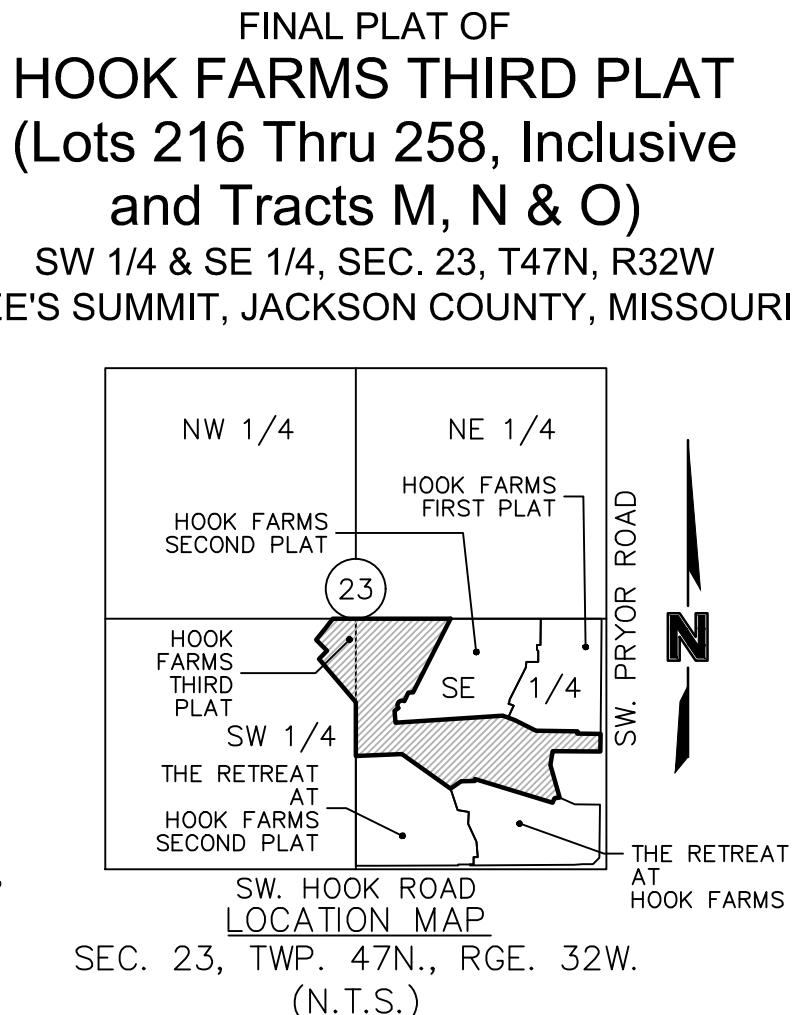
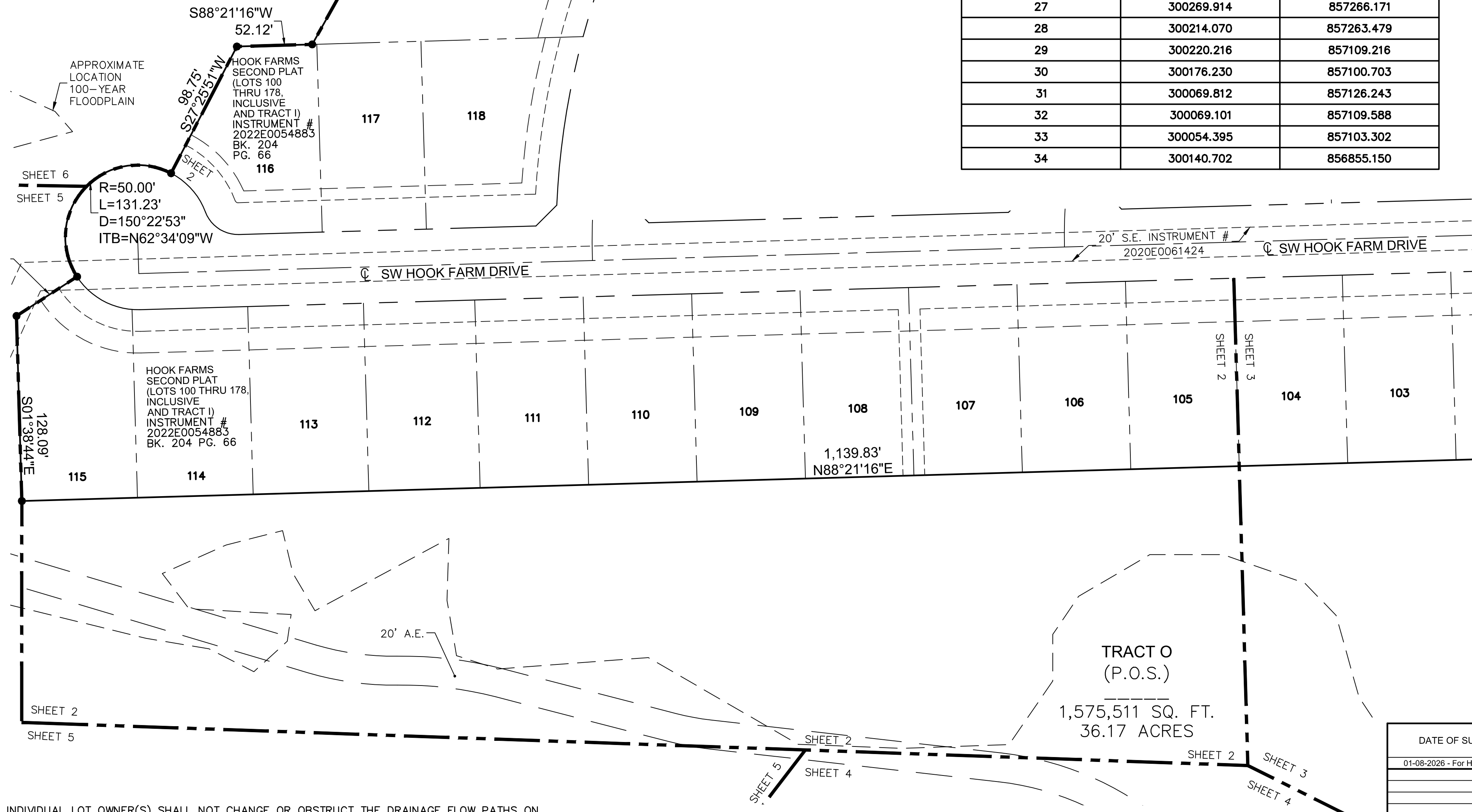


A TRACT OF LAND IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF TIMOTHY BLAIR WISWELL, P.L.S. 2009000067 AS FOLLOWS:

[illegible]

Point Number	Grid Northing	Grid Easting
1	298235.724	856321.469
2	300134.608	856854.992
3	300135.760	856810.407
4	300112.450	856774.858
5	300230.484	856622.692
6	300230.484	856470.300
7	300406.259	856478.641
8	300547.694	856367.397
9	300573.186	856394.774
10	300609.845	856360.639
11	300645.266	856392.559
12	300675.475	856417.405
13	300672.598	856491.280
14	300660.626	856796.908
15	300428.182	856667.107
16	300427.726	856651.230
17	300401.014	856637.365
18	300379.199	856617.557
19	300370.927	856604.796
20	300331.902	856605.917
21	300341.879	856953.174
22	300334.667	856970.327
23	300325.902	856991.177
24	300288.384	857058.363
25	300281.422	857191.827
26	300273.813	857191.430
27	300269.914	857266.171
28	300214.070	857263.479
29	300220.216	857109.216
30	300176.230	857100.703
31	300069.812	857126.243
32	300069.101	857109.588
33	300054.395	857103.302
34	300140.702	856855.150



ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS AR BEING MAINTAINED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

I HEREBY CERTIFY: THAT THE PLAT OF HOOK FARMS THIRD PLAT SUBDIVISION IS BASED ON AN
 ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY
 MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS
 AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS,
 PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF
 AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES,
 AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS
 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OLSSON, MO CLS 366
TIMOTHY BLAIR WISWELL, MO PLS 2009000067
JANUARY 8, 2026
TWISWELL@OLSSON.COM

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊕ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
C.E.	CONSTRUCTION EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
℄	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
S/W	SIDEWALK
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE INC., TITLE NO. 26083391, EFFECTIVE DECEMBER 31, 2025 AT 8:00 A.M.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 258, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____.

APPROVED: _____
JACKSON COUNTY ASSESSMENT DEPT. DATE _____

DATE OF SURVEY
01-08-2026 - For HMW Review

drawn by: _____ NRW
surveyed by: _____ AH/NZ/JH
checked by: _____ TBW
approved by: _____ TBW
project no.: _____ C19-4061
file name: V_PPLAT_C194061.DWG

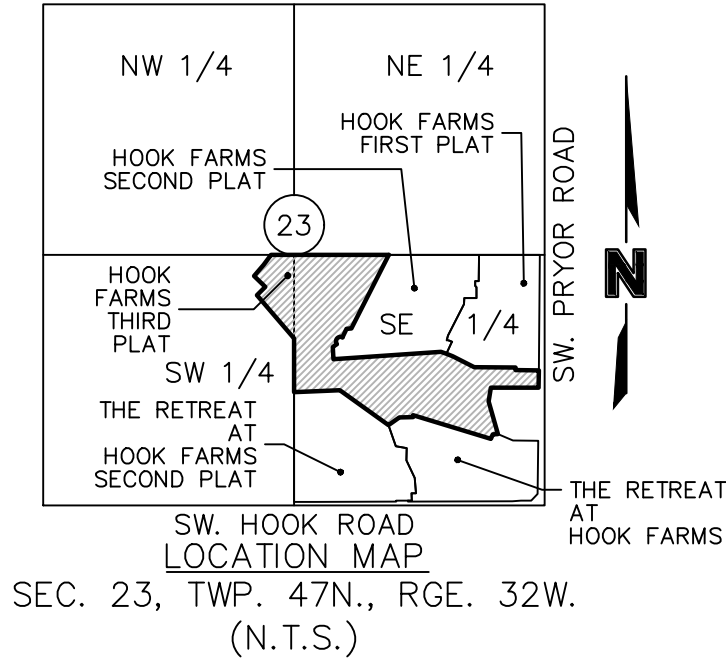
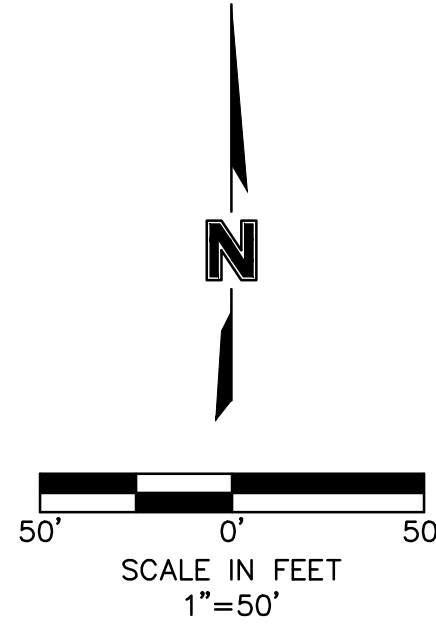
olsson

SHEET
2 of 7

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS AR BEING MAINTAINED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

FINAL PLAT OF
HOOK FARMS THIRD PLAT
(Lots 216 Thru 258, Inclusive and Tracts M, N & O)
SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 258, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 20____, BY ORDINANCE NO. _____

APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER

APPROVED: _____ DATE _____
TRACY ALBERS
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

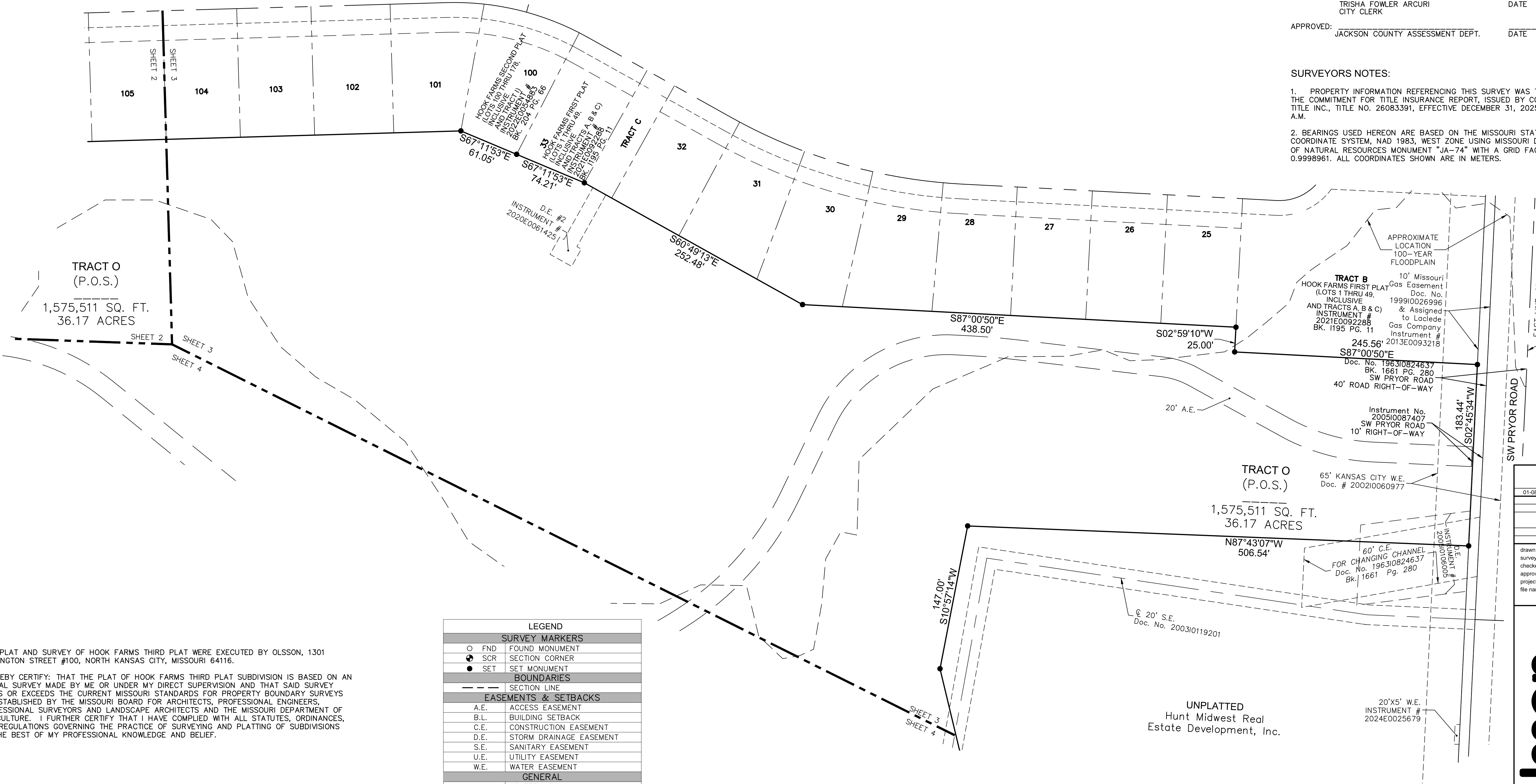
APPROVED: _____ DATE _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
JACKSON COUNTY ASSESSMENT DEPT.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE INC., TITLE NO. 26083391, EFFECTIVE DECEMBER 31, 2025 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.



THIS PLAT AND SURVEY OF HOOK FARMS THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HOOK FARMS THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OLSSON, MO CLS 366
TIMOTHY BLAIR MISWELL, MO PLS 2009000067
JANUARY 8, 2025
TMSWELL@OLSSON.COM

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
C.E.	CONSTRUCTION EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
CL	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
S/W	SIDEWALK
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH

UNPLATTED
Hunt Midwest Real
Estate Development, Inc.

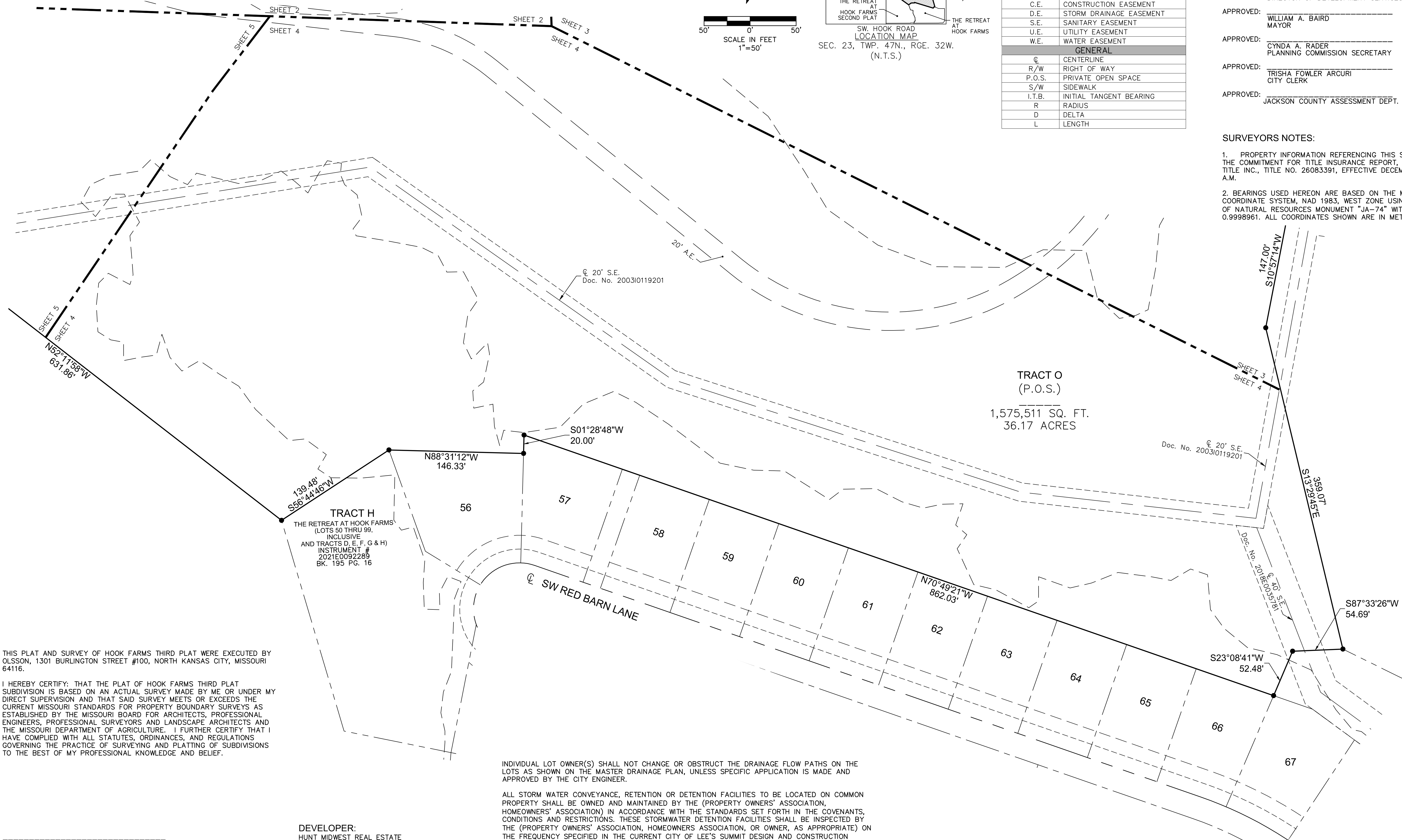
DEVELOPER:
HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500

DATE OF SURVEY	
01-08-2026 - To HHM for review	
drawn by:	NRW
surveyed by:	AH/NZ/JH
checked by:	TBW
approved by:	TBW
project no.:	C19-1081
file name:	V_PLAT_C194061.DWG

olsson

Olsson, Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888
www.olsson.com

FINAL PLAT OF
HOOK FARMS THIRD PLAT
(Lots 216 Thru 258, Inclusive and Tracts M, N & O)
SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊙ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
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A.E.	ACCESS EASEMENT
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GENERAL	
CL	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
S/W	SIDEWALK
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 258, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 20____, BY ORDINANCE NO. _____

APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER

APPROVED: _____ DATE _____
TRACY ALBERS
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
JACKSON COUNTY ASSESSMENT DEPT.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE INC., TITLE NO. 26083391, EFFECTIVE DECEMBER 31, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF HOOK FARMS THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HOOK FARMS THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DEVELOPER:
HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS AR BEING MAINTAINED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

DATE OF SURVEY
01-08-2026 - To HMW for review

drawn by: NRW
surveyed by: AH/NZ/JH
checked by: TBW
approved by: TBW
project no.: C19-4061
file name: V_PPLAT_C194061.DWG

olsson

Olsson, Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888 www.olsson.com

SHEET
4 of 7

FINAL PLAT OF
HOOK FARMS THIRD PLAT
 (Lots 216 Thru 258, Inclusive and Tracts M, N & O)
 SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
 I FF'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
C.E.	CONSTRUCTION EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
℄	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
S/W	SIDEWALK
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT
(LOTS 216 THRU 258, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED
TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY
OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____
20____ BY ORDINANCE NO. _____

APPROVED: GEORGE M. BINGER III, P.E. DATE

APPROVED: _____ DATE _____
TRACY ALBERS
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____
JACKSON COUNTY ASSESSMENT DEPT. DATE _____

SURVEYORS NOTES

1. PROPERTY INFORMATION REFERENCEING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFETT LAND TITLE INC., TITLE NO. 26083391, EFFECTIVE DECEMBER 31, 2025 AT 8:00 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE
FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN,
UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY
ENGINEER

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY, THERE IS NO WEEDING, MOWING, VEGETATION OR OTHER OBSTRUCTIONS, AND ALL MOVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

THIS PLAT AND SURVEY OF HOOK FARMS THIRD PLAT WERE EXECUTED BY
 OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI
 64116

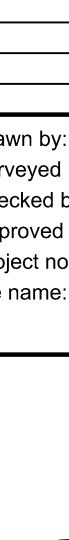
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DEVELOPER:
HUNT MIDWEST REAL ESTATE
DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIV
KANSAS CITY, MO 64161
816-455-2500

OLSSON, MO CLS 366
TIMOTHY BLAIR WISWELL, MO PLS 200900006
JANUARY 8, 2025
TWISWELL@OLSSON.COM

TRACT J
THE RETREAT AT HOOK FARM
SECOND PLAT
LOTS 179 THRU 215,
INCLUSIVE
AND TRACTS J, K AND L)
INSTRUMENT #
0022E0085308
K 206 PG 32

DATE OF SURVEY	
01-08-2026 - To HMW for review	
drawn by:	NRW
surveyed by:	AHINZ/JH
checked by:	TBW
approved by:	TBW
project no.:	C19-4051
file name:	V_PLAT_C194051.DWG



Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olson.com

SHEET

5 of 7

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 258, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 20____ BY ORDINANCE NO. _____

APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER

APPROVED: _____ DATE _____
TRACY ALBERS
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
JACKSON COUNTY ASSESSMENT DEPT.

SURVEYORS NOTES:

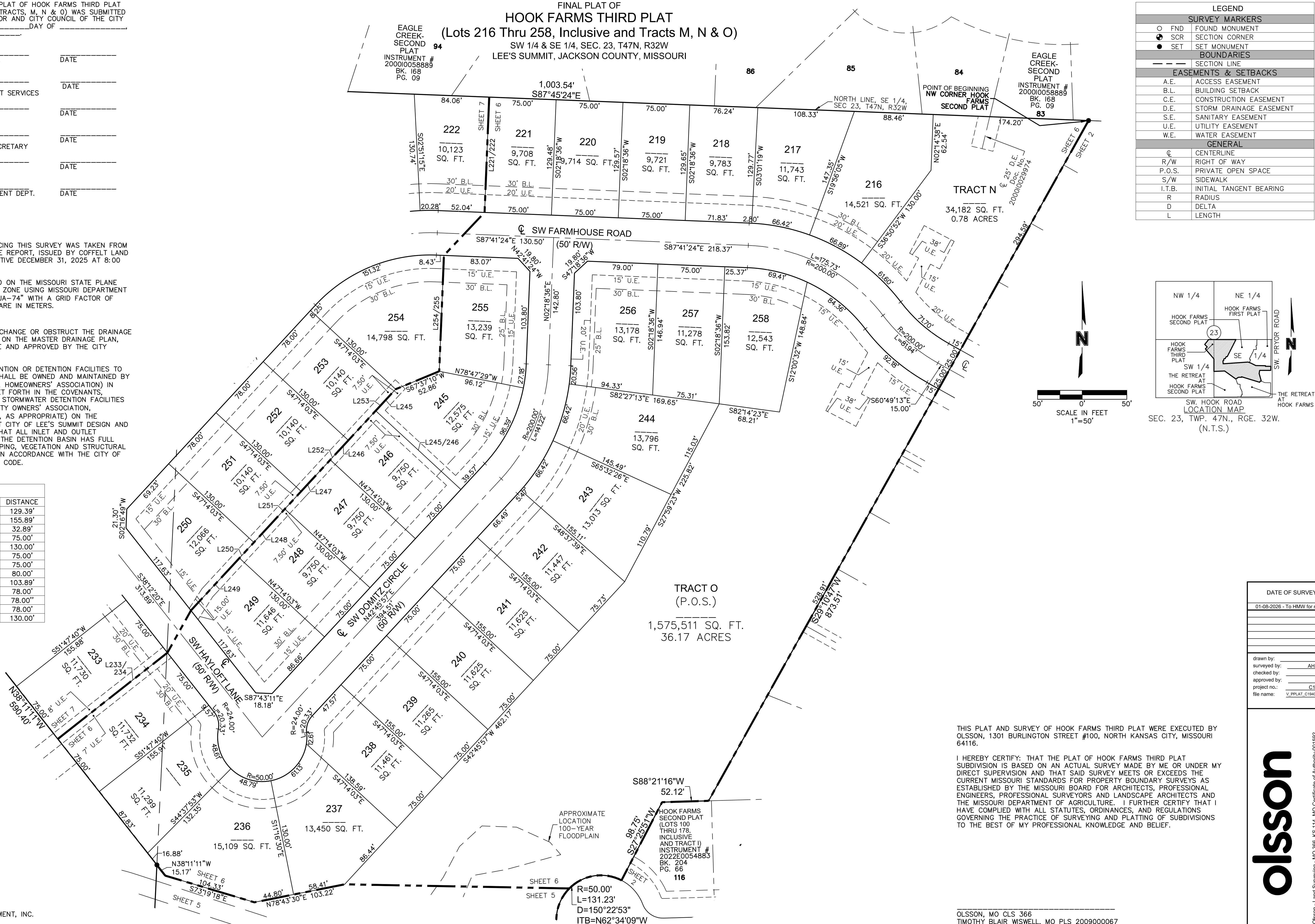
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LINE TABLE		
LINE ID	BEARING	DISTANCE
L221/222	N02°18'36"E	129.39'
L233/234	S51°47'40"W	155.89'
L245	N42°45'57"E	32.89'
L246	N42°45'57"E	75.00'
L245/246	N47°14'03"W	130.00'
L247	N42°45'57"E	75.00'
L248	N42°45'57"E	75.00'
L249	N42°45'57"E	80.00'
L250	N42°45'57"E	103.89'
L251	N42°45'57"E	78.00'
L252	N42°45'57"E	78.00'
L253	N42°45'57"E	78.00'
L254/255	S02°18'36"W	130.00'

FINAL PLAT OF
HOOK FARMS THIRD PLAT
(Lots 216 Thru 258, Inclusive and Tracts M, N & O)
SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

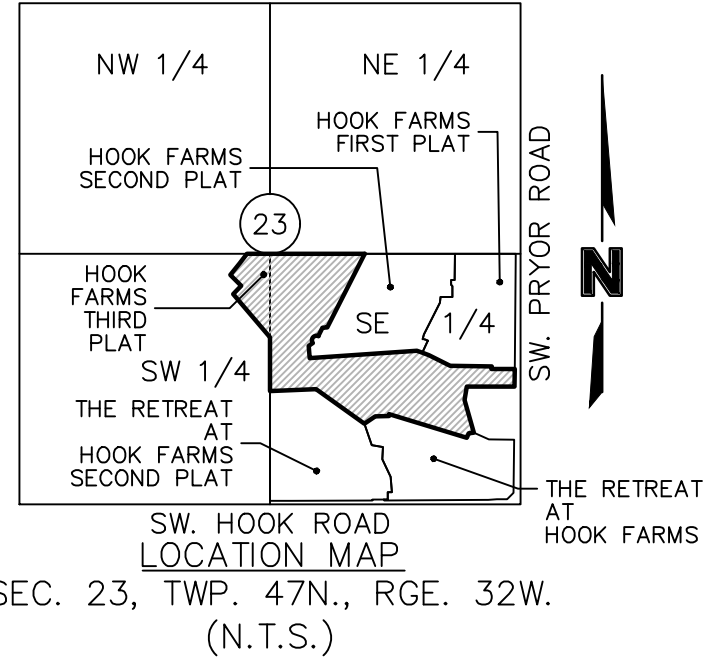


THIS PLAT AND SURVEY OF HOOK FARMS THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HOOK FARMS THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OLSSON, MO CLS 366
TIMOTHY BLAIR WISWELL, MO PLS 2009000067
JANUARY 8, 2025
TWISWELL@OLSSON.COM

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
C.E.	CONSTRUCTION EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
CL	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
S/W	SIDEWALK
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH



DATE OF SURVEY
01-08-2026 - To HMW for review

drawn by: _____ NRW
surveyed by: _____ AHINZ/JH
checked by: _____ TBW
approved by: _____ TBW
project no.: C19-0081
file name: V_PLAT_C194061.DWG

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 117
North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888
www.olsson.com

SHEET
6 of 7

USER: nwilloughby

DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRVY\Sheets\Plat\PLAT_C194061.dwg
DATE: Jan 8, 2026 11:15AM

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 258, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____ 20____ BY ORDINANCE NO. _____

APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER

APPROVED: _____ DATE _____
TRACY ALBERS
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
JACKSON COUNTY ASSESSMENT DEPT.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE INC., TITLE NO. 26083391, EFFECTIVE DECEMBER 31, 2025 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS AR BEING MAINTAINED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PROPERTY MAINTNANCE CODE.

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI, 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 "UTILITY EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. THE 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.

STREET DEDICATION:
THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

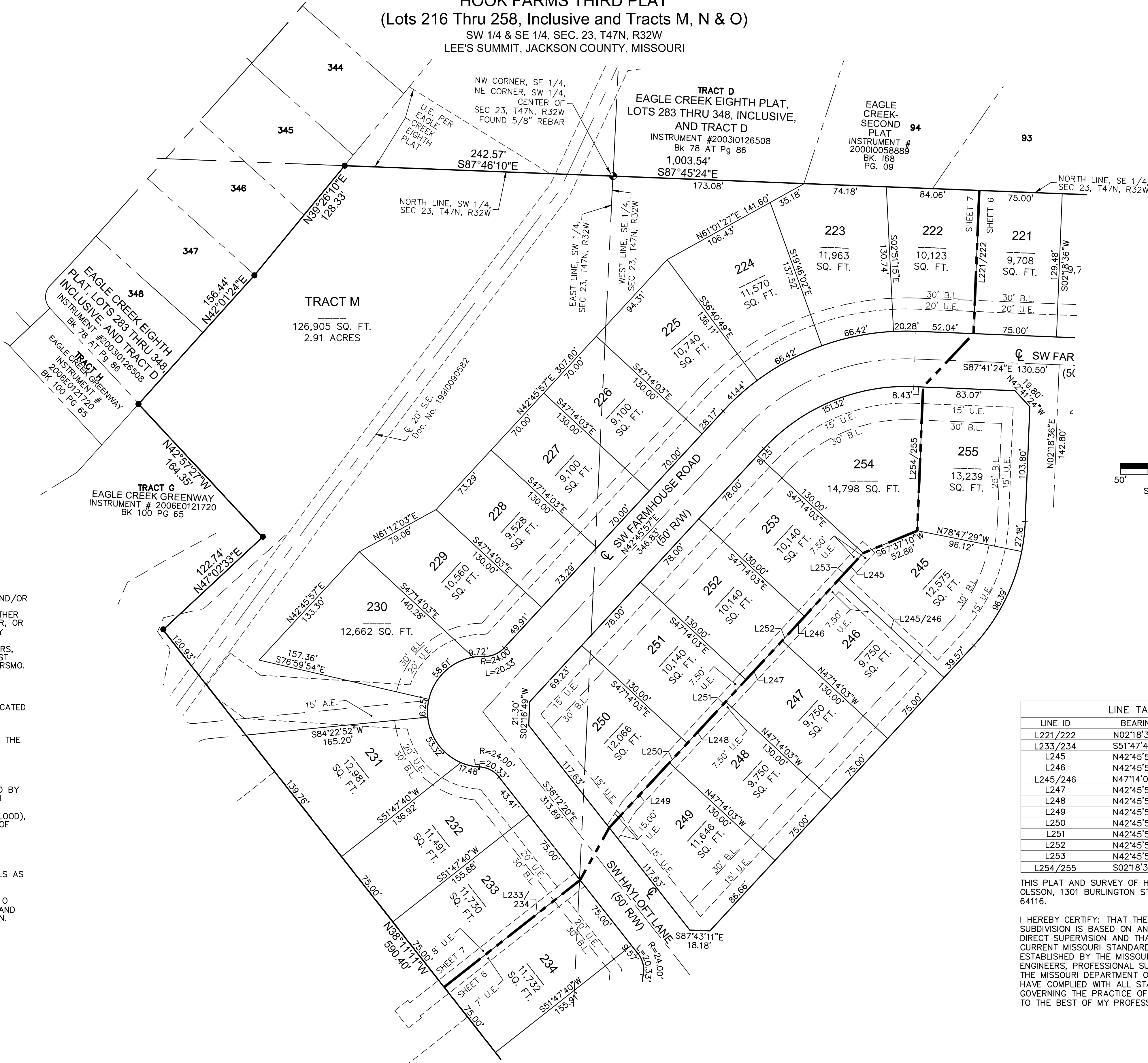
FLOODPLAIN:
ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0531G AND 29095C0418G, REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) and ZONE "AE" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

OIL AND GAS WELLS:
THERE IS NO VISIBLE EVIDENCE, THIS DATE, OF ABANDON OIL OR GAS WELLS LOCATED WITHIN THE PROPERTY BOUNDARY AS IDENTIFIED IN "MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL - WELLS AS OF AUGUST 30, 2024".

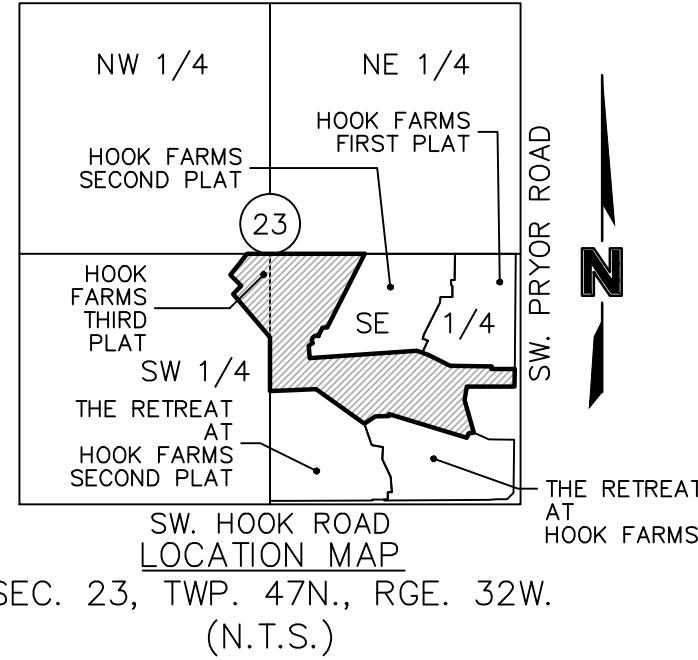
COMMON AREA: TRACT M (2.91 ACRES), TRACT N (0.78 ACRES) AND TRACT O (36.17 ACRES). TRACTS M, N & O IS HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE HOOK FARMS HOMES ASSOCIATION.

DEVELOPER:
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P.O.S.	PRIVATE OPEN SPACE
S/W	SIDEWALK
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH



LINE TABLE		
LINE ID	BEARING	DISTANCE
L221/222	N02°18'36"E	129.39'
L233/234	S51°47'40"W	155.89'
L245	N42°45'57"E	32.89'
L246	N42°45'57"E	75.00'
L245/246	N47°14'03"W	130.00'
L247	N42°45'57"E	75.00'
L248	N42°45'57"E	75.00'
L249	N42°45'57"E	80.00'
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TIMOTHY BLAIR WISWELL, MO PLS 2009000067
JANUARY 8, 2025
TWISWELL@OLSSON.COM

DATE OF SURVEY

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olsson

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7 of 7

USER: nwilloughby

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DATE: Jan 8, 2026 11:16AM