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 City of Lee's Summit, Jackson County, Missouri Missouri Quitclaim Deed: Document No. 2020E0115527 <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′ Δ= 6°26'46" S62°03'15"W 8.55' <u>Owner</u> Paragon Star LLC Δ= 0°48'39"/ 10' sidewalk 5.60'— Point of Beginning Northwest Corner of Section 34, Township 48 North, S86°33'45"E 2611.90' 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) S64°19'42"W -L=19.47'*∆= 2°03′52"* R=126.00' S34°11'05"E L=87.20' NE Corner of NW 1/4 of NW 1/4 74.90' ∆= 39°39′15″ 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"* bar inside pipe. 126.95 R=113.00', _Limits of 1% annual chance flood Zone AE S 18°46'13"W 15' Evergy L=126.83' *∆= 75°41'45"* (Accepted, added concrete) (By this Plat) Found 1/2" Iron Bar 0.1' L=226.01 North and 1.2' S22°39′19"W NO3°35'37"E N69°47'48"E 10.56' Bk. 1-1799, Pg. 1618 -D/E__L=33.55' Tract F *∆= 9°42′33"* S11°39'31"E ______58.16' ___S11°39'31"E L=133.66'-141.14' N14*07'45"W R=188.00' · $\Delta = 91^{\circ}10'09''$. S19°02'03"E S86°33'45"E_ Little Blue Valley NO7°52'28"E -L=29.82', Δ= 12°28'46" .CL KCMO SS/E Sewer District (By this Plat) 20.00' (By this Plat) L=197.28'— <u>.</u> S24°13'21"E`. · 15' Kansas City ∆=24°06′12" Bk. 1-1320, Pg. 727 Project Location 6' sidewalk 115.72' /=618.48° . Δ= 54°41′08″ · ITB=N15°06'40"E R=540.00 · S89°32'08"E <u>·</u>) L=125.61'≤ 1.0.' sidewalk Proposed NW Chipman Road | N02°25'47"E __/ 1.0.' ·sidewalk · VICINITY MAP Section 34, Township 48, Range 32 Stream Buffer R=2508.01' ...R=426.00' /--L=6.11' . N38°24'25"E -L=1230.57' · ⊿= 0°49'20" Δ=28°06'45" S04°00'46"W _ R=426.00' S87°54'42"E . ⊿= 9°39′02″ _*S38°24'25"W* .R=426.00' 47.61' APPROVED: (By this Plat) N45'46'13"W MAYOR AND CITY COUNCIL: L = 134.33'Limits of 1% annual . S44°13′47″W · · / / R=370.00' Δ=24°03'07" chance flood Zone AE · ITB=N10°16'22"W L=140.94'∑ CERTIFICATION: Δ=21°49'29" R=264.00' S76°36'43"W · This is to certify that the within plat of "PARAGON STAR FIRST PLAT, Lots 1-4, and · **⊿=** 16°00'54' L=57.65' Tracts A-G" was submitted to and duly approved by the Mayor and City Council of . **⊿=** 12°30′46″ ∫ R=111.50N13°23'17"W the City of Lee's Summit, Missouri, this _____ day of -L=7.51' R=368.00' N72°21'59"E . *∆= 3°51'40"* L=89.85' 46.91' N76°36'43"E R=113.00' __, 2021, by Ordinance No._ R=111.50· *∆= 13°59'23"* · N58°38'34"W N17°38'01"W . / R = 84.00'__L=57.18' N12°04'22"W ___L=51.25' L=17.67' . *∆= 25°59'14"* City of Lee's Summit · 531°21'26"W 🐒 Δ= 12°03'20" · /TB= N39°18'32"W —32' SS/E R=106.00' N86°33'45"W . . R=113.00' (By this Plat) L=14.75'-· · 4' · sidewalk -1=2.46· R=48.98' L=48.55' Found 1/2" Rebar with LS2157 Cap *∆= 7°58′31"* √ Δ= 1°14'56" *∆=56°47′34"* − <u>·</u> N78°36'20"W··/ NO2°25'47"E · ·/ ITB=S01°24'25" S66°05'50"W ___218.66' 10.95' N63°21'13"W 🗍 Trisha Fowler Arcuri Tract E (Width varies) 7.5' U/E By Plat 156.00' . *∆=31°18′53"* S09°20'32"E PUBLIC WORKS/ENGINEERING Little Blue Valley R=71.00' · S04°06'32"W <u>·</u> 30.31' -60' SS/E L=146.49'-George M. Binger III, P.E. Jackson County, MO . SE Corner of NE 1/4 1.37' North and 0.61' East of Property line (Accepted, Added concrete) TB=S87°45'48"E` N86°26'21"W 445.83' of NW 1/4 of Section Missouri Warranty Deed of NW 1/4 of Section · S14°24'57"E 34. Township 48 North, -34, Township 48 North, sidewalk/streetscape-<u>PARCEL 2</u> Found 1/2" Rebar Found 1/2" Rebar -Range\32 West Found 1/2" Rebar S03*33 4.6' South of Property line **DEVELOPMENT SERVICES** 20.62' N86°26'21"W 1479.38' Document #1469713 (Width varies) N86*26'21"W 665.34' 5.4' North and 0.9' West of Property Corner. -with SKW LC000003 Cap (Found 1/2" Rebar (Found 1/2" Iron Bar) _N47°28'22"E with LS76D Cap) Bk. 1106, Pg. 1750 5.9' South of Property line. South line of the North (Accepted.\ Added concrete) Right-of-Way Jackson County, MO <u>Owner</u> Jackson County, Missouri, SKW LC000003 Cap 1/2 of the Northwest— 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, <u>PARCEL</u> Quitclaim Deed Property line. Doc. No. 1998I0084255 Warranty Deed Document #1469713 Found 1/2" Rebar .Doc. #199211129961 -\ASC MLS76D cap 0.1' South Stream Buffer Bk. 63 Pg. 89 TRACT L-86 Document #I-471474 Bk. 1110, Pg. 1423 Bk. 1106, Pg. 1750 Bk. 12285, Pg. 414 PLANNING COMMISSION and 1.0' East of property corner. ullet — Denotes $rac{1}{2}$ " Rebar with GBA cap set in concrete at property corner unless otherwise noted _____ John Lovell AREA TABLE SECRETARY (PLANNING COMMISSION) CLOSURE SUMMARY PLAT BOUNDARY: LOT 1 276,267.92 sqft or 6.34 acres O - Denotes monument found as noted at property corner SURVEYOR'S CERTIFICATION: I hereby certify that during the MICHAEL D. month of January 2019, a boundary survey was performed by JACKSON COUNTY GIS DEPARTMENT Date 854,869.97 sqft or 19.63 acres △ - Denotes Found Section Corner as noted hereon Precision, 1 part in: 2458954.785' me or under my direct supervision and the the survey was LOT 3 | 1,368,479.45 sqft or 31.42 acres Denotes FEMA zone AE. NUMBER 0.003' executed in accordance with the current Missouri Minimum Error distance: LOT 4 61,452.65 sqft or 1.41 acres PLS-2013000044 Standards for Urban Property Boundary Surveys as established Error direction: N50°51'00"W — Denotes Wetland preservation limits by the Missouri Department of Agriculture, and that I am a duly SHEET 1 OF 2 TRACT A 142,074.69 sqft or 3.26 acres ROW - Right of Way Licensed Land Surveyor under the laws of the State of Missouri. TRACT B | 79,608.59 saft or 1.83 acres TRACT C 126,031.15 sqft or 2.89 acres COORDINATE TABLE BASIS OF BEARING:

FINAL PLAT OF,

South 86°33'45" East along the North line of the Northwest Quarter of Section 34, Township 48 North, Range 32 West, between a found $\frac{1}{2}$ " Rebar at the Northwest Corner of said Northwest Quarter, and a found $\frac{3}{4}$ " iron bar at the Northeast Corner of said Northwest Quarter, as determined by Global Positioning System observations and referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).

<u>DEVELOPER:</u>

Paragon Star LLC.

JA-96 | 1000821.5449 | 2794091.5115 1 | 1010744.1819 | 2803531.7602 | 6 | 1009362.6781 | 2804542.3886 3 | 1010514.7394 | 2806113.9623 | 8 | 1009387.0462 | 2803854.0585 4 | 1009300.7105 | 2806013.8535 | 9 | 1009405.4658 | 2803854.7974

5 | 1009270.8047 | 2806018.7733 | 10 | 1009429.0407 | 2803475.9544

TRACT D | 107,694.64 sqft or 2.47 acres TRACT E | 71,006.16 sqft or 1.63 acres TRACT F 243,340.19 sqft or 5.59 acres TRACT G 7,666.60 sqft or 0.18 acres TOTAL 3,338,492.01 sqft or 76.64 acres

Missouri Professional Land Surveyor No. 2013000044

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@abateam.com

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

Revised April 28, 2020

Revised May 14, 2020

Revised February 8, 2021

FINAL PLAT OF, Lots 1-4 and Tracts A and B PARAGON 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

DESCRIPTION

<u>PLAT DEDICATION</u>

limited liability company.

STATE OF _____)

APPROVED:

CERTIFICATION:

William A. Baird

Trisha Fowler Arcuri

MAYOR

CITY CLERK

MAYOR AND CITY COUNCIL:

Notary Public

Summit, Jackson County, Missouri, more particularly described as follows:

subdivision and plat shall hereafter be known as "PARAGON STAR FIRST PLAT".

By: ______ Managing Member, I-470 and View High Community Improvement District

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my official seal the day and year last above written.

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my official seal the day and year last above written.

This is to certify that the within plat of "PARAGON STAR FIRST PLAT, Lots 1, 2, 3, 4,

______:

Tract A, and Tract B" was submitted to and duly approved by the Mayor and City

Council of the City of Lee's Summit, Missouri, this _____ day of

______ My Commission Expires: ______

I-470 and View High Community Improvement District

Paragon Star, LLC, a Missouri limited liability company

By: ______ Managing Member, Paragon Star, LLC

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; I-470 Western Gateway Transportation Development 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.

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.

SANITARY SEWER EASEMENT (SS/E)

An easement is hereby granted to the Little Blue Valley Sewer District, 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.

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.

An easement is hereby granted to the City of Kansas City, Misouri, 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.

WATERLINE EASEMENT (W/E)

An easement is hereby granted to KCMO Water Services, to locate, construct and maintain, or to authorize the location, construction and maintenance of conduits, and/or structures for water services upon, over, or under those areas outlined or designated upon this plat as W/E (Waterline Easement).

STORM WATER DRAINAGE EASEMENT (D/E)

An easement is hereby granted to I-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)

An easement is hereby granted to Evergy, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for electric energy and communications.

<u>RESTRICTION</u>

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 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.

<u>TRACT B</u>

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

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

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, 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 owned and maintained by City of Lee's Summit.

BUILDING SETBACK LINES

A zero foot building 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).

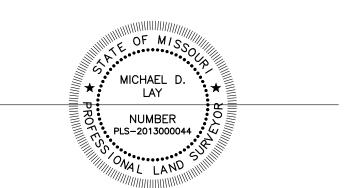
3. No oil or gas wells within the boundaries of this plat are listed within the "Oil and Gas Permits" database published by the Missouri Department of Natural Resources, dated "as of February 1, 2017". 4. Bearings and coordinates shown hereon are Missouri State Plane Coordinate System of 1983, West Zone. 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.

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)

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 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

Revised April 28, 2020 Revised May 14, 2020 Revised February 8, 2021

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

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

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

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

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

__, Managing Mémber, 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

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, glong the West line of said

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

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

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.

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

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

_____ My Commission Expires: ______

IN TESTIMONY WHEREOF, Paragon Star, LLC, a Missouri limited liability company has caused these presents to be signed this ____ day of ______, 2021.

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 _____

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.

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

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

PUBLIC WORKS/ENGINEERING

SHEET 2 OF 2

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: JDO Revised March 4, 2021