

PARAGON STAR 8TH PLAT, LOTS 7C-1 & 7D

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



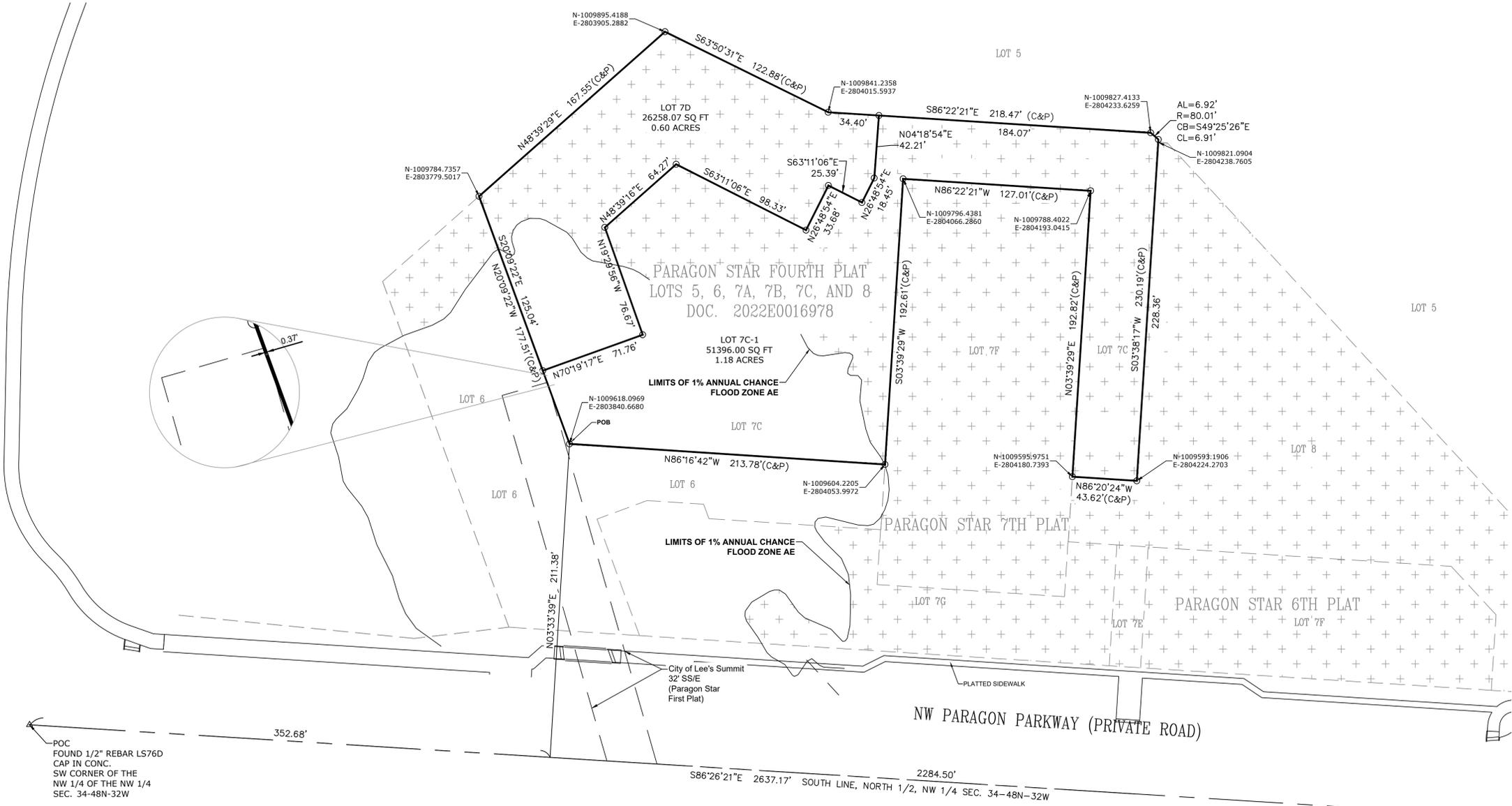
MINOR SUBDIVISION

LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC MO CLS 2022014231
- 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
- COORDINATES
-N-1000821.55
-E-2794091.51
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. WE DID 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



DESCRIPTION:
ALL OF LOT 7C, 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 ANDREA N WEISHAUBT MO PLS 2025003640, 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, 352.68 FEET; THENCE NORTH 03°33'39" EAST, 211.38 FEET, TO THE POINT OF BEGINNING, POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7C; THENCE NORTH 20°09'22" WEST, ALONG THE WESTERLY LINE OF SAID LOT C, 177.51 FEET; THE NEXT THREE CALLS BEING ALONG THE MOST NORTHERLY LINES OF SAID LOT C; THENCE NORTH 48°39'29" EAST, 167.55 FEET; THENCE SOUTH 63°50'31" EAST, 122.88 FEET; THENCE SOUTH 86°22'21" EAST, 218.47 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.01 FEET, A CHORD BEARING OF SOUTH 49°25'26" EAST, AND AN ARC LENGTH OF 6.92 FEET; THENCE SOUTH 03°38'17" WEST, 230.19 FEET; THENCE NORTH 86°20'24" WEST, 43.62 FEET; THENCE NORTH 03°39'29" EAST, 192.82 FEET; THENCE NORTH 86°22'21" WEST, 127.01 FEET; THENCE SOUTH 03°39'29" WEST 192.61 FEET; THENCE NORTH 86°16'42" WEST, 213.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT. CONTAINING 77652.41 SQFT OR 1.78 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 8TH PLAT, LOTS 7C-1 & 7D", A MINOR SUBDIVISION IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST, ALL OF LOT 7C, 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 HEREUPTO 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, 8TH PLAT, LOTS 7C-1 & 7D WAS SUBMITTED TO AND DULY APPROVED PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

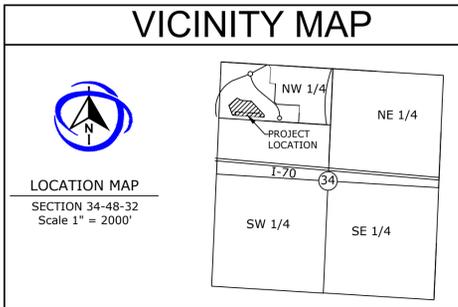
TRISHA FOWLER ARCURI, CITY CLERK _____ DATE _____

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

JOSHUA JOHNSON, AICP, DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

COUNTY ASSESSOR/GIS DEPARTMENT _____ DATE _____

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



JOB NO: 24-426

SCALE	PREPARED FOR
40 20 0 40 SCALE IN FEET	I-470 & VIEW HIGH COMMUNITY IMPROVEMENT DISTRICT
SEC-TWN-RNG	ADDRESS: 315 SE MAIN ST LEES SUMMIT, MO 64063
34-48-32	DATE
	FEBRUARY 18, 2026

