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12/08/2025 12:25 PM

FEE: \$36.00 6 PGS

INSTRUMENT NUMBER  
2025E0090676

RECORD IN REAL PROPERTY RECORDS  
JACKSON COUNTY, MISSOURI

**COVER PAGE FOR RECORDING**

Title of Document: GENERAL UTILITY EASEMENT

Date of Document: November 28, 2025

Grantor: MISSOURI ADC HOLDINGS, LLC, a Delaware limited liability company

Grantee: CITY OF INDEPENDENCE, MISSOURI

Grantee's Mailing Address: 111 E. Maple  
Independence, Missouri 64050

Legal Description: See Exhibit A

Instrument No. Reference: N/A

When recorded return to: City of Independence, Missouri  
Attn: \_\_\_\_\_  
111 E. Maple  
Independence, Missouri 64050

Chicago KCC251758

### **GENERAL UTILITY EASEMENT CONVEYANCE**

**KNOW ALL MEN BY THESE PRESENTS**, that MISSOURI ADC HOLDINGS, LLC, a Delaware limited liability company, GRANTOR(S), for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, the receipt and sufficiency, of which are hereby acknowledged, do hereby grant, bargain and sell, convey and confirm unto the City of Independence, Missouri, a Municipal Corporation, GRANTEE, 111 E. Maple Independence, Missouri 64050, and unto its successors and assigns, forever, a perpetual General Utility Easement for use by GRANTEE and those with GRANTEE's permission, including but not limited to utility companies franchised to operate in Independence, Missouri, to locate, install, construct, reconstruct, grade for, maintain grade for, operate, repair, replace and/or maintain utilities and/or facilities including, but not limited to water, gas, electricity, sanitary sewers, wastewater, storm sewers, drainage, underground conduits, telephone, cable television, pad mounted transformers, service pedestals, poles, pipes, ducts and wires, any and all of them and for any other utility purposes that the GRANTEE may deem necessary, said General Utility Easement being over, along, across, through, in and under the following lands in the County of Jackson, State of Missouri, to-wit (the "General Utility Easement Area"):

**See Exhibit "A" for legal description of property.**

Further granting unto said GRANTEE, and those with GRANTEE's permission, their agents, employees and/or independent contractors, full and free right and authority to go upon the above-described General Utility Easement Area and so much of GRANTOR(S) land adjacent thereto as may be reasonably necessary for purposes to include but not be limited to locating, installing, constructing, reconstructing, operating, repairing, replacing and/or maintaining such utilities and/or facilities as GRANTEE may deem necessary over, along, across, through, in and under the foregoing lands herein described, including, but not limited to the right and privilege at any time and from time to time to enter on said General Utility Easement Area and to include but not be limited to erecting, constructing, maintaining, repairing and relocating pipes, ducts and facilities for water, gas, sanitary sewer, wastewater, storm sewer and/or drainage facilities, and poles, wires and all appurtenances thereto, for the transmission and distribution of electrical energy and for communication purposes, and including, but not limited to the right and privilege at any time and from time to time to patrol said General Utility Easement Area, and to cut, clear, top and trim such brush and trees, if any, on or adjacent to said General Utility Easement Area as may be necessary or desirable to maintain any utilities, facilities and/or appurtenances thereon.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any wise appertaining, unto the said City of Independence, Missouri, a Municipal Corporation, and unto its successors and assigns forever.

The granting of this easement shall not be construed to prohibit the GRANTOR(S) from developing any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said General Utility Easement Area or any portion thereof; provided, however, said General Utility Easement Area shall be kept free from buildings and any other structure or obstruction (except sidewalks,

roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the GRANTEE in entering upon said adjacent land and General Utility Easement Area for the purposes allowed by the General Utility Easement including but not limited to laying, constructing, reconstructing, operating, repairing and/or maintaining improvements, utilities, facilities and/or appurtenances GRANTEE deems necessary.

This grant and easement shall at all times be deemed to be and shall be a continuing covenant running with the land and shall be binding upon and in favor of the successors and assigns of the respective parties hereto. GRANTOR(S) further warrant that GRANTOR(S) are lawfully seized of an indefeasible title in fee of the lands through which said General Utility Easement is granted, and that GRANTOR(S) have good and lawful title and right to convey said General Utility Easement to the GRANTEE.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals the day and year first above written.

MISSOURI ADC HOLDINGS, LLC,  
a Delaware limited liability company

By: *Boaz Tal*  
Name: Boaz Tal  
Title: President

**ACKNOWLEDGEMENT**

STATE OF New York )  
 )  
COUNTY OF Westchester )

On November 28, 2025, before me personally appeared Boaz Tal, as President of MISSOURI ADC HOLDINGS, LLC, a Delaware limited liability company, on behalf of such limited liability company.

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



\_\_\_\_\_  
Notary Public in and for the State of New York

Notarized online using audio-video communication

My commission expires: 02/02/2027

Lee Presser  
Online Notary Public  
State of New York  
Westchester County  
Commission #: 01PR0000217  
Commission Expires: 02/02/2027

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION OF GENERAL UTILITY EASEMENT AREA**

Part of Sections 34 and 35, Township 50 North, Range 31 West of the Fifth Principal Meridian in the City of Independence, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Quarter Corner common to Section 34 and 35 of said Township and Range, said point being a 5/8 inch rebar set at midpoint of the common Section Line between said Sections, said midpoint lying South 02° 04' 17" West a distance of 2643.17 feet of a record 1" pipe found at the Section Corner common to Sections 26, 27, 34 and 35;

Thence North 02°04'17" East, along the East line of the Northeast Quarter of said Section 34, a distance of 708.03 feet to a point on the South line of the MOPAC Spur (abandoned), said point being the true POINT OF BEGINNING;

Thence, along the proposed right of way of realigned Bly Road the following five courses:

1. South 02°04'17" West, a distance of 399.63 feet to the beginning of a curve tangent to said line;
2. Southerly a distance of 1050.55 feet along the curve concave to the northwest, having a radius of 670.00 feet and a central angle of 89°50'19" to a point of reverse curvature;
3. Westerly a distance of 590.34 feet along the arc of said curve concave to the south having a radius of 730.00 feet and a central angle of 46°20'04";
4. South 45°34'32" West tangent to said curve, a distance of 92.62 feet to the beginning of a curve tangent to said line;
5. Southwesterly a distance of 185.38 feet along the curve concave to the northwest, having a radius of 670.00 feet and a central angle of 15°51'10" to a point of cusp and the South line of said MOPAC Spur;

Thence North 45°44'35" East, a distance of 67.40 feet to the beginning of a curve concave to the northwest having a radius of 655.00 feet and a central angle of 10°10'02" and being subtended by a chord which bears North 50°39'33" East 116.08 feet;

Northeasterly along said curve, a distance of 116.23 feet;

Thence North 45°34'32" East tangent to said curve, a distance of 92.62 feet to the beginning of a curve tangent to said line;

Northeasterly a distance of 602.47 feet along the curve concave to the south, having a radius of 745.00 feet and a central angle of 46°20'04" to a point of reverse curvature;

Thence easterly a distance of 1027.03 feet along the arc of said curve concave to the northwest having a radius of 655.00 feet and a central angle of 89°50'19";

Thence North 02°04'17" East tangent to said curve, a distance of 383.71 feet;

Thence North 45°22'34" East, a distance of 21.87 feet to the true POINT OF BEGINNING. Said tract containing 34,090 square feet or 0.783 acres more or less.

**EXHIBIT "A-1"**

**DEPICTION OF GENERAL UTILITY EASEMENT AREA**

