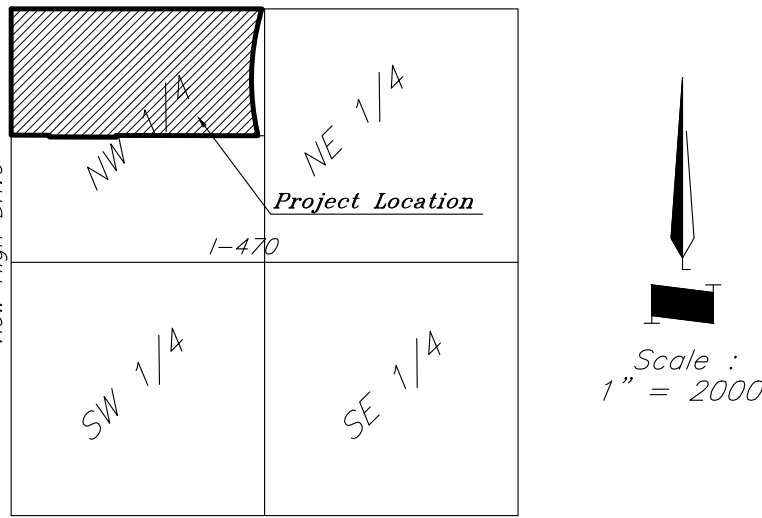
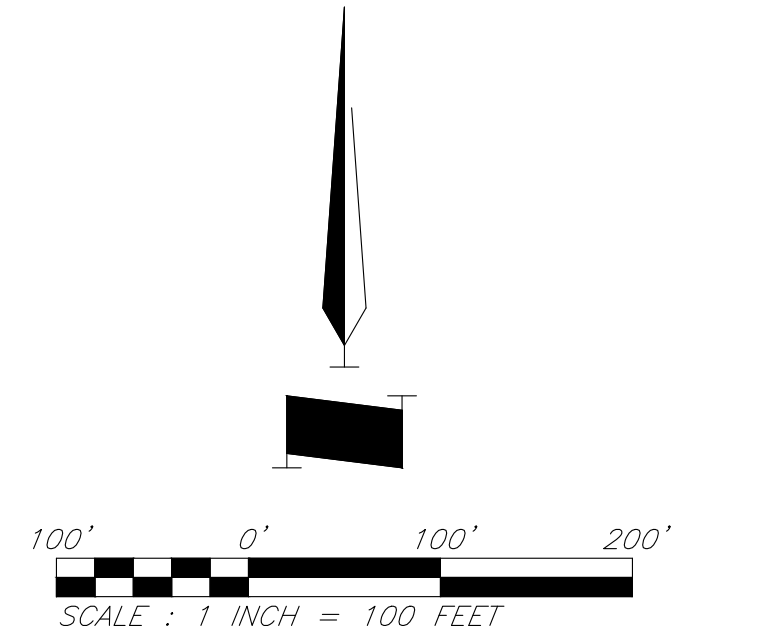
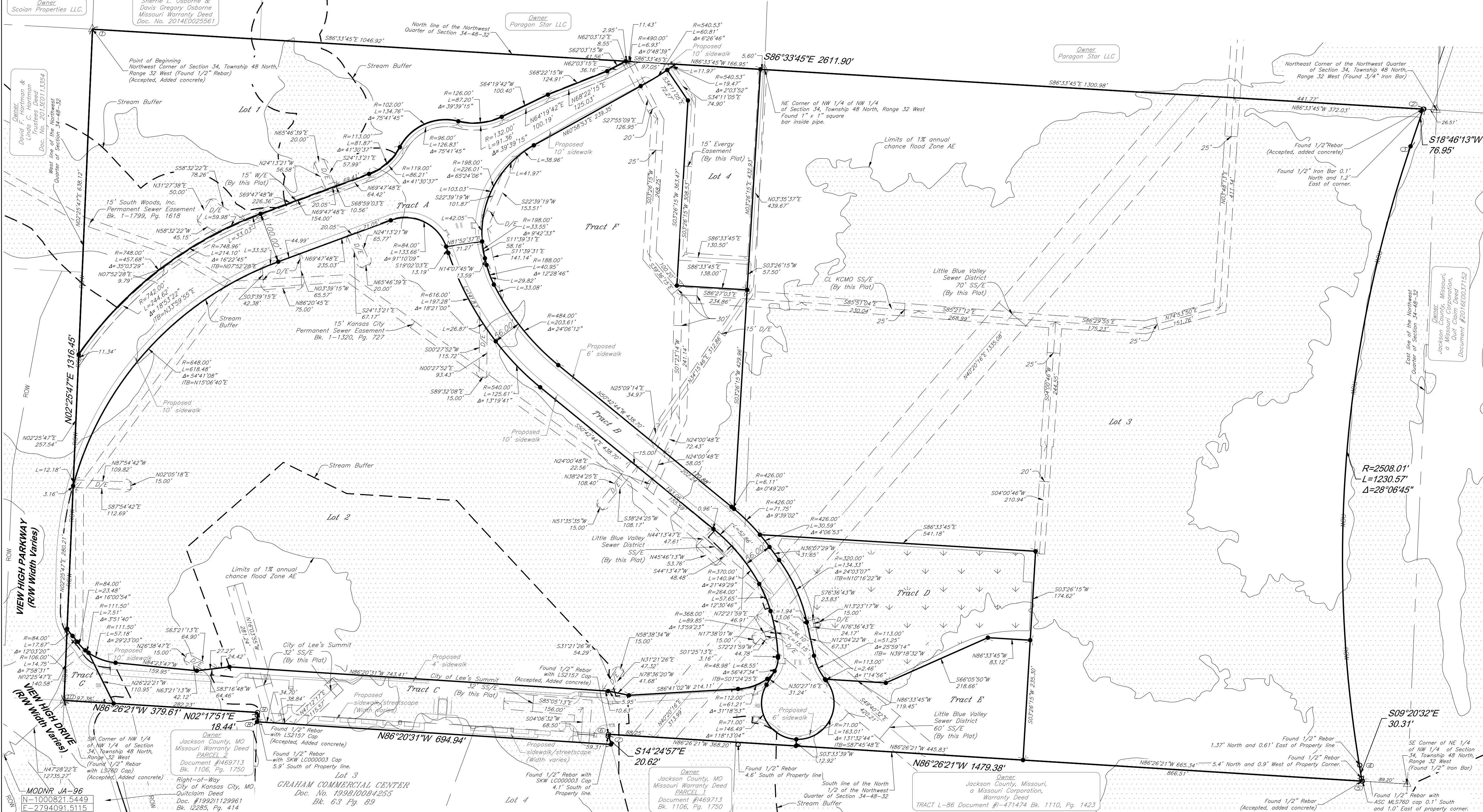


DEVELOPER:  
Paragon Star LLC,  
801 Northwest Commerce Center  
Lee's Summit, Missouri 64086

OWNER:  
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  
801 NW Commerce Drive  
Lee's Summit, Missouri 64086-9381  
Missouri Quitclaim Deed: Document No. 2020E0115527

FINAL PLAT OF,  
Lots 1-4 and Tracts A-G  
**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



APPROVED:  
MAYOR AND CITY COUNCIL:

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. \_\_\_\_\_

William A. Baird  
MAYOR

Trisha Fowler Arcuri  
CITY CLERK

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

Ryan A. Elam, P.E.  
DIRECTOR

John Lovell  
SECRETARY (PLANNING COMMISSION)

JACKSON COUNTY GIS DEPARTMENT Date

CLOSURE SUMMARY PLAT BOUNDARY:

Precision, 1 part in: 2458954.785'  
Error distance: 0.003'  
Error direction: N50°51'00"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 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).

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 herein
- - Denotes FEMA zone AE
- - Denotes Wetland preservation limits
- ROW - Right of Way

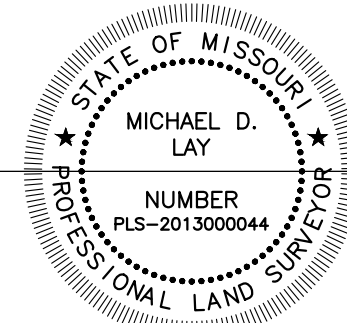
COORDINATE TABLE

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

AREA TABLE

LOT	Area
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

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.



Michael D. Lay  
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

Revised April 28, 2020  
Revised May 14, 2020  
Revised February 8, 2021  
Revised March 4, 2021

Job No. 12720.16 January 14, 2019 Drawn By: JDO

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

SHEET 1 OF 2

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 vocation of the easements herein granted.

ACCESS (A/E)

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.

SANITARY SEWER EASEMENT (SS/E)

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)

Everay 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.

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 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 B

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

Tract D shall be used as a Wetland area.

TRACT E

Tract E shall be used as a parking lot.

TRACT F

Tract F shall be used as a parking lot.

TRACT G

Tract G shall be future dedication as Right-of-Way to View High Drive as a portion of the roundabout matching Right-of-Way lines/tract lines depicted on the infrastructure engineering plans.

TRACTS A-G

Tracts A, E, and F are to be owned and maintained by I-470 Western Gateway Transportation Development District. Tracts B, and C are to owned and maintained by I-470 and View High Community Improvement District. Tract D is to be owned and maintained by Paragon Star, LLC. Tract G is to be constructed by I-470 Western Gateway Transportation Development District, and owned and maintained by City of Lee's Summit.

BUILDING SETBACK LINES

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

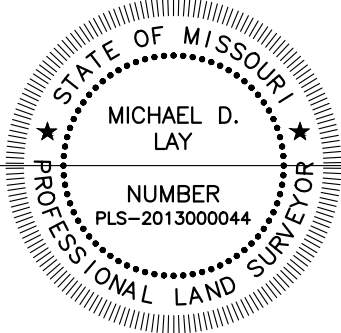
NOTES

1. According to FEMA Flood Insurance Rate Map, Panel 404 of 625, Community-Panel Number 29095C0404G, Map Revised January 20, 2017, the limits of 1% annual chance flood Zone AE are shown hereon.
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 boundaries of this plat 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 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.



Michael D. Lay  
Missouri Professional Land Surveyor No. 2013000044

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°17'51" 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, along 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.

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".

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: \_\_\_\_\_  
Managing Member, I-470 and View High Community Improvement District

STATE OF \_\_\_\_\_)  
\_\_\_\_\_) SS  
COUNTY OF \_\_\_\_\_)

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, Managing Member, I-470 and View High Community Improvement District, 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: \_\_\_\_\_

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

By: \_\_\_\_\_  
Managing Member, Paragon Star, LLC

STATE OF \_\_\_\_\_)  
\_\_\_\_\_) SS  
COUNTY OF \_\_\_\_\_)

BE IT REMEMBERED, 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.

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:

PUBLIC WORKS/ENGINEERING

George M. Binger III, P.E.  
CITY ENGINEER  
Date \_\_\_\_\_

DEVELOPMENT SERVICES

Ryan A. Elam, P.E.  
DIRECTOR  
Date \_\_\_\_\_

PLANNING COMMISSION

John Lovell  
SECRETARY (PLANNING COMMISSION)  
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



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

Revised April 28, 2020  
Revised May 14, 2020  
Revised February 8, 2021  
Revised March 4, 2021

Job No. 12720.16 January 14, 2019 Drawn By: JDO