

FINAL PLAT OF  
**HOOK FARMS THIRD PLAT**  
 (Lots 216 Thru 257, 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 257, 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. PROPERTY LAST CONVEYED APRIL 14, 1998 BY WARRANTY DEED DOCUMENT NUMBER 19980025709 IN BOOK 13716 AT PAGE 189 AND MAY 18, 2004 BY MISSOURI WARRANTY DEED INSTRUMENT NUMBER 20040046904.
- 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. ALL DIMENSIONS MATCH PREVIOUSLY PLATTED VALUES UNLESS OTHERWISE NOTED.

**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 257, 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

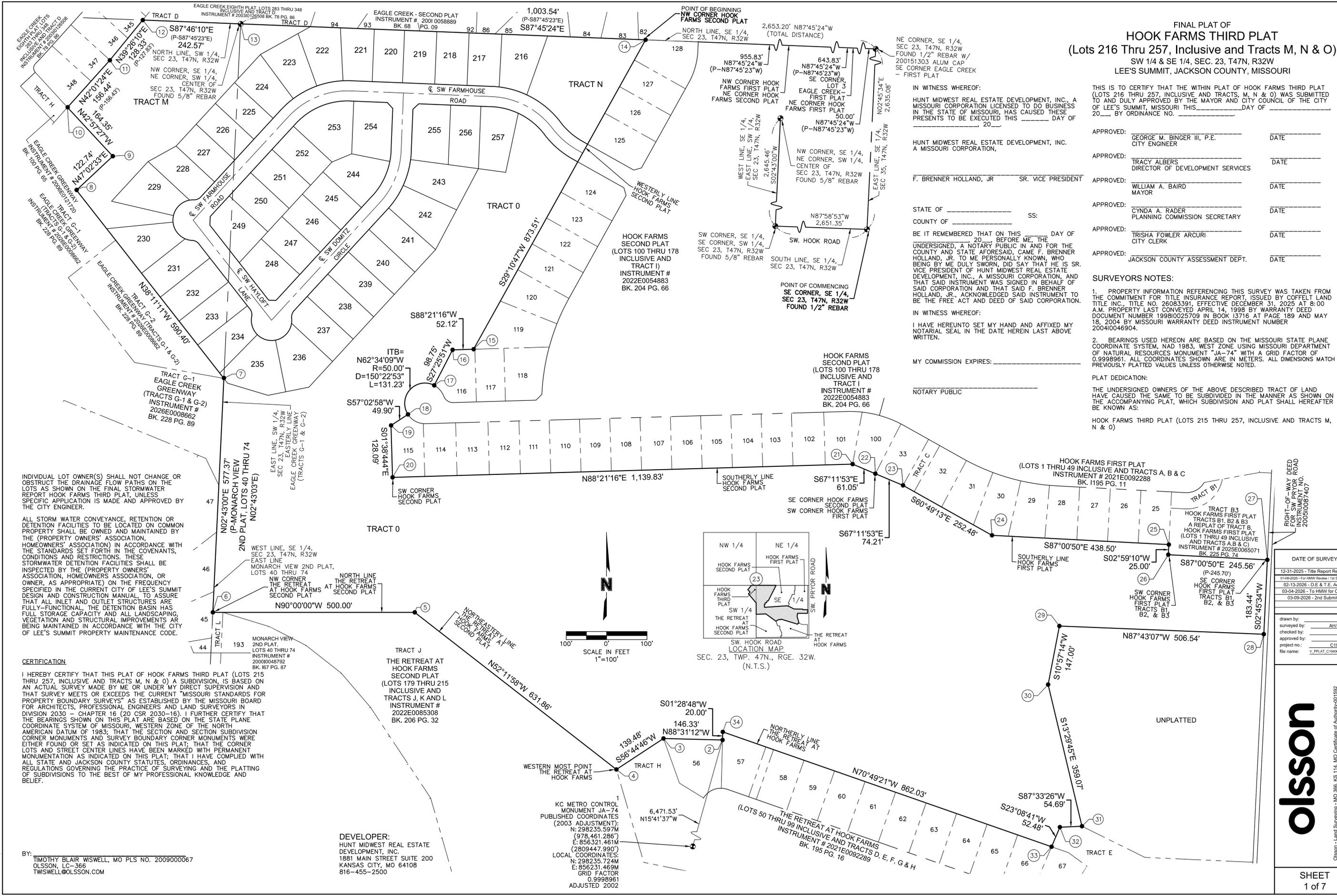
STATE OF \_\_\_\_\_ SS:  
 COUNTY OF \_\_\_\_\_

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 HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE FINAL STORMWATER REPORT HOOK FARMS THIRD PLAT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

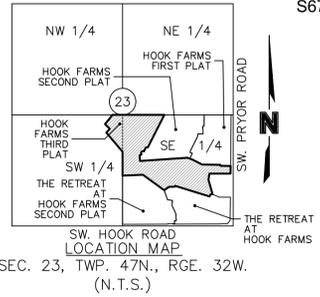
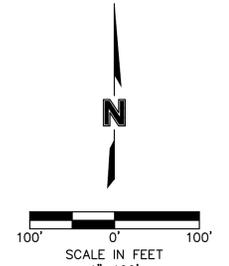
ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION 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.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF HOOK FARMS THIRD PLAT (LOTS 215 THRU 257, INCLUSIVE AND TRACTS M, N & O) A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030, CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067  
 OLSSON LC-366  
 TWISWELL@OLSSON.COM

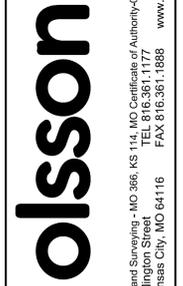
**DEVELOPER:**  
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.  
 1881 MAIN STREET SUITE 200  
 KANSAS CITY, MO 64108  
 816-455-2500



| DATE OF SURVEY                    |  |
|-----------------------------------|--|
| 12-31-2025 - Title Report Request |  |
| 01-08-2026 - For Review           |  |
| 02-13-2026 - D.E. & T.E. Added    |  |
| 03-04-2026 - To HMM for CCR's     |  |
| 03-09-2026 - 2nd Submittal        |  |

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 project no.: C19-481  
 file name: V:\PLAT\_C194061.DWG

NRW  
 AH/NZ/JH  
 TBW  
 C19-481  
 V:\PLAT\_C194061.DWG



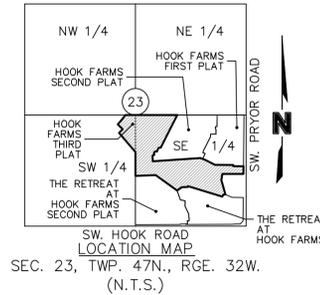
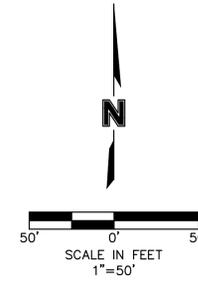
DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRVY\Sheets\Plat\V\_PPLAT\_C194061.dwg  
 DATE: Mar 9, 2026 7:10AM  
 USER: nwilloughby



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 CITY ENGINEER

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 TRACY ALBERS  
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 WILLIAM A. BAIRD  
 MAYOR

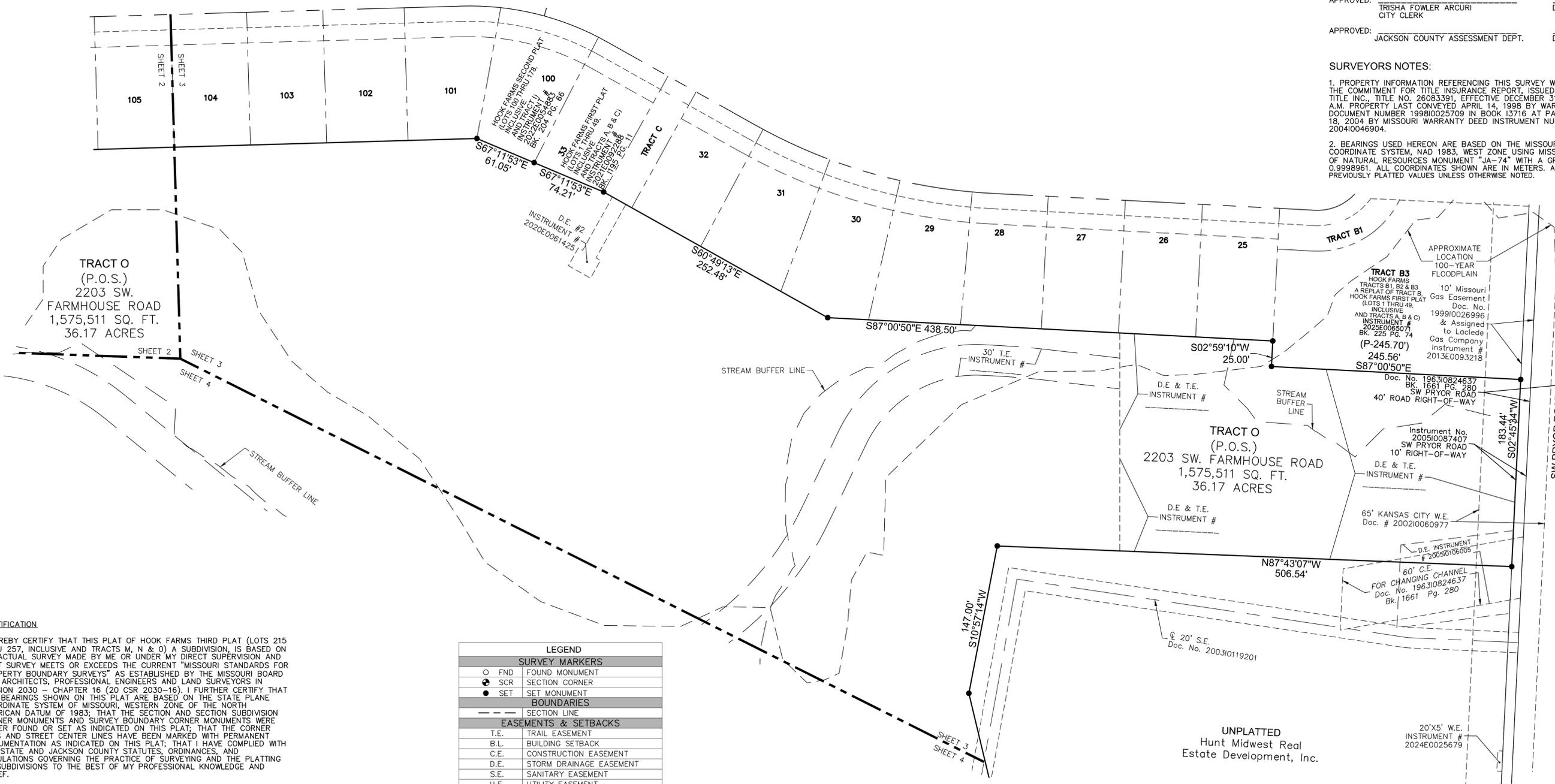
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 PLANNING COMMISSION SECRETARY

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 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. PROPERTY LAST CONVEYED APRIL 14, 1998 BY WARRANTY DEED DOCUMENT NUMBER 199810025709 IN BOOK 13716 AT PAGE 189 AND MAY 18, 2004 BY MISSOURI WARRANTY DEED INSTRUMENT NUMBER 200410046904.
- 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. ALL DIMENSIONS MATCH PREVIOUSLY PLATTED VALUES UNLESS OTHERWISE NOTED.



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| LEGEND               |                         |
|----------------------|-------------------------|
| SURVEY MARKERS       |                         |
| ○ FND                | FOUND MONUMENT          |
| ● SCR                | SECTION CORNER          |
| ● SET                | SET MONUMENT            |
| BOUNDARIES           |                         |
| ---                  | SECTION LINE            |
| EASEMENTS & SETBACKS |                         |
| T.E.                 | TRAIL 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                  |

BY: \_\_\_\_\_  
 TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067  
 OLSSON, L.C.-366  
 TWISWELL@OLSSON.COM

| DATE OF SURVEY |                                |
|----------------|--------------------------------|
| 01-08-2026     | For HMM Review / 1st Submittal |
| 02-13-2026     | D.E. & T.E. Added              |
| 03-04-2026     | To HMM for CCR's               |
| 03-09-2026     | 2nd Submittal                  |

drawn by: \_\_\_\_\_ NRW  
 surveyed by: \_\_\_\_\_ AHINZ/JH  
 checked by: \_\_\_\_\_ TBW  
 approved by: \_\_\_\_\_ TBW  
 project no.: \_\_\_\_\_ C19-1051  
 file name: V:\PPLAT\_C194061.DWG

UNPLATTED  
 Hunt Midwest Real  
 Estate Development, Inc.

DEVELOPER:  
 HUNT MIDWEST REAL ESTATE  
 DEVELOPMENT, INC.  
 1881 MAIN STREET SUITE 200  
 KANSAS CITY, MO 64108  
 816-455-2500

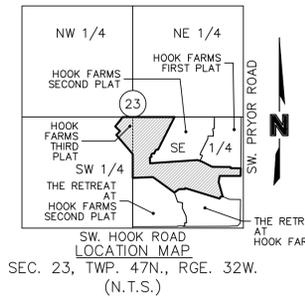
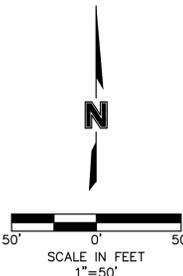
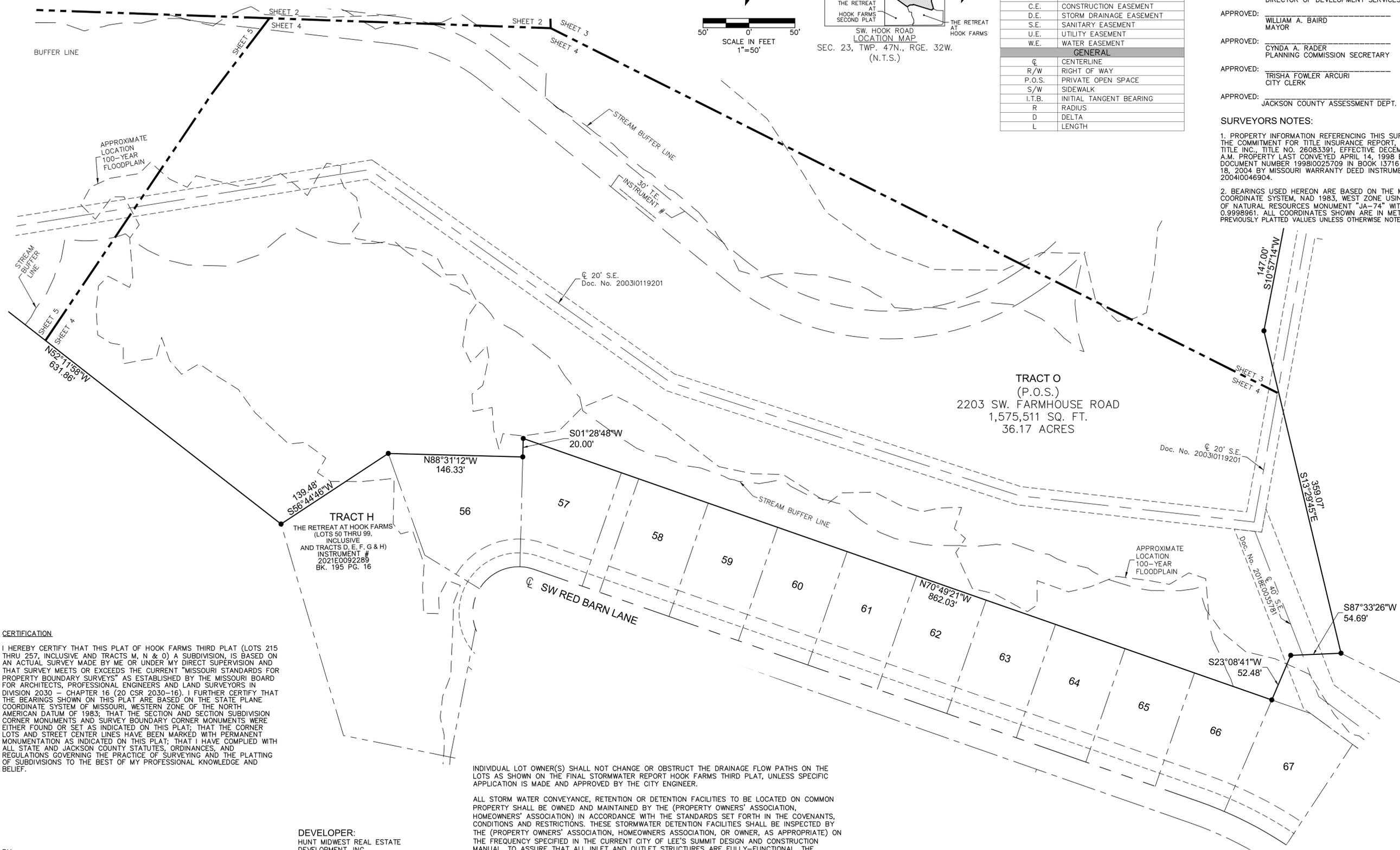
**olsson**

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  
 3 of 7

USER: nwilloughby  
 DWG: F:\2019\4001-4500\019-4061-C-40-Design\Survey\SRVY\Sheets\Plat\PLAT\_C194061.dwg  
 DATE: Mar 9, 2026 7:27 AM

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 (Lots 216 Thru 257, Inclusive and Tracts M, N & O)  
 SW 1/4 & SE 1/4, SEC. 23, T47N, R32W  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



| LEGEND                          |                         |
|---------------------------------|-------------------------|
| <b>SURVEY MARKERS</b>           |                         |
| ○ FND                           | FOUND MONUMENT          |
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| ● SET                           | SET MONUMENT            |
| <b>BOUNDARIES</b>               |                         |
| ---                             | SECTION LINE            |
| <b>EASEMENTS &amp; SETBACKS</b> |                         |
| T.E.                            | TRAIL 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          |
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**DEVELOPER:**  
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 1881 MAIN STREET SUITE 200  
 KANSAS CITY, MO 64108  
 816-455-2500

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By: \_\_\_\_\_  
 TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067  
 OLSSON, LC-368  
 TWISWELL@OLSSON.COM

| DATE OF SURVEY                              |                     |
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| 01-08-2026 - For HMM Review / 1st Submittal |                     |
| 02-13-2026 - D.E. & T.E. Added              |                     |
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|   |                     |
| drawn by:                                   | NRW                 |
| surveyed by:                                | AHINZ/JH            |
| checked by:                                 | TBW                 |
| approved by:                                | TBW                 |
| project no.:                                | C19-1051            |
| file name:                                  | V:\PLAT_C194061.DWG |

DWG: F:\2019\4001-4500\019-4061-C-40-Design\Survey\SRVY\Sheets\Plat\PLAT\_C194061.dwg  
 USER: nwilloughby  
 DATE: Mar 9, 2026 7:28AM

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 SW 1/4 & SE 1/4, SEC. 23, T47N, R32W  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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| SURVEY MARKERS       |                         |
| ○ FND                | FOUND MONUMENT          |
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| ⊙ SET                | SET MONUMENT            |
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| ---                  | SECTION LINE            |
| EASEMENTS & SETBACKS |                         |
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| W.E.                 | WATER EASEMENT          |
| GENERAL              |                         |
| ⊕                    | CENTERLINE              |
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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                  |

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 257, 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.

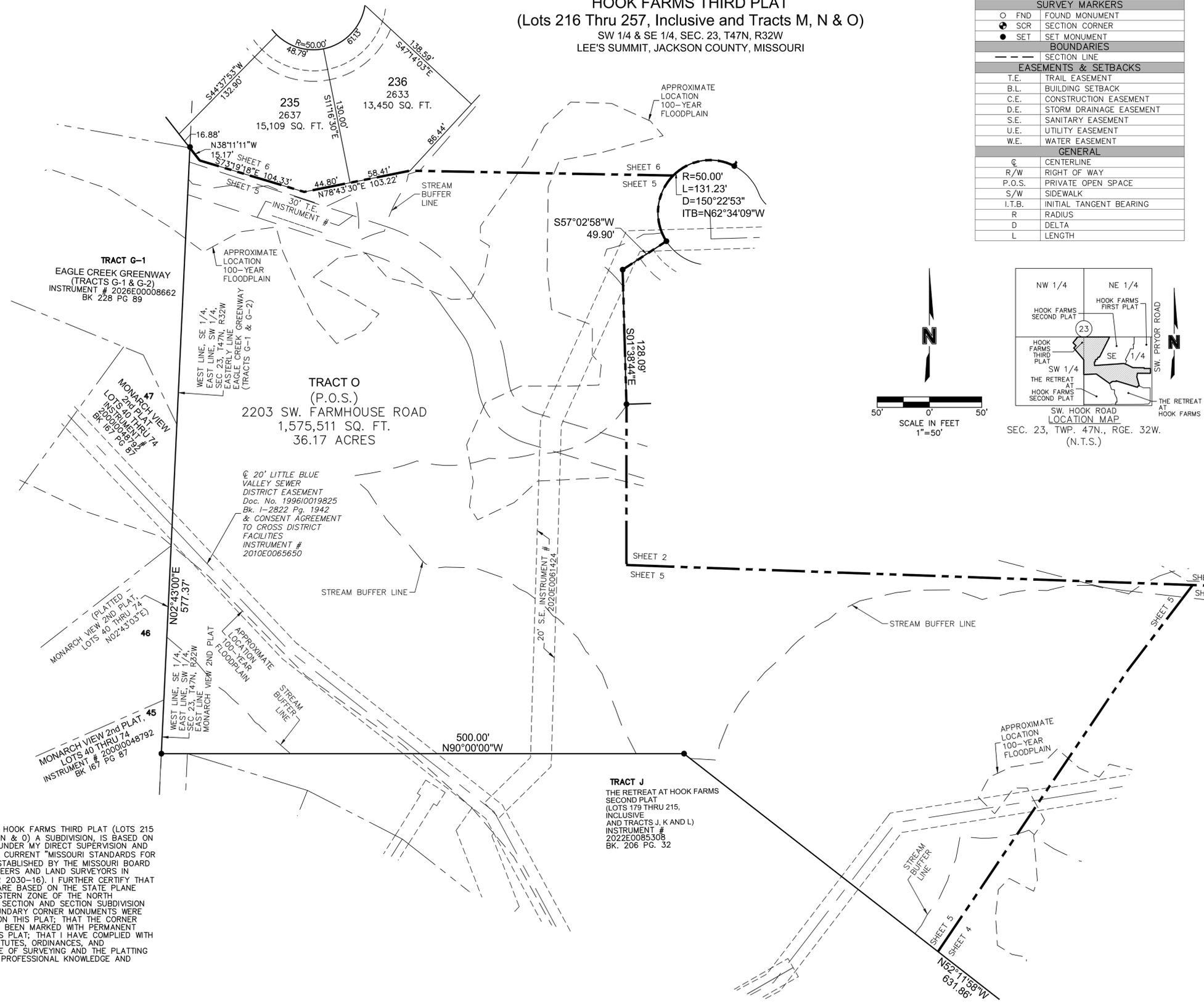
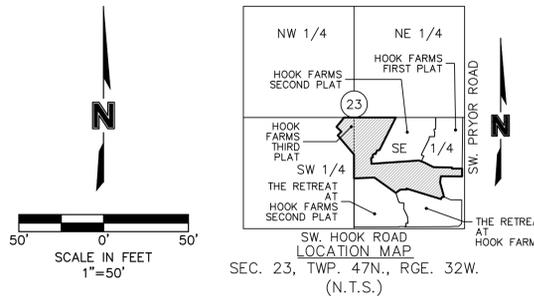
**SURVEYORS NOTES:**

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. PROPERTY LAST CONVEYED APRIL 14, 1998 BY WARRANTY DEED DOCUMENT NUMBER 19980025709 IN BOOK 13716 AT PAGE 189 AND MAY 18, 2004 BY MISSOURI WARRANTY DEED INSTRUMENT NUMBER 20040046904.

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 0.999961. ALL COORDINATES SHOWN ARE IN METERS. ALL DIMENSIONS MATCH PREVIOUSLY PLATTED VALUES UNLESS OTHERWISE NOTED.

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE FINAL STORMWATER REPORT HOOK FARMS THIRD PLAT, 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.



**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT OF HOOK FARMS THIRD PLAT (LOTS 215 THRU 257, INCLUSIVE AND TRACTS M, N & O) A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: \_\_\_\_\_  
 TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067  
 OLSOON, LC-368  
 TWISWELL@OLSSON.COM

DEVELOPER:  
 HUNT MIDWEST REAL ESTATE  
 DEVELOPMENT, INC.  
 1881 MAIN STREET SUITE 200  
 KANSAS CITY, MO 64108  
 816-455-2500

| DATE OF SURVEY                              |                     |
|---|---------------------|
| 01-08-2026 - For HMM Review / 1st Submittal |                     |
| 02-13-2026 - D.E. & T.E. Added              |                     |
| 03-04-2026 - To HMM for CCR's               |                     |
| 03-09-2026 - 2nd Submittal                  |                     |
|   |                     |
| drawn by: _____                             | NRW                 |
| surveyed by: _____                          | AHINZ/JH            |
| checked by: _____                           | TBW                 |
| approved by: _____                          | TBW                 |
| project no.: _____                          | C19-0051            |
| file name: _____                            | V:\PLAT_C194061.DWG |

**olsson**

Charles L. Olsson, Surveyor, 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.olsoson.com

USER: nwilloughby  
 DWG: F:\2019\4001-4500\019-4061-C-40-Design\Survey\SRVY\Sheets\Plat\_V\PLAT\_C194061.dwg  
 DATE: Mar 9, 2026 7:29AM

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 257, 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 \_\_\_\_\_  
 CITY ENGINEER

APPROVED: TRACY ALBERS DATE \_\_\_\_\_  
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: WILLIAM A. BAIRD DATE \_\_\_\_\_  
 MAYOR

APPROVED: CYNDA A. RADER DATE \_\_\_\_\_  
 PLANNING COMMISSION SECRETARY

APPROVED: TRISHA FOWLER ARCURI DATE \_\_\_\_\_  
 CITY CLERK

APPROVED: JACKSON COUNTY ASSESSMENT DEPT. DATE \_\_\_\_\_

**SURVEYORS NOTES:**

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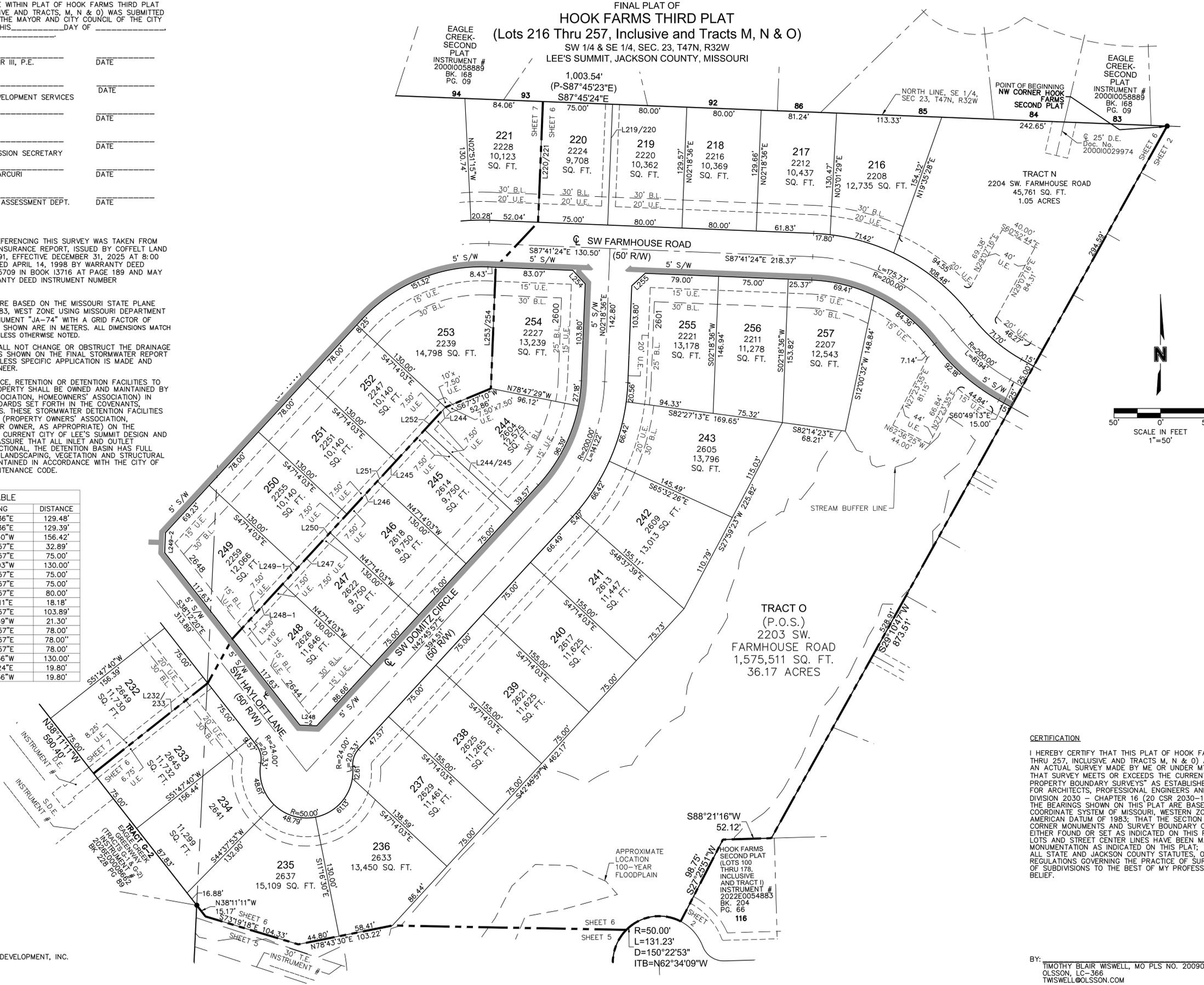
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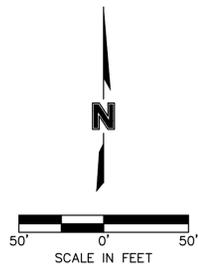
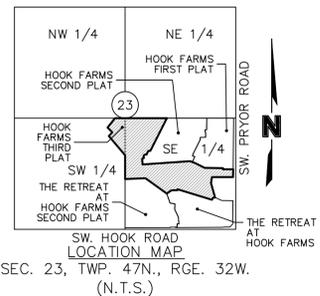
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| LINE ID  | BEARING     | DISTANCE |
|----------|-------------|----------|
| L219/220 | N02°18'36"E | 129.48'  |
| L220/221 | N02°18'36"E | 129.39'  |
| L232/233 | S51°47'40"W | 156.42'  |
| L244     | N42°45'57"E | 32.89'   |
| L245     | N42°45'57"E | 75.00'   |
| L244/245 | N47°14'03"W | 130.00'  |
| L246     | N42°45'57"E | 75.00'   |
| L247     | N42°45'57"E | 75.00'   |
| L248-1   | N42°45'57"E | 80.00'   |
| L248-2   | S87°43'11"E | 18.18'   |
| L249-1   | N42°45'57"E | 103.89'  |
| L249-2   | S02°16'49"W | 21.30'   |
| L250     | N42°45'57"E | 78.00'   |
| L251     | N42°45'57"E | 78.00'   |
| L252     | N42°45'57"E | 78.00'   |
| L253/254 | S02°18'36"W | 130.00'  |
| L254     | S42°41'24"E | 19.80'   |
| L255     | S47°18'36"W | 19.80'   |

FINAL PLAT OF  
**HOOK FARMS THIRD PLAT**  
 (Lots 216 Thru 257, 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 |                         |
| T.E.                 | TRAIL 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                  |



USER: nwilloughby  
 DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRVY\Sheets\Plat\PLAT\_C194061.dwg  
 DATE: Mar 9, 2026 7:34AM

DEVELOPER:  
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.  
 1881 MAIN STREET SUITE 200  
 KANSAS CITY, MO 64108  
 816-455-2500

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OF HOOK FARMS THIRD PLAT (LOTS 215 THRU 257, INCLUSIVE AND TRACTS M, N & O) A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067  
 OLSSON, LC-366  
 TWISWELL@OLSSON.COM

| DATE OF SURVEY |                                     |
|----------------|-------------------------------------|
| 01-08-2026     | For HMM Review / 1st Submittal      |
| 02-13-2026     | D.E & T.E. Added                    |
| 03-01-2026     | To Lee's Summit to Review addresses |
| 03-04-2026     | To HMM for CCR's                    |
| 03-09-2026     | 2nd Submittal                       |

drawn by: NRW  
 surveyed by: AHNZ/JH  
 checked by: TBW  
 approved by: TBW  
 project no.: C19-0061  
 file name: V\_PLAT\_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.ollsson.com

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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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**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.

**STREAM BUFFER EASEMENT DEDICATION:**  
 IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATED STATE AND TO TEND, MAINTAIN AND MOW SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER. A WAIVER OR MODIFICATION TO THIS STREAM BUFFER EASEMENT, OR A RELEASE OF THIS STREAM BUFFER EASEMENT, MAY BE GRANTED BY THE CITY ENGINEER ON BEHALF OF THE CITY AS TO ANY OR ALL AREAS SO DESIGNATED ON THIS PLAT, WHICH WAIVER, MODIFICATION OR RELEASE SHALL BE RECORDED IN THE LAND RECORDS FOR JACKSON COUNTY.

**TRAIL EASEMENT:**  
 A TRAIL EASEMENT IS HEREBY GRANTED TO LEE'S SUMMIT, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS AND BICYCLES UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND SO DESIGNATED WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APPURTENANCES, THERE TO BELONGING, SO THAT NO ONE SHALL OR WILL HEREAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFORESAID PREMISES OR ANY PART HEREOF. THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

**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.

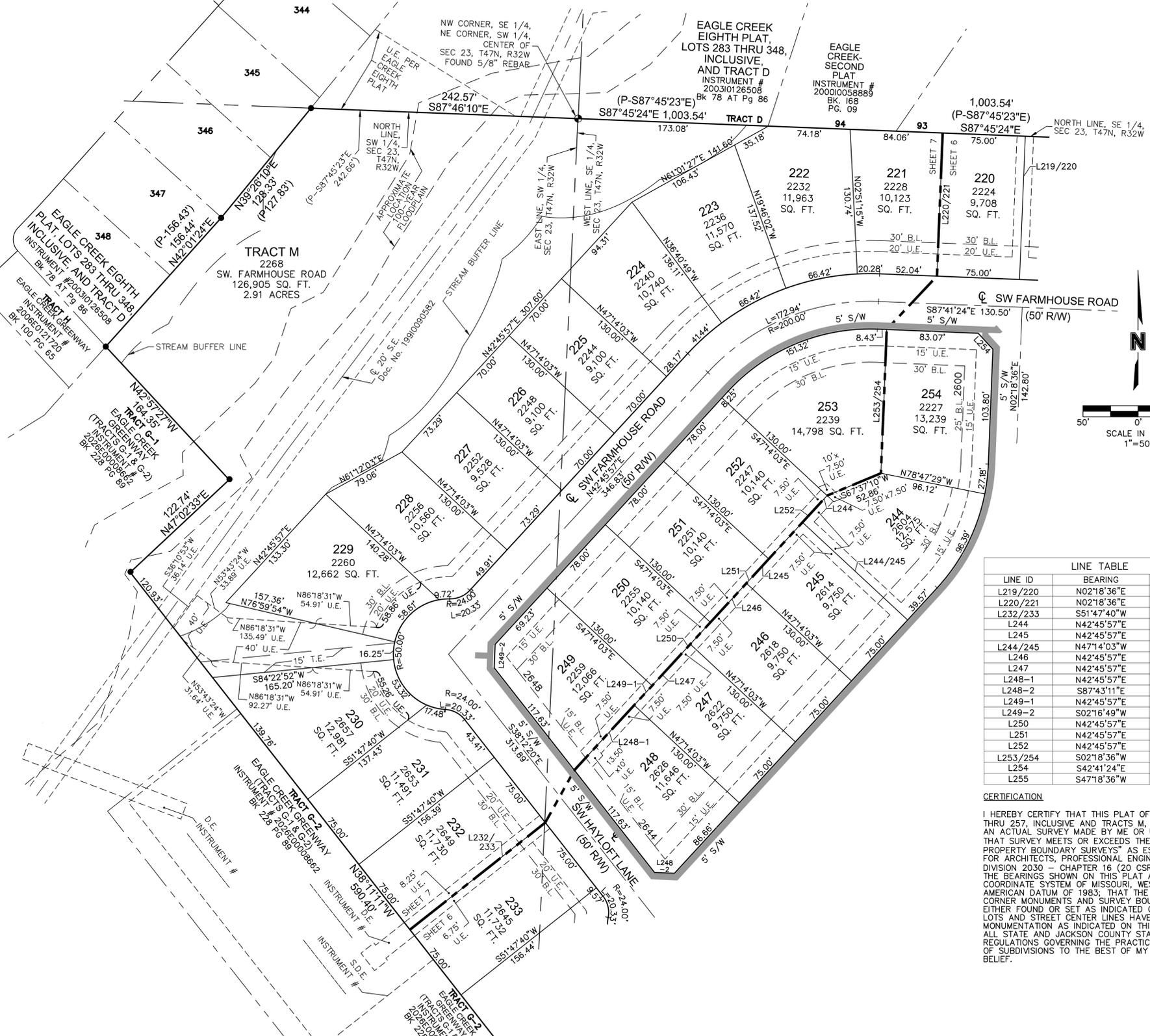
**FLOODPLAIN:**  
 ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909500531G AND 2909500418G, REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "ZONE 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".

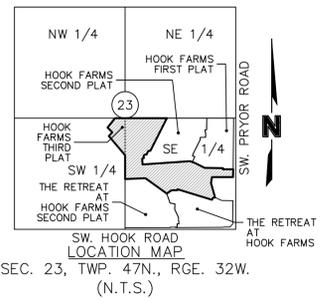
**COMMON AREA:** TRACT M (2.91 ACRES), TRACT N (1.05 ACRES) AND TRACT O (36.17 ACRES), TRACTS M, N & O IS HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE HOOK FARMS HOMES ASSOCIATION.

**DEVELOPER:**  
 HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.  
 1881 MAIN STREET SUITE 200  
 KANSAS CITY, MO 64108  
 816-455-2500

FINAL PLAT OF  
**HOOK FARMS THIRD PLAT**  
 (Lots 216 Thru 257, 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 |                         |
| T.E.                 | TRAIL 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                  |



| LINE ID  | BEARING     | DISTANCE |
|----------|-------------|----------|
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| L248-2   | S87°43'11"E | 18.18'   |
| L249-1   | N42°45'57"E | 103.89'  |
| L249-2   | S02°16'49"W | 21.30'   |
| L250     | N42°45'57"E | 78.00'   |
| L251     | N42°45'57"E | 78.00'   |
| L252     | N42°45'57"E | 78.00'   |
| L253/254 | S02°18'36"W | 130.00'  |
| L254     | S42°41'24"E | 19.80'   |
| L255     | S47°18'36"W | 19.80'   |

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 257, INCLUSIVE AND TRACTS M, N & O) A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: **TIMOTHY BLAIR WISWELL**, MO PLS NO. 2009000067  
 OLSSON LC-366  
 TWISWELL@OLSSON.COM

| DATE OF SURVEY |                                       |
|----------------|---------------------------------------|
| 01-08-2026     | - For HMM Review / 1st Submittal      |
| 02-13-2026     | - D.E. & T.E. Added                   |
| 03-11-2026     | - To Lee's Summit to Review addresses |
| 03-04-2026     | - To HMM for CCR's                    |
| 03-09-2026     | - 2nd Submittal                       |

drawn by: \_\_\_\_\_ NRW  
 surveyed by: \_\_\_\_\_ AHINZ/JH  
 checked by: \_\_\_\_\_ TBW  
 approved by: \_\_\_\_\_ TBW  
 project no.: C19-0051  
 file name: V\_PLAT\_C194061.DWG

**olsson**

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DWG: F:\2019\4001-4500\019-4061-C-40-Design\Survey\SRVY\Sheets\Plat\PLAT\_C194061.dwg  
 USER: nwilloughby  
 DATE: Mar 9, 2026 7:47AM