FINAL PLAT OF

THE RETREAT AT HOOK FARMS

(Lots 50 Thru 99 Inclusive and Tracts D, E, F, G, & H)

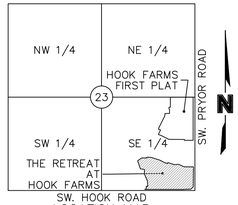
SE 1/4, SEC. 23, T47N, R32W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

N

100' 0' 100'

SCALE IN FEET

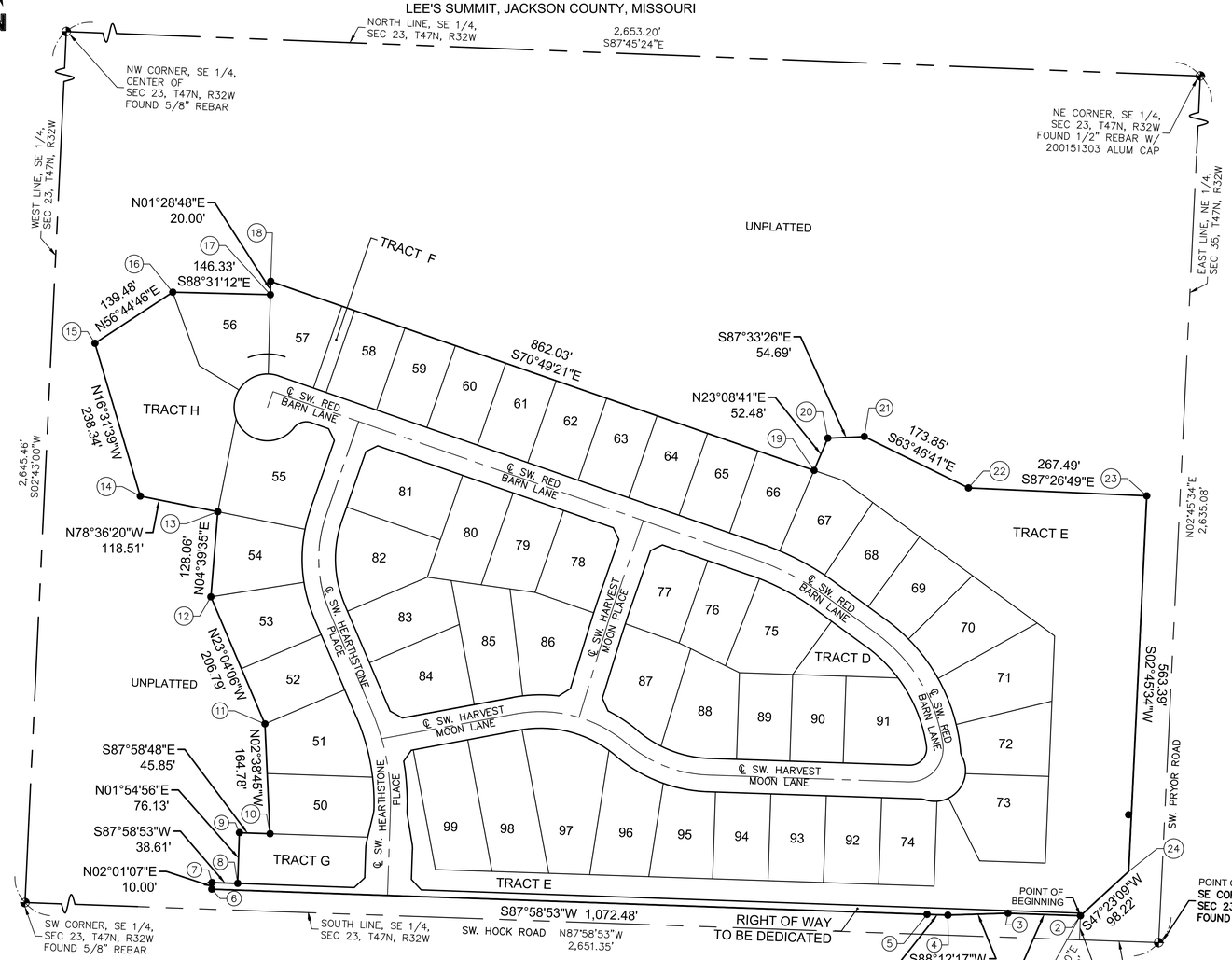


LOCATION MAP

SEC. 23, TWP. 47N., RGE. 32W.

(N.T.S.)

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	300054.395	857103.302
20	300069.101	857109.588
21	300069.812	857126.243
22	300046.400	857173.777
23	300042.768	857255.223
24	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 "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:
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 (5.38 ACRES)
TRACTS D, E, F, G AND H 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 E SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. PRYOR ROAD.

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW 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-226178, 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: _____ _____
GEORGE M. BINGER III, P.E. DATE
CITY ENGINEER

APPROVED: _____ _____
RYAN A. ELAM, P.E. DATE
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ _____
WILLIAM A. BAIRD DATE
MAYOR

APPROVED: _____ _____
JOHN LOVELL DATE
PLANNING COMMISSION SECRETARY

APPROVED: _____ _____
TRISHA FOWLER ARCURI DATE
CITY CLERK

APPROVED: _____ _____
VINCENT E. BRICE DATE
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 2005I0087432 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 70°49'21" East, 862.03 feet; thence North 23°08'41" East, 52.48 feet; thence North 87°33'26" East, 54.69 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 1,053,082 square feet or 24.18 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.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
APRIL 2, 2021
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
04-21-2020 - 1st Submittal
11-10-2020 - To Shannon McGuire Address Questions
01-20-2021 - Revised Boundary for HMW Review & Creating CCR's
04-02-2021 - 2nd Submittal

drawn by:	NRW
surveyed by:	AH/NZ/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-001592
1301 Burlington Street North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888 www.olsson.com

DWG: F:\2019\4001-4500\019-4059\40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_0194059.dwg USER: nwilloughby
DATE: Apr 02, 2021 7:05am

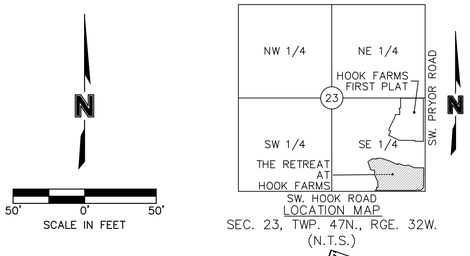
FINAL PLAT OF

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



RESTRICTED ACCESS:
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TRACT E SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. PRYOR ROAD.

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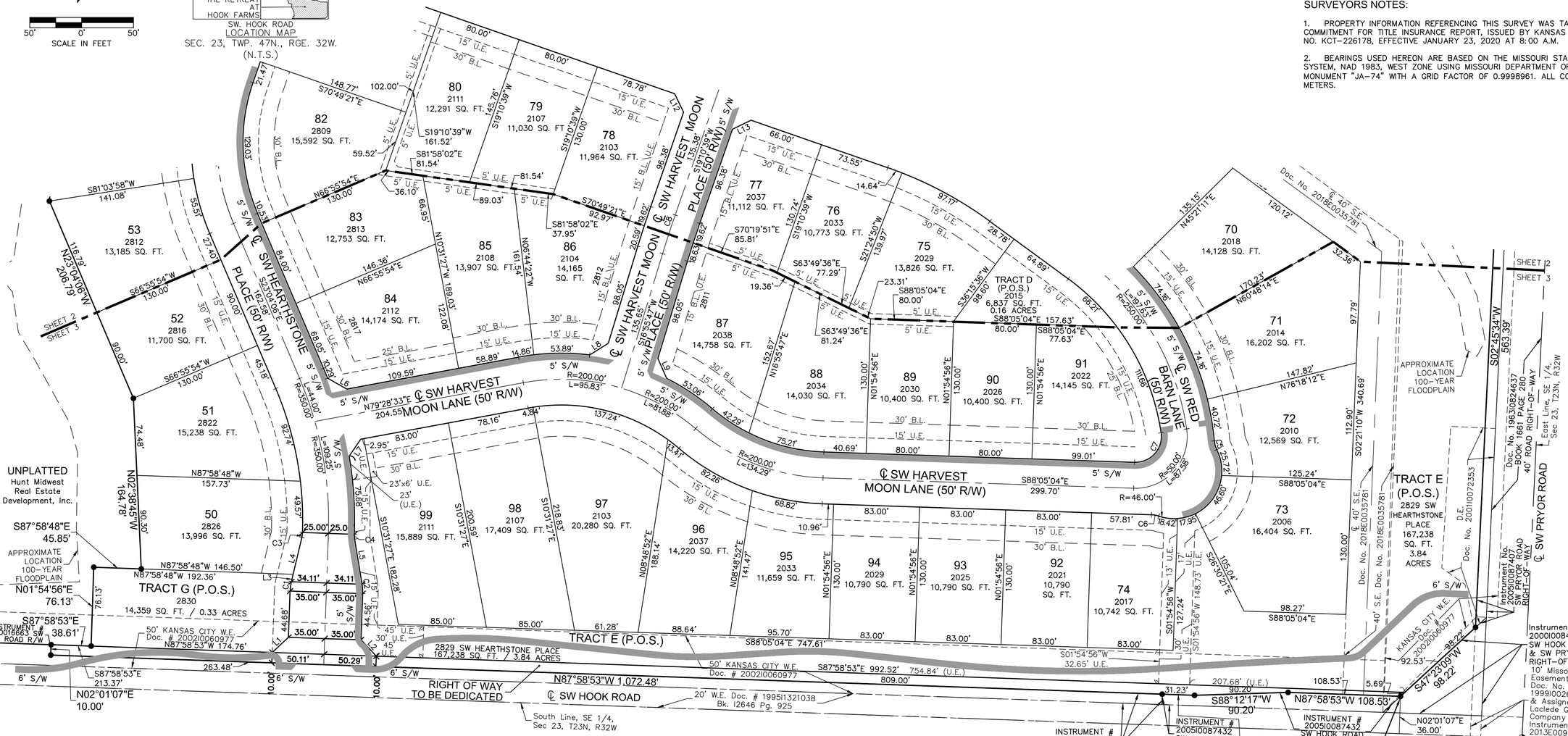

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
◕ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
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℄	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

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

APPROVED: _____ _____
RYAN A. ELAM, P.E. — DATE
DIRECTOR OF DEVELOPMENT SERVICES

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WILLIAM A. BAIRD — DATE
MAYOR

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JOHN LOVELL — DATE
PLANNING COMMISSION SECRETARY

APPROVED: _____ _____
TRISHA FOWLER ARCURI — DATE
CITY CLERK

APPROVED: _____ _____
VINCENT E. BRICE — DATE
JACKSON COUNTY GIS

LINE TABLE		
LINE ID	BEARING	DISTANCE
L1	N46°58'04"E	21.39'
L2	N43°01'56"W	21.60'
L3	N13°19'48"E	7.43'
L4	N13°19'48"E	36.63'
L5	N09°17'24"W	44.06'
L6	N60°28'31"W	21.43'
L7	N34°25'54"E	19.78'
L8	N57°50'55"E	21.16'
L9	N23°59'21"W	21.16'

CURVE TABLE		
CURVE ID	RADIUS	DISTANCE
C1	46.00'	9.08'
C2	46.00'	9.08'
C3	24.00'	4.74'
C4	24.00'	4.74'
C5	24.00'	8.93'
C6	24.00'	7.07'
C7	25.00'	43.79'
C8	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.

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drawn by:	NRW
surveyed by:	AH/NZ/JH
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file name:	V_PPLAT_0194059.DWG

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1688

SHEET
2 of 3

DWG: F:\2019\4001-4500\019-4059\40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_0194059.dwg USER: nwilloughby
DATE: Apr 02, 2021 7:39am

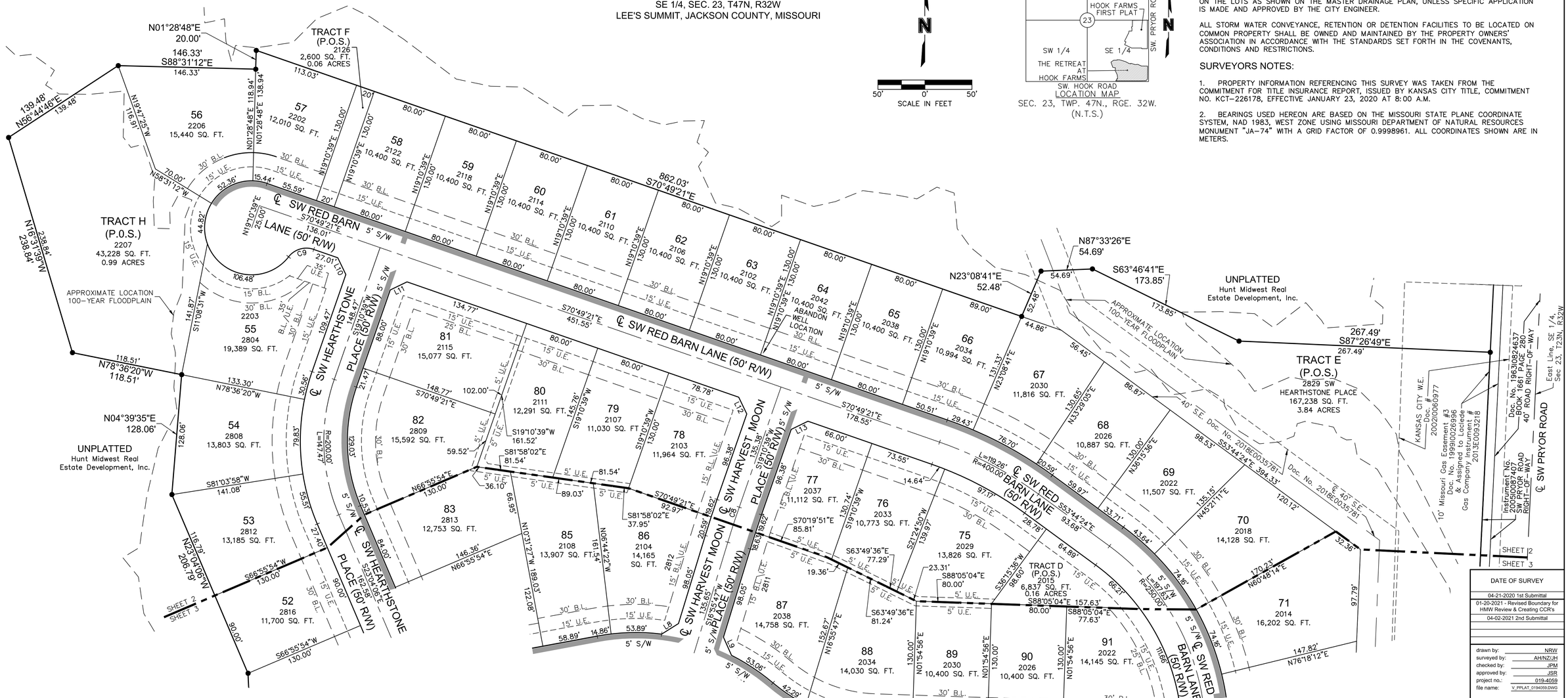
FINAL PLAT OF

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



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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-226178, EFFECTIVE JANUARY 23, 2020 AT 8:00 A.M.

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DEVELOPER:
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8300 NE UNDERGROUND DRIVE
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APPROVED: _____ _____
GEORGE M. BINGER III, P.E. — DATE
CITY ENGINEER

APPROVED: _____ _____
RYAN A. ELAM, P.E. — DATE
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ _____
WILLIAM A. BAIRD — DATE
MAYOR

APPROVED: _____ _____
JOHN LOVELL — DATE
PLANNING COMMISSION SECRETARY

APPROVED: _____ _____
TRISHA FOWLER ARCURI — DATE
CITY CLERK

APPROVED: _____ _____
VINCENT E. BRICE — DATE
JACKSON COUNTY GIS

LINE TABLE		
LINE ID	BEARING	DISTANCE
L8	N57°50'55"E	21.16'
L9	N23°59'21"W	21.16'
L10	N25°49'21"W	19.80'
L11	N64°10'39"E	19.80'
L12	N25°49'21"W	19.80'
L13	N64°10'39"E	19.80'

CURVE TABLE		
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C7	25.00'	43.79'
C8	1,000.00'	39.23'
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JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

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OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
APRIL 2, 2021
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DATE OF SURVEY
04-21-2020 1st Submittal
01-20-2021 - Revised Boundary for HMW Review & Creating CCR's
04-02-2021 2nd Submittal

drawn by:	NRW
surveyed by:	AH/NZ/JH
checked by:	JPM
approved by:	JSR
project no.:	019-4059
file name:	V_PPLAT_0194059.DWG

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DATE: Apr 02, 2021 8:23am