

**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.

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.

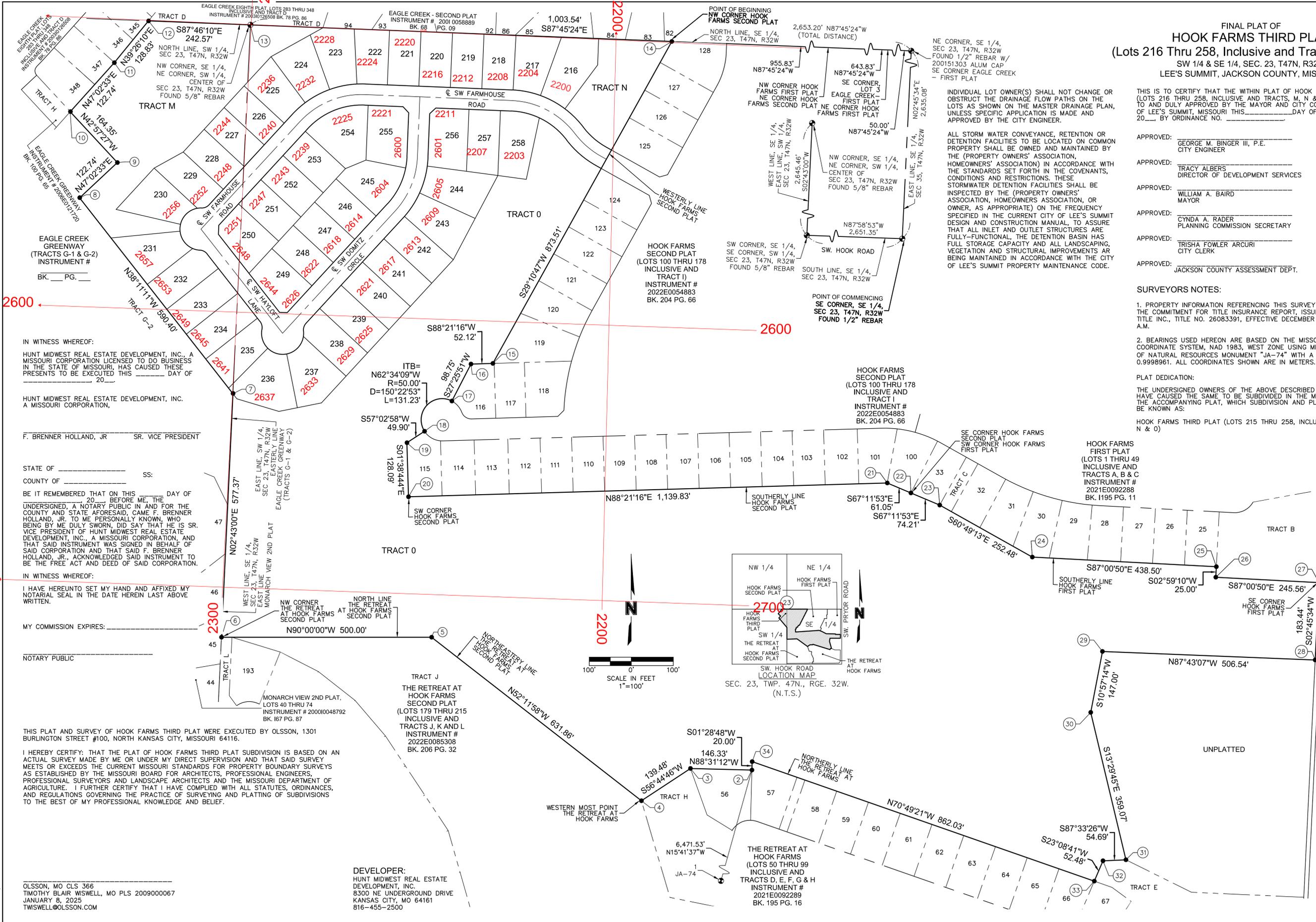
SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING 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.
- 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: _____

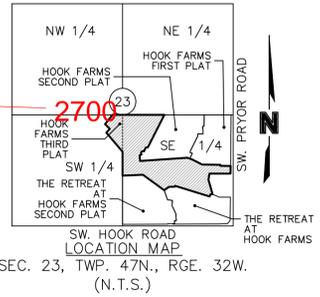
NOTARY PUBLIC

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 # 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_PPLAT_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 816.361.1838
 www.olsson.com

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