

FINAL PLAT OF
THE RETREAT AT HOOK FARMS
 (Lots 50 Thru 99 Inclusive and Tracts E, F, G, H, I, J, & K)
 SE 1/4, SEC. 23, T47N, R32W
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

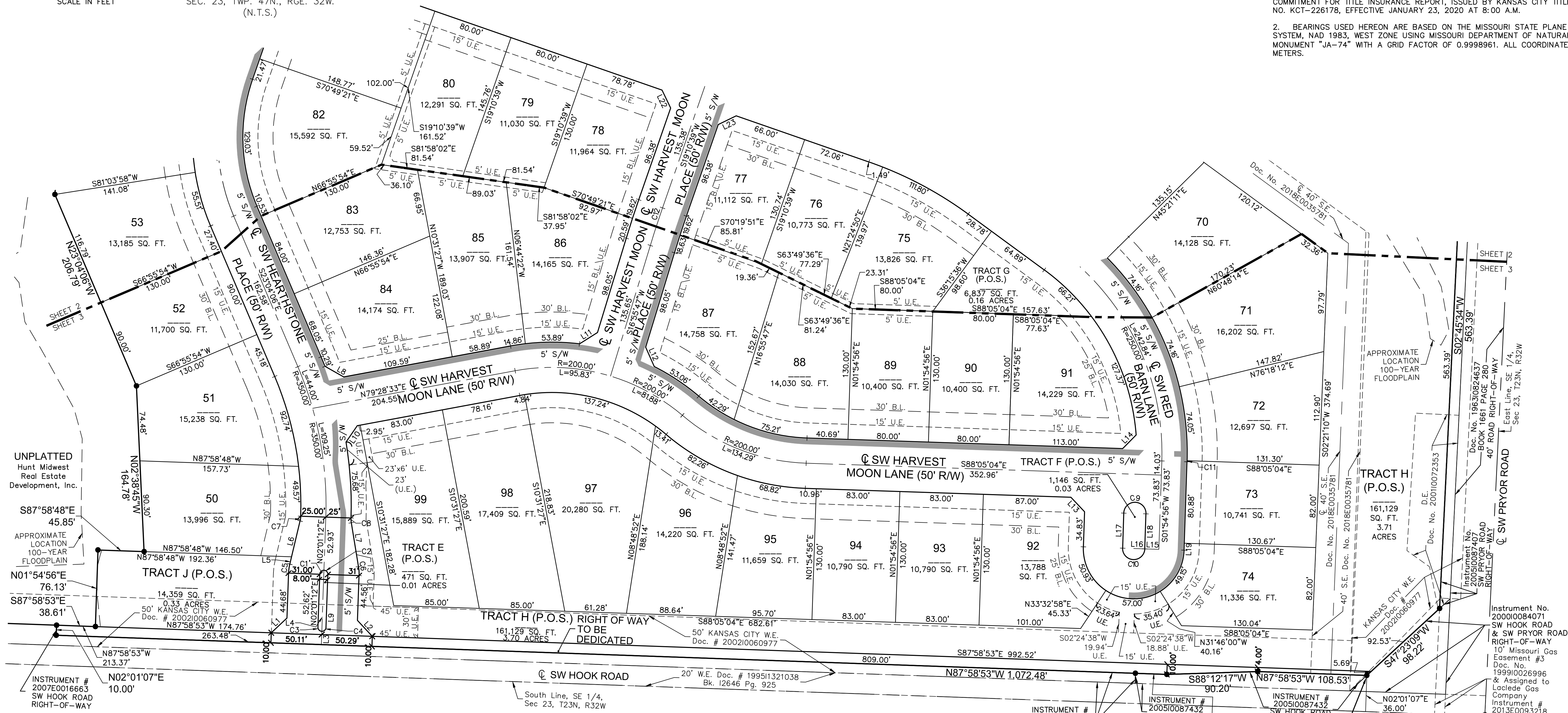
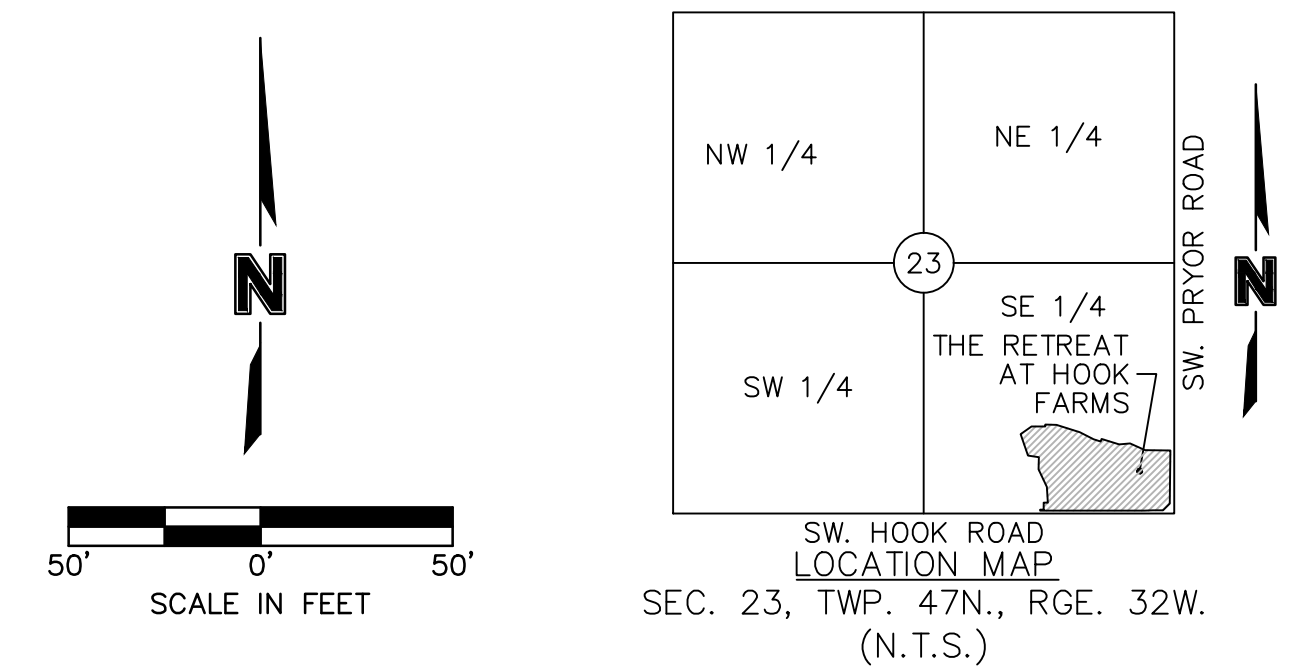
RESTRICTED ACCESS:
 TRACTS J AND H SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW HOOK ROAD. TRACTS H SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW PRYOR ROAD.

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:

- 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.
- 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.



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
- D.E. STORM DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT

GENERAL

- CENTERLINE
- R/W RIGHT OF WAY
- P.O.S. PRIVATE OPEN SPACE

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE RETREAT AT HOOK FARMS, LOTS 50 THRU 99, INCLUSIVE AND TRACTS E, F, G, H, I, J AND K 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

LINE TABLE

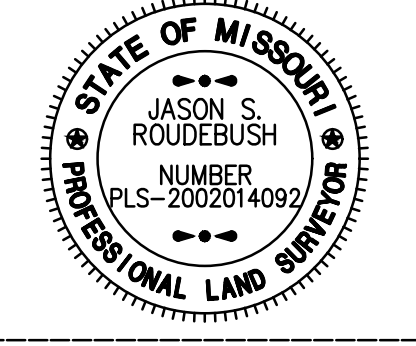
LINE ID	BEARING	DISTANCE
L1	N46°58'04"E	21.39'
L2	N43°01'56"W	21.60'
L3	N02°01'12"E	13.20'
L4	N02°01'12"E	60.62'
L5	N13°19'48"E	7.43'
L6	N13°19'48"E	36.63'
L7	N09°17'24"W	44.06'
L8	N60°28'31"W	21.43'
L9	N02°01'12"E	52.58'
L10	N34°25'54"E	19.78'
L11	N57°50'55"E	21.16'
L12	N23°59'21"W	21.16'
L13	S43°05'04"E	19.80'
L14	N44°37'35"E	18.99'
L15	N88°05'04"W	14.00'
L16	N88°05'04"W	11.00'
L17	N01°54'56"E	34.83'
L18	N01°54'56"E	34.83'
L19	N01°54'56"E	6.98'

CURVE TABLE

CURVE ID	RADIUS	DISTANCE
C1	4.00'	6.28'
C2	4.00'	6.28'
C3	4.00'	6.28'
C4	4.00'	6.32'
C5	46.00'	9.08'
C6	46.00'	9.08'
C7	24.00'	4.74'
C8	24.00'	4.74'
C9	11.00'	34.56'
C10	11.00'	34.56'
C11	275.00'	1.12'
C12	1,000.00'	39.23'

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

I HEREBY CERTIFY: THAT THE PLAT OF THE RETREAT AT HOOK FARMS 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. ROUDEBUSH, MO PLS 2002014092
 APRIL 21, 2020
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

04-21-2020 - 1st Submittal

Instrument No. 20010084071
 SW HOOK ROAD & SW PRYOR ROAD RIGHT-OF-WAY
 10' Missouri Gas Easement #3
 Doc. No. 19990026996
 & Assigned to Laclade Gas Company
 Instrument # 2013E0093218

drawn by: NRVV
 surveyed by: AHNZJH
 checked by: JRM
 approved by: JSR
 project no.: 019-4059
 file name: V_PLAT_0194059.dwg

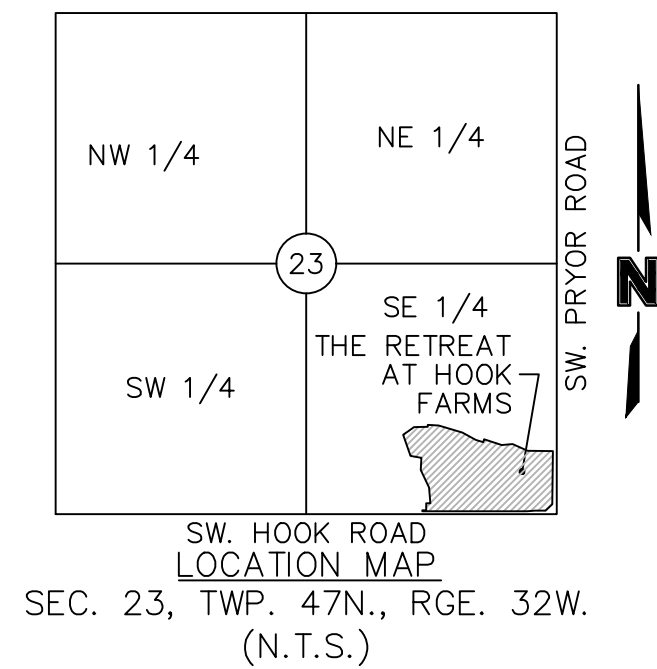
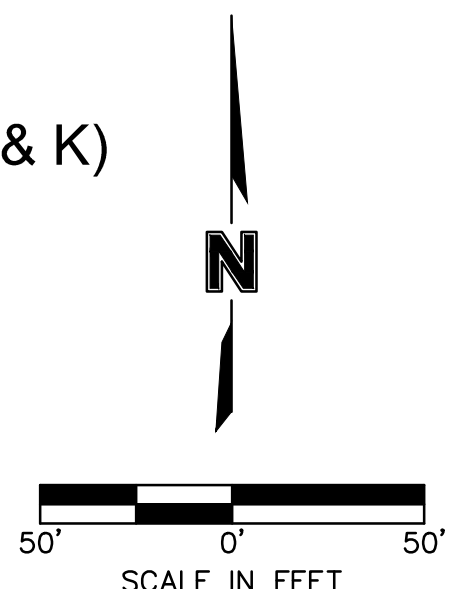
olsson

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

SHEET
 2 of 3

F:\2019\4001-4500\019-4059\40-Design\Survey\SRV\Sheets\Plat_V_PLAT_0194059.dwg
 USER: nwilloughby
 DATE: Apr 21, 2020 7:43am

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LEGEND

SURVEY MARKERS	
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● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
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APPROVED:	RYAN A. ELAM, P.E. DIRECTOR OF DEVELOPMENT SERVICES	DATE
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE
APPROVED:	CARLA DIAL PLANNING COMMISSION SECRETARY	DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE
APPROVED:	VINCENT E. BRICE JACKSON COUNTY GIS	DATE

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L21	N64°10'39"E	19.80'
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 JASON S. ROUBESH, MO PLS 2002014092
 APRIL 21, 2020
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DATE OF SURVEY

04-21-2020 1st Submittal

drawn by: NRV
 surveyed by: AHM
 checked by: JRM
 approved by: JSR
 project no.: 019-4059
 file name: V_PPLAT_0194059.DWG

olsson

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

SHEET
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