Filed for Record this day of 2022E0016978

February 22 2022

At 2 o'clock 15 Minutes pm

Recorded in Book I 199 At Page 25

Instrument Number 2022E0016978

Director Recorder of Deeds

By C. Waterfield

Deputy

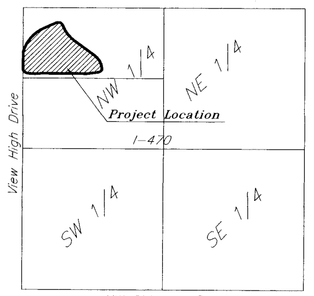
Recorder's Fee $ 66.00

FINAL PLAT OF LOTS 5, 6, 7A, 7B, 7C, AND 8 PARAGON STAR FOURTH PLAT

a subdivision in Section 34, Township 48 North, Range 32 West, Replat of all of Lot 2, Paragon Star First Plat, City of Lee's Summit, Jackson County, Missouri

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

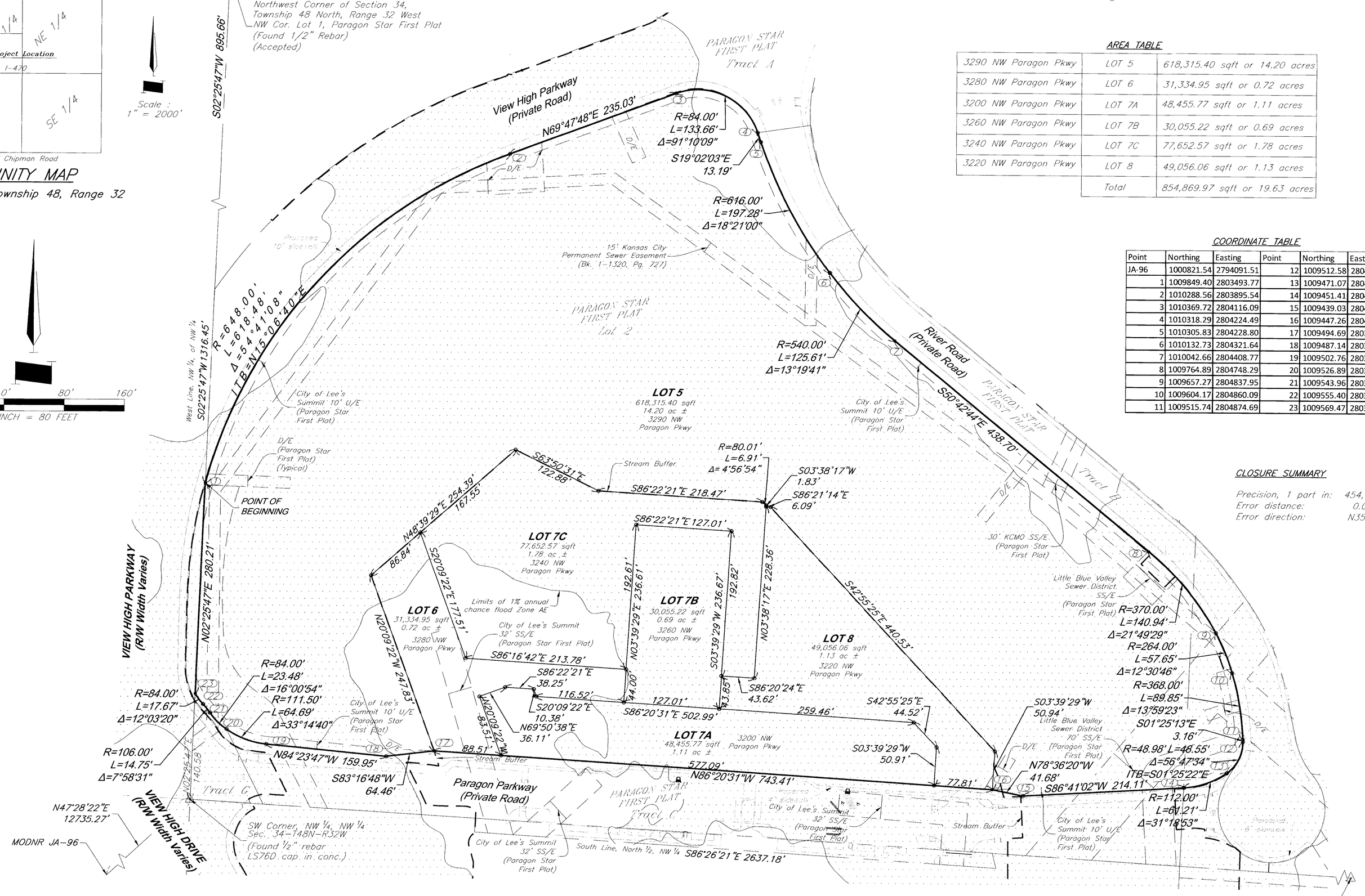
OWNER:
I-470 and View High Community Improvement District
220 SE Green Street
Lee's Summit, Missouri 64063
Special Warranty Deed:
Document No. 2021E0010670



VICINITY MAP
Section 34, Township 48, Range 32

Scale : 1" = 2000'

SCALE : 1 INCH = 80 FEET



AREA TABLE

3290 NW Paragon Pkwy	LOT 5	618,315.40 sqft or 14.20 acres
3280 NW Paragon Pkwy	LOT 6	31,334.95 sqft or 0.72 acres
3200 NW Paragon Pkwy	LOT 7A	48,455.77 sqft or 1.11 acres
3260 NW Paragon Pkwy	LOT 7B	30,055.22 sqft or 0.69 acres
3240 NW Paragon Pkwy	LOT 7C	77,652.57 sqft or 1.78 acres
3220 NW Paragon Pkwy	LOT 8	49,056.06 sqft or 1.13 acres
	Total	854,869.97 sqft or 19.63 acres

COORDINATE TABLE

Point	Northing	Easting	Point	Northing	Easting
JA-96	1000821.54	2794091.51	12	1009512.58	2804874.77
1	1009849.40	2803493.77	13	1009471.07	2804853.64
2	1010288.56	2803895.54	14	1009451.41	2804796.48
3	1010369.72	2804116.09	15	1009439.03	2804582.75
4	1010318.29	2804224.49	16	1009447.26	2804541.89
5	1010305.83	2804228.80	17	1009494.69	2803800.06
6	1010132.73	2804321.64	18	1009487.14	2803736.05
7	1010042.66	2804408.77	19	1009502.76	2803576.88
8	1009764.89	2804748.29	20	1009526.89	2803517.83
9	1009657.27	2804837.95	21	1009543.96	2803501.83
10	1009604.17	2804860.09	22	1009555.40	2803492.53
11	1009515.74	2804874.69	23	1009569.47	2803481.89

CLOSURE SUMMARY

Precision, 1 part in:	454,445.13'
Error distance:	0.008'
Error direction:	N35°35'33"E

DESCRIPTION

A tract of land being all of Lot 2, Paragon Star First Plat, a subdivision in the North Half of Northwest Quarter of Section 34, Township 48 North, Range 32 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 34; thence South 02°25'47" West, along the West line of said Section, a distance of 895.66 feet, to a point on a non-tangent curve, said point also being the Point of Beginning; thence Northeasterly, departing said West line, along a curve to the right, having a radius of 648.00 feet, a central angle of 54°41'08", and an initial tangent bearing of North 15°06'40" East, a distance of 618.48 feet, to a point of tangency; thence North 69°47'48" East, a distance of 235.03 feet, to a point of curvature; thence Northeasterly and Southeasterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 91°10'09", a distance of 133.66 feet, to a point of tangency; thence South 19°02'03" East, a distance of 13.19 feet, to a point of curvature; thence Southeasterly, along a curve to the left, having a radius of 616.00 feet, a central angle of 18°21'00", a distance of 197.28 feet, to a point of compound curvature; thence Southeasterly, along a curve to the left, having a radius of 540.00 feet, a central angle of 13°19'41", a distance of 125.61 feet, to a point of tangency; thence South 50°42'44" East, a distance of 438.70 feet, to a point of curvature; thence Southeasterly, along a curve to the right, having a radius of 370.00 feet, and a central angle of 21°49'29", a distance of 140.94 feet, to a point of compound curvature; thence Southeasterly and Southerly, along a curve to the right, having a radius of 264.00 feet, and a central angle of 12°30'46", a distance of 57.65 feet, to a point of compound curvature; thence Southerly, along a curve to the right, having a radius of 368.00 feet, and a central angle of 13°59'23", a distance of 89.85 feet; thence South 01°25'13" East, a distance of 3.16 feet, to a point on a non-tangent curve; thence Southerly and Southwesterly, along a curve to the right, having a radius of 48.98 feet, a central angle of 56°47'34", and whose initial tangent bearing is South 01°25'22" East, a distance of 48.55 feet, to a point of compound curvature; thence Southwesterly and Westerly, along a curve to the right, having a radius of 112.00 feet, and a central angle of 31°18'53", a distance of 61.21 feet, to a point of tangency; thence South 86°41'02" West, a distance of 214.11 feet; thence North 78°36'20" West, a distance of 41.68 feet; thence North 86°20'31" West, a distance of 743.41 feet; thence South 83°16'48" West, a distance of 64.46 feet; thence North 84°23'47" West, a distance of 159.95 feet, to a point of curvature; thence Westerly and Northwesterly, along a curve to the right, having a radius of 111.50 feet, and a central angle of 33°14'40", a distance of 64.69 feet, to a point of compound curvature; thence Northeasterly, along a curve to the right, having a radius of 84.00 feet, a central angle of 16°00'54", a distance of 23.48 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the left, having a radius of 106.00 feet, a central angle of 07°58'31", a distance of 14.75 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, a central angle of 12°03'20", a distance of 17.67 feet, to a point on said West line; thence North 02°25'47" East, along said West line, a distance of 280.21 feet, to the Point of Beginning, containing 854,869.97 square feet or 19.63 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, Lots 5, 6, 7A, 7B, 7C, 8".

IN TESTIMONY WHEREOF, I-470 and View High Community Improvement District has caused these presents to be signed this 10th day of December, 2021.

I-470 and View High Community Improvement District

By: William A Brown
Executive Director, I-470 and View High Community Improvement District

STATE OF Missouri)
) SS
COUNTY OF Jackson)

BE IT REMEMBERED, that on this 10th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared William Brown, 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.

Stephanie Ann Franklin
Notary Public

Stephanie Ann Franklin
Print Name

My Commission Expires: 08-29-2025

STEPHANIE ANN FRANKLIN
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 21143827
My Commission Expires 08-29-2025

APPROVED:

MAYOR AND CITY COUNCIL:

CERTIFICATION:

This is to certify that the within plat of "PARAGON STAR FOURTH PLAT, Lots 5, 6, 7A, 7B, 7C, 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
MAYOR
1/13/22
Date

DEVELOPMENT SERVICES

Ryan A. Elam, P.E.
DIRECTOR
1-11-2022
Date

for Trisha Fowler Arcuri
CITY CLERK
1-13-22
Date

PLANNING COMMISSION

Cynda A. Rader
SECRETARY (PLANNING COMMISSION)
1-12-22
Date

PUBLIC WORKS/ENGINEERING

George M. Binger III, P.E.
CITY ENGINEER
1-12-2022
Date

JACKSON COUNTY
ASSESSOR OFFICE
VINCENTE BRICE
2/22/2022
Date

LEGEND

- ● – Denotes ⅝" rebar with GBA cap set at property corner unless otherwise noted, after construction
- ○ – Denotes ½" rebar with GBA cap set at property corner unless otherwise noted, after construction
- △ – 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. 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.

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)

3) Paragon Star First Plat

4) Special Warranty Deed, Document No. 2021E0010670

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 M05B 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. Bearings shown hereon are based on the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 48 North, Range 32 West having a bearing of South 02°25'47" West, between a found ½" rebar at the Northwest Corner of the Northwest Quarter of the Northwest Quarter, and a found ½" rebar with LS76D cap at the Southwest Corner of the Northwest Quarter of the Northwest Quarter.

STATE OF MISSOURI
MICHAEL D. LOY
NUMBER PLS-2013000044
12/3/21
PROFESSIONAL LAND SURVEYOR

Michael D. Loy
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

Revised August 24, 2021 November 24, 2021

Job No. 12720.00 May 20, 2021 Drawn By: MAP

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

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