

January Thaelke

From: Ryan Elam <Ryan.Elam@cityofls.net>
Sent: Thursday, February 14, 2019 11:23 AM
To: January Thaelke; David Bushek
Cc: Christine Bushyhead; Bill Brown
Subject: RE: Paragon Star - PDP Application - Ownership Affidavit

January,

Thank you. We will get this executed and included in the file.

Thanks,
Ryan

Yours Truly,

Ryan A Elam | Director of Development Svcs.
220 SE Green Street | Lee's Summit, MO 64063
816.969.1202 | cityofLS.net | Ryan.Elam@cityofls.net



From: January Thaelke <january@bushyheadlaw.com>
Sent: Thursday, February 14, 2019 11:09 AM
To: David Bushek <David.Bushek@cityofls.net>; Ryan Elam <Ryan.Elam@cityofls.net>
Cc: Christine Bushyhead <christine@bushyheadlaw.com>; Bill Brown <billbrownspectrum@gmail.com>
Subject: Paragon Star - PDP Application - Ownership Affidavit

***** This email is from an external source, use caution before clicking on links or opening attachments. *****

Mr. Bushek & Mr. Elam,

I have attached for execution, the Ownership Affidavit for the City of Lee's Summit Missouri in connection with the Paragon Star Preliminary Development Plan Application being submitted tomorrow before noon.

Thank you for your time and attention.

January Thaelke
Administrative Assistant
Bushyhead, LLC
315 SE Main Street
Lee's Summit, MO 64063
Phone: (816) 207-6032
january@bushyheadlaw.com
www.bushyheadlaw.com



CONFIDENTIALITY NOTICE: "This electronic message transmission (including any accompanying attachments) from www.cityofls.net is intended solely for the person or entity for its intended recipient(s) and may contain information that is confidential, privileged, or otherwise protected from disclosure. The information contained is intended solely for the use of the individual(s), organization(s) or entity(ies) named above. If you have received this transmission but are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this e-mail in error, please contact sender immediately by Reply e-mail and delete/destroy the original message and all copies."

Although this e-mail and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.



LEE'S SUMMIT MISSOURI

OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now The City of Lee's Summit, MO (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the
property legally described as Please see attached **Exhibit A**

in the application for Paragon Star Preliminary Development Plan
(type of application, e.g., rezoning, preliminary or final development plan, etc.).

Owner acknowledges the submission of said application and understands that upon
approval of the application the proposed use specified in the application will be a permitted
use upon the subject property under the City of Lee's Summit Unified Development
Ordinance.

Dated this _____ day of _____, 2019

Signature of Owner

Printed Name

Subscribed and sworn to before me this _____ day of _____, 2019

Notary Public

My Commission Expires

**Paragon Star
Preliminary Development Plan Application**

Ownership Affidavit – City of Lee’s Summit

Exhibit A – Legal Description

Date: 02-14-2019

TRACT 1

Owner: City of Lee’s Summit

Parcel ID: 51-900-02-01-00-0-00-000

A Tract of land in the Northwest Quarter of Section 34, Township 48 South, Range 32 West, of the 5th P.M., in the City of Lee’s Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of said Northwest Quarter; thence South 86°26’21” East, along the South line of said Quarter-Quarter, a distance of 78.97 feet, to the POINT OF BEGINNING; thence North 03°33’19” East, departing said South line, a distance of 81.83 feet, to a point on a non-tangent curve; thence Northwest, along a curve to the right, whose initial tangent bearing is North 75°29’13” West, having a radius of 111.50 feet, and a central angle of 24°20’06”, a distance of 47.36 feet; to a point of compound curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 16°00’54”, a distance of 23.48 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the left, having a radius of 106.00 feet, and a central angle of 07°58’31”, a distance of 14.75 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 12°03’20”, a distance of 17.67 feet, to a point on a non-tangent line, said point also being a point on the West line of said Northwest Quarter; thence North 02°25’47” East, along said West line, a distance of 280.21 feet, to a point on a non-tangent curve; thence Northeasterly, departing said West line and along a curve to the right, whose initial tangent bearing is North 15°06’40” East, having a radius of 648.00 feet, and a central angle of 54°41’08” East, a distance of 618.48 feet, to a point of tangency; thence North 69°47’48” East, a distance of 235.03 feet, to a point of curvature; thence Northeasterly and Southeasterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 91°10’09”, a distance of 133.66 feet, to a point of tangency; thence South 19°02’03” East, a distance of 13.19 feet, to a point of curvature; thence Southeasterly, along a curve to the left, having a radius of 616.00 feet, and a central angle of 18°21’00”, a distance of 197.28 feet, to a point of compound curvature; thence Southeasterly, along a curve to the left, having a radius of 540.00 feet, and a central angle of 13°19’41”, a distance of 125.61 feet, to a point of tangency; thence South 50°42’44” East, a distance of 438.70 feet, to a point of curvature; thence Southeasterly, along a curve to the right, having a radius of 370.00 feet, and a central angle of 21°49’29”, a distance of 140.94 feet, to a point of compound curvature; thence Southeasterly, along a curve to the right, having a radius of 264.00 feet, and a central angle of 12°30’46”, a distance of 57.67 feet, to a point compound curvature; thence Southeasterly and Southerly, along a curve to the right, having a radius of 368.00 feet, and a central angle

of $13^{\circ}59'23''$, a distance of 89.85 feet, to a point on a non-tangent line; thence South $01^{\circ}25'13''$ East, a distance of 3.16 feet, to a point of curvature; thence Southerly and Southwesterly, along a curve to the right, having a radius of 49.00 feet, and a central angle of $31^{\circ}51'42''$, a distance of 27.25 feet, to a point on a non-tangent line; thence South $30^{\circ}27'25''$ West, a distance of 31.24 feet, to a point of curvature; thence Southwesterly and Southeasterly, along a curve to the left, having a radius of 71.00 feet, and a central angle of $118^{\circ}13'12''$, a distance of 146.50 feet, to a point on a non-tangent line; thence South $03^{\circ}33'39''$ West, a distance of 12.92 feet, to a point on said South line; thence North $86^{\circ}26'21''$ West, along said South line, a distance of 1,357.83 feet, to the POINT OF BEGINNING, containing 967,175.04 square feet, or 22.20 acres, more or less.