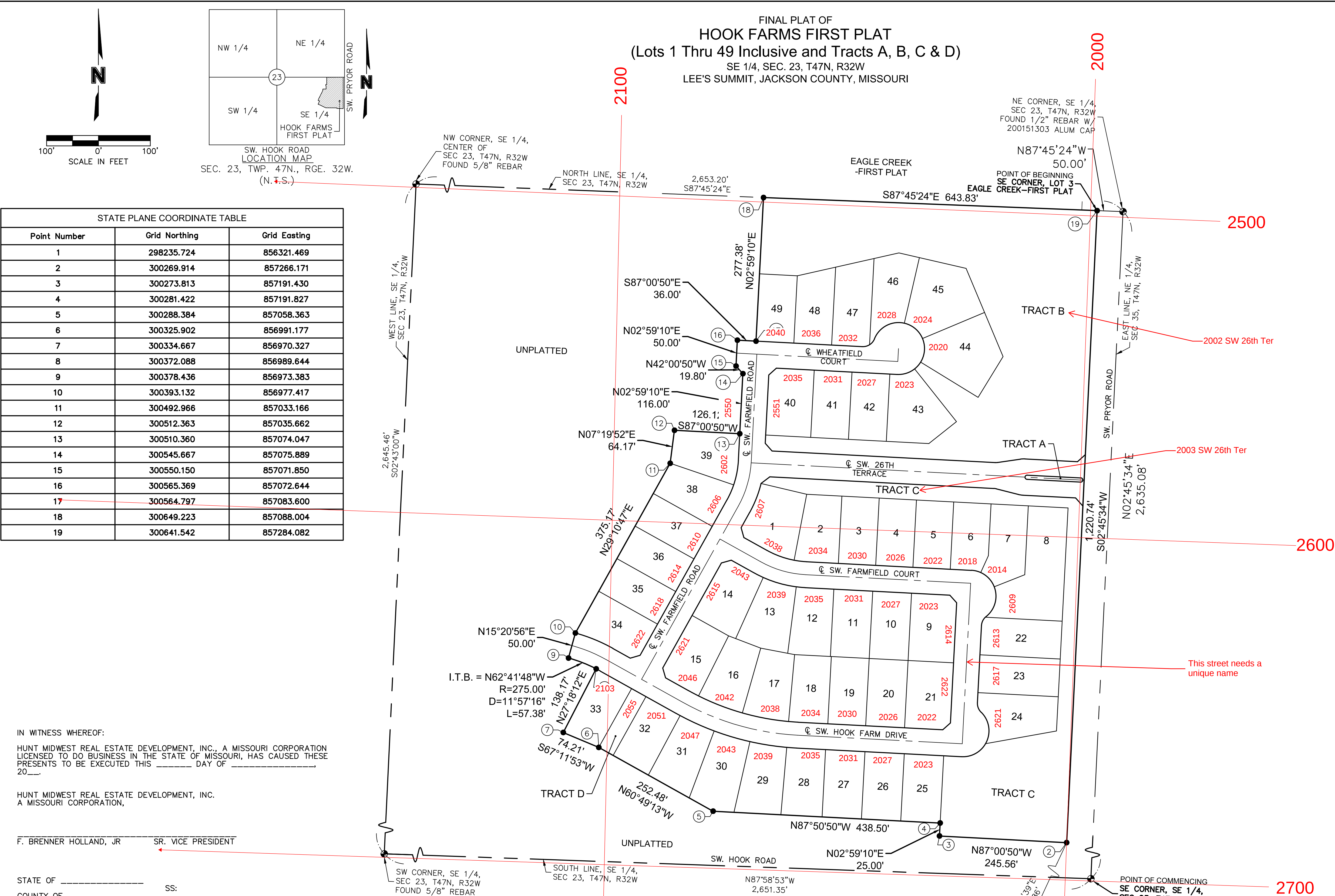


DWG: F:\2019\4001-4500\019-4061-Design\Survey\SRV\Sheets\Plat\V_PPLAT_0194061.dwg
DATE: Apr 20, 2020 3:30pm
USER: nwilloughby



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. ROUBEUSH, MO PLS 2002014092
APRIL 20, 2020
JROUBEUSH@OLSSON.COM

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

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
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