

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

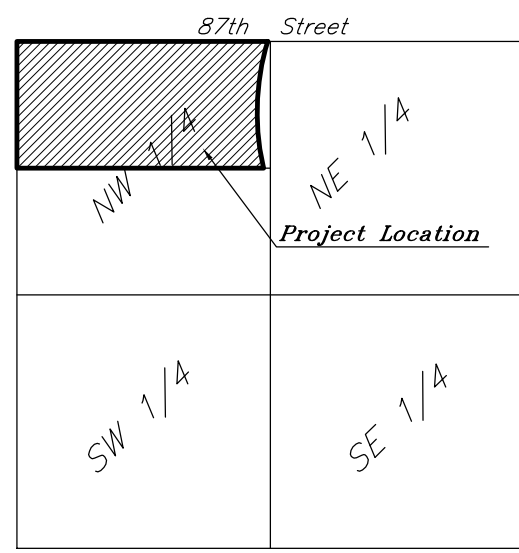
OWNER
The City of Lee's Summit, Missouri, a Municipal Corporation
220 SE Green Street
Lee's Summit, Missouri 64063
Missouri Warranty Deed
Document No. 1-780007 in Book 1543 at Page 1

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 Plat 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 1/4 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 1/2 of 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 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 _____

COUNTY OF _____

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.

Notary Public _____ Print Name _____
My Commission Expires: _____

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 _____ Date _____
MAYOR

Trisha Fowler Arcuri _____ Date _____
CITY CLERK

PUBLIC WORKS/ENGINEERING

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

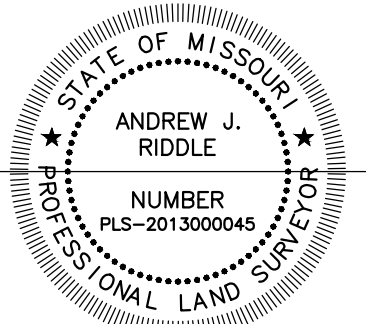
PLANNING & SPECIAL PROJECTS

Ryan A. Elam, P.E. _____ Date _____
DIRECTOR

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 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

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

- LEGEND
- - Denotes 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	107,694.64 sqft or 2.47 acres
Total	3,325,332.48 sqft or 76.34 acres

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.

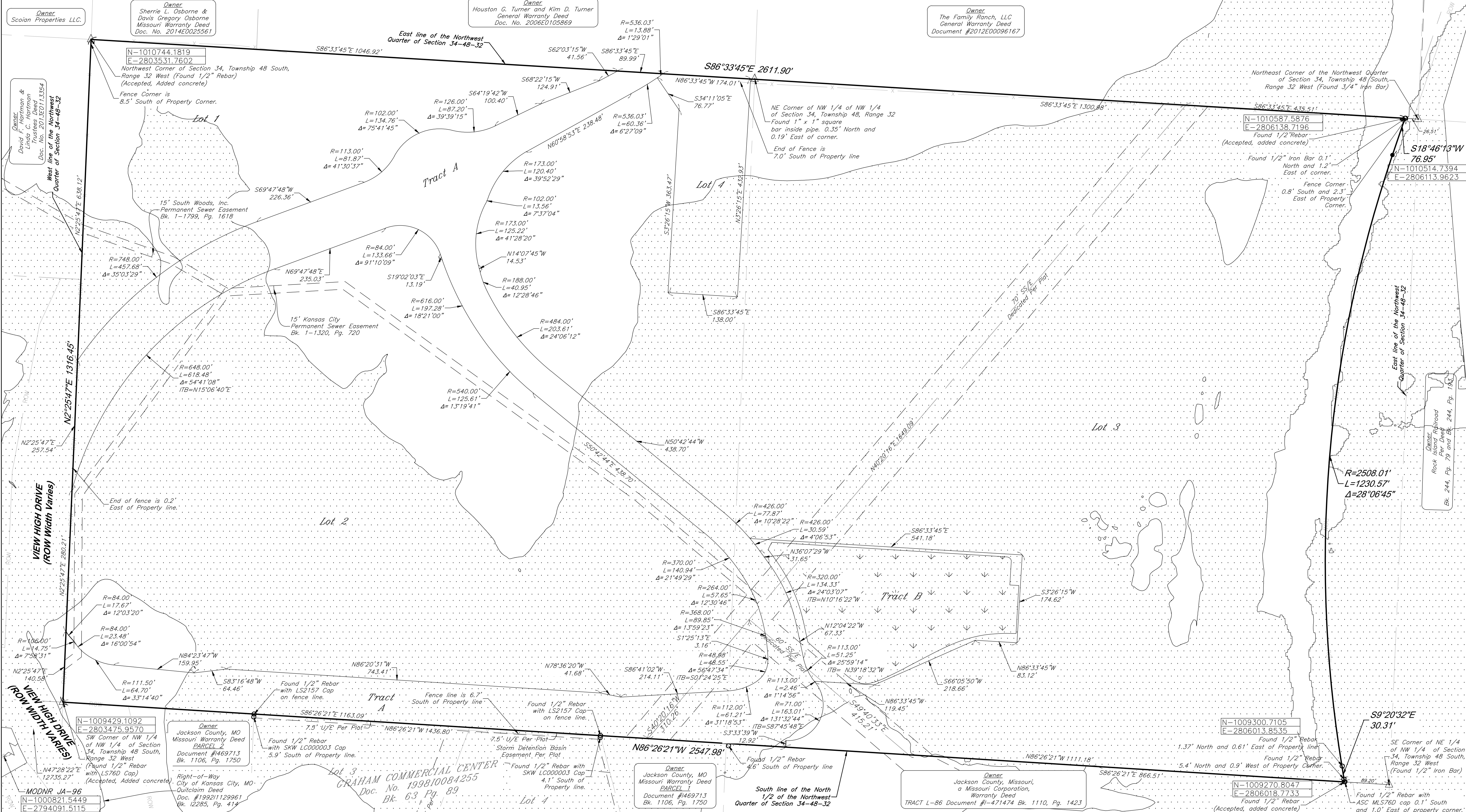
TRACT A
Tract A shall be used as a Private Roadway for access and utility easement, and shall be owned by the CID and maintained by Paragon Star, LLC their heirs, successors and assigns.

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 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 MoDOT's VRS GNSS cellular network reference station M05B and checked into DNR Control Point 44-96 (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)



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 mortgages, 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.