

EXHIBIT 1 TO ORDINANCE

CCO FORM: RW02
Approved: 06/93 (TLP)
Revised: 06/21 (BDG)
Modified:

COUNTY: JACKSON
ROUTE: US50
PROJECT: J4P3009

QUITCLAIM DEED

THIS INDENTURE, made this ____ day of _____, 2021, between **City of Lee’s Summit** of the County of Jackson, State of Missouri, (hereinafter, “*Grantor(s)*”), and the STATE OF MISSOURI, acting by and through the **MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION**, (hereinafter, “*Grantee*”).

Grantor(s)’ Address: 220 SE Green Street, Lee’s Summit, MO 64063

Grantee’s Address: 105 W. Capitol Avenue, Jefferson City, MO 65102

WITNESSETH:

The said *Grantor(s)*, in consideration of the sum of **One and NO/100_DOLLARS Or Other Valuable Consideration (\$1.00 O.V.C.)**, to it paid by the said *Grantee*, the receipt of which is hereby acknowledged, does by these presents remise, release, and forever QUITCLAIM unto said *Grantee*, its successors and assigns, the real estate and interests in real estate in the County of Jackson, State of Missouri, and described as follows:

A strip of land over a part of the Southwest Quarter of Section 36, Township 48 North, Range 32 West and also the Northwest Quarter of Section 1, Township 47 North, Range 32 West in the City of Lee's Summit, Jackson County, Missouri more particularly described in the attached **Exhibit A**.

Grantee, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their

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appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said Grantee, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first written above.

William A. Baird, Mayor

ATTEST:

City Clerk

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MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

EXHIBIT A - LEGAL DESCRIPTION

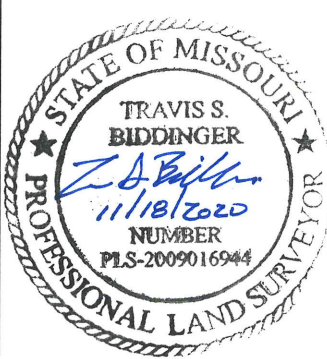

Title <i>(name or identification of project)</i>	County			
Project J4P3009 Chipman Road and Highway 50	Jackson			
	City <i>(if applicable)</i>	State		
	Lee's Summit	MO		
Licensee Name <i>(sole proprietor, partnership, corporation, LLC, or government)</i>	Date Prepared	Sheet		
	10/13/2020	1	of 3	
	Professional Surveyor Name <i>(print)</i>			
TREKK Design Group, LLC 1411 E. 104th Street Kansas City, Mo. 64131	Travis S. Biddinger			
	Discipline			
	Professional Land Surveyor			
	License or Certificate of Authority No.			
Professional Surveyor <i>(Signature)</i>	MO #	2009016944		
	Date			
	11/18/2020			
Only the following legal description contained in this "EXHIBIT A" is authenticated by this seal.				

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EXHIBIT A LEGAL DESCRIPTION

Grantor: City of Lee's Summit

Grantee: Missouri Highways and Transportation Commission

A strip of land over a part of the Southwest Quarter of Section 36, Township 48 North, Range 32 West and also the Northwest Quarter of Section 1, Township 47 North, Range 32 West in the City of Lee's Summit, Jackson County, Missouri more particularly described as follows:

COMMENCING at a found 2" Aluminum Cap per Document #600-64101, said point being the Southeast corner of the Southwest Quarter of Section 36, Township 48 North, Range 32 West; thence North 86°19'30" West, along the South line of said Section 36, a distance of 1338.39 feet, to a point 3.99 feet right of centerline station 18+06.36 of CHIPMAN ROAD, as now established; thence South 03°40'30" West, departing the South line of said Section 36, a distance of 52.06 feet, to a point on the South boundary line of said CHIPMAN ROAD, said point being 48.07 feet left of centerline station 18+06.44, also said point being on the North line of TRACT 1, JOHN KNOX RETIREMENT VILLAGE - 4th PLAT, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof and said point being the POINT OF BEGINNING; thence North 86°19'27" West, along said boundary line, a distance of 19.27 feet, to a point 48.04 feet left of centerline station 18+25.71; thence North 03°35'17" East, departing said boundary line, a distance of 5.75 feet, to a point 42.29 feet left of centerline station 18+25.71; thence South 69°42'45" East, a distance of 20.12 feet, to the POINT OF BEGINNING, containing 55.4 square feet, more or less.

AND ALSO:

COMMENCING at a found 2" Aluminum Cap per Document #600-64101, said point being the Southeast corner of the Southwest Quarter of Section 36, Township 48 North, Range 32 West; thence North 86°19'30" West, along the South line of said Section 36, a distance of 1357.73 feet, to a point 4.02 feet right of centerline station 18+25.71 of CHIPMAN ROAD, as now established; thence North 03°35'17" East, departing said South line of said Section 36, a distance of 41.98 feet, to a point 46.00 feet right of centerline station

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18+25.71, to the POINT OF BEGINNING; thence continuing North 03°35'17" East, a distance of 48.12 feet, to a point on the North boundary line of said CHIPMAN ROAD, said point being 94.12 feet right of centerline station 18+25.71, also said point being on the South line of LOT 7, CHIPMAN-HWY 50, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri according to the recorded plat thereof; thence South 88°03'04" East, along said boundary line a distance of 136.87 feet, to a point 98.04 feet right of centerline station 16+88.89, said point also being on the South line of LOT 8, CHIPMAN-HWY 50, 2nd PLAT, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri according to the recorded plat thereof; thence South 85°05'35" East, along said boundary line, a distance of 236.89 feet, to a point 90.00 feet right of centerline station 14+50.00, said point also being on the South line of LOT 9 of said CHIPMAN-HWY 50, 2nd PLAT; thence North 87°42'43" West, departing said boundary line, a distance of 115.00 feet, to a point 89.98 feet right of centerline station 15+67.04; thence North 86°24'07" West, a distance of 132.96 feet, to a point 90.00 feet right of centerline station 17+00.00; thence South 74°17'53" West, a distance of 133.19 feet, to the POINT OF BEGINNING, containing 4,709.8 square feet, more or less.

The design centerline of CHIPMAN ROAD as now established under Project No. J4P3009 is more particularly described as follows:

COMMENCING at a found 2" Aluminum Cap per Document #600-64101, said point being the Southeast corner of the Southwest Quarter of Section 36, Township 48 North, Range 32 West; thence North 86°19'30" West, along the South line of said Section 36, a distance of 32.33 feet; thence North 03°40'30" East, at a right angle from said last course and departing said section line, a distance of 22.15 feet; to a point on the centerline of said CHIPMAN ROAD at station 5+00.00, said point being the POINT OF BEGINNING; thence North 87°42'43" West along said centerline, a distance of 1065.00 feet, to a point of intersection at centerline station 15+65.00; thence North 86°24'43" West, continuing along said centerline, a distance of 435.00 feet to station 20+00.00 and the POINT OF TERMINATION.