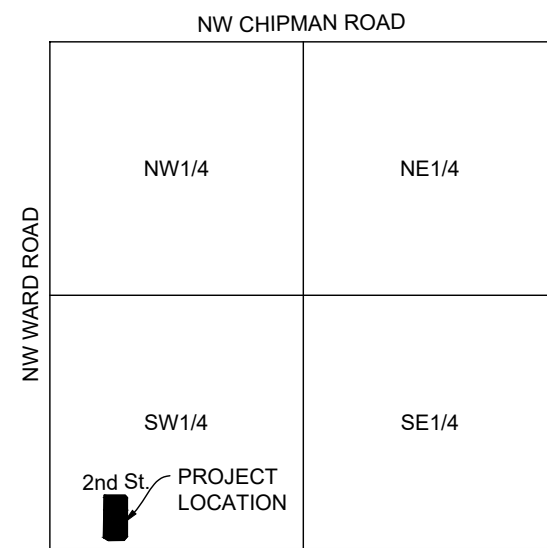
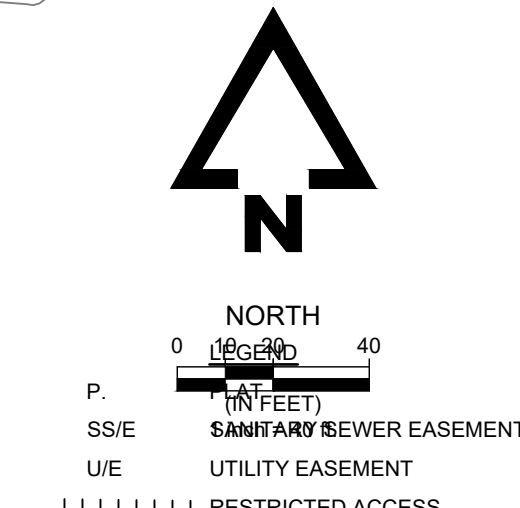
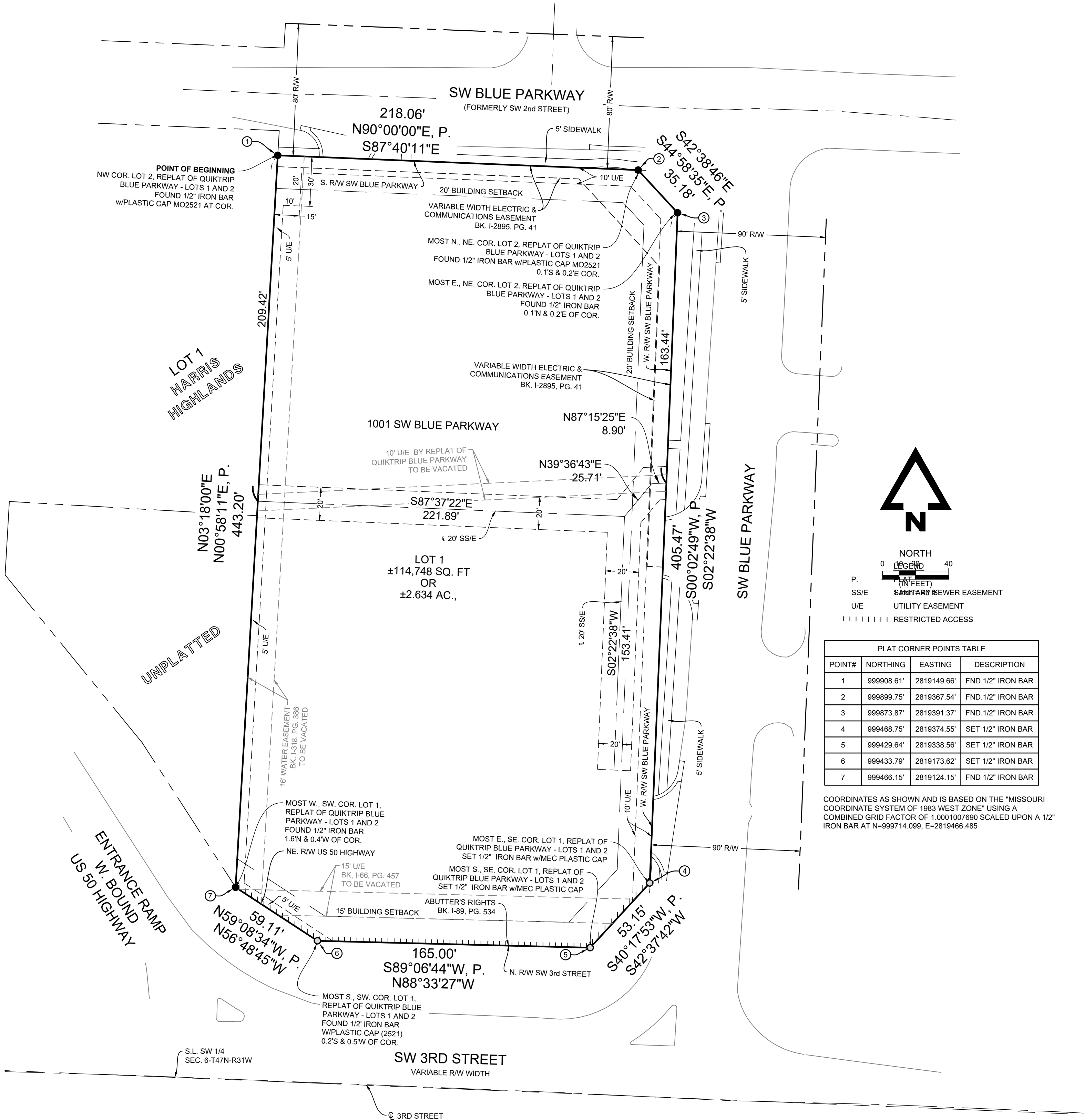


MINOR PLAT
QUIKTRIP 183

A REPLAT OF THE
REPLAT OF QUIKTRIP BLUE PARKWAY - LOTS 1 AND 2
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



VICINITY MAP
SEC. 6-T47N-R33W



PLAT CORNER POINTS TABLE			
POINT#	NORTHING	EASTING	DESCRIPTION
1	999908.61'	2819149.66'	FND. 1/2" IRON BAR
2	999899.75'	2819367.54'	FND. 1/2" IRON BAR
3	999873.87'	2819391.37'	FND. 1/2" IRON BAR
4	999468.75'	2819374.55'	SET 1/2" IRON BAR
5	999429.64'	2819338.56'	SET 1/2" IRON BAR
6	999433.79'	2819173.62'	SET 1/2" IRON BAR
7	999466.15'	2819124.15'	FND. 1/2" IRON BAR

COORDINATES AS SHOWN AND IS BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE" USING A COMBINED GRID FACTOR OF 1.0001007690 SCALED UPON A 1/2" IRON BAR AT N=999714.099, E=2819466.485

PLAT DESCRIPTION:

All of Lots 1 and 2, REPLAT OF QUIKTRIP BLUE PARKWAY - LOTS 1 AND 2, a subdivision in the City of Lee's Summit, Jackson County, Missouri recorded October 6, 1997 in the Office of the Recorder of Deeds for said County and State as Document No. 97-I-62474 in Plat Book I-61 at Page 68 and being situated in the Southwest Quarter of the Southwest Quarter of Section 6 Township 47 North, Range 31 West and being now more particularly described as follows:

Beginning at the Northwest corner of aforesaid Lot 2, being also a point on the South right-of-way line of SW Blue Parkway (formerly known as SW 2nd Street) as now established; thence S87°40'11"E (N90°00'00"E, Plat) along the North line of said Lot 2, being also along said South right-of-way line, a distance of 218.06 feet to the most North, Northeast corner of said Lot 2 and an angle point in the South right-of-way line of said SW Blue Parkway; thence S42°38'46"E (S44°58'35"E, Plat) along the Northeastly line of said Lot 2, being also along the Southwesterly right-of-way line of said SW Blue Parkway, a distance of 35.18 feet to the most East, Northeast corner of said Lot 2 and an angle point in the West right-of-way line of said SW Blue Parkway; thence S02°22'38"W (S00°02'49"W, Plat) along the East line said Lot 2 and along the East line of aforesaid Lot 1, a distance of 405.47 feet to the most East, Southeast corner of said Lot 1 and an angle point in said West right-of-way line; thence S42°37'42"W (S40°17'53"W, Plat) along the Southeastly line of said Lot 1, being also along the Northwesterly right-of-way line of said SW Blue Parkway, a distance of 53.15 feet to the most South, Southeast corner of said Lot 1 and a point on the North right-of-way line of SW 3rd Street as now established; thence N88°33'27"W (S89°06'44"W, Plat) along the South line of said Lot 1, being also along said North right-of-way line, a distance of 165.00 feet to most South, Southwest corner of said Lot 1 and the intersection with the Easterly right-of-way line of U.S Highway Route No. 50 as now established; thence N56°48'45"W (N59°08'34"W, Plat) along the Southwesterly line of said Lot 1, being also along the Northeastly right-of-way line of U.S Highway Route No. 50, a distance of 59.11 feet to the most West, Southwest corner of said Lot 1; thence N03°18'00"E (N00°58'11"E, Plat) along the West line of said Lots 1 and 2, departing from said Northeastly right-of-way line, a distance of 443.20 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, MO PLS-2005019220, MEC Corporate Certificate / License No. 201200935.

Containing 114,748 square feet or 2.634 acres, more or less.

Basis of Bearings - Missouri State Plane Coordinate System, NAD 83, West Zone.

SURVEY NOTES:

- Subsurface and environmental conditions were not surveyed or considered as a part of this survey, no evidence or statement is made concerning the existence of underground or overhead conditions that may affect the use of development of this property.
- There are no oil and gas wells within the Plat, per the Missouri Department of Natural Resources Geostрат Resource and the Title Commitment provided for the Plat.
- Parent tract record in "REPLAT OF QUIKTRIP BLUE PARKWAY - LOTS 1 AND 2", Document No. 1997I0062474
- Information shown on this survey was taken from Chicago Title Insurance Company Commitment No. KCC250555, effective date, March 10, 2025

DRAINAGE NOTE:

The individual lot owner(s) shall not change or obstruct the drainage flow lines or paths on the lot, unless specific application is made and approved by the City Engineer.

FLOOD ZONE:

The plat lines within zone "X" which is areas determined to be outside the 0.2% annual chance floodplain as shown on the "FLOOD INSURANCE RATE MAP", Community Panel No. 29095C0417G having an effective January 20, 2017 as published by Federal Emergency Management Agency.

BASIS OF BEARINGS:

The basis of bearings for this project is Missouri State Plane, West Zone.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION HEREAFTER BE KNOW AS "QUIKTRIP 183".

PUBLIC EASEMENT:

An easement of license is hereby granted to the City of Lee's Summit, Missouri, To locate, construct, and maintain or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water (W/E), gas, storm sewer, surface drainage channel, electricity, telephone, cable television or any other necessary public utility or services, any or all of them, over, or under those areas outlined or designated upon this plat as "utility easements" (U/E) or within any street or thoroughfare dedicated to public use on this plat, grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMO. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat as "Sanitary Sewer Easement" ("SS/E") or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMO, hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

BUILDING LINES:

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

OWNER'S ACKNOWLEDGEMENT:

IN TESTIMONY WHEREOF, the undersigned has caused this instrument to be executed this _____ day of _____, 2025.

QuikTrip Corporation, an Oklahoma corporation

By: _____
Jason Acord, Regional Director of Real Estate

STATE OF _____)
COUNTY OF _____)SS.

BE IT REMEMBERED that on this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Jason Acord to me personally known to be the same person who executed the within instrument on behalf of said company and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: _____
Notary Public

CITY ACKNOWLEDGEMENT:

This is to certify that the minor plat of "QUIKTRIP 183" was submitted to and duly approved by the City of Lee's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinance.

George M. Binger III, P.E. City Engineer _____ Date _____

Aimee Nassif, AICP, Deputy Director of Development Services _____ Date _____

Trisha Fowler Arcuri, City Clerk _____ Date _____

Approved by the Jackson County Assessor/GIS Department

Vincent E. Brice _____ Date _____

I HEREBY CERTIFY that this survey is based on an actual field survey performed by me and by those under my direct supervision and to the best of my professional knowledge and belief this survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys as published by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and that it meets or exceeds the accuracy standards for an "URBAN" type property boundary survey as of the date of this survey.

Steven R. Whitaker, MO, PLS NO. 2005019220
McClure Engineering Company Corporate
Certificate/License No. 201200935
swhitaker@mcclurevision.com

APPLICANT
QUIKTRIP CORPORATION
5725 FOXRIDGE DRIVE
MISSION, KANSAS 66202
TARA LIMBACH
TLIMBACH@QUIKTRIP.COM

QUIKTRIP STORE NO. 0183

ENGINEER
SURVEYOR
S. WHITAKER
DRAWN BY
J. BURNETTE
CREW CHIEF
REVISIONS
5/21/25
5/28/25
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI
SEC. 6-T47N-R31W
2023001485-000
MAY 1, 2025

SHEET NO.
01/01

making lives better.
1700 Swift Street, STE 100
North Kansas City, Missouri 64116
816-756-0444
www.mcclurevision.com