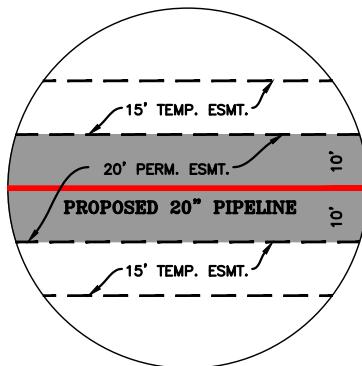
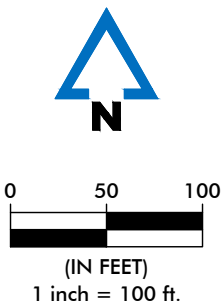
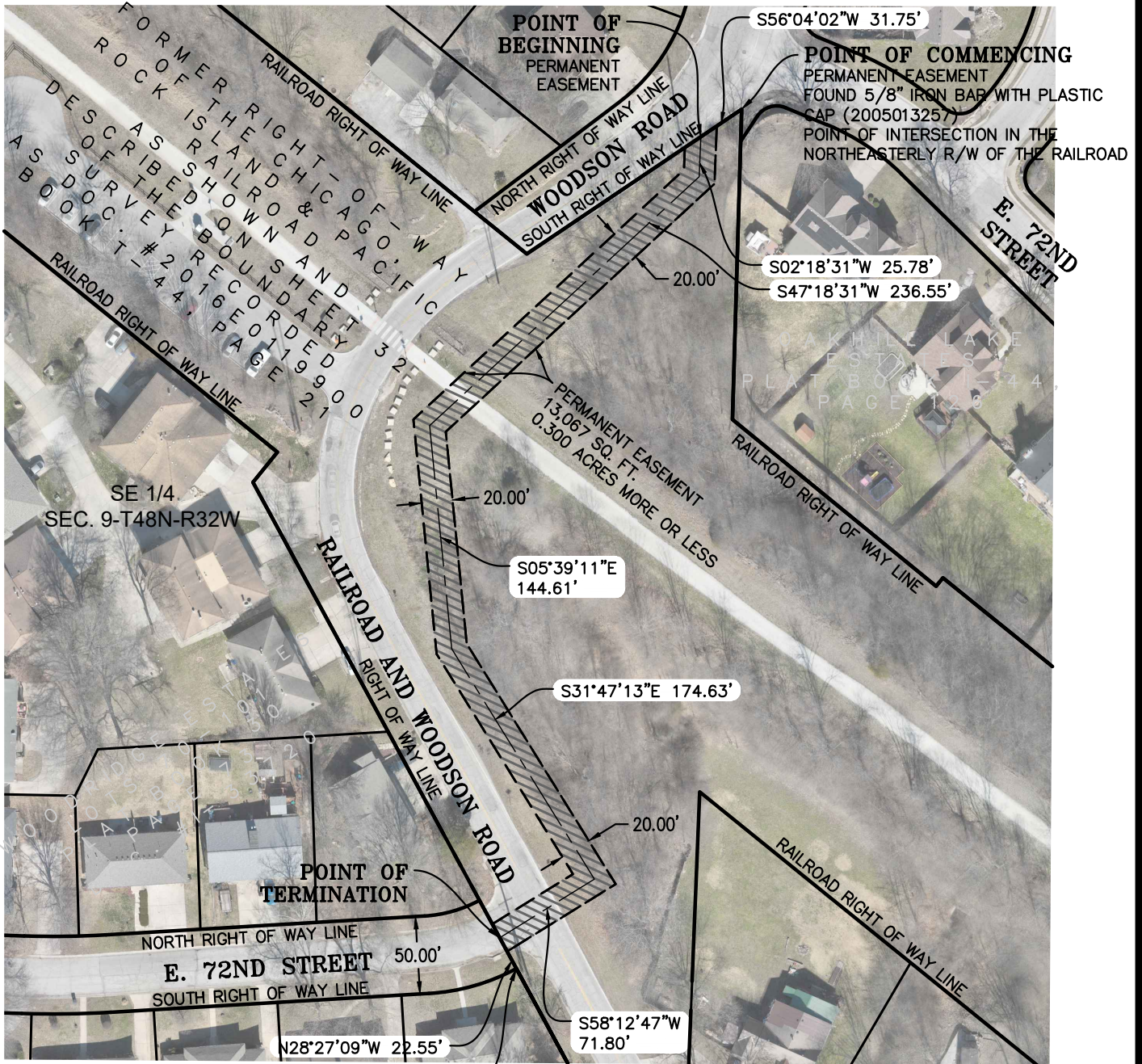


PERMANENT EASEMENT EXHIBIT A
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI



EASEMENT DETAIL
NOT TO SCALE



10/25/24

STEVEN R. WHITAKER MO. PLS 2005019220



GENERAL NOTES:

1. THIS EXHIBIT DOES NOT DEPICT ALL EXISTING UTILITIES IN THE AREA. PLEASE NOTIFY THE ONE-CALL SYSTEM FOR ALL UTILITY LOCATIONS BEFORE EXCAVATING OR DIGGING.
2. OWNERSHIP INFORMATION WAS PROVIDED BY THE CLIENT.
3. BASIS OF BEARINGS – MISSOURI STATE PLANE COORDINATE SYSTEM—MO WEST ZONE
4. DATE OF LAST SITE VISIT: 06/25/2024



1700 Swift Street, STE 100
North Kansas City, Missouri 64116
816-756-0444
fax 816-756-1763

45-720-01-10-00-0-00-000
PERMANENT EASEMENT EXHIBIT A
EAST LEG - PHASE 14

SECTION 9-T48N-R32W
JACKSON COUNTY, MISSOURI
2023000381-140
07/23/2024

REVISIONS

SURVEYOR SRW DRAWN BY BAM
SKETCH NO.

EXH-014-02P

PERMANENT EASEMENT EXHIBIT B
SECTION 9, TOWNSHIP 48 NORTH, RANGE 32 WEST,
6TH PRINCIPAL MERIDIAN, JACKSON COUNTY, MISSOURI

Permanent Easement Description:

A Twenty (20) feet wide strip of land being a part of the tract of land shown and described in the Boundary Survey of the Chicago, Rock Island & Pacific Railroad for the Jackson County Public Works Department, recorded December 20, 2016, in the Office of the Recorder of Deeds for Jackson County, Missouri, as Document No. 2016E0119900 in Book T 44 at Page 21. Said Twenty (20) feet wide strip of land being situated in the Southeast Quarter of Section 9, Township 48 North, Range 32 West in the City of Raytown in said County and State and lying Ten (10) feet on each side of the following described centerline:

Commencing at a 5/8" Iron Bar with a Plastic Cap Stamped 2005013257 as shown and described on Sheet No. 32 of the aforesaid Boundary Survey, said bar being located at the Northwest corner of Lot 46, OAK HILL LAKE ESTATES 1ST PLAT, a subdivision in said City, County and State recorded March 9, 1988, in said Office of the Recorder of Deeds, as Document No. I 830381 in Plat Book I-44 at Page 126, being also a point on the South right-of-way line Woodson Road as now established and an angle point in the Northeasterly right-of-way line of the aforesaid railroad; thence S56°04'02"W (S55°28'58"W, Survey) along the Northeasterly right-of-way line of the railroad as described in said Boundary Survey, being also along the Southerly right-of-way line of said Woodson Road, a distance of 31.75 feet to the Point of Beginning of the centerline of said Twenty (20) feet wide strip of land to be herein described; thence generally Southerly across the former right-of-way of the Chicago, Rock Island & Pacific Railroad, the following courses and distances; thence S02°18'31"W, 25.78 feet; thence S47°18'31"W, 236.55 feet; thence S05°39'11"E, 144.61 feet; thence S31°47'13"E, 174.63 feet; thence S58°12'47"W, perpendicular to the last described course, a distance of 71.80 feet to a point within the said Woodson Road right-of-way on the line between Lots 74 and 75, WOODRIDGE ESTATES LOTS 70 THRU 101 INCLUSIVE, a subdivision in said City, County and State recorded February 27, 1969, in said Office of the Recorder of Deeds, as Document No. I 33720 in Plat Book 30 at Page 73, said point being N28°27'09"W (N31°42'19"W, Plat), a distance of 22.55 feet from the Northeast corner of said Lot 74 and the Point of Termination of said centerline. This description having been prepared by Steven R. Whitaker, MO PLS-2005019220. MEC Corporate Certificate / License No. 201200935.

Containing 13,067 square feet or 0.300 acres, more or less.

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


10/25/24
STEVEN R. WHITAKER MO. PLS 2005019220




McCLURE™
making lives better.

1700 Swift Street, STE 100
North Kansas City, Missouri 64116
816-756-0444
fax 816-756-1763

45-720-01-10-00-0-00-000
PERMANENT EASEMENT EXHIBIT B
EAST LEG - PHASE 14

SECTION 9-T48N-R32W
JACKSON COUNTY, MISSOURI
2023000381-140
06-27-24

REVISIONS	
SURVEYOR	DRAWN BY
SRW	BAM
SKETCH NO.	
EXH-014-02P	

DRAWING PATH: P:\2023000381-140 - Spire KC Header - Phase 14\04-Drawings\Survey\2023000381-140 - Exhibits.dwg