

DWG: F:\2019\4001-4500\019-4061\40-Design\Survey\SRV\Sheets\Plat\V_PPLAT_0194061.dwg
DATE: Apr 20, 2020 3:30pm
USER: nwilloughby

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298235.724	856321.469
2	300269.914	857266.171
3	300273.813	857191.430
4	300281.422	857191.827
5	300288.384	857058.363
6	300325.902	856991.177
7	300334.667	856970.327
8	300372.088	856989.644
9	300378.436	856973.383
10	300393.132	856977.417
11	300492.966	857033.166
12	300512.363	857035.662
13	300510.360	857074.047
14	300545.667	857075.889
15	300550.150	857071.850
16	300565.369	857072.644
17	300564.797	857083.600
18	300649.223	857088.004
19	300641.542	857284.082

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 _____

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

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS FIRST PLAT
LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B, C AND D 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 _____
RYAN A. ELAM, P.E.
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CARLA DIAL
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
VINCENT E. BRICE
JACKSON COUNTY GIS

PROPERTY DESCRIPTION:

A tract of land in the Southeast Quarter of Section 23, Township 47 North, Range 32 West of the 5th
Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the
direct supervision of Jason S Roubesh, P.L.S. 2002014092 as follows: Commencing at the Southeast
corner of said Southeast Quarter; thence North 02°45'34" East, on the East line of said Southeast
Quarter, 2,635.08 feet to the Northeast corner of said Southeast Quarter; thence North 87°45'24" West,
on the North line of said Southeast Quarter, 50.00 feet to the Southeast corner of Lot 3, EAGLE
CREEK—FIRST PLAT, a subdivision in said Lee's Summit recorded as Instrument Number 110409 in Book 165
at Page 01 in Jackson County Recorder of Deeds Office, also being the Northwest corner of SW Pryor
Road as described in the Right of Way Deed recorded as Instrument Number 2005I0087407 in said
Jackson County Recorder of Deeds Office, also being Point of Beginning of the tract of land to be herein
described; thence South 02°45'34" West, on the existing Westerly right-of-way line of said SW Pryor Road
of said Right of Way Deed, 1,220.74 feet; thence leaving said existing Westerly right-of-way line, North
87°00'50" West, 245.56 feet; thence North 02°59'10" East, 25.00 feet; thence North 87°00'50" West,
438.50 feet; thence North 60°49'13" West, 252.48 feet; thence North 67°11'53" West, 74.21 feet; thence
North 27°18'12" East, 138.17 feet; thence Westerly, on a curve to the left, having an initial tangent
bearing of North 62°41'48" West with a radius of 275.00 feet, a central angle of 11°57'16" and an arc
distance of 57.38 feet; thence North 15°20'56" East, 50.00 feet; thence North 29°10'47" East, 375.17
feet; thence North 07°19'52" East, 64.17 feet; thence South 87°00'50" East, 126.12 feet; thence North
02°59'10" East, 116.00 feet; thence North 42°00'50" West, 19.80 feet; thence North 02°59'10" East, 50.00
feet; thence South 87°00'50" East, 36.00 feet; thence North 02°59'10" East, 277.38 feet to a point on
the South line of said EAGLE CREEK—FIRST PLAT and said North line of said Southeast Quarter; thence
South 87°45'24" East, on said South and said North line, 643.83 feet to the Point of Beginning.
Containing 953,270 square feet or 21.88 acres, more or less.

THIS PLAT AND SURVEY OF HOOK FARMS FIRST PLAT WERE EXECUTED BY OLSSON, 1301
BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HOOK FARMS FIRST 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
JASON S. ROUBEHUSH, MO PLS 2002014092
APRIL 20, 2020
JROUBEHUSH@OLSSON.COM

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 FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B, C & D)

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.

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. 29095C0531G
AND 29095C04186, 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)). AS IS 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 FEBRUARY
1, 2017".

COMMON AREA: TRACTS A, B, C AND D (5.84 ACRES)

TRACTS A, B, C AND D ARE HEREBY RESERVED AS COMMON AREA AND SHALL BE
MAINTAINED AND OWNED BY THE HOOK FARMS HOMES ASSOCIATION. DURING THE
PERIOD IN WHICH THE DEVELOPER MAINTAINS EFFECTIVE CONTROL OF THE BOARD OF
THE CONDOMINIUM OR PROPERTY OWNERS ASSOCIATION, OR OTHER ENTITY APPROVED
BY THE GOVERNING BODY, THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY
LIABLE FOR THE MAINTENANCE OBLIGATIONS OF THE CONDOMINIUM OR PROPERTY
OWNERS' ASSOCIATION.

RESTRICTED ACCESS:

TRACTS B AND C SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. PRYOR ROAD.

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW
LINES OR 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 IN ACCORDANCE WITH THE STANDARDS SET FORTH
IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

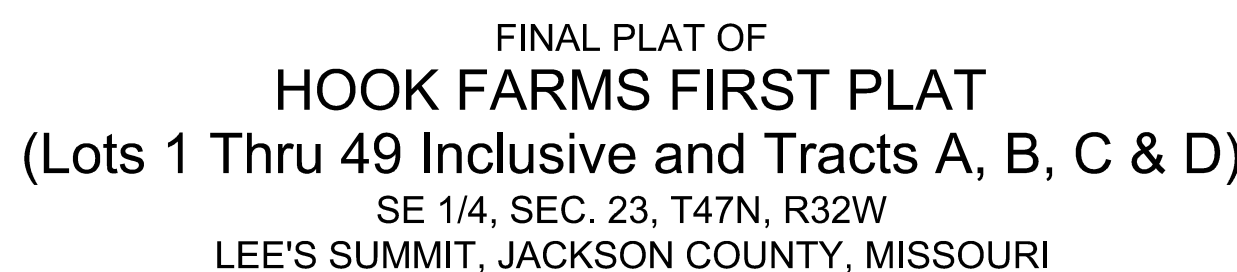
SURVEYORS NOTES:

1. 1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE
COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE,
COMMITMENT NO. KCT-226178, EFFECTIVE JANUARY 23, 2020 AT 8:00 A.M.
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 0.9998961. ALL
COORDINATES SHOWN ARE IN METERS.

DATE OF SURVEY
04-20-2020 - 1st Submittal
drawn by: _____ NFW
surveyed by: _____ AHNZJH
checked by: _____ JPM
approved by: _____ JSR
project no.: _____ 019-4061
file name: _____ V_PPLAT_0194061.DWG

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

SHEET
1 of 3



TRACT B
(P.O.S.)

74,660 SQ. FT.
4.01 ACRES

10' Missouri Gas Easement
Doc. No. 199910026996
& Assigned to Laclede
Gas Company Instrument #
2013E0093218

TRACT A
(P.O.S.)

CURVE TABLE		
CURVE ID	RADIUS	DISTANCE
C1	46.00'	9.08'
C2	24.00'	4.74'
C3	4.00'	6.28'
C4	4.00'	6.28'
C5	4.00'	6.28'
C6	4.00'	6.28'
C7	46.00'	9.08'
C8	24.00'	4.74'

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
CL	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS FIRST PLAT
LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B, C AND D 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 _____
 RYAN A. ELAM, P.E.
 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CARLA DIAL
PLANNING COMMISSION SECRETARY

APPROVED: _____
TRISHA FOWLER ARCURI
CITY CLERK

DATE _____

APPROVED: _____ DATE _____
VINCENT E. BRICE
JACKSON COUNTY GIS

THIS PLAT AND SURVEY OF HOOK FARMS FIRST PLAT WERE EXECUTED BY OLSSON, 1307
BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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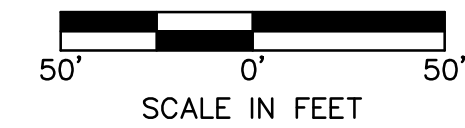
OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
APRIL 20, 2020
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
04-20-2020	
drawn by:	NRW
surveyed by:	AH/NZ/JH
checked by:	JPM
approved by:	JSR
project no.:	019-4061
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olsson

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North Kansas City, MO 64116 • FAX 913.351.1888 • www.olsson.com

SHEET
2 of 3



(Lots 1 Thru 49 Inclusive and Tracts A, B, C & D)

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LINE TABLE		
LINE ID	BEARING	DISTANCE
L2	N42°00'50"W	19.80'
L3	N87°00'50"W	2.66'
L4	N87°00'50"W	111.45'
L5	S42°00'50"E	21.01'
L6	S52°30'45"W	21.30'
L7	S15°49'13"E	19.80'
L8	N74°10'47"E	19.80'
L9	S42°00'50"E	19.80'
L10	N47°59'10"E	19.80'
L11	S15°49'13"E	19.80'
L12	N74°10'47"E	19.80'

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 CITY ENGINEER

DATE _____

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 DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
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APPROVED: _____
CARLA DIAL
PLANNING COMMISSION SECRETARY

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DEVELOPER:
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8300 NE UNDERGROUND DRIVE
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3 of 3