

**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.

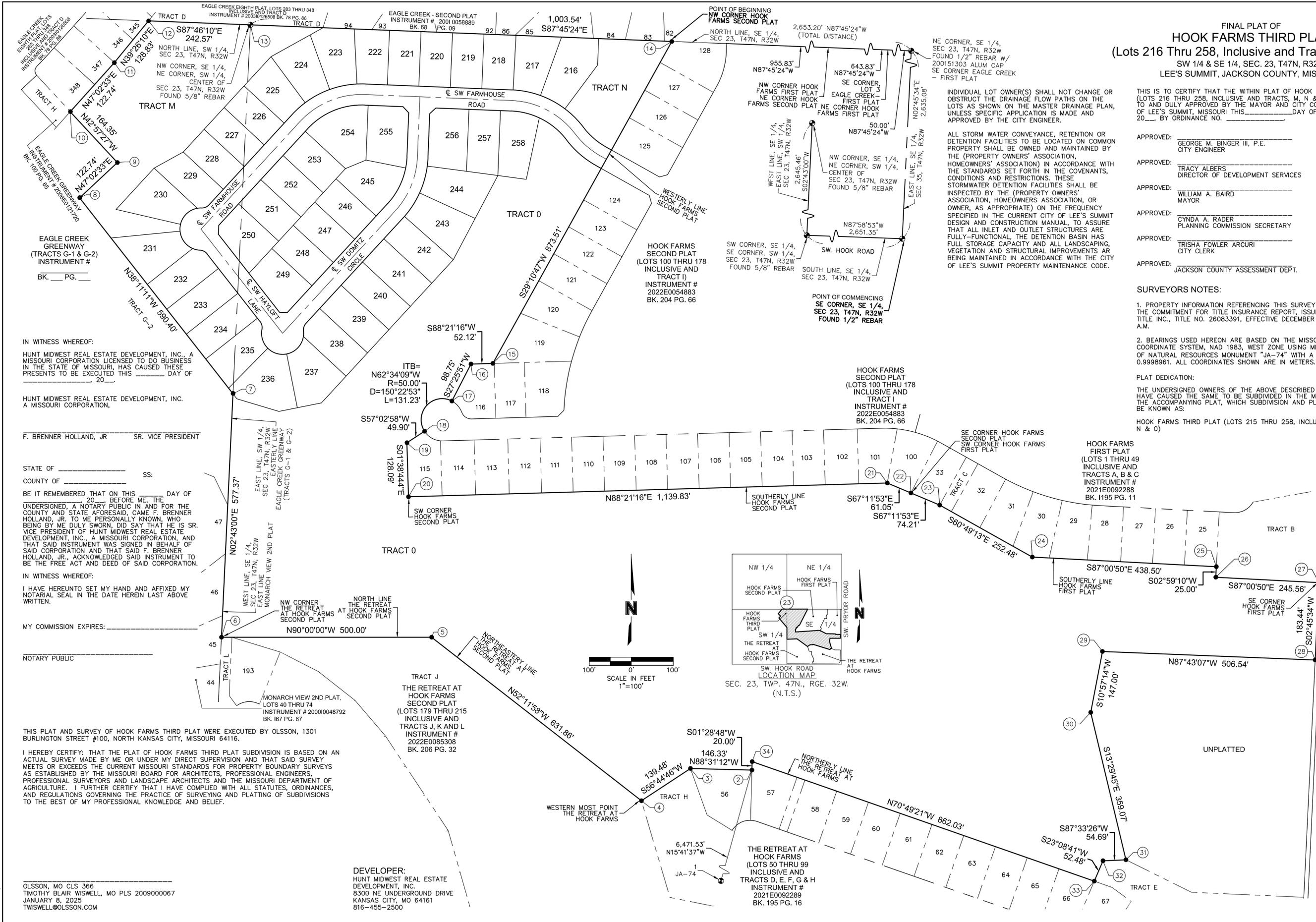
SURVEYORS NOTES:

- 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.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

HOOK FARMS THIRD PLAT (LOTS 215 THRU 258, INCLUSIVE AND TRACTS M, N & O)



IN WITNESS WHEREOF:
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20____

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
 A MISSOURI CORPORATION,

F. BRENNER HOLLAND, JR SR. VICE PRESIDENT

STATE OF _____ SS:
 COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SR. VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID F. BRENNER HOLLAND, JR., ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:
 I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

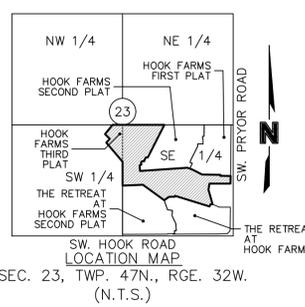
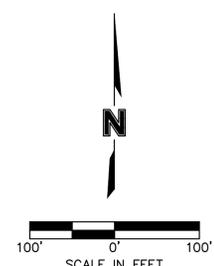
NOTARY PUBLIC

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
 TMSWELL@OLSSON.COM

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



RIGHT-OF-WAY DEED FOR SW PRYOR ROAD INSTRUMENT NO. 20050087407

DATE OF SURVEY	12-31-2025 - Title Report Request
	01-08-2026 - For HMW Review
drawn by:	NRW
surveyed by:	AH/NZ/JH
checked by:	TBW
approved by:	TBW
project no.:	C19-4051
file name:	V_PLAT_C194061.DWG

olsson

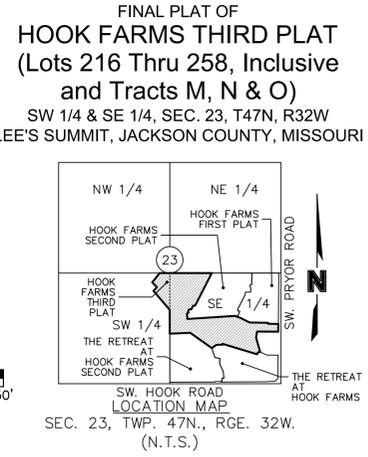
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority 001592
 1301 Burlington Street, Suite 100
 North Kansas City, MO 64116
 TEL 816.361.1177 www.olsson.com
 FAX 816.361.1838

DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRV\Sheets\Plat\PLAT_C194061.dwg
 USER: nwilloughby
 DATE: Jan 8, 2025 10:58AM

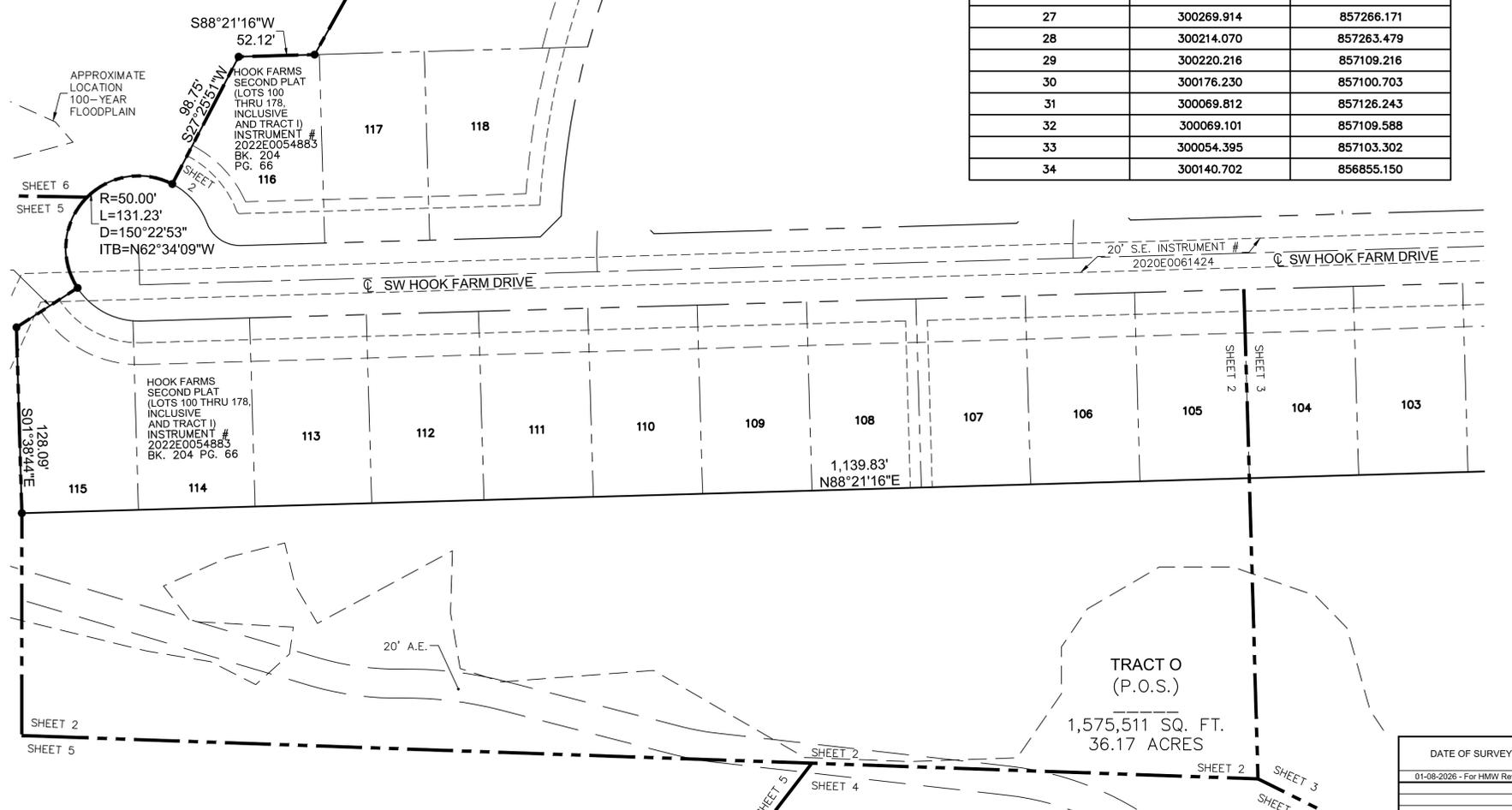
PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 37 WEST, MERIDIAN 11 WEST, 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 ALONG 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 19980104091 IN BOOK 165 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 1,000 FEET TO THE POINT OF BEGINNING OF SAID EAGLE CREEK - FIRST PLAT, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID EAGLE CREEK - FIRST PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID HOOK FARMS SECOND 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 SOUTH 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 (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 643.83 FEET TO THE NORTHWEST CORNER OF SAID HOOK FARMS SECOND 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 (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 2000 AS INSTRUMENT NUMBER 2000I0058889 IN BOOK 168 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); THENCE SOUTH 87°45'24" WEST ALONG SAID WESTERLY LINE, 98.75 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL BEARING OF NORTH 02°54'09" WEST, WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 122°09'00" AND AN ARC DISTANCE OF 131.23 FEET; THENCE SOUTH 87°02'58" WEST, ALONG SAID WESTERLY LINE, 128.08 FEET; THENCE SOUTH 01°38'44" EAST, ALONG SAID WESTERLY LINE, 122.09 FEET; THENCE SOUTHWESTERLY ALONG 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), A DISTANCE OF 873.51 FEET; THENCE SOUTH 88°21'16" WEST ALONG SAID WESTERLY 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°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°44'11" EAST, ALONG SAID SOUTHERLY LINE, 252.48 FEET; THENCE SOUTH 87°00'50" EAST, ALONG SAID SOUTHERLY LINE, 438.50 FEET; THENCE SOUTH 02°59'10" WEST, ALONG SAID SOUTHERLY LINE, 25.00 FEET; THENCE SOUTH 87°00'50" EAST, ALONG SAID SOUTHERLY LINE, 245.98 FEET TO THE SOUTHEAST CORNER OF SAID HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C); ALSO BEING A POINT ON THE WESTERLY LINE OF SW PRYOR ROAD, AS ESTABLISHED BY RIGHT OF WAY DEED RECORDED OCTOBER 30, 2003 AS INSTRUMENT NUMBER 2003O0087407 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 02°44'54" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 183.44 FEET; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 87°43'07" WEST, 506.54 FEET; THENCE SOUTH 10°57'14" WEST, 147.00 FEET; THENCE SOUTH 13°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 2021E0092288 IN BOOK 195 AT PAGE 16 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 87°33'26" WEST ALONG SAID NORTHERLY LINE, 54.69 FEET; THENCE SOUTH 23°08'41" WEST, ALONG SAID NORTHERLY LINE, 52.48 FEET; THENCE NORTH 70°49'21" WEST, ALONG SAID NORTHERLY LINE, 862.03 FEET; THENCE SOUTH 01°28'48" WEST, ALONG SAID NORTHERLY LINE, 20.00 FEET; THENCE NORTH 88°31'12" WEST, ALONG SAID NORTHERLY LINE, 146.33 FEET; THENCE SOUTH 88°44'46" WEST, ALONG SAID NORTHERLY LINE, 138.48 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°11'58" WEST, ALONG SAID NORTHEASTERLY LINE, 631.86 FEET; THENCE NORTH 90°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 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 NUMBER 2000I0048792 IN BOOK 167 AT PAGE 87 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 02°43'00" EAST ALONG SAID EAST LINE OF SAID MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER, ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER AND ALONG SAID WESTERLY LINE OF PROPRIETARY EAGLE CREEK GREENWAY (TRACTS G-1 & G-2), 577.37 FEET; THENCE LEAVING SAID WEST LINE OF SAID SOUTHEAST QUARTER AND LEAVING SAID SOUTHWEST QUARTER, NORTH 38°11'11" WEST, ALONG SAID WESTERLY LINE, 122.74 FEET; THENCE NORTH 42°57'27" WEST, ALONG SAID WESTERLY LINE, 164.35 FEET TO THE NORTHEAST CORNER OF SAID HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I); 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°45'24" EAST, ALONG SAID SOUTHERLY LINE, 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 SOUTHWEST QUARTER, 1,003.54 FEET TO THE POINT OF BEGINNING, CONTAINING 2,342,148 SQUARE FEET OR 53.77 ACRES, MORE OR LESS.



STATE PLANE COORDINATE TABLE		
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



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 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.

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
TWSWELL@OLSSON.COM

LEGEND	
○ 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

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 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.

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

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

olsson

Olsson - Land Surveyors - MO 366, KS 114, MO Certificate # Authority-001692
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olsson.com

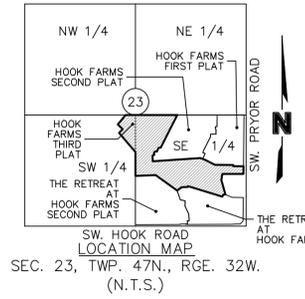
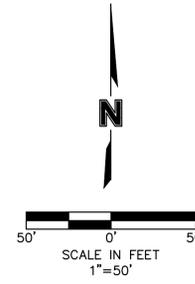
SHEET
2 of 7

DWG: F:\2019\4001-4500\019-4061-C-40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_C194061.dwg
 USER: nwilloughby
 DATE: Jan 08, 2026 11:04am

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.

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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

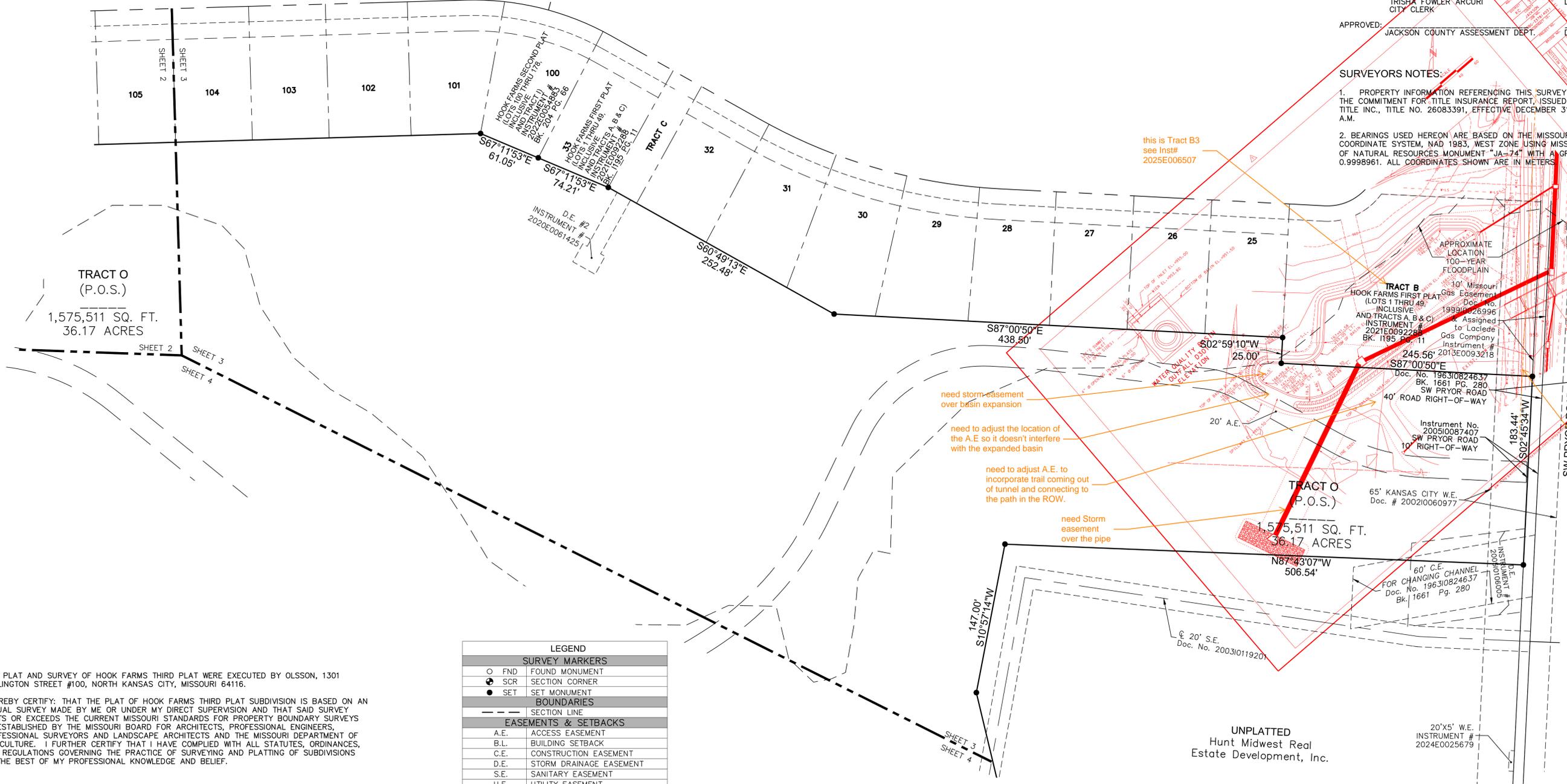
APPROVED: _____ DATE _____
 CYNDA A. RADER
 PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK

APPROVED: _____ DATE _____
 JACKSON COUNTY ASSESSMENT DEPT.

SURVEYORS NOTES:

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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 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
 TWSWELL@OLSSON.COM

DATE OF SURVEY	
01-08-2026 - To HMMV for review	
drawn by:	NRW
surveyed by:	AHINZ/JH
checked by:	TBW
approved by:	TBW
project no.:	C19-0051
file name:	V_PPLAT_C194061.DWG

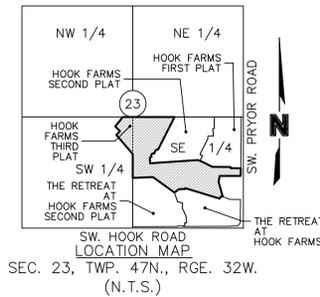
olsson

Charles L. Olsson, Inc. - MO 366, MS 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

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

USER: nwilloughby
 DWG: F:\2019\4001-4500\019-4061-C-40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_C194061.dwg
 DATE: Jan 8, 2026 11:06AM

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

APPROVED: _____ DATE _____
 TRACY ALBERS
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
 WILLIAM A. BAIRD
 MAYOR

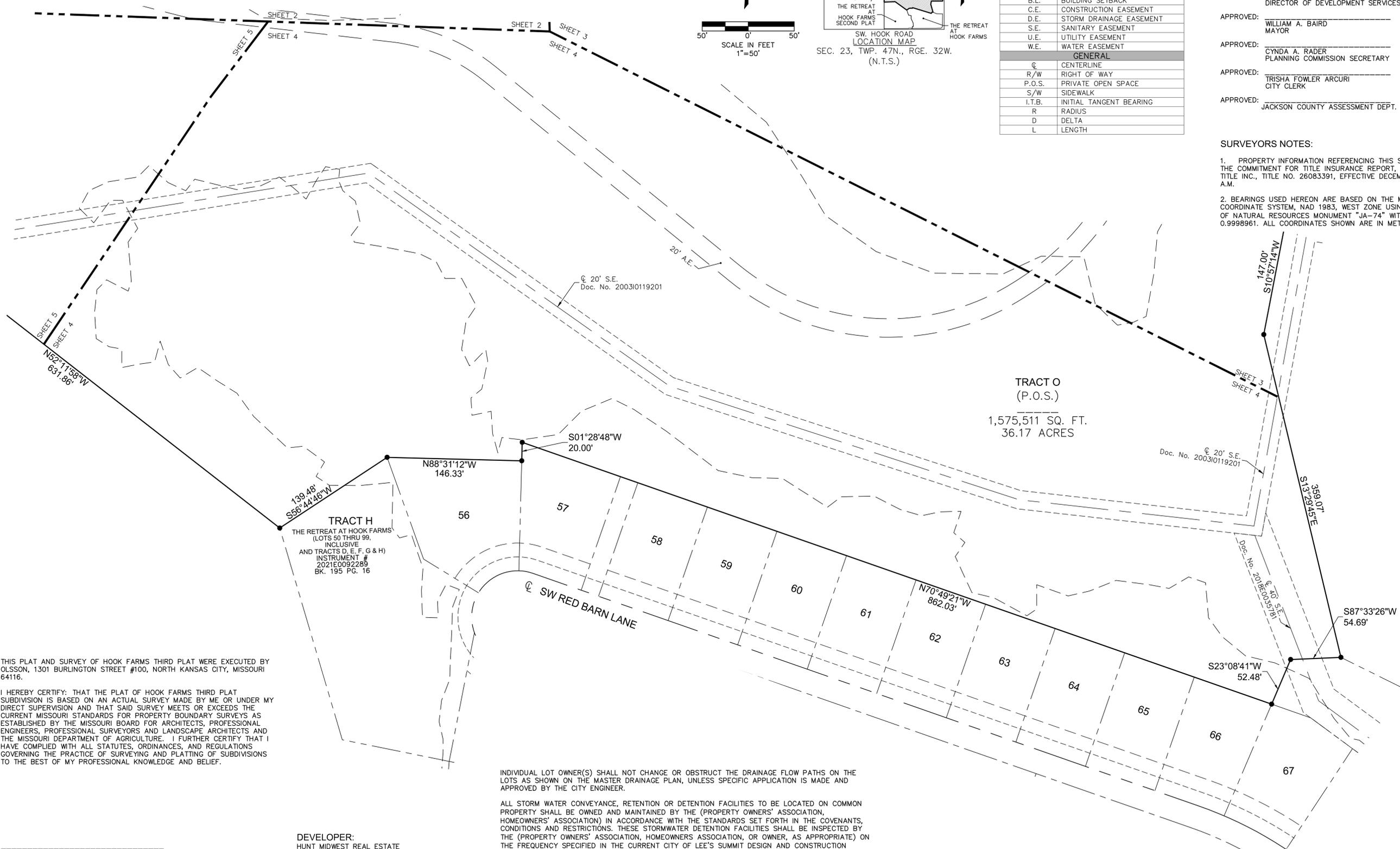
APPROVED: _____ DATE _____
 CYNDA A. RADER
 PLANNING COMMISSION SECRETARY

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.



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DEVELOPER:
 HUNT MIDWEST REAL ESTATE
 DEVELOPMENT, INC.
 8300 NE UNDERGROUND DRIVE
 KANSAS CITY, MO 64116
 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 ARE 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:	AHINZ/JH
checked by:	TBW
approved by:	TBW
project no.:	C19-4051
file name:	V_PPLAT_C194051.DWG

olsson
 Olsson, Inc. Surveying - MO 366, KS 114, MO Certificate of Authority-001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
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DWG: F:\2019\4001-4500\019-4061-C-40-Design\Survey\SRVY\Sheets\Plat\PLAT_C194051.dwg
 USER: nwilloughby
 DATE: Jan 8, 2026 11:09AM

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	
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EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
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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

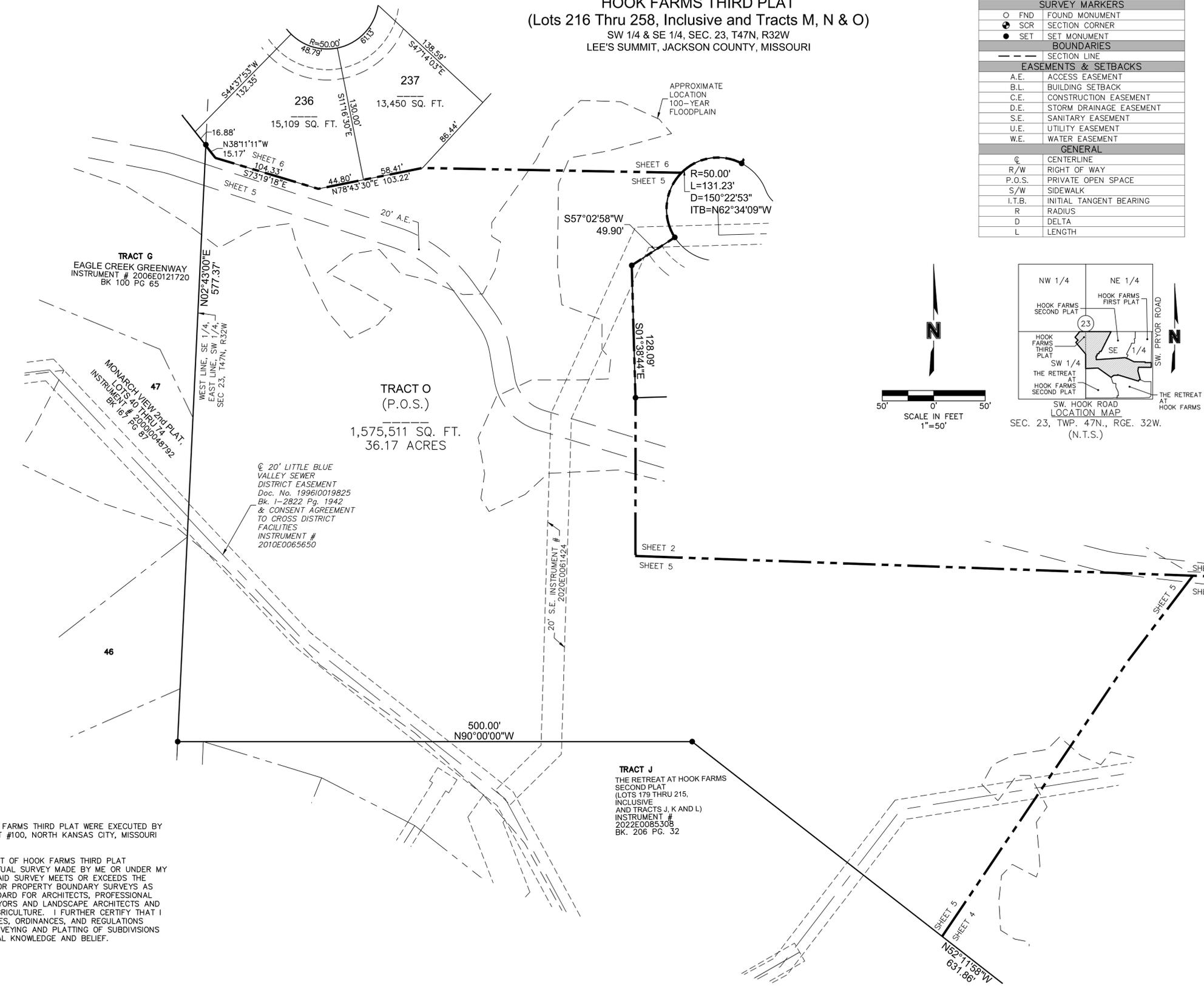
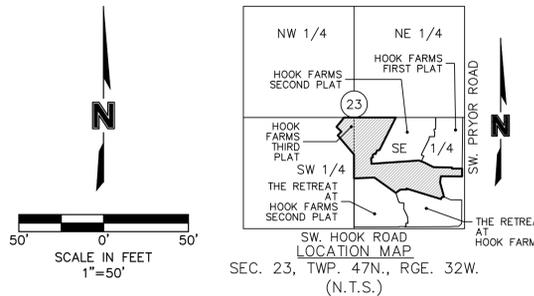
APPROVED: _____ DATE _____
 JACKSON COUNTY ASSESSMENT DEPT.

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

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

TRACT J
 THE RETREAT AT HOOK FARMS
 SECOND PLAT
 (LOTS 179 THRU 215,
 INCLUSIVE
 AND TRACTS J, K AND L)
 INSTRUMENT #
 2022E0085308
 BK. 206 PG. 32

USER: nwilloughby
 DWG: F:\2019\4001-4500\019-4061-C-40-Design\Survey\SRVY\Sheets\Plat\PLAT_C194061.dwg
 DATE: Jan 8, 2025 11:11AM

DATE OF SURVEY	01-08-2025 - To HMW for review
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olsson

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