

HOOK FARMS THIRD PLAT
Olsson No. C19-4061
December 31, 2025

Property Description

A tract of land in the Southwest Quarter and Southeast Quarter of Section 23, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Timothy Blair Wiswell, P.L.S. 2009000067 as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 02°45'34" East, on the East line of said Southeast Quarter, 2,635.08 feet to the Northeast corner of said Southeast Quarter, also being the Southeast corner of EAGLE CREEK-FIRST PLAT, a subdivision of land in said Lee's Summit recorded December 29, 1998 as Instrument Number 1998I 0104091 in Book I65 at Page 01 in the Office of Recorder of Deeds, Jackson County, Missouri; thence North 87°45'24" West, on the North line of said Southeast Quarter, also being the South line of said EAGLE CREEK - FIRST PLAT, 50.00 feet to the Southeast corner of Lot 3, of said EAGLE CREEK - FIRST PLAT, also being the Northeast corner of HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) a subdivision of land in said Lee's Summit recorded as Instrument Number 2021E0092288 in Book 195 at Page 11 in said Office of Recorder of Deeds, Jackson County, Missouri; thence continuing North 87°45'24" West on said North line of said Southeast Quarter, said South line of said EAGLE CREEK - FIRST PLAT, and also being the North line of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 643.83 feet to the Northwest corner of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) also being the HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), a subdivision of land in said Lee's Summit recorded in June 8, 2022 as Instrument Number 2022E0054883 in Book 204 at Page 66; thence continuing North 87°45'24" West on said North line of said Southeast Quarter, said South line of said EAGLE CREEK - FIRST PLAT, also being the South line of EAGLE CREEK - SECOND PLAT, a subdivision of land in said Lee's Summit recorded September 5, 2000 as Instrument Number 2000I 0058889 in Book I68 at Page 09, a distance of 955.83 feet to the Northwest corner of HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) and also being the Point of Beginning of the tract of land to be herein described; thence leaving said North line of said Southeast Quarter and leaving said South line of said EAGLE CREEK - SECOND PLAT, South 29°10'47" West, on the Westerly line of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), a distance of 873.51 feet; thence South 88°21'16" West along said Westerly line, 52.12 feet; thence South 27°25'51" West, along said Westerly line, 98.75 feet; thence Southwesterly along said Westerly line, along a curve to the left, having an initial tangent bearing of North 62°34'09" West, with a radius of 50.00 feet, a central angle of 150°22'53" and an arc distance of 131.23 feet; thence South 57°02'58" West, along said Westerly line, 128.09 feet; thence South 01°38'44" East, along said Westerly line, 128.09 feet to the Southwest corner of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I); thence North 88°21'16" East along the Southerly line of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), 1,139.83 feet; thence South 67°11'53" East, along said Southerly line, 61.05 feet to the Southeast corner of said HOOK FARMS SECOND PLAT (LOTS 100 THRU 178,

INCLUSIVE AND TRACT I) also being the Southwest corner of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C); thence South $67^{\circ}11'53''$ East, along the Southerly line of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 74.21 feet; thence South $60^{\circ}49'13''$ East, along said Southerly line, 252.48 feet; thence South $87^{\circ}00'50''$ East, along said Southerly line, 438.50 feet; thence South $02^{\circ}59'10''$ West, along said Southerly line, 25.00 feet; thence South $87^{\circ}00'50''$ East, along said Southerly line, 245.56 feet to the Southeast corner of said HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) and also being a point on the Existing Westerly line of SW PRYOR ROAD, as established by Right of Way Deed recorded October 3, 2005 as Instrument Number 2005I0087407 in said Office of Recorder of Deeds, Jackson County, Missouri; thence South $02^{\circ}45'34''$ West, along said Existing Westerly right-of-way line, 183.44 feet; thence leaving said Existing Westerly right-of-way line, North $87^{\circ}43'07''$ West, 506.54 feet; thence South $10^{\circ}57'14''$ West, 147.00 feet; thence South $13^{\circ}29'45''$ East, 359.07 feet to a point on the Northerly line of THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H) a subdivision of land in said Lee's Summit recorded August 20, 2021 as Instrument Number 2021E0092289 in Book 195 at Page 16 in said Office of Recorder of Deeds, Jackson County, Missouri; thence South $87^{\circ}33'26''$ West along said Northerly line, 54.69 feet; thence South $23^{\circ}08'41''$ West, along said Northerly line, 52.48 feet; thence North $70^{\circ}49'21''$ West, along said Northerly line, 862.03 feet; thence South $01^{\circ}28'48''$ West, along said Northerly line, 20.00 feet; thence North $88^{\circ}31'12''$ West, along said Northerly line, 146.33 feet; thence South $56^{\circ}44'46''$ West, along said Northerly line, 139.48 feet to the Western most point of said THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H), also being a point on the Northeasterly line of THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), a subdivision of land in said Lee's Summit recorded September 14, 2022 as Instrument Number 2022E0085308 in Book 206 at Page 32 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North $52^{\circ}11'58''$ West, along said Northeasterly line, 631.86 feet; thence North $90^{\circ}00'00''$ West, along the North line of said THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), 500.00 feet to the Northwest corner of said THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), also being a point on the West line of said Southeast Quarter, also being the East line of the Southwest Quarter of said Section 23 and also being the a point on the East line of MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, a subdivision of land in said Lee's Summit recorded July 25, 2000 as Instrument 2000I 0048792 in Book I67 at Page 87 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North $02^{\circ}43'00''$ East along said East line of said MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, along said West line of said Southeast Quarter, along said East line of said Southwest Quarter and along the Easterly line of Proposed EAGLE CREEK GREENWAY (TRACTS G-1 & G-2), 577.37 feet; thence leaving said West line of said Southeast Quarter and leaving said East line of said Southwest Quarter, North $38^{\circ}11'11''$ West along said Easterly line, 590.40 feet; thence North $42^{\circ}57'27''$ West, along said Easterly line, 122.74 feet; thence North $42^{\circ}57'27''$ West, along said Easterly line, 164.35 feet to the Northeast corner of Tract H, of EAGLE CREEK GREENWAY, a subdivision of land in said Lee's Summit recorded November 14, 2006 as Instrument Number 2006E0121720 in Book 100 at Page 65 in said Office of Recorder of Deeds, Jackson County, Missouri, also being a point on the Southerly line of EAGLE CREEK – EIGHTH PLAT, LOTS 283 THRU 348 INCLUSIVE, AND TRACT D, a subdivision of

land in said Lee's Summit recorded October 14, 2003 as Instrument Number 200310126508 in Book 78 at Page 86 in said Office of Recorder of Deeds, Jackson County, Missouri; thence North 42°01'24" East, along said Southerly line, 156.44 feet (Platted 156.43 feet); thence North 39°26'10" East, along said Southerly line, 128.33 feet (Platted 127.83 feet) to a point on the North line of said Southwest Quarter; thence South 87°46'10" East, along said Southerly line and along said North line of said Southwest Quarter, 242.57 feet to the center of said Section 23; thence South 87°45'24" East, along said Southerly line, along said North line of said Southeast Quarter and along said Southerly line of said EAGLE CREEK – SECOND PLAT, 1003.54 feet to the Point of Beginning. Containing 2,342,148 square feet or 53.77 acres, more or less.