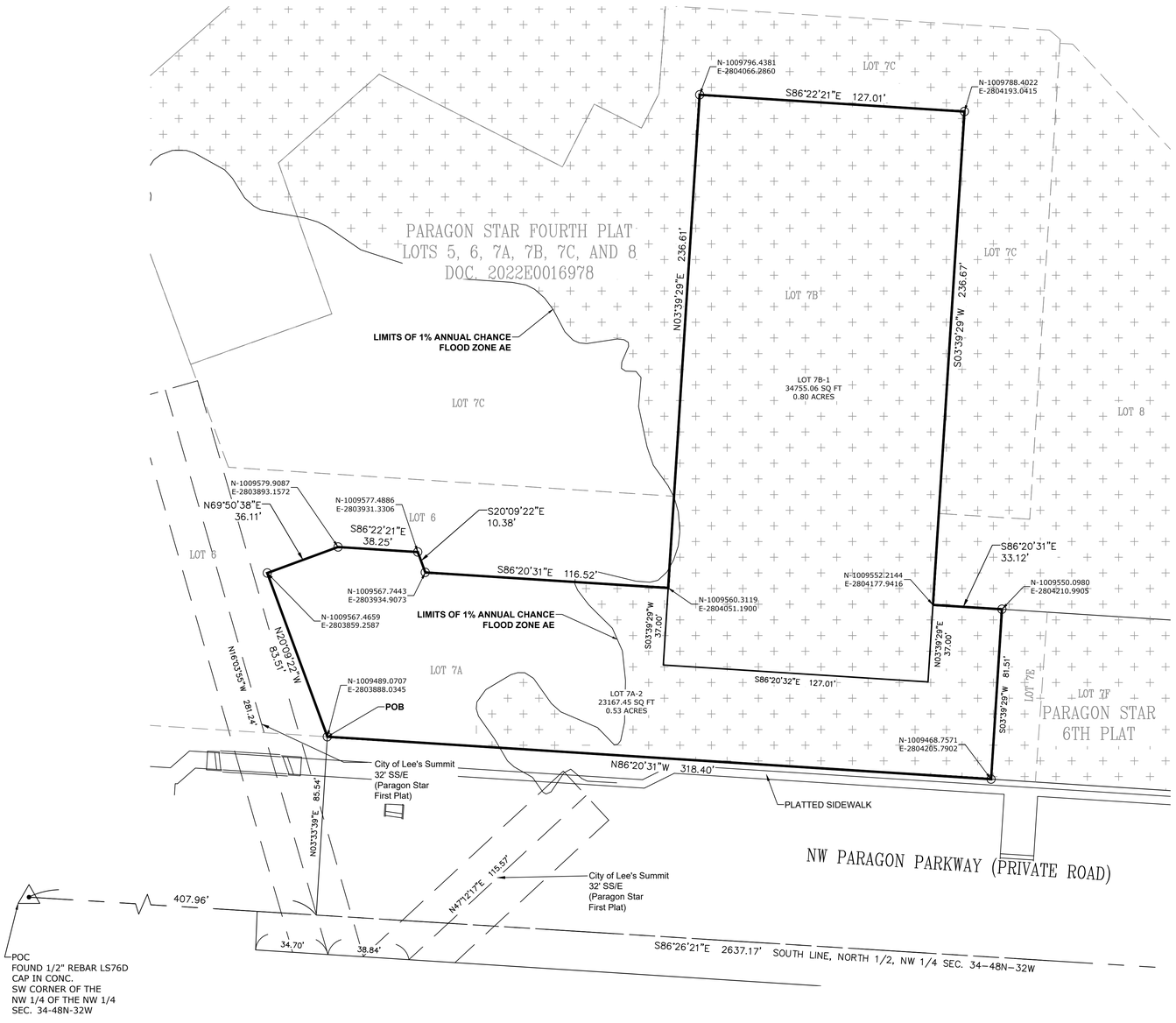
PARAGON STAR 7TH PLAT, LOTS 7A-2 & 7B-1

A MINOR SUBDIVISION IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST,
ALL OF LOT 7B, FINAL PLAT OF LOTS 5,, 6, 7A, 7B, 7C, AND 8 PARAGON STAR
FOURTH PLAT AND PART OF LOT 7A , PARAGON STAR 6TH PLAT, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



DESCRIPTION:
ALL OF LOT 7B, OF FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8 PARAGON STAR ELEVENTH PLAT AND PART OF LOT 7A, PARAGON STAR 6TH PLAT, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, PREPARED BY ANDREA WEISHAUBT PLS-2025003064, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 37; THENCE SOUTH 86°26'21" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 407.96 FEET; THENCE NORTH 03°33'39" EAST, A DISTANCE OF 85.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7A, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 20°09'22" WEST, A DISTANCE OF 83.51 FEET; THENCE NORTH 69°50'38" EAST, A DISTANCE OF 36.11 FEET; THENCE SOUTH 86°22'21" EAST, A DISTANCE OF 38.25 FEET; THENCE SOUTH 20°09'22" EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 86°20'31" EAST, A DISTANCE OF 116.52 FEET; THENCE NORTH 03°39'29" EAST, A DISTANCE OF 236.61 FEET; THENCE SOUTH 86°22'21" EAST, A DISTANCE OF 127.01 FEET; THENCE SOUTH 03°39'29" EAST, A DISTANCE OF 236.67 FEET; THENCE SOUTH 86°20'31" EAST, A DISTANCE OF 33.12 FEET; THENCE SOUTH 03°39'29" WEST, A DISTANCE OF 81.51 FEET; TO THE SOUTHEAST CORNER OF SAID LOT 7A, SAID POINT ALSO BEING ON THE NORTH LINE OF PARAGON PARKWAY AS IT NOW EXISTS; THENCE NORTH 86°20'31" WEST, ALONG THE SOUTH LINE OF SAID LOT 7A AND THE NORTH LINE OF SAID PARAGON PARKWAY, A DISTANCE OF 318.40 FEET, TO THE POINT OF BEGINNING. CONTAINING 57,922.51 SQFT OR 1.33 ACRES MORE OR LESS.

DEDICATION:
BUILDING LINES OR SETBACK LINES ARE HEREBY SO ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**PARAGON STAR 7TH PLAT, LOTS 7A-2 & 7B-1**", A SUBDIVISION IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST, A REPLAT OF ALL OF LOT 7A, FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8 PARAGON STAR FOURTH PLAT, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

RESTRICTION:
INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

BUILDING SETBACK LINES:
A ZERO FOOT BUILDING LINE OR SETBACK IS HEREBY ESTABLISHED AS PER PDP ORDINANCE NO. 8644.

IN TESTIMONY WHEREOF,
I, undersigned owner of SUBJECT PROPERTY, have set our hands this _____ day of _____,20__.

_____

ACKNOWLEDGEMENT:

STATE OF MISSOURI
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC_____

My Commission Expires:_____

CITY OF LEE'S SUMMIT, MISSOURI
PLANNING & DEVELOPMENT
THIS IS TO CERTIFY THAT THE MINOR PLAT OF PARAGON STAR, 6TH PLAT, LOTS 7A-2 & 7B WAS SUBMITTED TO AND DULY APPROVED PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

_____
TRISHA FOWLER ARCURI, CITY CLERK DATE

_____
GEORGE M. BINGER, III PE., CITY ENGINEER DATE

_____
JOSHUA JOHNSON, AICP,
DIRECTOR OF DEVELOPMENT SERVICES DATE

_____
COUNTY ASSESSOR/GIS DEPARTMENT DATE

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014064
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

MINOR SUBDIVISION

LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC MO CLS 2022014231

GENERAL NOTES

1. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE. COORDINATES BASED ON MISSOURI COORDINATE SYSTEM 1983 - GEOGRAPHIC REFERENCE SYSTEM JA-96. GRID FACTOR GRID FACTOR: .9999002
   - COORDINATES
     - N-1000821.55
     - E-2794091.51
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL 404 OF 625, COMMUNITY-PANEL NUMBER 29095C0404G, MAP REVISED JANUARY 20, 2017, THE LIMITS OF 1% ANNUAL CHANCE FLOOD ZONE AE ARE SHOWN HEREON.
5. CURRENT ZONING - PMIX
6. MISSOURI ONE CALL WAS NOT CALLED.
7. NO ACTIVE, INACTIVE OR CAPPED OIL AND GAS WELLS LOCATED ON THE SUBJECT PROPERTY. CITED SOURCE: MISSOURI DNR GIS

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10CSR30-2.040, 10CSR30-16).

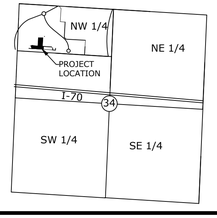
02/18/2026
ANDREA WEISHAUBT
NUMBER
PLS-2025003640
PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI

ANDREA WEISHAUBT *PLS 2025003640*

JOB NO:24-426

VICINITY MAP

LOCATION MAP
SECTION 34-48-32
Scale 1" = 2000'



SCALE	PREPARED FOR
60 30 0 60 SCALE IN FEET	I-470 & VIEW HIGH COMMUNITY IMPROVRMENT DISTRICT
SEC-TWN-RNG 34-48-32	ADDRESS: 315 SE MAIN ST LEES SUMMIT, MO 64063
DATE FEBRUARY 17, 2026	

2/17/2026 10:27 AMAUSTINTHOMPSON
CAD FILE : S:\Atlas Land Consulting\2024\24-426 Bushyhead Law Paragon Star\24-426 MINOR SUB 7TH V2.dwg