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 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 S86°33'45"E 1046.92' *∆= 6°26′46″ \$62°03'15"*W_^{8.55}' <u>Owner</u> Paragon Star LLC S86°33'45"E 2611.90' Point of Beginning Northwest Corner of Section 34, Township 48 North, Northeast Corner of the Northwest Quarter of Section 34, Township 48 North,-Range 32 West (Found 1/2" Rebar) Range 32 West (Found 3/4" Iron Bar) (Accepted, Added concrete) S86°33'45"E 1300.98' S64°19'42"W -L=19.47' L=126.83'-*∆= 2°03′52"* R=126.00' *∆= 75°41'45"* L=87.20' NE Corner of NW 1/4 of NW 1/4 R=102.00' N86°33'45"W 372.03' of Section 34, Township 48 North, Range 32 West L=134.76'-Found 1" x 1" square *∆= 75°41'45"* 126.95 R=113.00' _Limits of 1% annual chance flood Zone AE S 18°46'13"W *L=81.87*' → Easement Found 1/2"Rebar 76.95 —(To be dedicated (Accepted, added concrete) per seperate document) Found 1/2" Iron Bar 0.1' L=226.01'-R=119.00' Lot 4 S58°32'22"E __ (To be dedicated per North and 1.2" *∆= 65°24′06″* S69'47'48"W_ NO3°35'37"E N69°47'48"E 10.56' $R = 1.98.00^{\circ}$ Bk. 1-1799, Pg. 1618 ___L=33.55' Tract F *∆= 9°42′33"* 511°39'31"E R=84.00' 58.16' __S11°39'31"E L=133.66'-____N14°07'45"W _____R=188.00' N69°47'48"E Δ= 91°10'09" S19°02'03"E_ _*S03°26'15"W ∆= 35°03′29″* S86°33'45"E_ Little Blue Valley 13.19' Sewer District -L=29.82', Δ= **12°28'46"** 70' SS/E -'(To be dedicated per (By this Plat) R=616.00' L=197.28'-15' Kansas City (To be dedicated per-*∆=24°06′12"* seperate document) Bk. 1-1320, Pg. 727 Project Location 6' sidewalk 115.72'\ L=618.48' △= 54°41'08' · ITB=N15°06'40"E R=540.00' L=125.61' 1.0.' sidewalk ; City of Lee's NW Chipman Road NO2°25'47"E_ VICINITY MAP (By this Plat) N87°54'42"W Section 34, Township 48, Range 32 Stream Buffer R=2508.01' R=426.00' . N38°24'25"E -L=1230.57' __L=6.11' △= **0°49'20"** Δ=28°06'45" S04°00'46"W _ R=426.00' S87°54'42"E -L=71.75° . ⊿= **9°39′02″** _*S38°24'25"W* R=426.00' S86°33'45"E ´ *∆= 4°06'53"* Little Blue Valley N44°13'47"E_ 47.61' APPROVED: N36'07'29"W (To be dedicated per ... N45°46'13"W ... / R=320.00' MAYOR AND CITY COUNCIL: L=134.33' seperate document) · Limits of 1% annual S44°13'47"W ____ R=370.00' _ *∆= 24°03′07″* chance flood Zone AE ITB=N10*16'22"W L=140.94' CERTIFICATION: S76°36′43″W r-L=23.48' R=264.00' This is to certify that the within plat of "PARAGON STAR FIRST PLAT, Lots 1-4 and City of Lee's △= 16°00'54' L=57.65'-Tracts A-G" was submitted to and duly approved by the Mayor and City Council of Summit 10' U/E : *∆= 12°30′46″* R=111.50 the City of Lee's Summit, Missouri, this _____ day of (By this Plat) *──L=7.51* ′ R=368.00' N72°21'59"E *∆=3°51'40"* L=89.85'---__, 2021, by Ordinance No._ 22.51"-N76°36'43"E R=113.00' R=111.50*∆= 13°59'23"* R=84.00' __L=57.18' N12°04'22"W ___L=51.25' L=17.67'-△= 29°23'00" . *∆= 25°59′14"* City of Lee's Summit ∆= 12°03°20" Summit 10' U/E -' ITB= N39°18'32"W S01'25'13"E 44.78' *,*—32' SS/E ⁻ R=106.00' S31°21'26"W 54.29' N86°33'45"W (By this Plat) R=113.00' (By this Plat) L=14.75' ·4'·sidewalk ~~L=2.46' _N31°21'26"E R=48.98' L=48.55' *∆= 7*58′31″* ∠ *∆= 1°14′56" ∆= 56°47′34"* with LS2157 Cap NO2°25'47"E_ ITB=S01°25'22"E S66°05'50"W <u>140.58</u> 218.66' Trisha Fowler Arcuri N86°33'45"W _110.95° R=112.00' Tract E L=61.21'-156.00' Little Blue Valley *∆=31°18′53″* [°] S09°20'32"E PUBLIC WORKS/ENGINEERING R=71.00' · S04°06'32"W <u>·</u> 30.31' R=71.00 -60' SS/E L=146.49'— L=163.01' (To be dedicated per <u>Owner</u> *∆= 118°13′04"* Corner of NW\1/4 Found 1/2" Rebar seperate document) Jackson County, MO ITB=S87'45'48"E N86'26'21"W 445.83' 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 · S14°24'57"E 34.\ Township 48 North, -sidewalk/streetscape -sidewalk/streetscape -34, Township 48 North, <u>PARCEL 2</u> Found 1/2" Rebar Range\32 West Found 1/2" Rebar
4.6' South of Property line (Width varies) 20.62' N86°26'21"W 1479.38' **DEVELOPMENT SERVICES** Document #1469713 N86'26'21"W 665.34' 5.4' North and 0.9' West of Property Corner. —with SKW LC000003 Cap (Found 1/2" Iron Bar) N47°28'22"E with LSZ&D Cap) Bk. 1106, Pg. 1750 5.9' South of Property line. Found 1/2" Rebar with 12735.27 South line of the North (Accepted,\ Added concrete) Jackson County, MO Right-of-Way SKW LC000003 Cap 1/2 of the Northwest-Jackson County, Missouri, Missouri Warranty Deed City of Kansas City, MO Ryan A. Elam, P.E. GRAHAM COMMERCIAL CENTER Quarter of Section 34-48-32 MODNR JA-96 a Missouri Corporation, Found 1/2" Rebar with <u>PARCEL</u> Quitclaim Deed Property line. Doc. No. 1998I0084255 ₩ ASC MLS \$6D cap 0.1' South Document #1469713 .Doc. #199211129961 Found 1/2" Rebar <u>.</u> Stream Buffer Bk. 63 Pg. 89 TRACT L-86 Document #I-471474 Bk. 1110, Pg. 1423 \ and 1.0' East of property corner Bk. 1106, Pg. 1750 Bk. 12285, Pg. 414 (Accepted, added concrete) PLANNING COMMISSION Denotes ⁵/₈" Rebar with GBA cap set at property corner unless otherwise noted post construction Cynda Rader SURVEYOR'S CERTIFICATION: I hereby certify that during the MICHAEL D AREA TABLE SECRETARY (PLANNING COMMISSION) month of January 2019, a boundary survey was performed by LAY CLOSURE SUMMARY PLAT BOUNDARY: \bigcirc - Denotes $\frac{1}{2}$ " Rebar with GBA cap set at 3200 NW View High Pkwy LOT 1 276,267.92 sqft or 6.34 acres me or under my direct supervision and the survey was executed property corner unless otherwise noted post construction NUMBER JACKSON COUNTY in accordance with the current Missouri Minimum Standards for 3200 NW Paragon Pkwy 854,869.97 sqft or 19.63 acres Precision, 1 part in: 2458954.785' O - Denotes monument found as noted at property corner PLS-2013000044 Urban Property Boundary Surveys as established by the Missouri 1401 NW River Rd LOT 3 1,368,479.45 sqft or 31.41 acres 0.003' Error distance: Department of Agriculture, and that I am a duly Licensed Land △ - Denotes Found Section Corner as noted hereon 3151 NW View High Pkwy Error direction: N50°51 '00 "W LOT 4 61,452.65 sqft or 1.41 acres Surveyor under the laws of the State of Missouri. Denotes FEMA zone AE. SHEET 1 OF 2 3100 NW View High Pkwy TRACT A 142,074.69 sqft or 3.26 acres - Denotes Wetland preservation limits 1350 NW River Rd TRACT B 79,608.59 sqft or 1.83 acres Michael D. Lay Missouri Professional Land Surveyor No. 2013000044 ROW - Right of Way 3150 NW Paragon Pkwy TRACT C | 126,031.15 sqft or 2.89 acres BASIS OF BEARING: TRACT D 107,694.64 sqft or 2.47 acres 1351 NW River Rd PARAGON STAR FIRST PLAT, COORDINATE TABLE 1301 NW River Rd TRACT E 71,006.16 sqft or 1.63 acres South 86°33'45" East along the North line of the Northwest Quarter Point Northing of Section 34, Township 48 North, Range 32 West, between a TRACT F 243,340.19 sqft or 5.59 acres 1451 NW River Rd a subdivision in JA-96 | 1000821.5449 | 2794091.5115 found $\frac{1}{2}$ " Rebar at the Northwest Corner of said Northwest Quarter, 3350 NW Paragon Pkwy TRACT G 7,666.60 sqft or 0.18 acres Revised April 28, 2020 1010744.1819 | 2803531.7602 | 6 | 1009362.6781 | 2804542.3886 and a found $\frac{3}{4}$ " iron bar at the Northeast Corner of said Northwest TOTAL 3,338,492.01 sqft or 76.64 acres Revised May 14, 2020 Section 34, Township 48, Range 32, 2 | 1010587.5876 | 2806138.7196 | 7 | 1009342.7132 | 2804547.5206 Quarter, as determined by Global Positioning System observations Revised February 8, 2021 and referenced to the Missouri State Plane Coordinate System, West 3 | 1010514.7394 | 2806113.9623 | 8 | 1009387.0462 | 2803854.0585 GEORGE BUTLER ASSOCIATES, INC. Revised March 4, 2021 City of Lee's Summit, Jackson County, Missouri Zone (NAD83). CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS 2806013.8535 | 9 | 1009405.4658 | 2803854.7974 Revised June 18, 2021

Job No. 12720.16 January 14, 2019 Drawn By: MAP Revised September 08, 2021

ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219/ (913)492-0400

Surveyor Email: mlay@gbateam.com

<u>DEVELOPER:</u>

5 | 1009270.8047 | 2806018.7733 | 10 | 1009429.0407 | 2803475.9544

FINAL PLAT OF, Lots 1-4 and Tracts A-GPARAGON 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; 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 vacation of the easements herein granted.

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.

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.

STORM WATER DRAINAGE EASEMENT (D/E)

An easement is hereby granted to 1—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)

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 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 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 shall be used as a Wetland area.

Tract E shall be used as a parking lot.

Tract F shall be used as a parking lot.

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 is to be owned and maintained consistent with applicable right-of-ways contiguous to the View High Drive right-of-way.

BUILDING SETBACK LINES

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

- 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.

<u>REFERENCES</u>

- 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.



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.

<u>PLAT DEDICATION</u>

l, 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, Lots 1—4 and Tracts A—G".

IN TESTIMONY WHEREOF, I-470 and View High Cor	nmunity Improvement District has caused thes	re presents to be signed this	day of, 2021.
1-470 and View High Community Improvement Dis	trict		

1-4/0	arra	VIEW	High	Community	Improvement	DISTITUTE

By:									
	Executive	Director,	/-470	and	View	High	Community	Improvement	District
STA	TE OF)						

) 55	
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 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.

		My Commission	Expires:	
Notary Public	Print Name	,	,	

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	Paragon	Star,	LLC,	a	Missouri	limited	liability	company	
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Ву:	 Managing	Member,	Paragon	Star,	LLC
STA	TE OF)		
COL	INTY 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.

		My Commission	Expires:	
lotary Public	Print Name			

APPROVED:

MAYOR AND CITY COUNCIL:

Revised April 28, 2020

Revised May 14, 2020

Revised February 8, 2021

Revised March 4, 2021

Revised June 18, 2021

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	Date

Trisha Fowler Arcuri CITY CLERK

George M. Binger III, P.E. Date CITY ENGINEER DEVELOPMENT SERVICES Ryan A. Elam, P.E. Date DIRECTOR PLANNING COMMISSION Cynda Rader Date SECRETARY (PLANNING COMMISSION)

JACKSO ASSES

PUBLIC WORKS/ENGINEERING

ON COUNTY	Date
SOR OFFICE	

SHEET 2 OF 2

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

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

Job No. 12720.16 January 14. 2019 Drawn By: MAP Revised September 08. 2021