FINAL PLAT OF, Paragon Star LLC. 801 Northwest Commerce Center Lots 1-4 and Tracts A-G 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 REVIEW SHEET 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 Missouri Quitclaim Deed: Document No. 2020E0115527 City of Lee's Summit, Jackson County, Missouri <u>Owner</u> Sherrie L. Osborne & <u>Owner</u> Scoian Properties LLO Davis Gregory Osborne Missouri Warranty Deed <u>Owner</u> Paragon Star LLC Doc. No. 2014E0025561 North line of the Northwest Quarter of Section 34–48–32 <u>Owner</u> Paragon Star LLC Point of Beginning Northwest Corner of Section 34, Township 48 North, Northeast Corner of the Northwest Quarter Stream Buffer of Section 34, Township 48 North,— Range 32 West (Found 1/2" Rebar) Range 32 West (Found 3/4" Iron Bar) (Accepted, Added concrete) NE Corner of NW 1/4 of NW 1/4 \_of Section 34, Township 48 North, Range 32 West Found 1" x 1" square bar inside pipe. \_Limits of 1% annual chance flood Zone AE 15' Evergy (Accepted, added concrete) (By this Plat) Found 1/2" Iron Bar 0.1' Lot 4 North and 1.2' Bk. 1-1799, Pg. 1618 Tract F Little Blue Valley Sewer District CL KCMO SS/E (By this Plat) 15' Kansas City Permanent Sewer Easement Bk. 1-1320, Pg. 727 Project Location 6' sidewalk NW Chipman Road 1.0' sidewalk VICINITY MAP Section 34, Township 48, Range 32 Stream Buffer Little Blue Valley APPROVED: SS/E (By this Plat) MAYOR AND CITY COUNCIL: Limits of 1% annual\_ chance flood Zone AE CERTIFICATION: This is to certify that the within plat of "PARAGON STAR FIRST PLAT, Lots 1-4, and Tracts A-G" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of \_\_\_, 2021, by Ordinance No.\_ City of Lee's Summit —32' SS/E (By this Plat) - 4' sidewalk Found 1/2" Rebar with LS2157 Cap Trisha Fowler Arcuri  $\mathit{Tract}$   $\mathit{E}$ (Width vanies) 7.5' U/E By Plat Bk. 63, Pg. 89 PUBLIC WORKS/ENGINEERING Little Blue Valley -60' SS/E Found 1/2" Rebar with LS2157 Cap George M. Binger III, P.E. Jackson County, MO . SE Corner of NE 1/4 (Accepted, Added concrete) 1.37' North and 0.61' East of Property line of NW 1/4 of Section Proposed Missouri Warranty Deed of NW 1/4 of Section 34, Township 48 North, -34, Township 48 North, sidewalk/streetscape-<u>PARCEL 2</u> \_Range\32 West Found 1/2" Rebar Found 1/2" Rebar **DEVELOPMENT SERVICES** Document #1469713 . (Width varies) -with SKW LC000003 Cap 5.4' North and 0.9' West of Property Corner. 4.6' South of Property line (Found 1/2" Iron Bar) Bk. 1106, Pg. 1750 with LSZ6D Cap) 5.9' South of Property line. <u>Owner</u> Jackson County, MO South line of the North (Accepted,\ Added concrete) Right-of-Way <u>Owner</u> Jackson County, Missouri, SKW LCOOOOO3 Cap 1/2 of the Northwest-Missouri Warranty Deed City of Kansas City, MO GRAHAM COMMERCIAL CENTER Ryan A. Elam, P.E. Quarter of Section 34-48-32 a Missouri Corporation, <u>PARCEL</u> : Property line. Doc. No. 1998I0084255 Warranty Deed Doc. #1992|1129961 Bk. |2285, Pg. 414 Document #1469713 Found 1/2" Rebar. -\ASC MLS76D cap 0.1' South Bk. 63 Pg. 89 TRACT L-86 Document #I-471474 Bk. 1110, Pg. 1423 Bk. 1106, "Pg. 1750 PLANNING COMMISSION and 1.0' East of property corner. <u>LEGEND</u> John Lovell SECRETARY (PLANNING COMMISSION) CLOSURE SUMMARY PLAT BOUNDARY: SURVEYOR'S CERTIFICATION: I hereby certify that during the MICHAEL D. month of January 2019, a boundary survey was performed by JACKSON COUNTY GIS DEPARTMENT Date Precision, 1 part in: 2404799.740' me or under my direct supervision and the the survey was NUMBER 0.003' executed in accordance with the current Missouri Minimum Error distance: PLS-2013000044 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  $\frac{1}{2}$ " Rebar at the Northwest Corner of said Northwest Quarter, and a found  $\frac{3}{4}$ " 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).

<u>DEVELOPER:</u>

| <ul> <li>Denotes ½" Rebar with GBA cap set in concrete at property corner unless otherwise noted</li> </ul> |
|---|
| O — Denotes monument found as noted at property corn  |
| 🛆 — Denotes Found Section Corner as noted hereon  |
| ——————————————————————————————————————  |
| - Denotes Wetland preservation limits   |
| ROW — Right of Way  |

| COORDINATE TABLE |              |              |       |              |              |  |  |  |
|------------------|--------------|--------------|-------|--------------|--------------|--|--|--|
| Point            | Northing     | Easting      | Point | Northing     | Easting      |  |  |  |
| JA-96            | 1000821.5449 | 2794091.5115 |       |              |              |  |  |  |
| 1                | 1010744.1819 | 2803531.7602 | 6     | 1009362.6781 | 2804542.3886 |  |  |  |
| 2                | 1010587.5876 | 2806138.7196 | 7     | 1009342.7132 | 2804547.5206 |  |  |  |
| 3                | 1010514.7394 | 2806113.9623 | 8     | 1009387.0462 | 2803854.0585 |  |  |  |
| 4                | 1009300.7105 | 2806013.8535 | 9     | 1009405.4658 | 2803854.7974 |  |  |  |
| 5                | 1009270.8047 | 2806018.7733 | 10    | 1009429.0407 | 2803475.9544 |  |  |  |

|         | <u>AREA TABLE</u>                |
|---------|----------------------------------|
| LOT 1   | 276,267.92 sqft or 6.34 acres    |
| LOT 2   | 854,869.97 sqft or 19.63 acres   |
| LOT 3   | 1,368,479.45 sqft or 31.42 acres |
| LOT 4   | 61,452.65 sqft or 1.41 acres     |
| TRACT A | 142,074.69 sqft or 3.26 acres    |
| TRACT B | 79,608.59 sqft or 1.83 acres     |
| TRACT C | 126,031.15 sqft or 2.89 acres    |
| TRACT D | 107,694.64 sqft or 2.47 acres    |
| TRACT E | 71,006.16 sqft or 1.63 acres     |
| TRACT F | 243,340.19 sqft or 5.59 acres    |
| TRACT G | 7,666.60 sqft or 0.18 acres      |
| TOTAL   | 3,338,492.01 sqft or 76.64 acres |

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.

Revised April 28, 2020

Revised May 14, 2020

Revised February 8, 2021

Missouri Professional Land Surveyor No. 2013000044

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

## SHEET 1 OF 2

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