801 Northwest Commerce Center Lots 1-4 and Tracts A and B Lee's Summit, Missouri 64086 PARAGON STAR FIRST PLAT, a subdivision in Section 34, Township 48 North, Range 32 West, -1-470 and View High Community Improvement District 220 SE Green Street Lee's Summit, Missouri 64063 Special Warranty Deed: Document No. 2021E0010670 -Paragon Star, LLC and a Replat of Part of Graham Commercial Center, 801 NW Commerce Drive Lee's Summit, Missouri 64086-9381 City of Lee's Summit, Jackson County, Missouri Missouri Quitclaim Deed: Document No. 2020E0115527 <u>Owner</u> Sherrie L. Osborne & <u>Owner</u> Scoian Properties LLO Davis Gregory Osborne Missouri Warranty Deed Doc. No. 2014E0025561 North line of the Northwest Quarter of Section 34–48–32 <u>Owner</u> Paragon Star LLC ^{5.60′}¬\$86°33′45″E 2611.90′ Range 32 West (Found 1/2" Rebar) (Accepted, Added concrete) R=126.00' S34°11'05"E NE Corner of NW 1/4 of NW 1/4 of Section 34, Township 48 North, Range 32 West L=134.76'-. S18°46'13"W 15' Evergy (By this Plat Tract F _S11°39′31″E L=133.66'-141.14' R=188.00' ∆=91°10′09″ S19°02'03"E_ 586°33'45''E R=616.00' L=197.28'— ∆= 18°21'00" _S24°13'21"E 🔪 15' Kansas City ∆=24°06′12" 115.72'\ L=125.61' NW Chipman Road N02°25'47"E_ VICINITY MAP Section 34, Township 48, Range 32 -*L=1230.57*' Δ=28°06'45" . _ *538°24'25"W*. Sewer District . 48.48' · · · L=140.94'. ∆= 16°00'54 R=111.50' ' . Δ= 1.3°59.23". R = 111.50. __L=57.18' . 67.33'. △= 25°59'14" . . . *ITB= N39°18′32"W* . SURVEYOR'S CERTIFICATION: I hereby certify that during the · R=113:00'····↓· /. 47.32' R=48.98' . L=48.55. month of January 2019, a boundary survey was performed by Δ= 7°58'31" NO2°25'47"E _·N78°36'20"W· √···.Δ=56°47'34"-me or under my direct supervision and the the survey was . S66:05'50"W . executed in accordance with the current Missouri Minimum 218.66: . Standards for Urban Property Boundary Surveys as established N86°33'45''W· · · Tract E by the Missouri Department of Agriculture, and that I am a duly L=61.21'-., . Δ= 31°18'53". Licensed Land Surveyor under the laws of the State of Missouri. · ·sidewalk/-· Little · Blue · Vällėy R=71.00' . *30.31'* L=146.49'-. . . SE Corner .of. NE . 1 /4. . . . of .NW .1/.4 . of .Section 34. Township 48 North, . .*PARCEL. 2* . ∴Range\32 West N86°26'21"W 1479.38' . . . \ Range 32 West . . . N86°26'21"W 665.34'' · · · 5.4' · North · and · 0.9' · West · of · Property · Corner. Document #14697:13 $.\ \ (Found\ 1/2".Iron.Bar)$. · N47°28'22"E · · with LSZ6D Cap) Bk: 11:06, -Pg. - 1:750 -NUMBER 12735.27' <u>Owner</u> Jackson County, Missouri, · (Accepted.\ Added concrete) .Right-of-Way. GRAHAM COMMERCIAL CENTER 4.1.' South of ...
Property line. South line of the North Missouri Warranty Deed -MODNR JA-96 1/2 of the Northwest a Missouri Corporation, Quitclaim .Deed . Quarter of Section 34-48-32 Warranty Deed .Document. #.14.69713 · · · · · · · · · · · · · · · · Found · 1/2·" Rebar · Doc. · #1992/1129961 Stream Buffer TRACT L-86 Document #I-471474 Bk. 1110, Pg. 1423 . Bk. 1106, Pg. 1750 (Ascepted, added concrete) and 1.0' East of property corner. . . Bk. · 12285; Pg. ·414 Missouri Professional Land Surveyor No. 2013000044 BASIS OF BEARING: <u>LEGEND</u> COORDINATE TABLE lacktriangle — Denotes $rac{1}{2}$ " Rebar with GBA cap set in concrete at LOT 1 276,267.92 sqft or 6.34 acres South 86°33'45" East along the North line of the Northwest Quarter property corner unless otherwise noted JA-96 | 1000821.5449 | 2794091.5115 | of Section 34, Township 48 North, Range 32 West, between a 854,869.97 saft or 19.63 acres O – Denotes monument found as noted at property corner | 1010744.1819 | 2803531.7602 | 6 found $\frac{1}{2}$ " Rebar at the Northwest Corner of said Northwest Quarter, 1,368,479.45 sqft or 31.42 acres 1010587.5876 | 2806138.7196 | 7 1009342.7132 | 2804547.5206 and a found $\frac{3}{4}$ " iron bar at the Northeast Corner of said Northwest △ – Denotes Found Section Corner as noted hereon SHEET 1 OF 2 61,452.65 sqft or 1.41 acres Quarter, as determined by Global Positioning System observations - Denotes FEMA zone AE. TRACT A 142,074.69 sqft or 3.26 acres and referenced to the Missouri State Plane Coordinate System, West - Denotes Wetland preservation limits TRACT B | 79,608.59 sqft or 1.83 acres 5 | 1009270.8047 | 2806018.7733 | 10 | 1009334.7155 | 2803213.7984 ROW — Right of Way TRACT C | 126,031.15 sqft or 2.89 acres PARAGON STAR FIRST PLAT, CLOSURE SUMMARY PLAT BOUNDARY: TRACT D 107,694.64 sqft or 2.47 acres

TRACT E 71,006.16 sqft or 1.63 acres

TRACT G 7,666.60 sqft or 0.18 acres

TRACT F 243,340.19 sqft or 5.59 acres

3,338,492.01 sqft or 76.64 acres

Job No. 12720.16 January 14, 2019 Drawn By: JDO Revised February 8, 2021

Revised April 28, 2020

Revised May 14, 2020

CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS

ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219/ (913)492-0400

Surveyor Email: mlay@gbateam.com

a subdivision in

Section 34, Township 48, Range 32,

City of Lee's Summit, Jackson County, Missouri

FINAL PLAT OF,

<u>DEVELOPER:</u>

Precision, 1 part in: 2404799.740

0.003'

N51°47'24"W

Error distance:

Error direction:

EASEMENT VACATION NOTE:

The following listed easements are in the process of vacation and therefore are not otherwise shown hereon:

1. All Platted Easements per Graham Commercial Center, Book 63, Page 89.

Paragon Star LLC.

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

GENERAL UTILITY EASEMENT (U/E)

An easement is hereby granted to the City of Lee's Summit, Missouri; I-470 and View High Community Improvement District; I-470 Western Gateway Transportation Development District; and Paragon Star, LLC, 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. 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.

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 (SS/E)

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 (SS/E)

An easement is hereby granted to the City of Lee's Summit, 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.

An easement is hereby granted to the City of Kansas City, Misouri, 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.

WATERLINE EASEMENT (W/E)

An easement is hereby granted to KCMO Water Services, 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).

STORM WATER DRAINAGE EASEMENT (D/E)

An easement is hereby granted to I-470 and View High Community Improvement District, to locate, construct and maintain, or to authorize the location, construction and maintenance of pipes, and/or structures for storm water drainage upon, over, or under those areas outlined or designated upon this plat as D/E (Drainage Easement)

An easement is hereby granted to Evergy, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for electric energy and communications.

<u>RESTRICTION</u>

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 shall be dedicated as a Public Transportation Access (A/E) and a Utility Easement (U/E) for water, electric, telecom, and gas improvements. It is intended for the owner of this tract to build and maintain a roadway, and related storm water improvements, within it.

<u>TRACT B</u>

Tract B shall be dedicated as a Public Transportation Access (A/E) and a Utility Easement (U/E) for water, electric, telecom, and gas improvements. It is intended for the owner of this tract to build and maintain a roadway, and related storm water improvements, within it.

TRACT C

Tract C shall be dedicated as a Public Transportation Access (A/E) and a Utility Easement (U/E) for water, electric, telecom, and gas improvements. It is intended for the owner of this tract to build and maintain a roadway, and related storm water improvements, within it.

Tract D shall be used as a Wetland area.

BUILDING SETBACK LINES

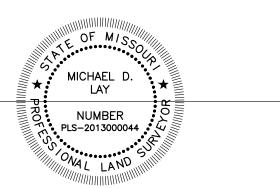
A zero foot building line or setback line is hereby established as per PDP Ordinance No. 7987 and 8644.

- 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, (PMIX).
- 3. No oil or gas wells within the North—half of the Northwest 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 MoDOT's VRS GNSS cellular network reference station MOSB 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

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

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 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.



Missouri Professional Land Surveyor No. 2013000044

Revised April 28, 2020 Revised May 14, 2020

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°20'31" 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, glong 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.

<u>PLAT DEDICATION</u>

Managing Member, Paragon Star, LLC

subdivision and plat shall hereafter be known as "PARAGON STAR FIRST PLAT".	
IN TESTIMONY WHEREOF, I—470 and View High Community Improvement District has caused these presents to be signed this day of	_, 2021.
I-470 and View High Community Improvement District	
By:	
STATE OF)	

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

BE IT REMEMBERED, that on this day of,	2021, before me the undersigned, a Notary Public in and for said County and State, perso	nally appeared
, Managing Member, I-470 and Vie	ew High Community Improvement District, who is known to me to be such officer and who is	s known to me to be the same
person who executed the foregoing instrument of writing on be limited liability company.	chalf of said limited liability company, and he duly acknowledged the execution of the same	to be the free act and deed of said

IN WITNESS WHEREOF, I	have hereunto set by hand and affixed	ed my official seal the day and year last above written.
		My Commission Expires:
Notary Public	Print Name	

IN TESTIMONY WHEREOF, Paragon Star, LLC, a Missouri limited liability company has caused these presents to be signed this day of,	2021.
Paragon Star, LLC, a Missouri limited liability company	

STATE OF	/ 		
COUNTY C	-		
BE IT REN	EMBERED, that on this day of	, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared	

Managing Member, Paragon Star, LLC, a Missouri limited liability company, 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.

|--|

GEORGE BUTLER ASSOCIATES. INC.

Surveyor Email: mlay@gbateam.com

	My Commission Expires:		
Public	Print Name		
APPROVED:		PUBLIC WORKS/ENGINEERING	
MAYOR AND CITY CO	<u>'UNCIL:</u>	<u> </u>	
CERTIFICATION:		George M. Binger III, P.E. CITY ENGINEER	 Date
Tract A, and Tract B	at the within plat of "PARAGON STAR FIRST PLAT, Lots 1, 2, 3, 4, 3" was submitted to and duly approved by the Mayor and City of Lee's Summit, Missouri, this day of	<u>DEVELOPMENT SERVICES</u>	
	, 2021, by Ordinance No:	Ryan A. Elam, P.E. DIRECTOR	 Date
William A. Baird MAYOR	 Date	<u>PLANNING COMMISSION</u>	
		Carla Dial SECRETARY (PLANNING COMMISSION)	Date
Trisha Fowler Arcuri CITY CLERK	Date		
		JACKSON COUNTY GIS DEPARTMENT	 Date

SHEET 2 OF 2

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 Job No. 12720.16 January 14, 2019 Drawn By: JDO Revised February 8, 2021