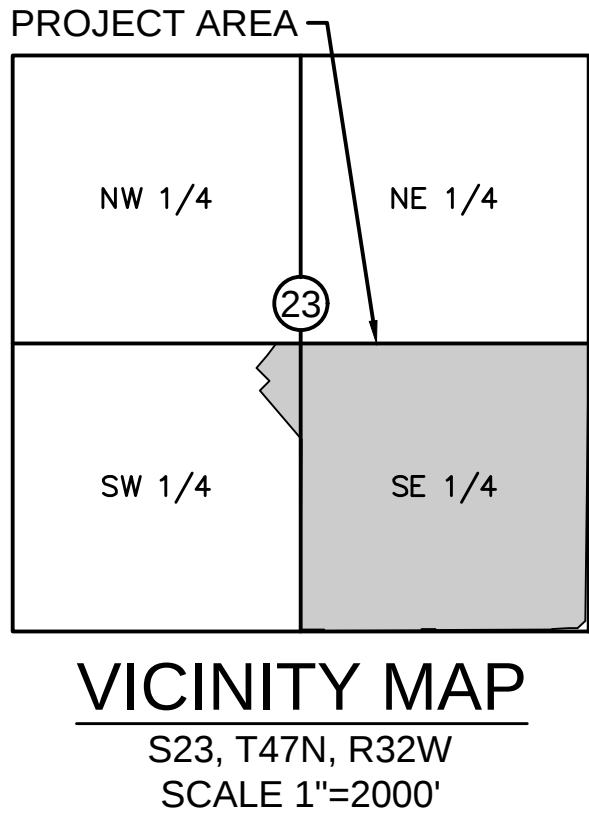


HOOK FARMS
PRELIMINARY PLAT
SECTION 23, TOWNSHIP 47N, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROJECT TEAM CONTACT LIST	
OWNER / DEVELOPER HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: AARON SCHMIDT PHONE: 816.459.4285 EMAIL: ASCHMIDT@HUNTMIDWEST.COM	
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: SHANNON BUSTER PHONE: 816.299.4341 EMAIL: SBUSTER@OLSSON.COM	

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 ¼ OF THE SOUTHWEST ¼ 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 2657.85 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 54 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.)

INDEX OF SHEETS	
TITLE SHEET	01
EXISTING CONDITIONS	02
SITE PLAN (OVERALL)	03
SITE PLAN (SOUTH)	04
SITE PLAN (NORTHEAST)	05
SITE PLAN (NORTHWEST)	06
PRELIMINARY GRADING & UTILITY PLAN (SOUTH)	07
PRELIMINARY GRADING & UTILITY PLAN (NORTHEAST)	08
PRELIMINARY GRADING & UTILITY PLAN (NORTHWEST)	09
PRELIMINARY STREAM BUFFER PLAN	10



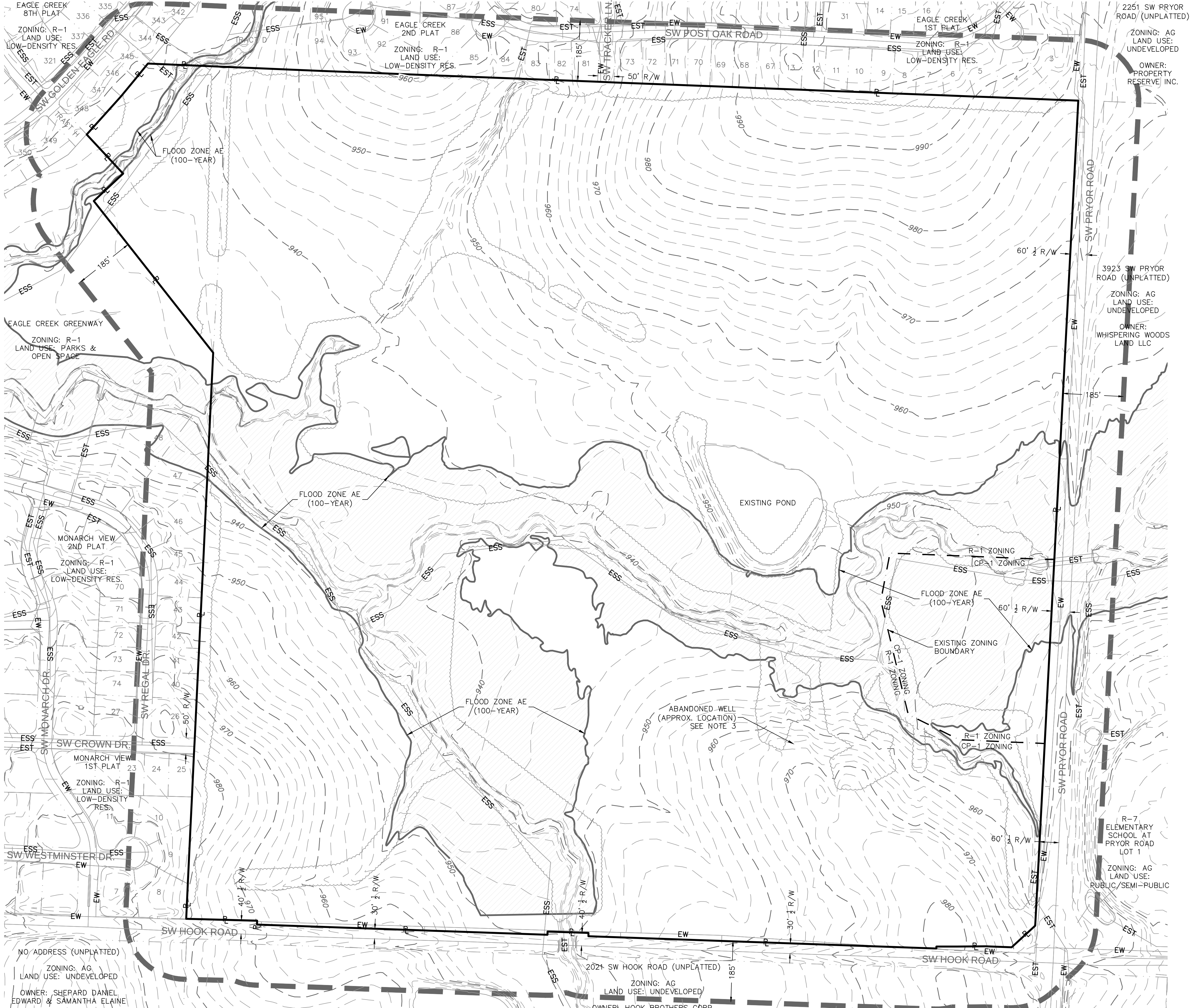
olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City MO 64116

www.olsson.com
TEL 816.361.1177
FAX 816.361.1888

TITLE SHEET		drawn by: _____ G.S.	
		checked by: _____ C.J.H.	
		approved by: _____ S.Q.B.	
		QA/QC by: _____ J.F.E.	
		project no.: _____ 018-1853	
		drawing no.: _____	
HOOK FARMS PRELIMINARY PLAT		date: _____ 2018.11.16	
LEE'S SUMMIT, MO		2018	
		REVISIONS	

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

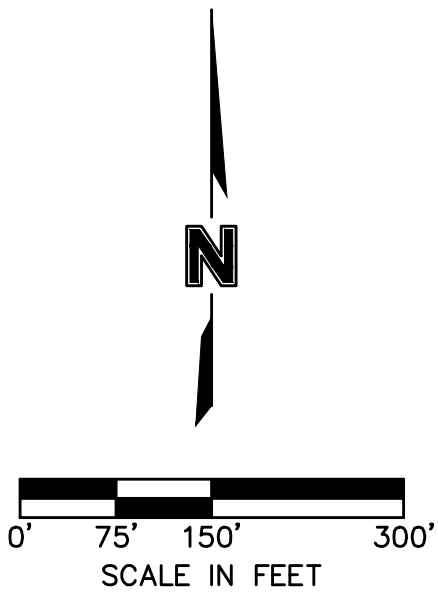


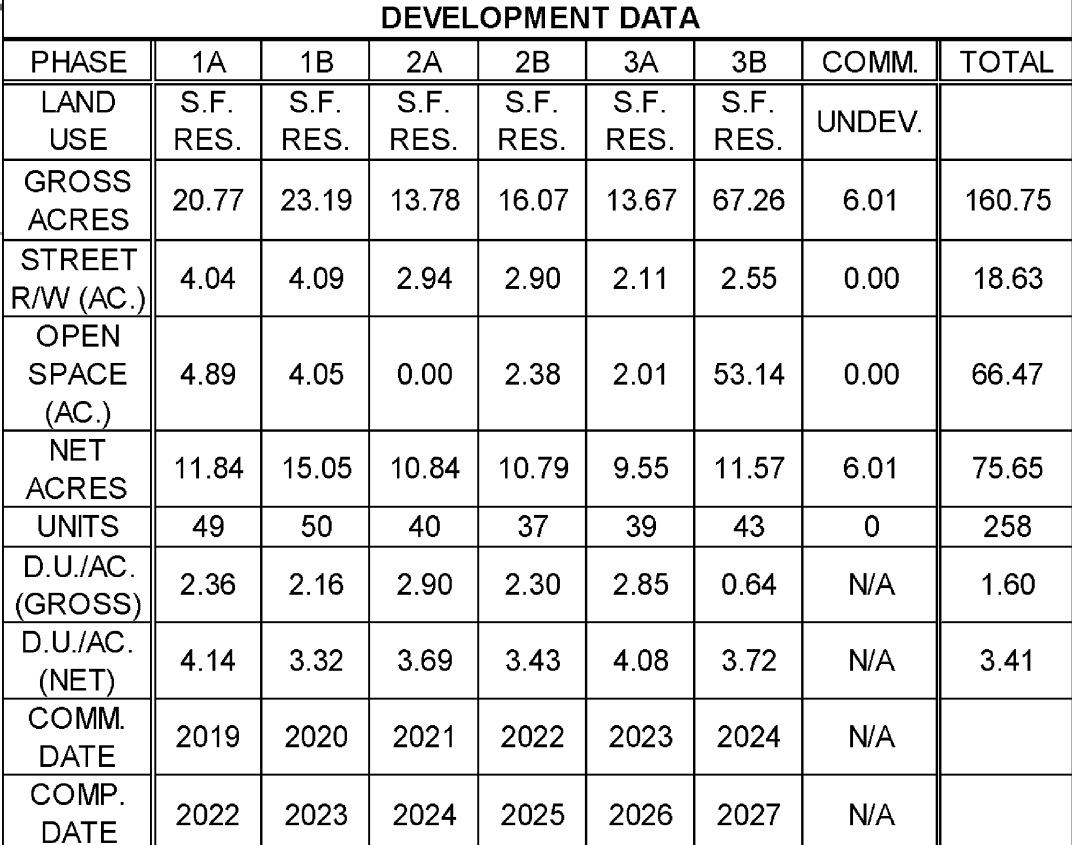
NOTES:

1. EXISTING ZONING: R-1 & CP-1
2. EXISTING LAND USE: UNDEVELOPED
3. ONE OIL OR GAS WELL IS LOCATED ON THE PROPERTY (DRY HOLE, ABANDONED AS OF 5/11/1928).

COORDINATES: 38.87019N, -94.41911W. INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>
(UPDATED AUGUST 2018)

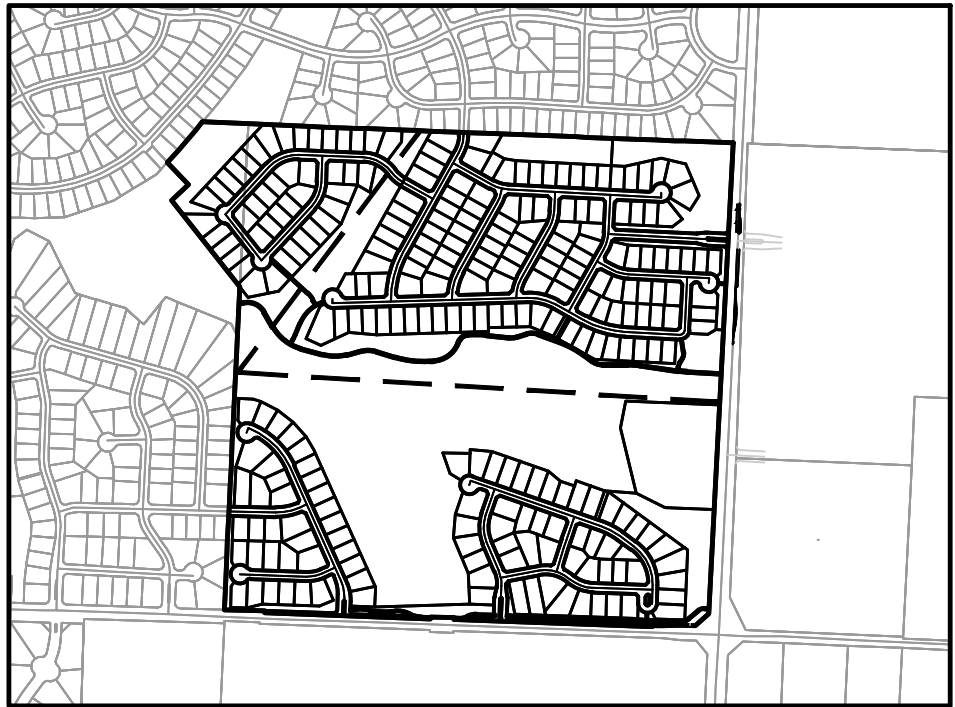
4. FEMA FLOODPLAIN ZONES AS NOTED ON THE PLAN.
MAPS 2909SC0531G & 2909SC0418G, EFF. 1/20/2017



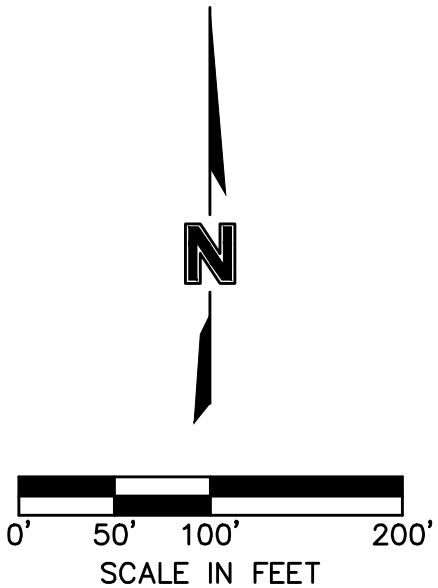


TRACT AREAS	
TRACT	AREA (AC.)
A	0.02
B	4.02
C	0.76
D	0.09
E	0.02
F	0.03
G	0.17
H	3.83
I	1.04
J	0.01
K	0.92
L	0.41
M	2.01
N	0.68
O	49.85
P	2.61

DWG: F:\2018\1501-2000\018-1853\40-Design\AutoCAD Preliminary Plans\Site Plan_0181853.dwg USER: chomquist
DATE: May 10, 2019 10:31am XREFS: 00_C_XBASE 01_C_PBASE 01_C_PBNDY 01_C_PBLK_34x22 HOOK FEMA FLOODPLAIN 01_C_PSURF



KEY MAP
NTS



olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SITE PLAN (NORTHEAST)

HOOK FARMS
PRELIMINARY PLAT

LEE'S SUMMIT, MO

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

2018

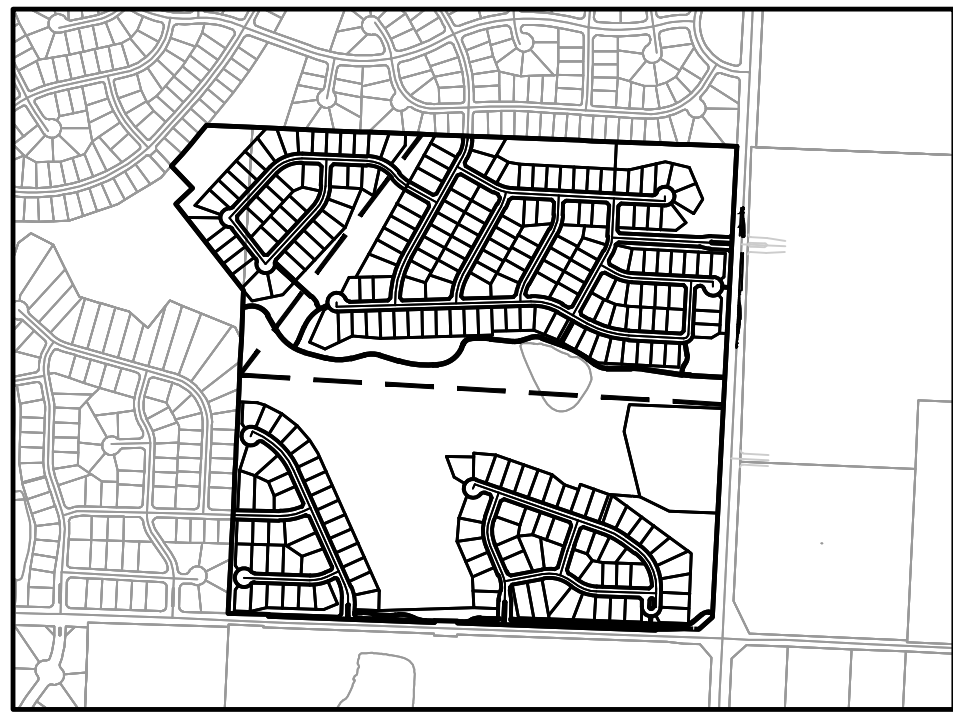
REVISIONS

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
1	1	2019.03.29	Revised per Staff comments.	C.J.H.
1	1	2019.05.10	Revised per Staff comments.	C.J.H.

SHEET

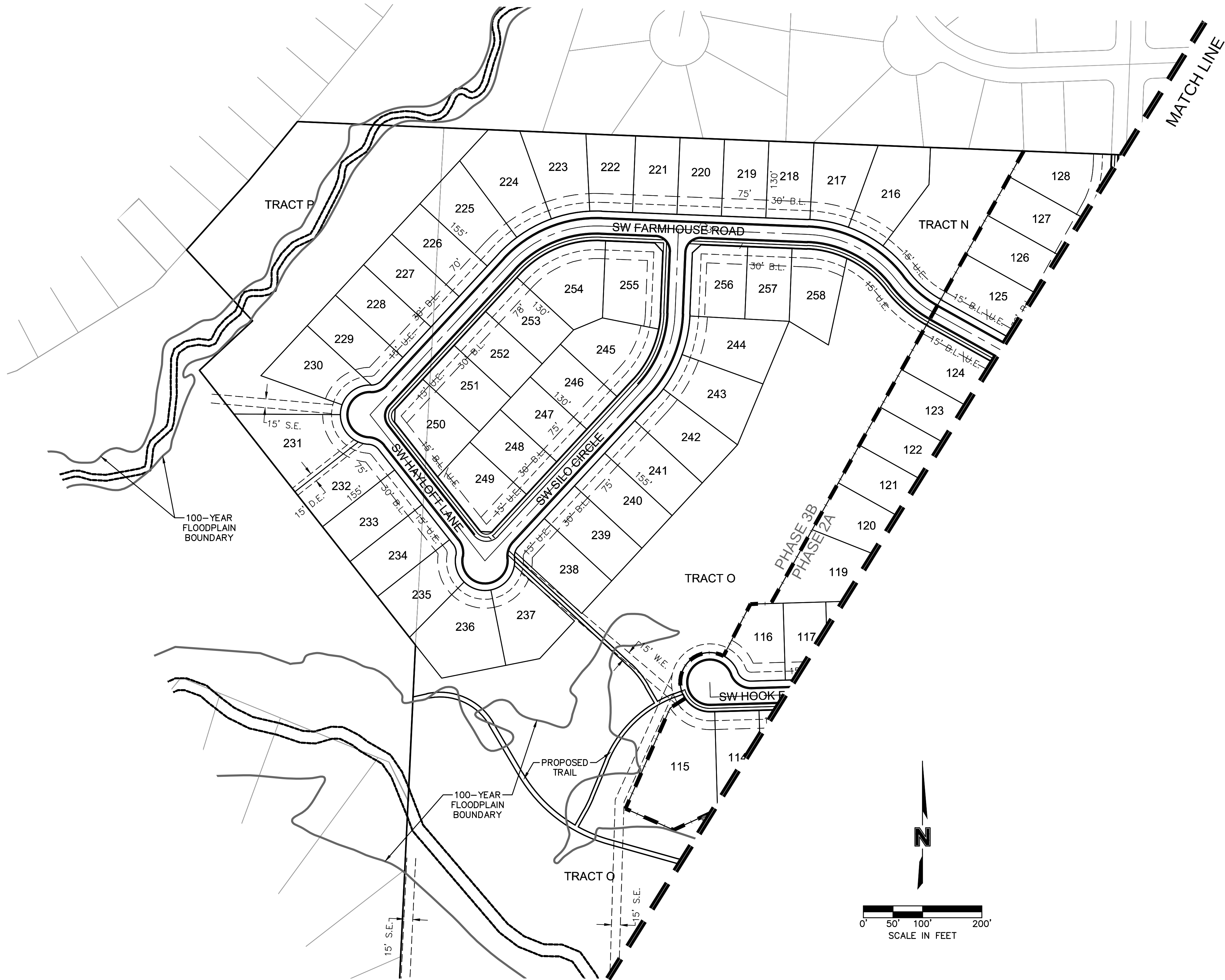
05 of 10

DWG: F:\2018\1501-2000\018-1853\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCA\Preliminary Plot\C_SIT01_ C_TBLK_34x22 USER: cholmquist
DATE: May 10, 2019 10:31am XREFS: 00_C_XBASE 00_C_FBASE 01_C_PBASE 01_C_PBNDY 01_C_PLAIN 01_C_PSURF



KEY MAP

NTS



SITE PLAN (NORTHWEST)

HOOK FARMS PRELIMINARY PLAT

LEE'S SUMMIT, MO

[illegible]

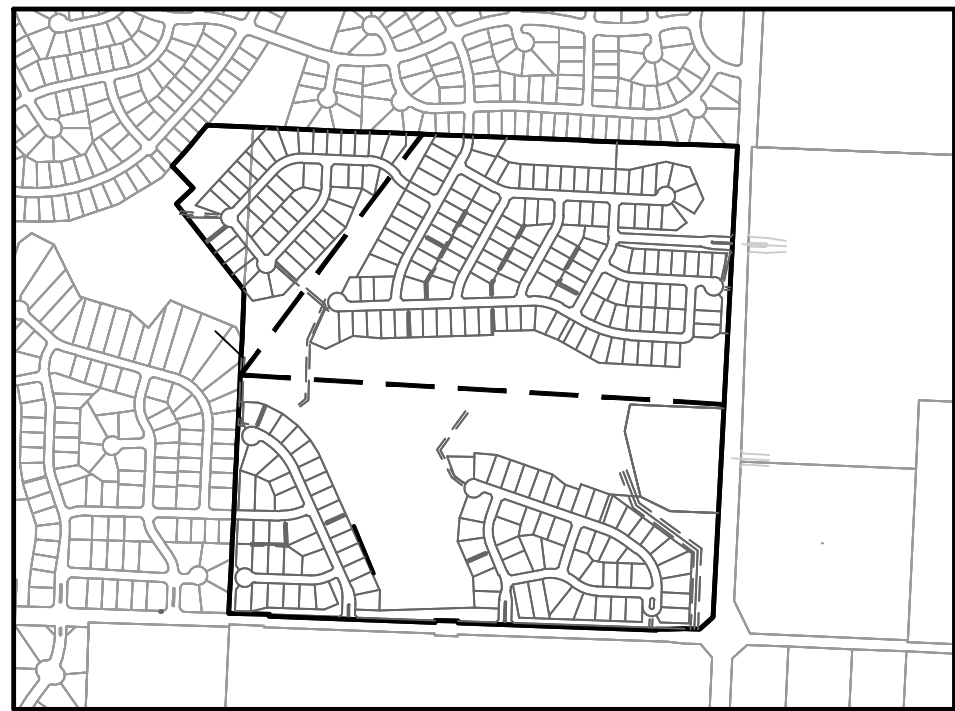
olson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

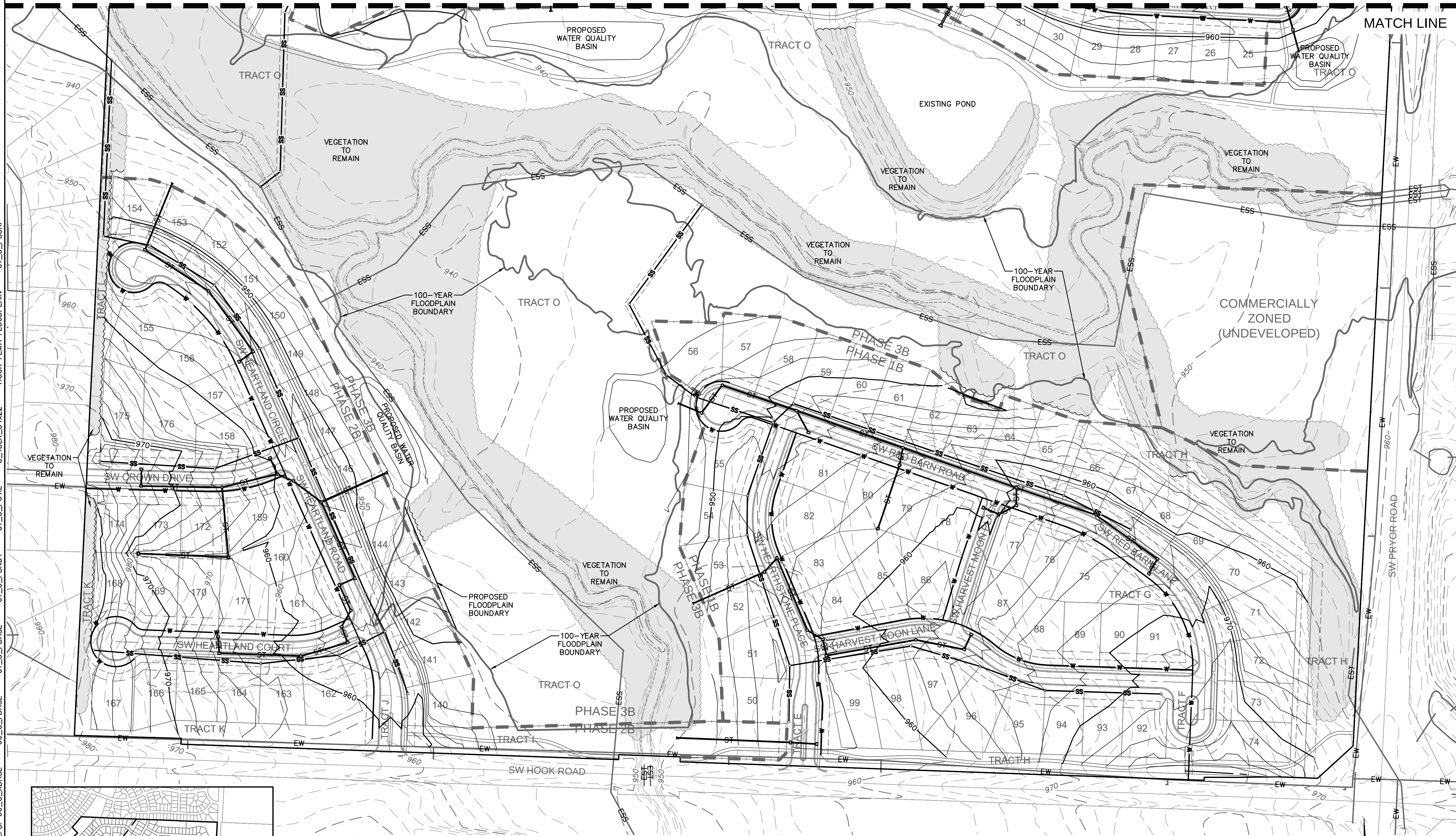
drawn by: _____ G.S.
checked by: _____ C.J.H.
approved by: _____ S.Q.B.
QA/QC by: _____ J.F.E.
project no.: _____ 018-1853
drawing no.: _____
date: _____ 2018.11.16

SHEET
06 of 10

DWG: F:\2018\1501-2000\018-1853\40-Design\AutoCAD Preliminary Plans\Sheets\GNV\ Preliminary Plot\ C_GRD01_Grading_0181853.dwg USER: cholmquist
DATE: May 10, 2019 10:33am XREFS: 00_C_XBASE 01_C_FBASE 01_C_PBASE 01_C_PEND 01_C_PUTIL C_TBLK_34x22 HOOK FEMA FLOODPLAIN 01_C_PSURF

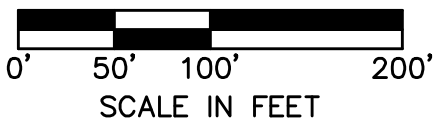


KEY MAP
NTS



LEGEND	
-100-	EXISTING INDEX CONTOURS
-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



PRELIMINARY GRADING & UTILITY PLAN (SOUTH)

HOOK FARMS
PRELIMINARY PLAN

LEE'S SUMMIT, MO

2018

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.03.29	Revised per Staff comments	CJH
1	2019.05.10	Revised per Staff comments	CJH

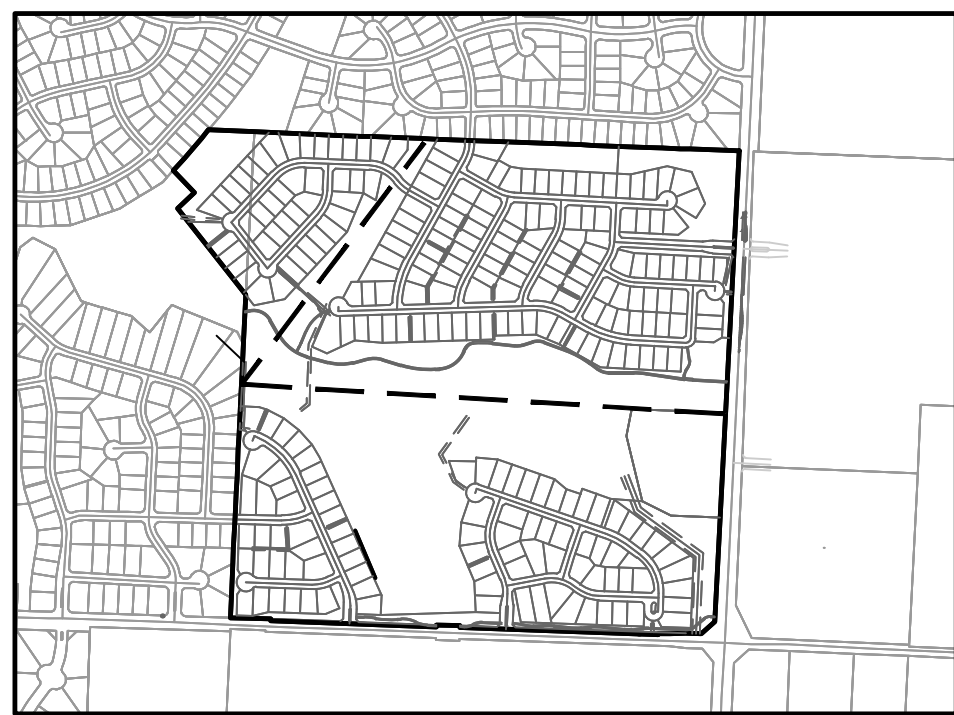
REVISIONS

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

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olson.com

DWG: F:\2018\18-2000\018-1853\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCA\Preliminary Plat\C_GD01_Grading_0181853.dwg USER: cholinquist
XREFS: 00_C_XBASE 00_C_FBASE 01_C_FBASE 01_C_PENDY 01_C_PUTIL 01_C_PBLK_34x22 C:\BLK_34x22 C:\BLK_FLOODPLAIN 01_C_PSURF
DATE: May 10, 2019 10:33am

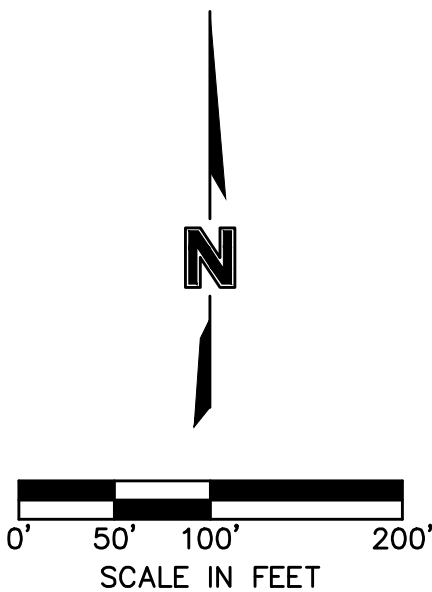


KEY MAP

NTS

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS

LEGEND	
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE



PRELIMINARY GRADING & UTILITY PLAN (NORTHEAST)

HOOK FARMS PRELIMINARY PLAT

LEE'S SUMMIT. MO.

2018

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.03.29	Revised per Staff comments.	CJM
1	2019.05.10	Revised per Staff comments.	CJM

DEVIATIONS

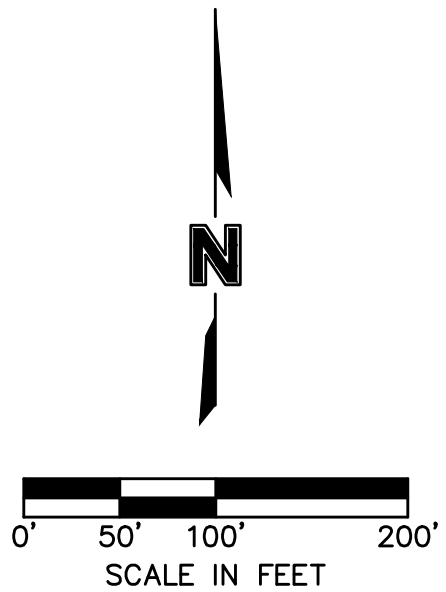
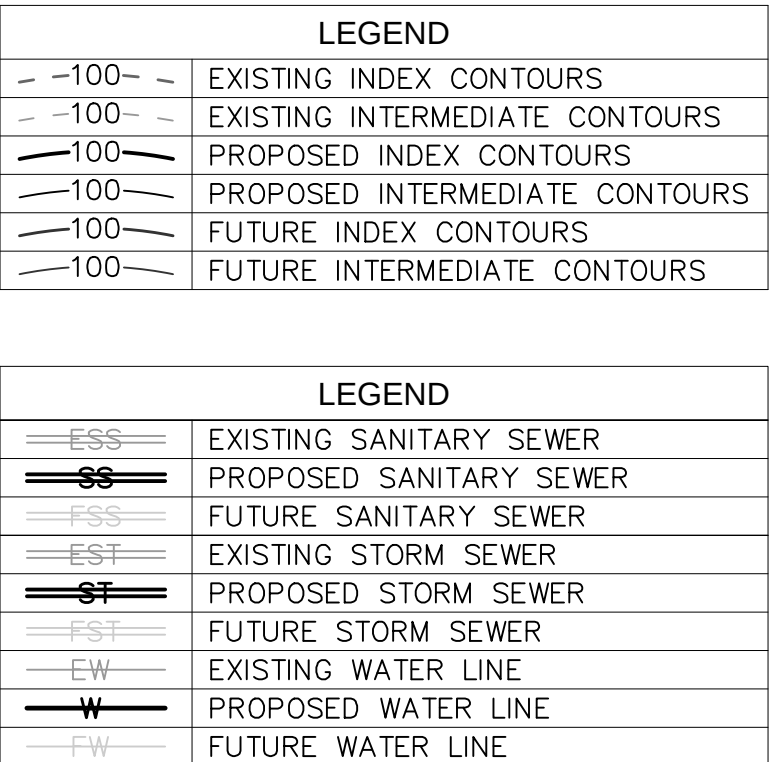
olson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

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

SHEET
08 of 10

USER: cholmquist



HOOK FARMS PRELIMINARY PLAT

LEE'S SUMMIT, MO

[illegible]

REVISIONS

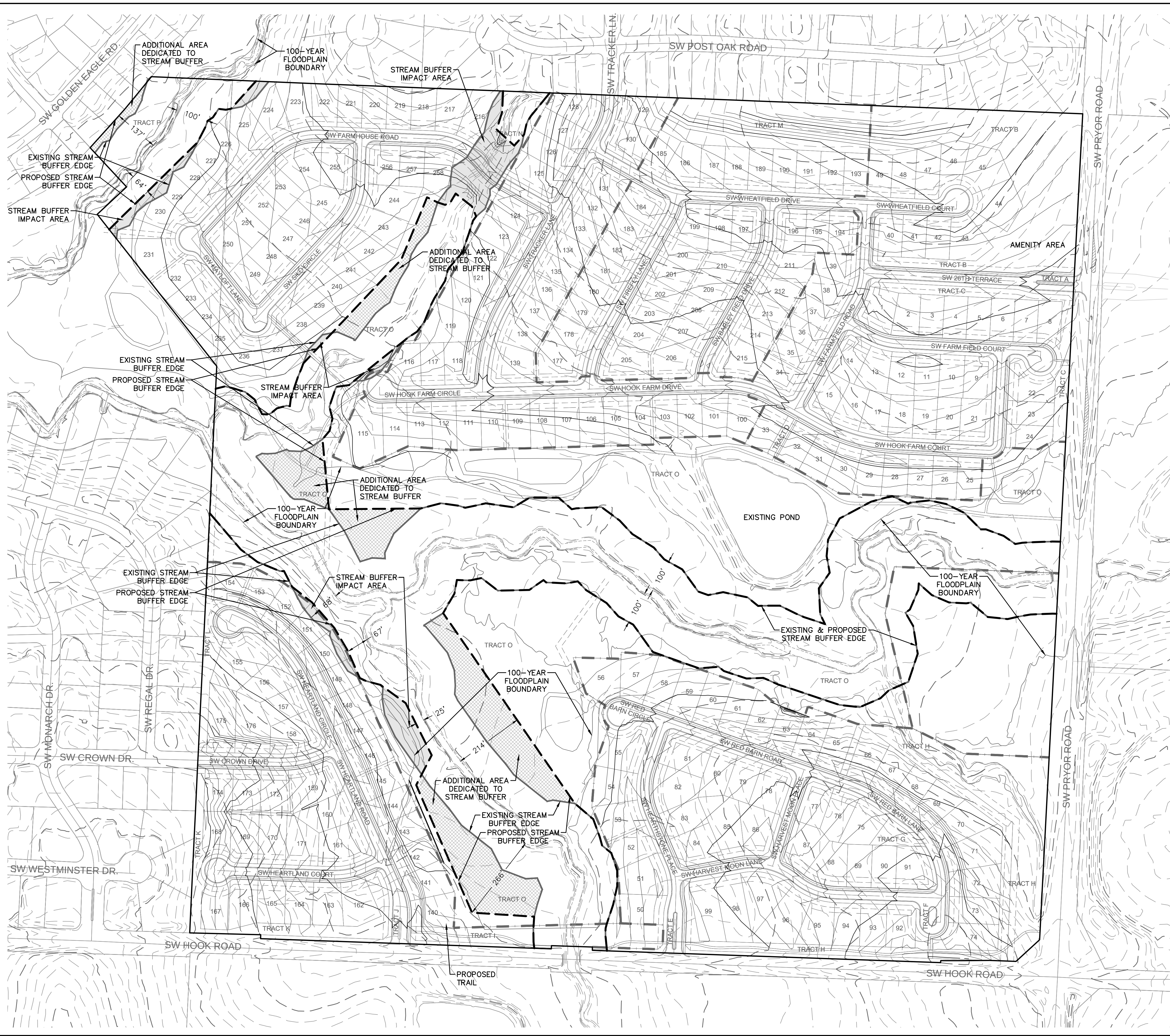
olson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

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

SHEET
9 of 10

DWG: F:\2018\1501-2000\018-1853\40-Design\AutoCAD\Preliminary Plans\GNCV\Preliminary Plat\C_SIT01_ Stream Buffer Plan_0181853.dwg USER: chalmquist
DATE: May 10, 2019 10:35am XREFS: 00_C_XBASE 00_C_FBASE 01_C_PBSE 01_C_PBNBY 01_C_PLAIN 01_C_PSURF

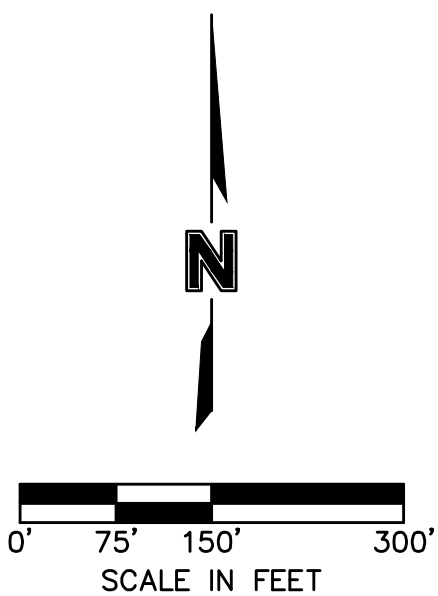


STREAM BUFFER AREAS		
	STREAM BUFFER IMPACT AREA	(1.65 ac.)
	ADDITIONAL AREA DEDICATED TO STREAM BUFFER	4.50 ac
	NET AREA	2.85 ac.

STREAM BUFFER SETBACKS DETERMINED
VIA KC METRO APWA STANDARDS.

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

LEGEND	
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE



olson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

[illegible]

REVISIONS

PRELIMINARY STREAM BUFFER PLAN

HOOK FARMS PRELIMINARY PLAT

2018

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

SHEET
0 of 10