

PARAGON STAR 9TH PLAT, LOTS 5A & 5B

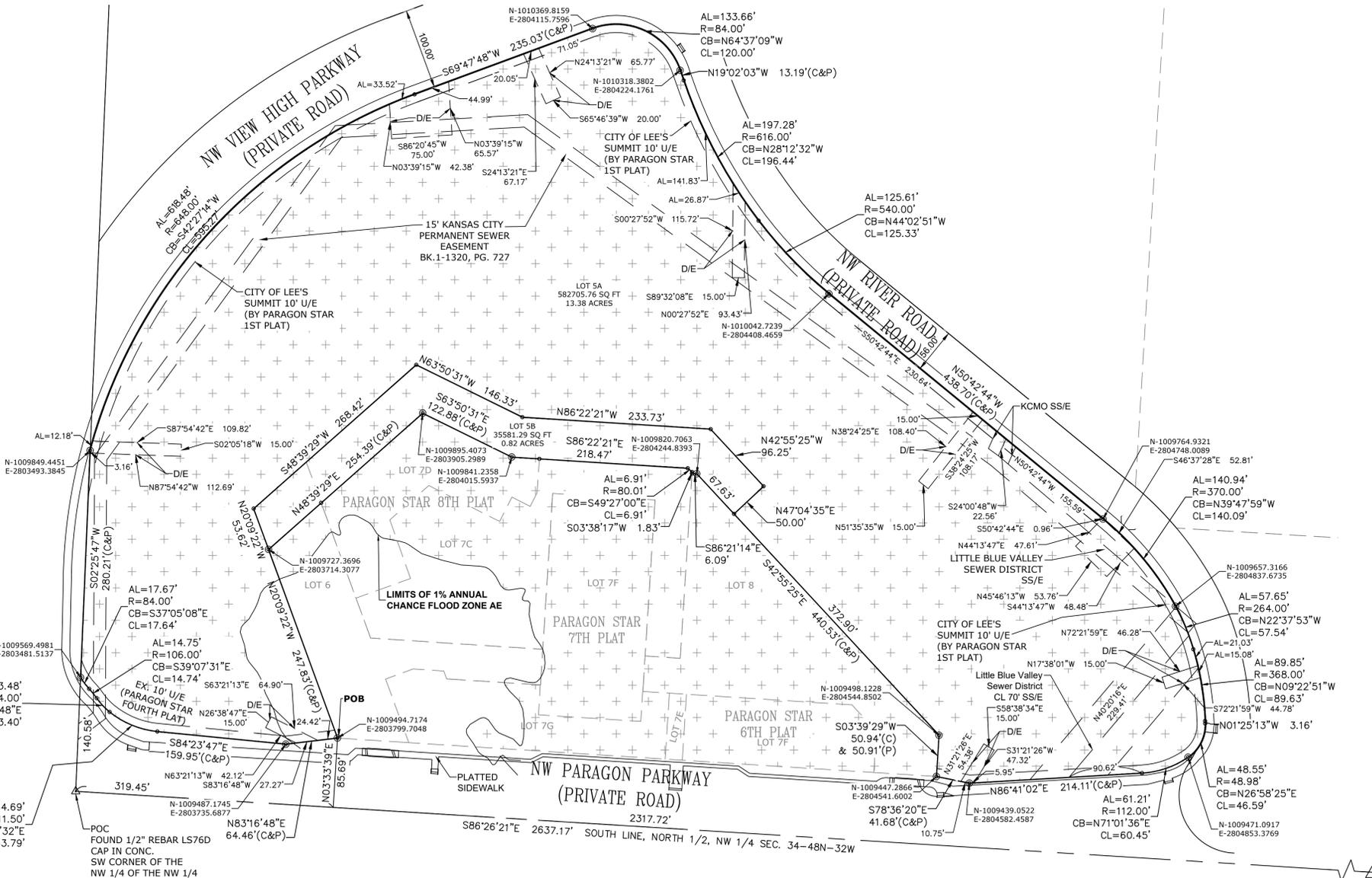
A MINOR SUBDIVISION IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST,
ALL OF LOT 5, FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8 PARAGON STAR
FOURTH PLAT, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



DESCRIPTION:

ALL OF LOT 5, OF FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8 PARAGON STAR FOURTH PLAT, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, PREPARED BY BRYAN F. HILL MO PLS 2008016658, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST, JACKSON COUNTY, MISSOURI; THENCE SOUTH 86°26'21" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, 319.45 FEET; THENCE NORTH 03°33'39" EAST, 85.69 FEET, TO THE POINT OF BEGINNING, POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 20°09'22" WEST, 247.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 48°39'29" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 6 AND SAID LOT 7C, 254.39 FEET; THENCE SOUTHW 63°50'31" EAST, 122.88; THENCE SOUTH 86°22'21" EAST, 218.47 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.01 FEET, A CHORD BEARING OF SOUTH 49°27'00" EAST, AND AN ARC LENGTH OF 6.91 FEET; THENCE SOUTH 03°38'17" WEST, 1.83 FEET; THENCE SOUTH 86°21'14" EAST, 6.09', TO A POINT ON THE EASTERLY LINE OF SAID LOT 89; THENCE SOUTH 42°55'25" EAST, 440.53 FEET; THENCE SOUTH 03°39'29" WEST, 50.94 FEET; THENCE SOUTH 78°36'20" EAST, 41.68 FEET; THENCE NORTH 86°41'02" EAST, 214.11 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 112.00 FEET, A CHORD BEARING OF NORTH 71°01'36" EAST, AND AN ARC LENGTH OF 61.21 FEET; THENCE CONTINUING IN A CURVE TO THE LEFT, HAVING A RADIUS OF 48.98, A CHORD BEARING OF NORTH 26°58'25" EAST, AND AN ARC LENGTH OF 48.55 FEET; THENCE NORTH 01°25'13" WEST, 3.16 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 368.00 FEET, A CHORD BEARING OF NORTH 09°22'51" WEST, AND AN ARC LENGTH OF 89.85 FEET; THENCE CONTINUING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 264.00 FEET, A CHORD BEARING OF NORTH 22°37'53" WEST, AND AN ARC LENGTH OF 57.65 FEET; THENCE CONTINUING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET; A CHORD BEARING OF NORTH 39°47'59" WEST, AND AN ARC LENGTH OF 140.94 FEET; THENCE NORTH 50°42'44" WEST, 438.70 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CHORD BEARING OF NORTH 44°02'51" WEST, AND AN ARC LENGTH OF 125.61 FEET; THENCE CONTINUING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 616.00 FEET; A CHORD BEARING OF NORTH 28°12'32" WEST, AND AN ARC LENGTH OF 197.28 FEET; THENCE NORTH 19°02'03" WEST, 13.19 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00', A CHORD BEARING OF NORTH 64°37'09" WEST, AND AN ARC LENGTH OF 133.66 FEET; THENCE SOUTH 69°47'48" WEST, 235.03 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 648.00 FEET, A CHORD BEARING OF SOUTH 42°27'14" WEST, AND AN ARC LENGTH OF 618.48 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 02°25'47" WEST, ALONG SAID WEST LINE OF SECTION 34, 280.21 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CHORD BEARING OF SOUTH 37°05'08" EAST, AND AN ARC LENGTH OF 17.67 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 106.00 FEET, A CHORD BEARING OF SOUTH 39°07'31" EAST, AND AN ARC LENGTH OF 14.75 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET; A CHORD BEARING OF SOUTH 43°08'48" EAST, AND AN ARC LENGTH OF 23.48 FEET; THENCE CONTINUING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 111.50 FEET; A CHORD BEARING OF SOUTH 67°46'32" EAST, AND AN ARC LENGTH OF 64.69 FEET; THENCE SOUTH 84°23'47" EAST, 159.95 FEET THENCE NORTH 83°16'48" EAST, 64.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND. CONTAINING 618287.05 SQFT OR 14.19 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 9TH PLAT, LOTS 5A & 5B", A MINOR SUBDIVISION IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST, ALL OF LOT 5, 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__.

EXECUTIVE DIRECTOR, I-470 AND VIEW HIGH COMMUNITY IMPROVEMENT DISTRICT, WILLIAM BROWN

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, 9TH PLAT, LOTS 5A & 5B 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

GEORGE M. BINGER, III PE., CITY ENGINEER

JOSHUA JOHNSON, AICP,
DIRECTOR OF DEVELOPMENT SERVICES

COUNTY ASSESSOR/GIS DEPARTMENT

FOUND 1/2" REBAR
SOUTHEAST CORNER OF THE
NORTHWEST CORNER OF THE
NORTHWEST QUARTER
SEC 34-48-32

MINOR SUBDIVISION LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALIC MO CLS 2022014231
- DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- DENOTES FEMA ZONE AE

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 3A-96. GRID FACTOR GRID FACTOR: .9999002
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" (2013-16).



ANDREA N. WEISHAUB, MISSOURI PLS 2025003640

JOB NO: 24-426

SCALE PREPARED FOR

30 15 0 30
SCALE IN FEET

SEC-TWN-RNG

34-48-32

1-470 & VIEW HIGH
COMMUNITY IMPROVEMENT DISTRICT

ADDRESS:
315 SE MAIN ST LEES SUMMIT,
MO 64063

DATE
FEBRUARY 17, 2026

VICINITY MAP

