NW 1/4 SW 1/4 SCALE IN FEET

NE 1/4 **FARMS** FARMS SECOND FIRST PLAT RETREAT AT HOOK FARMS SECOND THE RETREAT PLAT AT HOOK SW. HOOK ROAD FARMS LOCATION MAP

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

(N.T.S.)

856854.820

856840.853

856840.077

856828.316

856790.242

856790.134

856530.255

2737 SW Heartland Cr.

STATE PLANE COORDINATE TABLE Grid Northing Grid Easting Point Number 856321.469 298235.724 299876.347 856453.496 2 3 300230.484 856470.300 300230.114 856478.075 856513.526 5 300219.450 856541.387 6 300205.049 7 300185.772 856566.125 300162.275 856586.898 300112.450 856619.361 9 10 856774.858 300112.450 11 300042.662 856795.567 12 300035.526 856830.976 13 299996.624 856827.805 856852.501 14 299938.636

299888.469

299888.961

299865.771

299866.186

299867.528

299864.482

299873.641

IN WITNESS WHEREOF:

15

17

19

20

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 _____,

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. A MISSOURI CORPORATION,

F. BRENNER HOLLAND, JR SR. VICE PRESIDENT

STATE OF _____ COUNTY OF _____

BE IT REMEMBERED THAT ON THIS 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

816-455-2500

DEVELOPER: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161

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_ OF_____, 20__, BY ORDINANCE NO.

NW CORNER, SE 1/4,

SEC 23, T47N, R32W

FOUND 5/8" REBAR

MONARCH

VIEW

2ND PLAT

MONARCH

0 0 0 VIEW 26 0 7 1

2240 SW Heartland Ct

1ST PLAT

MONARCH

1ST PLAT

NOOON NOAD

VIEW

POINT OF

BEGINNING -

CENTER OF

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:	CYNDA A RADAR PLANNING COMMISSION SECRETARY	DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE
APPROVED:	VINCENT E. BRICE JACKSON COUNTY GIS	DATE

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,

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

NORTH LINE, SE 1/4,

SEC 23, T47N, R32W

195

198

2226

& SW. CROWN DRIVE

203

<u> Ç</u> SW. HEARTLAND

COURT

SOUTH LINE, SE 1/4,

212

211

SW CORNER, SE 1/4, SEC 23, T47N, R32W

2221

213

TRACT K

197 ن

206

199

201

209

210

∽SE CORNER

JA-74

S87°58'53"W 252.00'

SEC 23, T47N, R32W

FOUND 5/8" REBAR

MONARCH VIEW 1ST PLAT

1 S73°15'30"E S62°

S87°45'24"E

184

215~

N87°58'53"W

2,651.35

205

214

SW. HOOK ROAD

PROPERTY DESCRIPTION

183

181

S87°58'53"W 853.20'

180

RIGHT OF WAY

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

UNPLATTED

TRACT J

_2835 SW Heartland Rd

10.00'

N87°58'53"W -

125.00'

N90°00'00"E 510.19'

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 10077639; 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.

PLAT DEDICATION:

NE CORNER, SE 1/4,

SEC 23, T47N, R32W

FOUND 1/2" REBAR W/

PROPOSED

THE RETREAT

AT HOOK FARMS

(\$78°36'20"E

N87°58'48"W

76.13'

45.85

38.61'

14)-

PROPOSED

THE RETREAT

AT HOOK FARMS

200151303 ALUM CAP

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.

THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

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

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

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 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.

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' ASSOCATION, HOWEOWNERS ASSOCIATION, OR OWNER, AS APPROPRIATE) ON 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

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-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

POINT OF COMMENCING SE CORNER, SE 1/4. SEC 23, T47N, R32W FOUND 1/2" REBAR

DATE OF SURVEY 03-31-2021 - Title Report Request 4-29-2021 - To Utility Companies for Desig

05-07-2021 - 1st Submittal

NRW surveyed by: AH/NZ/JH checked by: JPM approved by project no : A19-4059 file name: V_PPLAT_A194059.DV

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

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.

KNOWLEDGE AND BELIEF. **►•** ROUDEBUSH NUMBER PLS-2002014092/

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

SHEET 1 of 3