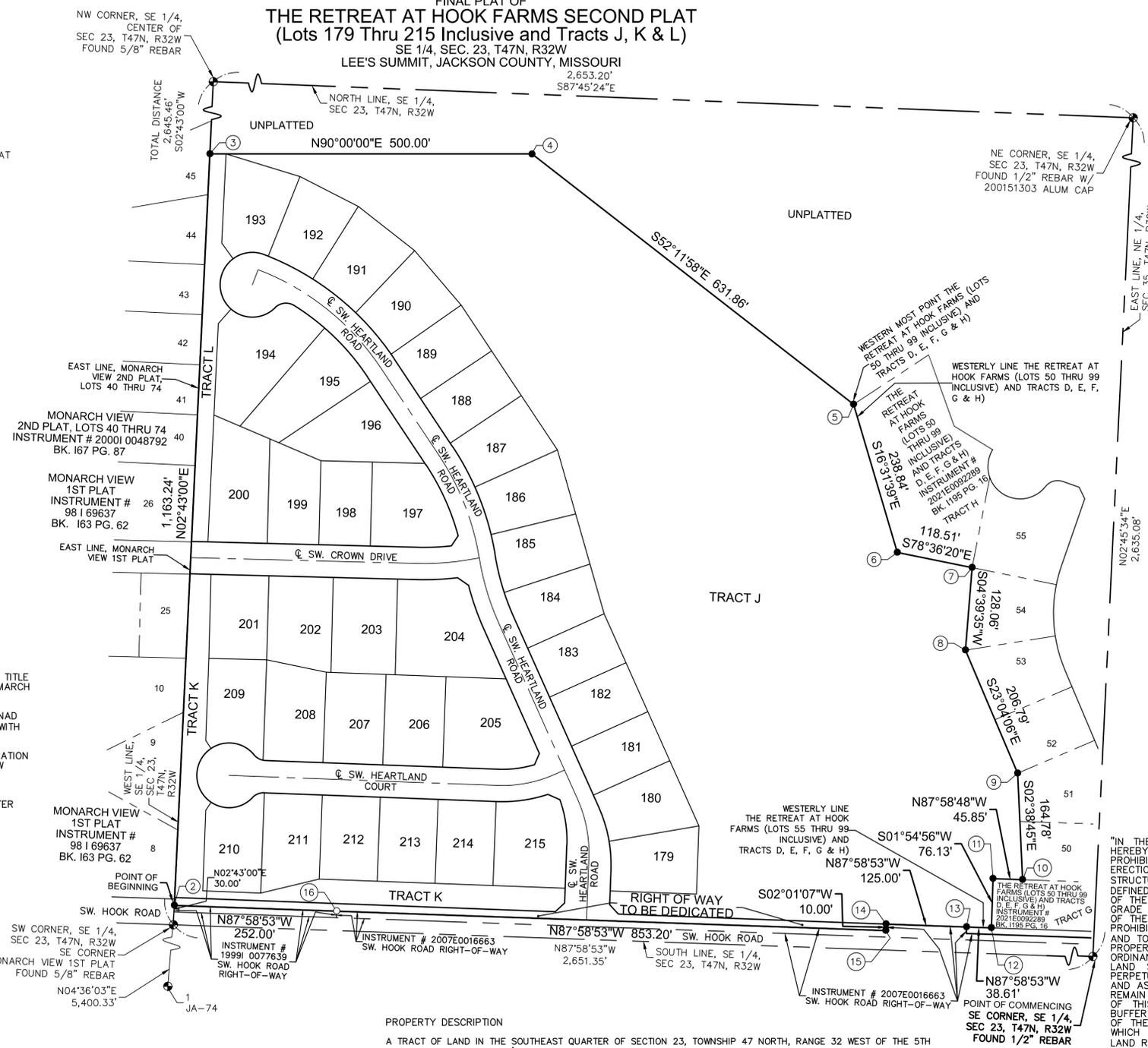


**FINAL PLAT OF
THE RETREAT AT HOOK FARMS SECOND PLAT
(Lots 179 Thru 215 Inclusive and Tracts J, K & L)
SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**



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, 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.

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 AT "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, 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 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, PORTIONS OF THIS PROPERTY LIE WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X (SHADED) AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). FLOOD 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 HOMEOWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES DESIGNED 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 BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

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.
- FLOODPLAIN LINE WORK SHOWN WITHIN LOT LIMITS OF 181-183 IS CURRENTLY IN THE APPLICATION PROCESS TO BE AMENDED VIA FEMA, CASE NUMBER 22-07-0999A, PROJECT ID IS LOT 183-SW HEARTLAND, AND LMC APPLICATION IS 4293301052328, REQUESTING TO FULLY REMOVE LOTS 181-183 FROM THE 100-YEAR FEMA FLOODPLAIN LIMITS AT TIME OF PLATTING.
- 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 ENCRDACH FOR 6 LOTS BEING LOTS 186-191.

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,

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

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 98169637 BOOK 163 AT PAGE 52 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 199910077639 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, LOTS 40 THRU 74, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT, RECORDED ON JULY 25, 2000 AS INSTRUMENT NUMBER 200010048792 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"E 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 202100092289 IN BOOK 195 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, 206.79 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 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 199910077639; 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 199910077639, 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
AUGUST 18, 2022
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
03-31-2021	Title Report Request
04-29-2021	To Utility Companies for Design
05-07-2021	1st Submittal
05-24-2022	To HMW for CCR's
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 HMW for Review - Added Surveyor's Note # 3 & Zone X Linework
08-18-2022	3rd Submittal

drawn by: _____
surveyed by: _____
checked by: _____
approved by: _____
project no.: _____
file name: _____

olsson

Olsson, Land Surveying, - MO 366, KS 114, MO Civil Engineers of Authority-01582
1301 Burlington Street #100, North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1838
www.olsson.com

SHEET
1 of 3

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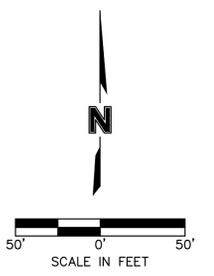
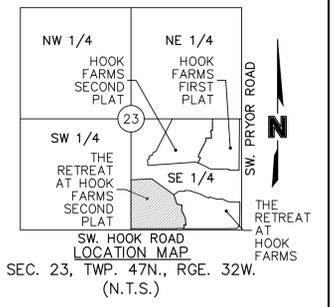
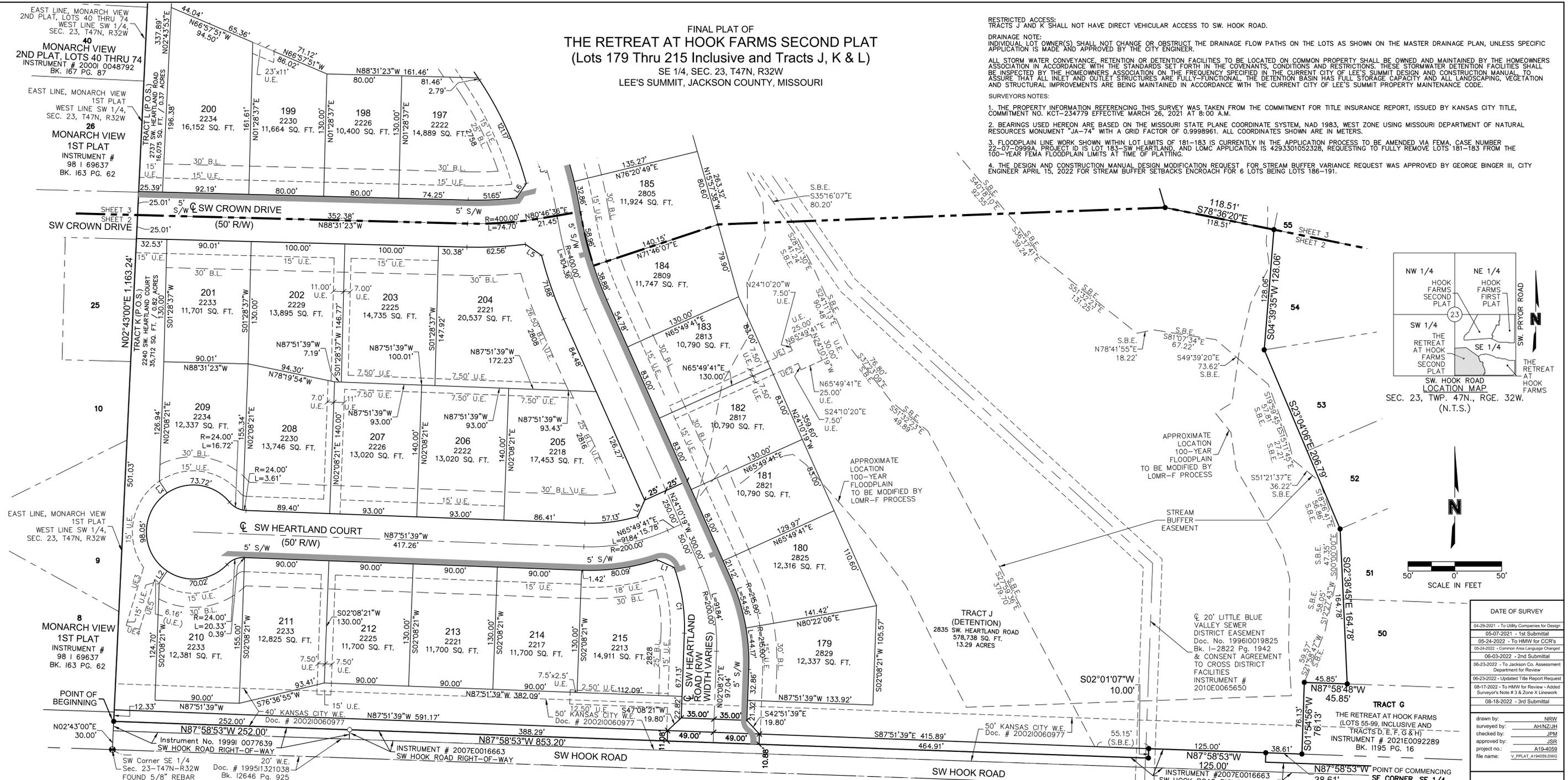
FINAL PLAT OF
THE RETREAT AT HOOK FARMS SECOND PLAT
 (Lots 179 Thru 215 Inclusive and Tracts J, K & L)
 SE 1/4, SEC. 23, T47N, R32W
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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 0.9999961. 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 22-07-0999A, 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 PLATTING.
 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 ENCRoACH 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 HMW for CCR's
05-24-2022	- Common Area Language Change
06-03-2022	- 2nd Submittal
06-23-2022	- To Jackson Co. Assessment Department for Review
06-23-2022	- Updated Title Report Request
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_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 ASSESSMENT DEPT.

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.

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 OLS 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 AUGUST 18, 2022
 JROUDEBUSH@OLSSON.COM

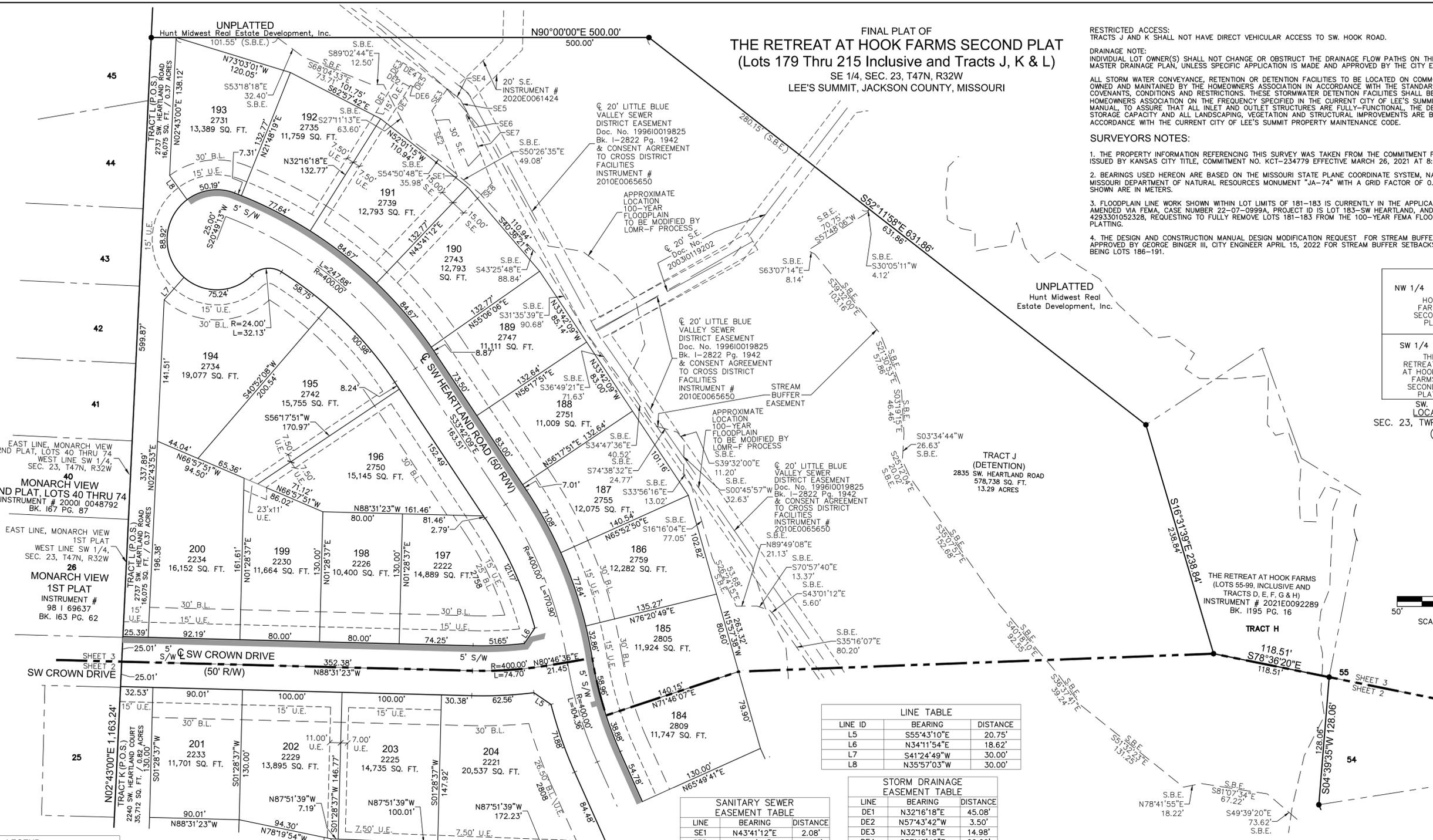


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USER: nwilloughby

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

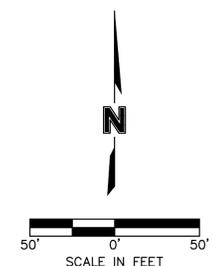
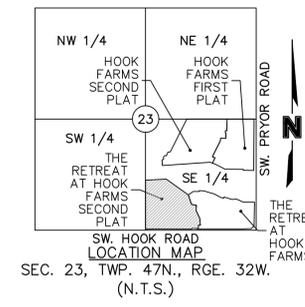
DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500



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 "JA-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 22-07-0999A, 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 ENCRoACH FOR 6 LOTS BEING LOTS 186-191.



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 ASSESSMENT DEPT.

"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."

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 C.L.S. 366
JASON S. ROUDEBUSH, MO PLS 2002014092
AUGUST 18, 2022
JROUDEBUSH@OLSSON.COM

04-29-2021	- To Utility Companies for Design
05-07-2021	- 1st Submittal
05-24-2022	- To HMW 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 HMW for Review - Added Surveyor's Note # 3 & Zone X Linework
08-18-2022	- 3rd Submittal

drawn by: _____
surveyed by: _____
checked by: _____
approved by: _____
project no.: _____
file name: _____

olsson

Olsson, Land Surveyors, MO 366, KS 114, MO Certificate of Authority: 001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com