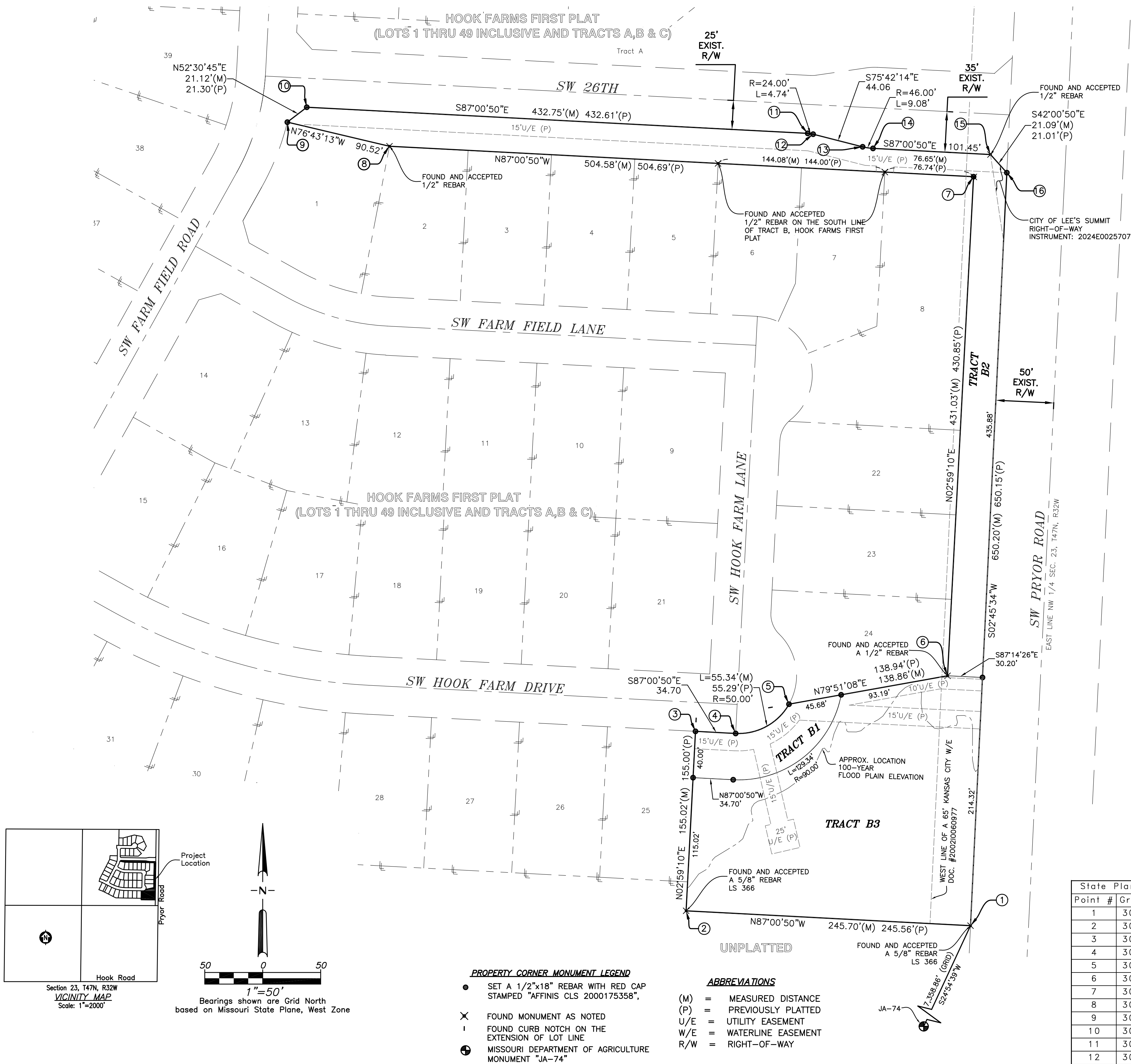


MINOR PLAT
HOOK FARMS TRACTS B1, B2, & B3
A REPLAT OF TRACT B, HOOK FARMS FIRST PLAT
(LOTS 1 THRU 49 INCLUSIVE AND TRACTS A,B & C)



PROPERTY CORNER MONUMENT LEGEND

- SET A 1/2"x18" REBAR WITH RED CAP STAMPED "AFFINIS CLS 2000175358",
- ✕ FOUND MONUMENT AS NOTED
- ⊥ FOUND CURB NOTCH ON THE EXTENSION OF LOT LINE
- ⊕ MISSOURI DEPARTMENT OF AGRICULTURE MONUMENT "JA-74"

ABBREVIATIONS

(M) = MEASURED DISTANCE
(P) = PREVIOUSLY PLATTED
U/E = UTILITY EASEMENT
W/E = WATERLINE EASEMENT
R/W = RIGHT-OF-WAY

Prepared for:
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063
ATTN: Public Works
(816) 969-1800

AREA TABLE:		
Tract B1	5,091 SQUARE FEET	0.11687 ACRES
Tract B2	28,838 SQUARE FEET	0.66203 ACRES
Tract B3	40,969 SQUARE FEET	0.94052 ACRES
Total Plat Area	74,898 SQUARE FEET	1.71942 ACRES

Point #	Grid Northing	Grid Easting
1	300,269.903	857,266.237
2	300,273.816	857,191.458
3	300,321.034	857,193.909
4	300,320.483	857,204.471
5	300,328.182	857,218.521
6	300,335.596	857,260.188
7	300,466.838	857,267.029
8	300,474.847	857,113.449
9	300,481.187	857,086.590
10	300,485.105	857,091.697
11	300,478.233	857,223.421
12	300,478.017	857,224.846
13	300,474.700	857,237.859
14	300,474.285	857,240.591
15	300,472.618	857,271.475
16	300,467.898	857,275.775
JA-74	298,235.597	856,321.461

PROPERTY DESCRIPTION:
TRACT B, HOOK FARMS FIRST PLAT (LOTS 1 THRU 49 INCLUSIVE AND TRACTS A, B & C)

PLAT DEDICATION:
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which the subdivision shall hereafter be known as "HOOK FARMS TRACTS B1, B2, & B3"

OIL AND GAS WELLS:
There is no visible evidence of abandoned oil or gas wells located within the property boundary, nor any being identified by the Missouri Department of Natural Resources, as of the date of this survey.

EXECUTION:
IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand this _____ day of _____, 2025.
Owner: Hunt Midwest Residential, LLC

By: _____
Signature

Print Name and Title

ACKNOWLEDGMENT:
STATE OF _____ }
COUNTY OF _____ } SS
BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came _____ of Hunt Midwest Residential, LLC, who is personally known to me to be such person, and who is personally known to me to be the same person who executed, as such offer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____
Print Name: _____

APPROVALS:
This is to certify that the Minor Plat of REPLAT OF TRACT B, HOOK FARMS FIRST PLAT (LOTS 1 THRU 49 INCLUSIVE AND TRACTS A,B & C) as shown hereon was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, in all accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

BY: _____
Tracy L. Albers
Director of Development Services
BY: _____
Trisha Fowler Arcuri
City Clerk
BY: _____
George Binger
City Engineer

Approved by the GIS Department of Jackson County, Missouri

BY: _____
Signature

Printed Name

GENERAL SURVEY NOTES:

- The easement information shown hereon are as shown on the record plat of HOOK FARMS FIRST PLAT (LOTS 1 THRU 49 INCLUSIVE AND TRACTS A,B&C). No additional easements were created with this plat.
- Additional Right-of-Way as shown dedicated to the City of Lees Summit by Right of Way Deed, Recorded as Instrument Number 2024E0025707, on 04/29/2024.
- Bearings and distances shown hereon should be considered measured unless indicated otherwise.
- All distances shown hereon are to be considered ground values unless indicated otherwise.
- According to the U.S. Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No: 29095C0531G, effective 01/20/2017, a portion of this property lies within Zone "AE", areas determined to be inside of the 1% annual chance flood hazard area (100-year floodplain), as shown thereon.

Surveyor's Certification:
I, J. Aubrey Meyer, hereby certify that this Minor Plat is based on an actual ground survey performed by me and persons under my direct supervision between May 7, 2025 and June 1, 2025. The survey represented on this drawing was executed in accordance with the current "Missouri Standards for Property Boundary Surveys", and the results of said survey are correctly represented on this plat.

J. Aubrey Meyer, Missouri Licensed Land Surveyor No. 2007017966

Prepared by:
Affinis Corp
8900 Indian Creek Parkway, Suite 450
Overland Park, KS 66210
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(913) 239-1100
ameyer@affinis.us

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Fax: 913-239-1111
www.affinis.us

8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210

Affinis
corp

City of Lee's Summit, Missouri
REPLAT OF TRACT B,
HOOK FARMS FIRST PLAT
NE 1/4 Sections 23, Township 47 North,
Range 32 West, in the
City of Lee's Summit, Jackson County, MO



J. Aubrey Meyer
MO PLS 2007017966
07/23/2025