

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.

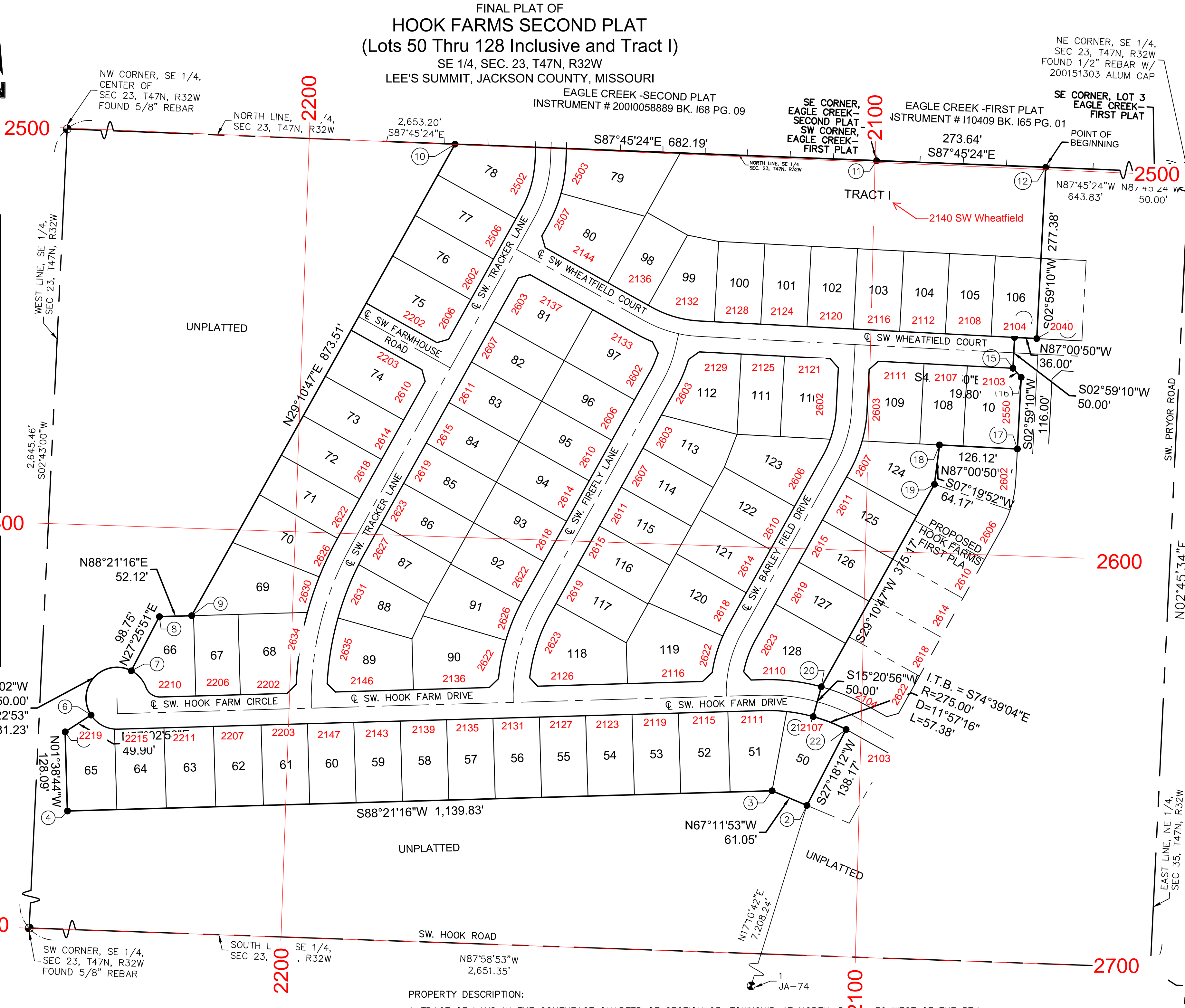
IN WITNESS WHEREOF:

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 OF EAGLE CREEK-FIRST PLAT, 273.64 FEET TO THE POINT OF BEGINNING.

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.

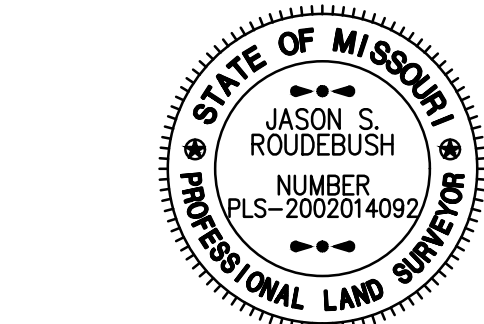
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE
FLOW LINES OR PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE
PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY
ENGINEER.

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

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

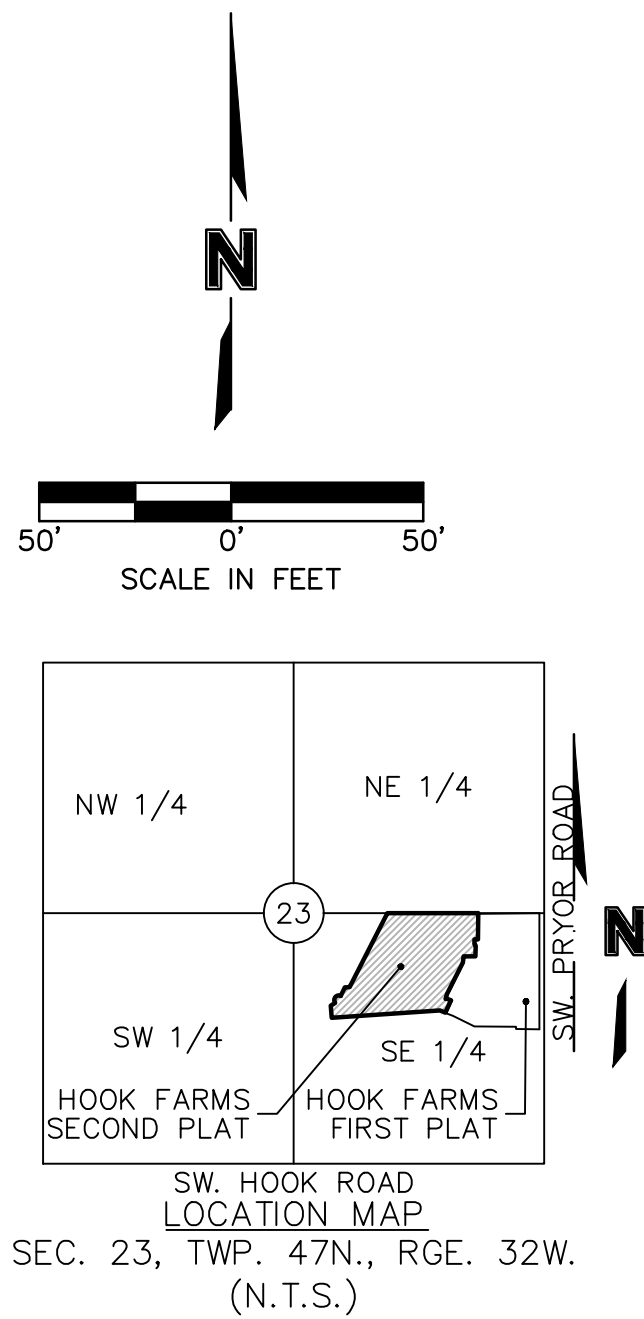
01-13-2021 - Title Report Request
01-19-2021 - To HMMW for review
01-27-2021 - 1st Submittal

drawn by: _____ NRW
surveyed by: _____ AHNZ/JH
checked by: _____ JPM
approved by: _____ JSR
project no.: _____ B19-4061
file name: _____ V_PPLAT_B194061.DWG

olsson

Olsson & Associates, Inc.
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
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: _____ 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
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'

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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:

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.

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:

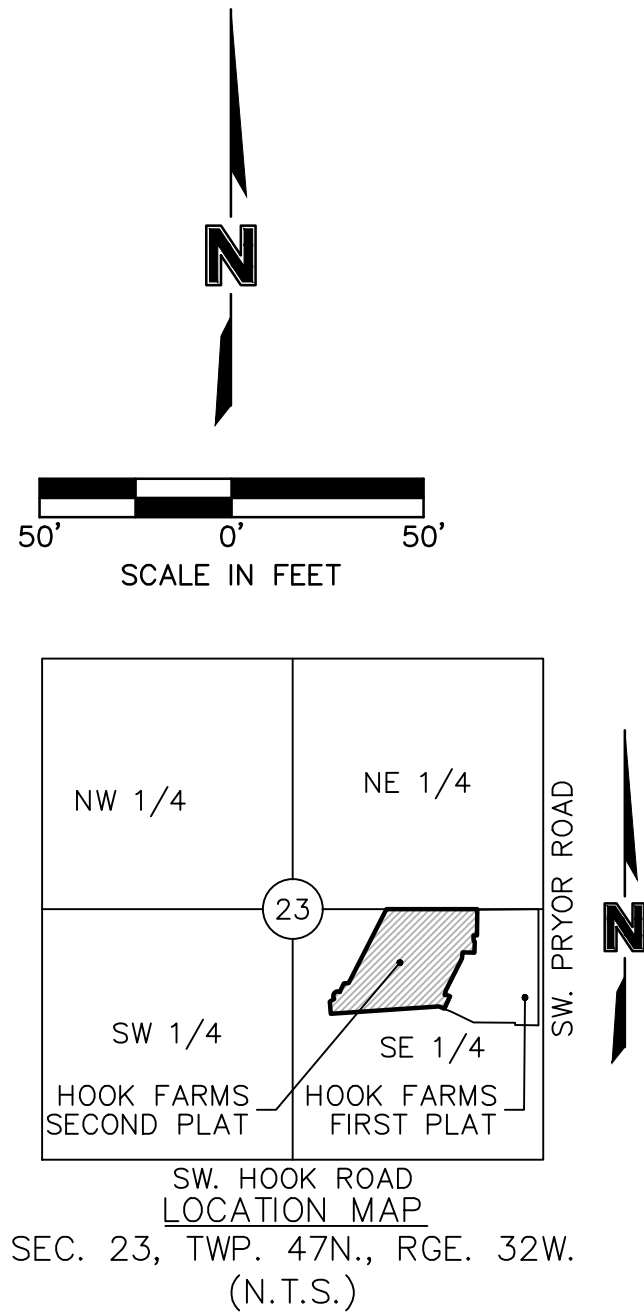
NRW
AH/NZ/JH
JPM
JSR
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olsson

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
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SHEET

2 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

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LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
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BOUNDARIES	
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B.L.	BUILDING SETBACK
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HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
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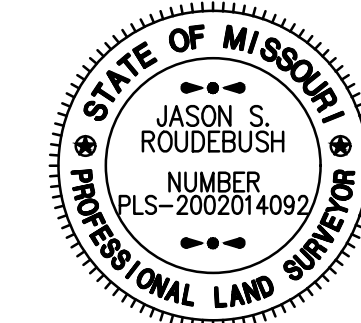
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS SECOND PLAT LOTS 50 THRU 128, INCLUSIVE AND TRACT I WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS _____ DAY OF _____, 20____ BY _____

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 _____

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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'

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.



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SHEET
3 of 3