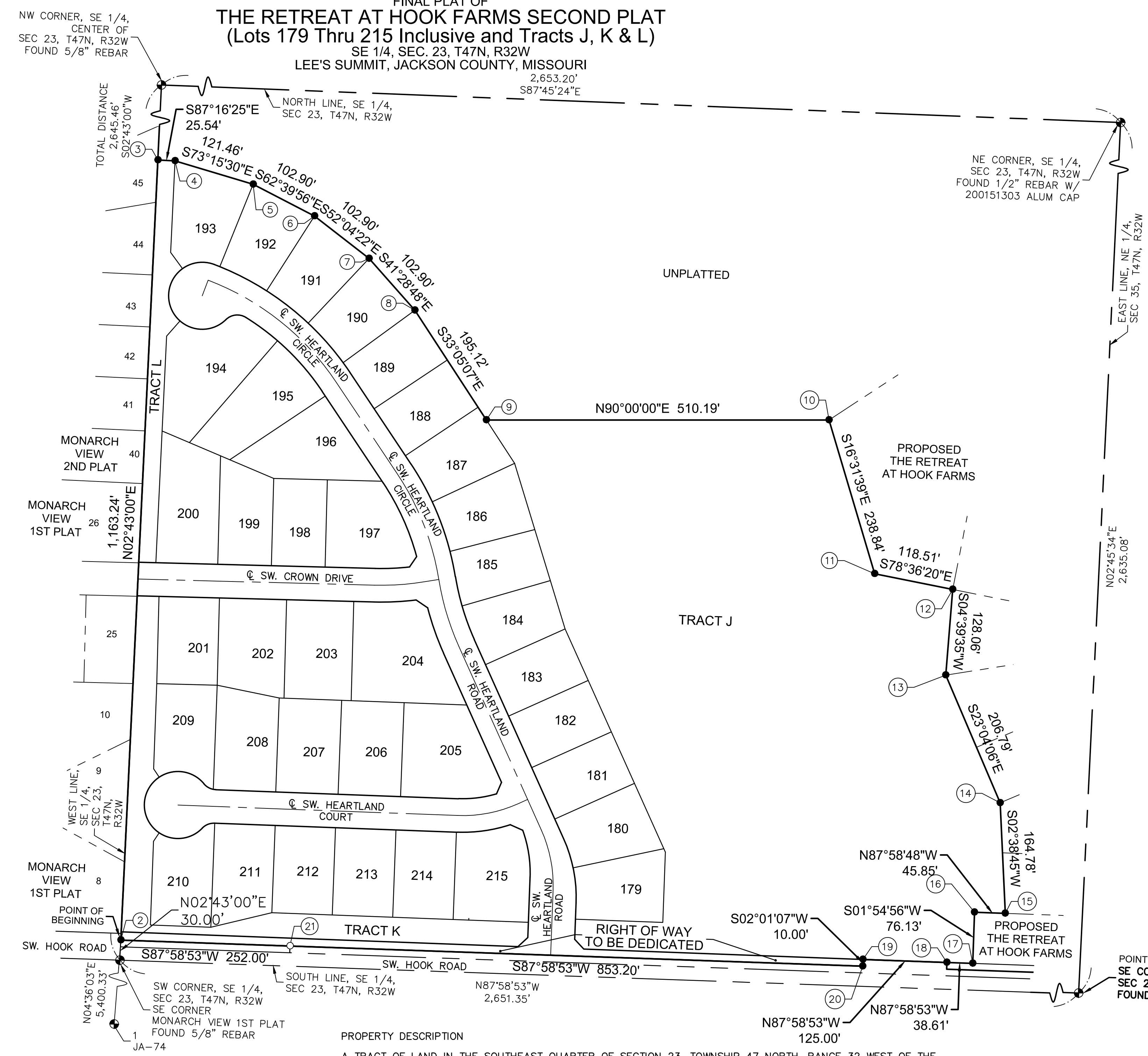


**FINAL PLAT OF
THE RETREAT AT HOOK FARMS SECOND PLAT
(Lots 179 Thru 215 Inclusive and Tracts J, K & L)
SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**



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 SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L)

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:
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: TRACTS J, K AND L (10.81 ACRES)
TRACTS J, K AND L 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 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 J AND K SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. HOOK ROAD.

DRAINAGE NOTE:
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, HOMEOWNERS' ASSOCIATION) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE (PROPERTY OWNERS' ASSOCIATION, HOMEOWNERS' ASSOCIATION, OR OWNER, AS APPROPRIATE) ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY-FUNCTIONAL, THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298235.724	856321.469
2	299876.347	856453.496
3	300230.484	856470.300
4	300230.114	856478.075
5	300219.450	856513.526
6	300205.049	856541.387
7	300185.772	856566.125
8	300162.275	856586.898
9	300112.450	856619.361
10	300112.450	856774.858
11	300042.662	856795.567
12	300035.526	856830.976
13	299996.624	856827.805
14	299938.636	856852.501
15	299888.469	856854.820
16	299888.961	856840.853
17	299865.771	856840.077
18	299866.186	856828.316
19	299867.528	856790.242
20	299864.482	856790.134
21	299873.641	856530.255

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 HERETO 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 SECOND PLAT, LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L 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 _____
CYNDA A. RADAR
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, 2,651.35 FEET TO THE SOUTHWEST CORNER OF MONARCH VIEW 1ST PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 98 I 69637 IN BOOK 163 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 167 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 1999I 0077639; 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.

THIS PLAT AND SURVEY OF THE RETREAT AT HOOK FARMS SECOND PLAT 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 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
MAY 7, 2021
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
03-31-2021 - Title Report Request	NRW
05-29-2021 - Title Survey Computer to Design	AHNZ/JH
05-07-2021 - 1st Submittal	JPM
	JSR
	A19-4059
	V_PLAT_A194059.DWG

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority 071592
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
THE RETREAT AT HOOK FARMS SECOND PLAT
 (Lots 179 Thru 215 Inclusive and Tracts J, K & L)
 SE 1/4, SEC. 23, T47N, R32W
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

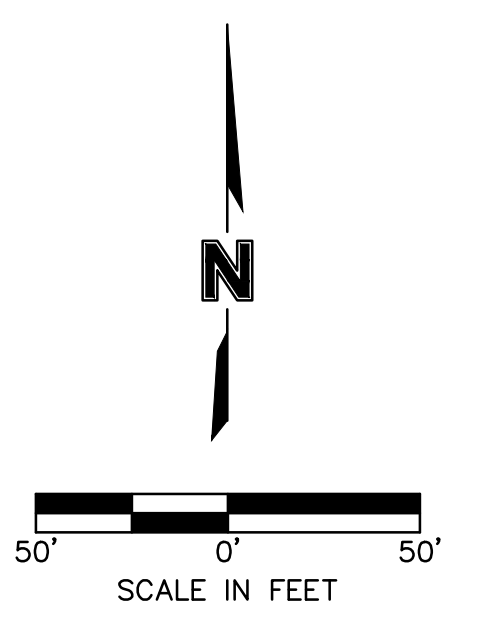
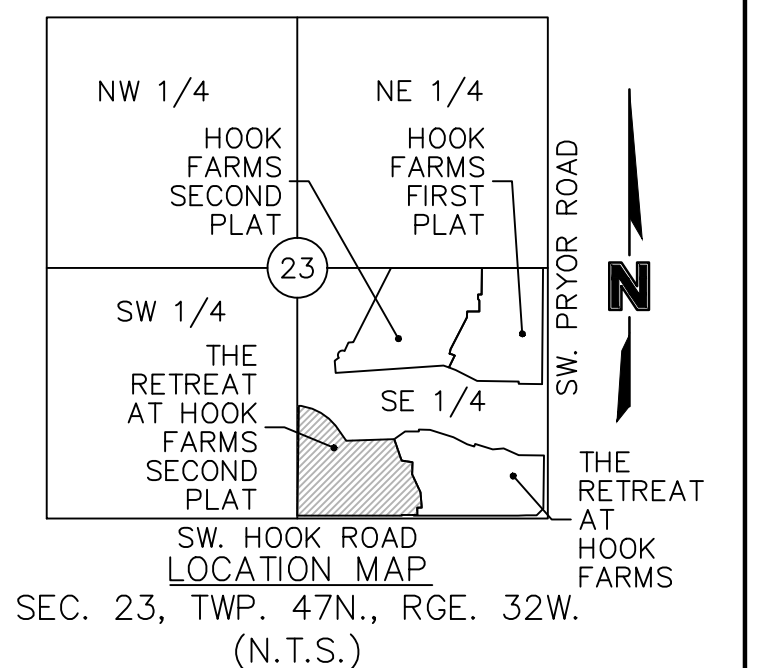
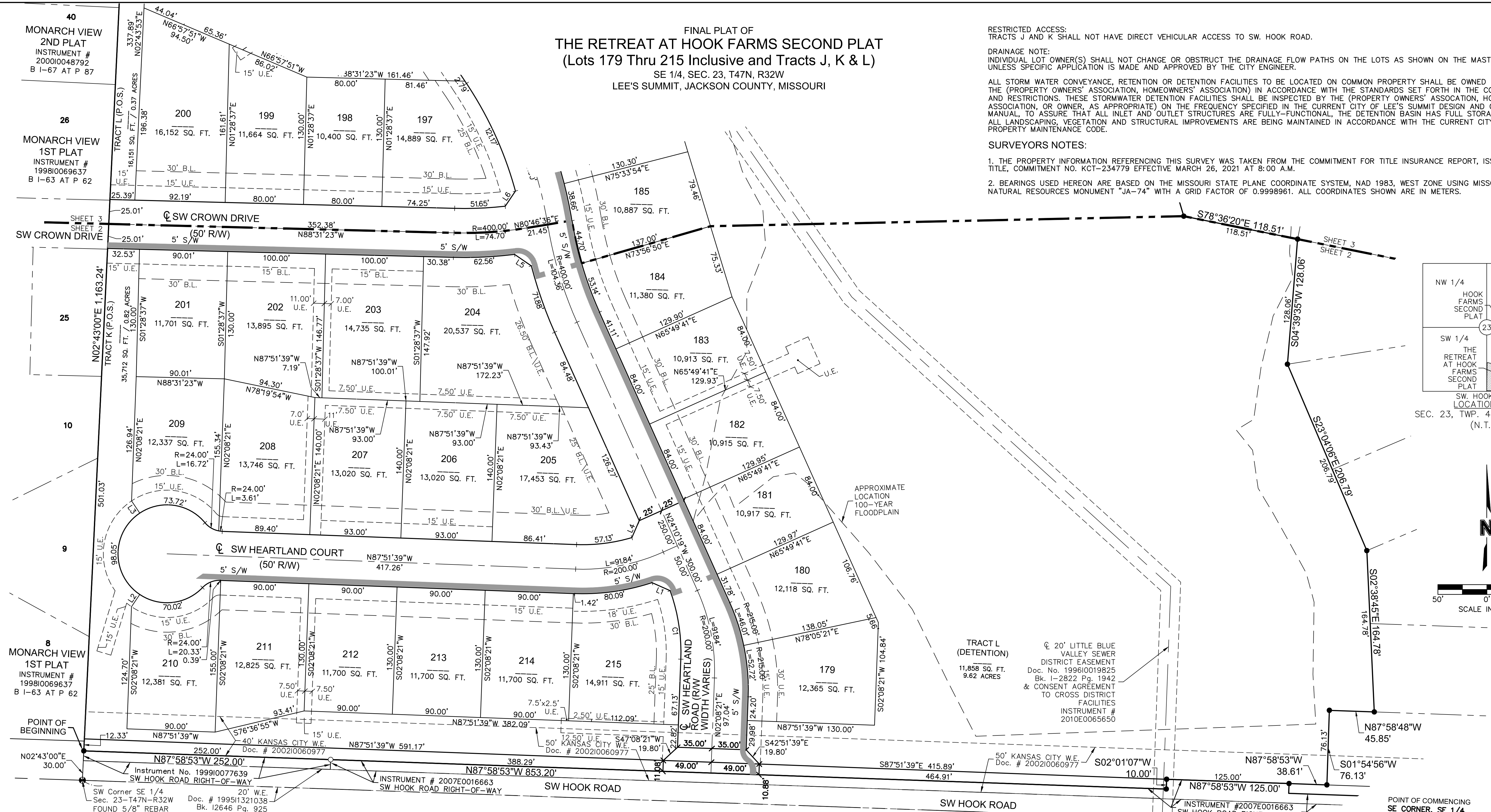
RESTRICTED ACCESS:
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SURVEYORS NOTES:

1. THE PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, COMMITMENT NO. KCT-234779 EFFECTIVE MARCH 26, 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.



TRACT L (DETENTION)
 11,858 SQ. FT.
 9.62 ACRES

20' LITTLE BLUE VALLEY SEWER DISTRICT EASEMENT
 Doc. No. 19960019825
 Bk. 1-2822 Pg. 1942
 & CONSENT AGREEMENT TO CROSS DISTRICT FACILITIES
 INSTRUMENT # 2010E0065650

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

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE RETREAT AT HOOK FARMS SECOND PLAT, LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L 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 _____
 CYNDA A. RADAR
 PLANNING COMMISSION SECRETARY
- APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK
- APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY GIS

LINE TABLE

LINE ID	BEARING	DISTANCE
L1	S66°03'58"E	20.15'
L2	S33°50'32"W	15.00'
L3	N33°47'52"W	15.00'
L4	N23°29'06"E	18.86'
L5	S55°43'10"E	20.75'
L6	N34°11'54"E	18.62'

CURVE TABLE

CURVE ID	RADIUS	DISTANCE
C1	185.00'	71.24'

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

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OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 MAY 7, 2021
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

04-26-2021	- To Utility Companies for Design
05-07-2021	- 1st Submittal

drawn by: _____ NRW
 surveyed by: _____ AH/NZ/JH
 checked by: _____ JPM
 approved by: _____ JSR
 project no.: A19-4059
 file name: V:\PLAT_A194059.DWG

olsson

Olsson, Land Surveying, MO 386, KS 114, MO 64116
 1301 Burlington Street, Suite 100, North Kansas City, MO 64116
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SHEET
 2 of 3

**FINAL PLAT OF
THE RETREAT AT HOOK FARMS SECOND PLAT
(Lots 179 Thru 215 Inclusive and Tracts J, K & L)
SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

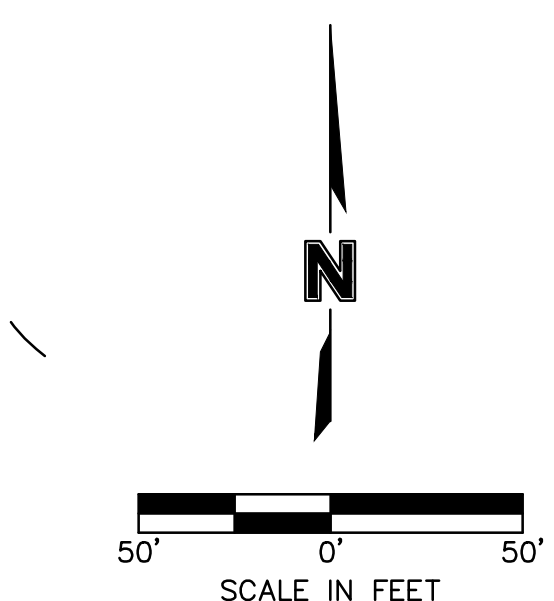
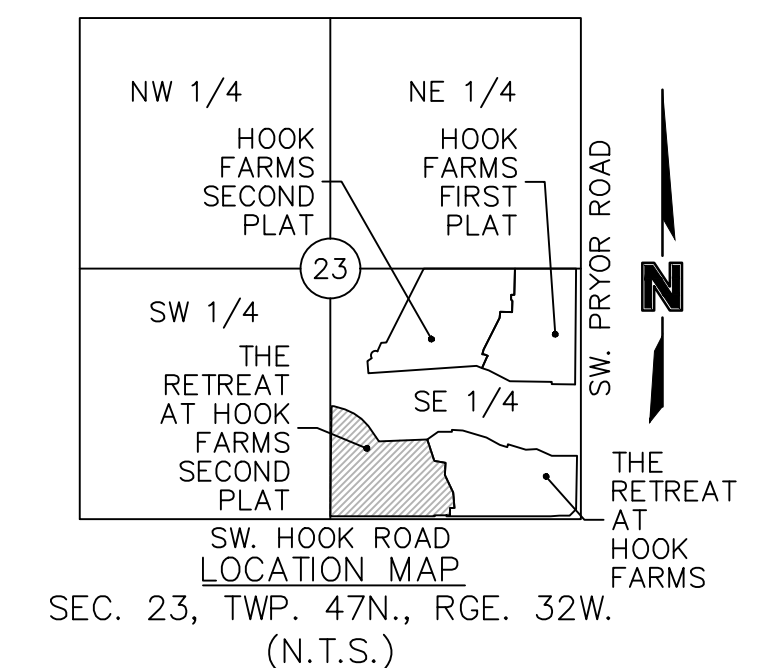
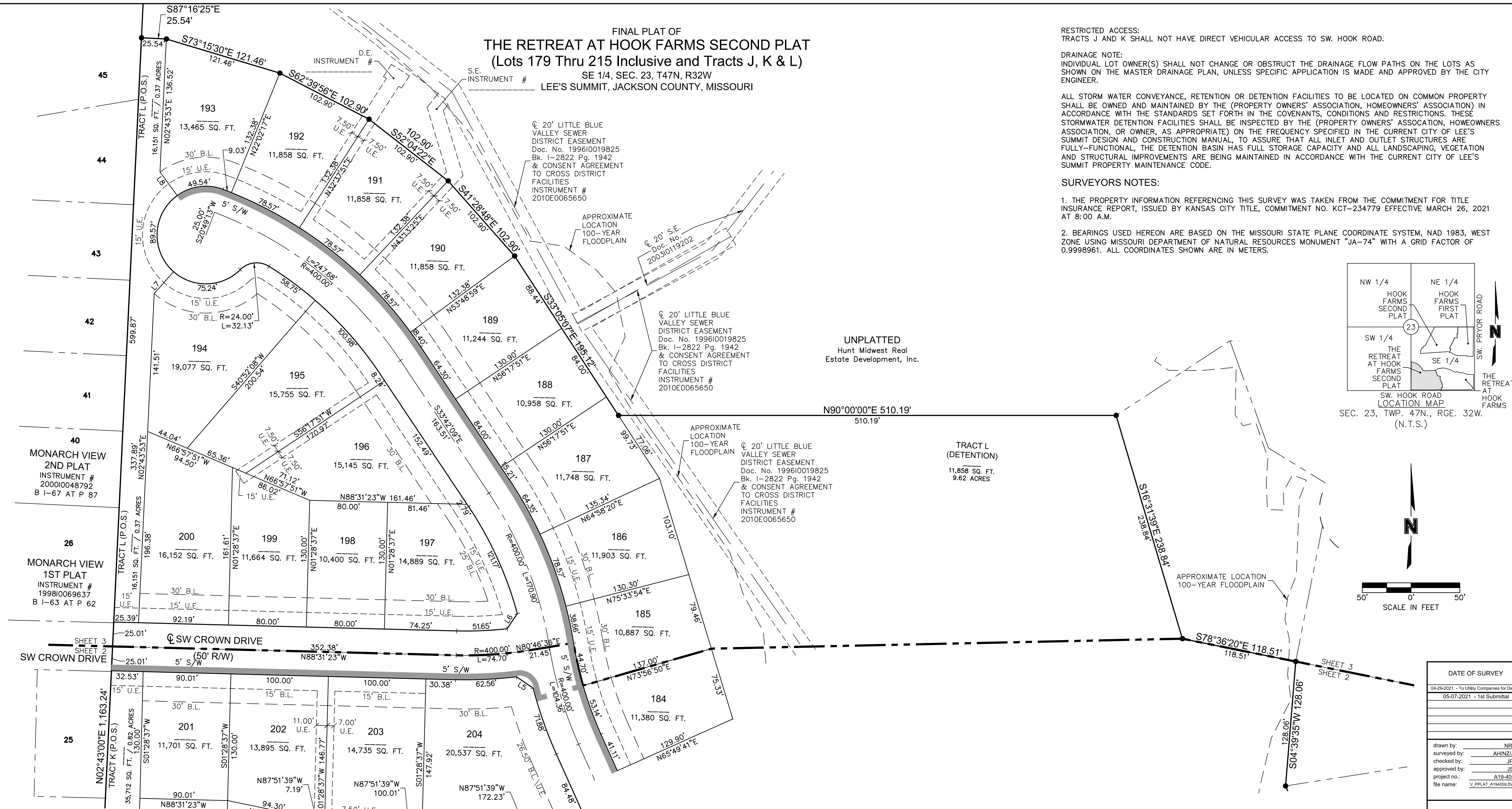
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SURVEYORS NOTES:

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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
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- APPROVED: _____ DATE _____
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 CITY ENGINEER
- APPROVED: _____ DATE _____
 RYAN A. ELAM, P.E.
 DIRECTOR OF DEVELOPMENT SERVICES
- APPROVED: _____ DATE _____
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 CYNDA A. RADAR
 PLANNING COMMISSION SECRETARY
- APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK
- APPROVED: _____ DATE _____
 VINCENT E. BRICE
 JACKSON COUNTY GIS

LINE TABLE

LINE ID	BEARING	DISTANCE
L5	S55°43'10"E	20.75'
L6	N34°11'54"E	18.62'
L7	S41°24'49"W	30.00'
L8	N35°57'03"W	30.00'

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OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 MAY 7, 2021
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY

04-29-2021	- To Utility Companies for Design
05-07-2021	- 1st Submittal

drawn by: _____ NRW
 surveyed by: _____ AHNZ/JH
 checked by: _____ JPM
 approved by: _____ JSR
 project no.: _____ A19-0169
 file name: _____ V_PLAT_A194059.DWG

olsson

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SHEET
3 of 3

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 DATE: May 07, 2021 2:46pm
 USER: nwilloughby