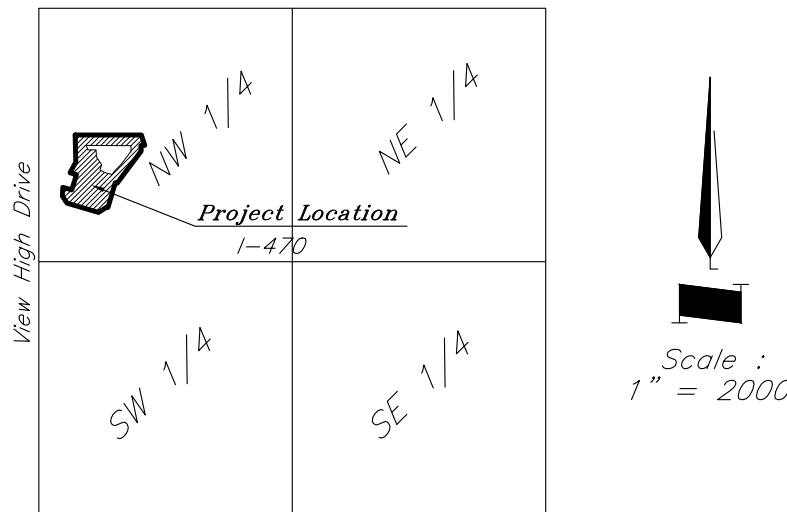


DEVELOPER:
Paragon Star LLC.
801 Northwest Commerce Center
Lee's Summit, Missouri 64086

OWNER:
Happy Valley Properties LLC
801 NW Commerce Drive
Lee's Summit, Missouri 64086-9381
Corporation Warranty Deed:
Document No. 2009E0098435

FINAL PLAT OF,
Lots 9, 10, 14 and 16
PARAGON STAR SECOND 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 September 20, 2019 Drawn By: WRW Revised April 28, 2020



CLOSURE SUMMARY EXTERIOR PLAT BOUNDARY:

Precision, 1 part in: 177,916,770'
Error distance: 0.017'
Error direction: S48°47'06"W

CLOSURE SUMMARY EXTERIOR PLAT BOUNDARY:

Precision, 1 part in: 789,492,642'
Error distance: 0.002'
Error direction: N69°23'51"W

DESCRIPTION:

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

Commencing at the Northwest Corner of the Southwest Quarter of said Northwest Quarter, thence South 86°26'21" East, along the North line of said Southwest Quarter of the Northwest Quarter, a distance of 579.61 feet, to the Northwest Corner of Graham Commercial Center, recorded in Book 63, Page 89; thence South 02°17'51" West, departing said North line, and along the West line of said Graham Commercial Center, a distance of 18.44 feet, to the Point of Beginning; thence South 86°20'31" East, departing said West line, a distance of 694.94 feet, to a point on the East line of said Graham Commercial Center; thence South 14°24'57" East, along said East line, a distance of 92.66 feet, thence North 90°00'00" West, departing said East line, a distance of 40.47 feet; thence South 00°00'00" East, a distance of 55.90 feet; thence South 40°15'53" West, a distance of 419.66 feet; thence North 69°50'05" West, a distance of 19.70 feet; thence South 10°12'25" West, to a point on the North Right-of-Way line of US Interstate Highway 470, as now established, said point also being on the South line of said Graham Commercial Center; thence North 85°08'16" West, along said North Right-of-Way line and said South line, a distance of 16.67 feet; thence South 60°28'02" West, continuing along said North Right-of-Way line and said South line, a distance of 97.23 feet; thence North 69°50'05" West, continuing along said North Right-of-Way line and said South line, a distance of 342.03 feet; thence North 30°28'52" West, continuing along said North Right-of-Way line and said South line, a distance of 87.88 feet, departing said North Right-of-Way line, and transitioning to the East Right-of-Way line of Northwest View High Drive, as now established, said point also being on the West line of said Graham Commercial Center; thence North 07°21'08" East, along said East Right-of-Way line and said West line, a distance of 92.10 feet; thence South 69°50'05" East, departing said East Right-of-Way line and said West line, a distance of 97.12 feet; thence North 20°09'55" East, a distance of 165.51 feet; thence North 69°50'05" West, a distance of 69.13 feet, to a point on the West line of said Graham Commercial Center; thence North 31°48'12" East, continuing along said West line, a distance of 128.20 feet; thence North 02°17'51" East, a distance of 262.50 feet, to the Point of Beginning, containing 416,231.70 square feet, or 9.56 acres, more or less.

EXCEPT for the following:

Commencing at the Northwest Corner of the Southwest Quarter of said Northwest Quarter, thence South 86°26'21" East, along the North line of said Southwest Quarter of the Northwest Quarter, a distance of 495.45 feet; thence South 03°33'39" West, departing said North line, a distance of 108.62 feet, to the Point of Beginning; thence South 86°20'31" East, a distance of 466.23 feet; thence South 03°39'29" West, a distance of 67.02 feet; thence North 86°20'31" West, a distance of 8.01 feet; thence South 40°15'59" West, a distance of 163.79 feet; thence South 46°39'29" West, a distance of 112.34 feet; thence South 39°55'15" West, a distance of 36.50 feet; thence North 70°29'07" West, a distance of 81.51 feet; thence North 57°36'52" West, a distance of 53.24 feet; thence North 20°16'17" East, a distance of 57.64 feet; thence North 30°16'07" West, a distance of 92.79 feet; thence North 02°16'25" West, a distance of 77.41 feet; thence North 86°20'31" West, a distance of 84.00 feet; thence North 15°49'01" West, a distance of 47.73 feet, to the Point of Beginning, containing 80,951.89 square feet, or 1.86 acres, more or less.

Plat area containing 335,279.81 square feet, or 7.70 acres, more or less, after exception.

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 SECOND 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 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.

Notary Public _____ Print Name _____

My Commission Expires: _____

APPROVED:

MAYOR AND CITY COUNCIL:

CERTIFICATION:

This is to certify that the within plat of "PARAGON STAR SECOND PLAT, Lots 9, 10, 14, and 16" 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 Arcuri _____ Date _____
CITY CLERK

PUBLIC WORKS/ENGINEERING

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

PLANNING & SPECIAL PROJECTS

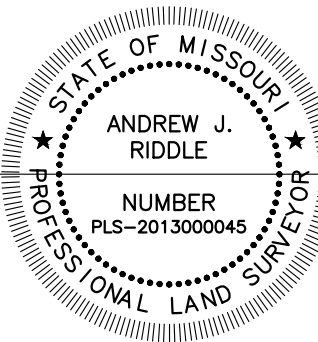
Ryan A. Elam, P.E. _____ Date _____
DEVELOPMENT SERVICES

PLANNING COMMISSION

Dana Arth _____ Date _____

SECRETARY (PLANNING COMMISSION)

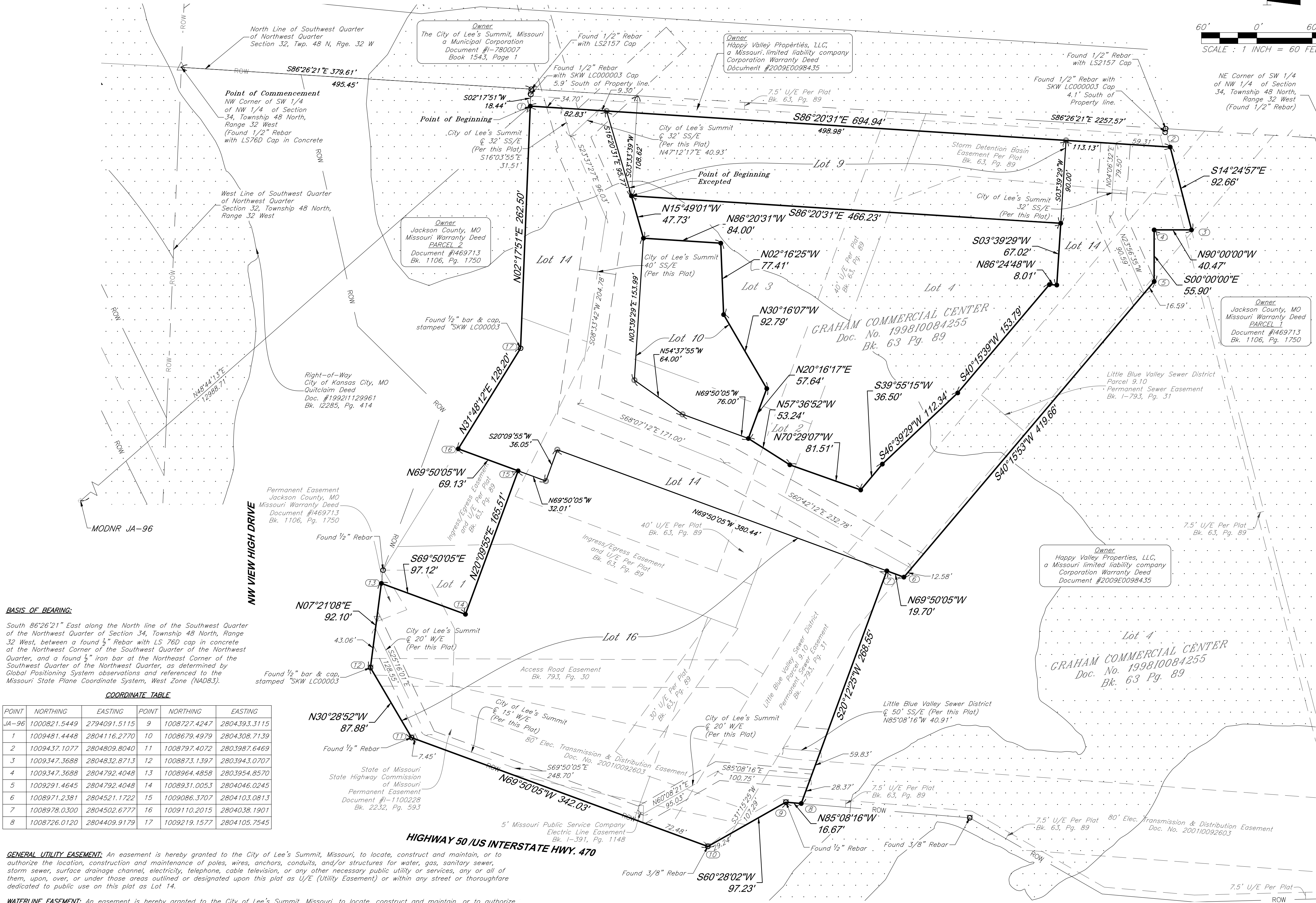
JACKSON COUNTY GIS DEPARTMENT Date _____



Andrew J. Riddle
Missouri Professional Land Surveyor No. 2013000045

SURVEYOR'S CERTIFICATION: I hereby certify that during the month of September 2019, a boundary survey was performed by me or under my direct supervision and the 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.

FINAL PLAT OF Lots 9, 10, 14 and 16
PARAGON STAR SECOND PLAT,
a subdivision in Section 34, Township 48 North,
Range 32 West, and a Replat of Part of Graham
Commercial Center, in the
City of Lee's Summit, Jackson County, Missouri



BASIS OF BEARING:

South 86°26'21" East along the North line of the Southwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West, between a found 1/2" Rebar with LS 760 cap in concrete at the Northwest Corner of the Southwest Quarter of the Northwest Quarter, and a found 1/2" iron bar at the Northeast Corner of the Southwest Quarter of the Northwest Quarter, as determined by Global Positioning System observations and referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).

COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
JA-96	1000821.5449	2794091.5115	9	1008727.4247	2804393.3115
1	1009481.4448	2804116.2770	10	1008679.4979	2804308.7139
2	1009437.1077	2804809.8040	11	1008797.4072	2803987.6469
3	1009347.3688	2804832.8713	12	1008873.1397	2803943.0707
4	1009347.3688	2804792.4048	13	1008964.4858	2803954.8570
5	1009291.4645	2804792.4048	14	1008931.0053	2804054.0245
6	1008971.2381	2804521.1722	15	1009086.3707	2804103.0813
7	1008978.0300	2804502.6777	16	1009110.2015	2804038.1901
8	1008726.0120	2804409.9179	17	1009219.1577	2804105.7545

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 Lot 14.

WATERLINE 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 conduits, and/or structures for water services upon, over, or under those areas outlined or designated upon this plat as W/E (Waterline Easement).

ACCESS:

Lot 14 is hereby designated as cross access, open space and common area and may include landscaping, sidewalks, private streets or drives, monuments, signage, and amenities. Said tracts shall be owned and maintained by the Developer, in addition, a perpetual easement or license is hereby dedicated giving the right of public access, ingress and egress for public vehicular and pedestrian traffic over, across and through Lot 14; and said easement shall run with the land and shall not be amended, modified, canceled or abrogated without the prior consent of the City of Lee's Summit, Missouri.

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.

SANITARY SEWER EASEMENT: An easement is hereby granted to the City of Lee's Summit, Missouri, 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.

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.

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 Zone X, Areas of minimal flood hazard & 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, (PMIX).
- No oil or gas wells within the South-half of the Northwest 1/4 of Section 34, Township 48 North, Range 32 West are listed within the "Oil and Gas Permits" database published by the Missouri Department of Natural Resources, dated 12/15/2017.
- 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 MoDOT's VRS GNSS cellular network reference station MGSB and checked into DNR Control Point JA-96 (N:1000821.5449, E:2794091.5115). The coordinates are grid coordinates in U.S. 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/ACSM Survey by George Butler and Associates Dated April 2, 2013 (JOB #12760)

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.

- Denotes 1/2" Rebar with GBA cap set in concrete at property corner unless otherwise noted
- Denotes 1/2" Rebar with GBA cap set at property corner
- Denotes monument found as noted at property corner and if on right-of-way boundary accepted, added concrete
- Denotes Right-of-Way Monument found
- Denotes Found Section Corner as noted hereon
- Denotes FEMA zone AE.

LEGEND

LOT	AREA
LOT 9	43,432.78 sqft or 1.00 acres
LOT 10	20,461.35 sqft or 0.47 acres
LOT 14	122,794.38 sqft or 2.82 acres
LOT 16	148,591.30 sqft or 3.41 acres
Total	335,279.81 sqft or 7.70 acres



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