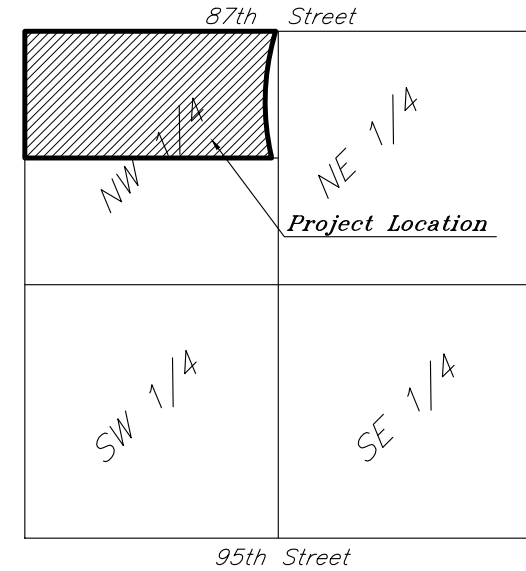


FINAL PLAT OF,  
PARAGON STAR FIRST PLAT,  
a subdivision in  
Section 34, Township 48, Range 32,  
City of Lee's Summit, Jackson County, Missouri

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 1/2 of the Northwest 1/4 of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County Missouri, except that part of said 1/2 of 1/2 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 1/2 of 1/2 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 1/2" Rebar at the Northwest Corner of said Northwest Quarter, and a found 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

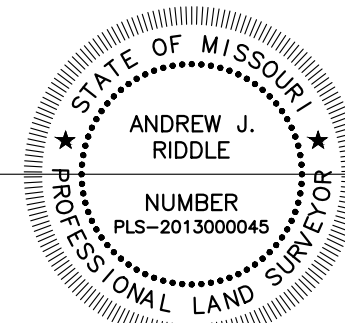
PLANNING COMMISSION

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

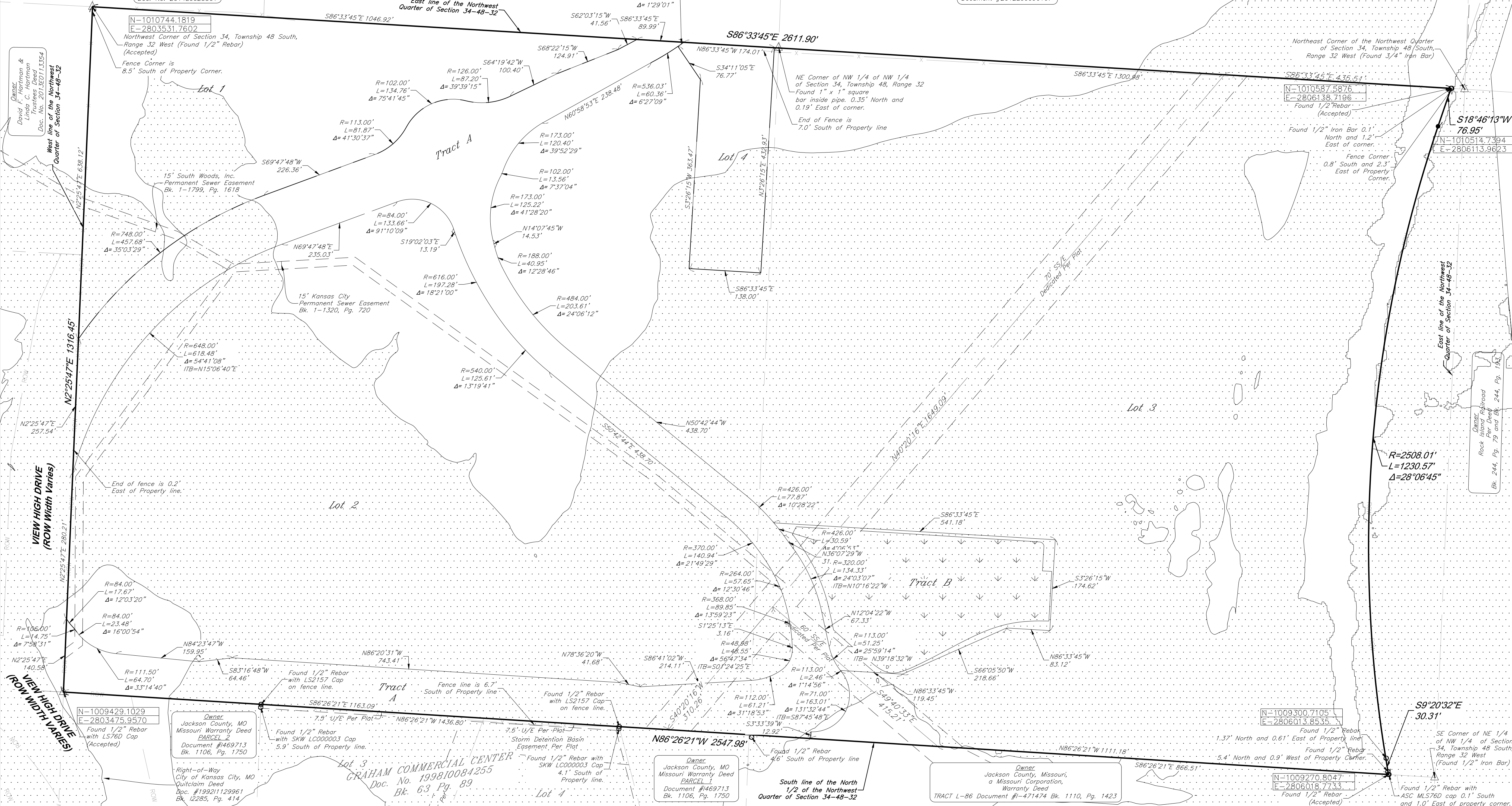
OWNER  
The City of Lee's Summit, Missouri, a Municipal Corporation  
220 SE Green Street  
Lee's Summit, Missouri 64063  
Missouri Warranty Deed:  
Document No. 1-780007 in Book 1543 at Page 1

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".

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.

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.

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:  
1. 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.  
2. According to the Lee's Summit, Missouri website, the surveyed premises is Zoned Planned Mixed Use, (PMU).  
3. No oil or gas wells within the North-half of the Northwest 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".  
4. 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:  
1.) Unrecorded Certificate of Survey By Anderson Survey Company, Dated May 18, 1976 & Revised March 8, 1977  
2.) Unrecorded ALTA Survey by George Butler and Associates Dated April 2, 2013 (JOB #12760)

AN EASEMENT IS HEREBY ESTABLISHED FOR THE MUTUAL BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOT(S) SHOWN ON THIS PLAT, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, 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.

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.