

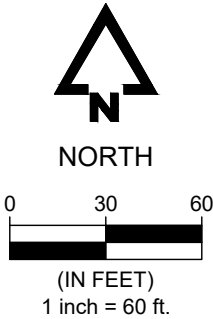
DRAWING PATH: P:\2023001485-000 - QT 183 & Squeaky Clean Carwash ALTA - NK\004-Drawings\Survey\2023001485-000 02-0183 ESMIT RELEASE EXHIBIT.dwg PLOT DATE: 05/15/2025 12:36 PM PLOTTED BY: JUDY BURNETTE

EASEMENT 1:
Document No. 1968I0022844, Book I-66 at Page 457
A 15' wide Utility Easement as shown on Lot 1 of the REPLAT OF QUIKTRIP BLUE PARKWAY, a subdivision in Lee's Summit, Jackson County, Missouri recorded in Document No. 1997I0032747, in Plat Book I-61 at Page 68, lying 2 Feet North and 13 Feet South of the following described line; Commencing at the most North, Southwest Corner of said Lot 1; thence S56°48'45"E along the Southwesterly line of said Lot 1, being also along the Northeasterly right-of-way line of U.S Highway Route No. 50, a distance of 5.89 feet to the Point of Beginning; thence S88°33'27"E, 234.75 feet to a point on the Southeasterly line of said Lot 1, being also along the Northwesterly right-of-way line of SW Blue Parkway and the Point of Termination.

EASEMENT 2:
Document No. 1957I0690519, Book I-1318, Page 386
A 16 ft. easement for waterlines and sewers described as follows: Beginning at a point 556.3 Feet East and 30 Feet North of the Southwest Corner of Section 6, Township 47, Range 31; thence North 542.0 Feet to the Northeast Corner of Lot 29, HARRIS HIGHLANDS, the same being the South line of Second Street; thence East 16.0 Feet; thence South 542.0 Feet; thence West 16.0 Feet to the Point of Beginning.

EASEMENT 3:
Document No. 1996I0033064 in Book I-58 at Page 75
A 10' wide Utility Easement as shown on the plat of QUIKTRIP BLUE PARKWAY, a subdivision in Lee's Summit, Jackson County, Missouri recorded in Document No. I-33064, in Plat Book I-58 at Page 75, lying 5 feet each side of the following described centerline; Commencing at the Northwest corner of Lot 1, REPLAT OF QUIKTRIP BLUE PARKWAY LOTS 1 AND 2; thence South 3°18'00"W (S00°58'11"W, Plat) along the West line of said Lot 1, a distance of 56.69 feet to the Point of Beginning of the 10' wide Utility Easement to be herein described; thence N87°15'10"E, 247.32 feet to a point on the East line of said Lot 1 and the Point of Termination.

Surveyor's Note:
The description for Easement 3 was generated from the plat of QUIKTRIP BLUE PARKWAY recorded as Document No. 1996I0033064 in Book I-58 at Page 75.



EASEMENT 4:
Document No. 1996I0027761 in Book I-2838 at Page 148
A Southwestern Bell Telephone Company Easement for the purpose of maintaining, constructing, or reconstructing telephone lines and their appurtenances over, under, or across the land herein conveyed to wit: The Southwest Quarter of the Southwest Quarter of Section 6, Township 47 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being 15.00 feet in width, lying 7.5 feet each side of the following described centerline: Commencing at the Southwest corner of said Section; thence along the South line thereof, North 89 degrees, 54 minutes 02 seconds East a distance of 808.17 feet; thence North 0 degree 02 minutes 49 seconds East a distance of 334.12 feet to the Point of Beginning; thence along a curve to the left having a radius of 277.89 feet, a central angle of 73 degrees 42 minutes 38 seconds, and an arc length of 357.50 feet to a point on the West line of a tract of land described in Book 1604 at page 1144 at the Jackson County Courthouse and Point of Terminus, except that part in roads.

EASEMENT 5:
Document No. 1997I0058582 in Book I-3067 at Page 901
A tract of land lying in the Southwest Quarter of the Southwest Quarter of Section 6, Township 47 North Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, and also being a part of Tract 1, and Tract 2, QUIKTRIP BLUE PARKWAY, a subdivision in the City of Lee's Summit, Missouri, according to the recorded plat thereof, said tract being more particularly described as follows:
COMMENCING at the Northwest corner of said Tract 1; thence S00°58'11"W along the West line of Tract 1, a distance of 153.58 feet to a point; thence N90°00'00"E a distance of 200.42 feet to the POINT OF BEGINNING; thence continuing N90°00'00"E a distance of 30.00 feet to a point; thence S00°02'49"W a distance of 20.00 feet to a point; thence N90°00'00"E a distance of 15.00 feet to a point lying on the West right-of-way line of Blue Parkway; thence S00°02'49"W along said West right-of-way line, a distance of 40.00 feet to a point; thence N90°00'00"W a distance of 45.00 feet to a point; thence N00°02'49"E a distance of 60.00 feet to the point of beginning, containing 2,400 square feet, or 0.055 acres, more or less.

Entrance
Ramp W. Bound
US 50 Highway

POINT OF COMMENCING MOST N., SW COR LOT 1 EASEMENT 1
S56°48'45"E 5.89'
POINT OF BEGINNING EASEMENT 1

S.L. SW 1/4 Sec. 6-T47N-R31W
SW 3rd Street
3rd Street

EASEMENT 2
16' Water Easement
Doc. No. 690519
Bk. I-1318, Pg. 386
TO BE RELEASED

REPLAT OF
QUIKTRIP BLUE PARKWAY
LOTS 1 AND 2

1009 SW BLUE PARKWAY
ALUMINUM SHEET
SIDING

EASEMENT 3
10' U/E
TO BE RELEASED

EASEMENT 5
Pedestrian &
Vehicular Easement
Doc. No. 97-I-58582
Bk. I-3067, Pg. 901
TO BE RELEASED

EASEMENT 1
15' U/E
Doc. No. 1968I0022844
Bk. I-66, Pg. 457
TO BE RELEASED

EASEMENT 4
15' SW Bell Easement
Doc. No. I-27761
Bk. I-2838, Pg. 149
TO BE RELEASED

SW Blue Parkway

POINT OF TERMINATION
EAST LINE LOT 1
W. R/W



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REVISIONS
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QuikTrip No. 0183
1009 SW Blue Parkway
Lee's Summit, Missouri

2023001485-000
April 1, 2025

ENGINEER
SURVEYOR
S.WHITAKER

DRAWN BY
J.BURNETTE
CREW CHIEF

SKETCH NO.
EXH-01