

EXHIBIT A

*BEARINGS ARE BASED ON RECORDED PLAT
SUMMIT MILL - 2ND PLAT LOTS 77 THRU 96 AND TRACTS D AND E*

TRACT 1 – PUE

**SUMMIT MILL HOME OWNERS ASSOCIATION
490 SE MILLSTONE AVE.
LEE’S SUMMIT, MO. 64063**

EASEMENT 1

A PERMANENT UTILITY EASEMENT, BEING PART OF TRACT D, SUMMIT MILL – 2ND PLAT LOTS 77 THRU 96 AND TRACTS D AND E, A SUBDIVISION IN THE CITY OF LEE’S SUMMIT, JACKSON COUNTY MISSOURI, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT D; THENCE ALONG THE SOUTH LINE OF SAID TRACT D, SOUTH 87 DEGREES 54 MINUTES 23 SECONDS EAST, A DISTANCE OF 31.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 26 MINUTES 25 SECONDS WEST, A DISTANCE OF 125.34 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 35 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF 126.57 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D; THENCE ALONG SAID SOUTH LINE, NORTH 87 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,519 SQUARE FEET, MORE OR LESS.

AND EASEMENT 2

A PERMANENT UTILITY EASEMENT, BEING PART OF TRACT D, SUMMIT MILL – 2ND PLAT LOTS 77 THRU 96 AND TRACTS D AND E, A SUBDIVISION IN THE CITY OF LEE’S SUMMIT, JACKSON COUNTY MISSOURI, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT D; THENCE ALONG THE SOUTH LINE OF SAID TRACT D FOR THE FOLLOWING TWO COURSES, NORTH 87 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 301.27 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 70.65 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 37 SECONDS EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 216.60 TO A POINT OF CURVATURE ON THE NORTHEASTERLY LINE OF SAID TRACT D; THENCE ALONG SAID NORTHEASTERLY LINE FOR THE REMAINING TWO COURSES, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 70 DEGREES 38 MINUTES 54 SECONDS EAST, A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 42 MINUTES 49 SECONDS AND AN ARC LENGTH OF 136.11 TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 80 DEGREES 19 MINUTES 21 SECONDS EAST, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 20 MINUTES 30 SECONDS AND AN ARC LENGTH OF 38.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,003 SQUARE FEET, MORE OR LESS.

DAVID A. RINNE, PLS
PLS 2014000198

SCHLAGEL & ASSOCIATES, P.A.
MISSOURI CERTIFICATION OF AUTHORITY NO: LS 8859-F
KANSAS CERTIFICATE OF AUTHORITY NO: LS 54

EXHIBIT A

*BEARINGS ARE BASED ON RECORDED PLAT
SUMMIT MILL - 2ND PLAT LOTS 77 THRU 96 AND TRACTS D AND E*

TRACT 1 – TCE

**SUMMIT MILL HOME OWNERS ASSOCIATION
490 SE MILLSTONE AVE.
LEE’S SUMMIT, MO. 64063**

TCE 1

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF TRACT D, SUMMIT MILL - 2ND PLAT LOTS 77 THRU 96 AND TRACTS D AND E, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D; THENCE ALONG THE WEST LINE OF SAID TRACT D, NORTH 02 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 153.76 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 35 SECONDS EAST, A DISTANCE OF 70.79 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF 158.42 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D; THENCE ALONG SAID SOUTH LINE, NORTH 87 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 25 SECONDS WEST, A DISTANCE OF 126.57 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 35 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF 125.34 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D; THENCE ALONG SAID SOUTH LINE, NORTH 87 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 31.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,380 SQUARE FEET, MORE OR LESS

AND TCE 2

A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF TRACT D, "SUMMIT MILL - 2ND PLAT" LOTS 77 THRU 96 AND TRACTS D AND E, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT D; THENCE ALONG THE SOUTH LINE OF SAID TRACT D FOR THE FOLLOWING TWO COURSES, NORTH 87 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 301.27 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 70.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 30.00 FEET; NORTH 02 DEGREES 05 MINUTES 37 SECONDS EAST, A DISTANCE OF 80.08 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 170.73 TO A POINT OF CURVATURE ON THE NORTHEASTERLY LINE OF SAID TRACT D; THENCE ALONG SAID NORTHEASTERLY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 61 DEGREES 48 MINUTES 49 SECONDS EAST, A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 50 MINUTES 04 SECONDS AND AN ARC LENGTH OF 81.72; THENCE NORTH 87 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 216.60 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,676 SQUARE FEET, MORE OR LESS.

DAVID A. RINNE, PLS
PLS 2014000198

SCHLAGEL & ASSOCIATES, P.A.
MISSOURI CERTIFICATION OF AUTHORITY NO: LS 8859-F
KANSAS CERTIFICATE OF AUTHORITY NO: LS 54

LEGEND:



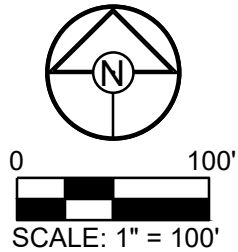
TEMPORARY CONSTRUCTION EASEMENT 1 = 9,380±SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT 2 = 7,676±SQ.FT.



PERMANENT UTILITY EASEMENT 1 = 2,519±SQ.FT.
 PERMANENT UTILITY EASEMENT 2 = 16,003±SQ.FT.

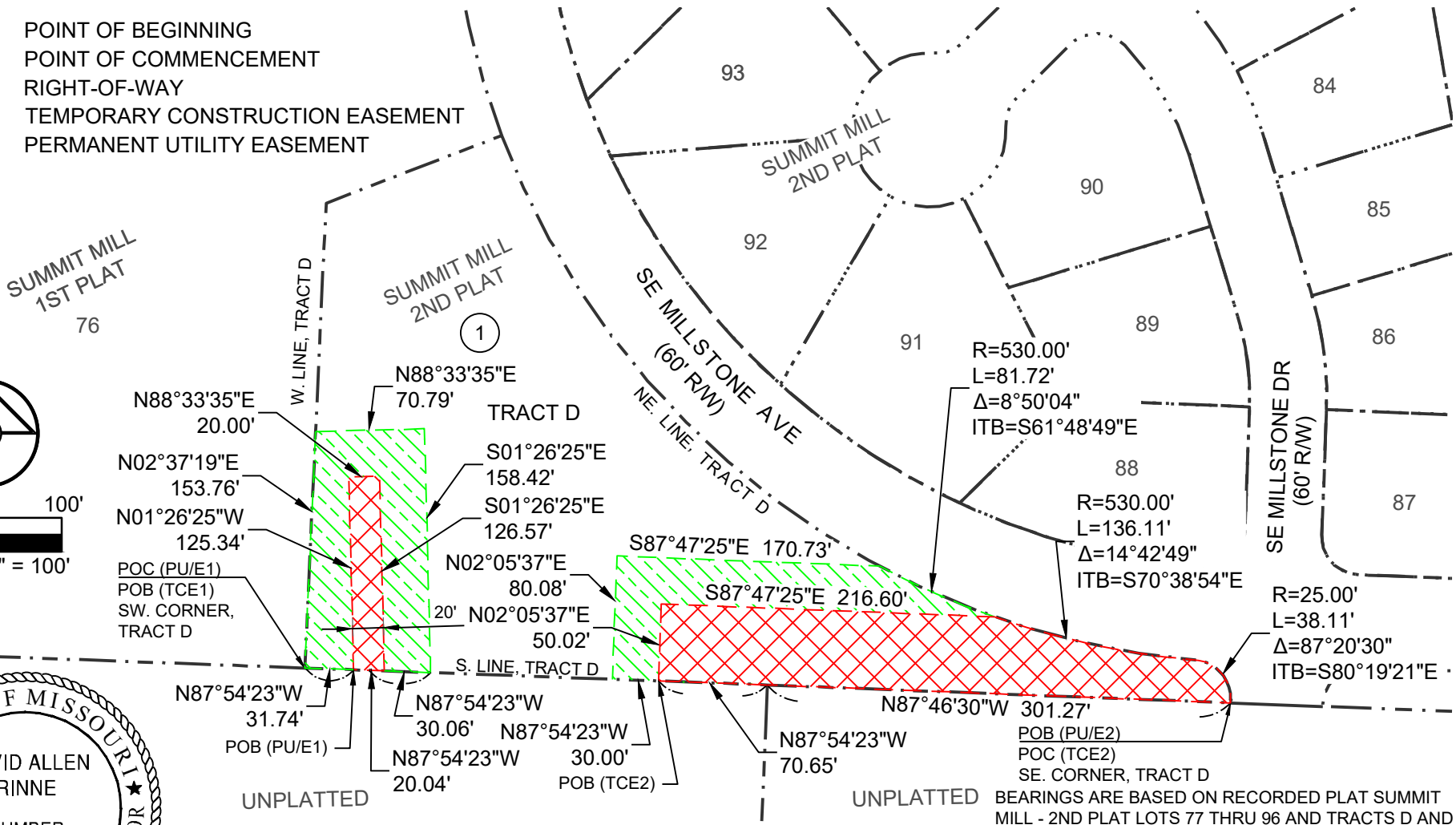
POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R/W RIGHT-OF-WAY
 TCE TEMPORARY CONSTRUCTION EASEMENT
 PU/E PERMANENT UTILITY EASEMENT

EXHIBIT "B" TRACT 1
TEMPORARY CONSTRUCTION EASEMENT &
PERMANENT UTILITY EASEMENT



David Allen Rinne, P.L.S.
 MO# PLS-2014000198

(1)
 SUMMIT HILL
 HOME OWNERS ASSOCIATION
 490 SE MILLSTONE AVE.
 LEE'S SUMMIT, MO. 64063



UNPLATTED BEARINGS ARE BASED ON RECORDED PLAT SUMMIT MILL - 2ND PLAT LOTS 77 THRU 96 AND TRACTS D AND E

DRAWN BY:	MBH
CHECKED BY:	SCH
DATE:	08-24-2023
PROJECT NO:	22-163
SCALE:	1" = 100'
SHEET	1

SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 107th Street • Lenexa, Kansas 66215
 www.schlagelassociates.com • (913) 492-5158 • Fax: (913) 492-8400
 Missouri State Certificates of Authority
 #E2002003800-F #LAC2001005237 #LS2002008859-F

EXHIBIT A

*BEARINGS ARE BASED ON RECORDED PLAT
SUMMIT MILL - 2ND PLAT LOTS 77 thru 96 and TRACTS D and E*

TRACT 2 – PUE

**SUMMIT MILL HOME OWNERS ASSOCIATION
NO ADDRESS ASSIGNED**

A PERMANENT UTILITY EASEMENT, BEING ALL OF TRACT E, SUMMIT MILL – 2ND PLAT LOTS 77 THRU 96 AND TRACTS D AND E, A SUBDIVISION IN THE CITY OF LEE’S SUMMIT, JACKSON COUNTY MISSOURI AND CONTAINING 2,903 SQUARE FEET, MORE OR LESS.

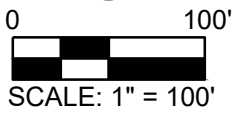
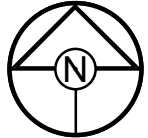
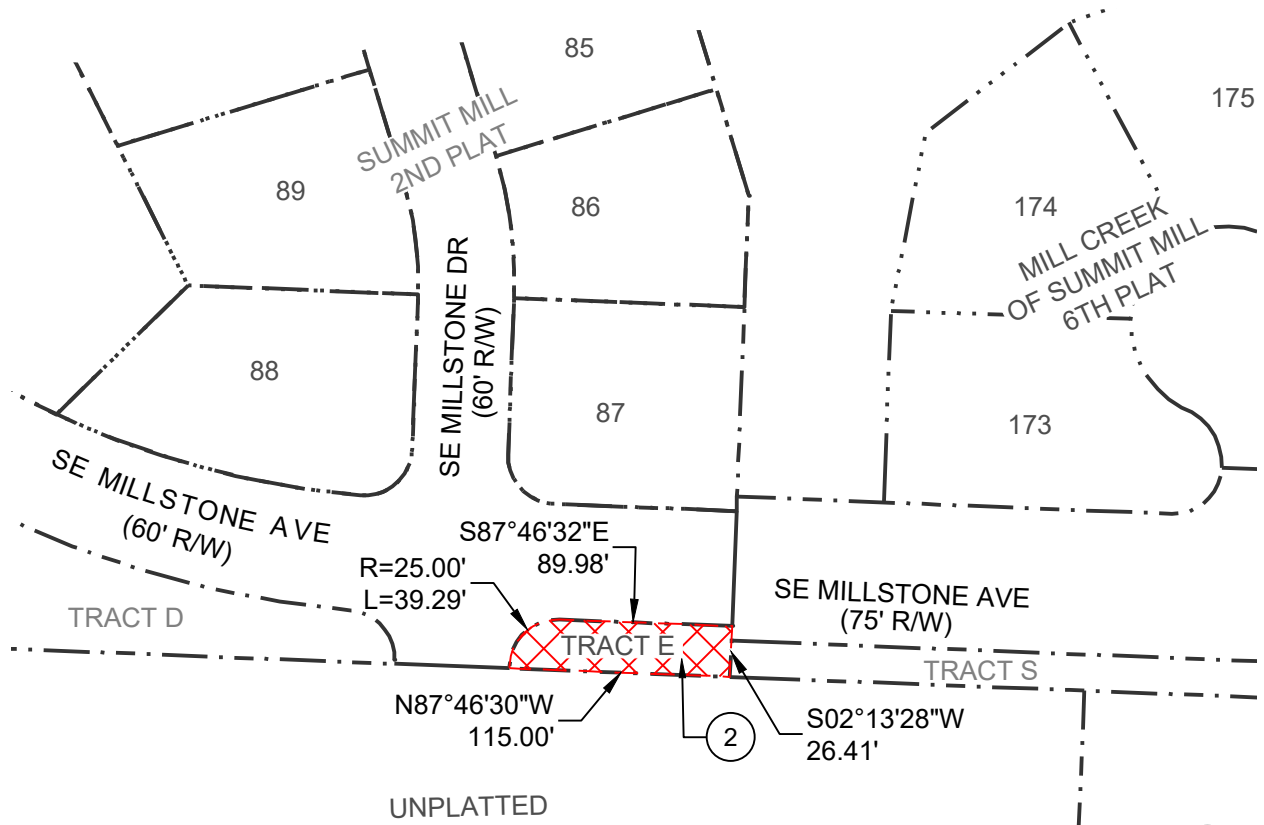
EXHIBIT "B" TRACT 2 PERMANENT UTILITY EASEMENT

LEGEND:



PERMANENT UTILITY EASEMENT 1 = 2,903±SQ.FT.

R/W RIGHT-OF-WAY
PU/E PERMANENT UTILITY EASEMENT



②
SUMMIT HILL
HOME OWNERS ASSOCIATION
NO ADDRESS ASSIGNED



David Allen Rinne, P.L.S.
MO# PLS-2014000198

BEARINGS ARE BASED ON RECORDED PLAT SUMMIT MILL - 2ND PLAT LOTS 77 THRU 96 AND TRACTS D AND E

DRAWN BY:	MBH
CHECKED BY:	SCH
DATE:	08-25-2023
PROJECT NO:	22-163
SCALE:	1" = 100'
SHEET	1

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BLUE PARKWAY OFF-SITE INFRASTRUCTURES

EXHIBIT A

*BEARINGS ARE BASED ON RECORDED PLAT
MILL CREEK OF SUMMIT MILL ~ 2ND PLAT LOTS 42 - 86 AND TRACTS "K" – "S"*

TRACT 3 – PUE

**SUMMIT MILL HOME OWNERS ASSOCIATION
NO ADDRESS ASSIGNED**

A PERMANENT UTILITY EASEMENT, BEING ALL OF TRACT "S", MILL CREEK OF SUMMIT MILL ~ 2ND PLAT LOTS 42 - 86 AND TRACTS "K" – "S", A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND CONTAINING 45,204 SQUARE FEET, MORE OR LESS.

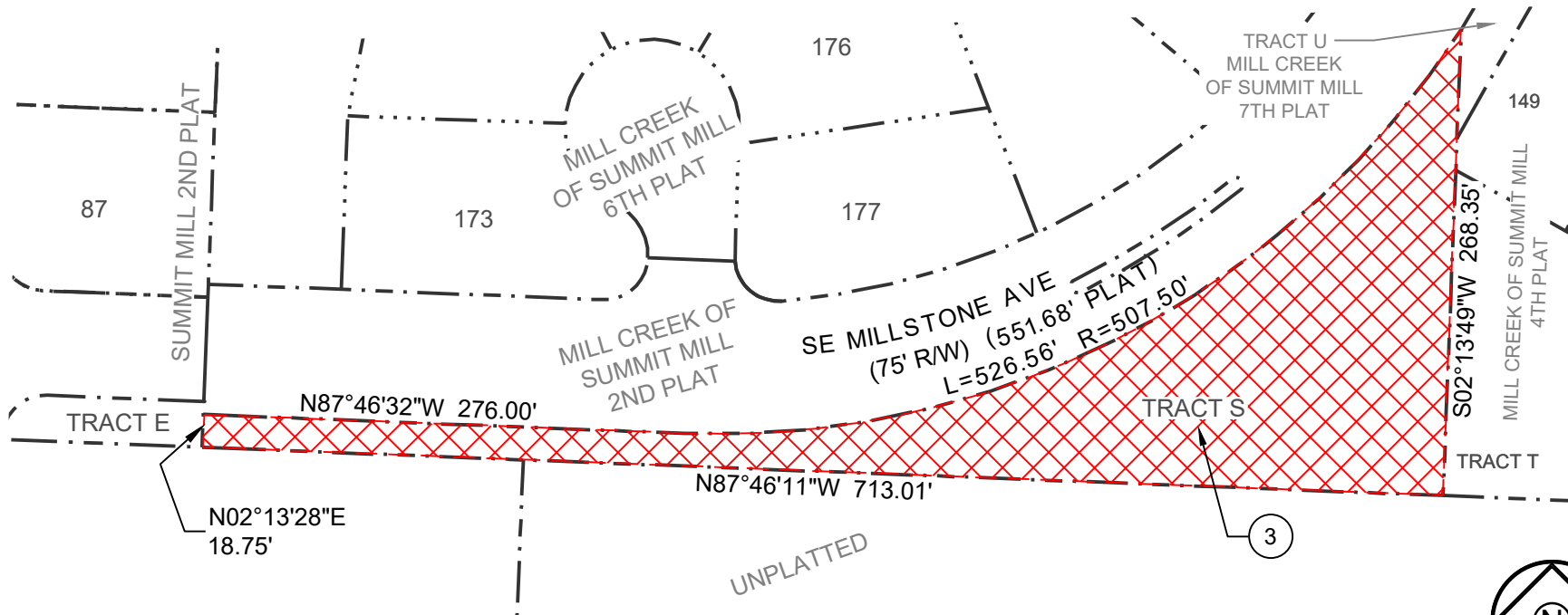
LEGEND:



PERMANENT UTILITY EASEMENT 2 = 45,204±SQ.FT.

R/W RIGHT-OF-WAY
 PU/E PERMANENT UTILITY EASEMENT

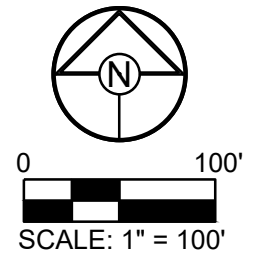
**EXHIBIT "B" TRACT 3
 PERMANENT UTILITY EASEMENT**



David Allen Rinne, P.L.S.
 MO# PLS-2014000198

3

SUMMIT HILL
 HOME OWNERS ASSOCIATION
 NO ADDRESS ASSIGNED



BEARINGS ARE BASED ON RECORDED PLAT MILL CREEK OF SUMMIT MILL ~ 2ND PLAT LOTS 42 - 86 AND TRACTS "K" - "S"

DRAWN BY:	MBH
CHECKED BY:	SCH
DATE:	08-24-2023
PROJECT NO:	22-163
SCALE:	1" = 100'
SHEET	1

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BLUE PARKWAY OFF-SITE INFRASTRUCTURES

EXHIBIT A

*BEARINGS ARE BASED ON RECORDED PLAT
MINOR PLAT OF LOT 172 & TRACT F-1 MILL CREEK OF SUMMIT MILL - 5TH PLAT*

TRACT 4 – PUE

**SUMMIT MILL HOME OWNERS ASSOCIATION
3099 SE LANGSFORD RD LEE'S SUMMIT MO, 64063**

A PERMANENT UTILITY EASEMENT, BEING PART OF TRACT F-1, MINOR PLAT OF LOT 172 & TRACT F-1 MILL CREEK OF SUMMIT MILL – 5TH PLAT A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE NORTH 50.00 FEET OF SAID TRACT F-1 AND CONTAINING 33,391 SQUARE FEET, MORE OR LESS.

EXHIBIT A

*BEARINGS ARE BASED ON RECORDED PLAT
MINOR PLAT OF LOT 172 & TRACT F-1 MILL CREEK OF SUMMIT MILL - 5TH PLAT*

TRACT 4 – TCE

**SUMMIT MILL HOME OWNERS ASSOCIATION
3099 SE LANGSFORD RD LEE'S SUMMIT MO, 64063**

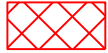
A TEMPORARY CONSTRUCTION EASEMENT, BEING PART OF TRACT F-1, MINOR PLAT OF LOT 172 & TRACT F-1 MILL CREEK OF SUMMIT MILL – 5TH PLAT A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SOUTH 30.00 FEET OF THE NORTH 80.00 FEET OF SAID TRACT F-1 AND CONTAINING 19,834 SQUARE FEET, MORE OR LESS.

LEGEND:



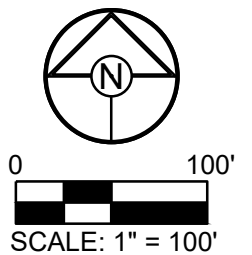
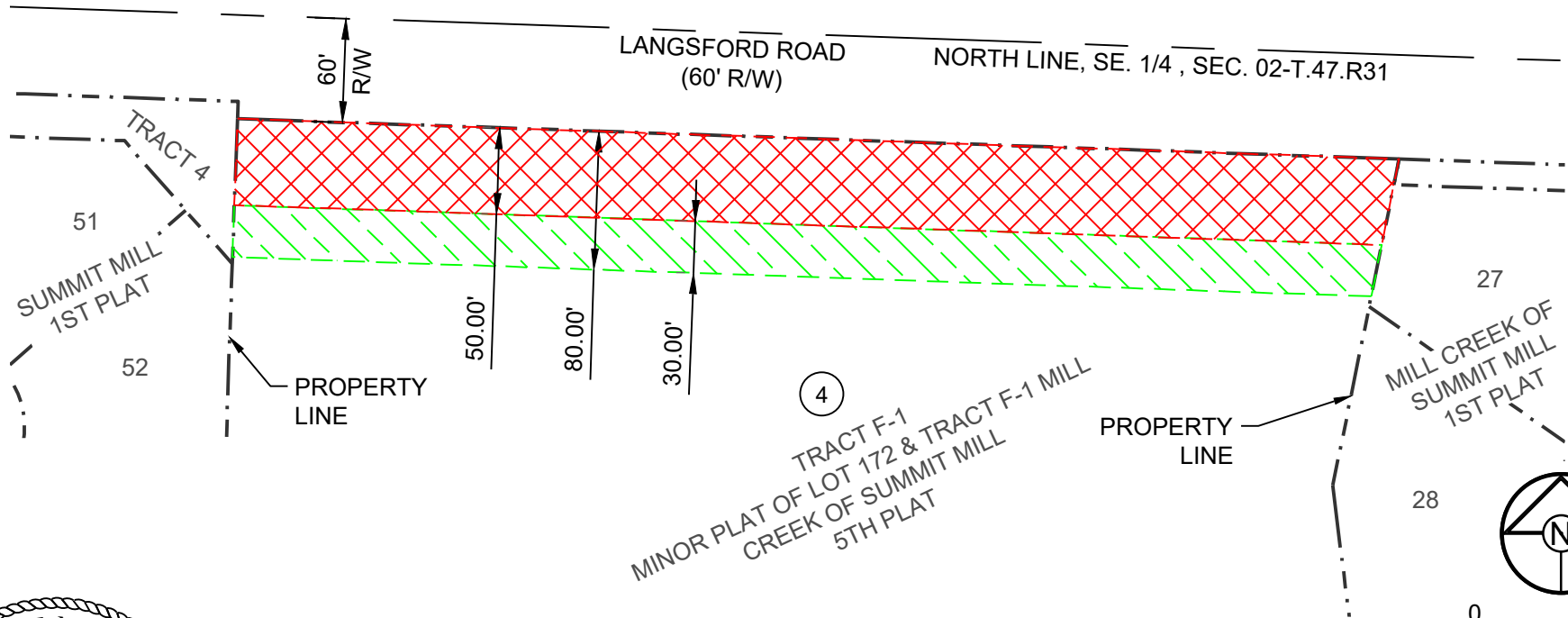
TEMPORARY CONSTRUCTION EASEMENT 1 = 19,834±SQ.FT.



PERMANENT UTILITY EASEMENT 1 = 33,391±SQ.FT.

R/W RIGHT-OF-WAY
 TCE TEMPORARY CONSTRUCTION EASEMENT
 PU/E PERMANENT UTILITY EASEMENT

**EXHIBIT "B" TRACT 4
 PERMANENT UTILITY EASEMENT &
 TEMPORARY CONSTRUCTION EASEMENT**



David Allen Rinne, P.L.S.
 MO# PLS-2014000198

4
 SUMMIT HILL
 HOME OWNERS ASSOCIATION
 3099 SE LANGSFORD RD LEE'S
 SUMMIT MO, 64063

BEARINGS ARE BASED ON RECORDED PLAT MINOR PLAT OF
 LOT 172 & TRACT F-1 MILL CREEK OF SUMMIT MILL - 5TH PLAT

DRAWN BY:	MBH
CHECKED BY:	SCH
DATE:	08-24-2023
PROJECT NO:	22-163
SCALE:	1" = 100'
SHEET	1

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BLUE PARKWAY OFF-SITE INFRASTRUCTURES

EXHIBIT A

BEARING ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

TRACT 6 – PSE

**MICHAEL FURRY, ARMINDA PIERSON & BLAKE FURRY
NO ADDRESS ASSIGNED**

A PERMANENT SANITARY SEWER EASEMENT 40.00 FEET IN WIDTH, BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2019E0026350, LYING IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11; THENCE, ALONG THE WEST LINE OF SAID WEST 1/2, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 47 MINUTES 18 SECONDS EAST, A DISTANCE OF 660.77 FEET TO A POINT ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER AND CONTAINING 26,429 SQUARE FEET, MORE OR LESS.

THE OUTER BOUNDARIES OF THE ABOVE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED AS REQUIRED, SO AS TO BEGIN AND END ON THE GRANTORS PROPERTY LINE.

EXHIBIT A

BEARING ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

TRACT 6 – TCE

**MICHAEL FURRY, ARMINDA PIERSON & BLAKE FURRY
NO ADDRESS ASSIGNED**

A TEMPORARY CONSTRUCTION EASEMENT 40.00 FEET IN WIDTH, BEING PART OF THE TRACT OF LAND DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2019E0026350, LYING IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11; THENCE, ALONG THE WEST LINE OF SAID WEST 1/2, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 18 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 18 SECONDS EAST, A DISTANCE OF 640.76 FEET TO A POINT ON THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER AND CONTAINING 27,827 SQUARE FEET, MORE OR LESS.

THE OUTER BOUNDARIES OF THE ABOVE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED AS REQUIRED, SO AS TO END ON THE GRANTORS PROPERTY LINE.

LEGEND:



TEMPORARY CONSTRUCTION EASEMENT = 27,827±SQ.FT.

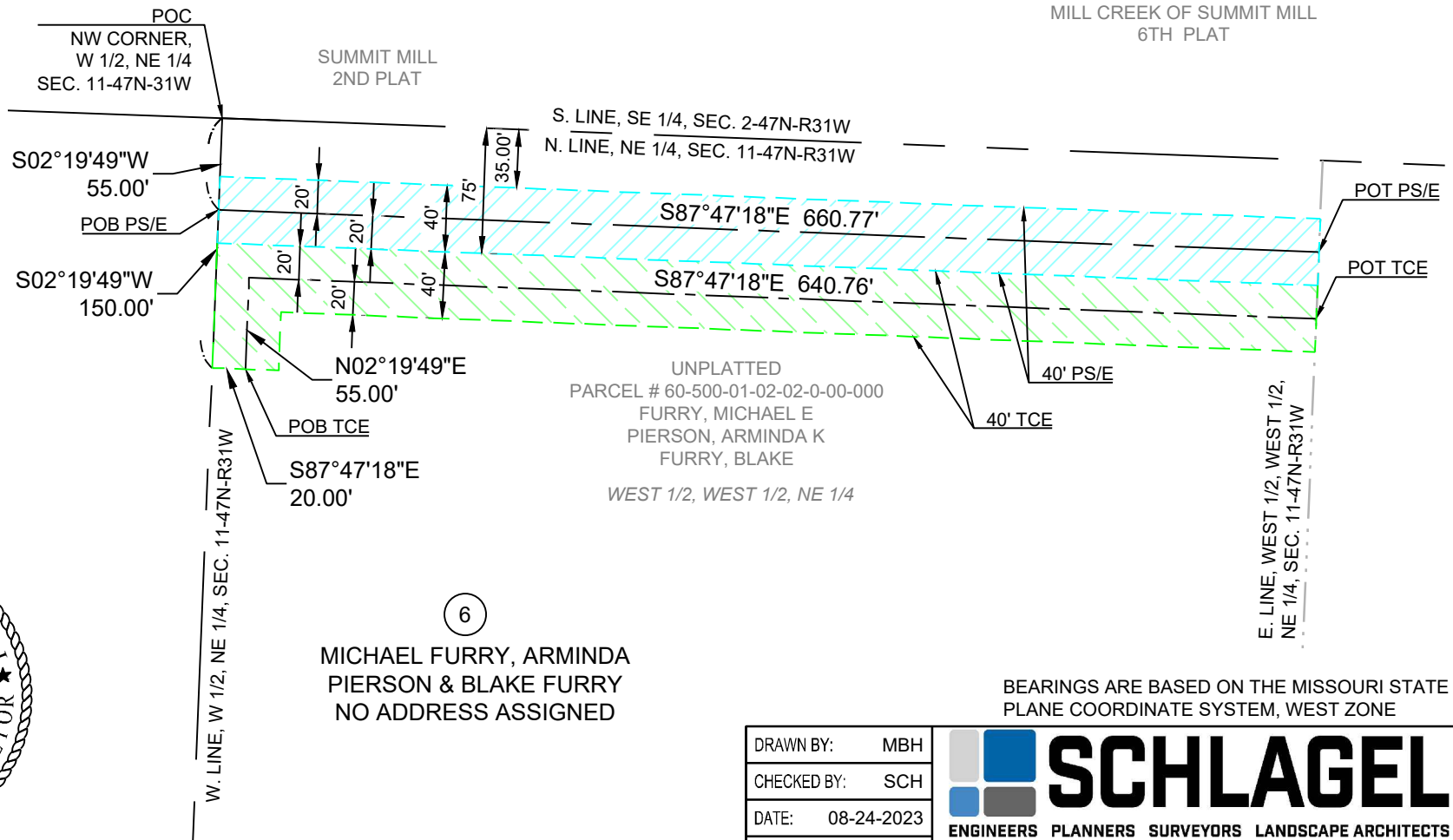
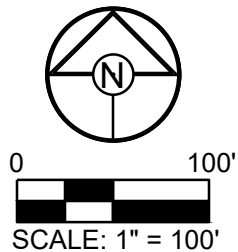


PERMANENT SANITARY SEWER EASEMENT = 26,429±SQ.FT.

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POT POINT OF TERMINUS
- R/W RIGHT-OF-WAY
- TCE TEMPORARY CONSTRUCTION EASEMENT
- PS/E PERMANENT SANITARY SEWER EASEMENT

EXHIBIT "B" TRACT 6

TEMPORARY CONSTRUCTION EASEMENT & PERMANENT SANITARY SEWER EASEMENT



David Allen Rinne, P.L.S.
MO# PLS-2014000198

6

MICHAEL FURRY, ARMINDA
PIERSON & BLAKE FURRY
NO ADDRESS ASSIGNED

BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE

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CHECKED BY:	SCH
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PROJECT NO:	22-163
SCALE:	1" = 100'
SHEET	1

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