

MEMO

TO:	George Binger, III Public Works Department 220 SE Green Street Lee's Summit, MO 64063
FROM:	Eric Shelton, PE & Emma Schneider, EI
RE:	The Retreat at Hook Farms 2 nd Plat – Letter of Map Revision based on Fill Lee's Summit, MO – 2021
DATE:	July 8, 2022
PROJECT #:	A19-4059

Description of Project:

The Retreat at Hook Farms 2nd Plat is a residential development located in Lee's Summit, Missouri north of SW Hook Road. Mouse Creek Tributary M5 flows northwest on the north side of SW Hook Farms and the Special Flood Hazard Area (SFHA) for Tributary M5 extends onto the east side of new development. There are four (4) lots on the west side of Tributary M5 located partially within the Zone AE floodplain from Tributary M5. The development is located within Section 23, Township 47N, Range 32W. Fill has been placed to raise these four (4) lots above the highest base flood elevation touching each lot. An exhibit has been prepared, certifying the as-built elevations of the lots. The developer, Hunt Midwest Real Estate Development, Inc., has received a Conditional Letter of Map Revision based on Fill (CLOMR-F) from FEMA and is now looking to obtaining a Letter of Map Revision based on Fill (LOMR-F) with Olsson's assistance.

Provided are the submittal documents for the FEMA LOMR-F requirements. **The attached MT-1 Form 3 must be signed by the community official prior to submittal to FEMA.**

Any alteration of these documents renders them null and void. Please advise if you have any questions.

Sincerely,



Eric Shelton, PE

LOMC Application

Application ID: 4293301052328

Amendment

Amendment Review

Property Information Form

Letter of Map Amendment Type: LOMR-F

Fill Section

Has fill been placed on your property to raise ground that was previously below the BFE? Yes

When was fill placed? 06/2022

Will fill be placed on your property to raise ground that is below the BFE? No

When will fill be placed?

Street Address of Property

Address	Legal Description
SW Heartland Lee's Summit, MO 64082	<p>Lot: 183</p> <p>Block/Section:</p> <p>Subdivision:</p> <p>Property Description:</p>
SW Heartland Lee's Summit, MO 64082	<p>Lot: 182</p> <p>Block/Section:</p> <p>Subdivision:</p> <p>Property Description:</p>
SW Heartland Lee's Summit, MO 64082	<p>Lot: 181</p> <p>Block/Section:</p> <p>Subdivision:</p> <p>Property Description:</p>
SW Heartland Lee's Summit, MO 64082	<p>Lot: 180</p> <p>Block/Section:</p> <p>Subdivision:</p> <p>Property Description:</p>

Legal Description of Property

Requesting that a flood zone determination be completed for: The entire legally recorded property

Date of Construction:

Lot Type: Multiple lots

Number of structures:

Number of lots: 4

Applicant Information

Applicant Title: Miss.
First Name: Emma
Last Name: Schneider
Address 1: 550 E St Louis St
Address 2:
City: Springfield
State, District or Territory: MO
ZIP Code: 65806
Email Address: eschneider@olsson.com
Company: Olsson
Phone: 417-885-1737
Fax:

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.**

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

1. NFIP Community Number: _____ Property Name or Address: _____
2. Are the elevations listed below based on **existing** or **proposed** conditions? (Check one)
3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain)
4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
 If yes, what is the date of the current re-leveling? _____ / _____ (month/year)
5. What is the elevation datum? NGVD 29 NAVD 88 Other (explain)
 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
 Local Elevation +/- ft. = FIRM Datum
6. Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. _____ Long. _____
 Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. -94.42331 Long. 38.86996

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name:	License No.:	Expiration Date:
Company Name:	Telephone No.:	<div style="border: 2px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> Seal (optional) </div>
Email:	Fax No.:	
Signature:	Date:	

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
 Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Missouri State Plane West Zone (FIPS zone 2403). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from the U.S.D.A Farm Service National Agriculture Imagery Program (NAIP) dated 2014. Produced at scale of 1:24,000.

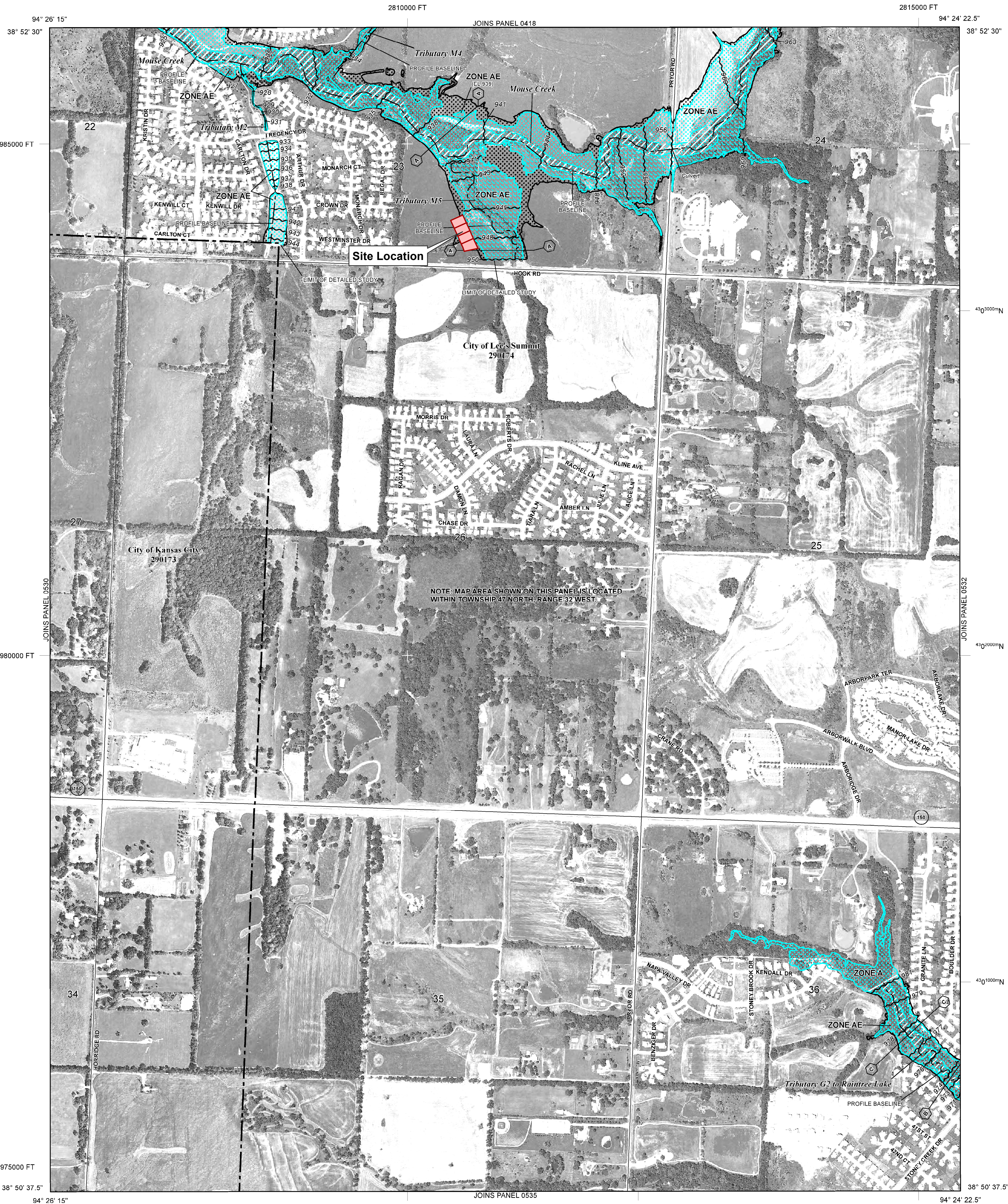
The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
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. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
 - ZONE AE** Base Flood Elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
 - ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
 - ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
 - ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
 - ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - OTHER AREAS** Areas determined to be outside the 0.2% annual chance floodplain.
 - ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
 - 0.2% Annual Chance Floodplain Boundary
 - Floodway boundary
 - Zone D boundary
 - CBRS and OPA boundary
 - Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
 - Base Flood Elevation line and value; elevation in feet*
(EL 987)
 - Base Flood Elevation value where uniform within zone; elevation in feet*
- *Referenced to the North American Vertical Datum of 1988
- (A) (A) Cross section line
 - (2) (2) Transect line
 - Culvert
 - Bridge
 - 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
 - 3100000 FT 5000-foot ticks: Missouri State Plane West Zone (FIPS Zone 2403), Transverse Mercator projection
 - DX6510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
 - M1.5 River Mile
- MAP REPOSITORIES**
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**
September 29, 2008
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**
January 20, 2017 - to change Special Flood Hazard Areas.
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0531G

FIRM

FLOOD INSURANCE RATE MAP

JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS

PANEL 531 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

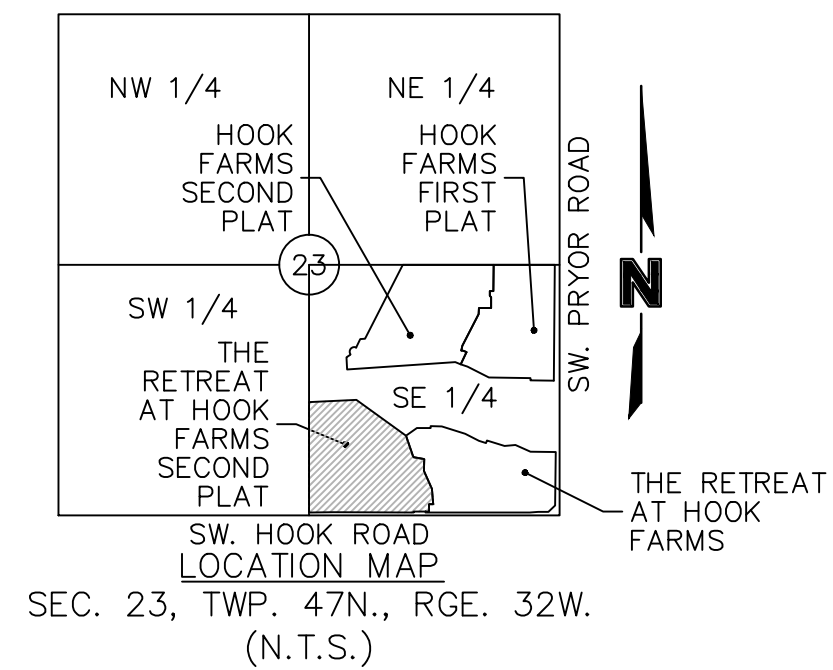
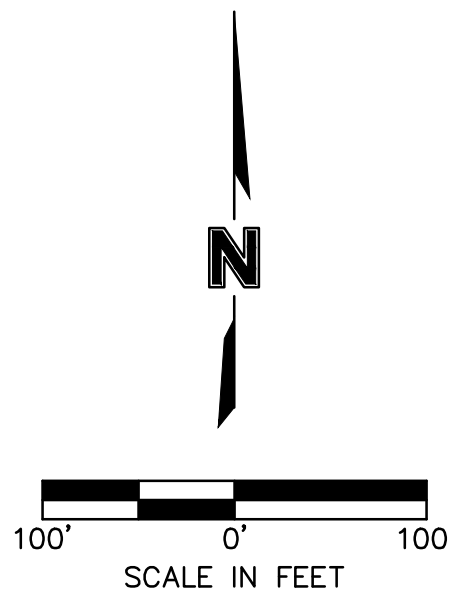
CONTAINS:	NUMBER	PANEL	SUFFIX
KANSAS CITY, CITY OF	290173	0531	G
LEE'S SUMMIT, CITY OF	290174	0531	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

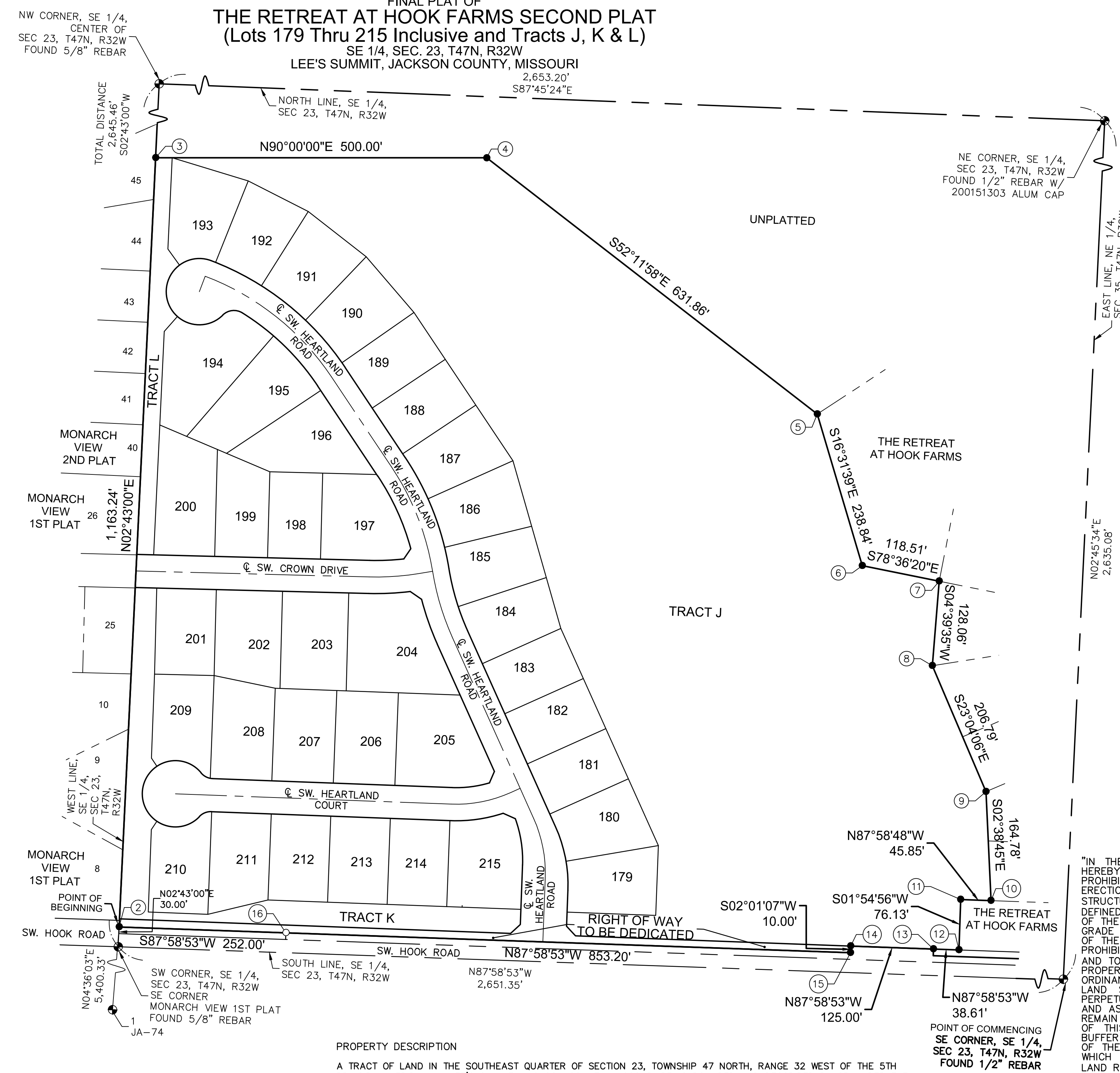
MAP NUMBER
29095C0531G

MAP REVISED
JANUARY 20, 2017

Federal Emergency Management Agency



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, SURFACING, SURFACING, SURFACING, SURFACING, SURFACING, 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.

SANITARY SEWER EASEMENT:
 A PERMANENT AND EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT TO PATROL, ALTER, CONDUCT SURVEYS, CONSTRUCT, ERECT, INSPECT, INSTALL, MAINTAIN, OPERATE, REBUILD, RECONSTRUCT, RELOCATE, REMOVE, RENEW, REPAIR AND REPLACE SEWER PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT AND PRIVILEGE AT ANY TIME AND FROM TIME TO TIME TO ENTER UPON, OVER, UNDER, THROUGH, ACROSS, IN AND UPON THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT OBSTRUCT OR INTERFERE WITH GRANTEE'S USE AND ENJOYMENT OF THE EASEMENT GRANTED HEREUNDER BY ANY MEANS, INCLUDING, WITHOUT LIMITATION, OBSTRUCTING OR INTERFERING WITH THE OPERATION, MAINTENANCE, OR ACCESS TO SUCH PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, BY ERECTING, OR CAUSING OR ALLOWING TO BE ERECTED, ANY BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS ON SAID EASEMENT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO THE FULLEST EXTENT ALLOWED BY LAW INCLUDING, WITHOUT LIMITATION, SECTION 527.188 RSMO. (2006), HEREBY WAIVES ANY RIGHT TO REQUEST VACATION OF THE EASEMENTS HEREIN GRANTED. ALL EASEMENTS SHALL AT ALL TIMES, BE DEEMED TO BE AND SHALL BE A CONTINUING COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE GRANTOR.

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 PORTIONS 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 (14.48 ACRES)
 TRACTS J, K AND L ARE HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE HOOK FARMS HOMES 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 STORM WATER 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 VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

"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 SERVIDITUDE 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."

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:
 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 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

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 UNTO 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. 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 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 20070016663 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 Comparison 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
 Land Surveying, MO 386, 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

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

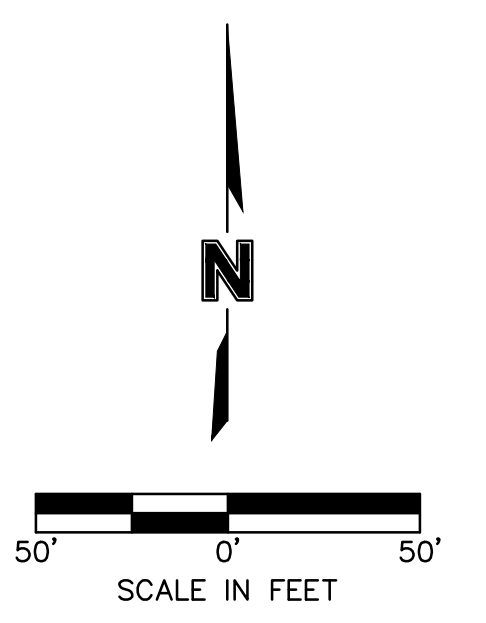
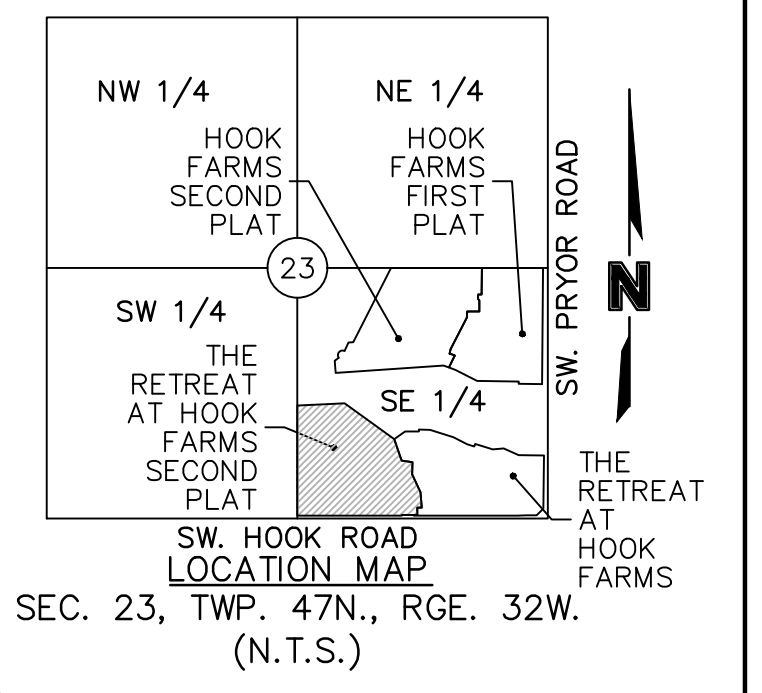
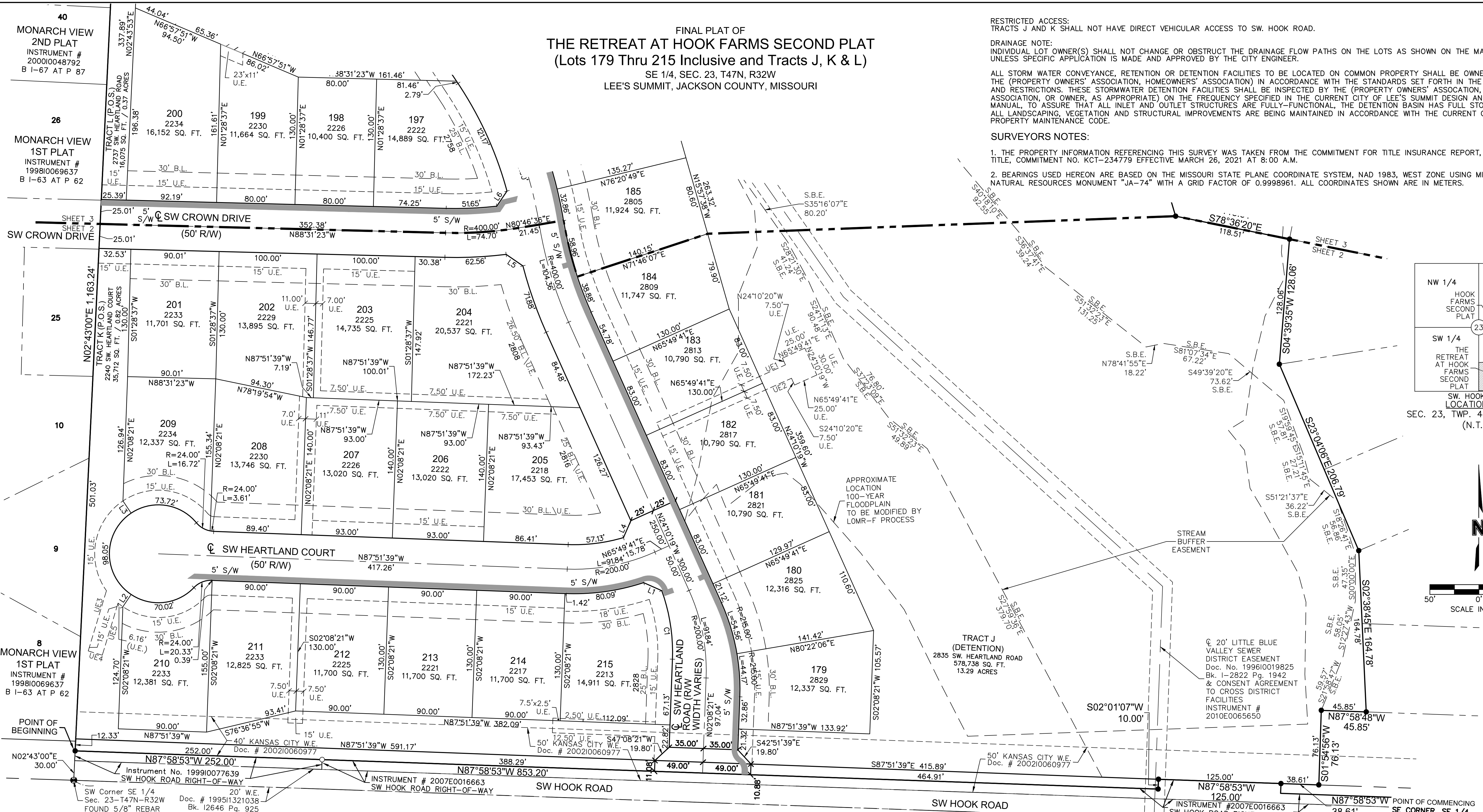
RESTRICTED ACCESS:
 TRACTS J AND K SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SW. HOOK ROAD.

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'

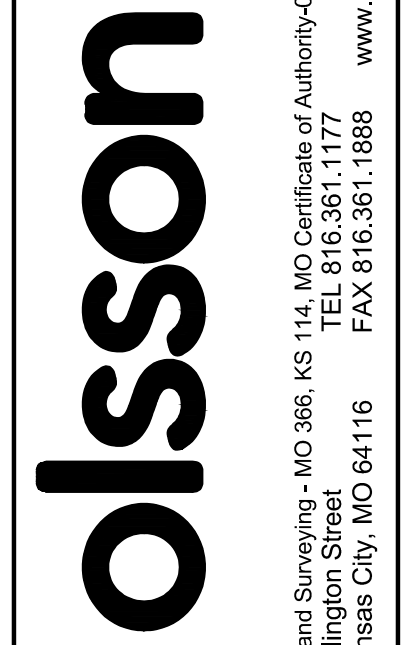
"IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED 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."

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



DWG: F:\2019\4001-4500\019-4059-A\40-Design\Survey\SRV\Sheets\Plat_V_PPLAT_A194059.dwg
 DATE: Jun 03, 2022 3:50pm
 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

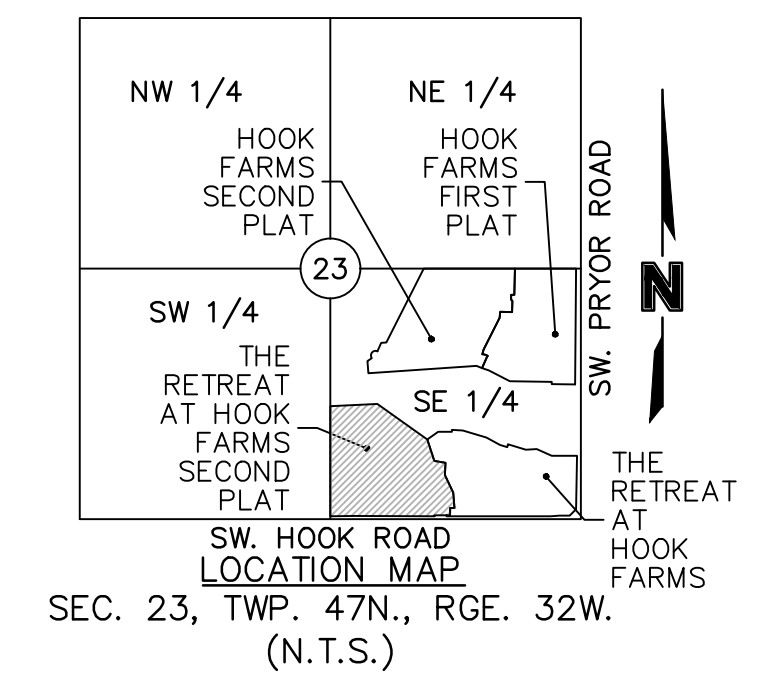
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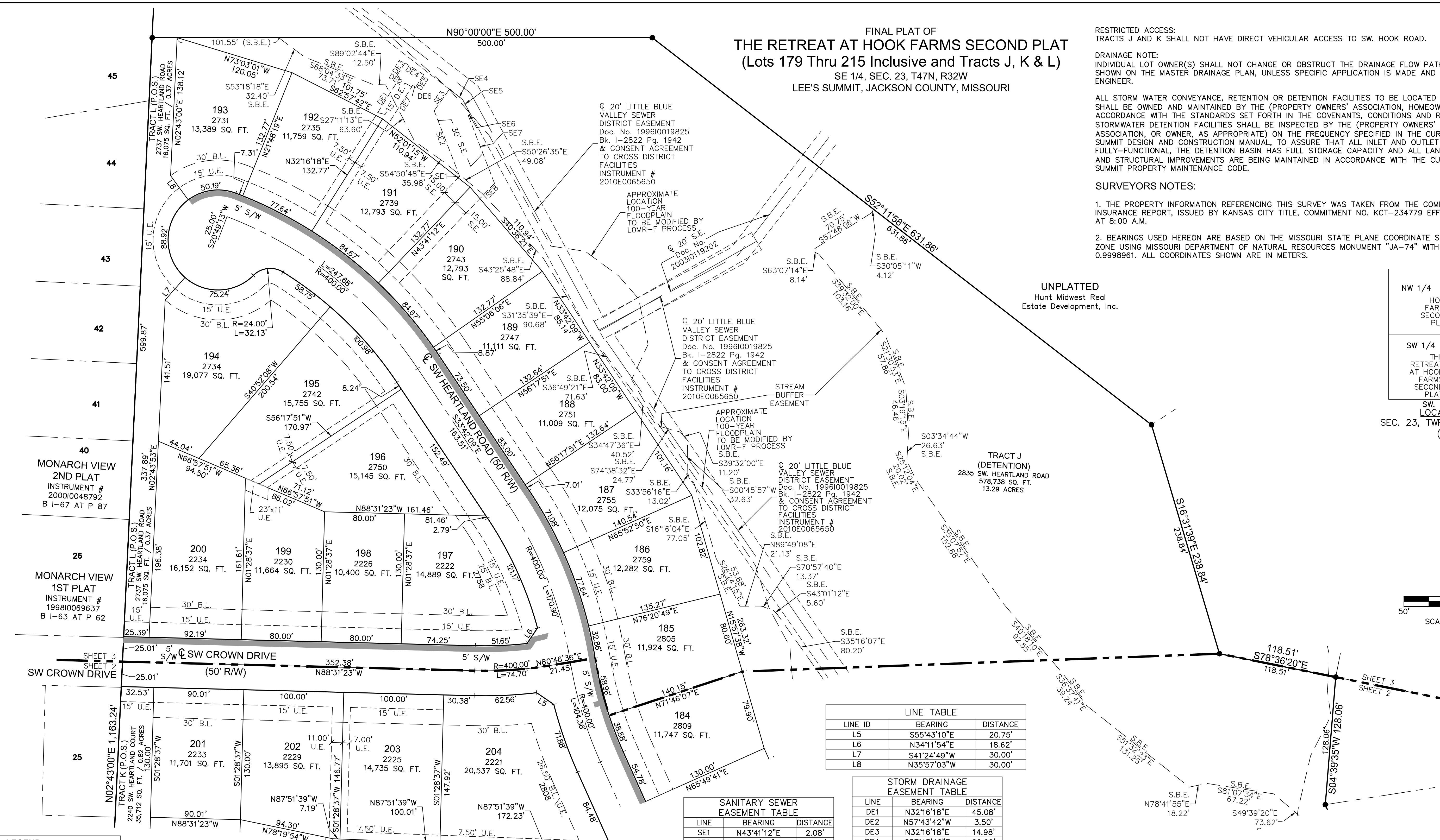
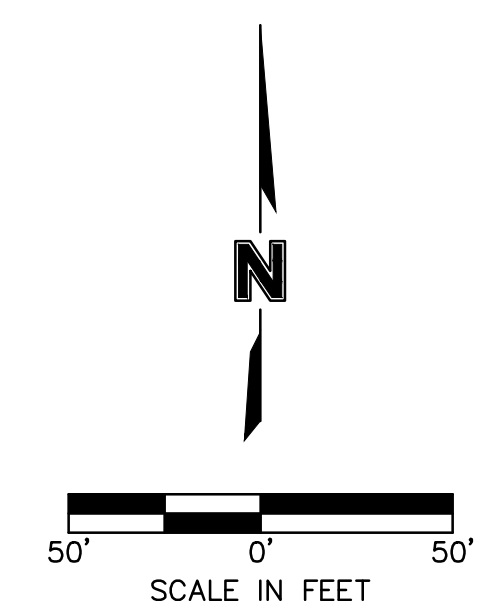
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UNPLATTED
 Hunt Midwest Real Estate Development, Inc.

TRACT J
 (DETENTION)
 2835 SW HEARTLAND ROAD
 578,738 SQ. FT.
 13.29 ACRES



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. _____

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 CITY ENGINEER

APPROVED: _____ DATE _____
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 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

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●	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

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drawn by: NRW
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 project no.: A19-0159
 file name: V_PLAT_A194059.DWG

olsson

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 1301 Burlington Street, Suite 100, North Kansas City, MO 64116
 TEL 816.361.1177 FAX 816.361.1888
 www.olsson.com

SHEET
 3 of 3