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 Paragon Star, LLC 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: 789,492.642' VICINITY MAP 0.002' North Line of Southwest Quarter Error distance: 1-470 and View High Found 1/2" Rebar Northwest Quarter N69°23'51"W Error direction: ommunity Improvement Distri Section 34, Twp. 48 N, Rge. 32 W \_\_with LS2157 Cap / Section 34, Township 48. Range 32 Special Warranty Deed Paragon Star, LLC, Found 1/2" Rebar Document #2021E0010670 a Missouri limited liability company with LS2157 Cap S86°26'21"E 379.61' Missouri Quitclaim Deed 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 NE Corner of SW 1/4 Document #2020E0115527 Found 1/2" Rebar with 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 LC000003 Cap 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' Range 32 West S86°26'21"E 2257.57' 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 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 \_Ç *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 -Easement By Plat 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 Bk. 63, Pg. 89 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 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 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 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 466.23' 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 32' SS/E -N15°49'01"W of Northwest Quarter (By this Plat) 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. 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. N86°20'31"W 47.73' Missouri Warranty Deed Range 32 West <u>PARCEL 2</u> Right-of-Way Document #1469713 chance flood Zone AE City of Kansas City, MO S03°39'29"W 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 40' SS/E (By this Plat) Bk. 12285, Pg. 414 77.41' N86°24'48"W Southwest Quarter of the Northwest Quarter, a distance of 495.45 feet; thence South 03°33'39" West, departing said North line, a distance of 108.62 feet, to the Point of Beginning; thence South 86°20'31" East, a distance of 466.23 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; 7.5' U/E By Plat GRAHAM COMMERCIAL CENTER Bk. 63, Pg. 89 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 Doc. No. 199810084255

Bk. 63 Pg. 89 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 <u>Owner</u> 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 47.73 feet, to the Point of Jackson County, MO N30°16'07"W Beginning, containing 80,951.89 square feet, or 1.86 acres, more or less. Missouri Warranty Deed Found 1/2" bar & cap,\_ 92.79' <u>PARCEL 1</u> stamped "SKW LC00003 Plat area containing 346,567.17 square feet, or 7.95 acres, more or less, after exception. Document #1469713 Bk. 1106, "Pg. 1750 PLAT DEDICATION *Excepted* N54°37′55″W 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 <sup>-64.00'</sup> N20°16'17"E *Tract* the accompanying plat, which subdivision and plat shall hereafter be known as "PARAGON STAR SECOND PLAT". 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 Lot 14 -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 LOT 9 43,432.77 sqft or 1.00 acres Paragon Star, LLC, 97.12' Missouri limited liability company LOT 10 20,461.35 saft or 0.47 acres Permanent Easement Missouri Quitclaim Deed APPROVED: Jackson County, MO (13) Document #2020E0115527 128,007.91 sqft or 2.94 acres LOT 14 Missouri Warranty Deed — MAYOR AND CITY COUNCIL: Document #1469713 148,591.31 sqft or 3.41 acres LOT 16 N69°50'05"W Bk. 1106, Pg. 1750 CRAHAM COMMERCIAL CENTER LOT 20 6,073.83 sqft or 0.14 acres CERTIFICATION: N07°21'08"E Doc. No. 199810084255 346,567.17 sqft or 7.96 acres Total City of Lee's Summit 92.10' Bk. 63 Pg. 89 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 ~ 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 Southwest Quarter 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 Bk. 793, Pg. 30 at the Northwest Corner of the Southwest Quarter of the Northwest stamped "SKW LC00003 Quarter, and a found  $\frac{1}{2}$ " iron bar at the Northeast Corner of the William A. Baird S25°16'01"E Southwest Quarter of the Northwest Quarter, as determined by 128.55 Global Positioning System observations and referenced to the Missouri State Plane Coordinate System, West Zone (NAD83). Little Blue Valley Sewer District N30°28'52"W 50' SS/E (By this Plat) COORDINATE TABLE Trisha Fowler Arcuri N85°08'16"W 40.91' CITY CLERK | 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 6 | 1008876.8872 | 2804258.9158 | 15 1008992.0091 | 2803840.8640 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 7.5' U/E Per Plat— 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 the survey was executed in accordance to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights JACKSON COUNTY GIS DEPARTMENT Date with the current Missouri Minimum Standards for Urban Property previously transferred and vacation of the easements herein granted. A zero foot building line or setback line is hereby established as per PDP Ordinance No. 8644. Boundary Surveys as established by the Missouri Department of WATERLINE EASEMENT (W/E): An easement is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to Agriculture, and that I am a duly Licensed Land Surveyor under the authorize the location, construction and maintenance of conduits, and/or structures for water services upon, over, or under those areas laws of the State of Missouri. outlined or designated upon this plat as W/E (Waterline 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. Lot 14 and 16 are hereby designated as cross access, open space and common area and may include landscaping, sidewalks, private streets or drives, monuments, signage, and amenities. Said tracts shall be owned and maintained by the Developer. In addition, a perpetual easement or license is hereby dedicated giving the right of public access, ingress and egress for public vehicular and pedestrian traffic over, across Denotes ½" Rebar with GBA cap set in concrete at According to FEMA Flood Insurance Rate Map, Panel 404 of 625, Community-Panel Number 29095C0404G, Map Revised January 20, 2017, and Panel 412 and through Lot 14 and 16; and said easement shall run with the land and shall not be amended, modified, canceled or abrogated without 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 the prior consent of the City of Lee's Summit, Missouri.  $\bigcirc$  - Denotes  $\frac{1}{2}$ " Rebar with GBA cap set at property According to the Lee's Summit, Missouri website, the surveyed premises is Zoned Planned Mixed Use, (PMIX) SANITARY SEWER EASEMENT (SS/E): An easement is hereby granted to the Little Blue Valley Sewer District, to enter upon, construct, maintain, 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 and use conduits, sewer pipes, surface drainage facilities, etc., upon, over, under, and across those areas outlined and designated on this Resources, dated "as of February 1, 2017". PARAGON STAR SECOND PLAT, plat as "Sanitary Sewer Easement" or "SS/E" and, subject to the management by the District, to regulate the subordinate use of other - 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 easements by governmental entities, utilities, and other service providers within those outlined and designated easement areas. These areas 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 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 a subdivision in Section 34, Township 48 North, ∇ - Denotes Right-of-Way Monument found Control Point JA-96 (N:1000821.5449, E:2794091.5115). The coordinates are grid coordinates in U.S. feet. The calculated project combined adjusted 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. factor is 0.999906488. △ - Denotes Found Section Corner as noted hereon SANITARY SEWER EASEMENT (SS/E): An easement is hereby granted to the City of Lee's Summit, Missouri, to enter upon, construct, maintain, Range 32 West, and a Replat of Part of Graham and use conduits, sewer pipes, surface drainage facilities, etc., upon, over, under, and across those areas outlined and designated on this — Denotes FEMA zone AE. plat as "Sanitary Sewer Easement" or "SS/E" and, subject to the management by the District, to regulate the subordinate use of other Commercial Center, In the

GEORGE BUTLER ASSOCIATES, INC.

Surveyor Email: mlay@gbateam.com

City of Lee's Summit, Jackson County, Missouri

CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS

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

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)

easements by governmental entities, utilities, and other service providers within those outlined and designated easement areas. These areas

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

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.