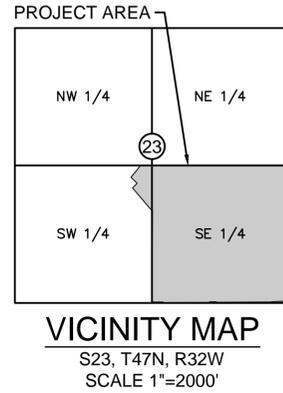
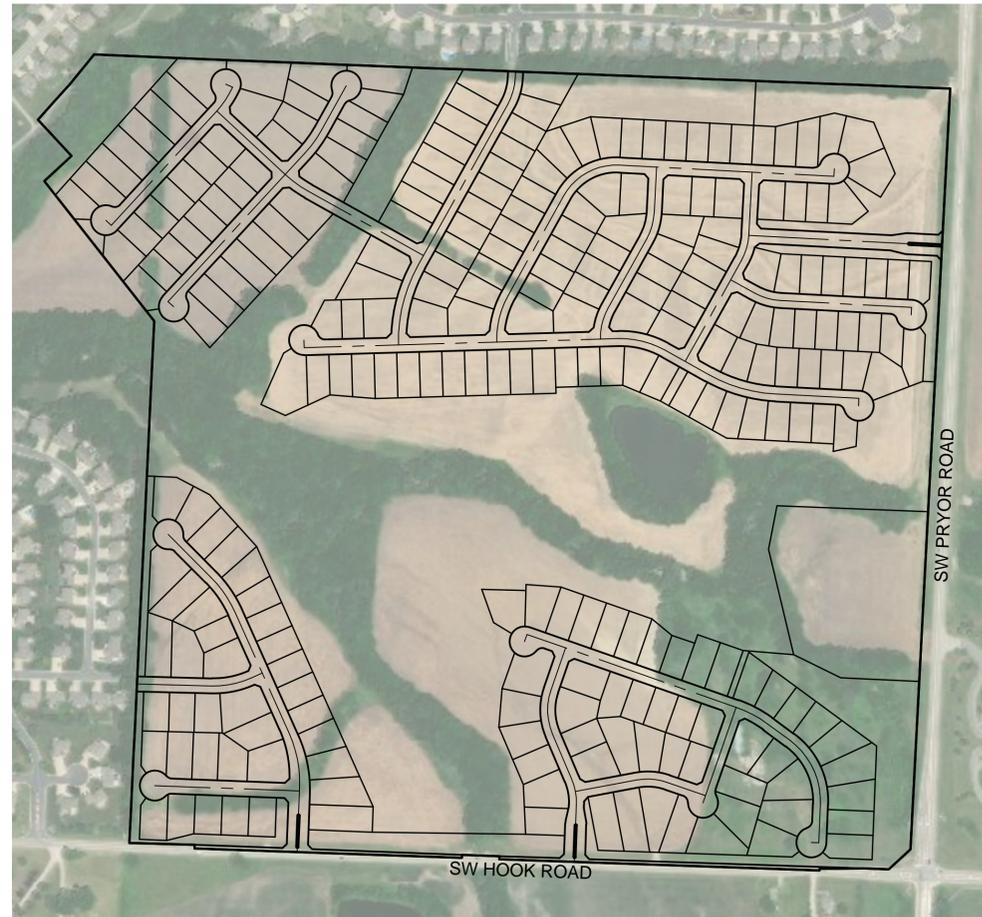


# HOOK FARMS PRELIMINARY PLAT

SECTION 23, TOWNSHIP 47N, RANGE 32W  
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROJECT TEAM CONTACT LIST	
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<b>ENGINEER</b>	OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: SHANNON BUSTER PHONE: 816.299.4341 EMAIL: SBUSTER@OLSSON.COM



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**PROPERTY DESCRIPTION:**

(AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, NOVEMBER 1, 2018)

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47, RANGE 32, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2613.19 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PRYOR ROAD AS NOW ESTABLISHED; THENCE SOUTH 02 DEGREES 45 MINUTES 31 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 2520.50 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 135.21 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HOOK ROAD, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2264.70 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 252.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE, 2615.22 FEET TO THE POINT OF BEGINNING.

ALSO,

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 47, RANGE 32, LYING NORTH OF EAGLE CREEK GREENWAY, A SUBDIVISION, ALL IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO-WIT:  
THE SOUTH ONE HALF OF THE NORTHEAST QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI, BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 2 DEGREES 36 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1330.50 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID NORTHWEST QUARTER, THENCE SOUTH 87 DEGREES 40 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF SAID NORTHWEST QUARTER 1330.50 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF, THENCE SOUTH 87 DEGREES 41 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID NORTHEAST QUARTER 2654.44 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF; THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 1323.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 45 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2653.42 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 2 DEGREES 43 MINUTES 24 SECONDS WEST, (DEED-SOUTH 2 DEGREES 41 MINUTES 49 SECONDS WEST), ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1138.42 FEET TO THE CENTERLINE OF MOUSE CREEK, AS NOW ESTABLISHED; THENCE NORTH 25 DEGREES 51 MINUTES 18 WEST (DEED-NORTH 25 DEGREES 52 MINUTES 53 WEST), ALONG SAID CENTERLINE, 73.83 FEET; THENCE NORTH 67 DEGREES 53 MINUTES 09 SECONDS WEST (DEED-NORTH 67 DEGREES 54 MINUTES 44 SECONDS WEST), ALONG SAID CENTERLINE, 379.20 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 27 SECONDS WEST (DEED-SOUTH 38 DEGREES 58 MINUTES 52 SECONDS WEST), ALONG SAID CENTERLINE, 187.72 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 07 SECONDS WEST (DEED-NORTH 48 DEGREES 38 MINUTES 42 SECONDS WEST), ALONG SAID CENTERLINE, 131.31 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 23 SECONDS WEST (DEED-NORTH 73 DEGREES 29 MINUTES 58 SECONDS WEST), ALONG SAID CENTERLINE, 279.90 FEET THENCE NORTH 26 DEGREES 34 MINUTES 47 SECONDS WEST (DEED-NORTH 26 DEGREES 36 MINUTES 22 SECONDS WEST), ALONG SAID CENTERLINE, 312.25 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 46 SECONDS WEST (DEED-NORTH 62 DEGREES 31 MINUTES 21 SECONDS WEST), ALONG SAID CENTERLINE, 134.47 FEET; THENCE SOUTH 52 DEGREES 10 MINUTES 15 SECONDS WEST (DEED-SOUTH 52 DEGREES 08 MINUTES 40 SECONDS WEST), ALONG SAID CENTERLINE, 85.16 FEET; THENCE SOUTH 19 DEGREES 37 MINUTES 09 SECONDS WEST (DEED-SOUTH 19 DEGREES 35 MINUTES 34 SECONDS WEST), ALONG SAID CENTERLINE, 142.83 FEET; THENCE SOUTH 79 DEGREES 21 MINUTES 39 SECONDS WEST (DEED-SOUTH 79 DEGREES 20 MINUTES 04 SECONDS WEST), ALONG SAID CENTERLINE, 68.92 FEET; THENCE NORTH 73 DEGREES 27 MINUTES 48 SECONDS WEST (DEED-NORTH 73 DEGREES 29 MINUTES 23 SECONDS WEST), ALONG SAID CENTERLINE, 114.02 FEET; THENCE NORTH 25 DEGREES 46 MINUTES 28 SECONDS WEST (DEED-NORTH 25 DEGREES 48 MINUTES 03 SECONDS WEST), ALONG SAID CENTERLINE, 73.12 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 19 SECONDS WEST (DEED-NORTH 87 DEGREES 31 MINUTES 54 SECONDS WEST), ALONG SAID CENTERLINE, 473.33 FEET; THENCE NORTH 49 DEGREES 45 MINUTES 48 SECONDS WEST (DEED-NORTH 49 DEGREES 47 MINUTES 23 SECONDS WEST), ALONG SAID CENTERLINE, 343.23 FEET; THENCE NORTH 56 DEGREES 22 MINUTES 25 SECONDS WEST (DEED-NORTH 56 DEGREES 24 MINUTES 00 SECONDS WEST), ALONG SAID CENTERLINE, 277.94 FEET; THENCE NORTH 65 DEGREES 42 MINUTES 49 SECONDS WEST (DEED-NORTH 65 DEGREES 44 MINUTES 24 SECONDS WEST), ALONG SAID CENTERLINE, 182.37 FEET; THENCE NORTH 22 DEGREES 55 MINUTES 55 SECONDS WEST (DEED-NORTH 22 DEGREES 57 MINUTES 30 SECONDS WEST), ALONG SAID CENTERLINE, 65.99 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 2 DEGREES 36 MINUTES 17 SECONDS EAST (DEED-NORTH 2 DEGREES 34 MINUTES 42 SECONDS EAST), ALONG SAID WEST LINE, 239.42 FEET TO THE POINT OF BEGINNING.  
(SHOWN FOR CONVENIENCE IN REPORTING.)

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

TITLE SHEET

HOOK FARMS  
PRELIMINARY PLAT

LEE'S SUMMIT, MO

2018

REVISIONS

drawn by:	G.S.
checked by:	C.J.H.
approved by:	S.O.B.
QA/QC by:	J.F.E.
project no.:	018-1853
drawing no.:	
date:	2018.11.16

SHEET  
01 of 10

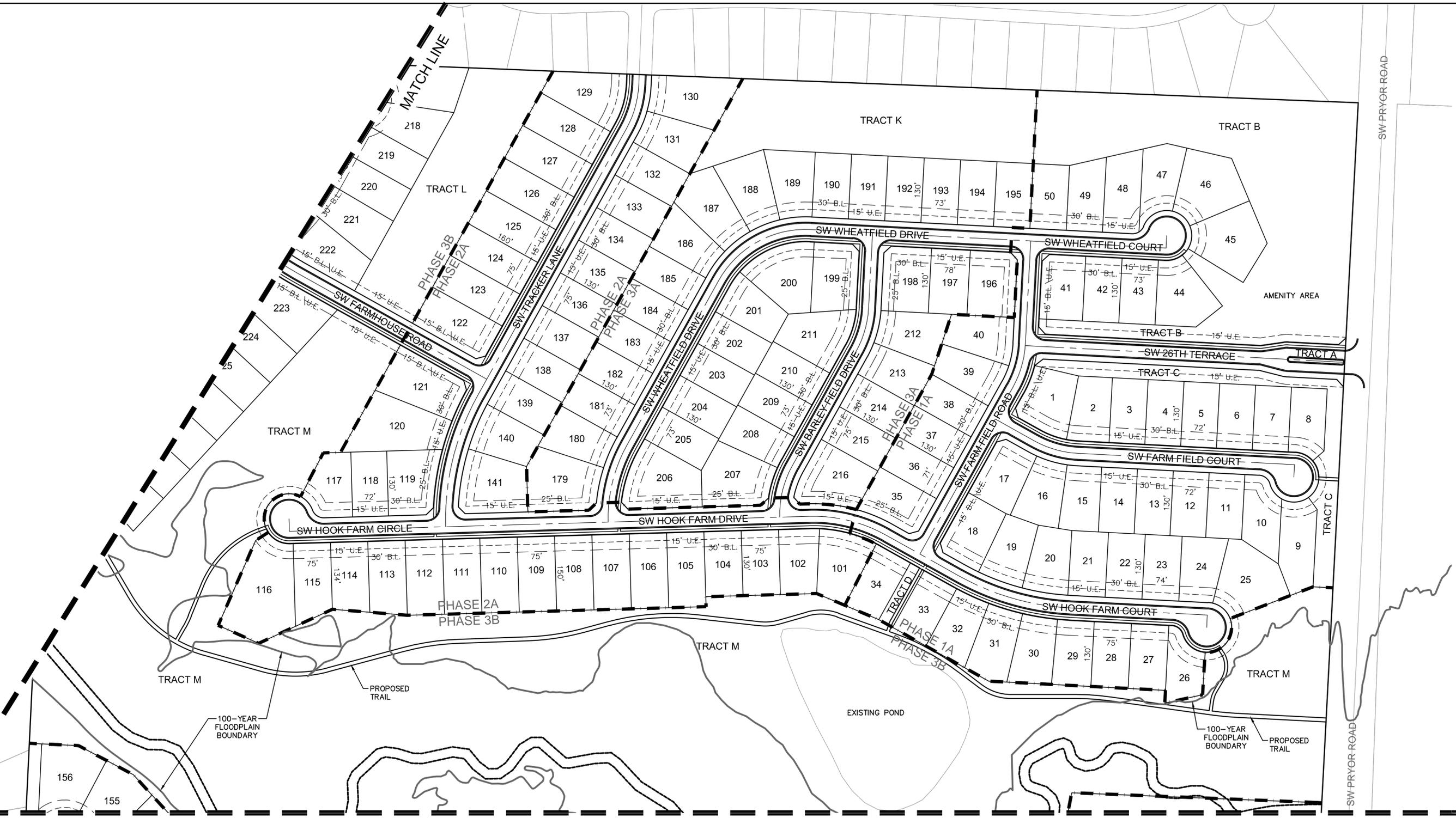
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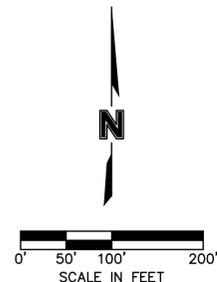




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KEY MAP  
NTS



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

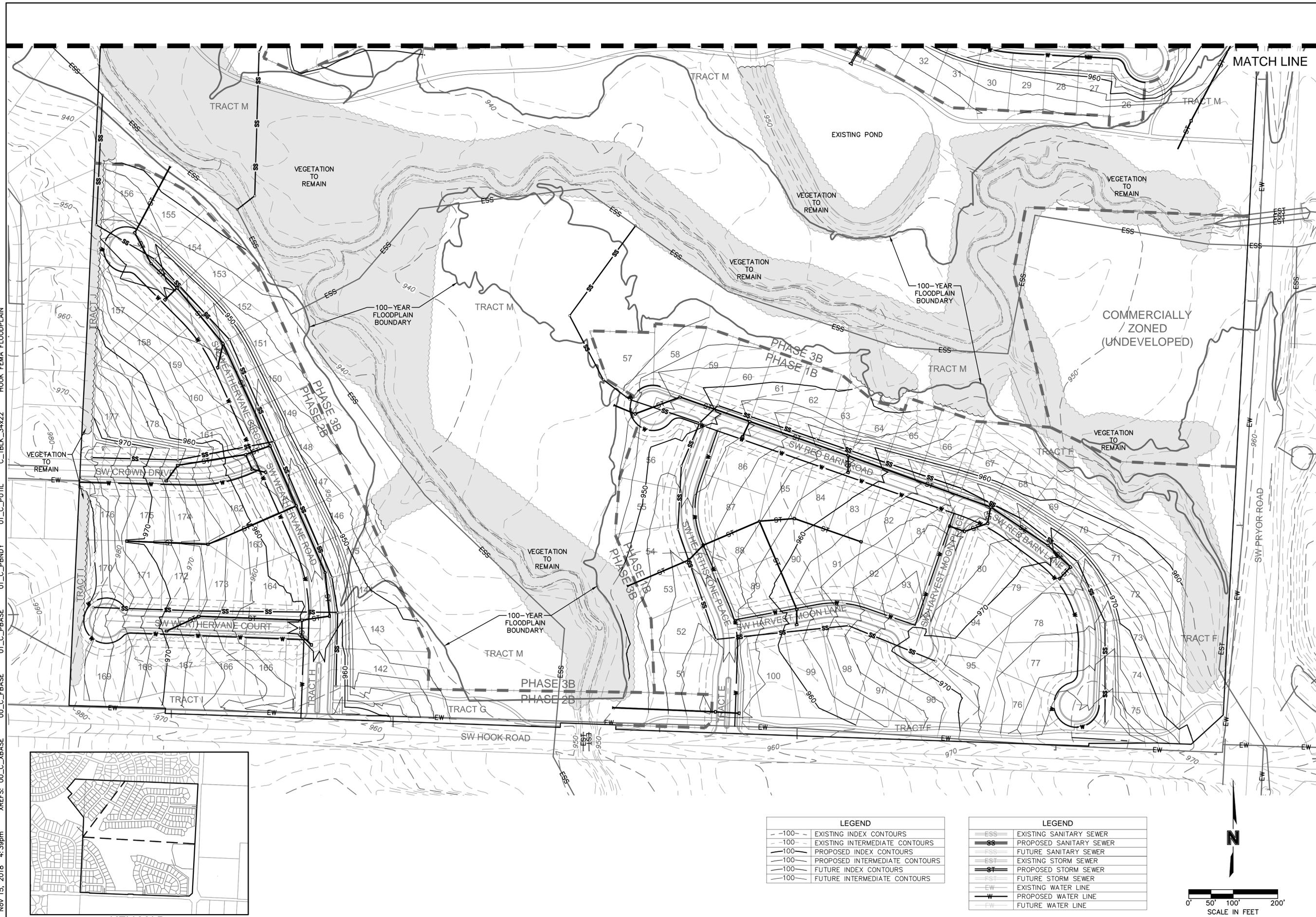
SITE PLAN (NORTHEAST)  
 HOOK FARMS  
 PRELIMINARY PLAT  
 LEE'S SUMMIT, MO  
 2018

drawn by: G.S.  
 checked by: C.J.H.  
 approved by: S.O.B.  
 QA/QC by: J.F.E.  
 project no.: 018-1853  
 drawing no.:  
 date: 2018.11.16

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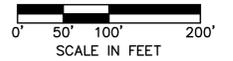


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 USER: chalmquist  
 PROJECT: HOOK FEMA FLOODPLAIN



LEGEND	
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-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS

LEGEND	
ESS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SS	FUTURE SANITARY SEWER
EST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
ST	FUTURE STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
FW	FUTURE WATER LINE



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY GRADING & UTILITY PLAN (SOUTH)  
 HOOK FARMS  
 PRELIMINARY PLAN  
 LEE'S SUMMIT, MO  
 2018  
 drawn by: G.S.  
 checked by: C.J.H.  
 approved by: S.O.B.  
 QA/QC by: J.F.E.  
 project no.: 018-1853  
 drawing no.:  
 date: 2018.11.16

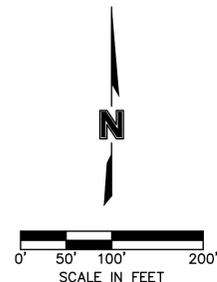
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 DATE: Nov 15, 2018 4:39pm  
 USER: chalmquist  
 PROJECT: HOOK FEMA FLOODPLAIN



KEY MAP  
NTS

LEGEND	
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-100-	EXISTING INTERMEDIATE CONTOURS
-100	PROPOSED INDEX CONTOURS
-100	PROPOSED INTERMEDIATE CONTOURS
-100	FUTURE INDEX CONTOURS
-100	FUTURE INTERMEDIATE CONTOURS

LEGEND	
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SS	FUTURE SANITARY SEWER
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
ST	FUTURE STORM SEWER
EW	EXISTING WATER LINE
EW	PROPOSED WATER LINE
EW	FUTURE WATER LINE



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**PRELIMINARY GRADING & UTILITY PLAN (NORTHEAST)**

HOOK FARMS  
PRELIMINARY PLAN

LEE'S SUMMIT, MO

2018

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

drawn by: G.S.  
 checked by: C.J.H.  
 approved by: S.O.B.  
 QA/QC by: J.F.E.  
 project no.: 018-1853  
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 date: 2018.11.16

**SHEET**  
08 of 10



