

DWG: F:\2019\4001-4500\019-4059-A\40-Design\Survey\SRVY\Sheets\Plat\V\_PPLAT\_A194059.dwg  
DATE: May 07, 2021 2:50pm  
USER: nwilloughby

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

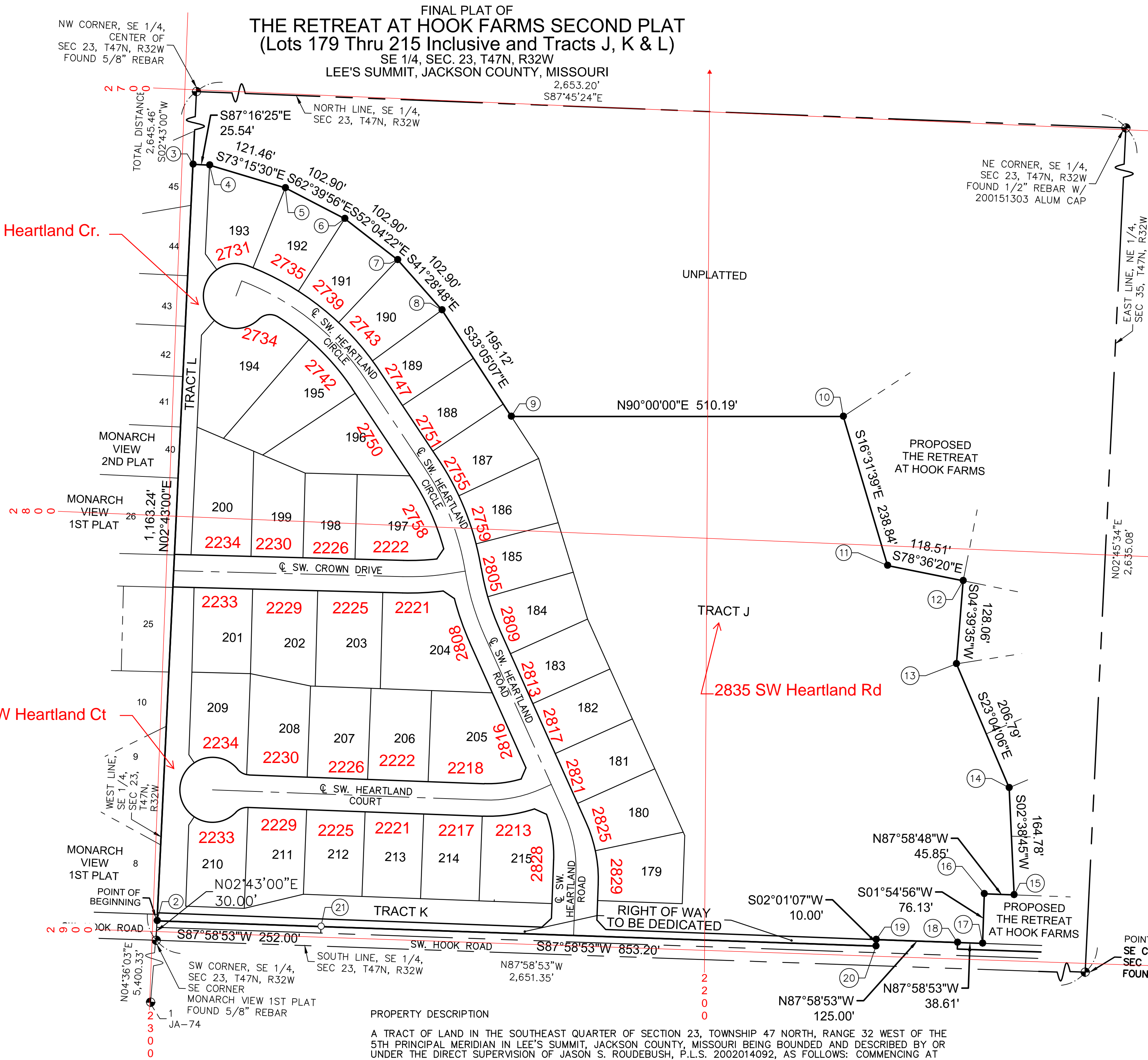
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE RETREAT AT HOOK  
FARMS SECOND PLAT, LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND  
L WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY  
COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, BY ORDINANCE 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

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

2240 SW Heartland Ct

2737 SW Heartland Cr.



#### 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\"

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

#### 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 COMMON AREA, THE COMMON AREA SHALL BE MAINTAINED BY THE (PROPERTY  
OWNERS' ASSOCIATION, HOMEOWNERS 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.

#### SURVEYORS NOTES:

- 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.
- 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	
03-31-2021 - Title Report Request	
05-28-2021 - Title Survey Commenced for Design	
05-07-2021 - 1st Submittal	
drawn by: _____	NRW
surveyed by: _____	AHNZ/JH
checked by: _____	JPM
approved by: _____	JSR
project no.: _____	A19-4059
file name: _____	V_PPLAT_A194059.DWG

Olsson

Olsson, Land Surveying, - MO 366, KS 114, MO Certificate of Authority 401592  
1301 Burlington Street, Suite 100  
North Kansas City, MO 64116  
TEL 816.361.1177  
FAX 816.361.1888  
www.olsson.com

SHEET  
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