

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

# <u>RESTRICTION</u>

<u>LEGEND</u>

• – Denotes  $\frac{5}{8}$ " rebar with GBA cap set at property

 $\odot$  – Denotes  $\frac{1}{2}$ " rebar with GBA cap set at property

∧ – Denotes found section corner as noted hereon

corner unless otherwise noted

corner unless otherwise noted

| \_\_\_\_\_ – Denotes FEMA zone AE

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.

## <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)
- 3) Paragon Star First Plat
- 4) Special Warranty Deed, Document No. 2021E0010670

- 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. 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  $\frac{1}{2}$ " rebar at the Northwest Corner of the Northwest Quarter of the Northwest Quarter, and a found  $\frac{1}{2}$ " rebar with LS76D cap at the Southwest Corner of the Northwest Quarter of the Northwest Quarter.

GEORGE BUTLER ASSOCI		August 24, 2021	
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS		0	
ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219/ (91	Drawn By: MAP	May 20, 2021	Job No. 12720.00
Surveyor Email: mlay@ab			

## **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 64.70 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 \_\_\_\_ day of \_\_\_\_\_, 2021

I-470 and View High Community Improvement District

Executive Director, I-470 and View High Community Improvement District

Print Name

STATE OF	)	
	, ) SS	
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:\_\_\_\_\_

DEVELOPMENT SERVICES

Notary Public

## 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	Date	Ryan A. Elam, P.E. DIRECTOR	Date
			PLANNING COMMISSION	
	Trisha Fowler Arcuri CITY CLERK	Date		
	<u>PUBLIC_WORKS/ENGINEERING</u>		Cynda Rader SECRETARY (PLANNING COM	Date MISSION)
	George M. Binger III, P.E. CITY ENGINEER	Date	JACKSON_COUNTY ASSESSOR_OFFICE	Date
Map Revised	MILLING OF MI		SURVEYOR'S CERTIFICATION: 1 during the month of May 20 survey was performed by m	021, a boundary e or under my direct
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VRS GNSS 4091.5115). 106488.			SHEET	1 OF 1
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uthwest Corner	ļ —	PARAGON	STAR FOURTH P	LAT
GB		Replat	of all of Lot 2	2,
EORGE BUTLER ASSOCI	-	Paragoi	n Star First Pla	at
LVD, LENEXA, KS 66219/ (9 Surveyor Email: mlay@ql		ee's Sum	mit, Jackson Coun	ty, Missouri