

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

OWNER:
I-470 and View High Community Improvement District
220 SE Green Street
Lee's Summit, Missouri 64063
Special Warranty Deed:
Document No. 2021E0010670

FINAL PLAT OF LOTS 6, 7A, 7B, 7C, AND 8
PARAGON STAR FOURTH PLAT,
a subdivision in Section 34, Township 48 North, Range 32 West,
and a replat of part of Lot 2, Paragon Star First Plat,
City of Lee's Summit, Jackson County, Missouri

DESCRIPTION

All that part of the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the Fifth Principal Meridian, and a part of Lot 2, Paragon Star First Plat, a subdivision in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter, of said Northwest Quarter, said point also being the Southwest Corner of Tract G, of said subdivision; thence South 86°26'21" East, along the South line of said Northwest Quarter of the Northwest Quarter, and along the South line of Tract G, and Tract C, of said subdivision, a distance of 319.46 feet; thence North 03°33'39" East, departing said South lines, a distance of 85.67 feet, to the Point of Beginning, said point being on the South line of Lot 2, of said subdivision; thence North 20°09'22" West, a distance of 247.83 feet; thence North 48°39'29" East, a distance of 254.39 feet; thence South 63°50'31" East, a distance of 122.88 feet; thence South 86°22'21" East, a distance of 218.47 feet, to a point on a non-tangent curve; thence Southeasterly, along said curve to the right, having a radius of 80.01 feet, a central angle of 04°56'54", and whose initial tangent bearing is South 51°54'22" East, a distance of 6.91 feet; thence South 03°38'17" West, a distance of 1.83 feet; thence South 86°21'14" East, a distance of 6.09 feet; thence South 42°55'25" East, a distance of 440.53 feet; thence South 03°39'29" West, a distance of 50.94 feet, to a point on the South line of said Lot 2; thence North 86°20'31" West, along said South line, a distance of 743.41 feet, to the Point of Beginning, containing 236,554.57 square feet, or 5.43 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 FOURTH 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: _____
Executive Director, I-470 and View High Community Improvement District

STATE OF _____)

COUNTY OF _____) SS

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 _____, Executive Director, 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: _____

APPROVED:

MAYOR AND CITY COUNCIL:

CERTIFICATION:

This is to certify that the within plat of "PARAGON STAR FOURTH PLAT, LOTS 6, 7A, 7B, 7C, AND 8" 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 _____ Date _____
MAYOR

Trisha Fowler Arcuri _____ Date _____
CITY CLERK

PUBLIC WORKS/ENGINEERING

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

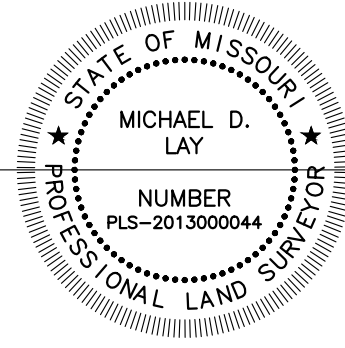
DEVELOPMENT SERVICES

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

PLANNING COMMISSION

John Lovell _____ Date _____
SECRETARY (PLANNING COMMISSION)

JACKSON COUNTY GIS DEPARTMENT Date _____

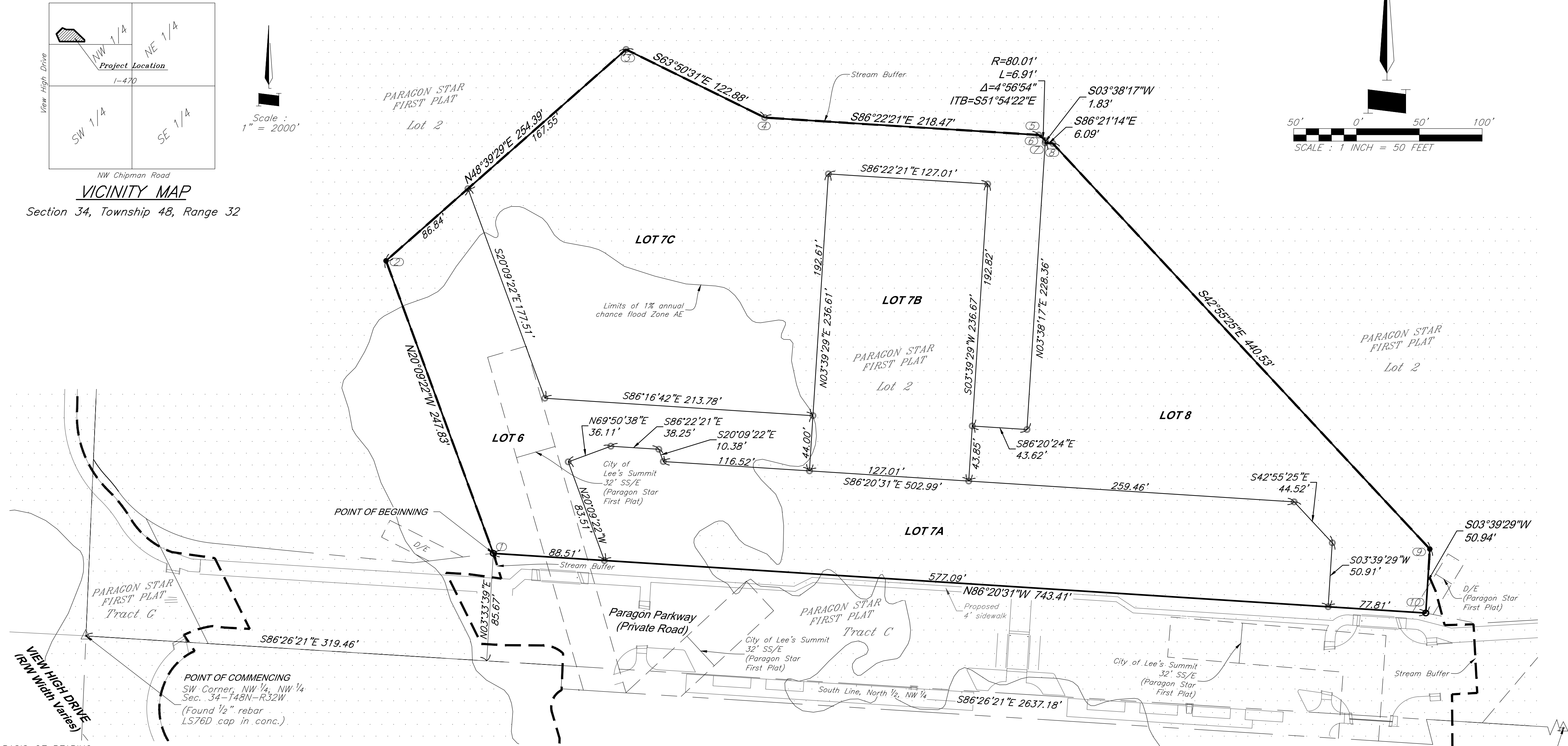


Michael D. Lay
Missouri Professional Land Surveyor No. 2013000044

SURVEYOR'S CERTIFICATION: I hereby certify that during the month of May 2021, 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.

SHEET 1 OF 1

FINAL PLAT OF LOTS 6, 7A, 7B, 7C, AND 8
PARAGON STAR FOURTH PLAT,
Replat of part of Lot 2,
Paragon Star First Plat
City of Lee's Summit, Jackson County, Missouri



BASIS OF BEARING

Bearings shown hereon are based on the South line of the North half of the Northwest Quarter of Section 34, Township 48 North, Range 32 West having a bearing of South 86°26'21" East, between a found 1/2" rebar with LS 76D cap in concrete at the Southwest Corner of the Northwest Quarter of the Northwest Quarter, and a found 1/2" rebar at the Southeast Corner of the Northwest Quarter of the Northwest Quarter, as determined by Global Positioning System observations and referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).

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)
- Paragon Star First Plat
- Special Warranty Deed, Document No. 2021E0010670

NOTES

- 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.
- According to the Lee's Summit, Missouri website, the surveyed premises is Zoned Planned Mixed Use, (PMIX).
- 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".
- 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.

CLOSURE SUMMARY

Precision, 1 part in: 472,502.62'
Error distance: 0.004'
Error direction: N78°44'28"W

AREA TABLE

LOT 6	31,334.95 sqft or 0.72 acres
LOT 7A	48,455.77 sqft or 1.11 acres
LOT 7B	30,055.22 sqft or 0.69 acres
LOT 7C	77,652.57 sqft or 1.78 acres
LOT 8	49,056.06 sqft or 1.13 acres
Total	236,554.57 sqft or 5.43 acres

COORDINATE TABLE

Point	Northing	Easting	Point	Northing	Easting
JA-96	1000821.54	2794091.51	6	1009822.87	2804239.22
1	1009494.69	2803800.09	7	1009821.04	2804239.10
2	1009727.33	2803714.70	8	1009820.65	2804245.18
3	1009895.35	2803905.67	9	1009498.10	2804545.16
4	1009841.18	2804015.96	10	1009447.27	2804541.91
5	1009827.36	2804233.97			

LEGEND

- Denotes 5/8" rebar with GBA cap set at property corner unless otherwise noted
- Denotes 1/2" rebar with GBA cap set at property corner unless otherwise noted
- Denotes 1/2" rebar with GBA cap found and excepted at property corner unless otherwise noted
- Denotes found section corner as noted hereon
- Denotes FEMA zone AE

BUILDING SETBACK LINES

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

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.