RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
10/06/2026 11:17 AM
NON-STANDARD FEE: EXEMPT FEE: $368.00 10 PGS

INSTRUMENT NUMBER / BOOK & PAGE
2026E0074634
Book: 232 Page: 83
Rogelio Montero , Recorder of Deeds

Jackson County
Recorder of Deeds

Exempt Document

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Rogelio Montero
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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FINAL PLAT OF
HOOK FARMS THIRD PLAT
(Lots 216 Thru 257, Inclusive and Tracts M, N & O)
SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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 2ND DAY OF SEPTEMBER, 2026.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
A MISSOURI CORPORATION,

F. Brenner Holland, Jr.
F. BRENNER HOLLAND, JR. / SR. VICE PRESIDENT

STATE OF Missouri
COUNTY OF JACKSON
SS

BE IT REMEMBERED THAT ON THIS 2 DAY OF September, 2026 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.

NOTARY PUBLIC SEAL
Clay County
Commission # 17301877
My Commission Expires
Mar 20, 2029
NOTARY PUBLIC - STATE OF MISSOURI

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 3/20/2029

NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 257, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 14TH DAY OF JULY, 2026, BY ORDINANCE NO. 10419.

APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	9-15-2026 DATE
APPROVED:	TRACY ALBERS DIRECTOR OF DEVELOPMENT SERVICES	9/16/26 DATE
APPROVED:	JL BETO LOPEZ MAYOR	10/1/26 DATE
APPROVED:	EDWARD YERINGTON PLANNING COMMISSION SECRETARY	9-17-26 DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	10/1/26 DATE
APPROVED:	JACKSON COUNTY ASSESSMENT DEPT.	10-6-26 DATE

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:

HOOK FARMS THIRD PLAT (LOTS 215 THRU 257, INCLUSIVE AND TRACTS M, N & O)

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN FOR HOOK FARMS THIRD PLAT, 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 AR BEING MAINTAINED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF HOOK FARMS THIRD PLAT (LOTS 215 THRU 257, INCLUSIVE AND TRACTS M, N & O) A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 – CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
TIMOTHY BLAIR WISWELL
NUMBER LS-2009000657
09/02/2026
PROFESSIONAL LAND SURVEYOR

BY: _____
TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000657
OLSSON, LC-366
TWISWELL@OLSSON.COM

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
1881 MAIN STREET, SUITE 200,
KANSAS CITY, MO. 64108
816-455-2500

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE INC., TITLE NO. 26083391, REVISION 1, WITH AN EFFECTIVE DATE OF JULY 21, 2026 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. BASIS OF BEARINGS HELD THE BEARING OF SOUTH 87°45'24" EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23. ALL COORDINATES SHOWN ARE IN METERS. ALL DISTANCES ARE GROUND DISTANCES IN US SURVEY FEET. ALL DIMENSIONS MATCH PREVIOUSLY PLATTED VALUES UNLESS OTHERWISE NOTED.

3. ADJACENT RECORDED PLATS INCLUDE
MONARCH VIEW 2nd PLAT, LOTS 40 THRU 74 RECORDED JULY 25, 2000 AS INSTRUMENT NUMBER 200010048792 IN BOOK I67 AT PAGE 67.
EAGLE CREEK SECOND PLAT RECORDED SEPTEMBER 5, 2000 AS INSTRUMENT NUMBER 200010058889 IN BOOK I68 AT PAGE 09.
EAGLE CREEK – EIGHTH PLAT, LOTS 283 THRU 348, INCLUSIVE, AND TRACT D RECORDED OCTOBER 14, 2003 AS INSTRUMENT NUMBER 2003I0126508 IN BOOK 78 AT PAGE 85.
EAGLE CREEK GREENWAY RECORDED NOVEMBER 14, 2006 AS INSTRUMENT NUMBER 2006E0121720 IN BOOK 100 AT PAGE 65.
HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) RECORDED AUGUST 20, 2021 AS INSTRUMENT NUMBER 2021E0092288 IN BOOK 195 AT PAGE 11.
THE RETREAT AT HOOK FARMS FIRST PLAT (LOTS 50 THRU 99, INCLUSIVE AND TRACTS D, E, F, G & H) RECORDED AUGUST 20, 2021 AS INSTRUMENT NUMBER 2021E0092289 IN BOOK 195 AT PAGE 16.
HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) RECORDED JUNE 8, 2022 AS INSTRUMENT NUMBER 2022E0054883 IN BOOK 204 AT PAGE 66.
THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L) RECORDED SEPTEMBER 14, 2022 AS INSTRUMENT NUMBER 2022E0085308 IN BOOK 206 AT PAGE 32.
ADJACENT RECORDED MINOR PLATS INCLUDE
HOOK FARMS TRACTS B1, B2, & B3 RECORDED SEPTEMBER 3, 2025 AS INSTRUMENT NUMBER 2025E0065071 IN BOOK 225 AT PAGE 74.
EAGLE CREEK GREENWAY (TRACTS G-1 & G-2) RECORDED FEBRUARY 4, 2026 AS INSTRUMENT NUMBER 2026E0008662 IN BOOK 228 AT PAGE 89.

4. THIS SURVEY MEETS OR EXCEEDS THE URBAN PROPERTY ACCURACY STANDARD OF CLOSURE OF 1:20,000 AS DEFINED BY THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, DIVISION 2030, CHAPTER 16, TITLE 20, CSR 2030-16-040 – ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE JUNE 30, 2017.

5. PROPERTY LAST CONVEYED APRIL 14, 1998 BY WARRANTY DEED RECORDED APRIL 14, 1998 AS INSTRUMENT NUMBER 1998I0025709 IN BOOK I3176 AT PAGE 189 AND MAY 18, 2004 BY MISSOURI WARRANTY DEED AS INSTRUMENT NUMBER 2004I0046904.

DATE OF SURVEY
12-31-2025 - Title Report Request
01-08-2026 - For HMW Review / 1st Submittal
02-13-2026 - D.E & T.E. Added
03-04-2026 - To HMW for CCR's
03-09-2026 - 2nd Submittal
03-24-2026 - 3rd Submittal
07-31-2026 - To Jackson Co. Assessment for Review
08-12-2026- Approval by Jackson Co. Assessment & Added Ordinance # & Approval Date
09-02-2026 - Final Prints

drawn by:	NRW
surveyed by:	AH/NZ/JH
checked by:	MJB
approved by:	TBW
project no.:	C19-4061
file name:	V_PPLAT_C194061.DWG

LEGEND

SURVEY MARKERS	
○ FND	FOUND 5/8" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED
◔ SCR	SECTION CORNER AS DESCRIBED
● SET	SET 5/8"x24" REBAR W/LC 366 CAP
BOUNDARIES	
— — —	SECTION LINE

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
4301 Indian Creek Parkway, Suite 300
North Kansas City, MO 64116
PH 816.361.1177 FAX 816.361.1886 www.olsson.com

SHEET
1 of 7

DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_C194061.dwg USER: nwilloughby
DATE: Sep 2, 2026 7:02AM

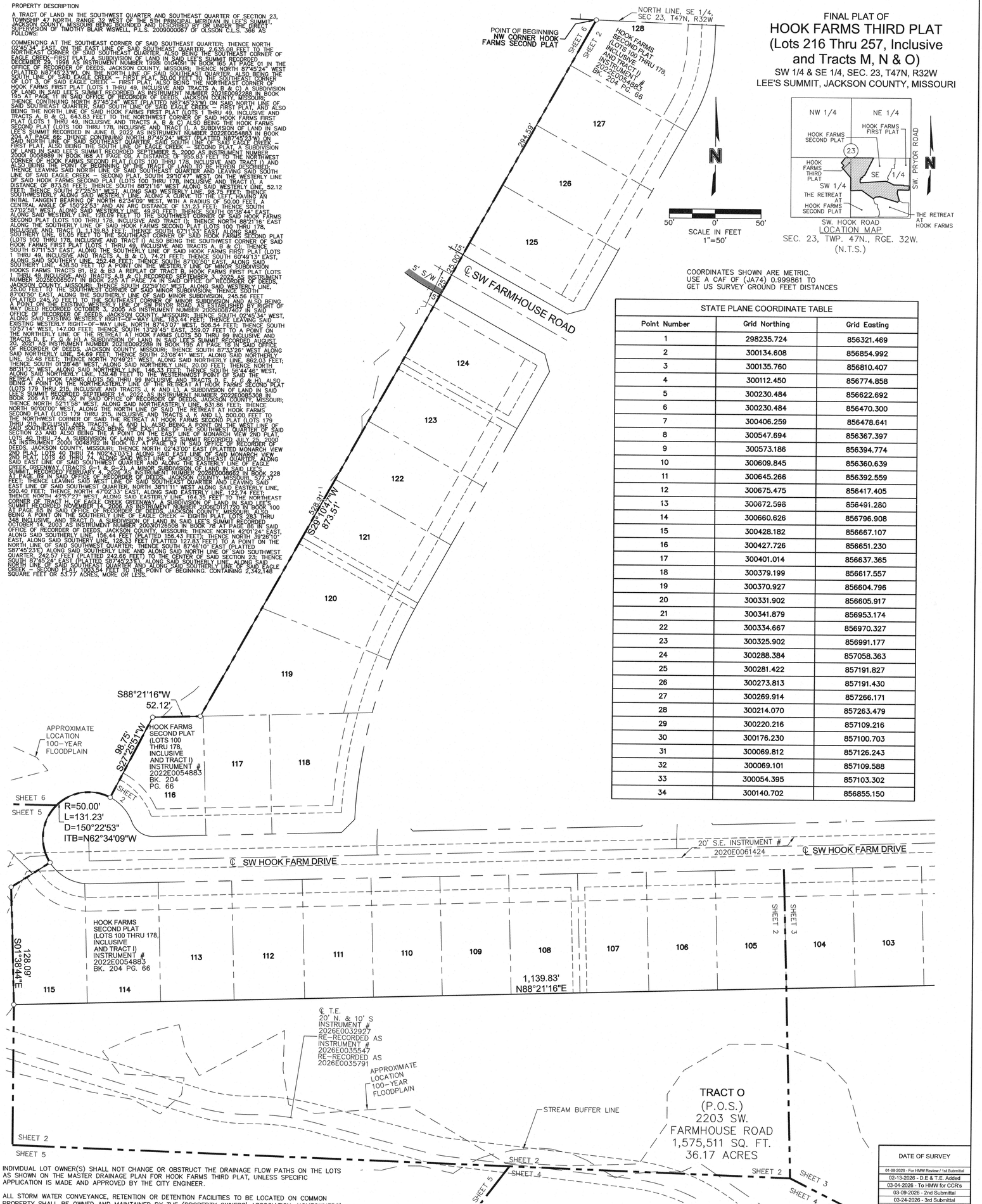
FINAL PLAT OF HOOK FARMS THIRD PLAT (Lots 216 Thru 257, Inclusive and Tracts M, N & O)

SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING BOUNDED AND DESCRIBED BY THE DIRECT SUPERVISION OF TIMOTHY BLAIR WISWELL, P.L.S. 2009000067 OF OLSSON C.L.S. 366 AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02°45'34" EAST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 634.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTHEAST CORNER OF EAGLE CREEK–FIRST PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED DECEMBER 29, 1998 AS INSTRUMENT NUMBER 1998I 0104091 IN BOOK I65 AT PAGE 01 IN THE OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°56'24" WEST (PLATTED N87°45'23"W), ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF SAID EAGLE CREEK – FIRST PLAT, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 3, OF SAID EAGLE CREEK – FIRST PLAT, ALSO BEING THE NORTHEAST CORNER OF HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 2021E0092288 IN BOOK 195 AT PAGE 11 SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE, CONTINUING NORTH 87°45'24" WEST (PLATTED N87°45'23"W), ON SAID NORTH LINE OF SAID SOUTHEAST QUARTER AND SOUTH LINE OF SAID EAGLE CREEK – FIRST PLAT, ALSO BEING THE NORTH LINE OF SAID HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 643.83 FEET TO THE NORTHWEST CORNER OF SAID HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) ALSO BEING THE HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED IN JUNE 8, 2022 AS INSTRUMENT NUMBER 2022E0054883 IN BOOK 204 AT PAGE 66 SAID OFFICE OF RECORDER OF DEEDS; THENCONTINUING SOUTH 87°45'24" WEST, ON SAID NORTH LINE OF SAID SOUTHEAST QUARTER, 87.50 FEET TO THE SOUTHWEST CORNER OF EAGLE CREEK – SECOND PLAT, ALSO BEING THE SOUTH LINE OF EAGLE CREEK – SECOND PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED SEPTEMBER 5, 2009 AS INSTRUMENT NUMBER 2009I 0085869 IN BOOK I68 AT PAGE 39, A DISTANCE OF 1,330.45 FEET TO THE NORTHWEST CORNER OF HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID NORTH LINE OF SAID SOUTHEAST QUARTER AND LEAVING SAID SOUTH LINE OF SAID EAGLE CREEK – SECOND PLAT, SOUTH 29°10'47" WEST, ON THE WESTERLY LINE OF SAID HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), A DISTANCE OF 873.51 FEET; THENCE SOUTH 88°21'16" WEST ALONG SAID WESTERLY LINE, 52.12 FEET; THENCE SOUTH 27°25'51" WEST, ALONG SAID WESTERLY LINE, 98.75 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND ALONG THE CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 62°34'09" WEST, WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 150°22'53" AND AN ARC DISTANCE OF 131.23 FEET; THENCE SOUTH 57°12'56" WEST, ALONG SAID WESTERLY LINE, 49.90 FEET; THENCE SOUTH 01°38'44" EAST, ALONG SAID WESTERLY LINE, 128.09 FEET TO THE SOUTHWEST CORNER OF SAID HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I); THENCE NORTH 88°21'16" EAST ALONG THE SOUTHERLY LINE OF SAID HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I), 1,139.83 FEET; THENCE SOUTH 67°14'53" EAST, ALONG THE SOUTHERLY LINE OF SAID HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) ALSO BEING THE SOUTHWESTERLY CORNER OF SAID HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C); THENCE SOUTH 67°11'53" EAST, ALONG THE SOUTHERLY LINE OF SAID HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C), 74.21 FEET; THENCE SOUTH 67°49'13" EAST, ALONG SAID SOUTHERLY LINE, 267.48 FEET; THENCE SOUTH 87°05'56" EAST, ALONG SAID SOUTHERLY LINE, 438.55 FEET TO A POINT ON THE WESTERLY LINE OF MINOR SUBDIVISION HOOKS FARMS TRACTS B1, B2 & B3 A REPLAT OF TRACT B, HOOK FARMS FIRST PLAT (LOTS 1 THRU 49, INCLUSIVE AND TRACTS A, B & C) RECORDED SEPTEMBER 3, 2022 AS INSTRUMENT NUMBER 2022E0063007 IN BOOK I68 AT PAGE 74 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 00°06'40" WEST, ALONG SAID WESTERLY LINE, 25.00 FEET TO THE SOUTHWEST CORNER OF SAID MINOR SUBDIVISION; THENCE SOUTH 87°05'56" EAST ALONG THE SOUTHERLY LINE OF SAID MINOR SUBDIVISION, 245.56 FEET (PLATTED 245.70 FEET) TO THE SOUTHEAST CORNER OF SAID MINOR SUBDIVISION, ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SW FARMHOUSE ROAD, BEING 25.00 FEET WIDE AS ESTABLISHED BY 2005 AS INSTRUMENT NUMBER 2005I 0087427 IN BOOK I39 AT PAGE 01 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTH 00°48'34" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 783.44 FEET TO THE SOUTHEAST CORNER OF SAID HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I); THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 89°11'07" WEST, 306.54 FEET; THENCE SOUTH 10°37'14" WEST, 147.00 FEET; THENCE SOUTH 13°29'45" EAST, 359.07 FEET TO A POINT ON THE NORTHERLY LINE 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 AUGUST 20, 2018 AS INSTRUMENT NUMBER 2018E0062390 IN BOOK I55 AT PAGE 16 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 02°43'09" EAST, ALONG SAID NORTHERLY LINE, 54.49 FEET; THENCE SOUTH 23°08'41" WEST, ALONG SAID NORTHERLY LINE, 52.48 FEET; THENCE NORTH 70°49'21" WEST, ALONG SAID NORTHERLY LINE, 85.95 FEET; THENCE SOUTH 01°28'48" WEST, ALONG SAID NORTHERLY LINE, 20.00 FEET; THENCE NORTH 88°31'12" WEST, ALONG SAID NORTHERLY LINE, 146.13 FEET; THENCE SOUTH 56°44'58" WEST, ALONG SAID NORTHERLY LINE, 138.48 FEET TO THE WESTERNMOST POINT OF SAID THE RETREAT AT HOOK FARMS; THENCE SOUTH 33°15'02" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID THE RETREAT AT HOOK FARMS, 1,139.83 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L) A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED SEPTEMBER 14, 2022 AS INSTRUMENT NUMBER 2022E0085908 IN BOOK 208 AT PAGE 32 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 52°11'58" WEST, ALONG SAID NORTHEASTERLY LINE, 631.86 FEET; THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), 500.00 FEET TO THE NORTHWEST CORNER OF SAID THE RETREAT AT HOOK FARMS SECOND PLAT (LOTS 179 THRU 215, INCLUSIVE AND TRACTS J, K AND L), ALSO BEING A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; AND ALSO BEING THE A POINT ON THE EAST LINE OF MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, A SUBDIVISION OF LAND IN PAD LEE'S SUMMIT RECORDED SEPTEMBER 25, 2000 AS INSTRUMENT NUMBER 2000I 0068599 IN BOOK I67 AT PAGE 97 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 02°43'09" EAST (PLATTED NORTH) ALONG SAID EAST LINE OF MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74 N02°43'09"E) ALONG SAID EAST LINE OF SAID MONARCH VIEW 2ND PLAT, LOTS 40 THRU 74, ALSO ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE EASTERLY LINE OF EAGLE CREEK GREENWAY (TRACT C, C-1 & C-2), A MINOR SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED THROUGH INSTRUMENT NUMBER 2020E0006863 IN BOOK I228 AT PAGE 81 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; 5727.97 FEET; THENCE LEAVING SAID WEST LINE OF SAID SOUTHEAST QUARTER AND LEAVING SAID EAST LINE OF SAID SOUTHWEST QUARTER, NORTH 38°11'11" WEST, ALONG SAID EASTERLY LINE, 590.40 FEET; THENCE NORTH 47°02'33" EAST, ALONG SAID EASTERLY LINE, 122.74 FEET; THENCE NORTH 42°57'27" WEST, ALONG SAID EASTERLY LINE, 164.35 FEET TO THE NORTHEAST CORNER OF EAGLE CREEK GREENWAY (A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED NOVEMBER 5, 2020 AS INSTRUMENT NUMBER 2020E0055547 IN BOOK I71 AT PAGE 55 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI) ALSO BEING A POINT ON THE SOUTHERLY LINE OF EAGLE CREEK – EIGHTH PLAT, LOTS 283 THRU 348 INCLUSIVE, AND TRACT J, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED OCTOBER 14, 2009 AS INSTRUMENT NUMBER 2009I 0092106 IN BOOK I70 AT PAGE 86 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 42°01'24" EAST, ALONG SAID SOUTHERLY LINE, 156.44 FEET (PLATTED 156.43 FEET); THENCE NORTH 29°26'10" EAST, ALONG SAID SOUTHERLY LINE, 127.83 FEET (PLATTED 127.83 FEET) TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87°46'10" EAST (PLATTED S87°45'23"E) ALONG SAID SOUTHERLY LINE AND ALONG SAID NORTH LINE OF SAID SOUTHWEST QUARTER, 2427.27 FEET (PLATTED 2426.66 FEET) TO THE CENTER OF SAID SECTION 23; THENCE NORTH 87°45'24" EAST (PLATTED S87°45'23"E) ALONG SAID SOUTHERLY LINE, ALONG SAID NORTH LINE OF SAID SOUTHEAST QUARTER, 1330.45 FEET TO THE POINT OF BEGINNING OF SAID EAGLE CREEK – SECOND PLAT; THENCE EAST, 1,330.45 FEET TO THE POINT OF BEGINNING. CONTAINING 2,342,148 SQUARE FEET OR 53.77 ACRES, MORE OR LESS.



COORDINATES SHOWN ARE METRIC.
USE A CAF OF (JA74) 0.999861 TO GET US SURVEY GROUND FEET DISTANCES

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	298235.724	856321.469
2	300134.608	856854.992
3	300135.760	856810.407
4	300112.450	856774.858
5	300230.484	856622.692
6	300230.484	856470.300
7	300406.259	856478.641
8	300547.694	856367.397
9	300573.186	856394.774
10	300609.845	856360.639
11	300645.266	856392.559
12	300675.475	856417.405
13	300672.596	856491.280
14	300660.626	856796.908
15	300428.182	856667.107
16	300427.726	856651.230
17	300401.014	856637.365
18	300379.199	856617.557
19	300370.927	856604.796
20	300331.902	856605.917
21	300341.879	856953.174
22	300334.667	856970.327
23	300325.902	856991.177
24	300288.384	857058.363
25	300281.422	857191.827
26	300273.813	857191.430
27	300269.914	857266.171
28	300214.070	857263.479
29	300220.216	857109.216
30	300176.230	857100.703
31	300069.812	857126.243
32	300069.101	857109.588
33	300054.395	857103.302
34	300140.702	856855.150

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN FOR HOOK FARMS THIRD PLAT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF HOOK FARMS THIRD PLAT (LOTS 215 THRU 257, INCLUSIVE AND TRACTS M, N & O) A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 – CHAPTER 16 (20 CSR 2030–16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI — TIMOTHY BLAIR WISWELL — NUMBER PLS–2009000067 — 09/02/2026 — PROFESSIONAL LAND SURVEYOR

BY: _____
TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC–366
TWISWELL@OLSSON.COM

LEGEND	
SURVEY MARKERS	
○ FND	FOUND 5/8" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED
◔ SCR	SECTION CORNER AS DESCRIBED
● SET	SET 5/8"x24" REBAR W/LC 366 CAP
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
T.E.	TRAIL EASEMENT
B.L.	BUILDING SETBACK
C.E.	CONSTRUCTION EASEMENT
D.E.	STORM DRAINAGE EASEMENT
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U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
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P.O.S.	PRIVATE OPEN SPACE
S/W	SIDEWALK
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
1881 MAIN STREET, SUITE 200,
KANSAS CITY, MO. 64108
816–455–2500

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE INC., TITLE NO. 26083391, REVISION 1, WITH AN EFFECTIVE DATE OF JULY 21, 2026 AT 8:00 A.M.

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THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 257, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 14TH DAY OF JULY, 2026, BY ORDINANCE NO. 10419.

APPROVED: _____ GEORGE M. BINGER III, P.E. CITY ENGINEER — DATE 9-15-2026
APPROVED: _____ TRACY ALBERS DIRECTOR OF DEVELOPMENT SERVICES — DATE 9/16/26
APPROVED: _____ J. BEATO LOPEZ MAYOR — DATE 10/1/26
APPROVED: _____ EDWARD VERNSTROM PLANNING COMMISSION SECRETARY. — DATE 9/23/26
APPROVED: _____ TRISHA FOWLER ARCURI CITY CLERK — DATE 10/1/26
APPROVED: _____ JACKSON COUNTY ASSESSMENT DEPT. — DATE 10-6-26

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drawn by: NRW
surveyed by: AH/NZ/JH
checked by: MJB
approved by: TBW
project no.: C19-4061
file name: V_PPLAT_C194061.DWG

olsson
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North Kansas City, MO 64116 www.olsson.com

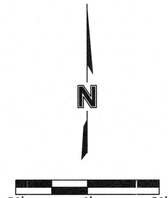
SHEET 2 of 7

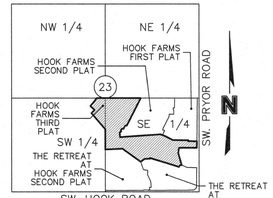
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DATE: Sep 02, 2026 7:08am

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FINAL PLAT OF
HOOK FARMS THIRD PLAT
(Lots 216 Thru 257, Inclusive and Tracts M, N & O)
SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI





SW. HOOK ROAD
LOCATION MAP
SEC. 23, TWP. 47N., RGE. 32W.
(N.T.S.)

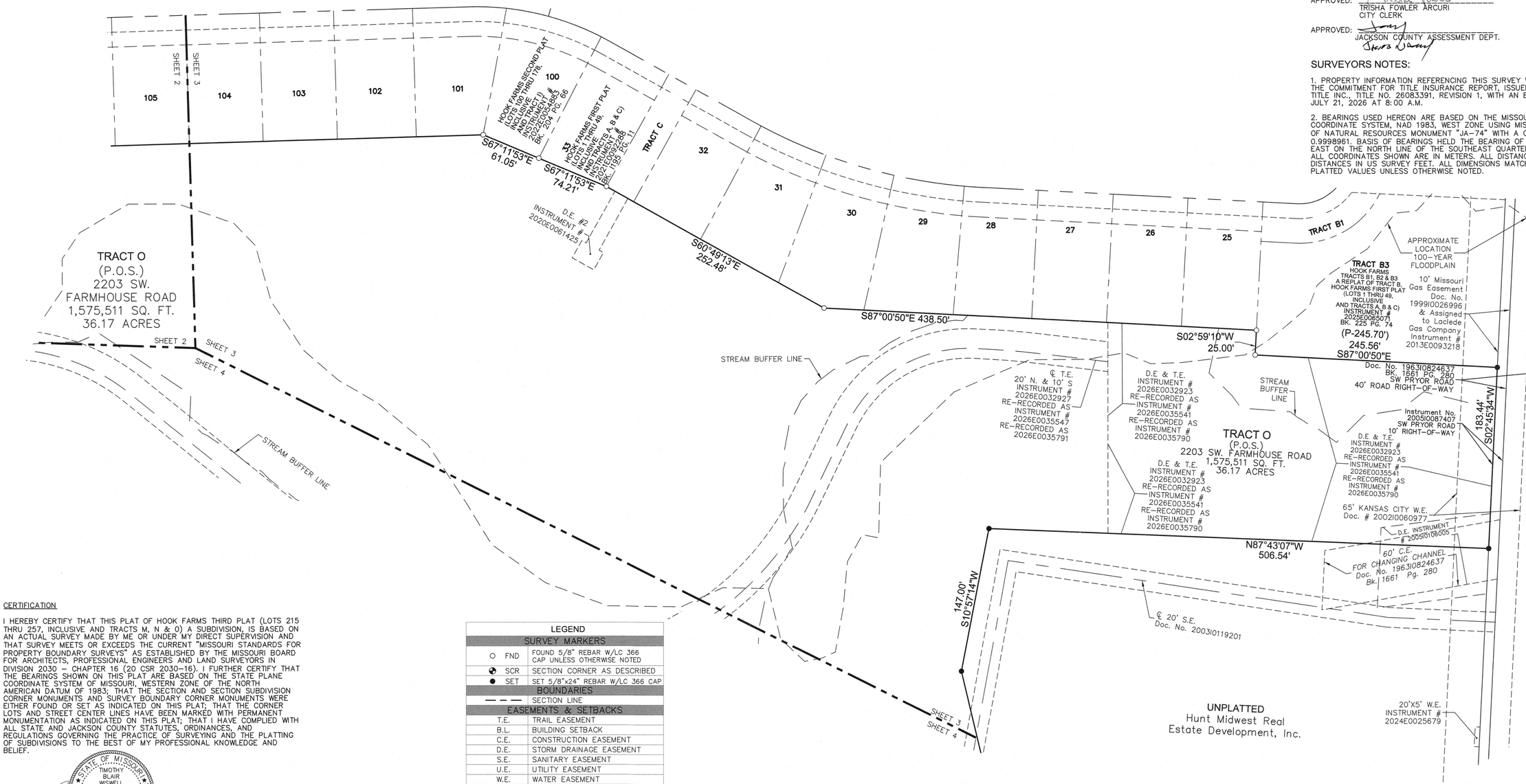
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APPROVED:	TRACY ALBERS DIRECTOR OF DEVELOPMENT SERVICES	9/16/26 DATE
APPROVED:	J. BETO LOPEZ MAYOR	10/1/26 DATE
APPROVED:	EDWARD YERINGTON PLANNING COMMISSION SECRETARY	9/23/26 DATE
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	10/1/26 DATE
APPROVED:	JACKSON COUNTY ASSESSMENT DEPT.	10-6-26 DATE

SURVEYORS NOTES:

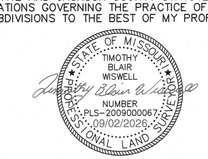
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BY: _____
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OLSSON, LC-366
TWISWELL@OLSSON.COM

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○ FND	FOUND 5/8" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED
◔ SCR	SECTION CORNER AS DESCRIBED
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BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
T.E.	TRAIL EASEMENT
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C.E.	CONSTRUCTION EASEMENT
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DEVELOPER:
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drawn by:	NRW
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olsson
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DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_C194061.dwg USER: nwiloughby
DATE: Sep 2, 2026 7:07AM

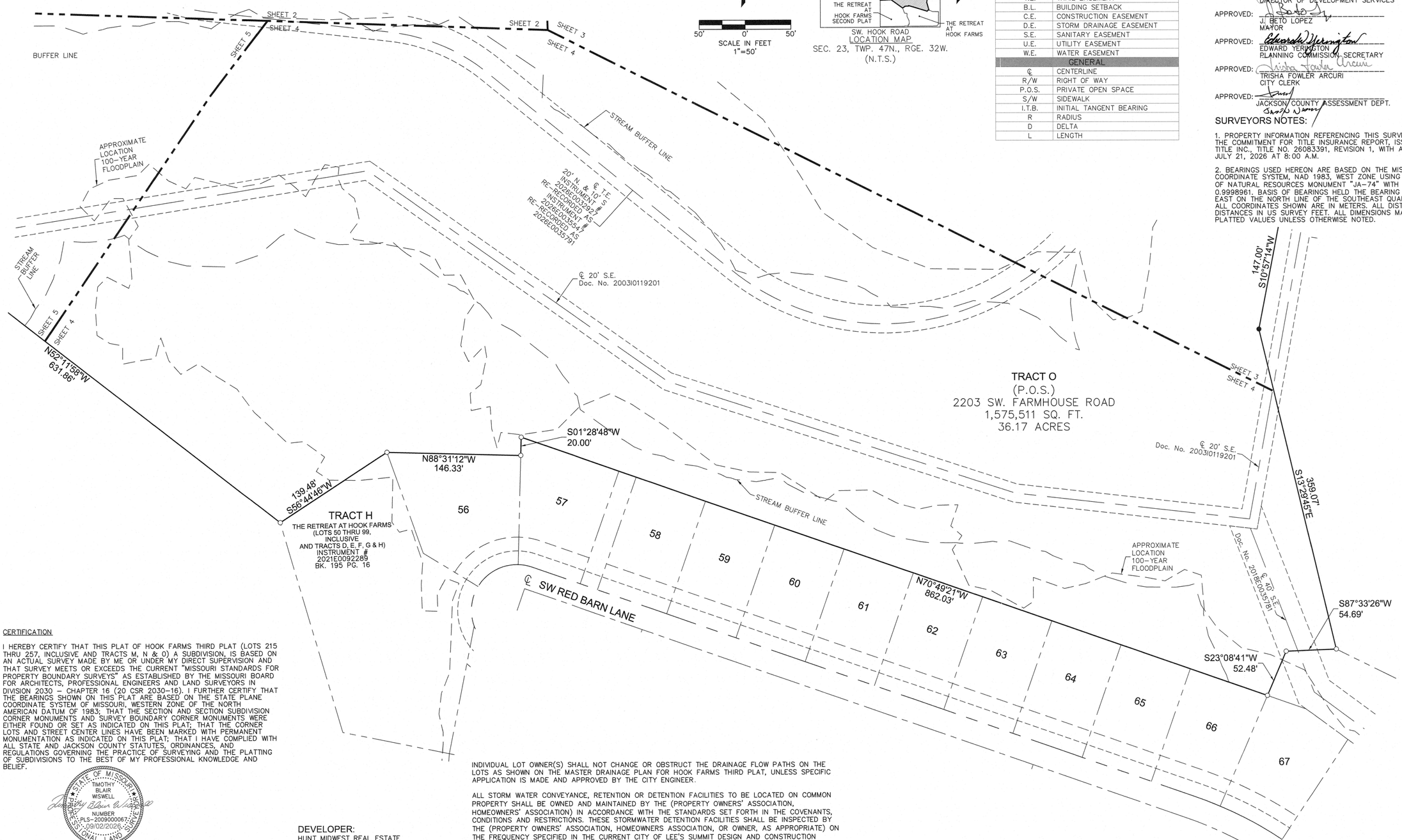
FINAL PLAT OF

HOOK FARMS THIRD PLAT

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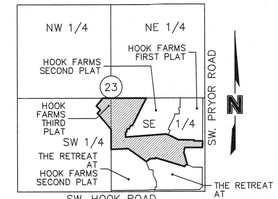
SW 1/4 & SE 1/4, SEC. 23, T47N, R32W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



N

SCALE IN FEET
1"=50'



LOCATION MAP

SEC. 23, TWP. 47N., RGE. 32W.

(N.T.S.)

LEGEND	
SURVEY MARKERS	
O FND	FOUND 5/8" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED
SCR	SECTION CORNER AS DESCRIBED
● SET	SET 5/8"x24" REBAR W/LC 366 CAP
BOUNDARIES	
	SECTION LINE
EASEMENTS & SETBACKS	
T.E.	TRAIL EASEMENT
B.L.	BUILDING SETBACK
C.E.	CONSTRUCTION EASEMENT
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APPROVED: _____ 9-15-2026
GEORGE M. BINGER III, P.E. — DATE
CITY ENGINEER

APPROVED: _____ 9/16/26
TRACY ALBERS — DATE
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ 10/1/26
J. BETO LOPEZ — DATE
MAYOR

APPROVED: _____ 9/25/26
EDWARD YERKINGTON — DATE
PLANNING COMMISSION SECRETARY

APPROVED: _____ 10/1/26
TRISHA FOWLER ARCURI — DATE
CITY CLERK

APPROVED: _____ 10-6-26
JACKSON COUNTY ASSESSMENT DEPT. — DATE

SURVEYORS NOTES:

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STATE OF MISSOURI — TIMOTHY BLAIR WISWELL — NUMBER LS-2009000067 — 09/02/2026 — PROFESSIONAL LAND SURVEYOR

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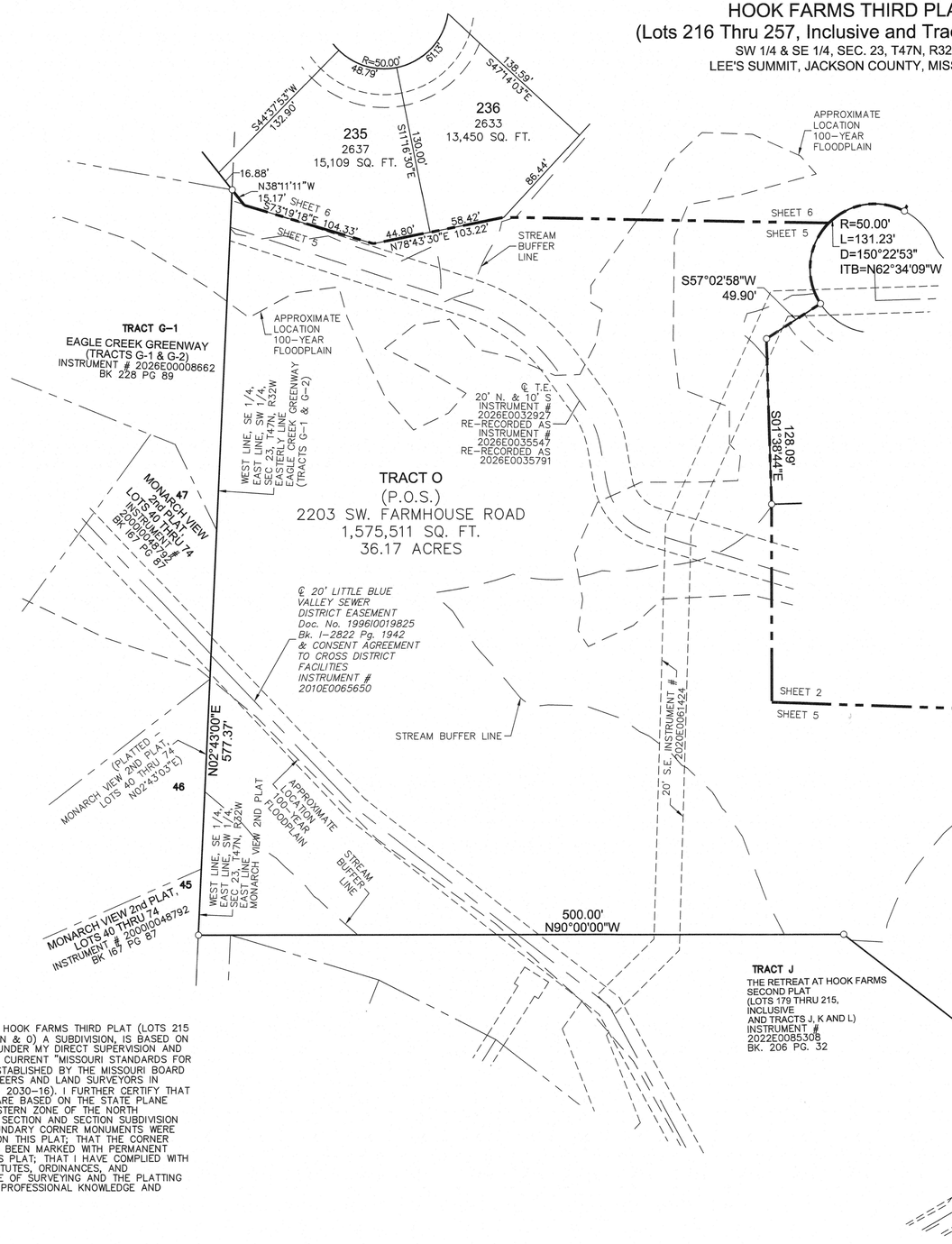
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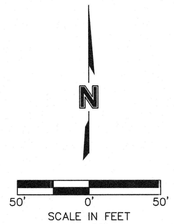
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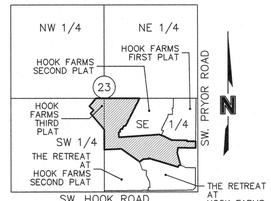
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CITY ENGINEER

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JACKSON COUNTY ASSESSMENT DEPT. — DATE

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE INC., TITLE NO. 26083391, REVISION 1, WITH AN EFFECTIVE DATE OF JULY 21, 2026 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. BASIS OF BEARINGS HELD THE BEARING OF SOUTH 87°45'24" EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23. ALL COORDINATES SHOWN ARE IN METERS. ALL DISTANCES ARE GROUND DISTANCES IN US SURVEY FEET. ALL DIMENSIONS MATCH PREVIOUSLY PLATTED VALUES UNLESS OTHERWISE NOTED.

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN FOR HOOK FARMS THIRD PLAT, 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 AR BEING MAINTAINED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF HOOK FARMS THIRD PLAT (LOTS 215 THRU 257, INCLUSIVE AND TRACTS M, N & O) A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 – CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI — TIMOTHY BLAIR WISWELL — NUMBER PLS-2009000067 — 09/02/2026 — PROFESSIONAL LAND SURVEYOR

BY: _____
TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC-366
TWISWELL@OLSSON.COM

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
1881 MAIN STREET, SUITE 200,
KANSAS CITY, MO. 64108
816-455-2500

DATE OF SURVEY
01-08-2026 - For HMW Review / 1st Submittal
02-13-2026 - D.E & T.E. Added
03-04-2026 - To HMW for CCR's
03-09-2026 - 2nd Submittal
03-24-2026 - 3rd Submittal
07-31-2026 - To Jackson Co. Assessment for Review
08-12-2026- Approval by Jackson Co. Assessment & Added Ordinance # & Approval Date
09-02-2026 - Final Prints

drawn by: NRW
surveyed by: AH/NZ/JH
checked by: MJB
approved by: TBW
project no.: C19-4061
file name: V_PPLAT_C194061.DWG

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

SHEET
5 of 7

DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_C194061.dwg
DATE: Sep 2, 2026 7:12AM
USER: nwilloughby

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF HOOK FARMS THIRD PLAT (LOTS 216 THRU 257, INCLUSIVE AND TRACTS, M, N & O) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 14TH DAY OF JULY, 2026, BY ORDINANCE NO. 10419.

APPROVED: _____ GEORGE M. BINGER III, P.E. CITY ENGINEER — DATE 9-15-2026

APPROVED: _____ TRACY ALBERS DIRECTOR OF DEVELOPMENT SERVICES — DATE 9/16/26

APPROVED: _____ J. BETO LOPEZ MAYOR — DATE 10/1/26

APPROVED: _____ EDWARD YERINGTON PLANNING COMMISSION SECRETARY — DATE 9/23/26

APPROVED: _____ TRISHA FOWLER ARCURI CITY CLERK — DATE 10/1/26

APPROVED: _____ JACKSON COUNTY ASSESSMENT DEPT. — DATE 10-6-26

SURVEYORS NOTES:

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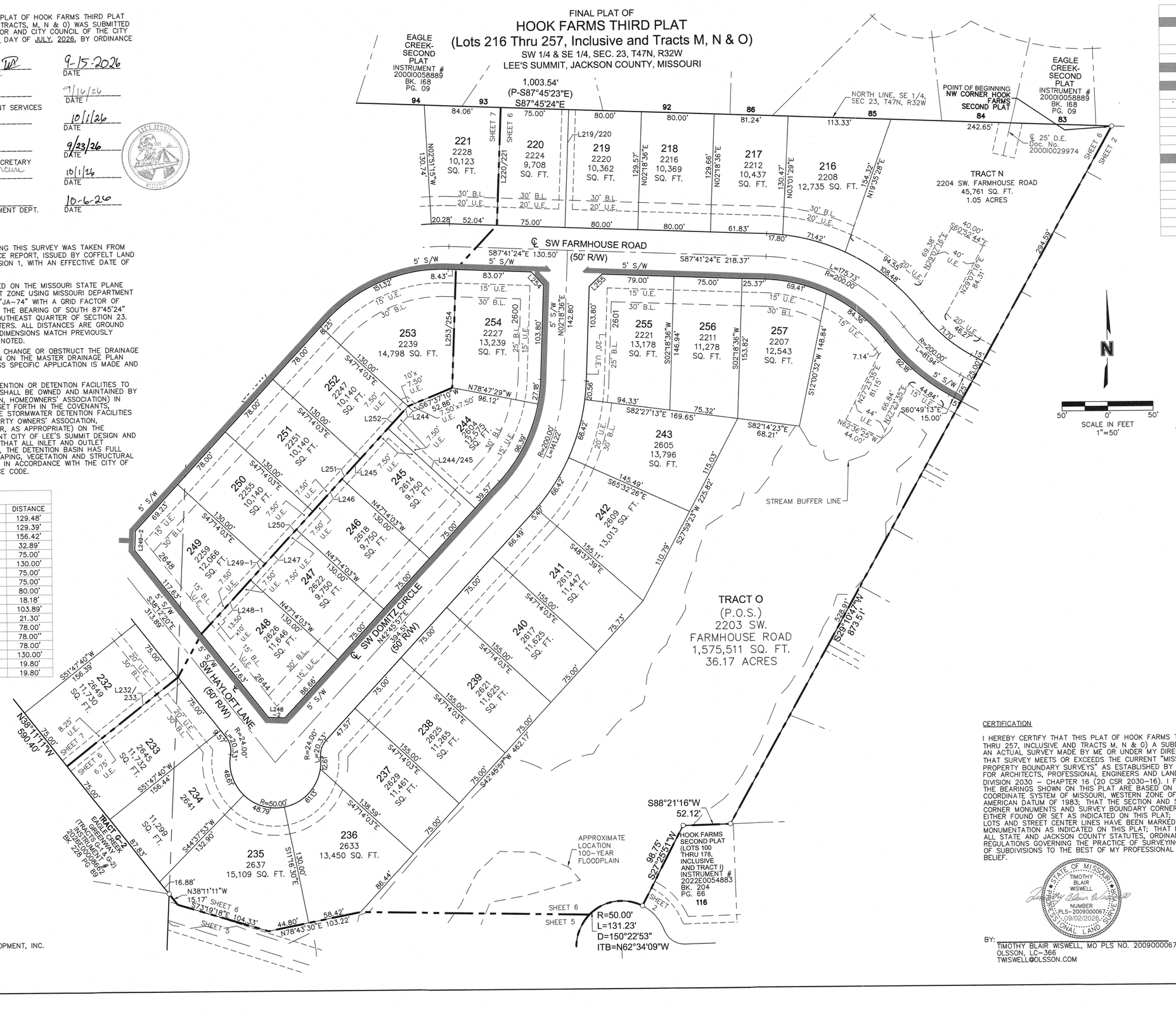
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LINE TABLE

LINE ID	BEARING	DISTANCE
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L244	N42°45'57"E	32.89'
L245	N42°45'57"E	75.00'
L244/245	N47°14'03"W	130.00'
L246	N42°45'57"E	75.00'
L247	N42°45'57"E	75.00'
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L248-2	S87°43'11"E	18.18'
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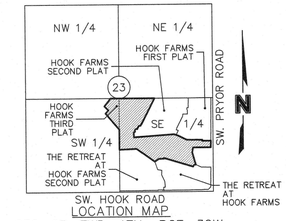
FINAL PLAT OF
HOOK FARMS THIRD PLAT
(Lots 216 Thru 257, Inclusive and Tracts M, N & O)
SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND

SURVEY MARKERS	
O FND	FOUND 5/8" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED
SCR	SECTION CORNER AS DESCRIBED
SET	SET 5/8"x24" REBAR W/LC 366 CAP
BOUNDARIES	
	SECTION LINE
EASEMENTS & SETBACKS	
T.E.	TRAIL EASEMENT
B.L.	BUILDING SETBACK
C.E.	CONSTRUCTION EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
℄	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
S/W	SIDEWALK
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH

SCALE IN FEET
1"=50'



LOCATION MAP
SEC. 23, TWP. 47N., RGE. 32W.
(N.T.S.)

DATE OF SURVEY

01-08-2026 - For HMW Review / 1st Submittal
02-13-2026 - D.E & T.E. Added
02-17-2026 - To Lee's Summit to Review addresses
03-04-2026 - To HMW for CCR's
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09-02-2026 - Final Prints

drawn by: NRW
surveyed by: AH/NZ/JH
checked by: MJB
approved by: TBW
project no.: C19-4061
file name: V_PPLAT_C194061.DWG

CERTIFICATION

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STATE OF MISSOURI — TIMOTHY BLAIR WISWELL — NUMBER LS-2009000067 — 09/02/2026 — PROFESSIONAL LAND SURVEYOR

BY: _____
TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC-366
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SHEET
6 of 7

DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRVY\Sheets\Plat\V_PPLAT_C194061.dwg
DATE: Sep 2, 2026 7:13AM
USER: nwilloughby

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APPROVED: George M. Binger III (signature) — 9-15-2026
GEORGE M. BINGER III, P.E. — DATE
CITY ENGINEER

APPROVED: (signature) — 9/16/26
TRACY ALBERS — DATE
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: (signature) — 10/1/26
J. BETO LOPEZ — DATE
MAYOR

APPROVED: Edward D. Yerington (signature) — 9/23/26
EDWARD YERINGTON — DATE
PLANNING COMMISSION SECRETARY

APPROVED: Trisha Fowler Arcuri (signature) — 10/1/26
TRISHA FOWLER ARCURI — DATE
CITY CLERK

APPROVED: (signature) — 10-6-26
JACKSON COUNTY ASSESSMENT DEPT. — DATE

LEE'S SUMMIT 1865 MISSOURI

FINAL PLAT OF
HOOK FARMS THIRD PLAT
(Lots 216 Thru 257, Inclusive and Tracts M, N & O)
SW 1/4 & SE 1/4, SEC. 23, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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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.

STREAM BUFFER EASEMENT DEDICATION:
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 TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATIVE STATE AND TO TEND, MAINTAIN AND MOW 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 OR MODIFICATION TO 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.

TRAIL EASEMENT:
A TRAIL EASEMENT IS HEREBY GRANTED TO LEE'S SUMMIT, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS AND BICYCLES UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "T.E." WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APPURTENANCES; THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HEREINAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFORESAID PREMISES OR ANY PART HEREOF. THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

STREET DEDICATION:
THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

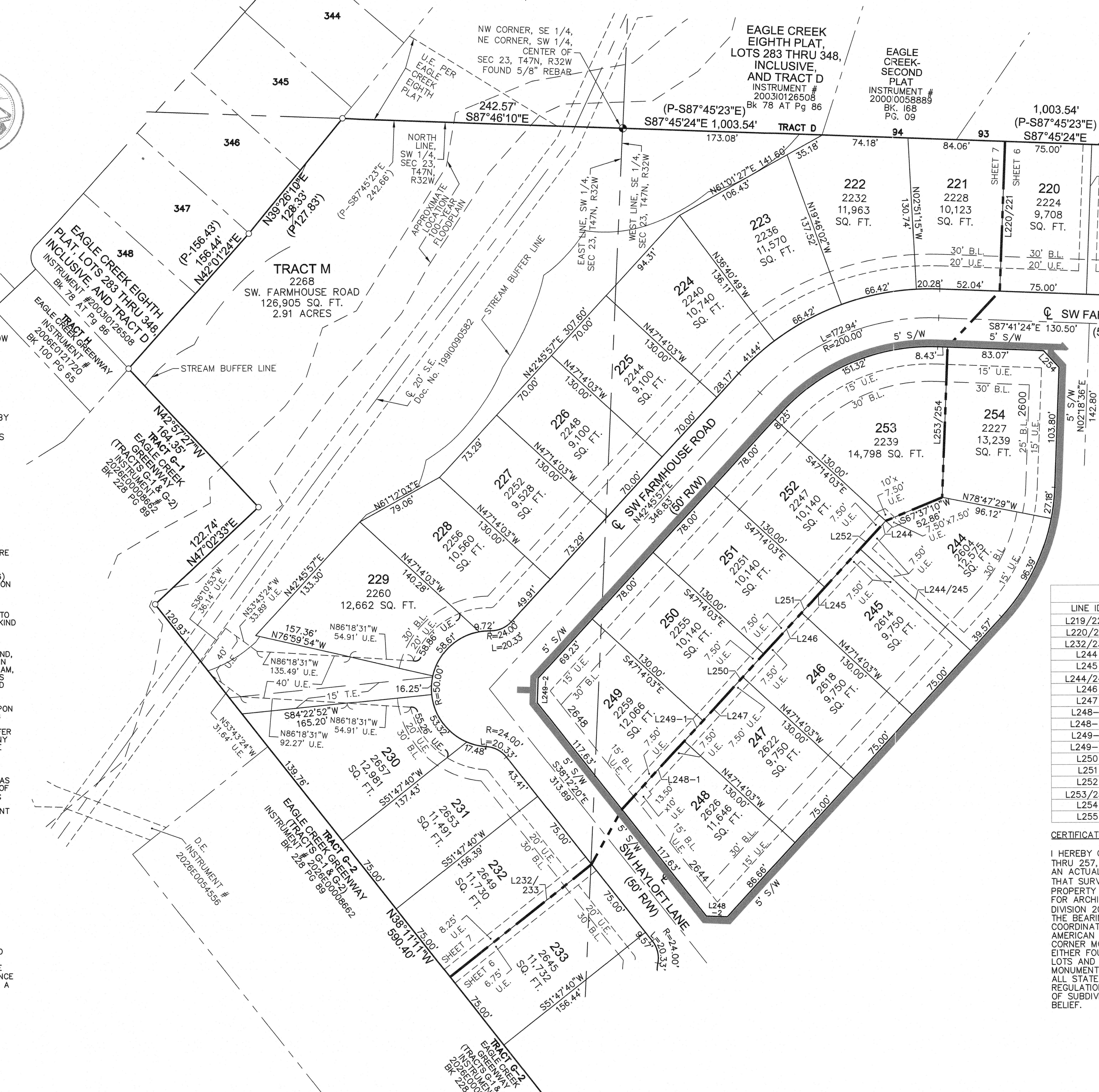
BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

FLOODPLAIN:
ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0531G AND 29095C0418G, 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 PROPERY BOUNDARY AS IDENTIFIED IN "MISSOURI DEPARTMENT OF NATURAL RESOURCES, STATE OIL AND GAS COUNCIL – WELLS AS OF AUGUST 30, 2024".

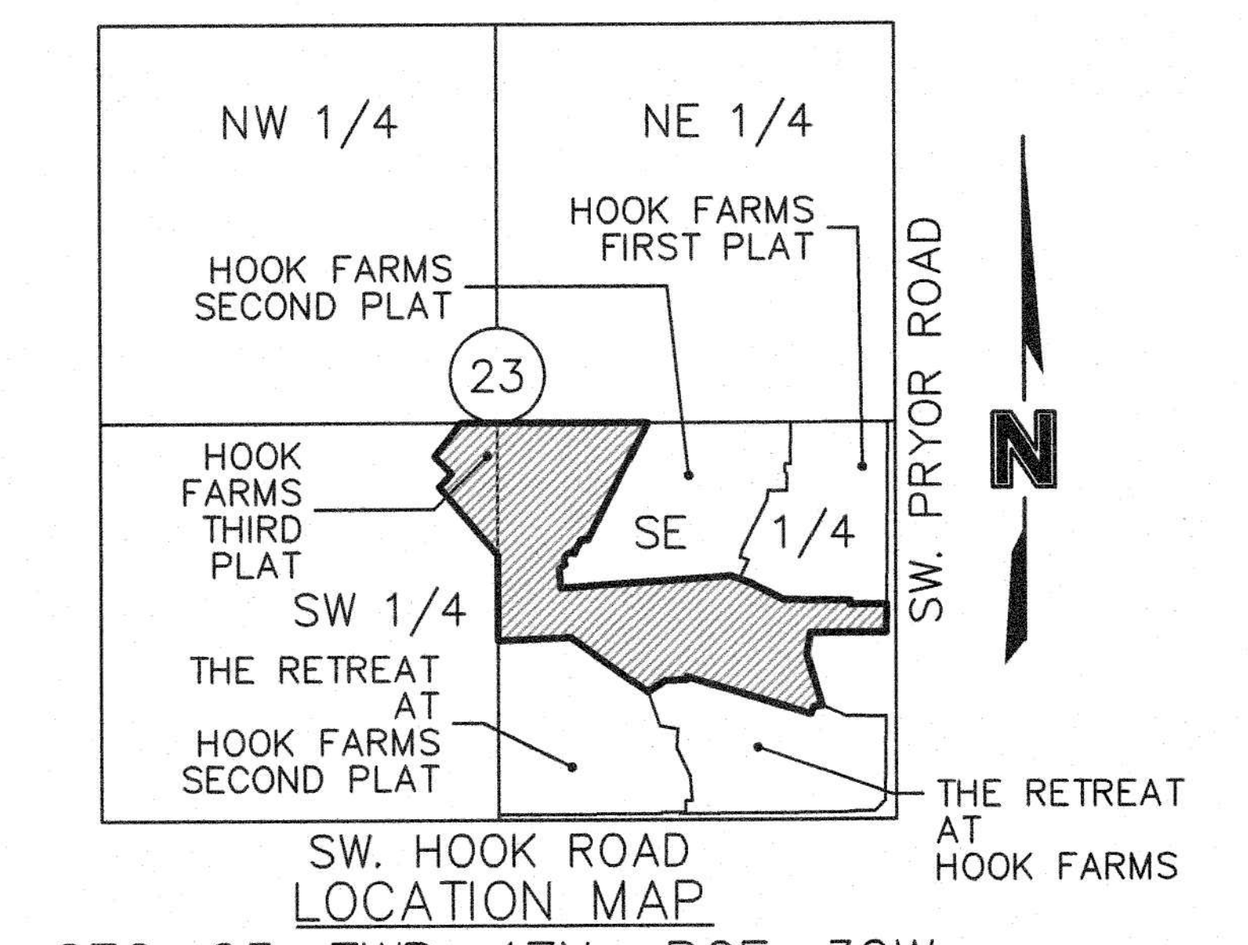
COMMON AREA: TRACT M (2.91 ACRES), TRACT N (1.05 ACRES) AND TRACT O (36.17 ACRES). TRACTS M, N & O IS HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE HOOK FARMS HOMES ASSOCIATION.

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
1881 MAIN STREET, SUITE 200,
KANSAS CITY, MO. 64108
816-455-2500



LEGEND

SURVEY MARKERS	
○ FND	FOUND 5/8" REBAR W/LC 366 CAP UNLESS OTHERWISE NOTED
SCR	SECTION CORNER AS DESCRIBED
● SET	SET 5/8"x24" REBAR W/LC 366 CAP
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— — —	SECTION LINE
EASEMENTS & SETBACKS	
T.E.	TRAIL EASEMENT
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C.E.	CONSTRUCTION EASEMENT
D.E.	STORM DRAINAGE EASEMENT
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GENERAL	
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I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
D	DELTA
L	LENGTH



LOCATION MAP
SEC. 23, TWP. 47N., RGE. 32W.
(N.T.S.)

LINE TABLE

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DATE OF SURVEY

01-08-2026 - For HMW Review / 1st Submittal
02-13-2026 - D.E & T.E. Added
02-17-2026 - To Lee's Summit to Review addresses
03-04-2026 - To HMW for CCR's
03-09-2026 - 2nd Submittal
03-24-2026 - 3rd Submittal
07-31-2026 - To Jackson Co. Assessment for Review
08-12-2026- Approval by Jackson Co. Assessment & Added Ordinance # & Approval Date
09-02-2026 - Final Prints

drawn by:	NRW
surveyed by:	AH/NZ/JH
checked by:	MJB
approved by:	TBW
project no.:	C19-4061
file name:	V_PPLAT_C194061.DWG

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