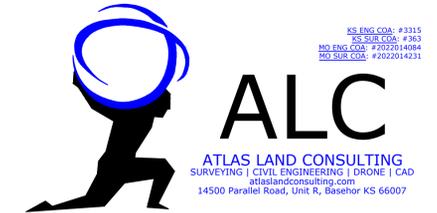


PARAGON STAR 7TH PLAT, LOTS 7A-2 & 7B-1

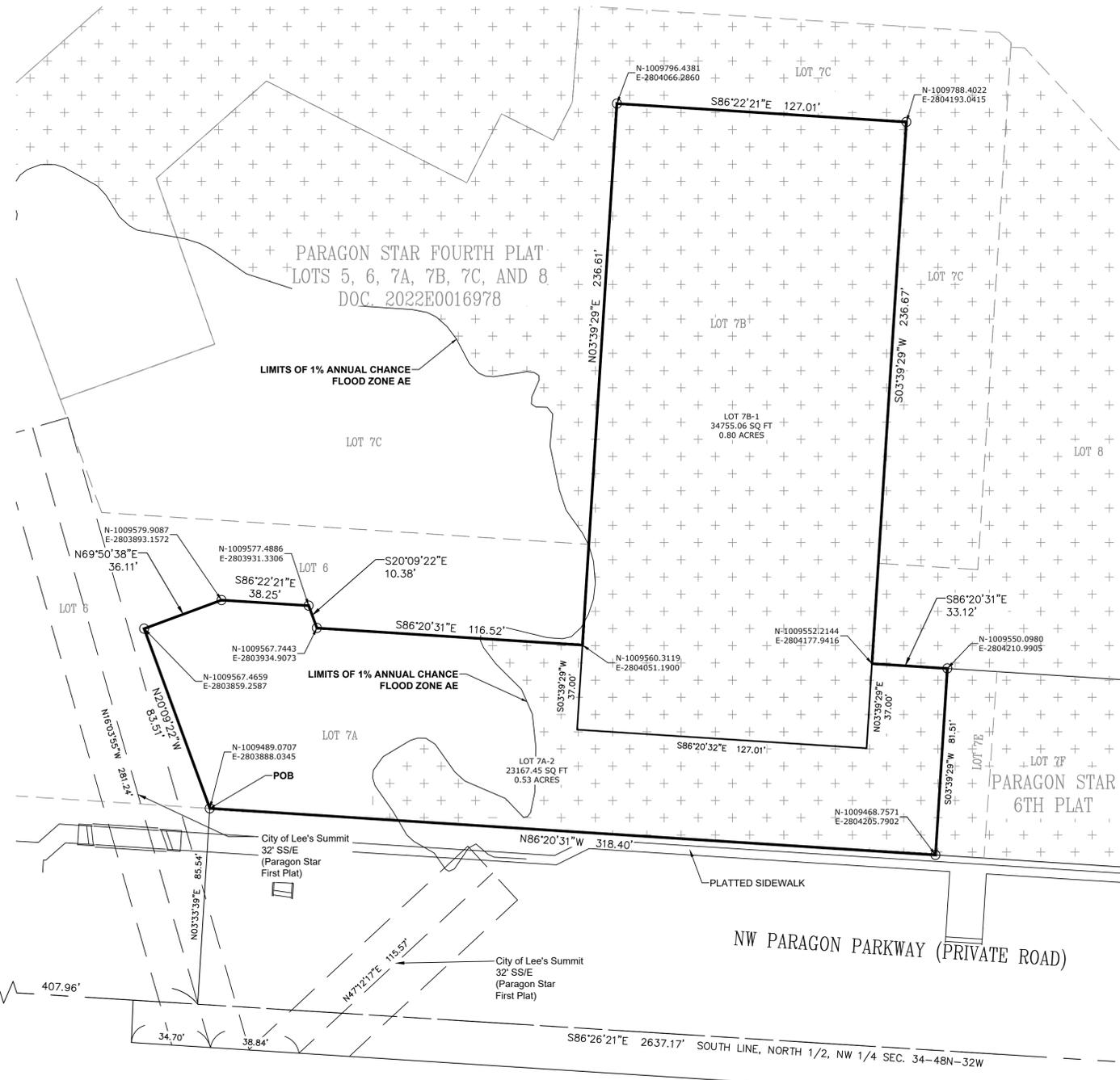
A MINOR SUBDIVISION IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST,
ALL OF LOT 7B, FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8 PARAGON STAR
FOURTH PLAT AND PART OF LOT 7A, PARAGON STAR 6TH PLAT, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



MINOR SUBDIVISION

LEGEND

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



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 407.98 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 38.11 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 236.67 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 SQ FT 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.

CROSS ACCESS EASEMENT:
A NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR INGRESS, EGRESS AND ACCESS PURPOSES BENEFITING AND BURDENING THE LOTS SHOWN HEREON IS HEREBY ACKNOWLEDGED, AS SET FORTH IN A CROSS ACCESS EASEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI, AS DOCUMENT NO. _____.

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, 7TH PLAT, LOTS 7A-2 & 7B-1 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 _____

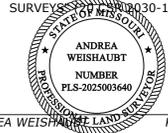
TRACY L. ALBERS, AICP, DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

COUNTY ASSESSOR/GIS DEPARTMENT _____ DATE _____

GENERAL NOTES

- 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
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
- WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
- 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.
- CURRENT ZONING - PMIX
- MISSOURI ONE CALL WAS NOT CALLED.
- 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" (MSPBS 2010-30-16).



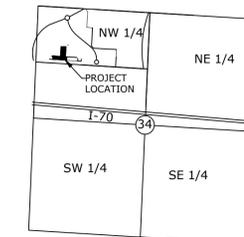
ANDREA WEISHAUBT, SURVEYOR PLS 2025003640

JOB NO: 24-426

VICINITY MAP



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



SCALE



SCALE IN FEET

SEC-TWN-RNG

34-48-32

PREPARED FOR

1-470 & VIEW HIGH
COMMUNITY IMPROVEMENT DISTRICT

ADDRESS:
315 SE MAIN ST LEES SUMMIT,
MO 64063

DATE

MARCH 3, 2026