The above described easement contains 292 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Utility Easement:**
Commencing at the Southeast Corner Centennial Addition; thence along East Line of Centennial Addition, North 02 degrees 08 minutes 44 seconds East 237.50 feet; thence along the South Line of Lot 2 Centennial Addition, North 71 degrees 52 minutes 10 seconds West 5.20 feet to the Point of Beginning; thence continuing along said line, North 71 degrees 52 minutes 10 seconds West 20.61 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 67.53 feet; thence along the North Line of Lot 2, South 53 degrees 08 minutes 20 seconds East 24.20 feet; thence departing said line, South 02 degrees 08 minutes 44 seconds West 59.42 feet to the point of beginning.

The above described easement contains 1,260 square feet, more or less.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said grantees and unto their successors and assigns forever, the said grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims; and that said grantor will warrant and defend the title of the said premises unto the said grantees and unto their successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said grantor has caused these presents to be signed by its President and attested by its Secretary, and the corporate seal to be hereto attached, the day and year first above written.

**Sedalia Housing Authority**

**By:** _____
Doug Brown, Executive Director

ATTEST:

_____
Corporate Secretary

(CORPORATE SEAL)

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 4th day of November, 2014, before me appeared Doug Brown, to me personally known, who being by me duly sworn, did say that he is President of the **Sedalia Housing Authority**, a Missouri corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Sedalia, Missouri, the day and year last above written.

_____
Notary Public within and for
said County and State.

My Commission Expires: 08-20-2017

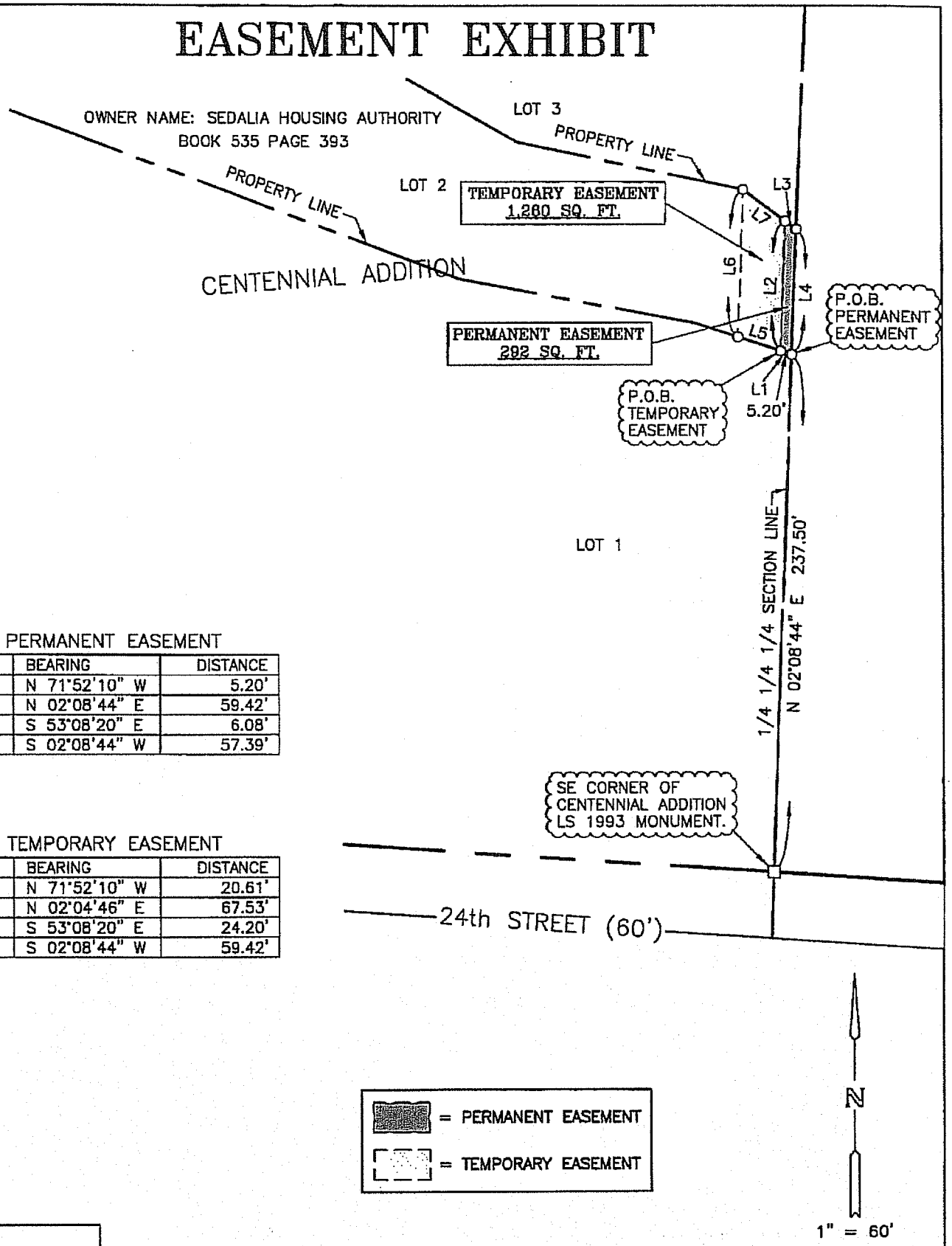
JILENE M. STREIT
Notary Public - Notary Seal
State of Missouri
Commissioned for Cooper County
My Commission Expires: August 20, 2017
Commission Number: 13516962



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 71°52'10" W | 5.20' |
| L2 | N 02°08'44" E | 59.42' |
| L3 | S 53°08'20" E | 6.08' |
| L4 | S 02°08'44" W | 57.39' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 71°52'10" W | 20.61' |
| L6 | N 02°04'46" E | 67.53' |
| L7 | S 53°08'20" E | 24.20' |
| L2 | S 02°08'44" W | 59.42' |

EASEMENT No. S-19

FILE NAME: SEDALIA_ESMNT_(S-19)

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-19 - Sedalia Housing Authority**

**Permanent Utility Easement:**
Commencing at the Southeast Corner Centennial Addition; thence along East Line of Centennial Addition, North 02 degrees 08 minutes 44 seconds East 237.50 feet to the Point of Beginning; thence along the South Line of Lot 2 Centennial Addition, North 71 degrees 52 minutes 10 seconds West 5.20 feet; thence departing said line, North 02 degrees 08 minutes 44 seconds East 59.42 feet; thence along the North Line of Lot 2, South 53 degrees 08 minutes 20 seconds East 6.08 feet to the Northeast Corner of Lot 2; thence along the East Line of Lot 2, South 02 degrees 08 minutes 44 seconds West 57.39 feet to the point of beginning.

The above described easement contains 292 square feet, more or less.

**Temporary Utility Easement:**
Commencing at the Southeast Corner Centennial Addition; thence along East Line of Centennial Addition, North 02 degrees 08 minutes 44 seconds East 237.50 feet; thence along the South Line of Lot 2 Centennial Addition, North 71 degrees 52 minutes 10 seconds West 5.20 feet to the Point of Beginning; thence continuing along said line, North 71 degrees 52 minutes 10 seconds West 20.61 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 67.53 feet; thence along the North Line of Lot 2, South 53 degrees 08 minutes 20 seconds East 24.20 feet; thence departing said line, South 02 degrees 08 minutes 44 seconds West 59.42 feet to the point of beginning.

The above described easement contains 1,260 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30–2 and 20 CSR 2030–16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Tenth (10th) day of October, 2014.

STATE OF MISSOURI
ADAM TEALE
NUMBER
PLS-2004001336
PROFESSIONAL LAND SURVEYOR

10-10-14

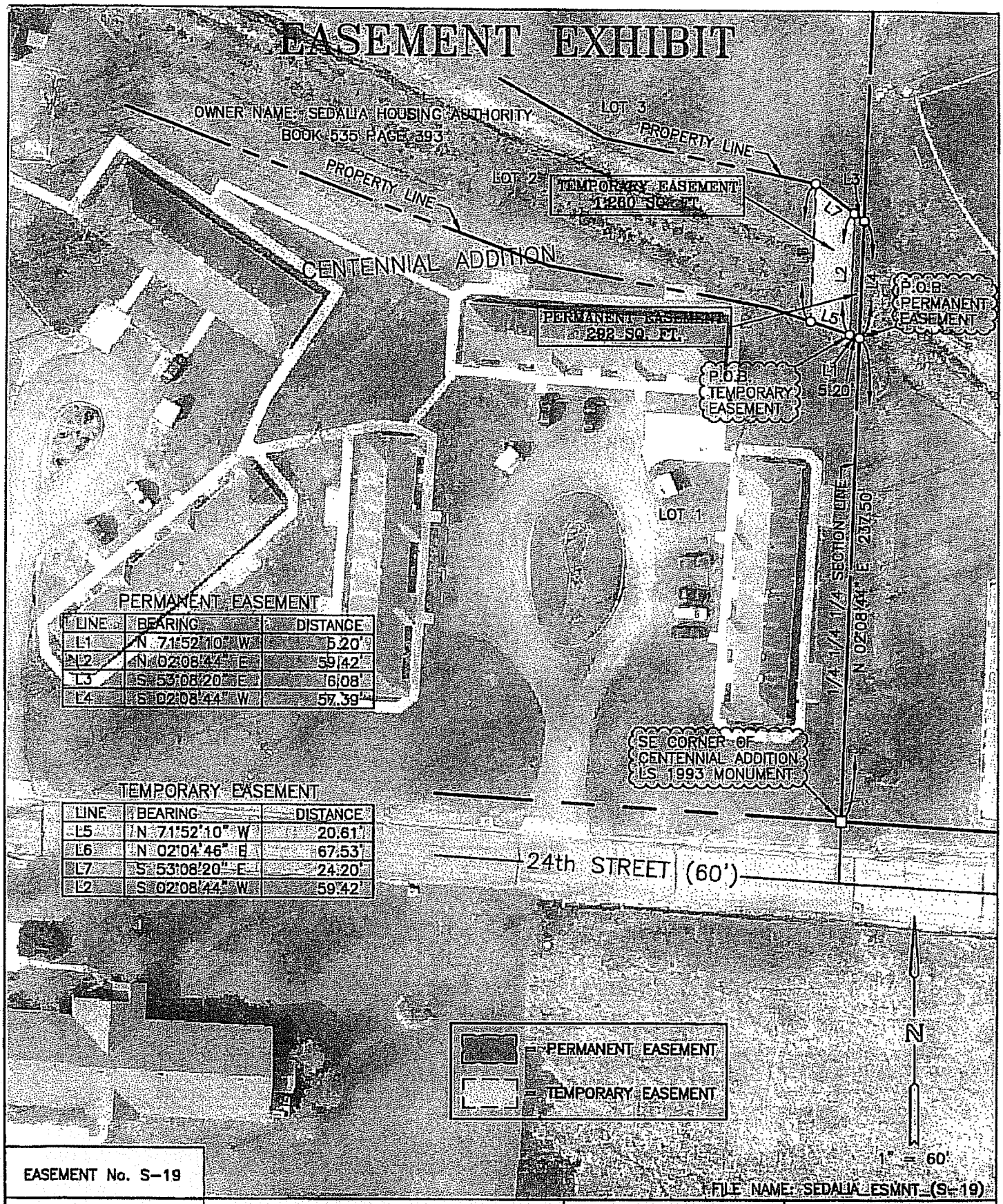
Adam Teale
Missouri P.L.S. 2004001336

| | | | |
|---|---|---|---|
| EASEMENT No. S–19 | | | FILE NAME: SEDALIA_ESMNT_(S–19) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>OCT. 10, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 71°52'10" W | 5.20' |
| L2 | N 02°08'44" E | 59.42' |
| L3 | S 53°08'20" E | 6.08' |
| L4 | S 02°08'44" W | 57.39' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | N 71°52'10" W | 20.61' |
| L6 | N 02°04'46" E | 67.53' |
| L7 | S 53°08'20" E | 24.20' |
| L2 | S 02°08'44" W | 59.42' |

EASEMENT No. S-19

SHEET No. 1 of 2

DATE: OCT. 10, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: 10/28, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Steven & Diane Bahner, two single persons, 812 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Steven & Diane Bahner, two single persons**, of the County of Pettis, in the State of Missouri, **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the intersection of the East right-of-way of Grand Street and the North line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 46 North, Range 21 West, Pettis County, Missouri; thence along the East right-of-way of Grand Street, South 02 degrees 06 minutes 49 seconds West, 226.89 feet; thence departing from said right-of-way South 83 degrees 24 minutes 04 seconds East, 266.44 feet to the Point of Beginning; thence South 83 degrees 24 minutes 04 seconds East, 3.29 feet; thence South 02 degrees 20 minutes 27 seconds West, 40.86 feet; thence South 88 degrees 01 minutes 44 seconds East, 6.93 feet; thence South 02 degrees 14 minutes 47 seconds West, 47.22 feet; thence South 02 degrees 09 minutes 12 seconds West, 68.95 feet; thence North 83 degrees 30 minutes 22 seconds West, 10.03 feet; thence North 02 degrees 09 minutes 12 seconds East, 156.50 feet to the Point of Beginning.

The above described easement contains 1,291 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the intersection of the East right-of-way of Grand Street and the North line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 46 North, Range 21 West, Pettis County, Missouri; thence along the East right-of-way of Grand Street, South 02 degrees 06 minutes 49 seconds West, 226.89 feet; thence departing from said line South 83 degrees 24 minutes 04 seconds East, 253.32 feet to the Point of Beginning; thence South 83 degrees 24 minutes 04 seconds East, 13.11 feet; thence South 02 degrees 09 minutes 12 seconds West, 156.50 feet; thence North 83 degrees 30 minutes 22 seconds West, 10.03 feet; thence North 02 degrees 09 minutes 12 seconds East, 150.39 feet; thence North 40 degrees 13 minutes 55 seconds West, 4.56 feet to the to the Point of Beginning.

The above described easement contains 1,570 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Steven & Diane Bahner, two single persons**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves**, **our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

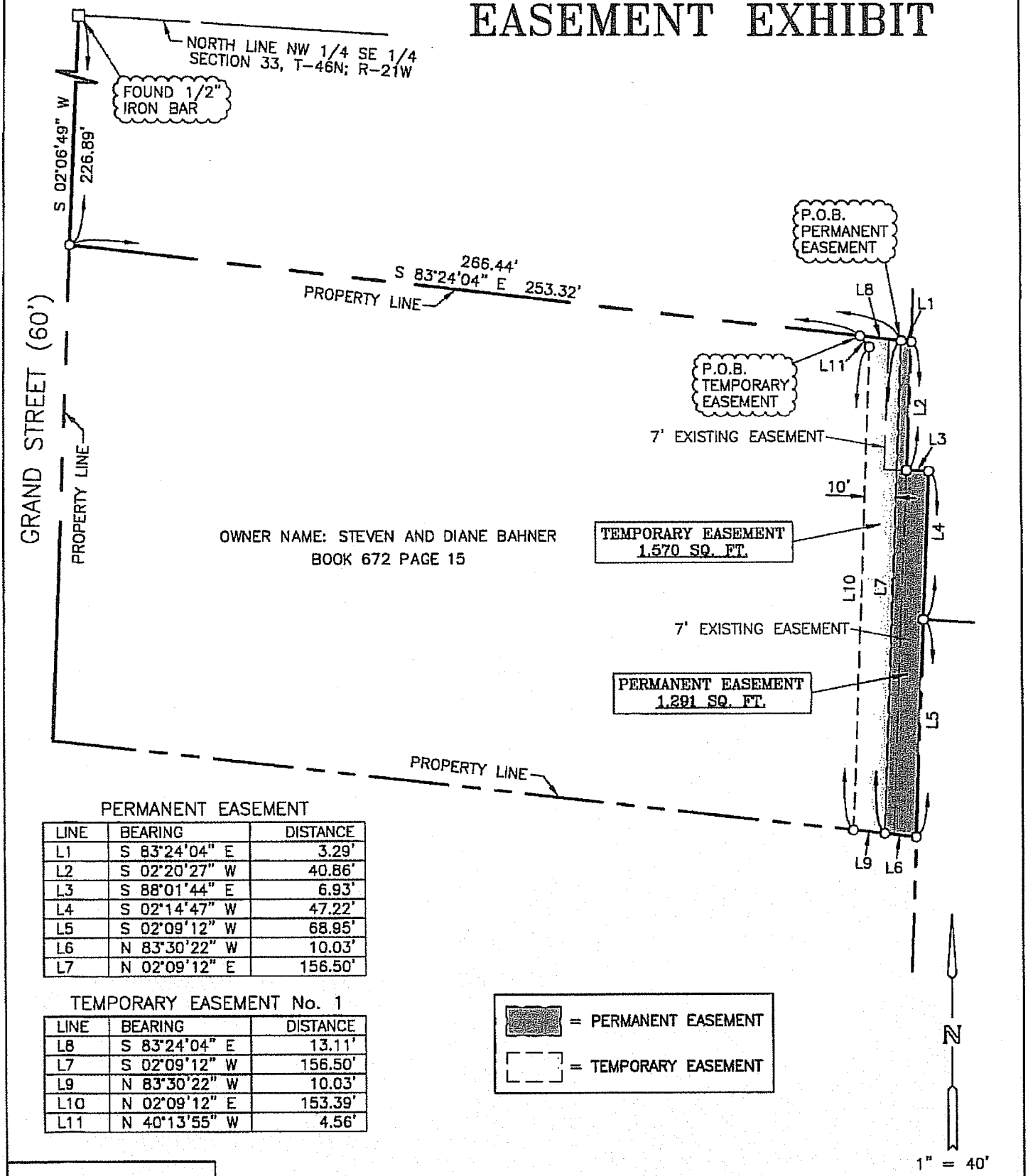
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 29 day of OCTOBER, 2014.



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 83°24'04" E | 3.29' |
| L2 | S 02°20'27" W | 40.86' |
| L3 | S 88°01'44" E | 6.93' |
| L4 | S 02°14'47" W | 47.22' |
| L5 | S 02°09'12" W | 68.95' |
| L6 | N 83°30'22" W | 10.03' |
| L7 | N 02°09'12" E | 156.50' |

TEMPORARY EASEMENT No. 1

| LINE | BEARING | DISTANCE |
|---|---|---|
| L8 | S 83°24'04" E | 13.11' |
| L7 | S 02°09'12" W | 156.50' |
| L9 | N 83°30'22" W | 10.03' |
| L10 | N 02°09'12" E | 153.39' |
| L11 | N 40°13'55" W | 4.56' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. N-22

FILE NAME: SEDALIA_ESMNT_(N-22)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7373
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | [illegible] | [illegible] |
| L2 | [illegible] 27" W | [illegible] |
| L3 | [illegible] | 8.93' |
| L4 | S 02°14'47" W | 47.22' |
| L5 | S 02°[illegible]12" W | 68.95' |
| L6 | N 83°30'22" W | 10.03' |
| L7 | 02°09'12" E | 156.50' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L8 | S 83°24'04" E | 13.11' |
| L7 | S 02°09'12" W | 156.50' |
| L9 | N 83°30'22" W | 10.03' |
| L10 | N 02°09'12" E | 153.39' |
| L11 | N 40°13'55" W | 4.56' |

EASEMENT No. N–22

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

FILE NAME: SEDALIA_ESMNT_(N–22)

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ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: Oct. 28, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Steven & Diane Bahner, two single persons, 812 N. Grand, Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Steven & Diane Bahner, two single persons**, of the County of Pettis, in the State of Missouri, **have** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the intersection of the East right-of-way of Grand Street and the North line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 46 North, Range 21 West, Pettis County, Missouri; thence along the East right-of-way of Grand Street, South 02 degrees 06 minutes 49 seconds West, 226.89 feet; thence departing from said right-of-way South 83 degrees 24 minutes 04 seconds East, 266.44 feet to the Point of Beginning; thence South 83 degrees 24 minutes 04 seconds East, 3.29 feet; thence South 02 degrees 20 minutes 27 seconds West, 40.86 feet; thence South 88 degrees 01 minutes 44 seconds East, 6.93 feet; thence South 02 degrees 14 minutes 47 seconds West, 47.22 feet; thence South 02 degrees 09 minutes 12 seconds West, 68.95 feet; thence North 83 degrees 30 minutes 22 seconds West, 10.03 feet; thence North 02 degrees 09 minutes 12 seconds East, 156.50 feet to the Point of Beginning.

The above described easement contains 1,291 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the intersection of the East right-of-way of Grand Street and the North line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 46 North, Range 21 West, Pettis County, Missouri; thence along the East right-of-way of Grand Street, South 02 degrees 06 minutes 49 seconds West, 226.89 feet; thence departing from said line South 83 degrees 24 minutes 04 seconds East, 253.32 feet to the Point of Beginning; thence South 83 degrees 24 minutes 04 seconds East, 13.11 feet; thence South 02 degrees 09 minutes 12 seconds West, 156.50 feet; thence North 83 degrees 30 minutes 22 seconds West, 10.03 feet; thence North 02 degrees 09 minutes 12 seconds East, 150.39 feet; thence North 40 degrees 13 minutes 55 seconds West, 4.56 feet to the to the Point of Beginning.

The above described easement contains 1,570 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **Steven & Diane Bahner, two single persons**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 28th day of October, 2014.



Pre-Council Agenda

Council Agenda

Diane Bahner (SEAL) _____ (SEAL)
**Diane Bahner**

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 28th day of October 2014, before me personally appeared ~~Steven &~~ **Diane Bahner, ~~two~~ single person~~s~~**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that ~~they~~ she executed the same as ~~their~~ her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

(SEAL)

Notary Public
My commission expires: April 7, 2017

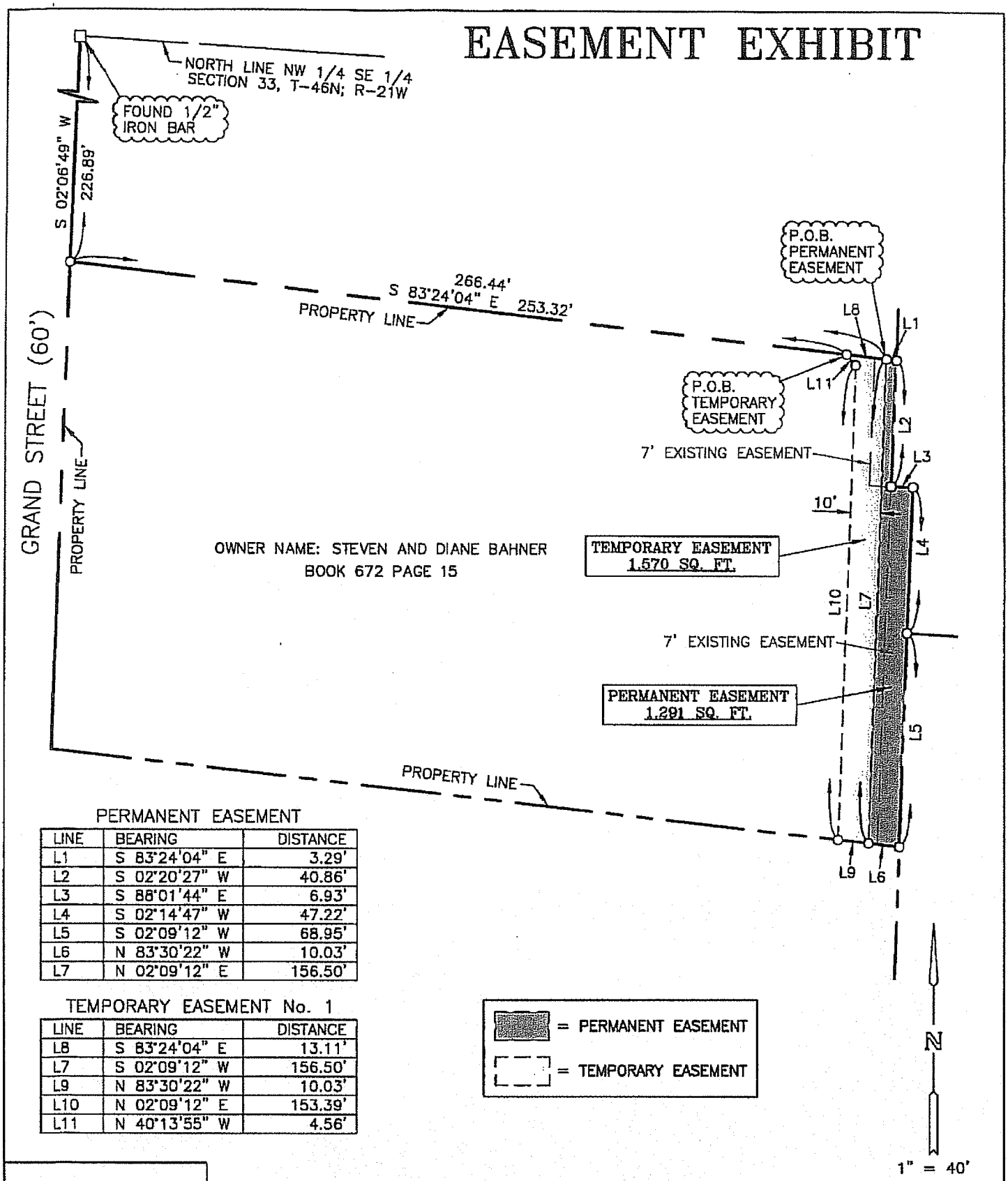
JASON S. MYERS
Notary Public-Notary Seal
State of Missouri, Pettis County
Commission # 13480429
My Commission Expires Apr 7, 2017



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 83°24'04" E | 3.29' |
| L2 | S 02°20'27" W | 40.86' |
| L3 | S 88°01'44" E | 6.93' |
| L4 | S 02°14'47" W | 47.22' |
| L5 | S 02°09'12" W | 68.95' |
| L6 | N 83°30'22" W | 10.03' |
| L7 | N 02°09'12" E | 156.50' |

TEMPORARY EASEMENT No. 1

| LINE | BEARING | DISTANCE |
|---|---|---|
| L8 | S 83°24'04" E | 13.11' |
| L7 | S 02°09'12" W | 156.50' |
| L9 | N 83°30'22" W | 10.03' |
| L10 | N 02°09'12" E | 153.39' |
| L11 | N 40°13'55" W | 4.56' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

EASEMENT No. N-22

FILE NAME: SEDALIA_ESMNT_(N-22)

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | [illegible] | [illegible] |
| L2 | [illegible] 27" W | [illegible] |
| L3 | S [illegible] 44" E | 6.33' |
| L4 | S 02°14'47" W | 47.22' |
| L5 | S 02°[illegible]12" W | 68.95' |
| L6 | N 83°30'22" W | 10.03' |
| L7 | N 02°09'12" E | 156.50' |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L8 | S 83°24'04" E | 13.11' |
| L7 | S 02°09'12" W | 156.50' |
| L9 | N 83°30'22" W | 10.03' |
| L10 | N 02°09'12" E | 153.39' |
| L11 | N 40°13'55" W | 4.56' |

EASEMENT No. N-22

SHEET No. 1 of 2

DATE: SEPT. 26, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

FILE NAME: SEDALIA_ESMNT_(N-22)

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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ph. (816) 233-7900 fax (816) 233-4952

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: Nov. 6, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **Addison Williams, Jr., a single person, 1520 Rosevalley Dr., Jefferson City, Missouri 65101**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **Addison Williams, Jr.**, a single person, of the County of Cole, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **him** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 22 of the Original Plat of Sedalia; thence along the North line of said Block, North 76 degrees 58 minutes 47 seconds West, 265.58 feet to the Point of Beginning; thence departing from said line South 04 degrees 22 minutes 39 seconds West, 71.17 feet; thence South 12 degrees 55 minutes 46 seconds West, 82.34 feet to the Easterly right-of-way of Ohio Avenue (State Highway 765); thence along said right-of-way 155.03 feet by arc distance along a curve to the Left having a radius of 931.95 feet and a chord bearing of North 03 degrees 27 minutes 09 seconds East, and a chord distance of 154.85 feet to the North line of said Block 22; thence along said line South 76 degrees 58 minutes 47 seconds East, 14.91 feet to the Point of Beginning.

The above described easement contains 1,242 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement:**
Commencing at the Northeast corner of Block 22 of the Original Plat of Sedalia; thence along the North line of said block, North 76 degrees 58 minutes 47 seconds West, 265.58 feet to the Point of Beginning; thence along the North line of said Block 22, South 76 degrees 58 minutes 47 seconds East, 10.58 feet; thence departing from said line South 12 degrees 55 minutes 46 seconds West, 70.36 feet; thence North 04 degrees 22 minutes 39 seconds East, 71.17 feet to the Point of Beginning.

The above described easement contains 372 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever I the said **Addison Williams Jr., a single person,** hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns,** for **myself, my** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 6 day of November, 2014.

Addison M Williams Jr. (SEAL) _____ (SEAL)
**Addison Williams Jr.**

STATE OF MISSOURI )
) ss.
COUNTY OF COLE )

On this 6 day of November 2014, before me personally appeared **Addison Williams Jr., a single person,** to me known to be the person described in and who executed the foregoing instrument and acknowledged 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 at my office in said county the day and year first above written.

(SEAL)

HANNAH MYERS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
My Commission Expires: Sep. 25, 2017
Commission # 13530805

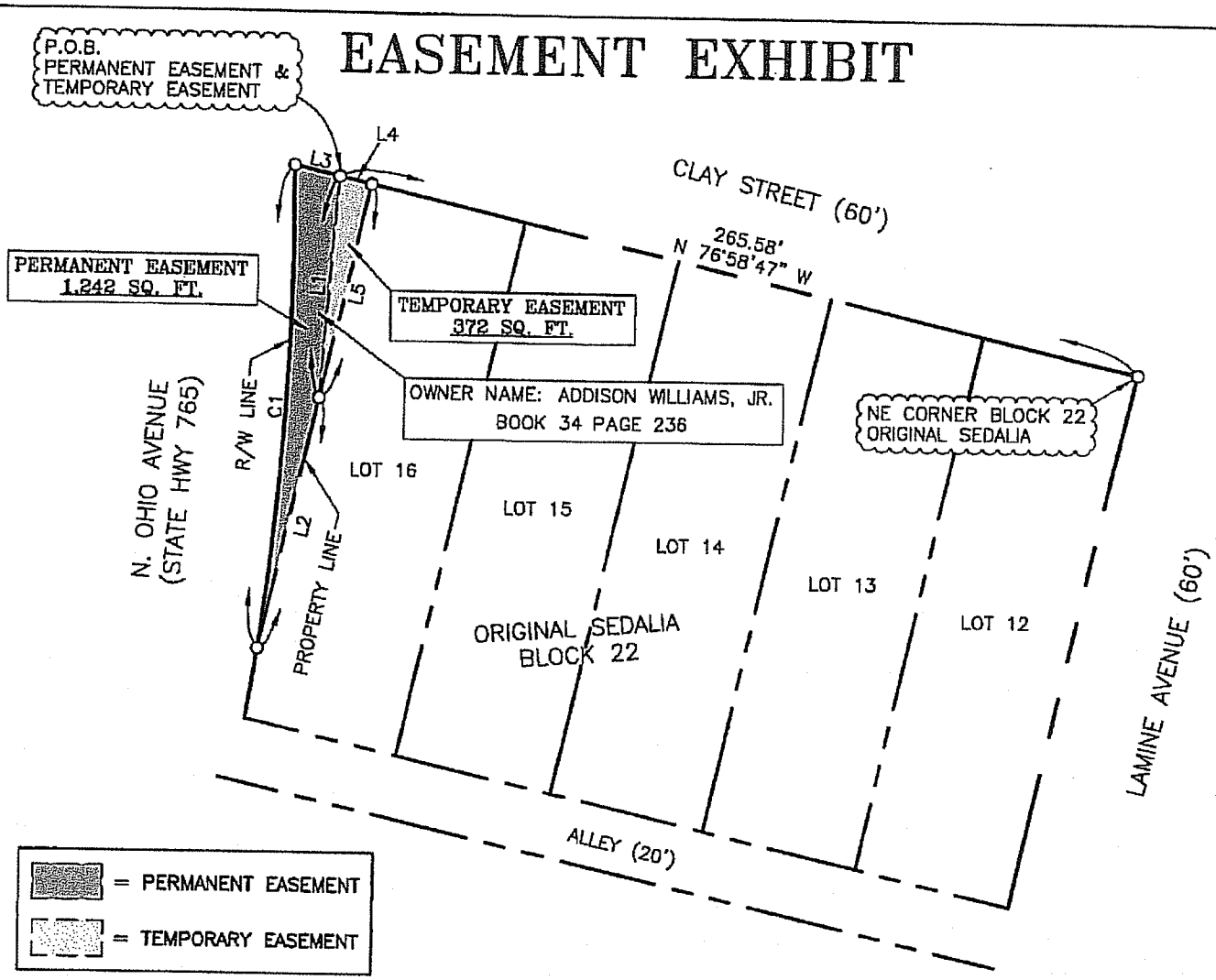
Hannah Myers
Notary Public
My commission expires: 09/25/2017



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 04°22'39" W | 71.17' |
| L2 | S 12°55'46" W | 82.34' |
| L3 | S 76°58'47" E | 14.91' |

CURVE TABLE – PERMANENT EASEMENT

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 931.95' | 155.03' | 154.85' | N 03°27'09" E | 9°31'53" |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L4 | S 76°58'47" E | 10.58' |
| L5 | S 12°55'46" W | 70.36' |
| L1 | N 04°22'39" E | 71.17' |

N

1" = 50'

EASEMENT No. N–15

SHEET No. 1 of 2

DATE: SEPT. 25, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

FILE NAME: SEDALIA_ESMNT_(N–15)

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
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4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-1852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-15 - Addison Williams, Jr.**

**Permanent Utility Easement:**
Commencing at the Northeast corner of Block 22 of the Original Plat of Sedalia; thence along the North line of said Block, North 76 degrees 58 minutes 47 seconds West, 265.58 feet to the Point of Beginning; thence departing from said line South 04 degrees 22 minutes 39 seconds West, 71.17 feet; thence South 12 degrees 55 minutes 46 seconds West, 82.34 feet to the Easterly right-of-way of Ohio Avenue (State Highway 765); thence along said right-of-way 155.03 feet by arc distance along a curve to the Left having a radius of 931.95 feet and a chord bearing of North 03 degrees 27 minutes 09 seconds East, and a chord distance of 154.85 feet to the North line of said Block 22; thence along said line South 76 degrees 58 minutes 47 seconds East, 14.91 feet to the Point of Beginning.

The above described easement contains 1,242 square feet, more or less.

**Temporary Easement:**
Commencing at the Northeast corner of Block 22 of the Original Plat of Sedalia; thence along the North line of said block, North 76 degrees 58 minutes 47 seconds West, 265.58 feet to the Point of Beginning; thence along the North line of said Block 22, South 76 degrees 58 minutes 47 seconds East, 10.58 feet; thence departing from said line South 12 degrees 55 minutes 46 seconds West, 70.36 feet; thence North 04 degrees 22 minutes 39 seconds East, 71.17 feet to the Point of Beginning.

The above described easement contains 372 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Twenty-fifth (25th) day of September, 2014.

R. Curtis McAdams 09/25/14
R. Curtis McAdams
Missouri P.L.S. 2005019225

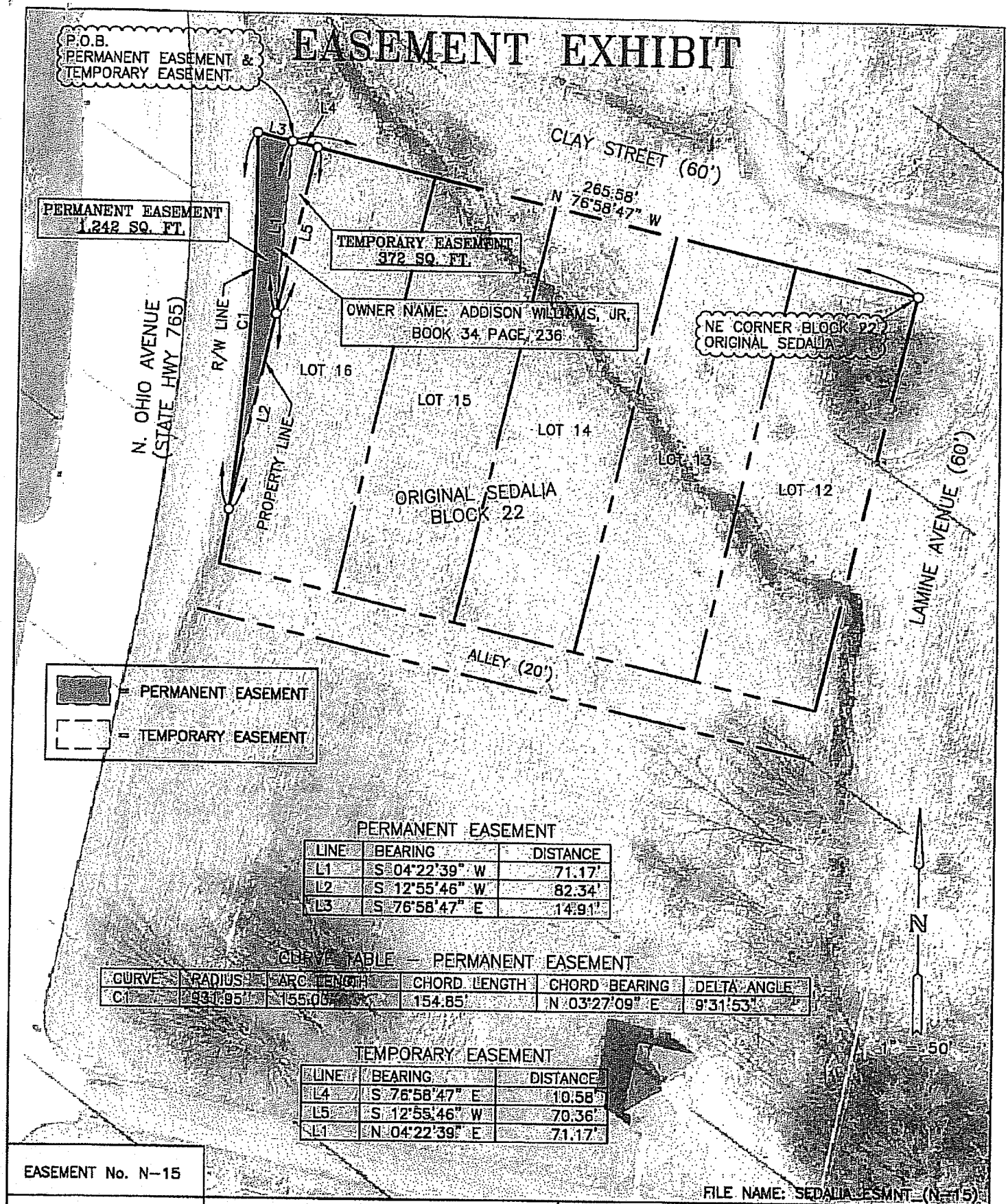
STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. N-15 | | | FILE NAME: SEDALIA_ESMNT_(N-15) |
| SHEET No. 2 of 2 | PREPARED FOR: OLSSON ASSOCIATES NORTH BASIN – EASEMENTS SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING Midland Surveying, Inc. Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS 501 North Market, Maryville, MO 64468 ph. (660) 582-8633 fax (660) 582-7173 4784 Frederick Blvd, St. Joseph, MO 64506 ph. (816) 233-7900 fax (816) 233-4852 |
| DATE: SEPT. 25, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 04°22'39" W | 71.17' |
| L2 | S 12°55'46" W | 82.34' |
| L3 | S 76°58'47" E | 14.91' |

CURVE TABLE – PERMANENT EASEMENT

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 931.95' | 155.05' | 154.85' | N 03°27'09" E | 9°31'53" |

TEMPORARY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L4 | S 76°58'47" E | 10.58' |
| L5 | S 12°55'46" W | 70.36' |
| L1 | N 04°22'39" E | 71.17' |

EASEMENT No. N–15

SHEET No. 1 of 2

DATE: SEPT. 25, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
301 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE NAME: SEDALIA_ESMNT_(N-15)

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: November 6, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **TDP Properties, LLC, a Missouri corporation whose mailing address is 1645 Willow Dr., Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **TDP Properties, LLC, a Missouri corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of Grand Street, South 13 degrees 37 minutes 35 seconds East, 160.55 feet; thence departing from said centerline North 87 degrees 50 minutes 16 seconds West, 290.00 feet; thence South 02 degrees 12 minutes 05 seconds West, 74.38 feet to the Point of Beginning; thence South 57 degrees 18 minutes 09 seconds East, 228.51 feet; thence South 77 degrees 32 minutes 55 seconds East, 88.19 feet to the West right-of-way of Grand Street; thence along said right-of-way South 02 degrees 42 minutes 43 seconds West, 30.44 feet; thence departing from said right-of-way North 77 degrees 32 minutes 55 seconds West, 84.25 feet; thence North 57 degrees 18 minutes 09 seconds West, 232.70 feet; thence North 02 degrees 12 minutes 05 seconds East, 29.01 feet to the Point of Beginning.

The above described easement contains 8,352 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement No. 1:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of Grand Street, South 13 degrees 37 minutes 35 seconds East, 160.55 feet; thence departing from said centerline North 87 degrees 50 minutes 16 seconds West, 290.00 feet; thence South 02 degrees 12 minutes 05 seconds West, 103.39 feet to the Point of Beginning; thence South 57 degrees 18 minutes 09 seconds East, 232.70 feet; thence South 77 degrees 32 minutes 55 seconds East, 84.25 feet to the West right-of-way of Grand Street; thence along said right-of-way South 02 degrees 37 minutes 38 seconds West, 15.22 feet; thence departing from said right-of-way North 77 degrees 32 minutes 55 seconds West, 82.30 feet; thence North 57 degrees 18 minutes 09 seconds West, 234.79 feet; thence North 02 degrees 12 minutes 05 seconds East, 14.51 feet to the Point of Beginning.

The above described easement contains 4,171 square feet, more or less.

**Temporary Easement No.2:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of Grand Street, South 13 degrees 37 minutes 35 seconds East, 160.55 feet; thence departing from said centerline North 87 degrees 50 minutes 16 seconds West, 290.00 feet; thence South 02 degrees 12 minutes 05 seconds West, 59.87 feet to the Point of Beginning; thence South 57 degrees 18 minutes 09 seconds East, 226.42 feet; thence South 77 degrees 32 minutes 55 seconds East, 90.21 feet to the West right-of-way of Grand Street; thence along said right-of-way South 02 degrees 52 minutes 37 seconds West, 15.21 feet;

thence departing from said right-of-way North 77 degrees 32 minutes 55 seconds West, 88.19 feet; thence North 57 degrees 18 minutes 09 seconds West, 228.51 feet; thence North 02 degrees 12 minutes 05 seconds East, 14.51 feet to the Point of Beginning.

The above described easement contains 4,181 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **TDP Properties, LLC, a Missouri corporation**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves, our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 6th day of November, 2014.

TDP Properties LLC (SEAL) _____ (SEAL)
**TDP Properties, LLC**

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 6th day of November 2014, before me personally appeared **TDP Properties, LLC, a Missouri corporation**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

KAY L. WESSING

Kay L. Wessing
Notary Public
My commission expires: May 25, 2017

(SEAL)

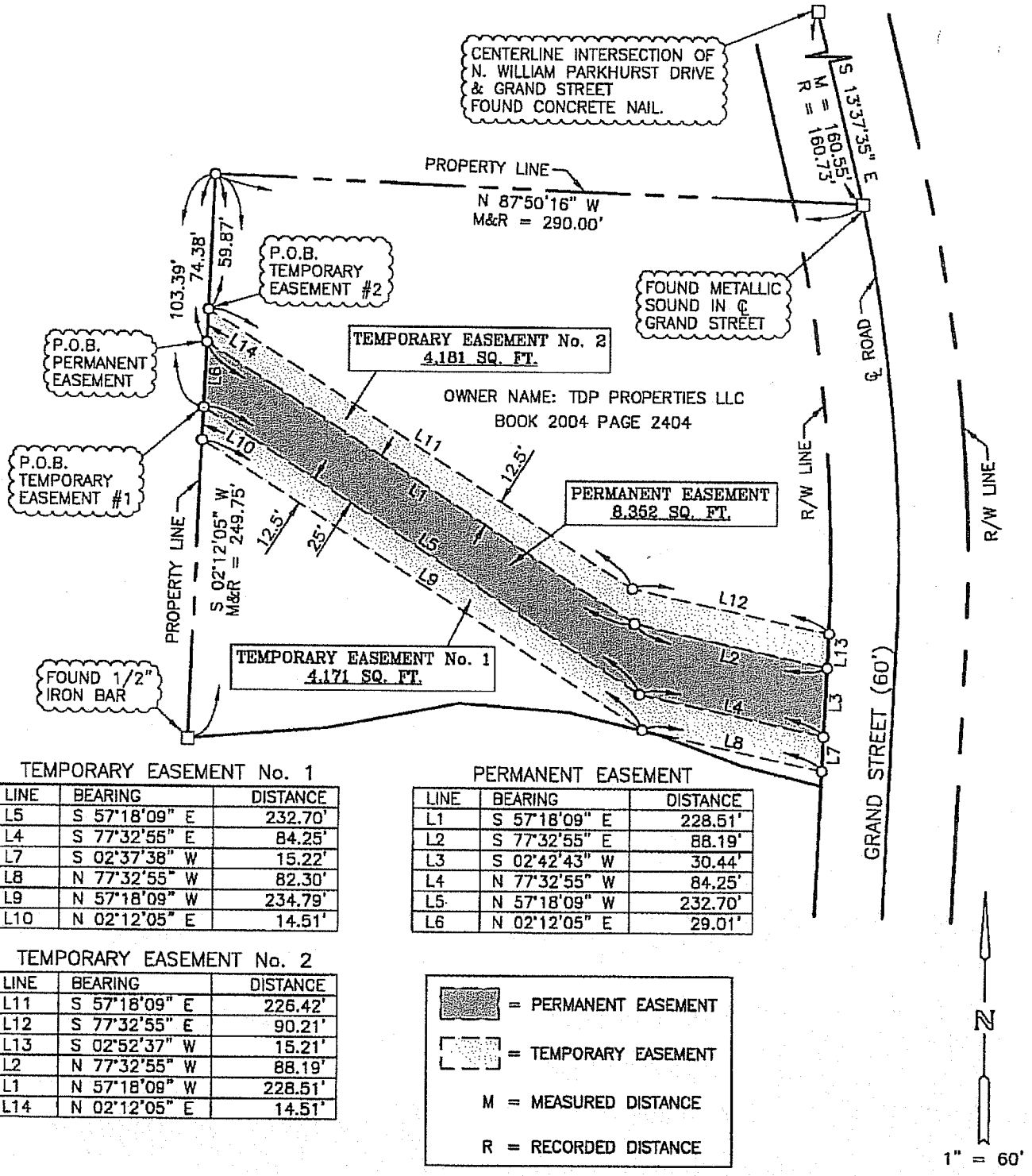
KAY L WESSING
My Commission Expires 5/25/2017
NOTARY PUBLIC
NOTARY SEAL
Commission # 13539592
Cooper County
STATE OF MISSOURI



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




TEMPORARY EASEMENT No. 1

| LINE | BEARING | DISTANCE |
|---|---|---|
| L5 | S 57°18'09" E | 232.70' |
| L4 | S 77°32'55" E | 84.25' |
| L7 | S 02°37'38" W | 15.22' |
| L8 | N 77°32'55" W | 82.30' |
| L9 | N 57°18'09" W | 234.79' |
| L10 | N 02°12'05" E | 14.51' |

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 57°18'09" E | 228.51' |
| L2 | S 77°32'55" E | 88.19' |
| L3 | S 02°42'43" W | 30.44' |
| L4 | N 77°32'55" W | 84.25' |
| L5 | N 57°18'09" W | 232.70' |
| L6 | N 02°12'05" E | 29.01' |

TEMPORARY EASEMENT No. 2

| LINE | BEARING | DISTANCE |
|---|---|---|
| L11 | S 57°18'09" E | 226.42' |
| L12 | S 77°32'55" E | 90.21' |
| L13 | S 02°52'37" W | 15.21' |
| L2 | N 77°32'55" W | 88.19' |
| L1 | N 57°18'09" W | 228.51' |
| L14 | N 02°12'05" E | 14.51' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

M = MEASURED DISTANCE

R = RECORDED DISTANCE

EASEMENT No. N-8

FILE NAME: SEDALIA_ESMNT_(N-8)

SHEET No. 1 of 2

DATE: SEPT. 19, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. N-8 - TDP Properties LLC**

**Permanent Utility Easement:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of Grand Street, South 13 degrees 37 minutes 35 seconds East, 160.55 feet; thence departing from said centerline North 87 degrees 50 minutes 16 seconds West, 290.00 feet; thence South 02 degrees 12 minutes 05 seconds West, 74.38 feet to the Point of Beginning; thence South 57 degrees 18 minutes 09 seconds East, 228.51 feet; thence South 77 degrees 32 minutes 55 seconds East, 88.19 feet to the West right-of-way of Grand Street; thence along said right-of-way South 02 degrees 42 minutes 43 seconds West, 30.44 feet; thence departing from said right-of-way North 77 degrees 32 minutes 55 seconds West, 84.25 feet; thence North 57 degrees 18 minutes 09 seconds West, 232.70 feet; thence North 02 degrees 12 minutes 05 seconds East, 29.01 feet to the Point of Beginning.

The above described easement contains 8,352 square feet, more or less.

**Temporary Easement No. 1:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of Grand Street, South 13 degrees 37 minutes 35 seconds East, 160.55 feet; thence departing from said centerline North 87 degrees 50 minutes 16 seconds West, 290.00 feet; thence South 02 degrees 12 minutes 05 seconds West, 103.39 feet to the Point of Beginning; thence South 57 degrees 18 minutes 09 seconds East, 232.70 feet; thence South 77 degrees 32 minutes 55 seconds East, 84.25 feet to the West right-of-way of Grand Street; thence along said right-of-way South 02 degrees 37 minutes 38 seconds West, 15.22 feet; thence departing from said right-of-way North 77 degrees 32 minutes 55 seconds West, 82.30 feet; thence North 57 degrees 18 minutes 09 seconds West, 234.79 feet; thence North 02 degrees 12 minutes 05 seconds East, 14.51 feet to the Point of Beginning.

The above described easement contains 4,171 square feet, more or less.

**Temporary Easement No.2:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of Grand Street, South 13 degrees 37 minutes 35 seconds East, 160.55 feet; thence departing from said centerline North 87 degrees 50 minutes 16 seconds West, 290.00 feet; thence South 02 degrees 12 minutes 05 seconds West, 59.87 feet to the Point of Beginning; thence South 57 degrees 18 minutes 09 seconds East, 226.42 feet; thence South 77 degrees 32 minutes 55 seconds East, 90.21 feet to the West right-of-way of Grand Street; thence along said right-of-way South 02 degrees 52 minutes 37 seconds West, 15.21 feet; thence departing from said right-of-way North 77 degrees 32 minutes 55 seconds West, 88.19 feet; thence North 57 degrees 18 minutes 09 seconds West, 228.51 feet; thence North 02 degrees 12 minutes 05 seconds East, 14.51 feet to the Point of Beginning.

The above described easement contains 4,181 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Nineteenth (19th) day of September, 2014.

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

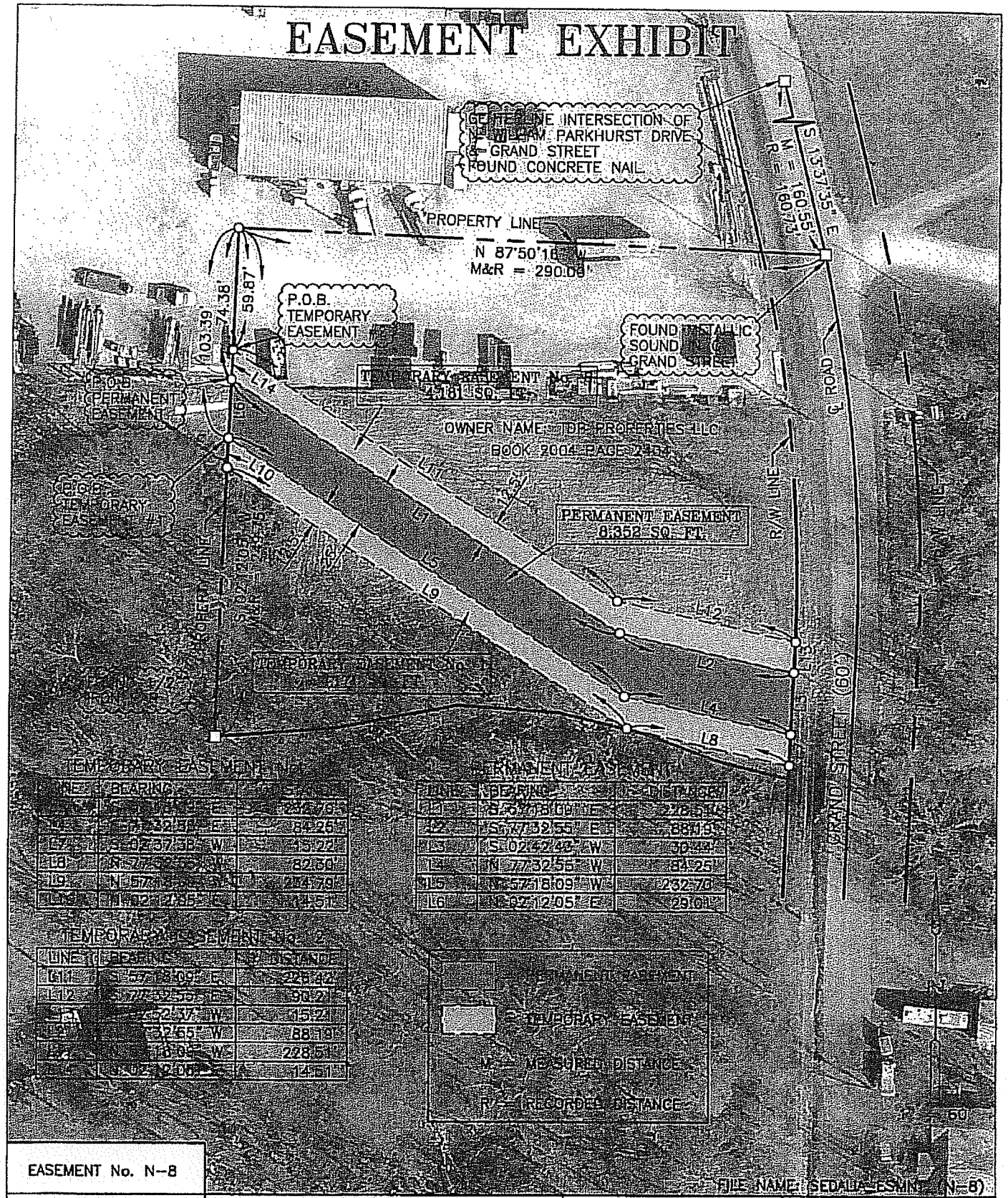
09/19/14
R. Curtis McAdams
Missouri P.L.S. 2005019225

| | | |
|---|---|---|
| EASEMENT No. N-8 | | FILE NAME: SEDALIA_ESMNT_(N-8) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 |
| DATE:<br>SEPT. 19, 2014 | | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




TEMPORARY EASEMENT No. 1

| LINE # | BEARING | DISTANCE |
|---|---|---|
| L1 | S 57°18'09" E | 232.76' |
| L2 | N 77°32'55" E | 84.25' |
| L3 | S 02°37'38" W | 15.22' |
| L4 | N 77°32'55" W | 82.50' |
| L5 | N 57°18'09" W | 254.79' |
| L6 | N 02°12'05" E | 14.51' |

PERMANENT EASEMENT

| LINE # | BEARING | DISTANCE |
|---|---|---|
| L7 | S 57°18'09" E | 228.51' |
| L8 | S 77°32'55" E | 88.19' |
| L9 | S 02°42'43" W | 30.48' |
| L10 | N 77°32'55" W | 84.25' |
| L11 | N 57°18'09" W | 232.76' |
| L12 | N 02°12'05" E | 29.04' |

TEMPORARY EASEMENT No. 2

| LINE # | BEARING | DISTANCE |
|---|---|---|
| L13 | S 57°18'09" E | 228.42' |
| L14 | S 77°32'55" E | 90.21' |
| L15 | S 02°37'38" W | 15.22' |
| L16 | N 77°32'55" W | 88.19' |
| L17 | N 57°18'09" W | 228.51' |
| L18 | N 02°12'05" E | 14.51' |

| | |
|---|---|
| EASEMENT No. N-8 | |
| SHEET No. 1 of 2 | PREPARED FOR: OLSSON ASSOCIATES NORTH BASIN – EASEMENTS SEDALIA, PETTIS COUNTY, MISSOURI |
| DATE: SEPT. 19, 2014 | |

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: November 6, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **TDP Properties, LLC, a Missouri corporation whose mailing address is 1645 Willow Dr., Sedalia, Missouri 65301**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **TDP Properties, LLC, a Missouri corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

> A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

Council Agenda

**Permanent Utility Easement:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of North William Parkhurst Drive, North 87 degrees 52 minutes 28 seconds West, 597.89 feet; thence departing from said centerline South 02 degrees 12 minutes 05 seconds West, 30.00 feet to the Point of Beginning; thence along the South right-of-way of North William Parkhurst Drive, South 87 degrees 52 minutes 28 seconds East, 15.53 feet; thence departing from said right-of-way South 57 degrees 14 minutes 54 seconds East, 260.89 feet; thence South 57 degrees 18 minutes 09 seconds East, 129.37 feet; thence South 02 degrees 12 minutes 05 seconds West, 29.01 feet; thence North 57 degrees 18 minutes 09 seconds West, 144.11 feet; thence North 57 degrees 14 minutes 54 seconds West, 264.18 feet; thence North 02 degrees 12 minutes 05 seconds East, 19.84 feet to the Point of Beginning.

The above described easement contains 10,136 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Easement No. 1:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of North William Parkhurst Drive, North 87 degrees 52 minutes 28 seconds West, 597.89 feet; thence departing from said centerline South 02 degrees 12 minutes 05 seconds West, 49.84 feet to the Point of Beginning; thence South 57 degrees 14 minutes 54 seconds East, 264.18 feet; thence South 57 degrees 18 minutes 09 seconds East, 144.11 feet; thence South 02 degrees 12 minutes 05 seconds West, 14.51 feet; thence North 57 degrees 18 minutes 09 seconds West, 151.48 feet; thence North 57 degrees 14 minutes 54 seconds West, 256.81 feet; thence North 02 degrees 12 minutes 05 seconds East, 14.51 feet to the Point of Beginning.

The above described temporary easement contains 5,104 square feet, more or less.

**Temporary Easement No. 2:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of North William Parkhurst Drive, North 87 degrees 52 minutes 28 seconds West, 557.82 feet; thence departing from said centerline South 02 degrees 12 minutes 05 seconds West, 30.00 feet to the Point of Beginning, said point being on the Southerly right-of-way of North William Parkhurst Drive; thence departing from said right-of-way South 57 degrees 14 minutes 54 seconds East, 239.77 feet; thence South 57 degrees 18 minutes 09 seconds East, 122.00 feet; thence South 02 degrees 12 minutes 05 seconds West, 14.51 feet; thence North 57 degrees 18 minutes 09 seconds West, 129.37 feet; thence North 57 degrees 14

minutes 54 seconds West, 260.89 feet to the South right-of-way of North William Parkhurst Drive; thence along said right-of-way South 87 degrees 52 minutes 28 seconds East, 24.54 feet to the Point of Beginning.

The above described temporary easement contains 4,700 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **TDP Properties, LLC, a Missouri corporation**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **ourselves**, **our** heirs, executors and administrators to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seals this 6th day of November, 2014.

TDP Properties LLC (SEAL) _____ (SEAL)
**TDP Properties, LLC**

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this 6th day of November 2014, before me personally appeared **TDP Properties, LLC, a Missouri corporation**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

KAY L. WESSING

Kay L. Wessing
Notary Public
My commission expires: May 25, 2017

(SEAL)

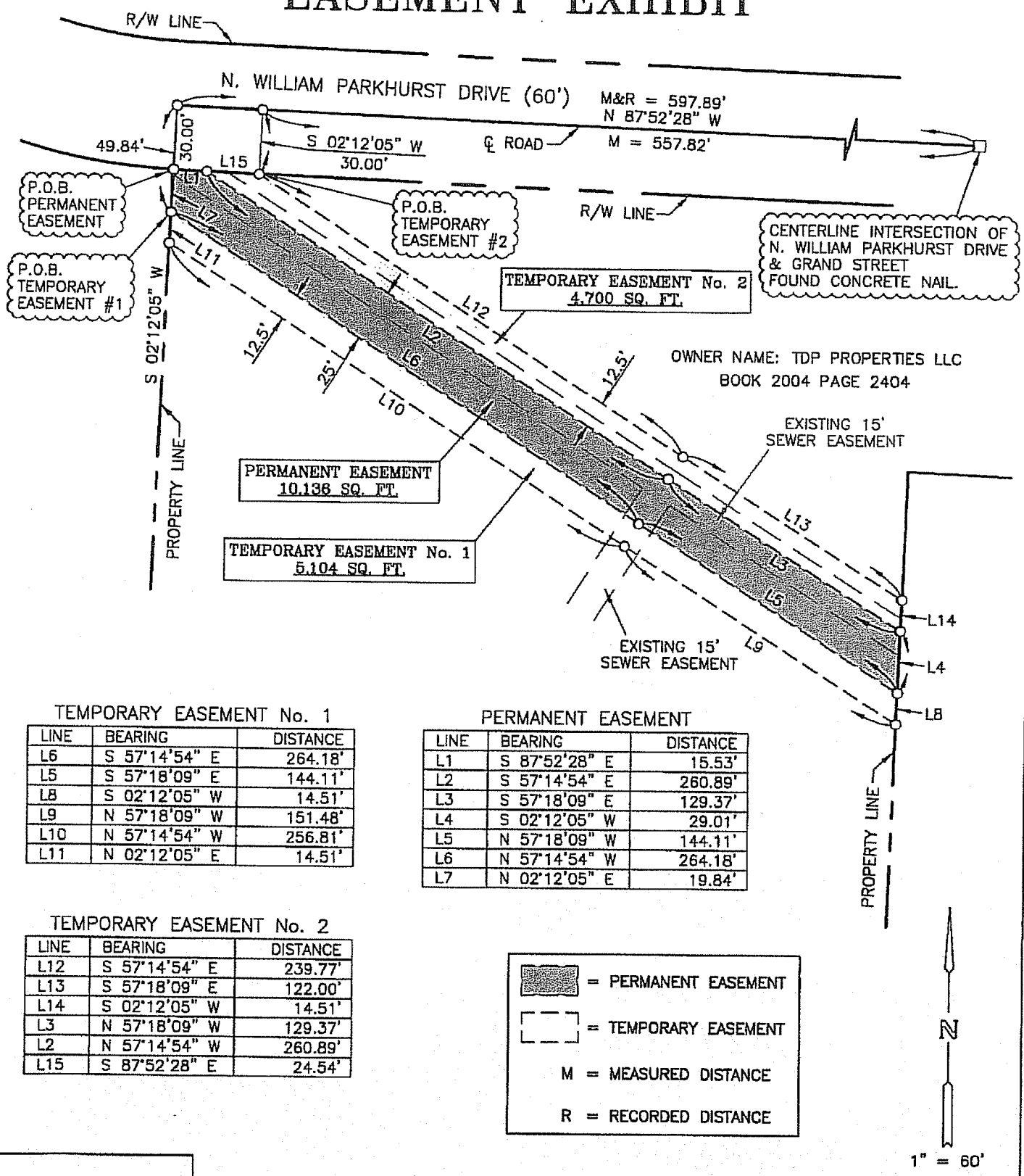
KAY L. WESSING
My Commission Expires 5/25/2017
NOTARY PUBLIC
NOTARY SEAL
Commission # 13539592
Cooper County
STATE OF MISSOURI



Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




TEMPORARY EASEMENT No. 1

| LINE | BEARING | DISTANCE |
|---|---|---|
| L6 | S 57°14'54" E | 264.18' |
| L5 | S 57°18'09" E | 144.11' |
| L8 | S 02°12'05" W | 14.51' |
| L9 | N 57°18'09" W | 151.48' |
| L10 | N 57°14'54" W | 256.81' |
| L11 | N 02°12'05" E | 14.51' |

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 87°52'28" E | 15.53' |
| L2 | S 57°14'54" E | 260.89' |
| L3 | S 57°18'09" E | 129.37' |
| L4 | S 02°12'05" W | 29.01' |
| L5 | N 57°18'09" W | 144.11' |
| L6 | N 57°14'54" W | 264.18' |
| L7 | N 02°12'05" E | 19.84' |

TEMPORARY EASEMENT No. 2

| LINE | BEARING | DISTANCE |
|---|---|---|
| L12 | S 57°14'54" E | 239.77' |
| L13 | S 57°18'09" E | 122.00' |
| L14 | S 02°12'05" W | 14.51' |
| L3 | N 57°18'09" W | 129.37' |
| L2 | N 57°14'54" W | 260.89' |
| L15 | S 87°52'28" E | 24.54' |

= PERMANENT EASEMENT

= TEMPORARY EASEMENT

M = MEASURED DISTANCE

R = RECORDED DISTANCE

EASEMENT No. N-7

FILE NAME: SEDALIA_ESMNT_(N-7)

SHEET No. 1 of 2

DATE: SEPT. 19, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI


MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
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Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

## EASEMENT NO. N-7 - TDP Properties LLC

**Permanent Utility Easement:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of North William Parkhurst Drive, North 87 degrees 52 minutes 28 seconds West, 597.89 feet; thence departing from said centerline South 02 degrees 12 minutes 05 seconds West, 30.00 feet to the Point of Beginning; thence along the South right-of-way of North William Parkhurst Drive, South 87 degrees 52 minutes 28 seconds East, 15.53 feet; thence departing from said right-of-way South 57 degrees 14 minutes 54 seconds East, 260.89 feet; thence South 57 degrees 18 minutes 09 seconds East, 129.37 feet; thence South 02 degrees 12 minutes 05 seconds West, 29.01 feet; thence North 57 degrees 18 minutes 09 seconds West, 144.11 feet; thence North 57 degrees 14 minutes 54 seconds West, 264.18 feet; thence North 02 degrees 12 minutes 05 seconds East, 19.84 feet to the Point of Beginning.

The above described easement contains 10,136 square feet, more or less.

**Temporary Easement No. 1:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of North William Parkhurst Drive, North 87 degrees 52 minutes 28 seconds West, 597.89 feet; thence departing from said centerline South 02 degrees 12 minutes 05 seconds West, 49.84 feet to the Point of Beginning; thence South 57 degrees 14 minutes 54 seconds East, 264.18 feet; thence South 57 degrees 18 minutes 09 seconds East, 144.11 feet; thence South 02 degrees 12 minutes 05 seconds West, 14.51 feet; thence North 57 degrees 18 minutes 09 seconds West, 151.48 feet; thence North 57 degrees 14 minutes 54 seconds West, 256.81 feet; thence North 02 degrees 12 minutes 05 seconds East, 14.51 feet to the Point of Beginning.

The above described temporary easement contains 5,104 square feet, more or less.

**Temporary Easement No. 2:**
Commencing at a concrete nail marking the centerline of North William Parkhurst Drive and Grand Street; thence along the centerline of North William Parkhurst Drive, North 87 degrees 52 minutes 28 seconds West, 557.82 feet; thence departing from said centerline South 02 degrees 12 minutes 05 seconds West, 30.00 feet to the Point of Beginning, said point being on the Southerly right-of-way of North William Parkhurst Drive; thence departing from said right-of-way South 57 degrees 14 minutes 54 seconds East, 239.77 feet; thence South 57 degrees 18 minutes 09 seconds East, 122.00 feet; thence South 02 degrees 12 minutes 05 seconds West, 14.51 feet; thence North 57 degrees 18 minutes 09 seconds West, 129.37 feet; thence North 57 degrees 14 minutes 54 seconds West, 260.89 feet to the South right-of-way of North William Parkhurst Drive; thence along said right-of-way South 87 degrees 52 minutes 28 seconds East, 24.54 feet to the Point of Beginning.

The above described temporary easement contains 4,700 square feet, more or less.

## SURVEYOR'S CERTIFICATION:

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Nineteenth (19th) day of September, 2014.

STATE OF MISSOURI
R. CURTIS McADAMS
NUMBER PLS-2005019225
PROFESSIONAL LAND SURVEYOR

09/19/14

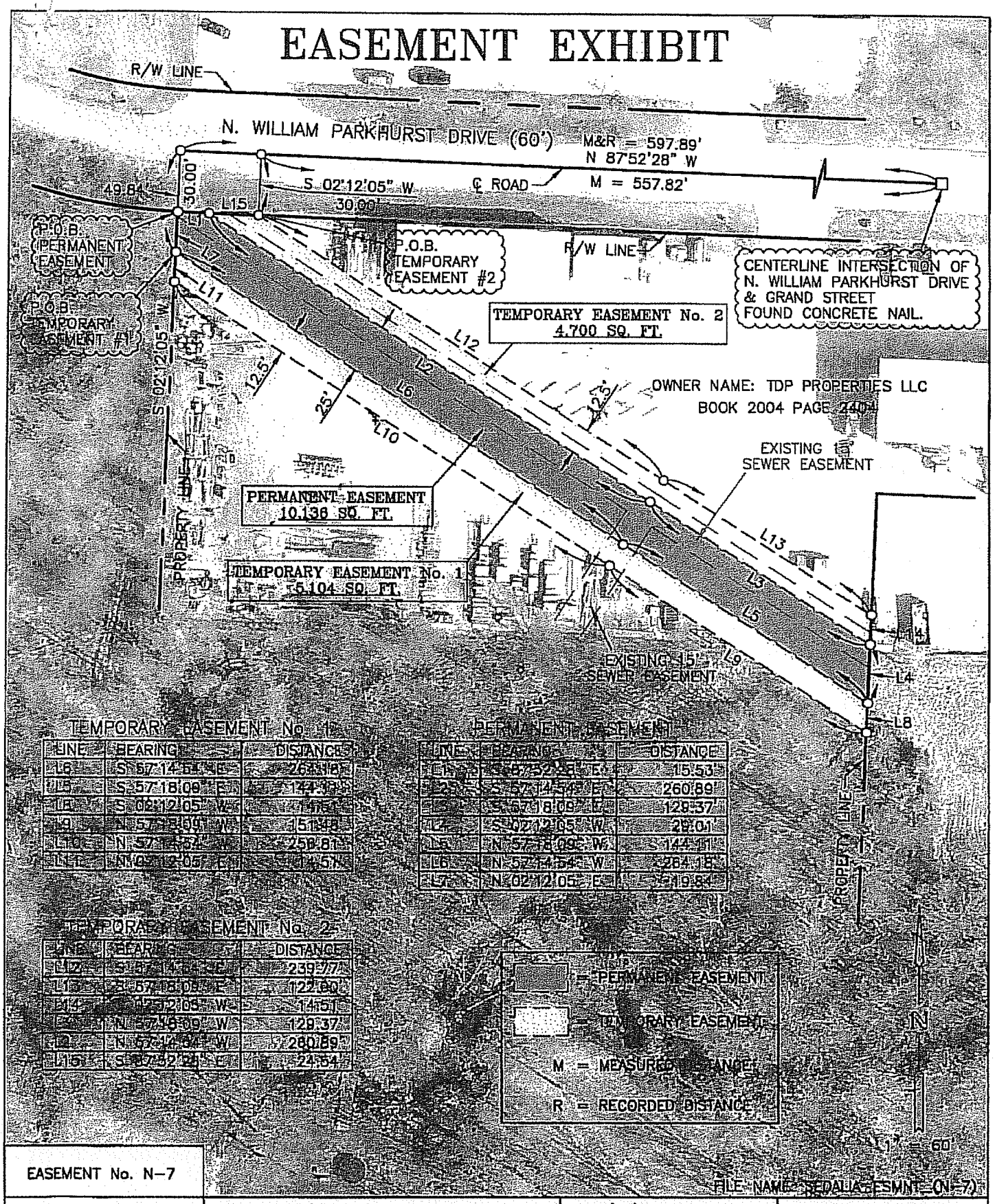
R. Curtis McAdams
Missouri P.L.S. 2005019225

| | | |
|---|---|---|
| EASEMENT No. N-7 | | FILE NAME: SEDALIA_ESMNT_(N-7) |
| SHEET No. 2 of 2 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>NORTH BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 |
| DATE:<br>SEPT. 19, 2014 | | LAND SURVEYORS – PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




TEMPORARY EASEMENT No. 1

| LINE | BEARING | DISTANCE |
|---|---|---|
| L6 | S 57°14'54" E | 264.18' |
| L5 | S 57°18'09" E | 144.31' |
| L4 | S 02°12'05" W | 14.51' |
| L9 | N 57°18'09" W | 151.48' |
| L10 | N 57°14'54" W | 259.81' |
| L11 | N 02°12'05" E | 14.51' |

PERMANENT EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 87°52'28" E | 15.53' |
| L2 | S 57°14'54" E | 260.89' |
| L3 | S 57°18'09" E | 129.37' |
| L7 | S 02°12'05" W | 29.01' |
| L5 | N 57°18'09" W | 144.31' |
| L6 | N 57°14'54" W | 264.18' |
| L8 | N 02°12'05" E | 19.84' |

TEMPORARY EASEMENT No. 2

| LINE | BEARING | DISTANCE |
|---|---|---|
| L12 | S 57°14'54" E | 239.77' |
| L13 | S 57°18'09" E | 122.60' |
| L14 | S 02°12'05" W | 14.51' |
| L3 | N 57°18'09" W | 129.37' |
| L2 | N 57°14'54" W | 260.89' |
| L15 | S 87°52'28" E | 24.54' |

EASEMENT No. N-7

FILE NAME: SEDALIA-ESMNT_(N-7)

SHEET No. 1 of 2

DATE: SEPT. 19, 2014

PREPARED FOR:
OLSSON ASSOCIATES
NORTH BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS – PLANNERS
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Pre-Council Agenda

Council Agenda

Title of Document: **PERMANENT & TEMPORARY EASEMENT**

Execution Date of Document: _____, **2014**

**Grantor's/Grantors'** Names & Mailing Addresses: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Grantee's Name & Mailing Address: **City of Sedalia, a Missouri Municipal Corporation, 200 South Osage, Sedalia, Missouri 65301 (Attention: City Administrator)**

Legal Description of Property: **See Below**

Book/Page & Document Type Referred to in this Document: **N/A**

KNOW ALL MEN BY THESE PRESENTS, **City of Sedalia, a Missouri Municipal Corporation**, of the County of Pettis, in the State of Missouri, **has** this day for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to **them** in hand paid by **City of Sedalia, Missouri** of the County of Pettis, in the State of Missouri.

Granted, Bargained and Sold, and by these presents **does** GRANT, BARGAIN AND SELL unto the said **City of Sedalia, Missouri, its successors and assigns**, the below described tracts or parcels of land situate in the County of Pettis and the State of Missouri.

A permanent easement for sanitary sewer through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a **sanitary sewer** pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said **sanitary sewer** pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said permanent right-of-way easements being described as:



Pre-Council Agenda

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**Permanent Utility Easement #1:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, North 86 degrees 02 minutes 44 seconds West 637.09 feet to the Point of Beginning; thence departing said line, South 01 degrees 59 minutes 18 seconds West 166.39 feet; thence North 88 degrees 00 minutes 42 seconds West 2.63 feet; thence South 02 degrees 08 minutes 44 seconds West 333.11 feet; thence North 87 degrees 49 minutes 58 seconds West 5.28 feet; thence North 02 degrees 08 minutes 44 seconds East 499.74 feet; thence along Section Line, South 86 degrees 02 minutes 44 seconds East 7.46 feet to the point of beginning.

The above described easement contains 3,039 square feet, more or less.

**Permanent Utility Easement #2:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, South 02 degrees 13 minutes 13 seconds West 736.01 feet; thence departing said line, North 87 degrees 46 minutes 47 seconds West 643.27 feet to the Point of Beginning; thence North 02 degrees 08 minutes 44 seconds East 126.72 feet; thence South 06 degrees 56 minutes 08 seconds East 199.44 feet; thence South 02 degrees 06 minutes 58 seconds West 332.76 feet; thence continuing along bearing, South 02 degrees 06 minutes 58 seconds West 288.22 feet; thence South 31 degrees 33 minutes 56 seconds West 50.12 feet; thence South 02 degrees 08 minutes 23 seconds West 485.37 feet; thence South 02 degrees 08 minutes 23 seconds West 485.37 feet; thence South 02 degrees 04 minutes 46 seconds West 281.91 feet; thence South 66 degrees 27 minutes 34 seconds West 8.38 feet; North 02 degrees 08 minutes 44 seconds East 809.09 feet; thence North 31 degrees 33 minutes 56 seconds East 23.99 feet; thence North 02 degrees 06 minutes 58 seconds East 263.22 feet; thence North 85 degrees 22 minutes 02 seconds West 31.68 feet; thence North 02 degrees 08 minutes 44 seconds East 20.02 feet; thence South 85 degrees 22 minutes 02 seconds East 31.67 feet; thence North 02 degrees 06 minutes 58 seconds East 320.73 feet; thence North 06 degrees 56 minutes 08 seconds West 72.72 feet to the point of beginning.

The above described easement contains 22,259 square feet, more or less.

**Permanent Utility Easement #3:**

Commencing at the East Quarter Corner Section 10, Township 45 North, Range 21 West; thence along Quarter Section Line, North 86 degrees 09 minutes 14 seconds West 635.55 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 30.31 feet to the Point of Beginning; thence North 86 degrees 11 minutes 03 seconds West 5.47 feet; thence North 02 degrees 08 minutes 44 seconds East 356.69 feet; thence South 17 degrees 54 minutes 15 seconds East 22.10 feet; thence South 02 degrees 04 minutes 46 seconds West 35.62 feet; thence North 87 degrees 55 minutes 14 seconds West 2.50 feet; thence South 02 degrees 04 minutes 46 seconds West 300.46 feet to the point of beginning.

The above described easement contains 1,939 square feet, more or less.

Temporary construction easements over, through and across the land hereafter described, for the particular purpose of laying, operating and maintaining a sanitary sewer pipe or pipes to be buried under the earth at a depth determined by the City of Sedalia to be the appropriate and necessary depth for the correct and practical operation of said sanitary sewer pipe or pipes, and for the particular purpose of ingress and egress to and from said right-of-way for all necessary purposes and incident to the installation, maintenance operation and management of said pipe or pipes, said temporary right-of-way easements being described as:

**Temporary Utility Easement #1:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, North 86 degrees 02 minutes 44 seconds West 637.09 feet to the Point of Beginning; thence reversing on said line, South 86 degrees 02 minutes 44 seconds East 17.51 feet; thence departing said line, South 01 degrees 59 minutes 18 seconds West 165.79 feet; thence North 88 degrees 00 minutes 42 second West 17.50 feet; thence North 01 degrees 59 minutes 18 seconds East 166.39 feet to the point of beginning.

The above described easement contains 2,907 square feet, more or less.

**Temporary Utility Easement #2:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, South 02 degrees 13 minutes 13 seconds West 736.01 feet; thence departing said line, North 87 degrees 46 minutes 47 seconds West 643.27 feet to the Point of Beginning; thence South 06 degrees 56 minutes 08 seconds East 72.72 feet; thence South 02 degrees 06 minutes 58 seconds West 320.73 feet; thence North 85 degrees 22 minutes 02 seconds West 31.67 feet; thence North 02 degrees 08 minutes 44 seconds East 10.01 feet; thence South 85 degrees 22 minutes 02 seconds East 21.66 feet; thence North 02 degrees 06 minutes 58 seconds East 309.49 feet; thence North 06 degrees 56 minutes 08 seconds West 136.09 feet; thence North 02 degrees 08 minutes 44 seconds East 63.36 feet; thence South 06 degrees 56 minutes 08 seconds East 126.72 feet to the point of beginning.

The above described easement contains 5,095 square feet, more or less.

**Temporary Utility Easement #3:**

Commencing at the East Quarter Corner Section 10, Township 45 North, Range 21 West; thence along Quarter Section Line, North 86 degrees 09 minutes 14 seconds West 661.06 feet; thence departing said line, North 02 degrees 08 minutes 44 seconds East 1160.02 feet to the Point of Beginning; thence North 02 degrees 08 minutes 44 seconds East 25.45 feet; thence North 31

degrees 33 minutes 56 seconds East 44.34 feet; thence North 02 degrees 06 minutes 58 seconds East 245.94 feet; thence North 85 degrees 22 minutes 02 seconds West 21.68 feet; thence North 02 degrees 08 minutes 44 seconds East 10.01 feet; thence South 85 degrees 22 minutes 02 seconds East 31.68 feet; thence South 02 degrees 06 minutes 58 seconds West 263.22 feet; thence South 31 degrees 33 minutes 56 seconds West 64.71 feet to the point of beginning.

The above described easement contains 3,494 square feet, more or less.

**Temporary Utility Easement #4:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, South 02 degrees 13 minutes 13 seconds West 440.22 feet; thence departing said line, North 87 degrees 46 minutes 47 seconds West 623.35 feet to the Point of Beginning; thence South 02 degrees 10 minutes 02 seconds West 53.00 feet; thence North 87 degrees 49 minutes 58 seconds West 10.01 feet; thence South 02 degrees 12 minutes 12 seconds West 116.21 feet; thence South 06 degrees 56 minutes 08 seconds East 198.47 feet; thence South 02 degrees 06 minutes 58 seconds West 333.55 feet; thence continuing along line, South 02 degrees 06 minutes 58 seconds West 295.93 feet; thence South 31 degrees 33 minutes 56 seconds West 34.86 feet; thence South 02 degrees 08 minutes 23 seconds West 490.95 feet; thence South 02 degrees 04 minutes 46 seconds West 273.51 feet; thence South 66 degrees 27 minutes 34 seconds West 19.41 feet; thence North 02 degrees 04 minutes 46 seconds East 281.91 feet; thence North 02 degrees 08 minutes 23 seconds East 485.37 feet; thence North 31 degrees 33 minutes 56 seconds East 50.12 feet; thence North 02 degrees 06 minutes 58 seconds East 288.22 feet; thence continuing along bearing, North 02 degrees 06 minutes 58 seconds East 332.76 feet; thence North 06 degrees 56 minutes 08 seconds West 199.44 feet; thence North 02 degrees 08 minutes 44 seconds East 129.05 feet; thence South 87 degrees 49 minutes 58 seconds East 5.28 feet; thence North 02 degrees 08 minutes 44 seconds East 39.99 feet; thence South 87 degrees 51 minutes 16 seconds East 15.02 feet to the point of beginning.

The above described easement contains 24,225 square feet, more or less.

**Temporary Utility Easement #5:**

Commencing at the East Quarter Corner Section 10, Township 45 North, Range 21 West; thence along Quarter Section Line, North 86 degrees 09 minutes 14 seconds West 635.55 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 30.31 feet to the Point of Beginning; thence North 02 degrees 04 minutes 46 seconds East 300.46 feet; thence South 87 degrees 55 minutes 14 seconds East 2.50 feet; thence North 02 degrees 04 minutes 46 seconds East 35.62 feet; thence South 17 degrees 54 minutes 15 seconds East 36.58 feet; thence South 02 degrees 04 minutes 46 seconds West 302.16 feet; thence North 86 degrees 11 minutes 03 seconds West 15.01 feet to the point of beginning.

The above described easement contains 4,741 square feet, more or less.

TO HAVE AND TO HOLD the premises hereby conveyed with all rights, privileges and appurtenances thereto belonging, or in any wise appertaining unto the said **City of Sedalia, Missouri, its successors and assigns** forever **we** the said **City of Sedalia, a Missouri Municipal Corporation**, hereby covenanting to and with the said **City of Sedalia, Missouri, its successors and assigns**, for **our successors and assigns** to Warrant and Defend the title to the premises hereby conveyed against the claims of every person whatsoever.

IN WITNESS WHEREOF, The said grantor has caused these presents to be signed by its Mayor and attested by its Municipal Clerk, and the seal of City of Sedalia, Missouri to be hereto attached, the day and year first above written.

**City of Sedalia, Missouri**

**By:**_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

(SEAL)

STATE OF MISSOURI )
) ss.
COUNTY OF PETTIS )

On this _____ day of _____, 2014, before me appeared Stephen J. Galliher, to me personally known, who being by me duly sworn, did say that he is Mayor of the City of Sedalia, a Missouri municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said City and that said instrument was signed and sealed in behalf of said municipal corporation by the authority of the City Council of the City of Sedalia, and said Stephen J. Galliher acknowledged said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Sedalia, Missouri, the day and year last above written.

_____

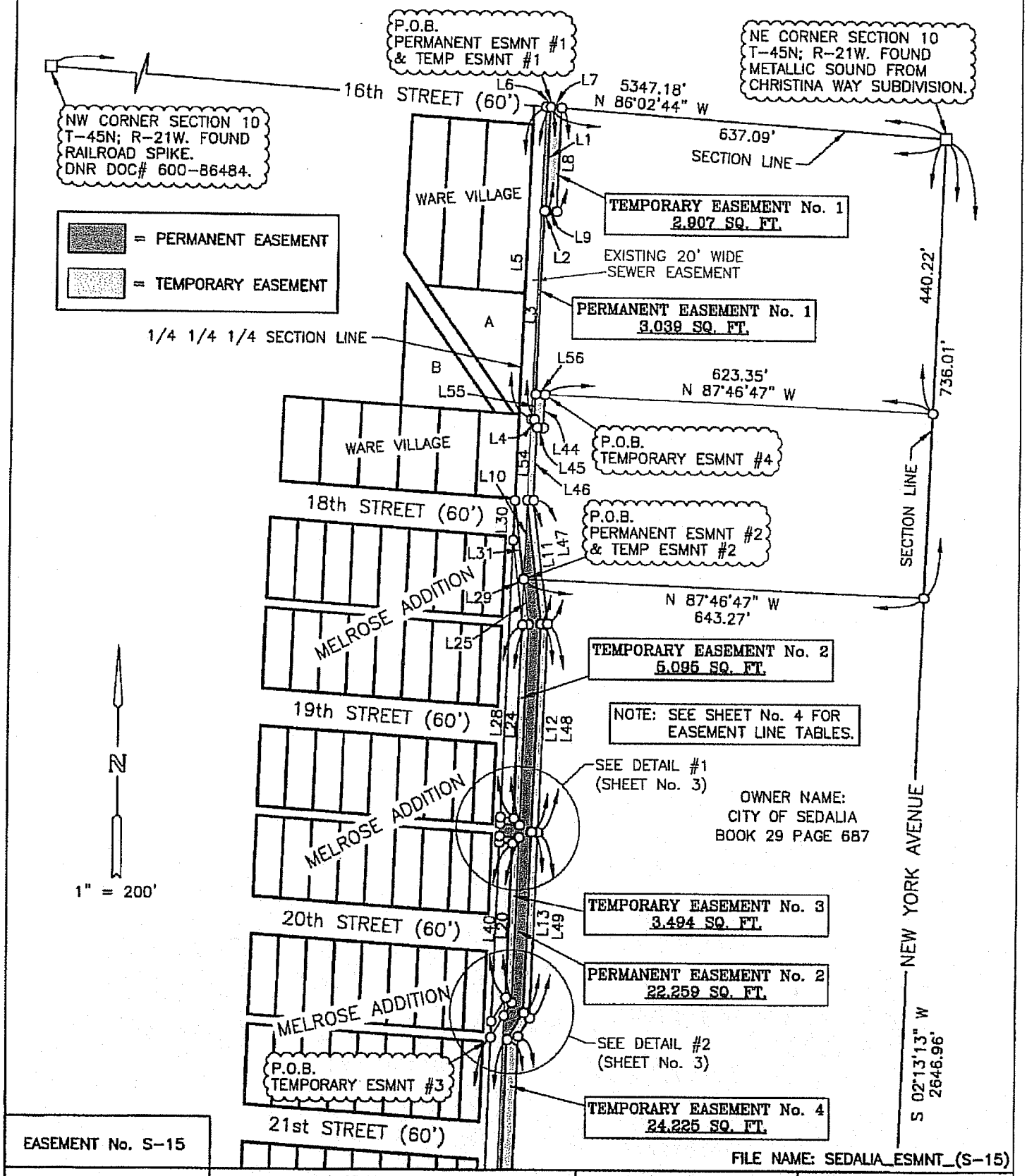
_____
Notary Public within and for
said County and State.

My Commission Expires:

_____

(SEAL)

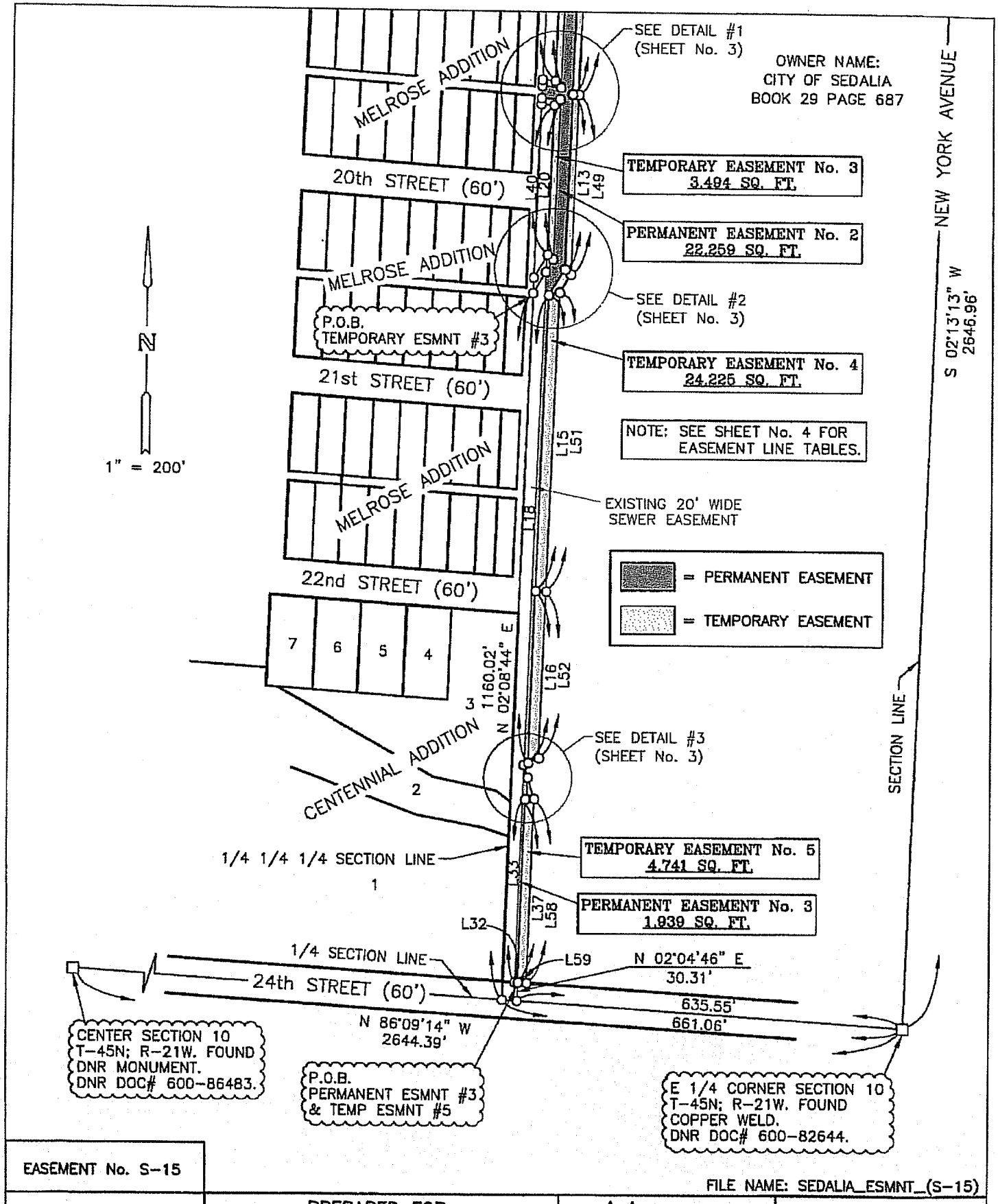
# EASEMENT EXHIBIT




| | | | |
|---|---|---|---|
| EASEMENT No. S-15 | | | FILE NAME: SEDALIA_ESMNT_(S-15) |
| SHEET No. 1 of 7 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4704 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>NOV. 3, 2014 | | | |

Pre-Council Agenda

Council Agenda




EASEMENT No. S-15

FILE NAME: SEDALIA_ESMNT_(S-15)

SHEET No. 2 of 7

DATE:
NOV. 3, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
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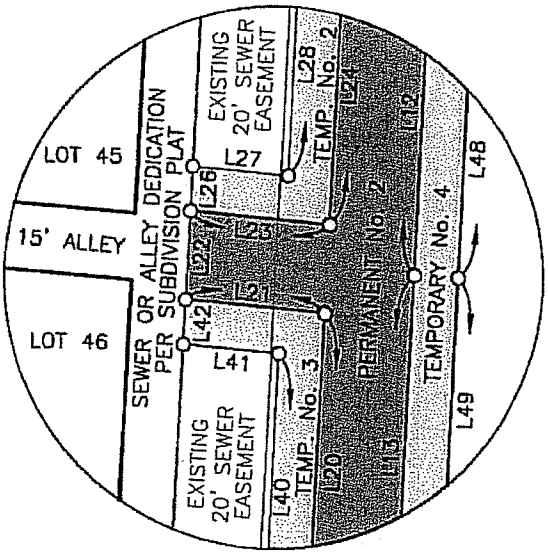
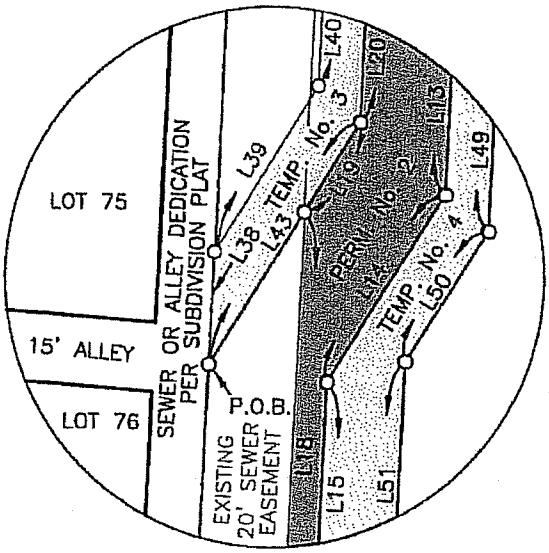
Pre-Council Agenda

Council Agenda

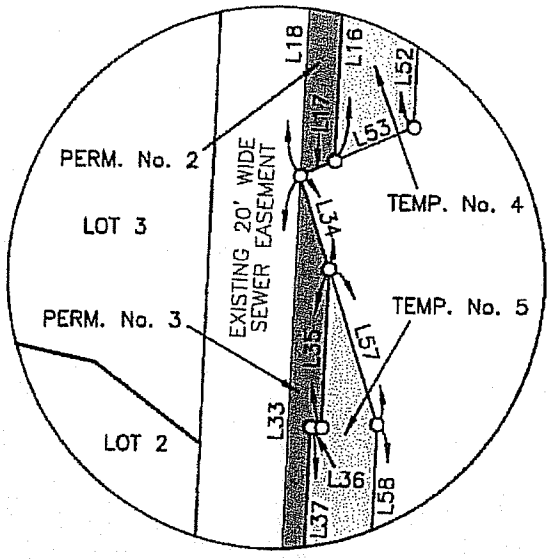
# EASEMENT EXHIBIT




DETAIL #1
1" = 40'




DETAIL #2
1" = 40'




DETAIL #3
1" = 40'

| | | | |
|---|---|---|---|
| EASEMENT No. S-15 | | | FILE NAME: SEDALIA_ESMNT_(S-15) |
| SHEET No. 3 of 7 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>NOV. 3, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

PERMANENT EASEMENT No. 1

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 01°59'18" W | 166.39' |
| L2 | N 88°00'42" W | 2.63' |
| L3 | S 02°08'44" W | 333.11' |
| L4 | N 87°49'58" W | 5.28' |
| L5 | N 02°08'44" E | 499.74' |
| L6 | S 86°02'44" E | 7.46' |

PERMANENT EASEMENT No. 2

| LINE | BEARING | DISTANCE |
|---|---|---|
| L10 | N 02°08'44" E | 126.72' |
| L11 | S 06°56'08" E | 199.44' |
| L12 | S 02°06'58" W | 332.76' |
| L13 | S 02°06'58" W | 288.22' |
| L14 | S 31°33'56" W | 50.12' |
| L15 | S 02°08'23" W | 485.37' |
| L16 | S 02°04'46" W | 281.91' |
| L17 | S 66°27'34" W | 8.38' |
| L18 | N 02°08'44" E | 809.09' |
| L19 | N 31°33'56" E | 23.99' |
| L20 | N 02°06'58" E | 263.22' |
| L21 | N 85°22'02" W | 31.68' |
| L22 | N 02°08'44" E | 20.02' |
| L23 | S 85°22'02" E | 31.67' |
| L24 | N 02°06'58" E | 320.73' |
| L25 | N 06°56'08" W | 72.72' |

PERMANENT EASEMENT No. 3

| LINE | BEARING | DISTANCE |
|---|---|---|
| L32 | N 86°11'03" W | 5.47' |
| L33 | N 02°08'44" E | 356.69' |
| L34 | S 17°54'15" E | 22.10' |
| L35 | S 02°04'46" W | 35.62' |
| L36 | N 87°55'14" W | 2.50' |
| L37 | S 02°04'46" W | 300.46' |

TEMPORARY EASEMENT No. 1

| LINE | BEARING | DISTANCE |
|---|---|---|
| L7 | S 86°02'44" E | 17.51' |
| L8 | S 01°59'18" W | 165.79' |
| L9 | N 88°00'42" W | 17.50' |
| L1 | N 01°59'18" E | 166.39' |

TEMPORARY EASEMENT No. 2

| LINE | BEARING | DISTANCE |
|---|---|---|
| L25 | S 06°56'08" E | 72.72' |
| L24 | S 02°06'58" W | 320.73' |
| L23 | N 85°22'02" W | 31.67' |
| L26 | N 02°08'44" E | 10.01' |
| L27 | S 85°22'02" E | 21.66' |
| L28 | N 02°06'58" E | 309.49' |
| L29 | N 06°56'08" W | 136.09' |
| L30 | N 02°08'44" E | 63.36' |
| L31 | S 06°56'08" E | 126.72' |

TEMPORARY EASEMENT No. 3

| LINE | BEARING | DISTANCE |
|---|---|---|
| L38 | N 02°08'44" E | 25.45' |
| L39 | N 31°33'56" E | 44.34' |
| L40 | N 02°06'58" E | 245.94' |
| L41 | N 85°22'02" W | 21.68' |
| L42 | N 02°08'44" E | 10.01' |
| L21 | S 85°22'02" E | 31.68' |
| L20 | S 02°06'58" W | 263.22' |
| L43 | S 31°33'56" W | 64.71' |

TEMPORARY EASEMENT No. 4

| LINE | BEARING | DISTANCE |
|---|---|---|
| L44 | S 02°10'02" W | 53.00' |
| L45 | N 87°49'58" W | 10.01' |
| L46 | S 02°12'12" W | 116.21' |
| L47 | S 06°56'08" E | 198.47' |
| L48 | S 02°06'58" W | 333.55' |
| L49 | S 02°06'58" W | 295.93' |
| L50 | S 31°33'56" W | 34.86' |
| L51 | S 02°08'23" W | 490.95' |
| L52 | S 02°04'46" W | 273.51' |
| L53 | S 66°27'34" W | 19.41' |
| L16 | N 02°04'46" E | 281.91' |
| L15 | N 02°08'23" E | 485.37' |
| L14 | N 31°33'56" E | 50.12' |
| L13 | N 02°06'58" E | 288.22' |
| L12 | N 02°06'58" E | 332.76' |
| L11 | N 06°56'08" W | 199.44' |
| L54 | N 02°08'44" E | 129.05' |
| L4 | S 87°49'58" E | 5.28' |
| L55 | N 02°08'44" E | 39.99' |
| L56 | S 87°51'16" E | 15.02' |

TEMPORARY EASEMENT No. 5

| LINE | BEARING | DISTANCE |
|---|---|---|
| L37 | N 02°04'46" E | 300.46' |
| L36 | S 87°55'14" E | 2.50' |
| L35 | N 02°04'46" E | 35.62' |
| L57 | S 17°54'15" E | 36.58' |
| L58 | S 02°04'46" W | 302.16' |
| L59 | N 86°11'03" W | 15.01' |

EASEMENT No. S-15

FILE NAME: SEDALIA_ESMNT_(S-15)

SHEET No. 4 of 7

DATE: NOV. 3, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

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Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-15 - City of Sedalia**

**Permanent Utility Easement #1:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, North 86 degrees 02 minutes 44 seconds West 637.09 feet to the Point of Beginning; thence departing said line, South 01 degrees 59 minutes 18 seconds West 166.39 feet; thence North 88 degrees 00 minutes 42 seconds West 2.63 feet; thence South 02 degrees 08 minutes 44 seconds West 333.11 feet; thence North 87 degrees 49 minutes 58 seconds West 5.28 feet; thence North 02 degrees 08 minutes 44 seconds East 499.74 feet; thence along Section Line, South 86 degrees 02 minutes 44 seconds East 7.46 feet to the point of beginning.

The above described easement contains 3,039 square feet, more or less.

**Permanent Utility Easement #2:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, South 02 degrees 13 minutes 13 seconds West 736.01 feet; thence departing said line, North 87 degrees 46 minutes 47 seconds West 643.27 feet to the Point of Beginning; thence North 02 degrees 08 minutes 44 seconds East 126.72 feet; thence South 06 degrees 56 minutes 08 seconds East 199.44 feet; thence South 02 degrees 06 minutes 58 seconds West 332.76 feet; thence continuing along bearing, South 02 degrees 06 minutes 58 seconds West 288.22 feet; thence South 31 degrees 33 minutes 56 seconds West 50.12 feet; thence South 02 degrees 08 minutes 23 seconds West 485.37 feet; thence South 02 degrees 08 minutes 23 seconds West 485.37 feet; thence South 02 degrees 04 minutes 46 seconds West 281.91 feet; thence South 66 degrees 27 minutes 34 seconds West 8.38 feet; North 02 degrees 08 minutes 44 seconds East 809.09 feet; thence North 31 degrees 33 minutes 56 seconds East 23.99 feet; thence North 02 degrees 06 minutes 58 seconds East 263.22 feet; thence North 85 degrees 22 minutes 02 seconds West 31.68 feet; thence North 02 degrees 08 minutes 44 seconds East 20.02 feet; thence South 85 degrees 22 minutes 02 seconds East 31.67 feet; thence North 02 degrees 06 minutes 58 seconds East 320.73 feet; thence North 06 degrees 56 minutes 08 seconds West 72.72 feet to the point of beginning.

The above described easement contains 22,259 square feet, more or less.

**Permanent Utility Easement #3:**

Commencing at the East Quarter Corner Section 10, Township 45 North, Range 21 West; thence along Quarter Section Line, North 86 degrees 09 minutes 14 seconds West 635.55 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 30.31 feet to the Point of Beginning; thence North 86 degrees 11 minutes 03 seconds West 5.47 feet; thence North 02 degrees 08 minutes 44 seconds East 356.69 feet; thence South 17 degrees 54 minutes 15 seconds East 22.10 feet; thence South 02 degrees 04 minutes 46 seconds West 35.62 feet; thence North 87 degrees 55 minutes 14 seconds West 2.50 feet; thence South 02 degrees 04 minutes 46 seconds West 300.46 feet to the point of beginning.

The above described easement contains 1,939 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Third (3rd) day of November, 2014.

11-03-14

Adam Teale
Missouri PLS 2004001336

STATE OF MISSOURI ADAM TEALE PLS - 2004001336 PROFESSIONAL LAND SURVEYOR

FILE NAME: SEDALIA_ESMNT_(S-15)

| | | | |
|---|---|---|---|
| EASEMENT No. S-15 | PREPARED FOR: OLSSON ASSOCIATES SOUTHEAST BASIN – EASEMENTS SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| SHEET No. 5 of 7 | | | |
| DATE: NOV. 3, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-15 - City of Sedalia**

**Temporary Utility Easement #1:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, North 86 degrees 02 minutes 44 seconds West 637.09 feet to the Point of Beginning; thence reversing on said line, South 86 degrees 02 minutes 44 seconds East 17.51 feet; thence departing said line, South 01 degrees 59 minutes 18 seconds West 165.79 feet; thence North 88 degrees 00 minutes 42 second West 17.50 feet; thence North 01 degrees 59 minutes 18 seconds East 166.39 feet to the point of beginning.

The above described easement contains 2,907 square feet, more or less.

**Temporary Utility Easement #2:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, South 02 degrees 13 minutes 13 seconds West 736.01 feet; thence departing said line, North 87 degrees 46 minutes 47 seconds West 643.27 feet to the Point of Beginning; thence South 06 degrees 56 minutes 08 seconds East 72.72 feet; thence South 02 degrees 06 minutes 58 seconds West 320.73 feet; thence North 85 degrees 22 minutes 02 seconds West 31.67 feet; thence North 02 degrees 08 minutes 44 seconds East 10.01 feet; thence South 85 degrees 22 minutes 02 seconds East 21.66 feet; thence North 02 degrees 06 minutes 58 seconds East 309.49 feet; thence North 06 degrees 56 minutes 08 seconds West 136.09 feet; thence North 02 degrees 08 minutes 44 seconds East 63.36 feet; thence South 06 degrees 56 minutes 08 seconds East 126.72 feet to the point of beginning.

The above described easement contains 5,095 square feet, more or less.

**Temporary Utility Easement #3:**

Commencing at the East Quarter Corner Section 10, Township 45 North, Range 21 West; thence along Quarter Section Line, North 86 degrees 09 minutes 14 seconds West 661.06 feet; thence departing said line, North 02 degrees 08 minutes 44 seconds East 1160.02 feet to the Point of Beginning; thence North 02 degrees 08 minutes 44 seconds East 25.45 feet; thence North 31 degrees 33 minutes 56 seconds East 44.34 feet; thence North 02 degrees 06 minutes 58 seconds East 245.94 feet; thence North 85 degrees 22 minutes 02 seconds West 21.68 feet; thence North 02 degrees 08 minutes 44 seconds East 10.01 feet; thence South 85 degrees 22 minutes 02 seconds East 31.68 feet; thence South 02 degrees 06 minutes 58 seconds West 263.22 feet; thence South 31 degrees 33 minutes 56 seconds West 64.71 feet to the point of beginning.

The above described easement contains 3,494 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Third (3rd) day of November, 2014.

STATE OF MISSOURI ADAM TEALE NUMBER PLS-2004001336 PROFESSIONAL LAND SURVEYOR

11-03-14

Adam Teale
Missouri P.L.S. 2004001336

| | | | |
|---|---|---|---|
| EASEMENT No. S-15 | | | FILE NAME: SEDALIA ESMNT_(S-15) |
| SHEET No. 6 of 7 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>NOV. 3, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT

**EASEMENT NO. S-15 - City of Sedalia**

**Temporary Utility Easement #4:**

Commencing at the Northeast Corner Section 10, Township 45 North, Range 21 West; thence along Section Line, South 02 degrees 13 minutes 13 seconds West 440.22 feet; thence departing said line, North 87 degrees 46 minutes 47 seconds West 623.35 feet to the Point of Beginning; thence South 02 degrees 10 minutes 02 seconds West 53.00 feet; thence North 87 degrees 49 minutes 58 seconds West 10.01 feet; thence South 02 degrees 12 minutes 12 seconds West 116.21 feet; thence South 06 degrees 56 minutes 08 seconds East 198.47 feet; thence South 02 degrees 06 minutes 58 seconds West 333.55 feet; thence continuing along line, South 02 degrees 06 minutes 58 seconds West 295.93 feet; thence South 31 degrees 33 minutes 56 seconds West 34.86 feet; thence South 02 degrees 08 minutes 23 seconds West 490.95 feet; thence South 02 degrees 04 minutes 46 seconds West 273.51 feet; thence South 66 degrees 27 minutes 34 seconds West 19.41 feet; thence North 02 degrees 04 minutes 46 seconds East 281.91 feet; thence North 02 degrees 08 minutes 23 seconds East 485.37 feet; thence North 31 degrees 33 minutes 56 seconds East 50.12 feet; thence North 02 degrees 06 minutes 58 seconds East 288.22 feet; thence continuing along bearing, North 02 degrees 06 minutes 58 seconds East 332.76 feet; thence North 06 degrees 56 minutes 08 seconds West 199.44 feet; thence North 02 degrees 08 minutes 44 seconds East 129.05 feet; thence South 87 degrees 49 minutes 58 seconds East 5.28 feet; thence North 02 degrees 08 minutes 44 seconds East 39.99 feet; thence South 87 degrees 51 minutes 16 seconds East 15.02 feet to the point of beginning.

The above described easement contains 24,225 square feet, more or less.

**Temporary Utility Easement #5:**

Commencing at the East Quarter Corner Section 10, Township 45 North, Range 21 West; thence along Quarter Section Line, North 86 degrees 09 minutes 14 seconds West 635.55 feet; thence departing said line, North 02 degrees 04 minutes 46 seconds East 30.31 feet to the Point of Beginning; thence North 02 degrees 04 minutes 46 seconds East 300.46 feet; thence South 87 degrees 55 minutes 14 seconds East 2.50 feet; thence North 02 degrees 04 minutes 46 seconds East 35.62 feet; thence South 17 degrees 54 minutes 15 seconds East 36.58 feet; thence South 02 degrees 04 minutes 46 seconds West 302.16 feet; thence North 86 degrees 11 minutes 03 seconds West 15.01 feet to the point of beginning.

The above described easement contains 4,741 square feet, more or less.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

**WITNESS** hand and seal this Third (3rd) day of November, 2014.

11-03-14

Adam Teale
Missouri P.L.S. 2004001336

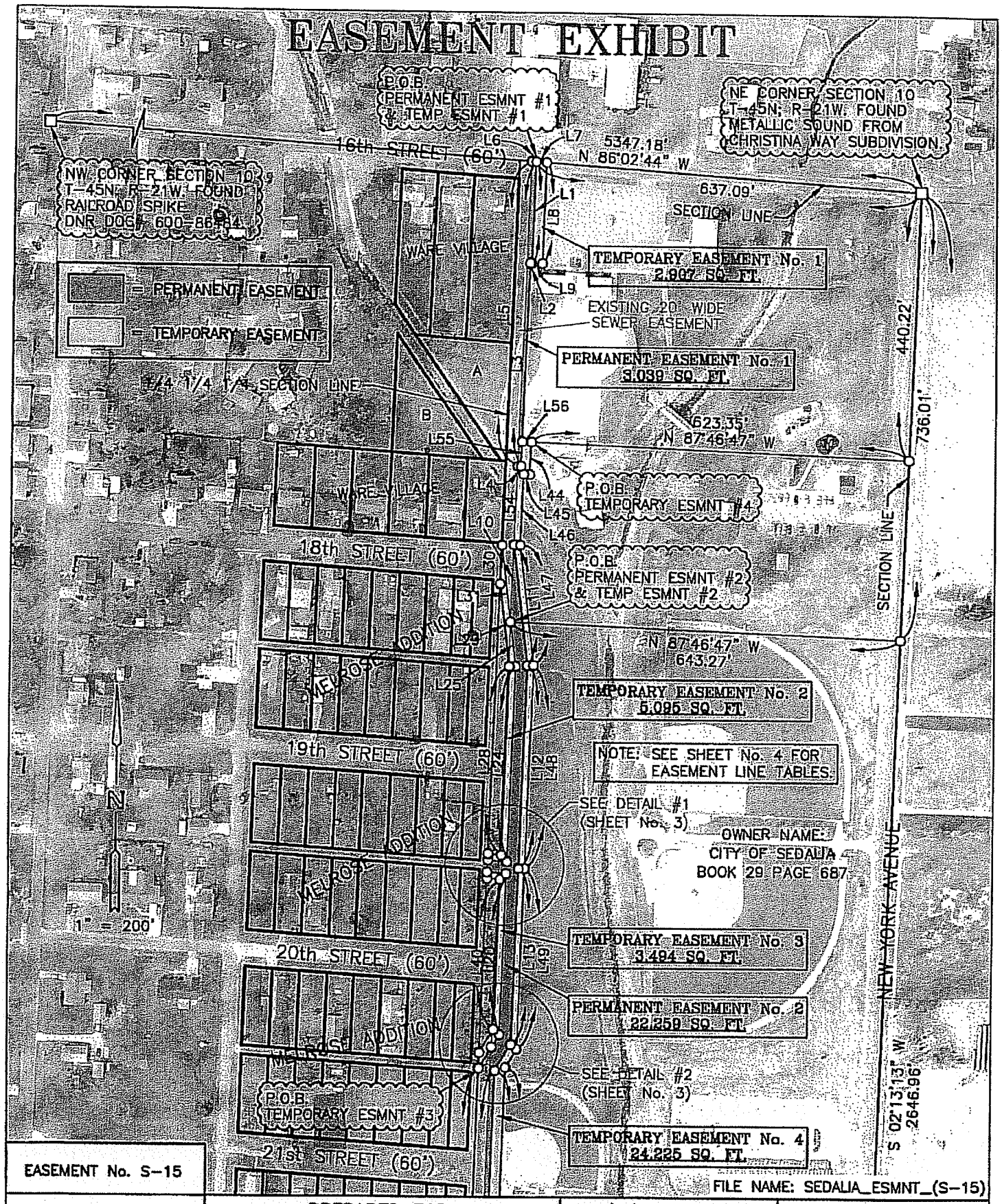
STATE OF MISSOURI
ADAM TEALE
NUMBER
2004001336
PROFESSIONAL LAND SURVEYOR

| | | | |
|---|---|---|---|
| EASEMENT No. S-15 | | | FILE NAME: SEDALIA_ESMNT_(S-15) |
| SHEET No. 7 of 7 | PREPARED FOR:<br>OLSSON ASSOCIATES<br>SOUTHEAST BASIN – EASEMENTS<br>SEDALIA, PETTIS COUNTY, MISSOURI | MIDLAND SURVEYING<br>Midland Surveying, Inc.<br>Missouri State Certificate of Authority #000120 | LAND SURVEYORS - PLANNERS<br>501 North Market, Maryville, MO 64468<br>ph. (660) 582-8633 fax (660) 582-7173<br>4784 Frederick Blvd, St. Joseph, MO 64506<br>ph. (816) 233-7900 fax (816) 233-4852 |
| DATE:<br>NOV. 3, 2014 | | | |

Pre-Council Agenda

Council Agenda

# EASEMENT EXHIBIT




EASEMENT No. S-15

FILE NAME: SEDALIA_ESMNT_(S-15)

SHEET No. 1 of 7

DATE: NOV. 3, 2014

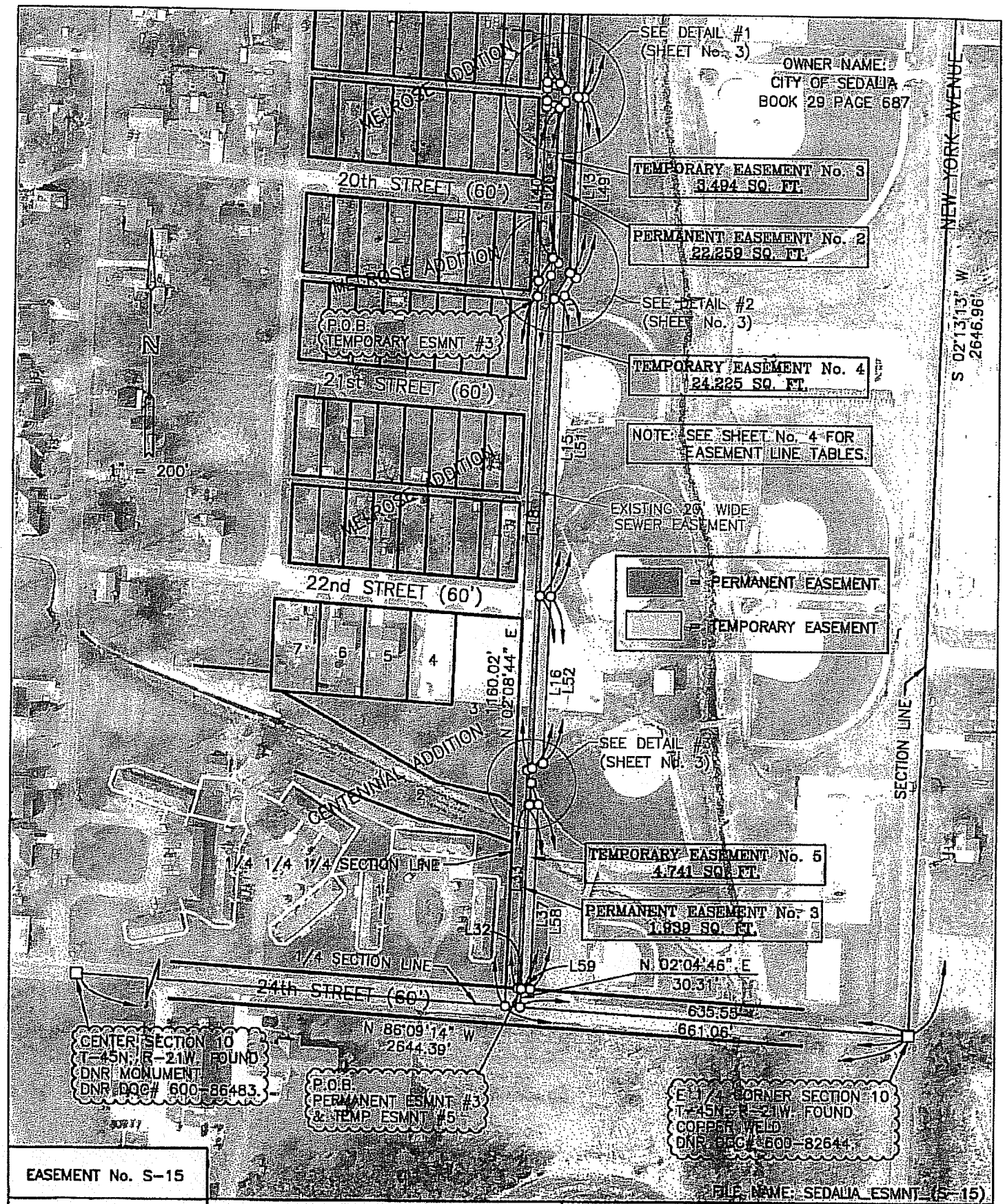
PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda




EASEMENT No. S-15

SHEET No. 2 of 7

DATE:
NOV. 3, 2014

PREPARED FOR:
OLSSON ASSOCIATES
SOUTHEAST BASIN – EASEMENTS
SEDALIA, PETTIS COUNTY, MISSOURI

MIDLAND SURVEYING

Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS

501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173

4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

Pre-Council Agenda

Council Agenda

**Temporary Access Authorization**

This Temporary Access Authorization is made and entered into between the City of Sedalia, Missouri ("City") and Dennis & Sharon Lewis ("Occupant").

In consideration of the mutual promises contained herein, the City and Occupant agree as follows:

1. Subject Property. Occupant owns or lawfully occupies the property commonly described as 704 N. Grand. This access agreement applies to a 10 foot offset from the rear property line.

2. Purpose of Access. Occupant hereby authorizes the City and its agents and contractors to go upon the Subject Property for purposes related to the City's Relief Sewer Improvement Project, in order to do the following types of activities: operation of equipment, the movement and staging of a working force and equipment/machinery, sanitary sewer pipe installation and/or finish grading and restoration of surrounding area back to its original condition. A general depiction of the area of disturbance is indicated in the attached exhibit.

3. Term. This Access Authorization is effective as of the date last executed by the parties below, and shall continue in effect until the first to occur of: a) acceptance by the City of the Relief Sewer improvements, or b) termination at-will by Occupant upon fifteen (15) days' notice to the City.

4. Restoration. Upon termination of this Access Agreement, the City shall repair and restore at its expense those portions of the Subject Property disturbed by the Permitted Activities to approximately their condition prior to access by the City and its agents and contractors.

5. Hold harmless. To the extent permitted by law, the City shall fully defend, indemnify and hold harmless the Occupant from all claims, suits or actions of every name, kind and description brought forth with respect to the access provided herein, occurring by reason of anything done or omitted to be done by the City or its agents or contractors.

6. Sale of Property. If Occupant shall sell or transfer or otherwise terminate its interest as Occupant of the Subject Property, Occupant shall provide the City with at least ten (10) days' notice prior to such sale, transfer or termination.

Occupant:

Dennis Lewis

Printed Name: Dennis Lewis

Dated: 10-12-14

Sharon A. Lewis

Printed Name: Sharon A. Lewis

Dated: 10-12-14

City of Sedalia, Missouri:

By:_____

Printed Name:_____

Title:_____

Dated:_____

Pre-Council Agenda

Council Agenda

Property is Rented

**Temporary Access Authorization**

This Temporary Access Authorization is made and entered into between the City of Sedalia, Missouri ("City") and Don & Shirley Rowe ~~("Occupant")~~. Owners/Landlord

In consideration of the mutual promises contained herein, the City and Occupant agree as follows:

1. Subject Property. Occupant owns or lawfully occupies the property commonly described as 518 N. Grand. This access agreement applies to a 10 foot offset from the rear property line.

2. Purpose of Access. Occupant hereby authorizes the City and its agents and contractors to go upon the Subject Property for purposes related to the City's Relief Sewer Improvement Project, in order to do the following types of activities: operation of equipment, the movement and staging of a working force and equipment/machinery, sanitary sewer pipe installation and/or finish grading and restoration of surrounding area back to its original condition. A general depiction of the area of disturbance is indicated in the attached exhibit. ?? not attached

3. Term. This Access Authorization is effective as of the date last executed by the parties below, and shall continue in effect until the first to occur of: a) acceptance by the City of the Relief Sewer improvements, or b) termination at-will by Occupant upon fifteen (15) days' notice to the City.

Shirley Rowe

4. Restoration. Upon termination of this Access Agreement, the City shall repair and restore at its expense those portions of the Subject Property disturbed by the Permitted Activities to approximately their condition prior to access by the City and its agents and contractors.

5. Hold harmless. To the extent permitted by law, the City shall fully defend, indemnify and hold harmless the Occupant from all claims, suits or actions of every name, kind and description brought forth with respect to the access provided herein, occurring by reason of anything done or omitted to be done by the City or its agents or contractors.

6. Sale of Property. If Occupant shall sell or transfer or otherwise terminate its interest as Occupant of the Subject Property, Occupant shall provide the City with at least ten (10) days' notice prior to such sale, transfer or termination.

~~Occupant:~~ Owner/Landlord

Printed Name: Shirley J. Rowe

Dated: 10/15/14

Thanks for the City's Progress!

Printed Name: Dona A. Rowe

Dated: 10/15/14

City of Sedalia, Missouri:

By:

Printed Name:

Title:

Dated:

Pre-Council Agenda

Council Agenda

## Temporary Access Authorization

This Temporary Access Authorization is made and entered into between the City of Sedalia, Missouri ("City") and Roy & Pui Lan DeHaven ("Occupant").

In consideration of the mutual promises contained herein, the City and Occupant agree as follows:

1. Subject Property. Occupant owns or lawfully occupies the property commonly described as 722 N. Grand. This access agreement applies to a 10 foot offset from the rear property line.

2. Purpose of Access. Occupant hereby authorizes the City and its agents and contractors to go upon the Subject Property for purposes related to the City's Relief Sewer Improvement Project, in order to do the following types of activities: operation of equipment, the movement and staging of a working force and equipment/machinery, sanitary sewer pipe installation and/or finish grading and restoration of surrounding area back to its original condition. A general depiction of the area of disturbance is indicated in the attached exhibit.

3. Term. This Access Authorization is effective as of the date last executed by the parties below, and shall continue in effect until the first to occur of: a) acceptance by the City of the Relief Sewer improvements, or b) termination at-will by Occupant upon fifteen (15) days' notice to the City.

4. Restoration. Upon termination of this Access Agreement, the City shall repair and restore at its expense those portions of the Subject Property disturbed by the Permitted Activities to approximately their condition prior to access by the City and its agents and contractors.

5. Hold harmless. To the extent permitted by law, the City shall fully defend, indemnify and hold harmless the Occupant from all claims, suits or actions of every name, kind and description brought forth with respect to the access provided herein, occurring by reason of anything done or omitted to be done by the City or its agents or contractors.

6. Sale of Property. If Occupant shall sell or transfer or otherwise terminate its interest as Occupant of the Subject Property, Occupant shall provide the City with at least ten (10) days' notice prior to such sale, transfer or termination.

Occupant:

_____

Printed Name: Roy D. [illegible]

Dated: 10-22-2014

_____

Printed Name: _____

Dated: _____

City of Sedalia, Missouri:

By: _____

Printed Name: _____

Title: _____

Dated: _____

**BILL NO. _____**

**ORDINANCE NO. _____**

**AN ORDINANCE APPROVING AND ACCEPTING A NOTE AND SECURITY AGREEMENT AND FIRST AMENDMENT TO FUEL SUPPLY AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND WORLD FUEL SERVICES, INC. FOR A SELF-SERVICE FUEL SYSTEM TO BE UTILIZED AT THE SEDALIA REGIONAL AIRPORT.**

**WHEREAS**, The City of Sedalia, Missouri, desires to enter into a Note with World Fuel Services, Inc.; and

**WHEREAS**, under the note, the City of Sedalia, Missouri, shall borrow the sum of Fifty Thousand Dollars ($50,000.00) for the term of 60 months beginning December 1, 2014 for the sum and amount of Nine Hundred Fifty-five Dollars and Six Cents ($955.06) per month from World Fuel Services Inc. as described in the proposed note attached as Exhibit A and incorporated by reference as though the proposed agreement were set forth herein. Said note is secured by a Security Agreement which is attached as Exhibit B and incorporated by reference herein and a First Amendment to Fuel Supply Agreement attached as Exhibit C and incorporated by reference herein.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI,** as follows:

**Section 1**. The Council of the City of Sedalia, Missouri, hereby approves and accepts the note, security agreement and first amendment to fuel supply agreement by and between the City of Sedalia, Missouri, and World Fuel Services, Inc. in substantively the same form and content as the agreements have been proposed.

**Section 2.** The City Administrator is authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri, on the documents in substantively the same form and content as they have been proposed.

**Section 3.** The City Clerk is hereby directed to file in her office a duplicate or copy of the documents after they have been executed by the parties or their duly authorized representatives.

**Section 4.** This ordinance shall take effect and be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 17th day of November 2014.

_____
Presiding Officer of the Council

Approved by the Mayor of said City this 17th day of November 2014.

_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC City Clerk

Pre-Council Agenda

Council Agenda

# SEDALIA REGIONAL AIRPORT
# MEMO

To: Gary Edwards

From: John Evans

Subject: Self-service Fuel Tank

Date: November 11, 2014

We would like to get the attached contract approved by Council for the self-service fuel system. We had an approved $10,000 budget for this year. The attached contract is a 60 month lease/purchase of $11,460.72 annual cost. On the 61st month we will pay one dollar and own the system. None of the $10, 00 has been used thus far this year.

This has been approved by the Airport Board and I am asking for Council approval.

Pre-Council Agenda

Council Agenda

World Fuel Services, Inc.
9800 NW 41st Street
Suite 400
Miami, FL 33178
+1 305 428 8000
www.wfscorp.com

# NOTE

$50,000.00

Parish, New York
November 1, 2014

FOR VALUE RECEIVED, the undersigned CITY OF SEDALIA a Municipality located at 1900 E. Boonville, Sedalia, MO 65301("Borrower") hereby promises to pay to the order of WORLD FUEL SERVICES, INC. ("Lender") at its office at One Mill Street , Parish, New York 13131, the principal sum of Fifty Thousand and no/100 U.S. Dollars ($50,000.00), or so much as is advanced hereunder, in immediately available funds, and to pay interest (calculated using a 360 day year) on said principal sum, or the unpaid balance, from the date hereof in like money at said office at a rate of five and one half percent (5.5%) per annum.

On December 1, 2014, and thereafter on the first day of each succeeding month through and including November 1, 2019, the Borrower promises to pay equal principal and interest installments each in the amount of Nine Hundred Fifty Five and 06/100 Dollars ($955.06). All payments shall be first applied to accrued interest and then to principal.

The Borrower also agrees to pay all costs and expenses (including reasonable attorneys' fees) which may be incurred in the enforcement of any liability of the Borrower hereunder. If any payment on this Note becomes due and payable on a Saturday, Sunday, or business holiday in the State of Florida, the maturity date thereof shall be extended to the next succeeding business day.

This Note is secured by a Security Agreement between Borrower and Lender dated November 1, 2014, this Note delivered in connection with a Fuel Supply Agreement dated May 1, 2013 ("Fuel Supply Agreement"), and the First Amendment Agreement dated November 1, 2014 ("Amendment") between Lender and Borrower. This Note and all such other documents are referred to hereafter as the "Loan Documents."

In the event (a) of the failure of the Borrower to pay principal or interest when due; (b) any representation or warranty of Borrower in any Loan Document shall prove to have been incorrect in any material respect when made; (c) of the default in the performance of any other covenant or agreement of the Borrower or other party in any Loan Document or any guaranty of this Note; (d) prepayment of this Note is required by the Fuel Supply Agreement; (e) the Borrower shall generally not pay its debts as such debts become due, or any bankruptcy, receivership or other insolvency proceeding shall be instituted by or against the Borrower, and such proceeding (if involuntary) shall not be dismissed within sixty (60) days after its commencement; (f) Borrower shall fail to pay any debt (other than this Note) when due and such failure shall continue after any applicable grace period, or any other default under any agreement or instrument relating to any such debt shall occur and continue after any applicable grace period, or (g) the entry against the Borrower of a final judgment, decree or order for the payment of money in excess of $50,000 and its continuance unsatisfied for a period of thirty (30) days without a stay of execution; then the Lender may (i) refuse to make any further advances to the Borrower under this Note; (ii) declare and cause this Note and the other Loan Documents to be immediately due and payable, without presentment, demand, protest or any notice of any kind, all of which are expressly waived; (iii) exercise any right or remedy under the Loan Documents, or any other right or remedy of a secured party under the Uniform Commercial Code; or (iv) exercise any other right or remedy available to the Lender at law or in equity. The occurrence of a default described above under subparagraph (e) shall automatically result in the acceleration of all amounts due under this Note.

The Borrower may, upon notice to the Lender, prepay this Note in whole or in part without penalty or premium with accrued interest to the date of such prepayment on the amount prepaid. All prepayments shall be applied to principal installments of this Note in the inverse order of their maturities

.

THIS NOTE SHALL BE GOVERNED BY THE INTERNAL LAWS OF THE STATE OF NEW YORK. THE BORROWER HEREBY CONSENTS TO THE JURISDICTION OF ANY STATE OR FEDERAL COURT SITUATED IN OSWEGO COUNTY, NEW YORK AND WAIVES ANY OBJECTIONS BASED ON FORUM NON CONVENIENS, WITH REGARD TO ANY ACTIONS, CLAIMS, DISPUTES OR PROCEEDINGS RELATING TO OR ARISING FROM THIS NOTE, THE COLLATERAL, OR ANY RELATED DOCUMENT. NOTHING HEREIN SHALL AFFECT THE LENDER'S RIGHT TO BRING PROCEEDINGS AGAINST THE BORROWER IN THE COMPETENT COURTS OF ANY OTHER JURISDICTION OR JURISDICTIONS. BORROWER AND LENDER WAIVE ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO THIS NOTE, THE COLLATERAL OR ANY RELATED DOCUMENT.

**CITY OF SEDALIA**

By: _____

Title: _____



Pre-Council Agenda

Council Agenda

World Fuel Services

# SECURITY AGREEMENT

THIS SECURITY AGREEMENT, dated as of November 1, 2014 is made between CITY OF SEDALIA, a Municipality organized under the laws of MISSOURI and located at 1900 E Boonvill, in Sedalia, MO, 65301 (the "Debtor"), and **WORLD FUEL SERVICES, INC.** located at 9800 N.W. 41st Street, Miami, FL 33178 ("Secured Party").

WHEREAS, Secured Party has agreed to make loans and extend financing to Debtor; and WHEREAS, it is a condition precedent to Secured Party's making any loans to Debtor that Debtor execute and deliver to Secured Party a security agreement in substantially the form hereof; and WHEREAS, Debtor wishes to grant security interests in favor of Secured Party as herein provided;
NOW, THEREFORE, in consideration of the promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Definitions.** All terms defined in the Uniform Commercial Code of the State of Florida (the "UCC") and used herein shall have the same meanings as specified in the UCC. The term "Obligations," as used herein, means all of the indebtedness, obligations and liabilities of Debtor to Secured Party, individually or collectively, whether direct or indirect, joint or several, absolute or contingent, due or to become due, now existing or hereafter arising under or in respect of the Fuel Supply Agreement dated May 1, 2013 between Debtor and Secured Party, and any other instruments or agreements executed and delivered pursuant thereto or in connection therewith or this Agreement. The term "Event of Default", as used herein, means the failure of Debtor to pay or perform any of the Obligations as and when due to be paid or performed and any Event of Default as defined or described in any note or other agreement evidencing any of the Obligations.

2. **Grant of Security Interest**. Debtor hereby grants to Secured Party, to secure the payment and performance in full of all of the Obligations, a security interest in the following properties, assets and rights of Debtor, wherever located, whether now owned or hereafter acquired or arising, and all proceeds and products thereof (all of the same being hereinafter called the "Collateral"): all Jet Fuel, Aviation Gasoline, and other products and inventory sold to Debtor by Secured Party; all signs, imprinters, and quality control equipment; Fuel Master self-serve card reader and We-Mac 1000 gallon Avgas tank together with all other property associated therewith and any accessions thereto; and all insurance claims and proceeds, tort claims, software, engineering drawings, service marks, and all licenses, permits and all recorded data of any kind or nature, regardless of the medium of recording including, without limitation, all software, writings, plans, specifications and schematics relating to any of the foregoing.

3. **Authorization to File Financing Statements.** Debtor hereby irrevocably authorizes Secured Party at any time and from time to time to file in any Uniform Commercial Code jurisdiction any initial financing statements and amendments thereto that (a) describe the Collateral, and (b) contain any other information required by Article 9 of the UCC. Debtor agrees to furnish any such information to Secured Party promptly upon request. Debtor also ratifies its authorization for Secured Party to have filed in any Uniform Commercial Code jurisdiction any financing statements or amendments thereto if filed prior to the date hereof.

4. **Other Actions**. To further insure the attachment, perfection and first priority of, and the ability of Secured Party to enforce, Secured Party's security interest in the Collateral, Debtor agrees, in each case at Debtor's own expense, to take the following actions with respect to the following Collateral:



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4.1. **Collateral in the Possession of a Bailee.** If any goods are at any time in the possession of a bailee, Debtor shall promptly notify Secured Party thereof and, if requested by Secured Party, shall promptly obtain an acknowledgment from the bailee, in form and substance satisfactory to Secured Party, that the bailee holds such Collateral for the benefit of Secured Party and shall act upon the instructions of Secured Party, without the further consent of Debtor. Secured Party agrees with Debtor that Secured Party shall not give any such instructions unless an Event of Default has occurred and is continuing or would occur after taking into account any action by Debtor with respect to the bailee.

4.2 **Other Actions as to any and all Collateral.** Debtor further agrees to take any other action reasonably requested by Secured Party to insure the attachment, perfection and first priority of, and the ability of Secured Party to enforce, Secured Party's security interest in any and all of the Collateral.

5. **Representations and Warranties Concerning Debtor's Legal Status.** Debtor represents and warrants to Secured Party as follows: (a) Debtor's exact legal name is stated on the first page of this Agreement, (b) Debtor is an organization of the type and organized in the jurisdiction set forth on the first page of this Agreement, and (c) Debtor's place(s) of business, its chief executive office, and its mailing address are set forth on Schedule 1 to this Agreement.

6. **Covenants Concerning Debtor's Legal Status.** Debtor covenants with Secured Party as follows: (a) without providing at least 30 days prior written notice to Secured Party, Debtor will not change its name, its place of business or, if more than one place of business, its chief executive office, or its mailing address or organizational identification number if it has one, (b) if Debtor does not have an organizational identification number and later obtains one, Debtor shall forthwith notify Secured Party of such organizational identification number, and (c) Debtor will not change its type of organization, jurisdiction of organization or other legal structure.

7. **Representations and Warranties Concerning Collateral.** Debtor further represents and warrants to Secured Party that Debtor is the owner of the Collateral, free from any adverse lien, security interest or other encumbrance, except for the security interest created by this Agreement.

8. **Covenants Concerning Collateral.** Debtor further covenants with Secured Party as follows: (a) the Collateral will be kept at those locations listed on Schedule 1, and Debtor will not remove the Collateral from such locations, without providing at least 30 days prior written notice to Secured Party, (b) except for the security interest herein granted, Debtor shall be the owner of the Collateral free from any lien, security interest or other encumbrance, and Debtor shall defend the same against all claims and demands of all persons at any time claiming the same or any interests therein adverse to Secured Party, (c) Debtor shall not pledge, mortgage or create, or suffer to exist a security interest in the Collateral in favor of any person other than Secured Party, (d) Debtor will keep the Collateral in good order and repair and will not use the same in violation of law or any policy of insurance thereon, (e) Debtor will permit Secured Party, or its designee, to inspect the Collateral at any reasonable time, wherever located, (f) Debtor will pay promptly when due all taxes, assessments, governmental charges and levies upon the Collateral or incurred in connection with the use or operation of such Collateral or incurred in connection with this Agreement, (g) Debtor will continue to operate its business in compliance with all applicable provisions of federal, state and local statutes and ordinances, and (h) Debtor will not sell or otherwise dispose, or offer to sell or otherwise dispose, of the Collateral or any interest therein.

9. **Insurance.** Debtor will maintain with financially sound and reputable insurers insurance with respect to its properties and business against such casualties and contingencies as shall be in accordance with general practices of businesses engaged in similar activities in similar geographic areas. Such insurance shall be in such minimum amounts that Debtor will not be deemed a co-insurer under applicable insurance laws, regulations and policies and otherwise shall be in such amounts, contain such terms, be payable to Secured Party as loss payee (or in the case of liability insurance list Secured Party as an additional insured), be in such forms and be for such periods as may be reasonably satisfactory to Secured Party. All policies of insurance shall provide for at least 30 days prior written cancellation notice to Secured Party. In the event of failure by Debtor to provide and maintain insurance as herein provided, Secured Party may, at its option, provide such insurance and charge the amount thereof to Debtor. Debtor shall furnish Secured Party with certificates of insurance and policies evidencing compliance with the foregoing insurance provision.

10. **Collateral Protection Expenses; Preservation of Collateral.**

10.1. **Expenses Incurred by Lender.** In its discretion, Secured Party may discharge taxes and other encumbrances at any time levied or placed on any of the Collateral, make repairs thereto and pay any necessary filing fees or, if Debtor fails to do so, insurance premiums. Debtor agrees to reimburse Secured Party on demand for any and all expenditures so made. Secured Party shall have no obligation to Debtor to make any such expenditures, nor shall the making thereof relieve Debtor of any default.

10.2. **Lender's Obligations and Duties.** Anything herein to the contrary notwithstanding, Debtor shall remain liable under each contract or agreement comprised in the Collateral to be observed or performed by Debtor thereunder. Secured Party shall not have any obligation or liability under any such contract or agreement by reason of or arising out of this Agreement or the receipt by Secured Party of any payment relating to any of the Collateral, nor shall Secured Party be obligated in any manner to perform any of the obligations of Debtor under or pursuant to any such contract or agreement, to make inquiry as to the nature or sufficiency of any payment received by Secured Party in respect of the Collateral or as to the sufficiency of any performance by any party under any such contract or agreement. Secured Party shall not have any obligation to present or file any claim or to take any action to enforce any performance or to collect the payment of any amounts which may have been assigned to Secured Party or to which Secured Party may be entitled at any time or times. Secured Party's sole duty with respect to the custody, safe keeping and physical preservation of the Collateral in its possession, under Section 9-207 of the UCC or otherwise, shall be to deal with such Collateral in the same manner as Secured Party deals with similar property for its own account.

11. **Power of Attorney.** Debtor hereby irrevocably constitutes and appoints Secured Party and any officer or agent thereof, with full power of substitution, as its true and lawful attorneys-in-fact with full irrevocable power and authority in the place and stead of Debtor or in Secured Party's own name, for the purpose of carrying out the terms of this Agreement, to take any and all appropriate action and to execute any and all documents and instruments that may be necessary or desirable to accomplish the purposes of this Agreement, including without limitation the filing of financing statements with respect hereto, with or without Debtor's signature, or a photocopy of this Agreement in substitution for a financing statement, as Secured Party may deem appropriate and to execute in Debtor's name such financing statements and amendments thereto and continuation statements which may require Debtor's signature. This power of attorney is a power coupled with an interest and shall be irrevocable. The powers conferred on Secured Party hereunder are solely to protect its interests in the Collateral and shall not impose any duty upon it to exercise any such powers.

12. **Remedies.** If an Event of Default shall have occurred and be continuing, Secured Party may, without notice to or demand upon Debtor, declare this Agreement to be in default, and Secured Party shall

thereafter have in any jurisdiction in which enforcement hereof is sought, in addition to all other rights and remedies, the rights and remedies of a secured party under the UCC or of any jurisdiction in which the Collateral is located, including, without limitation, the right to padlock the Collateral and prevent access by Debtor to the Collateral and to Debtor's use of the Collateral and the right to take possession of the Collateral, and for that purpose Secured Party may, so far as Debtor can give authority therefor, enter upon any premises on which the Collateral may be situated and remove the same therefrom. Secured Party may in its discretion require Debtor to assemble all or any part of the Collateral at such location or locations within the jurisdictions of Debtor's principal office(s) or at such other locations as Secured Party may reasonably designate. Unless the Collateral is perishable or threatens to decline speedily in value or is of a type customarily sold on a recognized market, Secured Party shall give to Debtor at least ten business days prior written notice of the time and place of any public sale of Collateral or of the time after which any private sale or any other intended disposition is to be made. Debtor hereby acknowledges that ten business days prior written notice of such sale or sales shall be reasonable notice. In addition, Debtor waives any and all rights that it may have to a judicial hearing in advance of the enforcement of any of Secured Party's rights hereunder, including, without limitation, its right following an Event of Default to take immediate possession of the Collateral and to exercise its rights with respect thereto.

13. **No Waiver by Lender.** Secured Party shall not be deemed to have waived any of its rights hereunder unless such waiver shall be in writing and signed by Secured Party. No delay or omission on the part of Secured Party in exercising any right shall operate as a waiver of such right or any other right. A waiver on any one occasion shall not be construed as a waiver of any right on any future occasion. All rights and remedies of Secured Party with respect to the Obligations or the Collateral, whether evidenced hereby or by any other instrument or papers, shall be cumulative and may be exercised singularly, alternatively, successively or concurrently at such time or at such times as Secured Party deems expedient.

14. **Proceeds of Dispositions; Expenses.** Debtor shall pay to Secured Party on demand any and all expenses, including reasonable attorneys' fees and disbursements, incurred or paid by Secured Party in protecting, preserving or enforcing Secured Party's rights under or in respect of any of the Obligations or any of the Collateral. After deducting all of said expenses, the residue of any proceeds of collection or sale of the Obligations or Collateral shall, to the extent actually received in cash, be applied to the payment of the Obligations in such order or preference as Secured Party may determine, proper allowance and provision being made for any Obligations not then due. Upon the final payment and satisfaction in full of all of the Obligations and after making any payments required by Sections 9-608(a)(1)(C) or 9-615(a)(3) of the UCC, any excess shall be returned to Debtor, and Debtor shall remain liable for any deficiency in the payment of the Obligations.

15. **Overdue Amounts.** Until paid, all amounts due and payable by Debtor hereunder shall be a debt secured by the Collateral and shall bear, whether before or after judgment, interest at the rate of interest set forth in the Obligations of Debtor.

16. **Governing Law; Consent to Jurisdiction.** THIS AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF FLORIDA. Debtor agrees that any suit for the enforcement of this Agreement may be brought in state or federal courts sitting in US District Court for the Middle District of Florida and consents to the non-exclusive jurisdiction of such courts. Debtor hereby waives any objection that it may now or hereafter have to the venue of any such suit or any such court or that such suit is brought in an inconvenient court.

17. **Waiver of Jury Trial.** THE PARTIES WAIVE THEIR RIGHT TO A JURY TRIAL WITH RESPECT TO ANY ACTION OR CLAIM ARISING OUT OF ANY DISPUTE IN CONNECTION WITH THIS AGREEMENT, ANY RIGHTS OR OBLIGATIONS HEREUNDER OR THE PERFORMANCE OF ANY SUCH RIGHTS OR OBLIGATIONS.

18. **Miscellaneous.** The headings of each section of this Agreement are for convenience only and shall not define or limit the provisions thereof. This Agreement and all rights and obligations hereunder shall be binding upon Debtor and its respective successors and assigns, and shall inure to the benefit of Secured Party and its successors and assigns. If any term of this Agreement shall be held to be invalid, illegal or unenforceable, the validity of all other terms hereof shall in no way be affected thereby, and this

Agreement shall be construed and be enforceable as if such invalid, illegal or unenforceable term had not been included herein. Debtor acknowledges receipt of a copy of this Agreement.

IN WITNESS WHEREOF, intending to be legally bound, Debtor has caused this Agreement to be duly executed as of the date first above written.

**CITY OF SEDALIA**

By:_____

Name:_____

Title:_____

**WORLD FUEL SERVICES, INC.**

By: _____

Name: _____

Title: _____



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**Schedule 1**

**Security Agreement**
**WORLD FUEL SERVICES, INC., Secured Party**
**CITY OF SEDALIA, Debtor**

Debtor's Locations:

1900 E. Boonville, Sedalia, MO 65301

Place(s) of Business:

1900 E. Boonville, Sedalia, MO 65301

Chief Executive Office and Mailing Address:

200 South Osage, Sedalia, MO 65301

Collateral Locations:

1900 E. Boonville, Sedalia, MO 65301

**FIRST AMENDMENT TO FUEL SUPPLY AGREEMENT**

FIRST AMENDMENT TO FUEL SUPPLY AGREEMENT dated as of May 1, 2013 (THIS "Amendment") between WORLD FUEL SERVICES, INC. ("Seller") and CITY OF SEDALIA ("Customer").

WITNESSETH

WHEREAS, Seller and Customer are parties to the FUEL SUSPPLY AGREEMENT; and

WHEREAS Seller and Customer have agreed to amend the FUEL SUPPLY AGREEMENT; and

WHEREAS, CAPITALIZED TERMS USED BUT NOT DEFINED HEREIN SHALL HAVE THE MEANING ASSIGNED TO SUCH TERMS IN THE FUEL SUPPLY AGREEMENT;

NOW, THEREFORE, in consideration of the mutual promises set forth herein and for the good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree to the terms and conditions set forth below:

1. With reference to the FUEL SUPPLY AGREEMENT dated May 1, 2013 the parties now agree to the following changes and additions:
    - Paragraph 2. Duration and Renewal. This original paragraph is deleted in its entirety and replaced with the following: "This Agreement shall be for an initial term of seven (7) years beginning on the Effective Date. If at the end of the initial term, Customer has not purchased at least 1,134,000 gallons of combined aviation fuel from Seller (the "Required Minimum Gallons"), this Agreement shall automatically renew for one or more subsequent annual terms until Customer has purchased at least the Required Minimum Gallons. If upon the expiration of the initial term or any renewal term, Customer has purchased the Required Minimum Gallons, then this Agreement shall automatically renew for subsequent annual periods unless cancelled by either party providing written notice to the other party of its election to terminate at least 90 days prior to the end of the initial term or any renewal term."
    - Business Incentive Loan is added to the FUEL SUPPLY AGREEMENT and reads:

      19. Business Incentive Loan.

      (a) In order to accommodate Customer's fuel purchases from Seller in the guaranteed quantities set forth herein, Seller agrees to lend to Customer (the "Loan") an amount equal to its out-of-pocket expenses, up to a maximum of $50,000.00, which Customer shall incur in acquiring, equipping, and installing a Self Service Fueling Island located at 1900 E. Boonville, Sedalia, MO 65301.

      (b) Fuel Master self-serve card reader and We-Mac 1000 gallon Avgas tank.

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(c) Customer shall provide Seller with copies of all purchase orders, receipts, mechanics lien waivers, required approvals of all federal, state, and local governmental agencies, including without limitations, the fire marshal, airport authority, Environmental Protection Agency and Federal Aviation Administration, and any other information and documents which Seller may reasonably require. If such documents and information are satisfactory to Seller in its sole discretion, Seller shall advance Loan funds following the execution and delivery of all Loan documents required by Seller.

(d) Customer agrees that, if for any reason (including Seller's default or inability to supply aviation fuel hereunder) this agreement is terminated prior to the expiration of its initial seven (7) year term or any renewal term or Customer fails during any contract year (commencing on the date of this agreement or any anniversary of such date) to purchase and pay for the minimum quantities of fuel which Customer is obligated to purchase hereunder, Customer shall repay to Seller the full amount of the Loan.

(e) To evidence the Loan, Customer shall make and deliver a Note dated November 1, 2014. As security for the Loan, Customer shall grant Seller, contemporaneously upon execution hereof, a first priority interest in the Self Service Equipment referenced in subsection (b) above and shall execute and deliver a Security Agreement and financing statements as provided by Seller. In addition Customer shall execute and deliver such other Loan documents as Seller shall require.

2. Except as expressly provided herein, the terms and provisions of the FUEL SUPPLY AGREEMENT and the rights and obligations of the parties shall remain unchanged and in full force and effect.

The parties have acknowledged their agreement to the foregoing terms and conditions by their signature below.

| **CITY OF SEDALIA** | **WORLD FUEL SERVICES, INC.** |
|---|---|
| By: _____ | By: _____ |
| Title: _____ | Title: _____ |
| Date: _____ | Date: _____ |

**BILL NO. _____**

**ORDINANCE NO. _____**

**AN ORDINANCE APPROVING AND ACCEPTING EXHIBIT S TO THE MASTER AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SEDALIA, MISSOURI AND OLSSON ASSOCIATES FOR ENGINEERING SERVICES.**

**WHEREAS,** on June 15, 2009 the City of Sedalia executed an Administrative Consent Order, 2009 – 1002 with the Missouri Department of Natural Resources for required improvements to be made to the City's Wastewater Sewer System by July 31, 2016; and

**WHEREAS**, the City of Sedalia, Missouri approved a Master Agreement for Professional Services between the City of Sedalia and Olsson Associates on June 15, 2009 for services rendered; and

**WHEREAS**, under the attached agreement labeled Exhibit S, Olsson Associates shall provide services associated with the design, construction procurement assistance and construction phase services for emergency repairs to aerial segments in the North Basin of the wastewater collection system; and

**WHEREAS,** and as consideration therefore, the City of Sedalia, Missouri, shall pay Olsson Associates as follows for said services:

- **Task 500001 – Design - $10,729.00**
- **Task 600001 – Construction Proposal - $1,619.00**
- **Task 620001 – Construction Administration - $2,179.00**
- **Phase 901/Task 640001 – Construction Phase Services – Time & Expense with estimated fee of $6,195.00**
- **Task 660001 – Project Close-out - $2,325.00**

Total compensation shall not exceed Twenty-three Thousand Forty-seven Dollars ($23,047.00). All terms are as more fully described in the proposed agreement attached to this ordinance and incorporated by reference herein.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI,** as follows:

**Section 1**. The Council of the City of Sedalia, Missouri hereby approves and accepts the agreement by and between the City of Sedalia, Missouri and Olsson Associates in substantively the same form and content as the agreement has been proposed.

**Section 2**. The City Administrator is authorized and directed to execute and the City Clerk is hereby authorized and directed to attest and fix the seal of the City of Sedalia, Missouri on the agreement in substantively the same form and content as the agreement has been proposed.

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**Section 3**. The City Clerk is hereby directed to file in her office a duplicate or copy of the agreement after it has been executed by the parties or their duly authorized representatives.

**Section 4.** This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection in the City Clerk's Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 17th day of November 2014.

_____
Presiding Officer of the Council

Approved by the Mayor of said City this 17th day of November 2014.

_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

To: Gary Edwards
From: Bill Beck
Date: November 12, 2014
Subject: Olsson Associates Exhibit S

I would like to recommend the Council approve Exhibit S from Olsson Associates. This exhibit is for $23,047.00 and is part of the $30 million sewer project.

This exhibit is for the engineering and construction observation for the emergency aerial sewer main repair at the north wastewater treatment plant.

Thank you.

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OLSSON ASSOCIATES

EXHIBIT "S" to GENERAL PROVISIONS ATTACHED TO
MASTER AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN CLIENT AND OLSSON, DATED JUNE 10, 2009

## DESCRIPTION OF BASIC PROFESSIONAL SERVICES AND RELATED MATTERS

This is an exhibit attached to and made a part of the General Provisions attached to the Master Agreement for Professional Services dated June 10, 2009 between City of Sedalia, Missouri ("Client") and Olsson Associates ("Olsson") providing for professional services. The Basic Services of Olsson are as indicated below.

### GENERAL

Olsson shall perform for Client professional services in all phases of the Projects to which this Agreement applies as hereinafter provided. These services will include serving as Client's professional representative for the Project, providing professional consultation and advice and furnishing customary services incidental thereto.

### PART I: SCOPE OF SERVICES

### SERVICES

This scope of services includes the design, construction procurement assistance and construction phase services for emergency repairs to aerial sewer segments in the North Basin of the wastewater collection system.

### PHASE 900: EXHIBIT "S" SERVICES

Olsson shall prepare a set of plans and specifications that can be used as bid and construction documents that will allow procurement and construction of the proposed improvements through an expedited process of direct solicitation of a construction contractor. The tasks performed shall include:

**TASK 500001: DESIGN**

**Task 501:** **Develop Basis of Design** - Olsson shall define and describe elements considered in the preliminary design, products to be specified, construction requirements, and other items. The basis of design will be summarized in a Design memorandum that will be submitted to the Client for approval prior to final design.

**Task 502:** **Layout Improvements** - Olsson shall complete the civil engineering design of the needed improvements for repair/replacement of existing aerial sewer segments.

**Task 503:** **Prepare Plan Sheets** – Olsson shall prepare construction drawing plan sheets and details to provide appropriate instruction and information for solicitation of construction proposal for the improvements.



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**Task 504:** **Prepare Detail Sheets** – Detail sheets will be prepared to delineate the details of the proposed project.

**Task 505:** **Prepare Specifications** - Olsson shall prepare technical specifications and front end documents for the project.

**Task 506:** **Quality Control Review** - Olsson shall perform quality control reviews prior to design submittal and follow checking and quality management procedures throughout design development process.

**Task 507:** **Revise Plans and Specifications** - Olsson shall revise the plans and specifications in accordance with comments received from the Client and quality control review.

**Task 508:** **Meetings with Client** - Olsson will meet with the Client to discuss the development of the plans and specifications specific to this project. A total of one (1) meeting is anticipated.

**TASK 600001: CONSTRUCTION PROPOSAL SERVICES**

Olsson shall assist the Client in obtaining construction proposals for the project. The tasks shall include:

**Task 601:** **Answer Bidder Questions** - Olsson shall answer questions from contractor regarding the construction documents.

**Task 602:** **Evaluate Proposal** - Olsson shall evaluate the content and applicability of the contractor's proposal submission.

**Task 603:** **Recommend Award** - Based upon the results of the proposal evaluation, Olsson shall provide a Recommendation of Award to Client.

**TASK 620001: CONSTRUCTION ADMINISTRATION SERVICES**

Olsson shall assist the Client in the administration of the construction phase of the project. Olsson shall perform the tasks listed below.

**Task 621:** **Prepare Conforming Documents** – Olsson shall assist the Client in the preparation and distribution of conforming copies of the executed contracts.

**Task 622:** **Attend Preconstruction Conference** – Olsson shall attend the pre-construction meeting, assist in preparing the meeting agenda, and shall prepare and distribute to all attendees (narrative style) minutes of the pre-construction meeting.

OLSSON ASSOCIATES

## PHASE 901/TASK 640001: CONSTRUCTION PHASE SERVICES

Olsson shall perform the tasks listed below to assist the Client during the construction of the project. Additional work will only be performed when authorized by the Client. Olsson shall perform the tasks listed below:

**Task 641:** **Review Submittal Data** – Olsson shall review the Contractor's submittal data on materials for general conformance with the intent of the design.

**Task 642:** **Interpret Construction Documents** - Olsson shall assist the Contractor and the Client in interpreting the contract documents.

**Task 643:** **Construction Observation Services** - Olsson shall perform Construction Observation Services on behalf of the Client during the construction of the project. The extent of the Construction Observation Services will be discussed with the Client and these services may range from full-time observation to limited, part-time observation. The duties and limitation of the Observation Services is outlined in Exhibit 'L-1', attached to Exhibit L. A total of 7.5 days of site observation is anticipated.

## TASK 660001: PROJECT CLOSE-OUT

Olsson shall assist the Client in the close-out of the project. Olsson shall perform the tasks listed below.

**Task 661:** **Attend Final Inspection** - Olsson shall conduct the final inspection with the Client's personnel and provide written comments to the Client.

**Task 662:** **Review Final Pay Application** - Olsson shall review the Contractor's final application for payment and the accompanying documentation for compliance with the contract requirements.

**Task 663:** **Prepare Record Drawings** - Using the Contractor's and Olsson's Resident Project Representative's record drawings, Olsson shall revise the construction documents to reflect the construction records for the project. Olsson shall provide the Client with up to five (5) sets of record drawings.



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OLSSON ASSOCIATES

**PART II: COMPENSATION**

For the services described in this Exhibit, the Client agrees to pay Olsson the following lump sum amounts:

| | |
|---|---|
| • Task 500001 – Design | $ 10,729.00 |
| • Task 600001 – Construction Proposal | $ 1,619.00 |
| • Task 620001 – Construction Administration | $ 2,179.00 |
| • Task 660001 – Project Close-out | $ 2,325.00 |
| Total Lump Sum Tasks | $ 16,852.00 |

For Phase 901/Task 640001 –Construction Phase Services, the Client agrees to pay Olsson on a time and expense basis with an estimated fee of $6,195.00.

Total compensation shall not exceed $23,047.00 without further written authorization.

**PART III: SCHEDULE**

Anticipated Start Date: October 15, 2014

Estimated Completion Date: December 31, 2014

**OLSSON ASSOCIATES**

By: Michael J. Lally, P.E.

By: Brad Strittmatter

If you accept this Exhibit "S", please sign below:

**CITY OF SEDALIA, MISSOURI**

By:_____

Title:_____ Dated:_____

If different from above,

_____
Client's Designated Project Representative



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**BILL NO. _____**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING ORDINANCE NO. 9940 RELATING TO ADDING A CLASSIFICATION AND JOB DESCRIPTION FOR PART-TIME TRANSITION ASSISTANT FOR THE ADMINISTRATION DEPARTMENT.**

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI, AS FOLLOWS:**

**Section 1.** Ordinance No. 9940 is hereby amended by adding an employment classification and job description for Part-Time Transition Assistant for the Administration Department for the efficient operation of the City of Sedalia, as follows:

Addition:

**PT Transition Assistant** – Administration Department – Said job description is attached hereto and made a part hereof as if fully set out herein.

**Section 2.** This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 17th day of November 2014.

_____
Presiding Officer of the Council

Approved by the Mayor of said City this 17th day of November 2014.

_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

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# CITY OF SEDALIA, MISSOURI

Job Description

| | | | |
|---|---|---|---|
| **Job Title:** | **PT TRANSITION ASSISTANT** | | |
| Department: | Administration | | |
| Supervisor: | City Administrator | | |
| Date: | November 2014 | Position No. | ADM/7 |
| FLSA Status: | Non-Exempt | Random Substance Testing: | N |

**Job Summary:**

This position is responsible for the successful transition of department directors or managers from one administration to another due to retirement, resignation or other events.

**Job Scope:**

The purpose of this position is to assist in migrating duties and responsibilities from one administration to another in order to ensure the efficient operation of the affected department and provide sound leadership for the continued operation of city government.

**Essential Duties and Responsibilities:**

1. Familiarize director or manager in short and long range goals, objectives and strategies of the department.

2. Familiarizes director or manager with the requirements of the position including all necessary paperwork, procedures, responsibilities, types of funds managed, and compliance regulations of the position.

3. Familiarizes director or manager with current employee records, problems, evaluations, and other items necessary for the effective management of department personnel.

4. Provides direction on key functions of the position along with all compliance issues.

5. Prepare written notes, logs, and procedures, for routine tasks to ensure successful transition to the new director or manager.

6. Assists in preparing reports, performing data entry, creating required documents for the position, and attend meetings as required.

7. Assists with special projects as requested, preparing reports, and perform other duties required of the position.

8. Assists in managing the operation of the department during the transition process as requested by the director or manager.

9. May be required to assist in performing evaluations, discipline, and other related employee matters.

10. May be required to assist in maintaining the financial integrity of the department during the transition process.

11. Assists the new director or manager in preparing or monitoring budget, expenditures under the current budget or future budget.

12. May be required to attend budget meetings and actively participate in any budget process.

13. Assist in coordinating objectives between the new director or manager and other department heads, city management, and political officials.

14. May be required to assist in providing leadership to department personnel in the daily performance of tasks to promote a safe and efficient work environment.

15. Performs other related duties as assigned.

**The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements does not exclude them from the position if the work is similar or related to the position.**

**Minimum Qualifications:**

1. Minimum of five years of progressive experience in functional area of Department
2. Demonstrated knowledge of all functions of the Department
3. Demonstrated knowledge of any external reporting requirements of the position
4. Through knowledge of municipal government practices and procedure required for the position.
5. Missouri driver's license

**Necessary Knowledge, Skills, and Abilities:**

1. Knowledge of municipal government practices and procedures.
2. Knowledge of reporting requirements of the position.
3. Knowledge of management and supervisory techniques.
4. Knowledge of city ordinances, department policies, and procedures.
5. Knowledge of computer programs and data entry necessary for the position.
6. Knowledge of Microsoft office products.
7. Knowledge of state and local laws, regulations, and codes.
8. Skill in planning, organizing, and directing work.
9. Skill in operating computers and other standard office equipment.
10. Skill in interpreting state and local laws, regulations, and codes.

11. Skill in interpersonal relations.
12. Skill in oral and written communication.

**Guidelines:**

1. City codes and ordinances, state rules and regulations,
2. Generally accepted guidelines applicable to the field of study.
3. Guidelines require judgment, selection, and interpretation in application. This position may also be responsible for assisting in the development of departmental guidelines.

**Complexity:**

The work consists of varied duties related to assisting in the transition of management from one administration to another. The complexity of work performed and frequent interruptions contribute to the difficulty of the work.

**Principal Working Relationships:**

1. Co-workers, other city employees.
2. Political officials, state officials, and the general public.

**Purpose of Contacts:**

Contacts are typically to give or exchange information, provide services, resolve problems, motivate or influence persons, and clarify, justify, defend, negotiate, or settle matters.

**Supervisory and Management Responsibility:**

This position has no supervisory management responsibilities except those that are directed by the director or manager.

**Physical Demands:**

**The physical demands described here are representative of those that must be met by an employee to perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.**

The work is typically performed while sitting at a desk or table with intermittent standing or stooping. Some reaching and bending may be required. The employee occasionally lifts light and heavy objects, and may be required to distinguish between shades of color.

**Work Environment:**

The work is mostly sedentary and typically is performed in an office. Work may involve prolonged use of the telephone and personal computer. Evenings and weekends may be required.

# RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING AN APPLICATION FOR FUNDING THROUGH A TAP GRANT THROUGH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR THE REPLACEMENT OF THE KATY TRAIL BRIDGE OVER U.S. HIGHWAY 50 IN SEDALIA, MISSOURI AS A JOINT VENTURE WITH THE COUNTY OF PETTIS, MISSOURI.**

**WHEREAS**, the City of Sedalia, Missouri and the County of Pettis, Missouri desire to seek funding through a TAP Grant through the Missouri Department of Natural Resources and the Missouri Department of Transportation in the approximate amount of Two Hundred Fifty-six Thousand Dollars ($256,000.00); and

**WHEREAS,** said funds would be used for the replacement of the Katy Trail Bridge over U.S. Highway 50 in Sedalia, Missouri; and

**WHEREAS**, said TAP Grant requires a Twenty-one Percent (21%) match that will be shared between the City of Sedalia, Missouri and the County of Pettis, Missouri.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI** as follows:

**Section 1.** The Council of the City of Sedalia, Missouri desires to participate with the County of Pettis, Missouri to seek funding through a TAP Grant through the Missouri Department of Natural Resources and the Missouri Department of Transportation for the replacement of the Katy Trail Bridge over U.S. Highway 50 in Sedalia, Missouri.

**Section 2.** The Mayor or City Administrator are hereby authorized to prepare and submit documents on behalf of the City of Sedalia, Missouri which are necessary in applying for said grant funding.

**PASSED** by the Council of the City of Sedalia, Missouri, this 17th day of November 2014.

_____
Presiding Official of the Council

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

Pre-Council Agenda

Council Agenda

## Cost Estimate

**Engineer's Construction Cost Estimate**
**Replacing KATY Trail Bridge over US 50**
**Sedalia, Missouri**

*Prepared By: Shafer, Kline & Warren, Inc. (November 2014)*

| Item No. | Item | Remarks | Unit | Qty. | Unit Price | Extension |
|---|---|---|---|---|---|---|
| 1 | Mobilization | | LS | 1 | $16,000 | $16,000 |
| 2 | Remove Existing West Bridge | | LS | 1 | $20,000 | $20,000 |
| 3 | Remove Existing East Bridge | | LS | 1 | $20,000 | $20,000 |
| 4 | Traffic Control | | LS | 1 | $10,000 | $10,000 |
| 5 | Decorative Pedestrian Rail | Along Abutments | LF | 160 | $200 | $32,000 |
| 6 | Pre-Engineered Pedestrian Bridge* | | LS | 1 | $72,000 | $72,000 |
| 7 | Concrete Work | | LS | 1 | $15,000 | $15,000 |
| 8 | | | | | | $0 |
| 9 | | | | | | $0 |
| 10 | Repair Concrete Stair Rail | | LS | 1 | $8,000 | $8,000 |
| 11 | | | | | | $0 |
| 12 | | | | | | $0 |
| | | | | | **Subtotal =** | **$193,000** |
| | | | | | **15% Contingency =** | **$29,000** |
| | | | | | **Engineer's Construction Cost Estimate =** | **$222,000** |

Total project costs and construction costs provided herein are made on the basis of engineer's experience and qualifications and represent the engineer's best judgment. However, the engineer cannot and does not guarantee that bids or actual total project or construction costs will not vary from the estimate of probable construction cost. This estimate is intended to assist in budgetary assessment and does not guarantee that actual project costs will not exceed or be lower than the amounts stated in this estimate.

### Engineering Services

| | | | | | |
|---|---|---|---|---|---|
| Preliminary Engineering thru Bidding | LS | 1 | $ | 20,000 | $ 20,000 |
| Construction Observation and Administration | LS | 1 | $ | 14,000 | $ 14,000 |
| **Total for Engineering Services** | | | | | $ 34,000 |
| | | **TOTAL PROJECT =** | | | **$256,000** |

* Based on a 12' wide x 60' long structure. 10' tall steel picket rail fence each side, and 20,000# vehicle capacity.

Pre-Council Agenda

Council Agenda

# Office of the Mayor

TO: Members of City Council

FROM: Mayor Stephen Galliher

DATE: November 13, 2014

RE: Appointments to City Boards and Commissions

I would like to make the following recommendations:

**New appointments:**

| BOARD | MEMBER | TERM |
|---|---|---|
| **Plumbers Examining Board** | | |
| | Roger Green<br>809 S. Marshall Avenue | Term Expiring 06-2015 |
| **Public Library Board** | | |
| | Susan Mitchell Callis<br>1401 W. Broadway | Replacing Donna Freese<br>Term Expiring 06-2017 |
| **Zoning Board of Adjustment** | | |
| | Kevin Wade<br>635 State Fair Boulevard | Replacing Rob Rollings<br>Term Expiring 06-2016 |

Pre-Council Agenda

Council Agenda

# City of Sedalia
## Department Bills 11-17-2014

| Vendor Name | Invoice Number | | Amount |
|---|---|---|---|
| Airnav Llc | 1942989 | $ | 305.00 |
| Alan DeVorss | 1014A | $ | 4,050.00 |
| Alice Kemp | 1114 | $ | 7.50 |
| All Makes Machine Inc | J9469 | $ | 348.60 |
| Alliance Water Resources Inc | 6231 | $ | 22,774.33 |
| Apac-Missouri Inc | 9000248968 | $ | 575.96 |
| Apac-Missouri Inc | 9000249838 | $ | 136.00 |
| Apac-Missouri Inc | 9000250065 | $ | 136.00 |
| Arlene Silvey | 1114 | $ | 154.72 |
| Ascent Aviation Group, Inc. | 268481 | $ | 24,197.74 |
| Ascent Aviation Group, Inc. | M135356 | $ | (29.00) |
| AT & T | 1114 | $ | 7,837.77 |
| Axiom Service Professionals LLC | 1288 | $ | 820.00 |
| Bell Plumbing Supply Inc | 159755 | $ | 7.96 |
| Bichsel Jewelry | 001-124343 | $ | 301.00 |
| Bings West | 476 | $ | 35.96 |
| Boone Quarries | 156530 | $ | 1,353.04 |
| Boone Quarries | 157489 | $ | 358.01 |
| Brandon Stetzenbach | 1114 | $ | 34.75 |
| Brownfield Oil Co Inc | 126846 | $ | 17,233.47 |
| Bryant Motor Co | 128793 | $ | 93.56 |
| Central Communications Inc | 378411 | $ | 1,150.00 |
| Certified Repair Service Llc | 196738 | $ | 154.03 |
| Champion Brands LLC | 470908 | $ | 776.80 |
| Champion Brands LLC | 470909 | $ | 69.44 |
| Champion Brands LLC | 470910 | $ | 888.28 |
| Charter Communications | 1114-12C | $ | 130.00 |
| Cintas Corp #379 | 379150348 | $ | 675.39 |
| Cintas Corp #379 | 379151363 | $ | 690.24 |
| City Safe & Lock Service | 073044 | $ | 7.00 |
| City Safe & Lock Service | 073069 | $ | 6.00 |
| City Wide Fire Extinguisher Service | 1347 | $ | 525.00 |
| Clark's Tool & Equipment | 159435 | $ | 15.10 |
| Columbia Daily Tribune | 2017819 | $ | 55.60 |
| Crow-Burlingame Co | 00720071161 | $ | 6.51 |
| Crow-Burlingame Co | 00720071690 | $ | 4.39 |
| Crow-Burlingame Co | 00720071691 | $ | (14.97) |
| Crow-Burlingame Co | 00720071729 | $ | 140.24 |
| Crow-Burlingame Co | 00720071809 | $ | 50.50 |
| Crow-Burlingame Co | 00720071876 | $ | 68.37 |
| Crow-Burlingame Co | 00720071877 | $ | 5.49 |
| Crow-Burlingame Co | 00720071903 | $ | 5.00 |
| Crow-Burlingame Co | 00720071921 | $ | 46.44 |
| Crow-Burlingame Co | 00720071966 | $ | 6.00 |
| Crow-Burlingame Co | 00720071982 | $ | 9.75 |

Pre-Council Agenda

Council Agenda

# City of Sedalia
## Department Bills 11-17-2014

| Vendor Name | Invoice Number | | Amount |
|---|---|---|---|
| Crow-Burlingame Co | 00720072025 | $ | 17.00 |
| Crow-Burlingame Co | 00720072074 | $ | 4.06 |
| Crow-Burlingame Co | 00720072077 | $ | 13.32 |
| Crow-Burlingame Co | 00720072085 | $ | 7.99 |
| Crow-Burlingame Co | 00720072106 | $ | 151.65 |
| Crow-Burlingame Co | 00720072117 | $ | 64.99 |
| Crow-Burlingame Co | 00720072132 | $ | 13.13 |
| Crow-Burlingame Co | 00720072139 | $ | 17.64 |
| Crow-Burlingame Co | 00720072170 | $ | 249.93 |
| Crow-Burlingame Co | 00720072172 | $ | 357.61 |
| Crow-Burlingame Co | 00720072182 | $ | 52.52 |
| Crow-Burlingame Co | 00720072184 | $ | 97.98 |
| Crow-Burlingame Co | 00720072188 | $ | 175.97 |
| Crow-Burlingame Co | 00720072215 | $ | 14.12 |
| Crow-Burlingame Co | 00720072218 | $ | 286.48 |
| Crow-Burlingame Co | 00720072224 | $ | 99.80 |
| Crow-Burlingame Co | 00720072239 | $ | 8.99 |
| Crow-Burlingame Co | 00720072308 | $ | 10.59 |
| Crow-Burlingame Co | 00720072314 | $ | 49.49 |
| Crow-Burlingame Co | 00720072324 | $ | (14.14) |
| Crow-Burlingame Co | 00720072327 | $ | 3.76 |
| Crow-Burlingame Co | 00720072339 | $ | 101.17 |
| Crow-Burlingame Co | 00720072345 | $ | 51.99 |
| Crow-Burlingame Co | 00720072348 | $ | (51.99) |
| Crow-Burlingame Co | 00720072360 | $ | 21.29 |
| Crow-Burlingame Co | 00720072361 | $ | 13.02 |
| Crow-Burlingame Co | 00720072403 | $ | 9.35 |
| Crow-Burlingame Co | 00720072407 | $ | 11.99 |
| Crow-Burlingame Co | 00720072419 | $ | 12.00 |
| Crow-Burlingame Co | 00720072426 | $ | 174.23 |
| Crow-Burlingame Co | 00720072442 | $ | 16.16 |
| Crow-Burlingame Co | 00720072490 | $ | 297.02 |
| Crow-Burlingame Co | 00720072556 | $ | 61.83 |
| Crow-Burlingame Co | 00720072607 | $ | 7.81 |
| Crow-Burlingame Co | 00720072612 | $ | (22.78) |
| Crow-Burlingame Co | 00720072628 | $ | 14.98 |
| Crow-Burlingame Co | 00720072660 | $ | 26.68 |
| Crow-Burlingame Co | 00720072675 | $ | 93.73 |
| Crow-Burlingame Co | 00720072735 | $ | 9.90 |
| Crow-Burlingame Co | 00720072739 | $ | 46.86 |
| Crow-Burlingame Co | 00720072756 | $ | 64.00 |
| Crow-Burlingame Co | 00720072774 | $ | 52.96 |
| Crow-Burlingame Co | 00720072779 | $ | 17.34 |
| Crow-Burlingame Co | 00720072787 | $ | 17.38 |
| Crow-Burlingame Co | 00720072801 | $ | 113.25 |

Pre-Council Agenda

Council Agenda

# City of Sedalia
## Department Bills 11-17-2014

| Vendor Name | Invoice Number | | Amount |
|---|---|---|---|
| Crow-Burlingame Co | 00720072835 | $ | 4.98 |
| Crow-Burlingame Co | 00720072842 | $ | 35.08 |
| Crow-Burlingame Co | 00720072855 | $ | 12.17 |
| Don's Truck Towing & Truck Wash Inc | 121955 | $ | 155.00 |
| Dugan's Paint And Floorcovering | S0209202 | $ | 30.99 |
| Elliott Equipment Co. | 127307 | $ | 129,694.00 |
| Employee Screening Service Llc | 171561 | $ | 37.00 |
| Engineering Surveys & Services | ESS060546 | $ | 29.00 |
| Engineering Surveys & Services | ESS060547 | $ | 54.00 |
| Engineering Surveys & Services | ESS060561 | $ | 29.00 |
| Engineering Surveys & Services | ESS060570 | $ | 90.00 |
| Federal Aviation Administration | 1104 | $ | 8,808.60 |
| Foley Industries | PS440006845 | $ | 18.82 |
| Foremost Promotions | 278689 | $ | 583.77 |
| Fort Bend Services Inc | 0192484 | $ | 2,119.50 |
| Galls LLC | 002605255 | $ | 10.20 |
| Goosen Electric Inc | 3707 | $ | 1,436.74 |
| Hach Company | 9087452 | $ | 81.90 |
| Hank's Portable Toilets & Septic Tank Clean | 1668 | $ | 170.00 |
| Hillyard - Columbia | 601365047 | $ | 124.86 |
| IBT Inc. | 6426870 | $ | 295.13 |
| IBT Inc. | 6429620 | $ | 56.38 |
| ICMA Membership Renewals | 1114 | $ | 760.00 |
| Ideker, Inc | 3 | $ | 1,486,752.30 |
| IMLA | 1114 | $ | 499.00 |
| IMLA | 1114A | $ | 625.00 |
| Impact Sign & Lighting Co Inc | 9407 | $ | 58.15 |
| Insight Public Sector | 1100391627 | $ | 1,576.00 |
| Insurance & Benefits Group Llc | 50865 | $ | 4,500.00 |
| J & R Engineering | 30197 | $ | 27,011.02 |
| J & R Engineering | 30198 | $ | 3,495.00 |
| John Rice | 1114 | $ | 113.22 |
| KCP&L | 1114-11 | $ | 33.20 |
| KCP&L | 1114-11A | $ | 28.05 |
| KCP&L | 1114-11B | $ | 571.22 |
| KCP&L | 1114-11C | $ | 39.91 |
| KCP&L | 1114-11D | $ | 27.85 |
| KCP&L | 1114-11E | $ | 17.76 |
| KCP&L | 1114-11F | $ | 31.08 |
| KCP&L | 1114-13 | $ | 391.61 |
| KCP&L | 1114-17A | $ | 203.45 |
| KCP&L | 1114-19 | $ | 53.33 |
| KCP&L | 1114-19A | $ | 57.70 |
| KCP&L | 1114-61 | $ | 2,888.95 |
| KCP&L | 1114-61A | $ | 9,143.23 |

Pre-Council Agenda

Council Agenda

# City of Sedalia
## Department Bills 11-17-2014

| Vendor Name | Invoice Number | | Amount |
|---|---|---|---|
| KCP&L | 1114-61B | $ | 600.67 |
| KCP&L | 1114-61D | $ | 67.45 |
| KCP&L | 1114-61G | $ | 92.48 |
| KCP&L | 1114-61H | $ | 17.19 |
| KCP&L | 1114-61J | $ | 111.40 |
| KCP&L | 1114-61K | $ | 18.18 |
| KCP&L | 1114-61L | $ | 152.97 |
| KCP&L | 1114-61Q | $ | 74.25 |
| KCP&L | 1114-61Y | $ | 79.85 |
| Key Hydraulics | 14-34088 | $ | 116.20 |
| Key Hydraulics | 14-34127 | $ | 66.84 |
| Key Hydraulics | 14-34214 | $ | 292.44 |
| Key Hydraulics | 14-34225 | $ | 168.60 |
| Key Hydraulics | 14-34245 | $ | 35.59 |
| Lake Creek Landscaping | 197212 | $ | 250.00 |
| Lochner | C07040001-C13 | $ | 24,613.54 |
| Manny Rodriguez | 1114 | $ | 22.50 |
| Mark's Mobile Glass Inc | 135302 | $ | 32.00 |
| Mastercard Bankcard Center | 1114-Beck | $ | 117.40 |
| Mastercard Bankcard Center | 1114-Burlingame | $ | 217.14 |
| Mastercard Bankcard Center | 1114-DeGonia | $ | 1,237.26 |
| Mastercard Bankcard Center | 1114-Edwards | $ | 88.99 |
| Mastercard Bankcard Center | 1114-Evans | $ | 448.58 |
| Mastercard Bankcard Center | 1114-Galliher | $ | 47.80 |
| Mastercard Bankcard Center | 1114-Hendricks | $ | 789.83 |
| Mastercard Bankcard Center | 1114-Rice | $ | 12.25 |
| Mastercard Bankcard Center | 1114-Richardson | $ | 82.60 |
| Mastercard Bankcard Center | 1114-Silvey | $ | 111.18 |
| Mastercard Bankcard Center | 1114-Simmons | $ | 66.60 |
| Mastercard Bankcard Center | 1114-Wirt | $ | 659.19 |
| Mastercard Bankcard Center | 1114-Woolery | $ | 237.44 |
| Medallion Electric Inc | 101803 | $ | 885.43 |
| Medallion Electric Inc | 101808 | $ | 308.53 |
| Menards - Sedalia | 68617 | $ | 30.35 |
| Menards - Sedalia | 68777 | $ | 5.65 |
| Midland Printing Company | 50445 | $ | 44.46 |
| Midwest Laboratories Inc | 740383 | $ | 603.48 |
| Missouri Dept Of Revenue | 1114 | $ | 11.00 |
| Missouri Municipal League | 200006264 | $ | 20.00 |
| Missouri One Call System Inc. | 4100299 | $ | 267.80 |
| Municipal Code Corporation | 00248496 | $ | 2,056.34 |
| Norton & Schmidt | 4 | $ | 15,897.50 |
| O'Reilly Automotive Inc. | 0114-285522 | $ | 55.93 |
| O'Reilly Automotive Inc. | 0114-285634 | $ | 3.49 |
| O'Reilly Automotive Inc. | 0114-287102 | $ | 279.90 |

Pre-Council Agenda

Council Agenda

# City of Sedalia
## Department Bills 11-17-2014

| Vendor Name | Invoice Number | | Amount |
|---|---|---|---|
| O'Reilly Automotive Inc. | 0114-287294 | $ | 165.72 |
| Otten Small Engine Service | 149360 | $ | 75.44 |
| Papa Jake's Donut Shop | 1 | $ | 19.25 |
| Pettis County Recorder of Deeds | 55840 | $ | 651.00 |
| Printlynx | 108808 | $ | 273.08 |
| Printlynx | 108859 | $ | 18.00 |
| Printlynx | 108860 | $ | 18.00 |
| Quicksilver Water | 726960 | $ | 7.00 |
| Quicksilver Water | 726968 | $ | 21.00 |
| Quicksilver Water | 727325 | $ | 91.25 |
| Sedalia Democrat | 300180549 | $ | 134.18 |
| Sedalia Democrat | 300181942 | $ | 384.10 |
| Sedalia Democrat | 300181944 | $ | 342.52 |
| Sedalia Democrat | 300184615 | $ | 45.50 |
| Sedalia Democrat | 300184634 | $ | 34.25 |
| Sedalia Democrat | 300184822 | $ | 203.00 |
| Sedalia Democrat | 300185172 | $ | 95.00 |
| Sedalia Democrat | 300186362 | $ | 34.25 |
| Sherwin Williams Co | 4788-1 | $ | 41.14 |
| SMC Electric Supply | 60200091-00 | $ | 54.40 |
| Smith Paper & Janitor Supply | 579494 | $ | 151.70 |
| Smith Paper & Janitor Supply | 580280 | $ | 61.80 |
| Smith Paper & Janitor Supply | 580640 | $ | 120.61 |
| Smith Paper & Janitor Supply | 580683 | $ | 119.12 |
| Smith Paper & Janitor Supply | 580685 | $ | 118.79 |
| Smith Paper & Janitor Supply | 580766 | $ | 41.02 |
| Smith Paper & Janitor Supply | 579914-2 | $ | 41.52 |
| Smith Paper & Janitor Supply | 580260-1 | $ | 4.61 |
| Smith Paper & Janitor Supply | 580640-1 | $ | 59.80 |
| Sonequity Pest Management | 115410 | $ | 70.00 |
| Sonequity Pest Management | 115412 | $ | 46.00 |
| Sonequity Pest Management | 115486 | $ | 67.00 |
| Sonequity Pest Management | 115929 | $ | 68.00 |
| Staples Business Advantage | 324366834 | $ | 33.89 |
| Staples Business Advantage | 3243166833 | $ | 96.91 |
| Staples Business Advantage | 3246389510 | $ | 129.45 |
| Staples Business Advantage | 3246389569 | $ | 254.86 |
| State Fair Towing | 16041 | $ | 35.00 |
| Stericycle Inc. | 4005183426 | $ | 32.22 |
| Summit Truck Group | 17667C | $ | 69.35 |
| Synchrony Bank | 006046 | $ | 178.23 |
| Synchrony Bank | 007481 | $ | 53.19 |
| Tallman Company | S131570-00 | $ | 18.23 |
| The J.P. Cooke Co. | 313414 | $ | 132.68 |
| The Sedalia Area Chamber Of Commerce | 101 | $ | 45.00 |

Pre-Council Agenda

Council Agenda

# City of Sedalia
## Department Bills 11-17-2014

| Vendor Name | Invoice Number | | Amount |
|---|---|---|---|
| The Sedalia Area Chamber Of Commerce | 1114 | $ | 20.00 |
| The Ups Store | 2960 | $ | 172.24 |
| The Victor L. Phillips Co. | IK5758 | $ | 322.97 |
| Tim's Tree Service Llc | 3791 | $ | 1,750.00 |
| Tim's Tree Service Llc | 3792 | $ | 375.00 |
| Tim's Tree Service Llc | 3801 | $ | 200.00 |
| Tim's Tree Service Llc | 3802 | $ | 500.00 |
| Tim's Tree Service Llc | 3803 | $ | 1,400.00 |
| Tim's Tree Service Llc | 3804 | $ | 550.00 |
| Tim's Tree Service Llc | 3806 | $ | 500.00 |
| Tire Centers Llc | 6500141751 | $ | 80.00 |
| Tractor Supply Co | 82229 | $ | 177.71 |
| Tractor Supply Co | 83154 | $ | 53.14 |
| Tractor Supply Co | 155576 | $ | 59.97 |
| Tractor Supply Co | 157324 | $ | 49.99 |
| Tractor Supply Co | 157512 | $ | 34.99 |
| Trans-Central Suppliers Inc | 0225808 | $ | 408.99 |
| Trans-Central Suppliers Inc | 0225874 | $ | 73.70 |
| Trans-Central Suppliers Inc | 0225875 | $ | 51.25 |
| Trans-Central Suppliers Inc | 0225907 | $ | 99.85 |
| Trans-Central Suppliers Inc | 0225909 | $ | 136.54 |
| Trans-Central Suppliers Inc | 0226045 | $ | 1,223.00 |
| Trelleborg Pipe Seals Milford Inc | 01153430 | $ | 36.26 |
| United Rotary Brush Corp | CI162719 | $ | 315.81 |
| Usa Bluebook | 478253 | $ | 93.90 |
| Usa Bluebook | 482863 | $ | 49.96 |
| Usa Bluebook | 483399 | $ | 153.40 |
| Usa Bluebook | 487559 | $ | 295.95 |
| Vance Bros. Inc-Kansas City | 3098 | $ | 3,006.96 |
| Vance Bros. Inc-Kansas City | 3099 | $ | 3,070.20 |
| Vance Bros. Inc-Kansas City | 3100 | $ | 3,006.28 |
| Vance Bros. Inc-Kansas City | 3552 | $ | 512,307.74 |
| Viebrock Sales LLC | 1150 | $ | 875.00 |
| Warehouse Tire East | 45908 | $ | 12.00 |
| WCA Waste Systems Inc. | 7214 | $ | 31,462.10 |
| Westlakes Hardware | 127893 | $ | 23.99 |
| Westlakes Hardware | 1207672 | $ | 23.98 |
| Westlakes Hardware | 1207677 | $ | 18.55 |
| Westlakes Hardware | 1207680 | $ | 25.26 |
| Westlakes Hardware | 1207700 | $ | 23.33 |
| Westlakes Hardware | 1207710 | $ | 22.98 |
| Westlakes Hardware | 1207716 | $ | 20.23 |
| Westlakes Hardware | 1207790 | $ | 11.99 |
| Westlakes Hardware | 1207813 | $ | 11.37 |
| Westlakes Hardware | 1207816 | $ | 18.48 |

Pre-Council Agenda

Council Agenda

City of Sedalia
Department Bills 11-17-2014

| Vendor Name | Invoice Number | Amount |
|---|---|---|
| Westlakes Hardware | 1207831 | $ 11.98 |
| Westlakes Hardware | 1207859 | $ 17.26 |
| Westlakes Hardware | 1207876 | $ 45.92 |
| Westlakes Hardware | 1207935 | $ 10.98 |
| Westlakes Hardware | 1207966 | $ 10.20 |
| Westlakes Hardware | 1207969 | $ 162.23 |
| Westlakes Hardware | 1207994 | $ 10.27 |
| Westlakes Hardware | 1208177 | $ 25.27 |
| Westlakes Hardware | 1208200 | $ 3.16 |
| Westlakes Hardware | 1208214 | $ 23.96 |
| Westlakes Hardware | 1208279 | $ 5.05 |
| Westlakes Hardware | 1208316 | $ 18.59 |
| Woods Super Market | 52 | $ 31.52 |
| Woods Super Market | 114 | $ 4.99 |
| Total Invoices To Be Paid | | $ 2,391,461.94 |

Pre-Council Agenda

Council Agenda