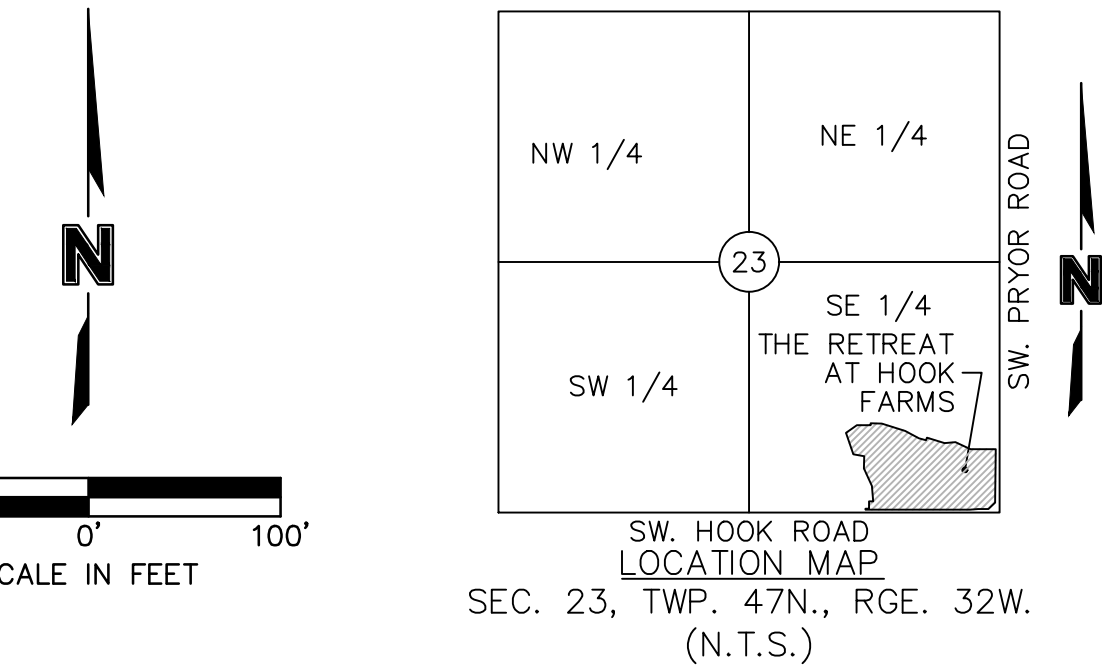
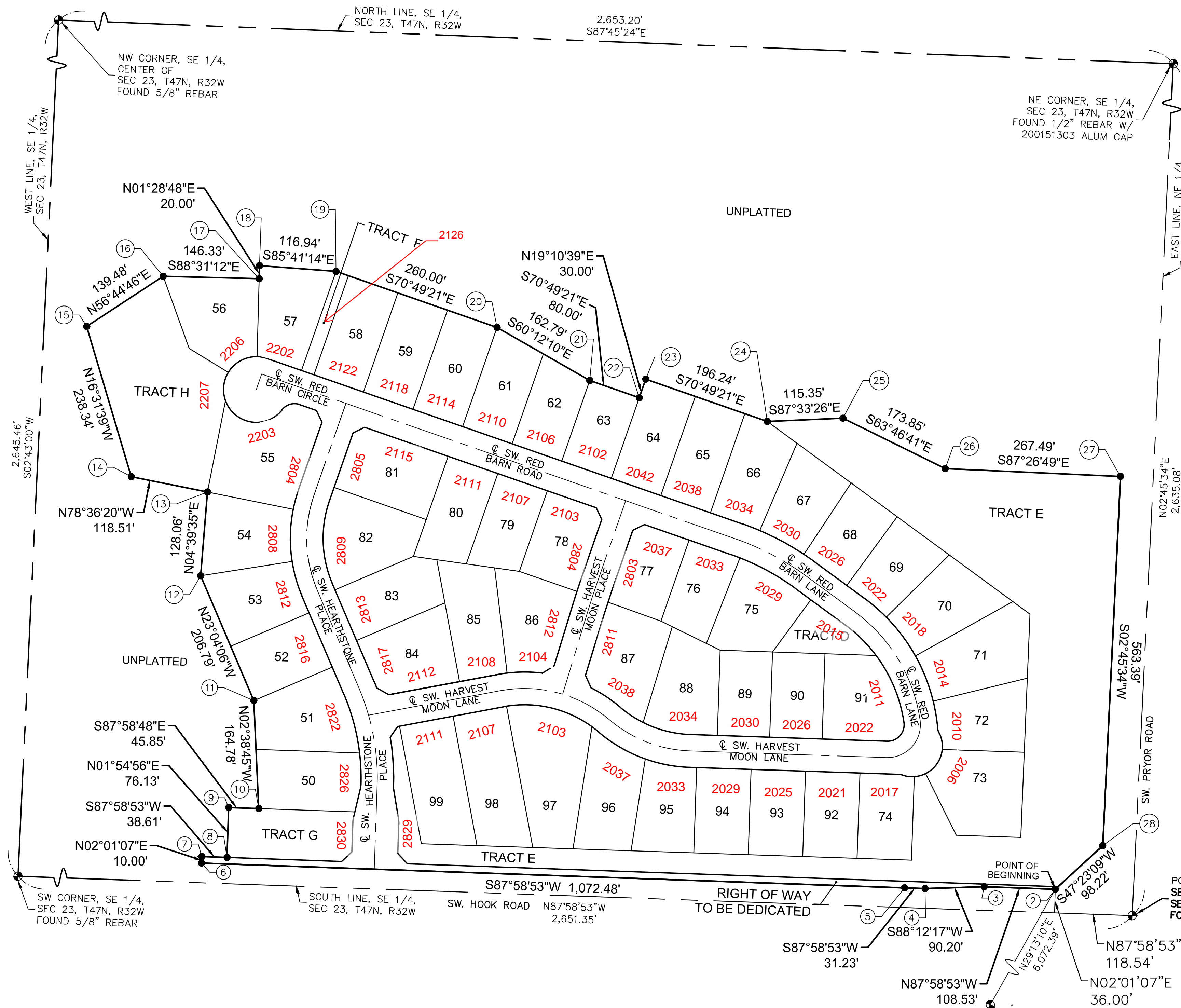


FINAL PLAT OF  
**THE RETREAT AT HOOK FARMS**  
 (Lots 50 Thru 99 Inclusive and Tracts D, E, F, G, & H)  
 SE 1/4, SEC. 23, T47N, R32W  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298235.724	856321.469
2	299850.987	857224.926
3	299852.153	857191.869
4	299851.291	857164.391
5	299851.626	857154.879
6	299863.140	856828.208
7	299866.186	856828.316
8	299865.771	856840.077
9	299888.961	856840.853
10	299888.469	856854.820
11	299938.636	856852.501
12	299996.624	856827.805
13	300035.526	856830.976
14	300042.662	856795.567
15	300112.450	856774.858
16	300135.760	856810.407
17	300134.608	856854.992
18	300140.702	856855.150
19	300138.021	856890.691
20	300111.990	856965.536
21	300087.335	857008.592
22	300079.325	857031.621
23	300087.961	857034.625
24	300068.313	857091.118
25	300069.812	857126.243
26	300046.400	857173.777
27	300042.768	857255.223
28	299871.256	857246.957



**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:  
 THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99, INCLUSIVE AND TRACTS D, E, F, G & H)

**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 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 A" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO 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:**  
 ONE OIL OR GAS WELL IS LOCATED ON THE PROPERTY (DRY, HOLE, ABANDON AS OF 5/11/1928) COORDINATES: 38.87019N, -94.41911W AS IDENTIFIED IN "MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL - WELLS AS OF FEBRUARY 1, 2017".

**COMMON AREA:** TRACTS D, E, F, G AND H (5.32 ACRES)  
 TRACTS E, F, G, H, I, J AND K 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 E AND G SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW HOOK ROAD. TRACT G 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-22617B, 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.

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 THE RETREAT AT HOOK FARMS, LOTS 50 THRU 99, INCLUSIVE AND TRACTS D, E, F, G AND H 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 Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 87°58'53" West, on the South line of said Southeast Quarter, 118.54 feet; thence leaving said South line, North 02°01'07" East, 36.00 feet to a point on the existing Northerly right-of-way line of SW. Hook Road as established by Right of Way Deed recorded as Instrument Number 200010087432 in the Jackson County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence North 87°58'53" West, on said existing Northerly right-of-way line, 108.53 feet; thence South 88°12'17" West, on said existing Northerly right-of-way line, 90.20 feet; thence North 87°58'53" West, on said existing Northerly right-of-way line, 31.23 feet to the Northwest corner of said Right of Way Deed, also being the Northeast corner of a Right of Way Deed recorded as Instrument Number 2007E0016663 in said Jackson County Recorder of Deeds Office; thence North 87°58'53" West, on the existing Northerly right-of-way line of said Right of Way Deed Instrument Number 2007E0016663, a distance of 1,072.48 feet; thence North 02°01'07" East, on said existing Northerly right-of-way line, 10.00 feet; thence leaving said existing Northerly right-of-way line, South 87°58'53" East, 38.61 feet; thence North 01°54'56" East, 76.13 feet; thence South 87°58'48" East, 45.85 feet; thence North 02°38'45" West, 164.78 feet; thence North 23°04'06" West, 206.79 feet; thence North 04°39'35" East, 128.06 feet; thence North 78°36'20" West, 118.51 feet; thence North 16°31'39" West, 238.84 feet; thence North 56°44'46" East, 139.48 feet; thence South 88°31'12" East, 146.33 feet; thence North 01°28'48" East, 20.00 feet; thence South 85°41'14" East, 116.94 feet; thence South 70°49'21" East, 260.00 feet; thence South 60°12'10" East, 162.79 feet; thence South 70°49'21" East, 80.00 feet; thence North 19°10'39" East, 30.00 feet; thence South 70°49'21" East, 196.24 feet; thence North 87°33'26" East, 115.35 feet; thence South 63°46'41" East, 173.85 feet; thence South 87°26'49" East, 267.49 feet to a point on the existing Westerly right-of-way line of SW. Pryor Road as established by Right of Way Deed recorded as Instrument Number 2005I0087407 in said Jackson County Recorder of Deeds Office; thence South 02°45'34" West, on said existing Westerly right-of-way line, 563.39 feet to the Southeast corner of said Right of Way Deed, also being a point on the said existing Westerly right-of-way line of said SW. Pryor Road, established by Right of Way Deed recorded as Instrument Number 2000I84071 in said Jackson County Recorder of Deeds Office; thence South 47°23'09" West, on said existing Westerly right-of-way line, and existing Northerly right-of-way line of SW Hook Road by said Instrument Number 2000I84071, a distance of 98.22 feet to the Point of Beginning. Containing 1,073,091 square feet or 24.63 acres, more or less.

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  
 XXXXXXXX XX, 2020  
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
04-21-2020 - 1st Submittal	
11-10-2020	
drawn by: _____	NRW
surveyed by: _____	AHZZ/JH
checked by: _____	JPM
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  
 FAX 816.361.1888  
 www.olsson.com

SHEET  
 1 of 3

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 USER: nwilloughby  
 DATE: Nov 10, 2020 2:50pm