SURVEYOR

KELLAN M. GREGORY, PLS
LAMP RYNEARSON, INC.
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
(816) 361-0440

PROPERTY OWNER/ADDRESS

QUIKTRIP CORPORATION, INC.
4705 S. 129TH EAST AVENUE
TULSA, OKLAHOMA 74134

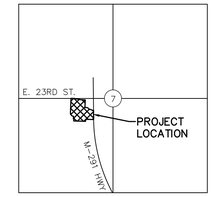
REZONING PLAN

QUIKTRIP 192

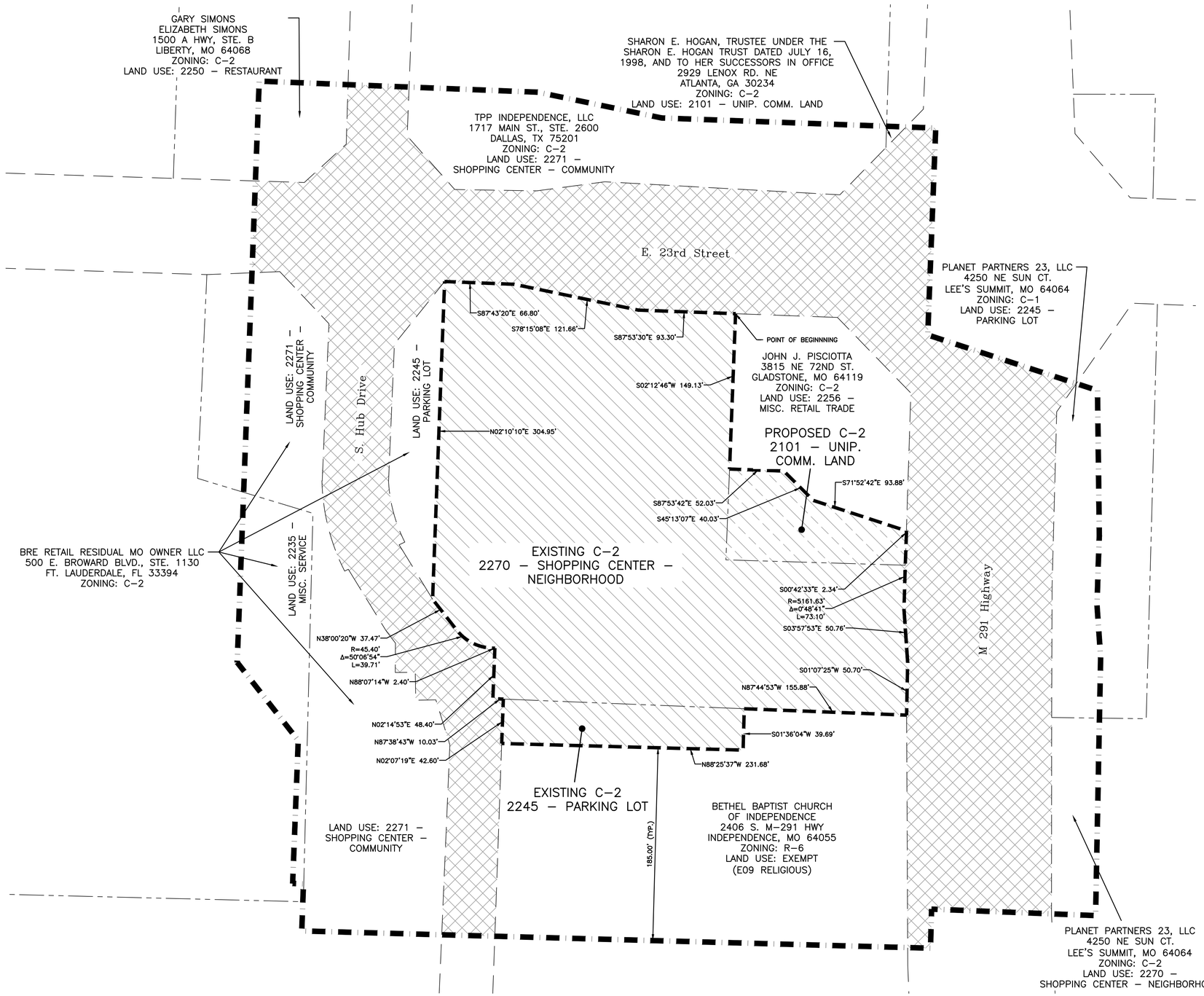
PART OF THE NORTHEAST QTR. OF THE SOUTHWEST QTR. OF SEC. 7, T49N, R31W
INDEPENDENCE, JACKSON COUNTY, MISSOURI

LEGEND

- R/W LINE
- LOT LINE
- PARCELS FOR REZONING
- ABUTTING PARCEL LIMIT (185' OFFSET)
- UNINCORPORATED PARCEL
- EXISTING C-2 ZONING
- EXISTING C-1/PROPOSED C-2 ZONING
- PUBLIC RIGHT-OF-WAY



VICINITY MAP
SEC 7– TWP 49N – RNG 31W
NOT TO SCALE



REZONING LEGAL DESCRIPTION
GENERAL COMMERCIAL (C-2)

All that part of the Northeast Quarter of the Southwest Quarter of Section 7, Township 49 North, Range 31 West, situate in the City of Independence, Jackson County, Missouri, being described as follows:

Commencing at a 5/8" rebar at the Northeast corner of said Northeast Quarter; thence North 87°45'36" West, along the North line of said Northeast Quarter, a distance of 962.58 feet; thence South 2°12'46" West, departing the North line of said Northeast Quarter, a distance of 30.00 feet to a point which bears North 87°45'36" West a distance of 176.28 feet from the intersection of the South right-of-way line of 23rd/ Street and the West right-of-way line of U.S. Highway 71 By-Pass (now Missouri Route 291), as they existed in 1969; thence continuing South 2°12'46" West, a distance of 35.00 feet to a point on the current South right-of-way line of E. 23rd/ Street, as now established and as described in a General Warranty Deed filed with the Jackson County Register of Deeds as Instrument No. 1992I1114078 on June 12, 1992, said point being monumented by a ½" rebar with a cap stamped 'MO 2019043127', and also being the Point of Beginning; thence South 2°12'46" West, departing said South right-of-way line of E. 23rd/ Street, a distance of 149.13 feet to a ½" rebar; thence South 87°53'42" East a distance of 52.03 feet to a ½" rebar with a cap stamped 'LS 123D'; thence South 45°13'07" East a distance of 40.03 feet to a ½" rebar with a cap stamped 'LS 123D'; thence South 71°52'42" East a distance of 93.88 feet to a point on the West right-of-way line of Missouri Route 291, as now established, and monumented by a ½" rebar with a cap stamped 'MEC KS 336 2012009395'; thence along said West right-of-way line of Missouri Route 291 the following four (4) courses: 1) South 0°42'33" East a distance of 2.34 feet to a ½" rebar; 2) Southerly along a curve to the left that is tangent with the exit of the last described course, having a radius of 5,161.63 feet, a central angle of 0°48'41", and an arc distance of 73.10 feet to a ½" rebar with a cap stamped 'MEC KS 336 2012009395'; 3) South 3°57'53" East a distance of 50.76 feet to a ½" rebar with a cap stamped 'MEC KS 336 2012009395'; 4) South 1°07'25" West a distance of 50.70 feet to a cotton gin spindle; thence North 87°44'53" West, departing said West right-of-way line of Missouri Route 291, a distance of 155.88 feet to a ½" rebar; thence South 1°36'04" West a distance of 39.69 feet to a ½" rebar; thence North 88°25'37" West a distance of 231.68 feet to a point on the East right-of-way line of S. Hub Drive, as now established, and monumented by a ½" rebar with a cap stamped 'LS 123D'; thence along said East right-of-way line of S. Hub Drive the following six (6) courses: 1) North 2°07'19" East a distance of 42.60 feet to a ½" rebar with an unreadable cap; 2) North 87°38'43" West a distance of 10.03 feet to a ½" rebar with a cap stamped 'MEC KS 336 2012009395'; 3) North 2°14'53" East a distance of 48.40 feet to a ½" rebar with a cap stamped 'MEC KS 336 2012009395'; 4) North 88°07'14" West a distance of 2.40 feet to a ½" rebar with a cap stamped 'MEC KS 336 2012009395'; 5) Westerly and Northwesterly along a curve to the right that is tangent with the exit of the last described course, having a radius of 45.40 feet, a central angle of 50°06'54", and an arc distance of 39.71 feet to a ½" rebar with a cap stamped 'MEC KS 336 2012009395'; 6) North 38°00'20" West a distance of 37.47 feet to a ½" rebar with a cap stamped 'MO 2019043127'; thence North 2°10'10" East, departing said East right-of-way line of S. Hub Drive, a distance of 304.95 feet to a point on said South right-of-way line of E. 23rd/ Street and monumented by a ½" rebar; thence along said South right-of-way line of E. 23rd/ Street the following three (3) courses: South 87°43'20" East a distance of 66.80 feet to a chiseled "+" above two scribed dashes; 2) South 78°15'08" East a distance of 121.66 feet to a chiseled "+" with two scribed dashes; 3) South 87°53'30" East a distance of 93.30 feet to the Point of Beginning.

Containing 149,921 square feet or 3.44 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

LAMP RYNEARSON
9001 STATE LINE RD., STE. 200
KANSAS CITY, MO 64114
816.361.0440
LampRynearson.com

0 50 100
SCALE: 1"= 50
U.S. SURVEY FEET

Kellan M. Gregory, PLS
MO PLS #2011001372

QUIKTRIP 192
REZONING PLAN SHEET
QUIKTRIP CORPORATION, INC.
INDPENDENCE, JACKSON COUNTY, MISSOURI

REVISIONS
DATE – PLANNING COMMISSION SUBMITTAL

DESIGNER / DRAFTER
KMG
DATE
8/3/2021
PROJECT NUMBER
0320070.01
BOOK AND PAGE

MISSOURI AUTHORIZATION NUMBER
LS-2019043127

SHEET
01 OF 01

L:\Engineering\0320070 Quik Trip #192 Minor Plat Rezoning\SURVEY\DRAWINGS\BASE MODELS\0320070_Rezoning.dwg, 8/2/2021 11:34:16 AM, KELLAN GREGORY, LAMP RYNEARSON