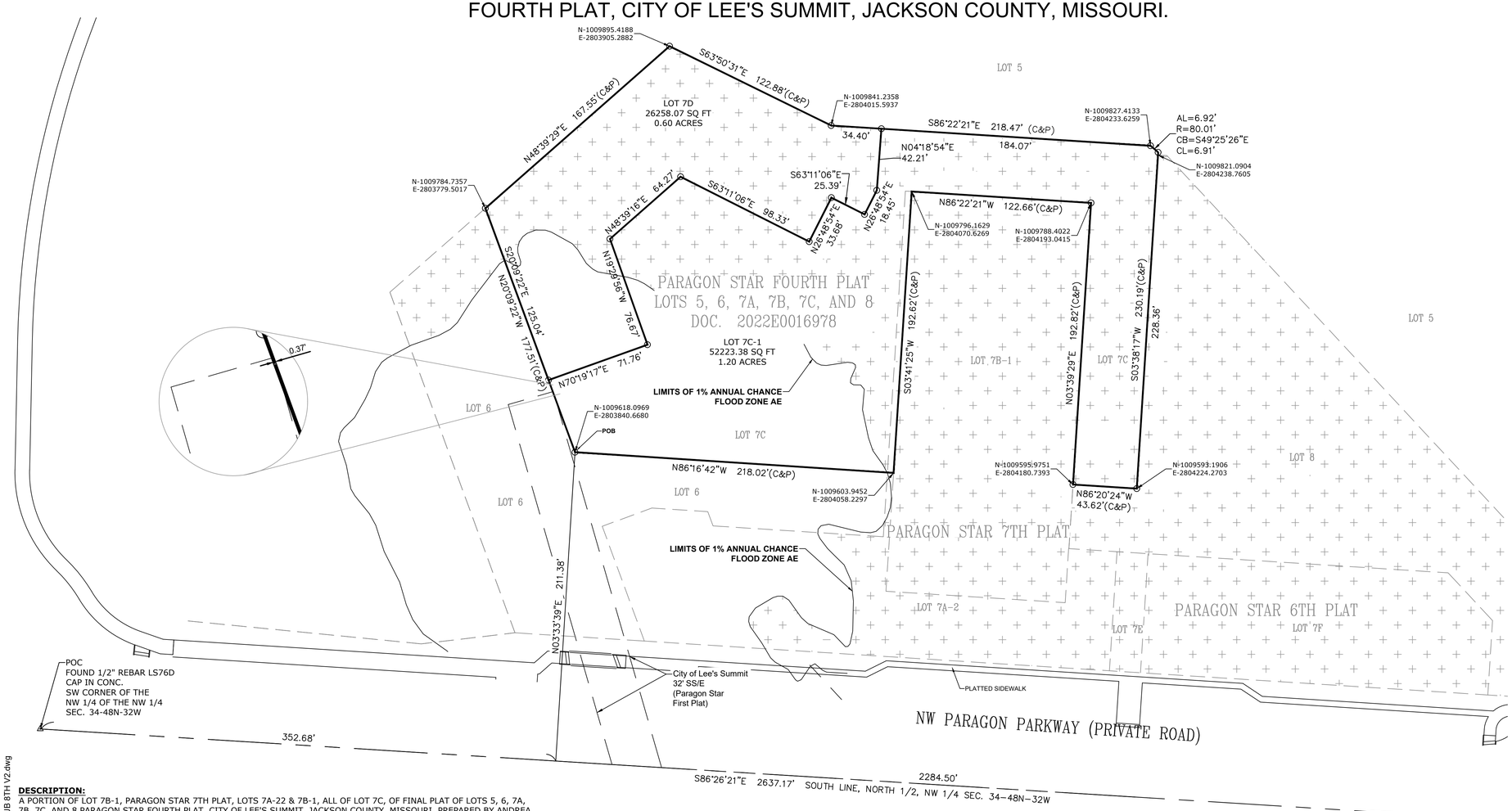
PARAGON STAR 8TH PLAT, LOTS 7C-1 & 7D

A MINOR SUBDIVISION IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 32 WEST,
A PORTION OF LOT 7B-1, PARAGON STAR 7TH PLAT, LOTS 7A-2 & 7B-1,
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.



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

DESCRIPTION:
A PORTION OF LOT 7B-1, PARAGON STAR 7TH PLAT, LOTS 7A-22 & 7B-1, 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.

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__.

_____
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, 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.

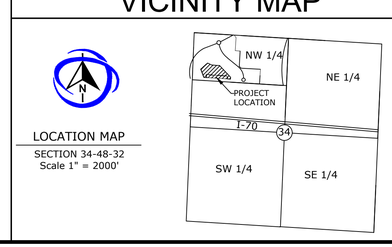
_____
TRISHA FOWLER ARCURI, CITY CLERK DATE

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

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

_____
COUNTY ASSESSOR/GIS DEPARTMENT DATE

VICINITY MAP



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

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
- 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 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 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" (10CSR30-16).

03/23/2026
ANDREA WEISHAUBT
NUMBER PLS-2025003640
MISSOURI LICENSED PROFESSIONAL LAND SURVEYOR

ANDREA N WEISHAUBT PLS 2025003640

JOB NO:24-426

SCALE	PREPARED FOR
40 20 0 40 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 MARCH 23, 2026	

3/3/2026 11:29 AM AUSTINTHOMPSON
CAD FILE : S:\Atlas Land Consulting\2024\24-428 Bushyhead Law Paragon Star\24-428 MINOR SUB 8TH V2.dwg