Job No. 12720.16 September 20, 2019 Drawn By: MAP Revised April 28, 2020 <u>DEVELOPER:</u> FINAL PLAT OF, Paragon Star LLC. Revised May 14, 2020 801 Northwest Commerce Center Lots 9, 10, 14, 16, and 20
PARAGON STAR SECOND PLAT,
a subdivision in Section 34, Township 48 North, Range 32 West, Revised February 08, 2021 Lee's Summit, Missouri 64086 Revised March 04, 2021 Revised June 18, 2021 Paragon Star, LLC Revised September 08, 2021 801 NW Commerce Drive Lee's Summit, Missouri 64086-9381 CLOSURE SUMMARY EXTERIOR PLAT BOUNDARY: Missouri Quitclaim Deed: and a Replat of Part of Graham Commercial Center, Document No. 2020E0115527 Precision, 1 part in: 483.982.67' Error distance: 0.006' City of Lee's Summit, Jackson County, Missouri S32°42'46"W Error direction: CLOSURE SUMMARY EXCEPTION TO PLAT BOUNDARY: Precision, 1 part in: 205,618.22' VICINITY MAP North Line of Southwest Quarter Error distance: 0.006' 1-470 and View High Found 1/2" Rebar Northwest Quarter S56°32'40"W Error direction: ommunity Improvement Distr Section 34, Twp. 48 N, Rge. 32 W \_\_with\_LS2157\_Cap\_\_/ Section 34, Township 48, Range 32 Special Warranty Deed Found 1/2" Rebar Document #2021E0010670 with LS2157 Cap Paragon Star, LLC, S86°26'21"E 379.61' a Missouri limited liability company 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 Graham Commercial -with SKW LC000003 Cap NE Corner of SE 1/4 Found 1/2" Rebar with Missouri Quitclaim Deed Center, a Subdivision in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows: of NW 1/4 of Section SKW LCOOOOO3 Cap Document #2020E0115527 34, Township 48 North, NW Corner of SW 1/4 4.1' South of 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 Range 32 West of NW 1/4 of Section Property line. Southwest Quarter of the Northwest Quarter, a distance of 379.61 feet, to the Northwest Corner of Graham Commercial Center, recorded in Book 63, Page (Found 1/2" Rebar) -34, Township 48 North, 89; thence South 02°17'51" West, departing said North line, and along the West line of said Graham Commercial Center, a distance of 18.44 feet, to the S86°20'31"E 694.94' S86°26'21"E 2257.57' Range 32 West Point of Beginning  $\vdash$ Point of Beginning; thence South 86°20'31" East, departing said West line, a distance of 694.94 feet, to a point on the East line of said Graham (Found 1/2" Rebar City of Lee's S Commercial Center; thence South 14°24'57" East, along said East line, a distance of 239.81 feet; thence South 75°35'03" West, departing said East line, a with LS76D Cap in Concrete \_@ *32' SS/E* distance of 68.87 feet; thence North 49°21'27" West, a distance of 75.00 feet; thence South 40°15'53" West, a distance of 347.69 feet; thence North Limits of 1% annual By this Plat 69°50'05" West, a distance of 19.70 feet; thence South 20°12'25" West, a distance of 268.55 feet, to a point on the North Right-of-Way line of US chance flood Zone AE N47°12'17"E 40.93' Interstate Highway 470, as now established, said point also being on the South line of said Graham Commercial Center; thence North 85°08'16" West, along S16°03'55"E said North Right-of-Way line and said South line, a distance of 16.67 feet; thence South 60°28'02" West, continuing along said North Right-of-Way line and said South line, a distance of 97.23 feet; thence North 69°50'05" West, continuing along said North Right-of-Way line and said South line, a distance N86°20'31"W Point of Beginning of 342.03 feet; thence North 30°28'52" West, continuing along said North Right-of-Way line and said South line, a distance of 87.88 feet, departing said  $^-$ Excepted North Right-of-Way line, and transitioning to the East Right-of-Way line of Northwest View High Drive, as now established, said point also being on the S03°39'29"W West line of said Graham Commercial Center; thence North 07°21'08" East, along said East Right-of-Way line and said West line, a distance of 92.10 feet; \_\_\_\_S86°20'31"E 369.44' 7.14' West Line of Southwest Quarter thence South 69°50'05" East, departing said East Right-of-Way line and said West line, a distance of 97.12 feet; thence North 20°09'55" East, a distance N86°20'31"W of Northwest Quarter of 165.51 feet; thence North 69°50'05" West, a distance of 69.13 feet, to a point on the West line of said Graham Commercial Center; thence North Section 32, Township 48 North. 6.47' 31°48'12" East, continuing along said West line, a distance of 128.20 feet; thence North 02°17'51" East, a distance of 262.50 feet, to the Point of Beginning, containing 427,519.06 square feet, or 9.81 acres, more or less. N15°49'01"W N86°20'31"W Missouri Warranty Deed Range 32 West <u>PARCEL 2</u> Right-of-Way Buffer Document #1469713 chance flood Zone AE City of Kansas City, MO S03°39'29"W EXCEPT for the following: Bk. 1106, Pg. 1750 Quitclaim Deed N02°16'25"W Doc. #1992|1129961 67.02' 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 Bk. 12285, Pg. 414 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, N86°24'48"W By this Plat) 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; Lot 3 GRAHAM COMMERCIAL CENTER 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 Doc. No. 199810084255

Bk. 63 Pg. 89 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 & A/E 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 Jackson County, MO N30°16'07"W 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. Missouri Warranty Deed Found 1/2" bar & cap,\_ 92.79' Lot 10 stamped "SKW LC00003 Plat area containing 346,886.78 square feet, or 7.96 acres, more or less, after exception Document #1469713 Bk. 1106, "Pg. 1750 PLAT DEDICATION Excepted N54°37′55″W <sup>¯</sup>64.00′ N20°16′17″E *Tract* 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 SECOND PLAT, Lots 9, 10, 14, 16, and 20". 57.64 N90°00'00"E IN TESTIMONY WHEREOF, Paragon Star, LLC, a Missouri limited liability company has caused these presents to be signed this \_\_\_\_ day of N49°21'27"W 75.00' Paragon Star, LLC, a Missouri limited liability company *S75°35'03"W* S20°09'55"W Managing Member, Paragon Star, LLC 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 N69°50'05"W 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. -MODNR JA-96 Found 1/2" Rebar My Commission Expires: \_\_\_\_\_ AREA TABLE S69°50'05"E 3201 NW Paragon Pkwy | LOT 9 | 45,054.54 sqft or 1.03 acres Paragon Star, LLC, 97.12' Missouri limited liability company 3275 NW Paragon Pkwy | LOT 10 | 20,461.35 sqft or 0.47 acres Permanent Easement Missouri Quitclaim Deed APPROVED: Jackson County, MO (13) Document #2020E0115527 3191 NW Paragon Pkwy | LOT 14 | 126,705.75 sqft or 2.91 acres Missouri Warranty Deed — MAYOR AND CITY COUNCIL: Document #1469713 3301 NW Paragon Pkwy LOT 16 | 148,591.31 sqft or 3.41 acres N69°50'05"W Bk. 1106, Pg. 1750 GRAHAM COMMERCIAL CENTER 3151 NW Paragon Pkwy LOT 20 6,073.83 sqft or 0.14 acres CERTIFICATION: N07°21'08"E Doc. No. 199810084255 Total 346,886.78 sqft or 7.96 acres City of Lee's Summit This is to certify that the within plat of "PARAGON STAR SECOND PLAT, Lots 9, 10, 14, 16, and 20" was submitted to and duly approved by the Mayor and Bk. 63 Pg. 89 — Q 20' W/E City Council of the City of Lee's Summit, Missouri, this \_\_\_\_\_ day of (By this Plat) BASIS OF BEARING: 43.06'-\_\_\_\_, 2021, by Ordinance No.\_\_\_\_ South 86°26'21" East along the North line of the South half of the Northwest Quarter of Section 34, Township 48 North, Range 32 West, between a found  $\frac{1}{2}$ " rebar with LS 76D cap in concrete at the Northwest Corner of the Southwest Quarter of the Northwest Access Road Easement Bk. 793, Pg. 30 stamped "SKW LC00003 Quarter, and a found  $\frac{1}{2}$ " rebar at the Northeast Corner of the S25°16'01"E Southeast Quarter of the Northwest Quarter, as determined by 128.55 Global Positioning System observations and referenced to the Little Blue Valley Sewer District Missouri State Plane Coordinate System, West Zone (NAD83). 7 50' SS/E N85°08'16"W 40.91' N30°28'52"W COORDINATE TABLE Trisha Fowler Arcuri To be dedicated per CITY CLERK separate document) | Point | Northing Easting Point Northing Easting PUBLIC WORKS/ENGINEERING | JA-96 | 1000821.5449 | 2794091.5115 | 9 | 1008633.0966 | 2804131.0671 1 | 1009387.0461 | 2803854.0585 | 10 | 1008585.1743 | 2804046.4774 State of Missouri 1009342.7132 | 2804547.5206 | 1008703.0725 | 2803725.4404 George M. Binger III, P.E. State Highway Commission 3 | 1009110.4740 | 2804607.2175 | 1008778.7980 | 2803680.8684 Permanent Easement — Document #I-1100228 4 | 1009093.3293 | 2804540.5191 | 13 1008870.1356 | 2803692.6535 DEVELOPMENT SERVICES NUMBER Bk. 2232, Pg. 593 5 | 1009142.1749 | 2804483.6152 | 14 | 1008836.6581 | 2803783.8126 PLS-2013000044 1008992.0091 | 2803840.8640 6 | 1008876.8872 | 2804258.9158 | 15 5' Missouri Public Service Company Ryan A. Elam, P.E. DIRECTOR 7 | 1008883.6785 | 2804240.4231 | 16 | 1009015.8376 | 2803775.9789 Electric Line Easement-HIGHWAY 50 /US INTERSTATE HWY. 470 Bk. 1-391, Pg. 1148 8 | 1008631.6840 | 2804147.6719 | 17 | 1009124.7836 | 2803843.5370 Michael D. Lay PLANNING COMMISSION Missouri Professional Land Surveyor No. 2013000044 S60°28'02"W GENERAL UTILITY EASEMENT (U/E): n easement is hereby granted Paragon Star, LLC, its heirs, assigns, or successor in interest to locate, construct and maintain, or to 97.23' Found 3/8" Rebarauthorize 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 SURVEYOR'S CERTIFICATION: I hereby certify that during the month of SECRETARY (PLANNING COMMISSION) them, upon, over, or under those areas outlined or designated upon this plat as U/E (Utility Easement) or within any street or thoroughfare September 2019, a boundary survey was performed by me or under dedicated to public use on this plat as Lot 14. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, my direct supervision and the survey was executed in accordance with to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights JACKSON COUNTY the current Missouri Minimum Standards for Urban Property Boundary previously transferred and vacation of the easements herein granted. ASSESSOR OFFICE A zero foot building line or setback line is hereby established as per PDP Ordinance No. 8644. Surveys as established by the Missouri Department of Agriculture, and that I am a duly Licensed Land Surveyor under the laws of the State <u>WATERLINE EASEMENT (W/E):</u> An easement is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to of Missouri. authorize the location, construction and maintenance of conduits, and/or structures for water services upon, over, or under those areas 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. outlined or designated upon this plat as W/E (Waterline Easement). Lot 14 and 16 are hereby designated as cross access, open space and common area and may include landscaping, sidewalks, private streets - Denotes  $\frac{5}{8}$ " Rebar with GBA cap set at According to FEMA Flood Insurance Rate Map, Panel 404 of 625, Community-Panel Number 29095C0404G, Map Revised January 20, 2017, and Panel 412 or drives, monuments, signage, and amenities. Said tracts shall be owned and maintained by the Developer. In addition, a perpetual easement property corner unless otherwise noted of 625, Community—Panel Number 29095C0412G, Map Revised January 20, 2017, the limits of 1% annual chance flood Zone AE are shown hereon. FINAL PLAT OF Lots 9, 10, 14, 16, and 20 or license is hereby dedicated giving the right of public access, ingress and egress for public vehicular and pedestrian traffic over, across According to the Lee's Summit, Missouri website, the surveyed premises is Zoned Planned Mixed Use, (PMIX)  $\bigcirc$  - Denotes  $\frac{1}{2}$ " Rebar with GBA cap set at and through Lot 14 and 16; and said easement shall run with the land and shall not be amended, modified, canceled or abrogated without 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 the prior consent of the City of Lee's Summit, Missouri. property corner, unless otherwise noted Resources, dated "as of February 1, 2017". PARAGON STAR SECOND PLAT, - Denotes monument found as noted at property corner Bearings and coordinates shown hereon are Missouri State Plane Coordinate System of 1983, West Zone. Global Positioning System Equipment (GPS) was SANITARY SEWER EASEMENT (SS/E): An easement is hereby granted to the City of Lee's Summit, Missouri, to enter upon, construct, maintain, 4. and if on plat outer boundary accepted, added concrete used to determine Bearings and Coordinates shown hereon. We used MoDOT's VRS GNSS cellular network reference station MOSB and checked into DNR and use conduits, sewer pipes, surface drainage facilities, etc., upon, over, under, and across those areas outlined and designated on this ∇ - Denotes Right-of-Way Monument found plat as "Sanitary Sewer Easement" or "SS/E" and, subject to the management by the District, to regulate the subordinate use of other Control Point JA-96 (N:1000821.5449, E:2794091.5115). The coordinates are grid coordinates in U.S. feet. The calculated project combined adjusted easements by governmental entities, utilities, and other service providers within those outlined and designated easement areas. These areas factor is 0.999906488.

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)

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

maintenance of any stormwater drainage facility or otherwise interfere with or obstruct the flow of surface drainage water.

property improvement, including the removal of vegetation, determined by the District to impair the strength or interfere with the use and

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

— Denotes FEMA zone AE.

a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham

Commercial Center, In the City of Lee's Summit, Jackson County, Missouri