

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298235.724	856321.469
2	300334.667	856970.327
3	300341.879	856953.174
4	300331.902	856605.917
5	300370.927	856604.796
6	300379.199	856617.557
7	300401.014	856637.365
8	300427.726	856651.230
9	300428.182	856667.107
10	300660.626	856796.908
11	300652.487	857004.668
12	300649.223	857088.004
13	300564.797	857083.600
14	300565.369	857072.644
15	300550.150	857071.850
16	300545.667	857075.889
17	300510.360	857074.047
18	300512.363	857035.662
19	300492.966	857033.166
20	300393.132	856977.417
21	300378.436	856973.383
22	300372.088	856989.644

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 SECOND PLAT  
LOTS 50 THRU 128, INCLUSIVE AND TRACT I 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: _____	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____
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 _____

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 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 PROPOSED HOOK  
FARMS FIRST PLAT, THENCE CONTINUING NORTH 87°45'24" WEST ON SAID NORTH LINE, ALSO BEING THE PROPOSED  
NORTH LINE OF SAID PROPOSED HOOK FARMS FIRST PLAT, ALSO BEING THE SOUTH LINE OF SAID EAGLE CREEK-FIRST  
PLAT, 643.83 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING  
SAID NORTH AND SOUTH LINES, SOUTH 02°59'10" WEST, ALONG THE PROPOSED WESTERLY LINE OF PROPOSED HOOK  
FARMS FIRST PLAT, 277.38 FEET; THENCE NORTH 87°00'50" WEST, ALONG SAID PROPOSED WESTERLY LINE, 36.00 FEET;  
THENCE SOUTH 02°59'10" WEST, ALONG SAID PROPOSED WESTERLY LINE, 50.00 FEET; THENCE SOUTH 42°00'50" EAST,  
ALONG SAID PROPOSED WESTERLY LINE, 19.80 FEET; THENCE SOUTH 02°59'10" WEST, ALONG SAID PROPOSED WESTERLY  
LINE, 116.00 FEET; THENCE NORTH 87°00'50" WEST, ALONG SAID PROPOSED WESTERLY LINE, 126.12 FEET; THENCE  
SOUTH 07°19'52" WEST, ALONG SAID PROPOSED WESTERLY LINE, 64.17 FEET; THENCE SOUTH 29°10'47" WEST, ALONG  
SAID PROPOSED WESTERLY LINE, 375.17 FEET; THENCE SOUTH 15°20'56" WEST, ALONG SAID PROPOSED WESTERLY LINE,  
50.00 FEET; THENCE ALONG SAID PROPOSED WESTERLY LINE, EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN  
INITIAL TANGENT BEARING OF SOUTH 74°39'04" EAST WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 11°57'16"  
AND AN ARC DISTANCE OF 57.38 FEET; THENCE SOUTH 27°18'12" WEST, ALONG SAID PROPOSED WESTERLY LINE, 138.17  
FEET; THENCE LEAVING SAID PROPOSED WESTERLY LINE, NORTH 67°11'53" WEST, 61.05 FEET; THENCE SOUTH 88°21'16"  
WEST, 1,139.83 FEET; THENCE NORTH 01°38'44" WEST, 128.09 FEET; THENCE NORTH 57°02'58" EAST, 49.90 FEET;  
THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 32°57'02"  
WEST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 150°22'53" AND AN ARC DISTANCE OF 131.23 FEET;  
THENCE NORTH 27°25'51" EAST, 98.75 FEET; THENCE NORTH 88°21'16" EAST, 52.12 FEET; THENCE NORTH 29°10'47"  
EAST, 873.51 FEET TO A POINT ON SAID NORTH LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF  
EAGLE CREEK-SECOND PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 2001005889  
IN BOOK 165 AT PAGE 09 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 87°45'24" EAST ON  
SAID NORTH LINE AND SAID SOUTH LINE, 682.19 FEET TO THE SOUTHEAST CORNER OF SAID EAGLE CREEK-SECOND  
PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID EAGLE CREEK-FIRST PLAT; THENCE SOUTH 87°45'24" EAST ON  
SAID NORTH LINE AND SAID SOUTH LINE OF EAGLE CREEK-FIRST PLAT, 273.64 FEET TO THE POINT OF BEGINNING,  
CONTAINING 1,157,274 SQUARE FEET OR 26.57 ACRES, MORE OR LESS.

## FINAL PLAT OF HOOK FARMS SECOND PLAT (Lots 50 Thru 128 Inclusive and Tract I)

SE 1/4, SEC. 23, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

EAGLE CREEK-SECOND PLAT  
INSTRUMENT # 2001005889 BK. 168 PG. 09

SE CORNER,  
EAGLE CREEK-  
SECOND PLAT  
SW CORNER,  
EAGLE CREEK-  
FIRST PLAT

EAGLE CREEK-FIRST PLAT  
INSTRUMENT # 110409 BK. 165 PG. 01

NE CORNER, SE 1/4,  
SEC 23, T47N, R32W  
FOUND 1/2" REBAR W/  
200151303 ALUM CAP

SE CORNER, LOT 3  
EAGLE CREEK-  
FIRST PLAT

POINT OF  
BEGINNING

N87°45'24"W N87°45'24"W  
643.83' 50.00'

S02°59'10"W 277.38'

N87°00'50"W 36.00'

S02°59'10"W 50.00'

S02°59'10"W 116.00'

N87°00'50"W 126.12'

N87°00'50"W 64.17'

S02°59'10"W 138.17'

S15°20'56"W 50.00'

I.T.B. = S74°39'04"E  
R=275.00'  
D=11°57'16"  
L=57.38'

S27°18'12"W 138.17'

S29°10'47"W 375.17'

S42°00'50"E 19.80'

S02°59'10"W 116.00'

S02°59'10"W 50.00'

S02°59'10"W 116.00'

S02°59'10"W 116.00'

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S02°59'10"W 116.00'

S02°59'10"W 116.00'

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 SECOND PLAT (LOTS 50 THRU 128, INCLUSIVE AND TRACT I)

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 29095C0418G, 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), 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:

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: TRACT I (2.01 ACRES)

TRACT I IS 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.

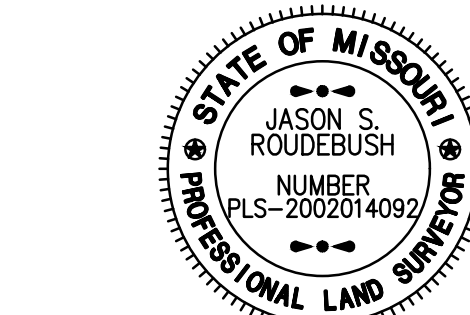
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE  
FLOW LINES OR PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE  
PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY  
ENGINEER.

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. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE  
COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE,  
COMMITMENT NO. KCT-233561, EFFECTIVE JANUARY 11, 2021 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.



OLSSON, MO CLS 366  
JASON S. ROUDEBUSH, MO PLS 2002014092  
JANUARY 27, 2021  
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

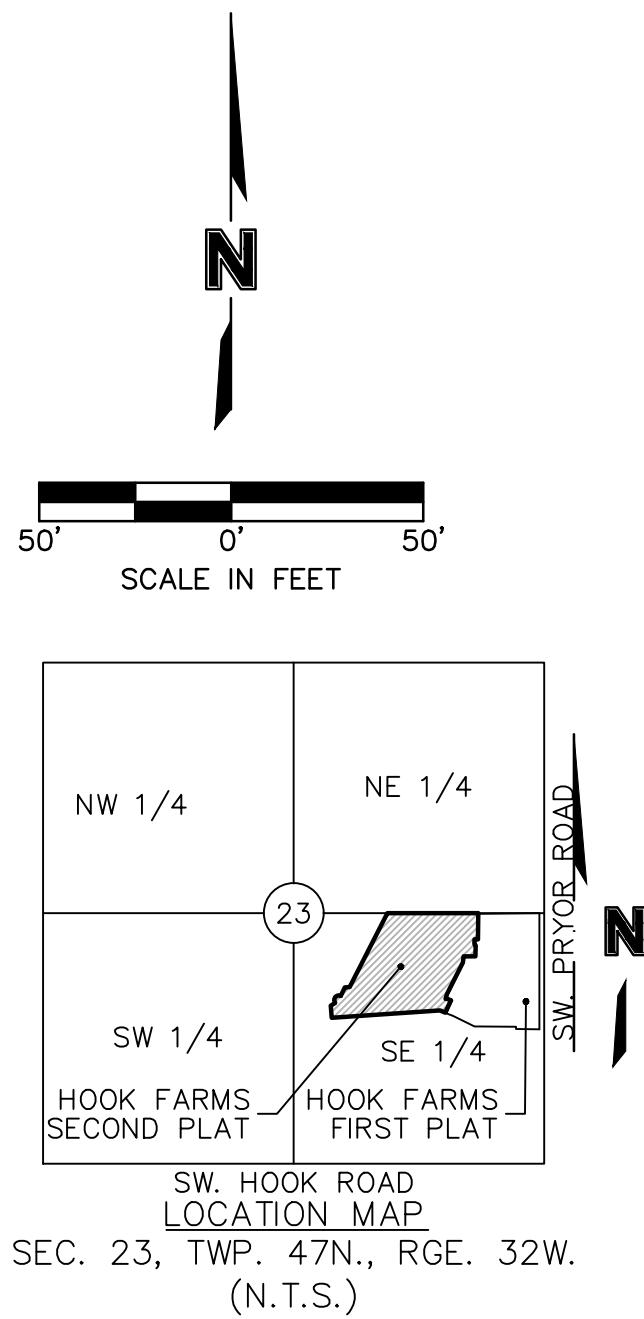
01-13-2021 - Title Report Request  
01-19-2021 - To HMM for review  
01-27-2021 - 1st Submittal

drawn by: \_\_\_\_\_ NRW  
surveyed by: \_\_\_\_\_ AHNZ/JH  
checked by: \_\_\_\_\_ JPM  
approved by: \_\_\_\_\_ JSR  
project no.: \_\_\_\_\_ B19-4061  
file name: \_\_\_\_\_ V\_PPLAT\_B194061.DWG

Olsson  
Surveying, Inc.  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
FAX 816.361.1888  
www.olsson.com

SHEET  
1 of 3





FINAL PLAT OF  
HOOK FARMS SECOND PLAT  
(Lots 50 Thru 128 Inclusive and Tract I)  
SE 1/4, SEC. 23, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

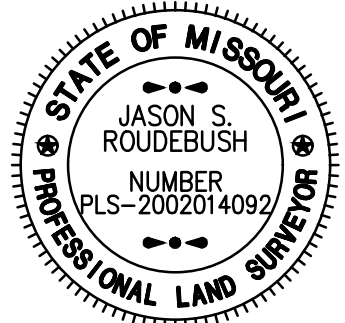
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS SECOND PLAT, LOTS 50 THRU 128, INCLUSIVE, AND TRACT I WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ BY \_\_\_\_\_

APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____
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 _____

LINE TABLE		
LINE ID	BEARING	DISTANCE
L74	S15°49'13"E	19.80'
L75	N74°10'47"E	19.80'
L80	N15°49'13"W	19.80'
L81	S74°10'47"W	19.80'
L97	S27°07'51"E	20.65'
L109	S47°59'10"W	19.80'
L110	N42°00'50"E	19.80'
L112	S54°23'45"W	21.53'

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

I HEREBY CERTIFY: THAT THE PLAT OF HOOK FARMS SECOND 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. ROUDEBUSH, MO PLS 2002014092  
JANUARY 27, 2021  
JROUDEBUSH@OLSSON.COM

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-233561, EFFECTIVE JANUARY 11, 2021 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.

DATE OF SURVEY

01-19-2021 - To HMW for review  
01-27-2021 - 1st Submittal

drawn by:

surveyed by:

checked by:

approved by:

project no.:

file name:

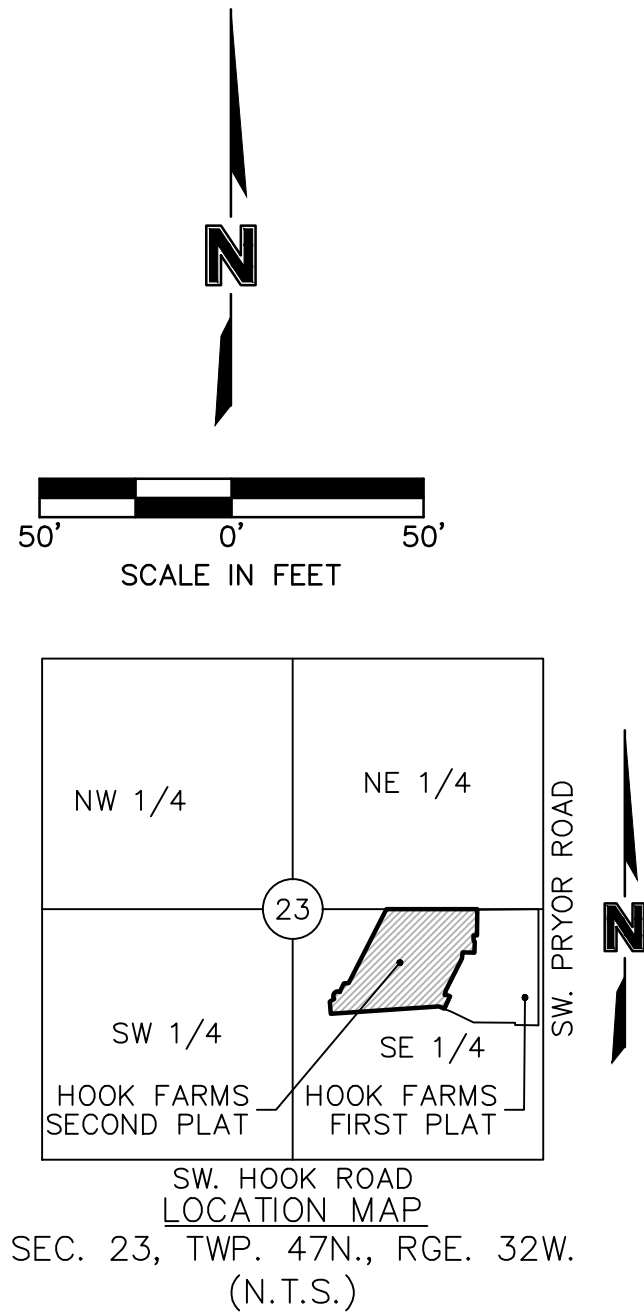
NRW  
AH/NZ/JH  
JPM  
JSR  
B19-4061  
V\_PPLAT\_B194061.DWG

olsson

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592  
1301 Burlington Street, Suite 100  
North Kansas City, MO 64116  
TEL 816.361.1177 FAX 816.361.1888  
www.olsson.com

SHEET

2 of 3



SEC. 23, TWP. 47N., RGE. 32W.  
(N.T.S.)

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

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 SECOND PLAT LOTS 50 THRU 128, INCLUSIVE, AND TRACT I 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:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____
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 _____

LINE TABLE		
LINE ID	BEARING	DISTANCE
L68	N45°04'06"E	20.38'
L74	S15°49'13"E	19.80'
L89	N44°45'17"W	19.13'
L90	N46°10'39"E	20.75'
L118	N43°18'30"W	18.61'
L119	N47°26'08"E	21.16'
L128	N41°23'34"W	17.90'

FINAL PLAT OF  
HOOK FARMS SECOND PLAT  
(Lots 50 Thru 128 Inclusive and Tract I)  
SE 1/4, SEC. 23, T47N, R32W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

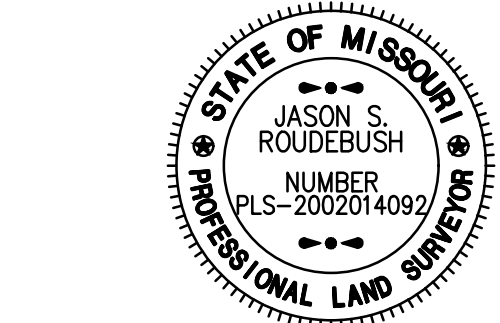
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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. PROPERTY INFORMATION REFERENCE THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. KCT-233561, EFFECTIVE JANUARY 11, 2021 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.



OLSSON, MO CLS 366  
JASON S. ROUDEBUSH, MO PLS 2002014092  
JANUARY 27, 2021  
JROUDEBUSH@OLSSON.COM

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

I HEREBY CERTIFY: THAT THE PLAT OF HOOK FARMS SECOND 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.

DATE OF SURVEY	
01-19-2021 - To HMW for review	
01-27-2021 - 1st Submittal	
drawn by:	NRW
surveyed by:	AHINZ/JH
checked by:	JPM
approved by:	JSR
project no.:	B19-4061
file name:	V_PPLAT_B194061.DWG

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