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 Proposed
10' sidewalk <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 Trisha Fowler Arcuri  $\mathit{Tract}$   $\mathit{E}$ PUBLIC WORKS/ENGINEERING Little Blue Valley -60' SS/E George M. Binger III, P.E. Jackson County, MO (Accepted, Added concrete) SE Corner of NE 1/4 1.37' North and 0.61' East of Property line of NW 1/4 of Section Missouri Warranty Deed of NW 1/4 of Section 34, Township 48 North, Found 1/2" Rebar with SKW LC000003 Cap sidewalk/streetscape -34, Township 48 North, <u>PARCEL 2</u> -Range\32 West Found 1/2" Rebar (Width varies) **DEVELOPMENT SERVICES** Document #1469713 5.4' North and 0.9' West of Property Corner. . (Found 1/2" Rebar 5.9' South of Property line. Found 1/2" Rebar (Found 1/2" Iron Bar) with LSZ6D Cap) Bk. 1106, Pg. 1750 <u>Owner</u> Jackson County, MO Found 1/2" Rebar with (Accepted.\ Added concrete) <u>Owner</u> Jackson County, Missouri, Right-of-Way SKW LCOOOOO3 Cap GRAHAM COMMERCIAL CENTER South line of the North Missouri Warranty Deed City of Kansas City, MO Ryan A. Elam, P.E. 1/2 of the Northwest — Quarter of Section 34-48-32 a Missouri Corporation, Doc. No. 199810084255 Quitclaim Deed <u>PARCEL 1</u> Property line. Warranty Deed Doc. #1992|1129961 Bk. |2285, Pg. 414 Document #1469713 Found 1/2" Rebar. Bk. 63 Pg. 89 -ASC MLS76D cap 0.1' South Stream Buffer TRACT L-86 Document #I-471474 Bk. 1110, Pg. 1423 Bk. 1106, "Pg. 1750 PLANNING COMMISSION and 1.0' East of property corner. ullet — Denotes  $rac{1}{2}$ " Rebar with GBA cap set in concrete at property corner unless otherwise noted John Lovell SECRETARY (PLANNING COMMISSION) CLOSURE SUMMARY PLAT BOUNDARY: SURVEYOR'S CERTIFICATION: I hereby certify that during the O - Denotes monument found as noted at property corner MICHAEL D. month of January 2019, a boundary survey was performed by JACKSON COUNTY GIS DEPARTMENT Date △ - Denotes Found Section Corner as noted hereon Precision, 1 part in: 2404799.740' me or under my direct supervision and the the survey was Denotes FEMA zone AE. NUMBER 0.003' executed in accordance with the current Missouri Minimum Error distance: PLS-2013000044 Standards for Urban Property Boundary Surveys as established Error direction: N51°47'24"W — Denotes Wetland preservation limits by the Missouri Department of Agriculture, and that I am a duly SHEET 1 OF 2 Licensed Land Surveyor under the laws of the State of Missouri.

FINAL PLAT OF,

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>

Paragon Star LLC.

## 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			

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

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

Revised April 28, 2020

Revised May 14, 2020

Revised February 8, 2021