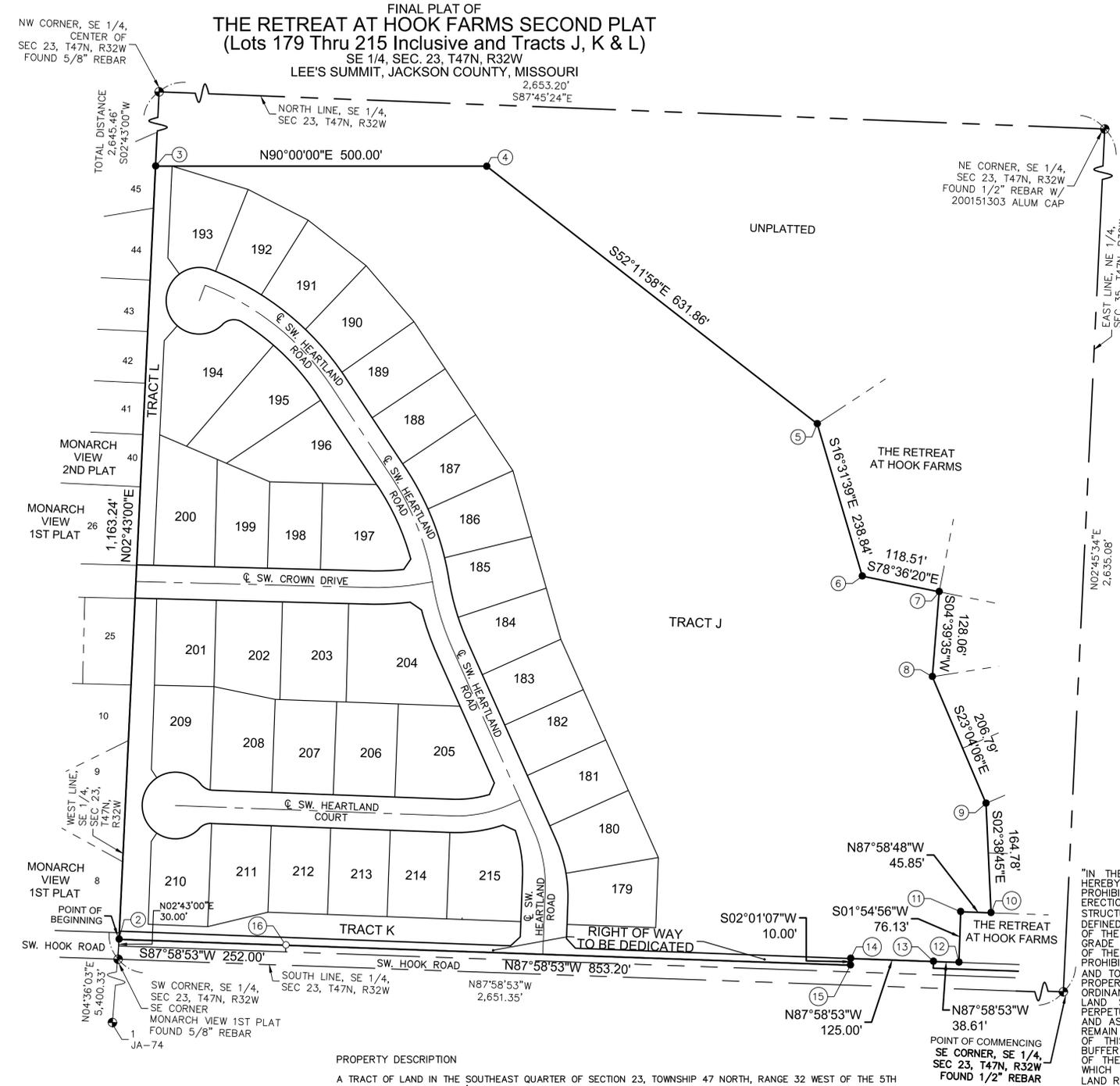


FINAL PLAT OF
THE RETREAT AT HOOK FARMS SECOND PLAT
 (Lots 179 Thru 215 Inclusive and Tracts J, K & L)
 SE 1/4, SEC. 23, T47N, R32W
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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, SURFACE DRAINAGE, 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.

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	300230.484	856622.692
5	300112.450	856774.858
6	300042.662	856795.567
7	300035.526	856830.976
8	299996.624	856827.805
9	299938.636	856852.501
10	299888.469	856854.820
11	299888.961	856840.853
12	299865.771	856840.077
13	299866.186	856828.316
14	299867.528	856790.242
15	299864.482	856790.134
16	299873.641	856530.255

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.

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

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. RADER 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 SOUTHEAST CORNER OF MONARCH VIEW 1ST PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED ON SEPTEMBER 3, 1998 AS INSTRUMENT NUMBER 98 1 69637 IN BOOK 163 AT PAGE 82 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 ON SEPTEMBER 23, 1999 AS INSTRUMENT NUMBER 1999 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 ON JULY 25, 2000 AS INSTRUMENT NUMBER 2000 0048792 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 NORTH 90°00'00" EAST, 500.00 FEET; THENCE SOUTH 52°11'58" EAST, 631.86 FEET TO THE WESTERN MOST POINT OF THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99, INCLUSIVE AND TRACTS D, E, F, G & H) A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED ON AUGUST 20, 2021 AS INSTRUMENT NUMBER 2021E0092289 IN BOOK 1195 AT PAGE 16 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 16°31'39" EAST, ON THE WESTERLY LINE OF SAID THE RETREAT AT HOOK FARMS (LOTS 50 THRU 99, INCLUSIVE AND TRACTS D, E, F, G & H) 238.84 FEET; THENCE SOUTH 78°36'20" EAST, ON SAID WESTERLY LINE, 118.51 FEET; THENCE SOUTH 04°39'35" WEST, ON SAID WESTERLY LINE, 128.06 FEET; THENCE SOUTH 23°04'06" EAST, ON SAID WESTERLY LINE, 208.79 FEET; THENCE SOUTH 02°38'45" EAST, ON SAID WESTERLY LINE, 164.78 FEET; THENCE NORTH 87°58'48" WEST, ON SAID WESTERLY LINE, 45.85 FEET; THENCE SOUTH 01°54'56" WEST, ON SAID WESTERLY LINE, 76.13 FEET; THENCE NORTH 87°58'53" WEST, ON 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 ON FEBRUARY 6, 2007 AS INSTRUMENT NUMBER 2007E0016663 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID WESTERLY LINE, CONTINUING NORTH 87°58'53" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 125.00 FEET; THENCE SOUTH 02°01'07" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 87°58'53" WEST, ON 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 SAID INSTRUMENT NUMBER 1999 0077639; THENCE CONTINUING NORTH 87°58'53" WEST ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID SW. HOOK ROAD BY SAID RIGHT-OF-WAY DEED SAID INSTRUMENT NUMBER 1999 0077639, A DISTANCE OF 252.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,248,597 SQUARE FEET OR 28.66 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
 JUNE 3, 2022
 JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
03-31-2021 - Title Report Request	NRW
03-29-2021 - Title Company Computer for Design	AHNZ/JH
05-07-2021 - 1st Submittal	JPM
05-24-2022 - To HMM for CCR's	JSR
05-24-2022 - Common Area Language Changed	A19-4059
06-03-2022 - 2nd Submittal	V.PLAT_A194059.DWG

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority 001592
 1301 Burlington Street #100
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1868
 www.olsson.com

SHEET
 1 of 3

DWG: F:\2019\4001-4500\019-4059-A\40-Design\Survey\SRVY\Sheets\Plat\PLAT_A194059.dwg
 DATE: Jun 03, 2022 2:50pm
 USER: nwilloughby

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

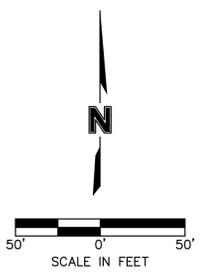
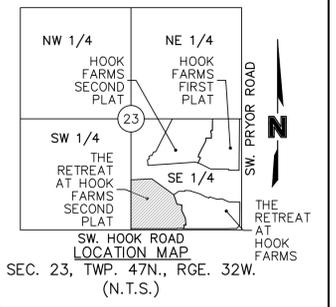
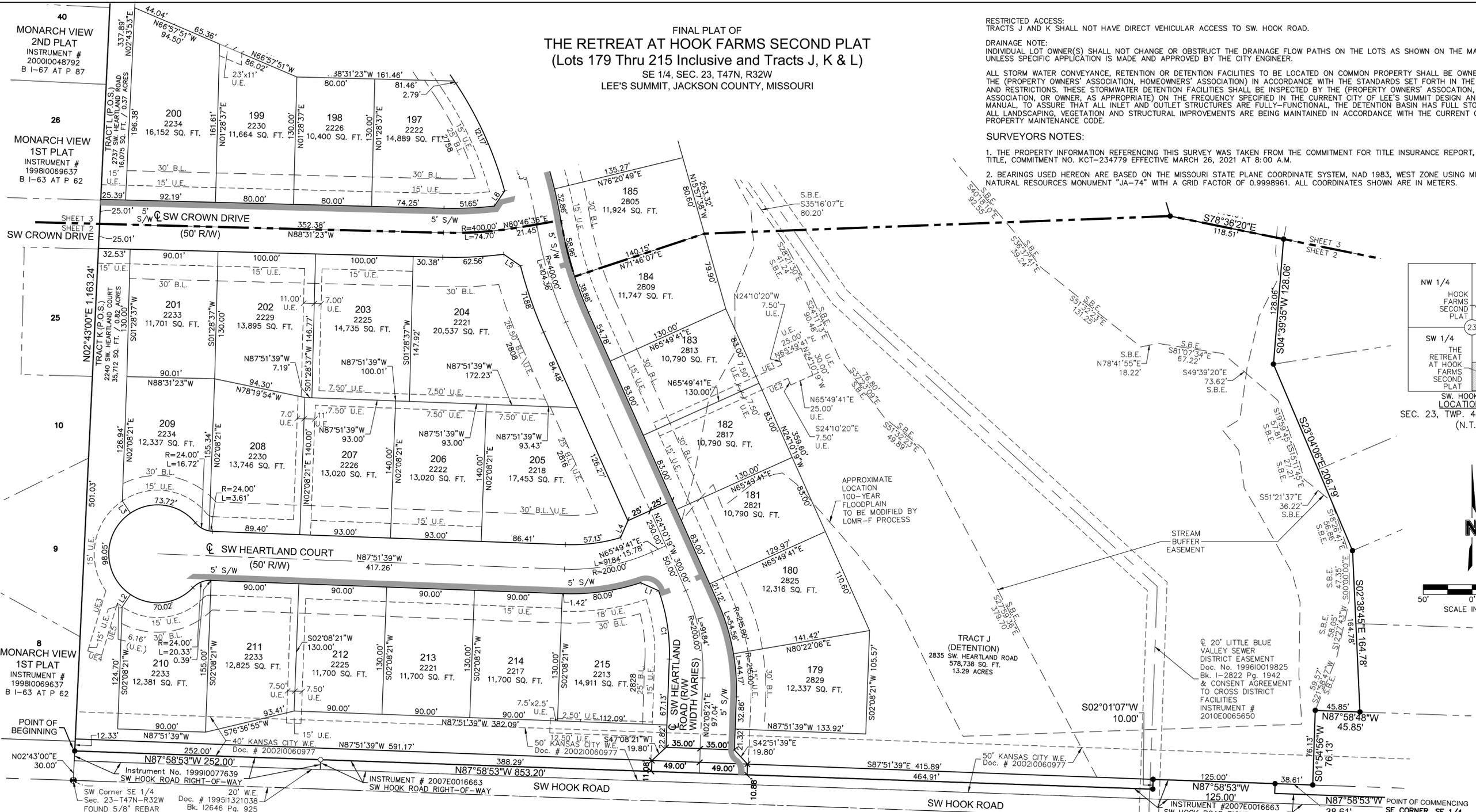
RESTRICTED ACCESS:
 TRACTS J AND K SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. HOOK ROAD.

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:

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.



DATE OF SURVEY	
04-26-2021	- To Utility Companies for Design
05-07-2021	- 1st Submittal
05-24-2022	- To MMW for CCR's
05-24-2022	- Common Area Language Change
06-03-2022	- 2nd 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

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
S.B.E.	STREAM BUFFER 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. RADER
 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'

UTILITY EASEMENT TABLE		
LINE	BEARING	DISTANCE
UE1	N65°49'41"E	28.93'
UE2	N57°43'42"W	3.50'
UE3	S16°49'48"W	64.18'
UE4	S73°10'12"E	15.00'
UE5	S16°49'48"W	55.49'

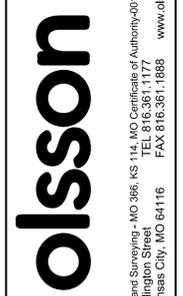
"IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER. A WAIVER OF MODIFICATION OF THIS STREAM BUFFER EASEMENT, OR A RELEASE OF THIS STREAM BUFFER EASEMENT, MAY BE GRANTED BY THE CITY ENGINEER ON BEHALF OF THE CITY AS TO ANY OR ALL AREAS SO DESIGNATED ON THIS PLAT, WHICH WAIVER, MODIFICATION OR RELEASE SHALL BE RECORDED IN THE LAND RECORDS FOR JACKSON COUNTY."

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
 JUNE 3, 2022
 JROUDEBUSH@OLSSON.COM



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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 TRACTS J AND K SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. HOOK ROAD.

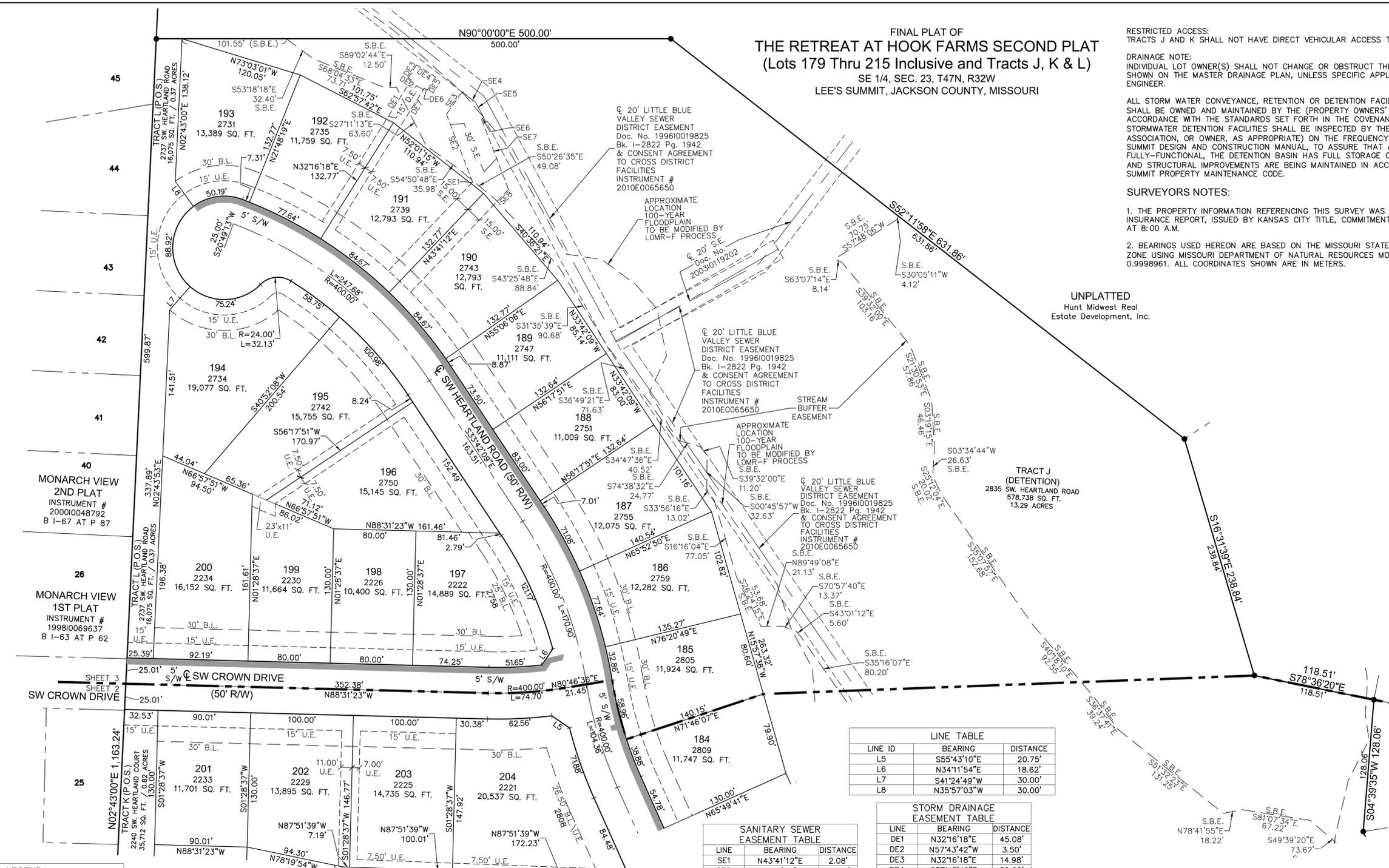
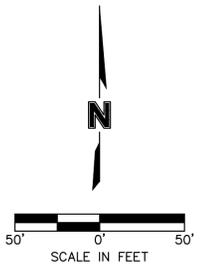
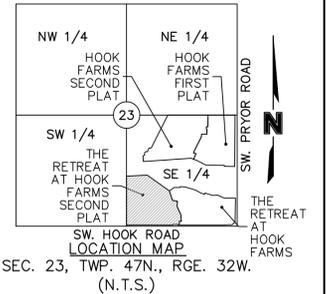
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UNPLATTED
 Hunt Midwest Real Estate Development, Inc.



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'

LINE	BEARING	DISTANCE
DE1	N32°16'18"E	45.08'
DE2	N57°43'42"W	3.50'
DE3	N32°16'18"E	14.98'
DE4	S57°43'42"E	22.00'
DE5	N32°16'18"E	14.98'
DE6	S57°43'42"E	3.50'
DE7	N32°16'18"E	45.14'

LINE	BEARING	DISTANCE
SE1	N43°41'12"E	2.08'
SE2	N21°11'00"W	70.46'
SE3	N35°25'24"E	26.74'
SE4	S50°30'48"E	16.88'
SE5	S28°25'01"E	15.71'
SE6	S38°11'56"E	2.98'
SE7	N21°11'00"W	72.42'
SE8	N43°41'12"E	21.14'

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. RADER
 PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
 TRISHA FOWLER ARCURI
 CITY CLERK

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

"IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 33 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVIDUTE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER. A WAIVER OF MODIFICATION OF THIS STREAM BUFFER EASEMENT, OR A RELEASE OF THIS STREAM BUFFER EASEMENT, MAY BE GRANTED BY THE CITY ENGINEER ON BEHALF OF THE CITY AS TO ANY OR ALL AREAS SO DESIGNATED ON THIS PLAT, WHICH WAIVER, MODIFICATION OR RELEASE SHALL BE RECORDED IN THE LAND RECORDS FOR JACKSON COUNTY."

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OLSSON, MO CLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 JUNE 3, 2022
 JROUDEBUSH@OLSSON.COM

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
S.B.E.	STREAM BUFFER EASEMENT
GENERAL	
⊕	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

DATE OF SURVEY	
04-29-2021	- To Utility Companies for Design
05-07-2021	- 1st Submittal
05-24-2022	- To MMW for CCR's
05-24-2022	- Common Area Language Changed
06-03-2022	- 2nd Submittal

drawn by: NRW
 surveyed by: AHINZ/JH
 checked by: JPM
 approved by: JSR
 project no.: A19-0159
 file name: V_PPLAT_A194059.DWG

