

## ORDINANCE NO. 942

**AN ORDINANCE AUTHORIZING THE COMMENCEMENT OF CONDEMNATION PROCEEDINGS TO ACQUIRE CERTAIN PROPERTY FOR THE PURPOSE OF WIDENING AND RECONSTRUCTION OF KANSAS AVENUE FROM I-435 TO 102<sup>ND</sup> STREET.**

**WHEREAS**, the City of Edwardsville, Kansas plans to undertake the widening and reconstruction of Kansas Avenue from I-435 to 102<sup>nd</sup> Street (the “Project”), and finds it necessary to appropriate certain interests in private property for use in said project.

**WHEREAS**, the City has been unable to procure the property by negotiation and finds it necessary to resort to its condemnation authority.

**WHEREAS**, cities are authorized to condemn property for public purposes pursuant to the authority of K.S.A. 26-201 et. seq.

**WHEREAS**, the Governing Body did adopt Resolution No. 2014-18 on October 13, 2014, finding that the proposed Project is in the public interest, that it is necessary to acquire certain property interests by condemnation and directing the engineering firm, BHC Rhodes, to survey the subject property and provide a surveyed description of the land and interests to be condemned for the purpose of said street widening and street reconstruction project.

**WHEREAS**, BHC Rhodes completed the survey and legal descriptions as directed and filed with the City Clerk the required surveyed descriptions of the land and interests to be acquired by condemnation, attached hereto as Exhibits A through C.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the City of Edwardsville, Kansas and pursuant to the condemnation authority referenced above, the Governing Body of the City of Edwardsville, Kansas, hereby provides and authorizes the following:

**Section 1.** That the Project is in the public interest.

**Section 2.** That the City has been unable to acquire the subject property to construct the Project by negotiation and must, therefore, resort to its condemnation authority pursuant to K.S.A. 26-201, et seq. to acquire the property.

**Section 3.** That the Governing Body hereby directs the condemnation proceedings be initiated in the District Court of Wyandotte County, Kansas, to condemn, for public use in the Project, the following described properties:

Parcel	Street Address	Owner
943402	9915 Kansas Avenue	Donald R. Marris & Donna M. Heinzman-Marris
943406	9816 Swartz Road	Donald R. Marris & Donna M. Heinzman-Marris
940204	541 S. 98 <sup>th</sup> Street	James L. Cooper & Bruce E. Larson AND Pamela & Paul Smith

**Section 3.** This Ordinance shall take effect and be in force from and after its passage and publication as required by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDWARDSVILLE, KANSAS ON THIS 24<sup>th</sup> DAY OF NOVEMBER, 2014.**

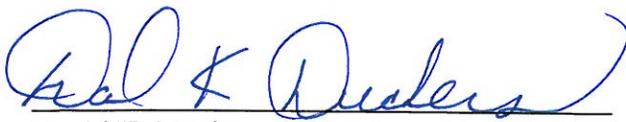


ATTEST:

  
 John McTaggart, Mayor

  
 Tamara A. Harris, City Clerk

APPROVED AS TO FORM:

  
 David K. Duckers, City Attorney

**Exhibit A**

Parcel No. 943402 9915 Kansas Avenue, Edwardsville, Kansas  
Owner of Record: Donald R. MARR & Donna M. Heinzman-MARR

# EXHIBIT

## Permanent Right-of-Way Description (See Sheet 3 for Map)

### PERMANENT RIGHT-OF-WAY DESCRIPTION

A Tract of land lying and situated in the Northwest Quarter of Section 24, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Edwardsville, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northwest Quarter having a bearing of South 87° 25' 20" West as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Commencing at the Northeast corner of said Northwest Quarter; thence South 87° 25' 20" West 697.60 feet on the North line of said Northwest Quarter to the Point of Beginning of the Tract of land herein described; Thence South 02° 04' 33" East 40.00 feet; Thence South 87° 25' 20" West 280.89 feet parallel with and 40.00 feet South of said North line; Thence North 02° 18' 17" West 40.00 feet to said North line; Thence North 87° 25' 20" East 281.05 feet to the Point of Beginning, said Tract containing 11,239 square feet or 0.2580 acres in total, and containing 5,619 square feet or 0.1290 acres exclusive of existing Right-of-Way.

Sheet:  <b>1</b> OF <b>3</b>	Drawn By: DD Project No: 017760 Field Date: 5/29/2013 Issue Date: 1/30/2014	Project: KANSAS AVENUE TR. 4 - MARRS Desc. - Perm. R/W CITY OF EDWARDSVILLE WYANDOTTE CO., KANSAS	Client: CITY OF EDWARDSVILLE PO BOX 13738 EDWARDSVILLE, KANSAS 66113	 CIVIL ENGINEERS • SURVEYORS 901 N. 8th Street, Suite 100 Kansas City, KS 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brungardt, Honomichl & Company, P.A.
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# EXHIBIT

## Temporary Construction Easement Description (See Sheet 3 for Map)

### TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

A Tract of land lying and situated in the Northwest Quarter of Section 24, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Edwardsville, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northwest Quarter having a bearing of South 87° 25' 20" West as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Commencing at the Northeast corner of said Northwest Quarter; thence South 87° 25' 20" West 697.60 feet on the North line of said Northwest Quarter; thence South 02° 04' 33" East 40.00 feet to the Point of Beginning of the Tract of land herein described; Thence continuing South 02° 04' 33" East 60.00 feet; Thence South 87° 25' 20" West 91.52 feet parallel with and 100.00 feet South of said North line; Thence North 02° 34' 40" West 49.00 feet; Thence South 87° 25' 20" West 188.89 feet; Thence North 02° 18' 17" West 11.00 feet; Thence North 87° 25' 20" East 280.89 feet to the Point of Beginning, said Tract containing 7,585 square feet or 0.1741 acres.

Sheet:

2  
OF  
3

Drawn By: DD

Project No: 017760

Field Date: 5/29/2013

Issue Date: 1/30/2014

Project:

KANSAS AVENUE

TR. 4 - MARRS

Desc. - TCE

CITY OF EDWARDSVILLE

WYANDOTTE CO., KANSAS

Client:

CITY OF EDWARDSVILLE

PO BOX 13738

EDWARDSVILLE, KANSAS

66113

**BHC RHODES**  
CIVIL ENGINEERS • SURVEYORS

901 N. 8th Street, Suite 100 Kansas City, KS 66101  
p. (913) 371-5300 f. (913) 371-2677  
BHC RHODES is a trademark of Brungardt Honomichi & Company, P.A.



# EXHIBIT

## Drainage Easement Description (See Sheet 2 for Map)

### DRAINAGE EASEMENT DESCRIPTION

A Tract of land lying and situated in the Northwest Quarter of Section 24, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Edwardsville, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northwest Quarter having a bearing of South 87° 25' 20" West as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Commencing at the Northeast corner of said Northwest Quarter; thence South 87° 25' 20" West 697.60 feet on the North line of said Northwest Quarter; thence South 02° 04' 33" East 40.00 feet to the Point of Beginning of the Tract of land herein described; Thence continuing South 02° 04' 33" East 40.00 feet; Thence South 87° 25' 20" West 14.00 feet parallel with and 80.00 feet South of said North line; Thence North 02° 04' 33" West 40.00 feet; Thence North 87° 25' 20" East 14.00 feet to the Point of Beginning, said Tract containing 560 square feet or 0.0129 acres.

Sheet: <b>1</b> OF <b>2</b>	DD 017760 5/29/2013 1/30/2014	Project: KANSAS AVENUE TR. 4 - MARRS Desc. - D/E CITY OF EDWARDSVILLE WYANDOTTE CO., KANSAS	Client: CITY OF EDWARDSVILLE PO BOX 13738 EDWARDSVILLE, KANSAS 66113	 CIVIL ENGINEERS • SURVEYORS 901 N. 8th Street, Suite 100 Kansas City, KS 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brungardt Honomichl & Company, P.A.
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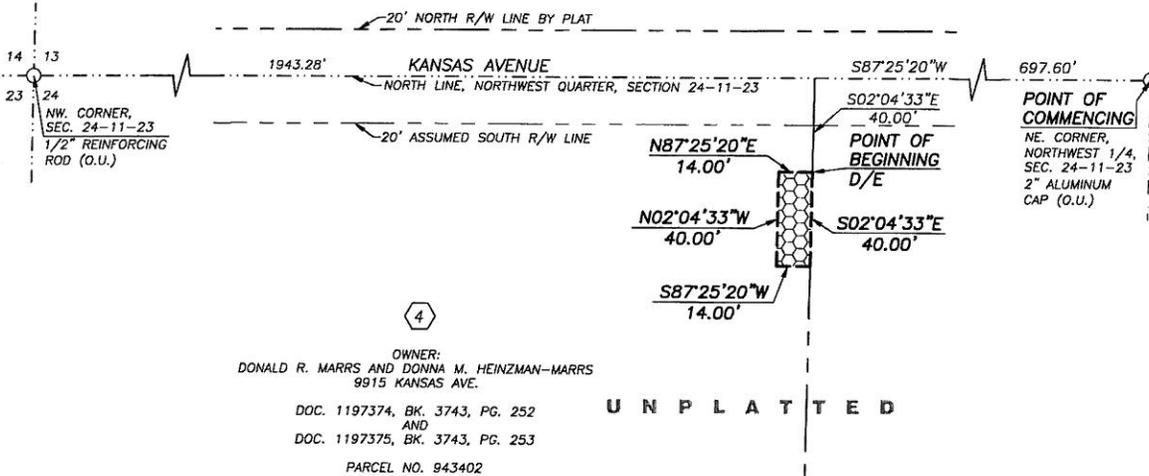
# EXHIBIT

## Drainage Easement Map

(See Sheet 1 for Description)

M E D F O R D F A R M S

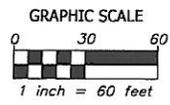
L O T 1



OWNER:  
DONALD R. MARRS AND DONNA M. HEINZMAN-MARRS  
9915 KANSAS AVE.

DOC. 1197374, BK. 3743, PG. 252  
AND  
DOC. 1197375, BK. 3743, PG. 253  
PARCEL NO. 943402

U N P L A T T E D



LEGEND	
○	Found Survey Monument (O.U.) Origin Unknown
▨	D/E (Drainage Easement)

BHC RHODES

CIVIL ENGINEERS • SURVEYORS  
901 N. 8th Street, Suite 100 Kansas City, KS 66101  
P. (913) 371-3300 F. (913) 371-2677  
BHC Rhodes is a trademark of Emergent Professional & Company, P.A.

Client:

CITY OF EDWARDSVILLE  
PO BOX 13738  
EDWARDSVILLE, KANSAS  
66113

Project:

KANSAS AVENUE  
TR. 4 - MARRS  
MAP - D/E  
CITY OF EDWARDSVILLE  
WYANDOTTE CO., KANSAS

Drawn By: **DD**

Project No: **017760**

Field Date: **5/29/2013**

Issue Date: **1/30/2014**

Sheet:

2 OF 2

**Exhibit B**

Parcel No. 943406 9816 Swartz Road, Edwardsville, Kansas  
Owner of Record: Donald R. MARRS & Donna M. Heinzman-MARRS

# EXHIBIT

## Permanent Right-of-Way Description (See Sheet 3 for Map)

### PERMANENT RIGHT-OF-WAY DESCRIPTION

A Tract of land lying and situated in the Northwest Quarter of Section 24, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Edwardsville, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northwest Quarter having a bearing of North 87° 25' 20" East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Commencing at the Northwest corner of said Section 24; thence North 87° 25' 20" East 1176.00 feet on the North line of said Northwest Quarter to the Point of Beginning of the Tract of land herein described; Thence South 02° 18' 17" East 40.00 feet parallel with the West line of said Northwest Quarter; Thence North 87° 25' 20" East 486.23 feet parallel with and 40.00 feet South of said North line; Thence North 02° 18' 17" West 40.00 feet to said North line; Thence South 87° 25' 20" West 486.23 feet to the Point of Beginning, said Tract containing 19,449 square feet or 0.4465 acres in total, and containing 9,724 square feet or 0.2232 acres exclusive of existing Right-of-Way.

Sheet:

1  
OF  
3

Drawn By: DD

Project No: 017760

Field Date: 5/29/2013

Issue Date: 1/30/2014

Project:

KANSAS AVENUE

TR. 3 - MARRS

Desc. - Perm. R/W

CITY OF EDWARDSVILLE

WYANDOTTE CO., KANSAS

Client:

CITY OF EDWARDSVILLE

PO BOX 13738

EDWARDSVILLE, KANSAS

66113

**BHCRHODES**  
CIVIL ENGINEERS • SURVEYORS

901 N. 8th Street, Suite 100 Kansas City, KS 66101  
p. (913) 371-5300 f. (913) 371-2677

BHC RHODES is a trademark of Brungardt Hononichi & Company, P.A.

# EXHIBIT

## Temporary Construction Easement Description (See Sheet 3 for Map)

### TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

A Tract of land lying and situated in the Northwest Quarter of Section 24, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Edwardsville, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northwest Quarter having a bearing of North 87° 25' 20" East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Commencing at the Northwest corner of said Section 24; thence North 87° 25' 20" East 1176.00 feet on the North line of said Northwest Quarter; thence South 02° 18' 17" East 40.00 feet parallel with the West line of said Northwest Quarter to the Point of Beginning of the Tract of land herein described; Thence continuing South 02° 18' 17" East 11.00 feet; Thence North 87° 25' 20" East 486.23 feet; Thence North 02° 18' 17" West 11.00 feet; Thence South 87° 25' 20" West 486.23 feet to the Point of Beginning, said Tract containing 5,348 square feet or 0.1228 acres.

Sheet:

2  
OF  
3

Drawn By: DD

Project No: 017760

Field Date: 5/29/2013

Issue Date: 1/30/2014

Project:

KANSAS AVENUE

TR. 3 - MARRS

Desc. - TCE

CITY OF EDWARDSVILLE

WYANDOTTE CO., KANSAS

Client:

CITY OF EDWARDSVILLE

PO BOX 13738

EDWARDSVILLE, KANSAS

66113

**BHCRHODES**

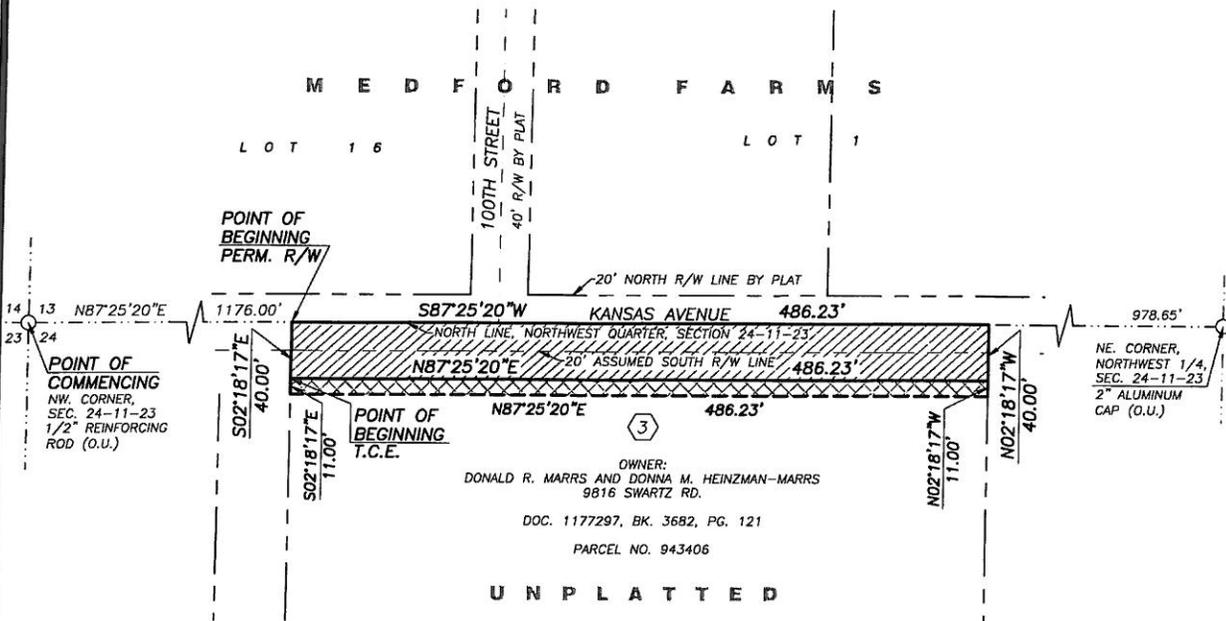
CIVIL ENGINEERS • SURVEYORS

901 N. 8th Street, Suite 100 Kansas City, KS 66101

p. (913) 371-5300 f. (913) 371-2677

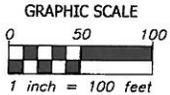
BHC RHODES is a trademark of Brungardt Honomichl & Company, P.A.

**EXHIBIT**  
**R/W and TCE Map**  
 (See Sheets 1 and 2 for Descriptions)



OWNER:  
 DONALD R. MARRS AND DONNA M. HEINZMAN-MARRS  
 9816 SWARTZ RD.  
 DOC. 1177297, BK. 3682, PG. 121  
 PARCEL NO. 943406

**UNPLATTED**



LEGEND	
	Found Survey Monument
	(O.U.) Origin Unknown
	PERM R/W (Permanent Right-of-Way)
	T.C.E. (Temporary Construction Easement)

**BHC RHODES**  
 CIVIL ENGINEERS • SURVEYORS  
 901 N. 8th Street, Suite 100 Kansas City, KS 66101  
 P. (913) 371-5300 F. (913) 371-2677  
 BHC RHODES is a trademark of Brighthouse, Housh & Company, P.A.

**Client:**  
 CITY OF EDWARDSVILLE  
 PO BOX 13738  
 EDWARDSVILLE, KANSAS  
 66113

**Project:**  
 KANSAS AVENUE  
 TR. 3 - MARRS  
 MAP - RW and TCE  
 CITY OF EDWARDSVILLE  
 WYANDOTTE CO., KANSAS

**Drawn By:** DD  
**Project No:** 017760  
**Field Date:** 5/29/2013  
**Issue Date:** 1/30/2014  
**Sheet:**  
 3 OF 3

**Exhibit C**

Parcel No. 940204 541 S. 98<sup>th</sup> Street, Edwardsville, Kansas  
Owner of Record: James L. Cooper & Bruce E. Larson AND Pamela & Paul Smith

# EXHIBIT

## Permanent Right-of-Way (See Sheet 3 for Map)

### PERMANENT RIGHT-OF-WAY DESCRIPTION

A Tract of land lying and situated in the Southeast Quarter of Section 13, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Edwardsville, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the South line of said Southeast Quarter having a bearing of North 87° 30' 58" East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Commencing at the Southwest corner of said Southeast Quarter; thence North 87° 30' 58" East 20.00 feet on the South line of said Southeast Quarter; thence North 02° 14' 55" West 20.00 feet to the intersection of the East Right-of-Way line of 98th Street established by County Road Record C, page 367 and the North Right-of-Way line of Kansas Avenue established in County Road Record F, page 258 (said North Right-of-Way line lying 20.00 feet North of and being parallel to said South line of the Southeast Quarter), said intersection being the Point of Beginning of the Tract of land herein described; Thence continuing North 02° 14' 55" West 320.00 feet on said East Right-of-Way line; Thence North 87° 25' 20" East 20.00 feet; Thence South 02° 14' 55" East 300.03 feet, parallel with and 20.00 feet East of said East Right-of-Way line to a point lying 20.00 feet North of (as measured perpendicular to) said North Right-of-Way line; Thence North 87° 30' 58" East 258.14 feet, parallel with and 20.00 feet North of said North Right-of-Way line to the westerly Right-of-Way line of Interstate 435 established by a Warranty Deed recorded in Book 2465, Page 564; Thence South 02° 29' 02" East 20.00 feet on said westerly Right-of-Way line to said North Right-of-Way line; Thence South 87° 30' 58" West 278.22 feet on said North Right-of-Way line to the Point of Beginning, said Tract containing 11,564 square feet and 0.2655 acres.

Sheet:	DD	Project:	Client:	 <p>901 N. 8th Street, Suite 100 Kansas City, KS 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brungardt Honomichl &amp; Company, P.A.</p>
1	017760	KANSAS AVENUE	CITY OF EDWARDSVILLE	
OF	5/29/2013	TR. 11 - LARSON / SMITH	PO BOX 13738	
3	10/24/2014	Desc. - R/W	EDWARDSVILLE, KANSAS	
Drawn By:		CITY OF EDWARDSVILLE		
Project No:		WYANDOTTE CO., KANSAS	66113	

# EXHIBIT

## Temporary Construction Easement Description (See Sheet 3 for Map)

### TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

Two Tracts of land lying and situated in the Southeast Quarter of Section 13, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Edwardsville, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in these descriptions are based on the South line of said Southeast Quarter having a bearing of North 87° 30' 58" East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Tract 1 (TCE 1): Commencing at the Southwest corner of said Southeast Quarter; thence North 87° 30' 58" East 20.00 feet on the South line of said Southeast Quarter; thence North 02° 14' 55" West 40.00 feet on the East Right-of-Way line of 98th Street (and its southerly extension) established in County Road Record C, Page 367; thence North 87° 30' 58" East 20.00 feet; thence North 02° 14' 55" West 134.84 feet to the Point of Beginning of the first Tract herein described; Thence continuing North 02° 14' 55" West 75.00 feet parallel with and 20.00 feet East of said East Right-of-Way line; Thence North 87° 45' 05" East 30.00 feet; Thence South 02° 14' 55" East 75.00 feet; Thence South 87° 45' 05" West 30.00 feet to the Point of Beginning; containing 2,250 square feet or 0.0517 acres;

AND

Tract 2 (TCE 2): Commencing at the Southwest corner of said Southeast Quarter; thence North 87° 30' 58" East 20.00 feet on the South line of said Southeast Quarter; thence North 02° 14' 55" West 40.00 feet on the East Right-of-Way line of 98th Street established in County Road Record C, Page 367; thence North 87° 30' 58" East 199.84 feet parallel with and 20.00 feet North of the North Right-of-Way line of Kansas Avenue established in County Road Record F, Page 258, to the Point of Beginning of the second Tract herein described; Thence North 02° 29' 02" West 41.00 feet; Thence North 87° 30' 58" East 50.00 feet; Thence South 02° 29' 02" East 13.00 feet; Thence North 87° 30' 58" East 91.67 feet to the West line of the East 100 feet of the West 7 acres of the Southwest Quarter of the Southwest Quarter of said Southeast Quarter; Thence South 02° 14' 55" East 4.92 feet on said West line to the westerly Right-of-Way line of Interstate 435 established by a Warranty Deed recorded in Book 2465, Page 564; Thence South 75° 48' 58" West 64.69 feet on said westerly Right-of-Way line; Thence North 02° 29' 02" West 10.04 feet; Thence South 87° 30' 58" West 36.44 feet; Thence South 02° 29' 02" East 20.00 feet to a point lying 40.00 feet North of (as measured perpendicular to) said South line of the Southeast Quarter; Thence South 87° 30' 58" West 41.86 feet to the Point of Beginning; containing 2,842 square feet or 0.0652 acres;

Both Tracts combined containing 5,092 square feet or 0.1169 acres.

Sheet:	DD	Project:	Client:	 901 N. 8th Street, Suite 100 Kansas City, KS 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brungardt Honomichi & Company, P.A.
2	017760	KANSAS AVENUE	CITY OF EDWARDSVILLE	
OF	5/29/2013	TR. 11 - LARSON / SMITH	PO BOX 13738	
3	10/24/2014	Desc. - TCE	EDWARDSVILLE, KANSAS	
Drawn By:		CITY OF EDWARDSVILLE	66113	
Project No:		WYANDOTTE CO., KANSAS		
Field Date:				
Issue Date:				

# EXHIBIT

## R/W and TCE Map

(See Sheets 1 and 2 for Descriptions)

### LEGEND

-  Found Survey Monument
-  Found Survey Monument in Box
- (O.U.) Origin Unknown
- CRR County Road Record
-  PERM. R/W  
(Permanent Right-of-Way)
-  T.C.E.  
(Temporary Construction Easement)

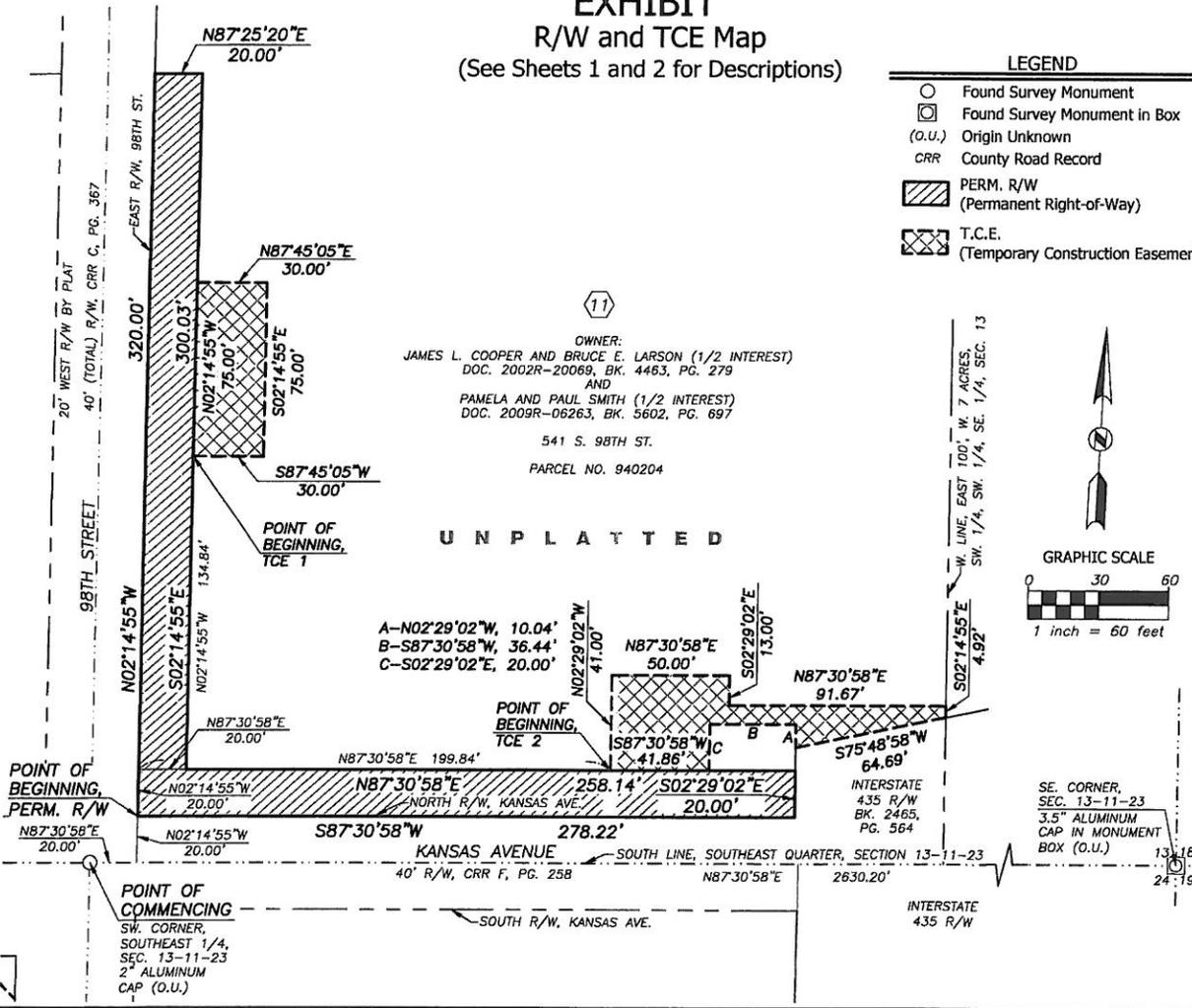
(11)

OWNER:  
 JAMES L. COOPER AND BRUCE E. LARSON (1/2 INTEREST)  
 DOC. 2002R-20069, BK. 4463, PG. 279  
 AND  
 PAMELA AND PAUL SMITH (1/2 INTEREST)  
 DOC. 2009R-06263, BK. 5602, PG. 697  
 541 S. 98TH ST.  
 PARCEL NO. 940204

UNPLATTED

A-N02°29'02"W, 10.04'  
 B-S87°30'58"W, 36.44'  
 C-S02°29'02"E, 20.00'

POINT OF BEGINNING, TCE 2



BHC RHODES

CIVIL ENGINEERS • SURVEYORS  
 901 N. 9th Street, Suite 100 Kansas City, KS 66101  
 P: (913) 377-4500 F: (913) 377-2677  
 BHC Rhodes is a trademark of Daugherty Professional & Company, P.A.

Client:

CITY OF EDWARDSVILLE  
 PO BOX 13738  
 EDWARDSVILLE, KANSAS  
 66113

Project:

KANSAS AVENUE  
 TR. 11 - LARSON / SMITH  
 MAP - R/W and TCE  
 CITY OF EDWARDSVILLE  
 WYANDOTTE CO., KANSAS

Drawn By: **DD**

Project No: **017760**

Field Date: **5/29/2013**

Issue Date: **10/24/2014**

Sheet:

3 OF 3

# EXHIBIT

## Drainage Easement Description

(See Sheet 2 for Map)

### DRAINAGE EASEMENT DESCRIPTION

Two Tracts of land lying and situated in the Southeast Quarter of Section 13, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Edwardsville, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the South line of said Southeast Quarter having a bearing of North 87° 30' 58" East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Tract 1 (D/E 1): Commencing at the Southwest corner of said Southeast Quarter; thence North 87° 30' 58" East 20.00 feet on the South line of said Southeast Quarter; thence North 02° 14' 55" West 103.92 feet on the East Right-of-Way line of 98th Street (and its southerly extension) established in County Road Record C, Page 367; thence North 87° 45' 05" East 20.00 feet to the Point of Beginning of the first Tract of land herein described; Thence North 02° 14' 55" West 27.00 feet parallel with and 20.00 feet East of said East Right-of-Way line; Thence North 87° 45' 05" East 11.00 feet; Thence South 02° 14' 55" East 27.00 feet; Thence South 87° 45' 05" West 11.00 feet to the Point of Beginning, containing 297 square feet or 0.0068 acres;

AND

Tract 2 (D/E 2): Commencing at the Southwest corner of said Southeast Quarter; thence North 87° 30' 58" East 20.00 feet on the South line of said Southeast Quarter; thence North 02° 14' 55" West 20.00 feet to the North Right-of-Way line of Kansas Avenue established by County Road Record F, Page 258 and being parallel with and 20.00 feet North of said South line of the Southeast Quarter; thence North 87° 30' 58" East 278.22 feet on said North Right-of-Way line to the westerly Right-of-Way line of Interstate 435 established by a Warranty Deed recorded in Book 2465, Page 564; Thence North 02° 29' 02" West 20.00 feet on said westerly Right-of-Way line to the Point of Beginning of the second Tract of land herein described; Thence South 87° 30' 58" West 36.44 feet parallel with and 40.00 feet North of said South line; Thence North 02° 29' 02" West 20.00 feet; Thence North 87° 30' 58" East 36.44 feet; Thence South 02° 29' 02" East 20.00 feet to the Point of Beginning, containing 729 square feet or 0.0167 acres;

Both Tracts combined containing 1,026 square feet or 0.0235 acres.

Sheet:	DD	Project:	Client:	 <p>901 N. 8th Street, Suite 100 Kansas City, KS 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brungardt Honomichl &amp; Company, P.A.</p>
1	017760	KANSAS AVENUE	CITY OF EDWARDSVILLE	
OF	5/29/2013	TR. 11 - LARSON / SMITH	PO BOX 13738	
2	10/24/2014	Desc. - D/E	EDWARDSVILLE, KANSAS	
Drawn By:		CITY OF EDWARDSVILLE	66113	
Project No:		WYANDOTTE CO., KANSAS		
Field Date:				
Issue Date:				

# EXHIBIT D/E Map (See Sheet 1 for Description)

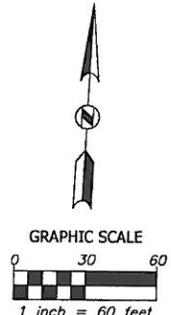
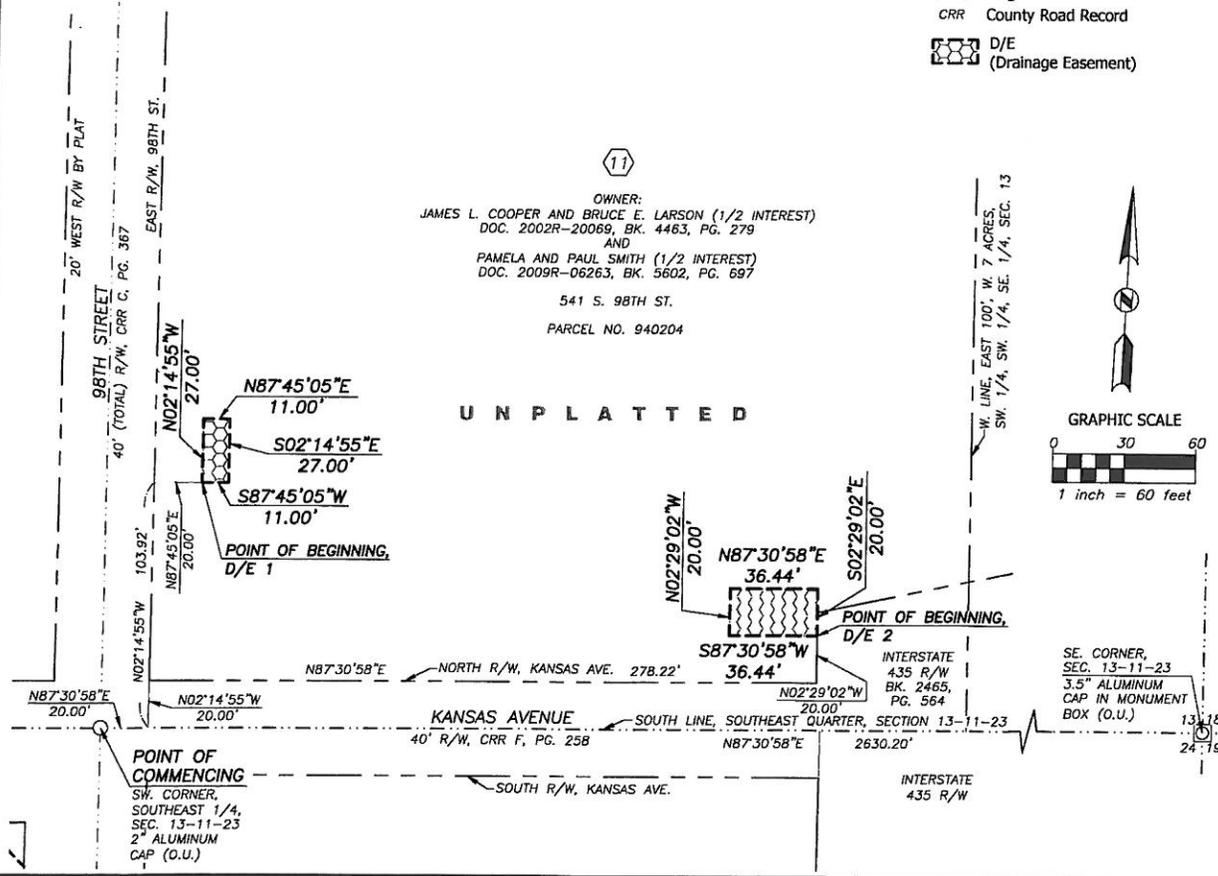
### LEGEND

-  Found Survey Monument
-  Found Survey Monument in Box (O.U.)
-  Origin Unknown
-  CRR County Road Record
-  D/E (Drainage Easement)

(11)

OWNER:  
 JAMES L. COOPER AND BRUCE E. LARSON (1/2 INTEREST)  
 DOC. 2002R-20069, BK. 4463, PG. 279  
 AND  
 PAMELA AND PAUL SMITH (1/2 INTEREST)  
 DOC. 2009R-06263, BK. 5602, PG. 697  
 541 S. 98TH ST.  
 PARCEL NO. 940204

UNPLATTED



**BHC RHODES**  
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**Client:**  
 CITY OF EDWARDSVILLE  
 PO BOX 13738  
 EDWARDSVILLE, KANSAS  
 66113

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**Project:**  
 KANSAS AVENUE  
 TR. 11 - LARSON / SMITH  
 MAP - D/E  
 CITY OF EDWARDSVILLE  
 WYANDOTTE CO., KANSAS

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**Drawn By:** DD  
**Project No:** 017760  
**Field Date:** 5/29/2013  
**Issue Date:** 10/24/2014  
**Sheet:**  
 2 OF 2