

RECEIVED

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Development Services



FINAL PLAT APPLICATION

COPY

1. SUBDIVISION NAME: Paragon Star First Final Plat
2. PROPERTY LOCATION: Northeast Corner of I-470 Highway and View High Drive
3. ZONING OF PROPERTY: PMIX Ord: 7987 PROPOSED COMMENCEMENT DATE: March 2019
4. PROPOSED USE(S) (e.g., single family, multi-family, retail, office, industrial): Sports Complex & Associated Improvements
5. LEGAL DESCRIPTION (attach if description is metes and bounds description): Please see Exhibit A - Legal Description
6. TOTAL NO. OF LOTS: 4 Lots & 2 Tracts COMMON AREA AGREAGE: 10.3 Acres TOTAL ACRES: 76.34 Acres
7. APPLICANT (DEVELOPER) Paragon Star, LLC PHONE (816) 802-6800
CONTACT PERSON Mr. William Brown FAX _____
ADDRESS 801 NW Commerce Drive CITY/STATE/ZIP Lee's Summit, MO 64086
E-MAIL billbrownspectrum@gmail.com
8. PROPERTY OWNER City of Lee's Summit, Missouri PHONE (816) 969-1023
CONTACT PERSON Stephen Arbo FAX _____
ADDRESS 220 Green Street CITY/STATE/ZIP Lee's Summit, MO 64063
E-MAIL stephen.arbo@cityofls.net
9. ENGINEER/SURVEYOR George Butler Associates, Inc. PHONE (913) 577-8341
CONTACT PERSON Brad Burton, PE FAX (913) 577-8312
ADDRESS 9801 Renner Blvd CITY/STATE/ZIP Lenexa, KS 66219
E-MAIL bburton@gbateam.com
10. OTHER CONTACTS Bushyhead, LLC Phone: (816) 289-0962 City of Lee's Summit, MO
CONTACT PERSON Christine T Bushyhead Fax: (816) 919-0024 **AND** Sharon Clay (816) 969-1225
ADDRESS 315 SE Main Street, LSMO 64063 220 SE Green Street, LSMO 64063
E-MAIL christine@bushyheadlaw.com **Please CC All Other Contacts** sharon.clay@cityofls.net

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

See attached Property Owner Affidavit

PROPERTY OWNER

Print name: The City of Lee's Summit, MO


William Brown, Paragon Star, LLC

APPLICANT Date: 02/15/19

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____

**Paragon Star
Final Plat Application**

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**

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 48, Range 32, in Jackson County, Missouri, except that part of said $\frac{1}{2}$ of $\frac{1}{4}$ Section conveyed to Robert McKay by deed dated April 6, 1903 and recorded in the Office of the Recorder of Deeds for Jackson County, Missouri, at Independence, in Book 244 at Page 193, and except that part of said $\frac{1}{2}$ of $\frac{1}{4}$ Section conveyed to the Kansas City Rock Island Railway Company by deed recorded in the Office of the Recorder of Deeds for Jackson County, Missouri, at Independence, in Book 244 at Page 79, containing 76.402 acres.

Final Plat of Paragon Star First Plat
Closure Report

Mapcheck 1: Paragon Star First Plat

Closure Summary

Precision, 1 part in: 710473.121'
Error distance: 0.011'
Error direction: N83° 45' 35"W
Area: 3325344.43 Sq. Ft.
Square area: 3325344.429
Perimeter: 7814.160'

Point of Beginning

Easting: -192.5538'
Northing: 2522.5138'

Side 1: Line

Direction: S86° 33' 45"E
Angle: [-86.5625 (d)]
Deflection angle: [93.4375 (d)]
Distance: 2611.900'
Easting: 2414.6468'
Northing: 2365.9051'

Side 2: Line

Direction: S18° 46' 13"W
Angle: [-74.6672 (d)]
Deflection angle: [105.3328 (d)]
Distance: 76.950'
Easting: 2389.8863'
Northing: 2293.0476'

Side 3: Curve

Curve direction: Counter-clockwise
Radius: 2508.010'
Arc length: 1230.570'
Delta angle: 28.1125 (d)
Tangent: [627.933']
Chord direction: [S4° 42' 51"W]
Chord angle: [165.9438 (d)]
Deflection angle: [-14.0562 (d)]
Chord distance: [1218.263']
Easting: 2289.7664'
Northing: 1078.9059'

Side 4: Line

Direction: S9° 20' 32"E
Angle: [180.0000 (d)]
Deflection angle: [0.0000 (d)]
Distance: 30.310'
Easting: 2294.6866'
Northing: 1048.9979'

Final Plat of Paragon Star First Plat
Closure Report

Side 5: Line

Direction: N86° 26' 21"W
Angle: [-77.0969 (d)]
Deflection angle: [102.9031 (d)]
Distance: 2547.980'
Easting: -248.3743'
Northing: 1207.2486'

Side 6: Line

Direction: N2° 25' 47"E
Angle: [-91.1311 (d)]
Deflection angle: [88.8689 (d)]
Distance: 1316.450'
Easting: -192.5648'
Northing: 2522.5150'



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 Final Plat
(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
Final Plat 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**

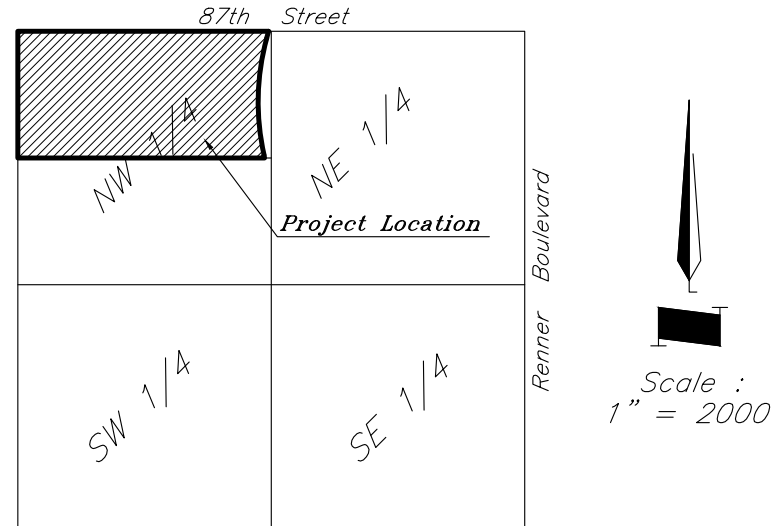
The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 48, Range 32, in Jackson County, Missouri, except that part of said $\frac{1}{2}$ of $\frac{1}{4}$ Section conveyed to Robert McKay by deed dated April 6, 1903 and recorded in the Office of the Recorder of Deeds for Jackson County, Missouri, at Independence, in Book 244 at Page 193, and except that part of said $\frac{1}{2}$ of $\frac{1}{4}$ Section conveyed to the Kansas City Rock Island Railway Company by deed recorded in the Office of the Recorder of Deeds for Jackson County, Missouri, at Independence, in Book 244 at Page 79, containing 76.402 acres.

FINAL PLAT OF,
PARAGON STAR FIRST PLAT,
a subdivision in
Section 34, Township 48, Range 32,
City of Lee's Summit, Jackson County, Missouri

Job No. 12720.16 January 14, 2019 Drawn By: JDO

Closure Summary Plot Boundary
Precision, 1 part in: 710,473.12'
Error distance: 0.011'
Error direction: N83°45'35"W

100' 0' 100' 200'
SCALE: 1" = 100 FEET



VICINITY MAP
Section 34, Township 48, Range 32

Description:

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County Missouri, except that part of said $\frac{1}{2}$ of $\frac{1}{4}$ section conveyed to Robert McKay by deed dated April 6, 1933 and recorded in the Office of the Recorder of Deeds for Jackson County, Missouri, at Independence, in Book 244 at Page 193, and except that part of said $\frac{1}{2}$ of $\frac{1}{4}$ section conveyed to the Kansas City Rock Island Railway Company by deed recorded in the Office of the Recorder of Deeds for Jackson County, Missouri, at Independence, in Book 244 at Page 79.

BASIS OF BEARING:

South 86°33'45" East along the North line of the Northwest Quarter of Section 34, Township 34 North, Range 32 West, between a found $\frac{1}{2}$ " Rebar at the Northwest Corner of said Northwest Quarter, and a found $\frac{1}{2}$ " iron bar at the Northeast Corner of said Northwest Quarter, as determined by Global Positioning System observations and referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).

IN TESTIMONY WHEREOF: The City of Lee's Summit, Missouri, a Municipal Corporation, has by the authority of its Members caused this instrument to be executed this day of _____ 2018.

The City of Lee's Summit, Missouri, a Municipal Corporation

STATE OF _____ The City of Lee's Summit, Missouri, a Municipal Corporation

COUNTY OF _____ SS

BE IT REMEMBERED, that on this _____ day of _____, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my official seal the day and year last above written.

My Commission Expires _____

Notary Public _____ Print Name

APPROVED:

MAYOR AND CITY COUNCIL:

CERTIFICATION:

This is to certify that the within plat of "PARAGON STAR FIRST PLAT, Lots 1, 2, 3, 4, Tract A, and Tract B" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2019, by Ordinance No. _____.

William A. Beard
MAYOR

Date

Trisha Fowler Arcuri
CITY CLERK

Date

PUBLIC WORKS/ENGINEERING

GEORGE M. BINGER III, P.E.
CITY ENGINEER

Date

PLANNING & SPECIAL PROJECTS

Ryan A. Elam, P.E.
DIRECTOR

Date

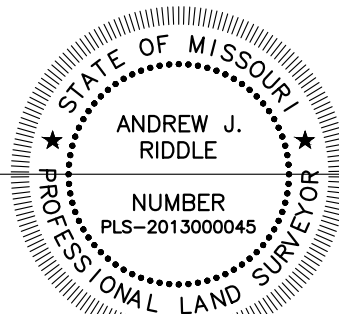
PLANNING COMMISSION

Dana Arth
SECRETARY (PLANNING COMMISSION)

Date

JACKSON COUNTY GIS DEPARTMENT

Date



Andrew J. Riddle
Missouri Professional Land Surveyor No. 2013000045

SURVEYOR'S CERTIFICATION: I hereby certify that during the month of January 2019, a boundary survey was performed by me or under my direct supervision and the survey was executed in accordance with the current Missouri Minimum Standards for Urban Property Boundary Surveys as established by the Missouri Department of Agriculture, and that I am a duly Licensed Land Surveyor under the laws of the State of Missouri.

PARAGON STAR FIRST PLAT,
a subdivision in
Section 34, Township 48, Range 32,
City of Lee's Summit, Jackson County, Missouri



CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS
ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219 / (913)492-0400
Surveyor Email: Ariddle@gbateam.com

DEVELOPER:
Paragon Star LLC.
801 Northwest Commerce Center
Lee's Summit, Missouri 64086

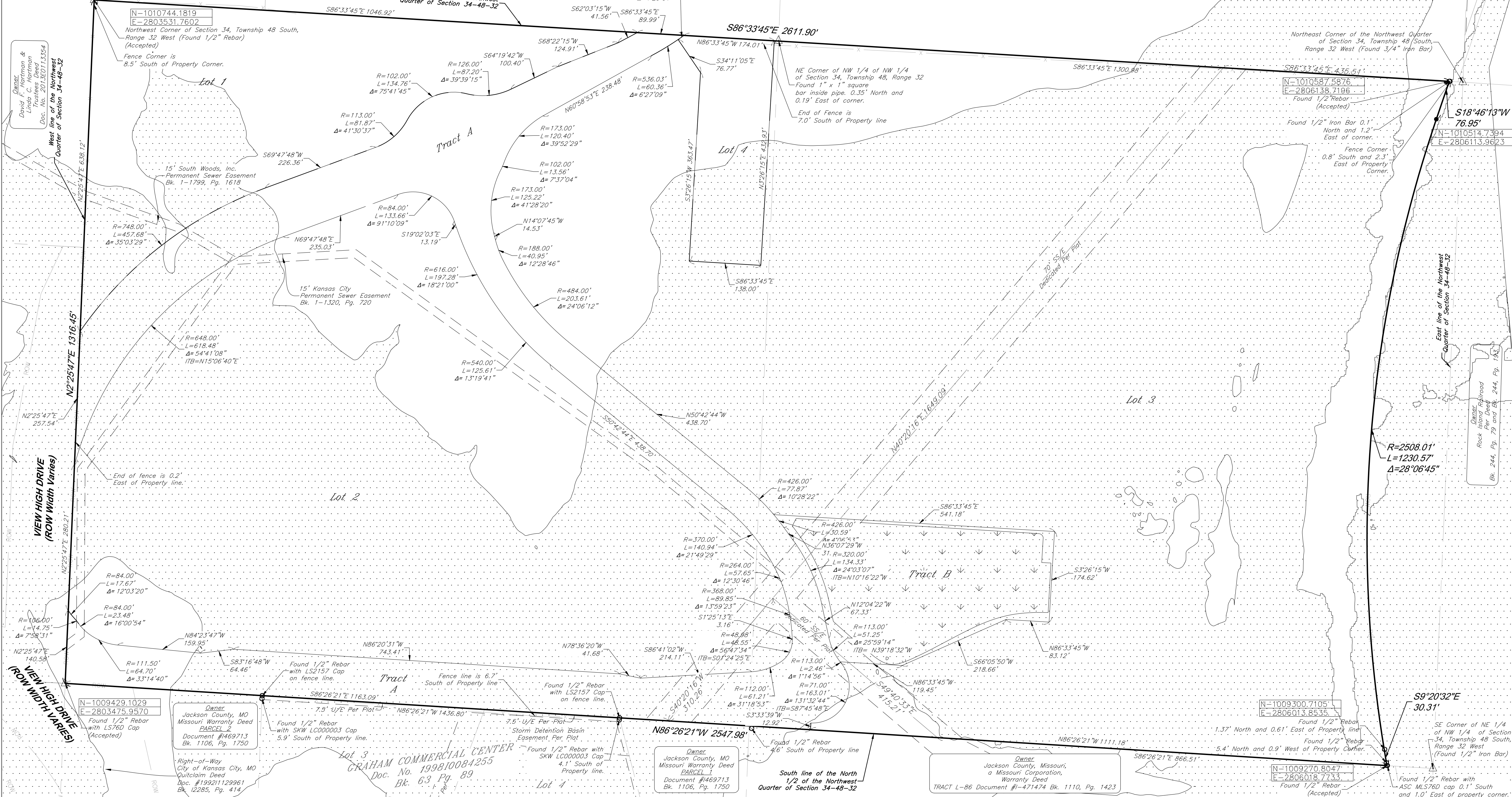
OWNER:
The City of Lee's Summit, Missouri, a Municipal Corporation
220 SE Green Street
Lee's Summit, Missouri 64063
Missouri Warranty Deed:
Document No. 1-780007 in Book 1543 at Page 1

Owner:
Scao Properties LLC.

Owner:
Sherrie L. Osborne &
Davis Gregory Osborne
Missouri Warranty Deed
Doc. No. 2014E0025561

Owner:
Houston G. Turner and Kim D. Turner
General Warranty Deed
Doc. No. 2006E0105869

Owner:
The Family Ranch, LLC
General Warranty Deed
Document #2012E00096167



PLAT DEDICATION

I, the undersigned representative for the proprietor of the above described Tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "PARAGON STAR FIRST PLAT".

PUBLIC EASEMENT DEDICATIONS

GENERAL UTILITY EASEMENT: An easement is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as U/E (Utility Easement) or within any street or thoroughfare dedicated to public use on this plat as Tract A.

ACCESS:

An easement is hereby established for the mutual benefit of the present and future owners of the Lot(s) shown on this plat, their mortgagors, tenants, and business invitees for the purposes of providing vehicular access to and from the Lot(s) shown on this plat, for mail and parcel deliveries, trash pickup, utility maintenance and Fire, Police and Medical Services upon, over and across those portions of all Lot(s) within the development that are improved from time to time for driveways or access ways.

SANITARY SEWER EASEMENT: An easement is hereby granted to the Little Blue Valley Sewer District, to enter upon, construct, maintain, and use conduits, sewer pipes, surface drainage facilities, etc., upon, over, under, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/E", and, subject to the management by the District, to regulate the subordinate use of other easements by governmental entities, utilities, and other service providers within those outlined and designated easement areas. These areas shall be subject to the right of the District, in its sole discretion, to require the relocation or modification of any utility facility or other property improvement, including the removal of vegetation, determined by the District to impair the strength or interfere with the use and maintenance of any stormwater drainage facility or otherwise interfere with or obstruct the flow of surface drainage water.

Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easements herein granted.

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.

TRACT A

Tract A shall be used as a Private Roadway for access and utility easement, and shall be owned by the CID and maintained by Paragon Star, LLC their heirs, successors and assigns.

TRACT B

Tract B shall be used as a Wetland area and shall be owned by the CID and maintained by Paragon Star, LLC their heirs, successors and assigns.

NOTES:

- According to FEMA Flood Insurance Rate Map, Panel 404 of 625, Community-Panel Number 290174 0404 G, Map Revised January 20, 2017 the surveyed premises lies partially within Floodway Area & partially within Zone AE, Areas subject to inundation by the 1% annual chance flood.
- According to the Lee's Summit, Missouri website, the surveyed premises is Zoned Planned Mixed Use, (PMU).
- No oil or gas wells within the North-half of the Northwest $\frac{1}{4}$ of Section 34, Township 48, Range 32 are listed within the "Oil and Gas Permits" database published by the Missouri Department of Natural Resources, dated "as of February 1, 2017".
- Bearings and coordinates shown hereon are Missouri State Plane Coordinate System of 1983, West Zone. Global Positioning System Equipment (GPS) was used to determine Bearings and Coordinates shown hereon. We used Real Time Kinematic (RTK) cell phone technology GPS utilizing the Lee's Summit Base Station and Checked into DNR Control Point 44-96 (N:10000821.5449, E:2794091.5115). The coordinates are grid coordinates in feet. The calculated project combined adjusted factor is 0.999906488.

REFERENCES:

- Unrecorded Certificate of Survey By Anderson Survey Company, Dated May 18, 1976 & Revised March 8, 1977
- Unrecorded ALTA Survey by George Butler and Associates Dated April 2, 2013 (JOB #12760)

LEGEND

- - Denotes $\frac{1}{2}$ " Rebar with GBA cap set in concrete at property corner unless otherwise noted
- - Denotes monument found as noted at property corner
- △ - Denotes Found Section Corner as noted hereon
- ▨ - Denotes FEMA zone AE
- - Denotes Wetland preservation limits.

AREA TABLE	
LOT 1	276,267.91 sqft or 6.34 acres
LOT 2	854,869.96 sqft or 19.63 acres
LOT 3	1,683,998.46 sqft or 38.66 acres
LOT 4	61,527.75 sqft or 1.41 acres
TRACT A	340,973.76 sqft or 7.83 acres
TRACT B	107694.64 sqft or 2.47 acres
Total	3,325,332.48 sqft or 76.34 acres