

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

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

MINOR PLAT

PARAGON STAR FIFTH PLAT, LOT 13

a replat of part of Lots 2, 3, and 4, Graham Commercial Center,
Section 34, Township 48 North, Range 32 West,
City of Lee's Summit, Jackson County, Missouri

DESCRIPTION:

All that part of Lots 2, 3, and 4, Graham Commercial Center, a subdivision in the Northwest Quarter of Section 34, Township 48 North, Range 32 West of the Fifth Principal Meridian, City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Northwest Quarter; thence South 86°26'21" East, along the North line of said Southwest Quarter of the Northwest Quarter, a distance of 497.78 feet; thence South 03°33'39" West, departing said North line, a distance of 115.23 feet, to the Point of Beginning; thence North 89°39'29" East, a distance of 94.68 feet; thence South 86°20'31" East, a distance of 369.44 feet; thence South 03°39'29" West, a distance of 67.02 feet; thence North 86°24'48" West, a distance of 8.01 feet; thence South 40°15'39" West, a distance of 153.79 feet; thence South 46°39'29" West, a distance of 112.34 feet; thence South 39°55'15" West, a distance of 36.50 feet; thence North 70°29'07" West, a distance of 81.51 feet; thence North 57°36'52" West, a distance of 53.24 feet; thence North 20°16'17" East, a distance of 57.64 feet; thence North 30°16'07" West, a distance of 92.79 feet; thence North 02°16'25" West, a distance of 77.41 feet; thence North 86°20'31" West, a distance of 84.00 feet; thence North 15°49'01" West, a distance of 40.72 feet, to the Point of Beginning, containing 80,632.28 square feet, or 1.85 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 minor plat, which plat and subdivision shall hereafter be known as "PARAGON STAR FIFTH PLAT, LOT 13".

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 _____)
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 _____, 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:

This is to certify that the Minor Plat of "PARAGON STAR FIFTH PLAT, LOT 13" was submitted to and duly approved by the City of Lee's Summit, all in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

CITY CLERK

Trisha Arcuri Fowler _____ Date _____
CITY CLERK

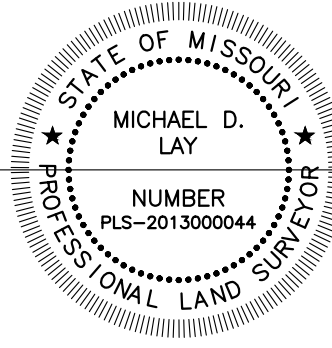
PUBLIC WORKS/ENGINEERING

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

DEVELOPMENT SERVICES

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

JACKSON COUNTY _____ Date _____
ASSESSOR OFFICE



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

MINOR PLAT
PARAGON STAR FIFTH PLAT, LOT 13
Replat of part of Lots 2, 3, and 4,
Graham Commercial Center,
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 August 23, 2021
Job No. 12720.00 May 20, 2021 Drawn By: MAP

POINT OF COMMENCING
NW Corner, SW 1/4, NW 1/4
Sec. 34-148N-R32W
(Found 1/2" rebar with
LS76D cap in conc.)

North Line, South 1/2, NW 1/4
S86°26'21"E 2637.18'

NE Corner, SE 1/4, NW 1/4
Sec. 34-148N-R32W
(Found 1/2" rebar)

POINT OF BEGINNING

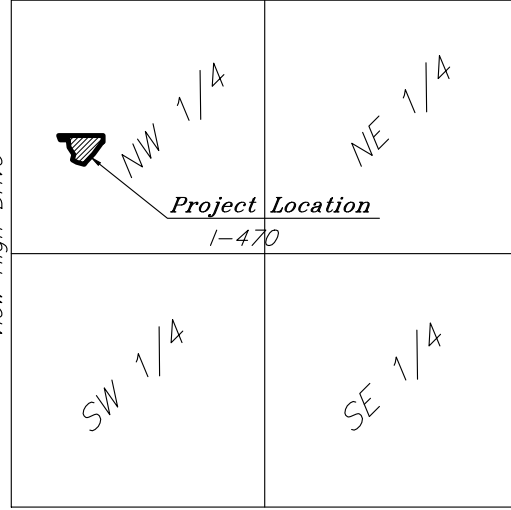
PARAGON STAR
SECOND PLAT
Lot 9

GRAHAM COMMERCIAL CENTER
Doc. No. 199810084255
Bk. 63 Pg. 89

LOT 13
80,632.28 sqft
1.85 ac

PARAGON STAR
SECOND PLAT
Lot 10

PARAGON STAR
SECOND PLAT
Lot 14



VICINITY MAP
Section 34, Township 48, Range 32

CLOSURE SUMMARY

Precision, 1 part in: 205,618.22'
Error distance: 0.006'
Error direction: S56°32'40"W

BASIS OF BEARING

Bearings shown hereon are based on the North line of the South 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 Northwest Corner of the Southwest Quarter of the Northwest Quarter, and a found 1/2" rebar at the Northeast Corner of the Southeast 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

- 1) Graham Commercial Center Plat, Document No. 199810084255, Bk. 63, Pg. 89
- 2) Missouri Quitclaim Deed, Document No. 2020E0115527
- 3) Paragon Star Second Plat

NOTES

- 1) According to FEMA Flood Insurance Rate Map, Panel 404 of 625, Community-Panel Number 29095C0404G, Map Revised January 20, 2017, and Panel 412 of 625, Community-Panel Number 29095C0412G, Map Revised January 20, 2017, the surveyed premises lies entirely within Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
- 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.
- 5) The boundary of this plat is intended to be controlled by the boundary of Paragon Star Second Plat, a subdivision unrecorded at this time, and said boundaries are to be contiguous with no gaps, gores or overlaps.

LEGEND

- - Denotes 1/2" rebar with GBA cap to be set after construction
- △ - Denotes section corner found as noted

BUILDING SETBACK LINES

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

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.