

THE RETREAT AT HOOK FARMS SECOND PLAT
Olsson No. A19-4059
MARCH 31, 2021

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, 2,651.35 feet to the Southeast corner of MONARCH VIEW 1ST PLAT, a subdivision of land in said Lee's Summit recorded as Instrument Number 98 I 69637 in Book I63 at Page 62 in Jackson County Recorder of Deeds Office, also being the Southwest corner of said Southeast Quarter; thence North 02°43'00" East, on the West line of said Southeast Quarter, also being the East line of said MONARCH VIEW 1ST PLAT, 30.00 feet to the Northwest corner of SW Hook Road as established by RIGHT-OF-WAY DEED recorded as Instrument Number 1999I 0077639 in said Jackson County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence North 02°43'00" East, on said West and East lines, and also being East line of MONARCH VIEW 2ND PLAT, a subdivision of land in said Lee's Summit, recorded as Instrument Number 2000I 0047892 in Book I67 at Page 87 in said Jackson County Recorder of Deeds Office, 1,163.24 feet; thence leaving said West and East lines, South 87°16'25" East, 25.54 feet; thence South 73°15'30" East, 121.46 feet; thence South 62°39'56" East, 102.90 feet; thence South 52°04'22" East, 102.90 feet; thence South 41°28'48" East, 102.90 feet; thence South 33°05'07" East, 195.12 feet; thence North 90°00'00" East, 510.19 feet to a point on the Westerly line of proposed THE RETREAT AT HOOK FARMS; thence South 16°31'39" East, along said Westerly line, 238.84 feet; thence South 78°36'20" East, along said Westerly line, 118.51 feet; thence South 04°39'35" West, along said Westerly line, 128.06 feet; thence South 23°04'06" East, along said Westerly line, 206.79 feet; thence South 02°38'45" East, along said Westerly line, 164.78 feet; thence North 87°58'48" West, along said Westerly line, 45.85 feet; thence South 01°54'56" West, along said Westerly line, 76.13 feet; thence North 87°58'53" West, along said Westerly line, 38.61 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 2007E0016663 in said Jackson County Recorder of Deeds Office; thence leaving said Westerly line, continuing North 87°58'53" West, along said existing Northerly right-of-way line, 125.00 feet; thence South 02°01'07" West, along said existing Northerly right-of-way line, 10.00 feet; thence North 87°58'53" West, along said existing Northerly right-of-way line, 853.20 feet to the Northwest corner of said RIGHT-OF-WAY DEED, also being the Northeast corner of SW HOOK ROAD, as established by said RIGHT-OF-WAY DEED Instrument Number 1999 I0077639; thence continuing North 87°58'53" West along the existing Northerly right-of-way line of said SW Hook Road, 252.00 feet to the Point of Beginning. Containing 1,085,519 square feet or 24.92 acres, more or less.