

DWG: F:\2019\4001-4500\019-4059-A\40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_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

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:	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. RADER PLANNING COMMISSION SECRETARY	DATE _____
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE _____
APPROVED:	VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPT.	DATE _____

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."

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 HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY THE HOMEOWNERS ASSOCIATION 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.

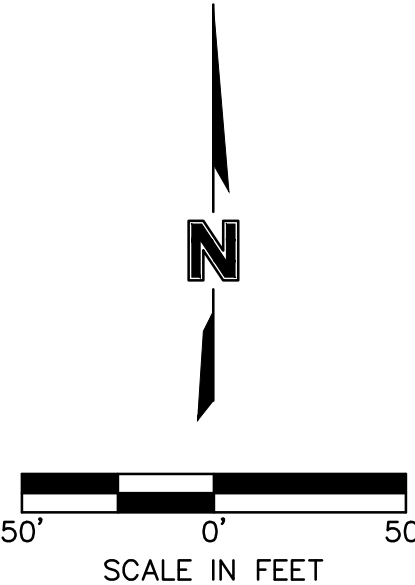
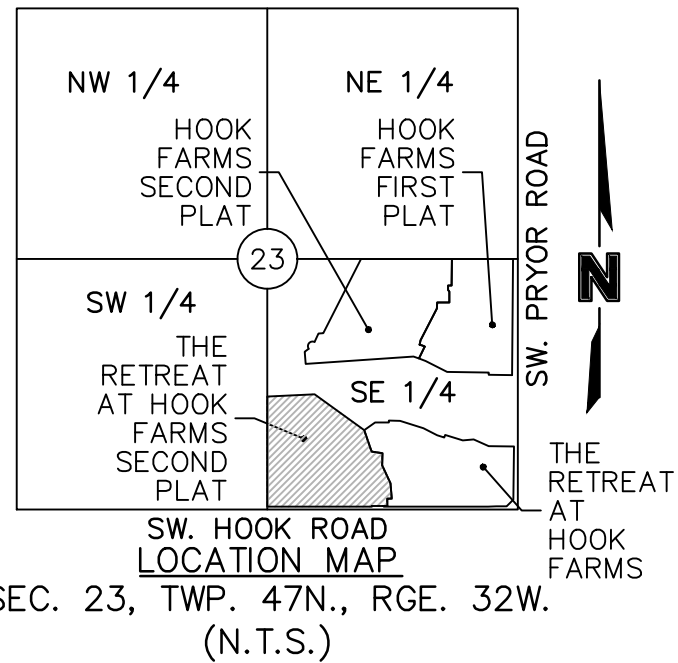
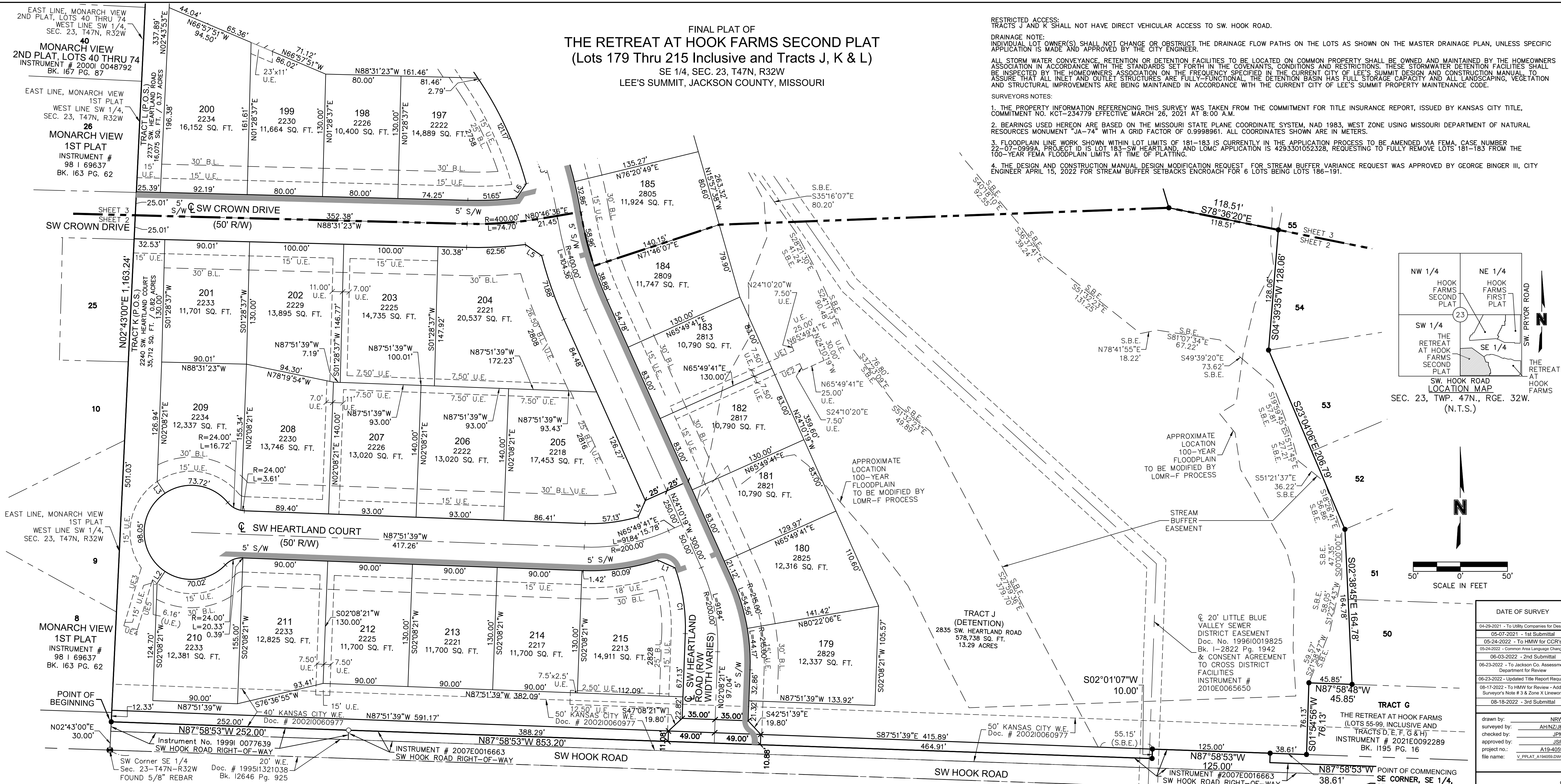
SURVEYORS NOTES:

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 "A-74" WITH A GRID FACTOR OF 0.9998961. ALL COORDINATES SHOWN ARE IN METERS.

3. FLOODPLAIN LINE WORK SHOWN WITHIN LOT LIMITS OF 181-183 IS CURRENTLY IN THE APPLICATION PROCESS TO BE AMENDED VIA FEMA, CASE NUMBER 22-07-0998A, PROJECT ID IS LOT 183-SW HEARTLAND, AND LOMC APPLICATION IS 4293301052328, REQUESTING TO FULLY REMOVE LOTS 181-183 FROM THE 100-YEAR FEMA FLOODPLAIN LIMITS AT TIME OF PLATING.

4. THE DESIGN AND CONSTRUCTION MANUAL DESIGN MODIFICATION REQUEST FOR STREAM BUFFER VARIANCE REQUEST WAS APPROVED BY GEORGE BINGER III, CITY ENGINEER APRIL 15, 2022 FOR STREAM BUFFER SETBACKS ENCR OACH FOR 6 LOTS BEING LOTS 186-191.



DATE OF SURVEY	
04-29-2021	- To Utility Companies for Design
05-07-2021	- 1st Submittal
05-24-2022	- To HMM for CCR's
05-24-2022	- Common Area Language Changed
06-03-2022	- 2nd Submittal
06-23-2022	- To Jackson Co. Assessment Department for Review
06-23-2022	- Updated Title Report Request
08-17-2022	- To HMM for Review - Added Surveyor's Note # 3 & Zone X Linework
08-18-2022	- 3rd Submittal

drawn by: NRW
surveyed by: AHNZ/JH
checked by: JPM
approved by: JSR
project no.: A19-4059
file name: V_PPLAT_A194059.DWG

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 368
JASON S. ROUDEBUSH, MO PLS 2002014092
AUGUST 18, 2022
JROUDEBUSH@OLSSON.COM

olsson

Olsson, Land Surveying - MO 368, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 100, North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888
www.olsson.com

SHEET
2 of 3

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CITY ENGINEER

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DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CYNDA A. RADER
PLANNING COMMISSION SECRETARY

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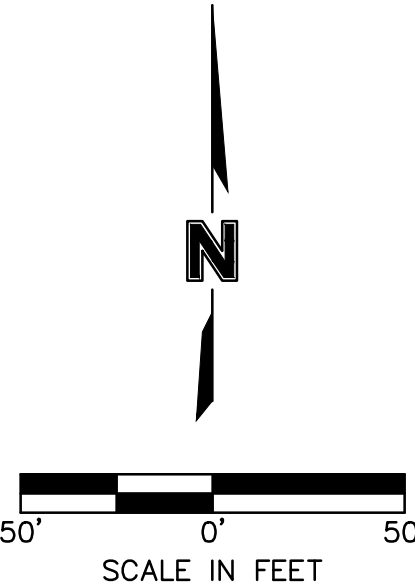
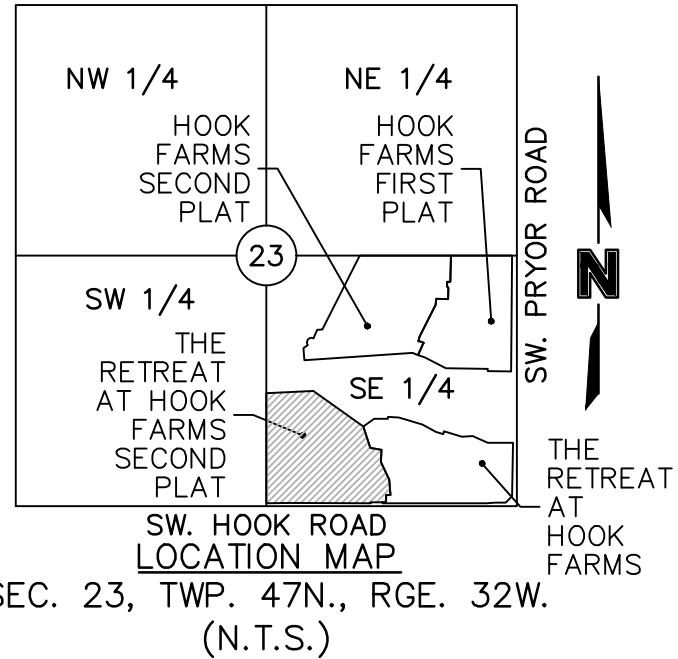
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3 of 3