

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

	AREA TABLE
LOT 1	276,267.92 sqft or 6.34 acres
LOT 2	854,869.97 sqft or 19.63 acres
LOT 3	1,682,825.80 sqft or 38.63 acres
LOT 4	61,452.65 sqft or 1.41 acres
TRACT A	355,381.03 sqft or 8.16 acres
TRACT B	107,694.64 sqft or 2.47 acres
Total	3,338,492.01 sqft or 76.64 acres

FINAL PLAT OF,
Lots 1-4 and Tracts A and B
PARAGON STAR FIRST PLAT,
a subdivision in Section 34, Township 48 North, Range 32 West,
and a Replat of Part of Graham Commercial Center,
City of Lee's Summit, Jackson County, Missouri

Job No. 12720.16

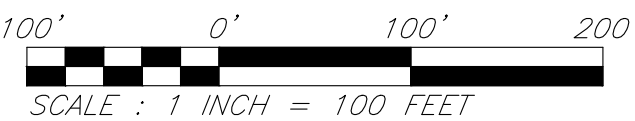
January 14, 2019

Drawn By: JDO

Revised April 28, 2020

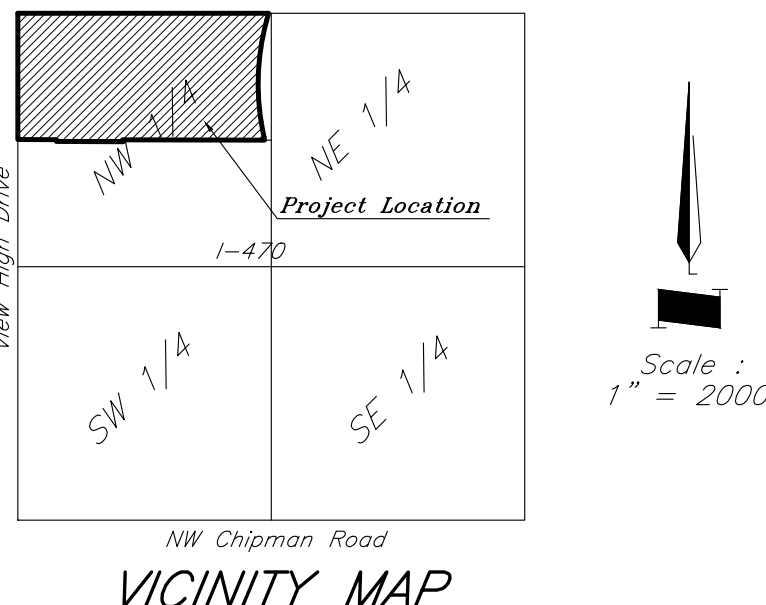
CLOSURE SUMMARY PLAT BOUNDARY:

Precision, 1 part in: 2404799.740"
Error distance: 0.003"
Error direction: N51°47'24"W



BASIS OF BEARING:

South 86°33'45" East along the North line of the Northwest Quarter of Section 34, Township 48 North, Range 32 West, between a found 1/2" Rebar at the Northwest Corner of said Northwest Quarter, and a found 3/4" 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).



VICINITY MAP
Section 34, Township 48, Range 32

Description:

All that part of the Northwest Quarter of Section 34, Township 48 North, Range 32 West, of the Fifth Principal Meridian, and part of Graham Commercial Center, a subdivision in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northwest Corner of said Northwest Quarter; thence South 86°33'45" East, along the North line of said Northwest Quarter, a distance of 2,611.90 feet, to a point on the West Right-of-Way line of Rail Road, as described in a Warranty Deed, recorded in Book 244, Page 193; thence South 18°46'13" West, departing said North line, along said West Rail Road Right-of-Way line, a distance of 76.95 feet, to a point of curvature; thence Southerly, continuing along said West Rail Road Right-of-Way line, and along said curve to the left, having a radius of 2,508.01 feet, and a central angle of 28°06'45", a distance of 1,230.57 feet; thence South 09°20'32" East, continuing along said West Rail Road Right-of-Way line, a distance of 30.31 feet, to a point on the South line of the North half, of said Northwest Quarter; thence North 86°26'21" West, departing said West Rail Road Right-of-Way line, along said South line, a distance of 1,479.38 feet, to the Northeast corner of Lot 4, Graham Commercial Center; thence South 14°24'57" East, departing said South line, along the East line of said Lot 4, a distance of 20.62 feet; thence North 86°20'11" West, departing said East line, a distance of 694.94 feet, to a point on the West line of Lot 3, Graham Commercial Center; thence North 02°17'50" East, along said West line, a distance of 18.44 feet, to a point on said South line of the North half, of the Northwest Quarter, said point also being the Northwest corner of said Lot 3; thence North 86°26'21" West, along said South line, a distance of 379.61 feet, to the Southwest corner of the Northwest Quarter, of the said Northwest Quarter; thence North 02°25'47" East, departing said South line, along the West line of said Northwest Quarter, of the Northwest Quarter, a distance of 1,316.45 feet, to the Point of Beginning, containing 3,338,492.01 square feet, or 76.64 acres, more or less.

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".

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 _____, 2020.

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

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

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED, that on this _____ day of _____, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ 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.

Notary Public _____ Print Name _____

My Commission Expires: _____

APPROVED:

MAYOR AND CITY COUNCIL:

CERTIFICATION:

This is to certify that the within plot 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 _____, 2020, by Ordinance No. _____

William A. Baird _____ Date _____
MAYOR

Trisha Fowler Accuri _____ Date _____
CITY CLERK

PUBLIC WORKS/ENGINEERING

George M. Binger III, P.E. _____ Date _____
CITY ENGINEER

PLANNING & SPECIAL PROJECTS

Ryan A. Elam, P.E. _____ Date _____
DEVELOPMENT SERVICES

PLANNING COMMISSION

Dana Arth _____ Date _____

SECRETARY (PLANNING COMMISSION)

JACKSON COUNTY GIS DEPARTMENT Date _____

Owner
Scao Properties LLC.

Owner
Sherrie L. Osborne &
Davis Gregory Osborne
Missouri Warranty Deed
Doc. No. 2014C0025561

N-1010744.1819
E-2803531.7602

Point of Beginning
Northwest Corner of Section 34, Township 48 North,
Range 32 West (Found 1/2" Rebar)
(Accepted, Added concrete)

Lot 1

Tract A

Tract B

Lot 2

Lot 3

Lot 4

Tract A

Tract B

Lot 1

Lot 2

Lot 3

Lot 4

Tract A

Tract B

Lot 1

Lot 2

Lot 3

Lot 4

Tract A

Tract B

Lot 1

Lot 2

Lot 3

Lot 4

Tract A

Tract B

Lot 1

Lot 2

Lot 3

Lot 4

Tract A

Tract B

Lot 1

Lot 2

Lot 3

Lot 4

Tract A

Tract B

Lot 1

Lot 2

Lot 3

Lot 4

Tract A

Tract B

Lot 1

Lot 2

Lot 3

Lot 4

Tract A

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