

USER: nwilloughby

DWG: F:\2019\4001-4500\019-4061-C\40-Design\Survey\SRVY\Sheets\Plat\J_PPLAT_C194061.dwg
DATE: Mar 24, 2026 11:56AM

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 ARE 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.

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

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

SCALE IN FEET
1"=100'

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

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

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 _____ DAY OF _____, 20____, BY ORDINANCE NO. _____

APPROVED: GEORGE M. BINGER III, P.E.
CITY ENGINEER
DATE _____

APPROVED: TRACY ALBERS
DIRECTOR OF DEVELOPMENT SERVICES
DATE _____

APPROVED: WILLIAM A. BAIRD
MAYOR
DATE _____

APPROVED: CHARLES E. TOUZINSKY, III
PLANNING COMMISSION SECRETARY
DATE _____

APPROVED: TRISHA FOWLER ARCURI
CITY CLERK
DATE _____

APPROVED: 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, EFFECTIVE DECEMBER 31, 2025 AT 8:00 A.M. PROPERTY LAST CONVEYED APRIL 14, 1998 BY WARRANTY DEED DOCUMENT NUMBER 19980025709 IN BOOK 13716 AT PAGE 189 AND MAY 18, 2004 BY MISSOURI WARRANTY DEED INSTRUMENT NUMBER 20040046904.

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. ALL DIMENSIONS MATCH PREVIOUSLY PLATTED VALUES UNLESS OTHERWISE NOTED.

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)

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DATE OF SURVEY
12-31-2025 - Title Report Request
01-08-2026 - For HMM for Review (1st Submittal)
02-13-2026 - D.E. & T.E. Added
03-04-2026 - To HMM for CCR's
03-09-2026 - 2nd Submittal
03-24-2026 - 3rd Submittal

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

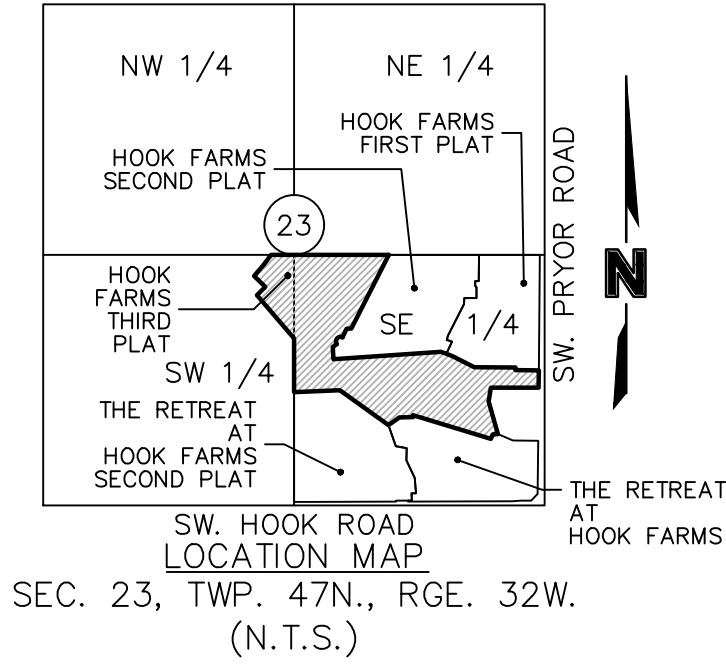
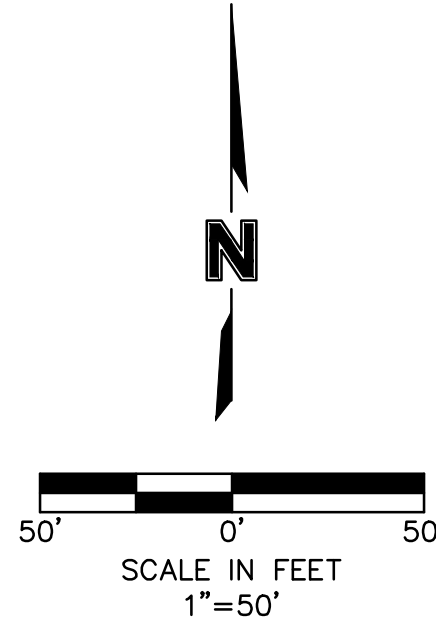
Olsson
Surveying, Inc. - MO 386, KS 114, MO Certificate of Authority 001592
1301 Burlingame St., Suite 100
North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888
www.olsson.com

SHEET
1 of 7

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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



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APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER

APPROVED: _____ DATE _____
TRACY ALBERS
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CHARLES E. TOUZINSKY, III
PLANNING COMMISSION SECRETARY

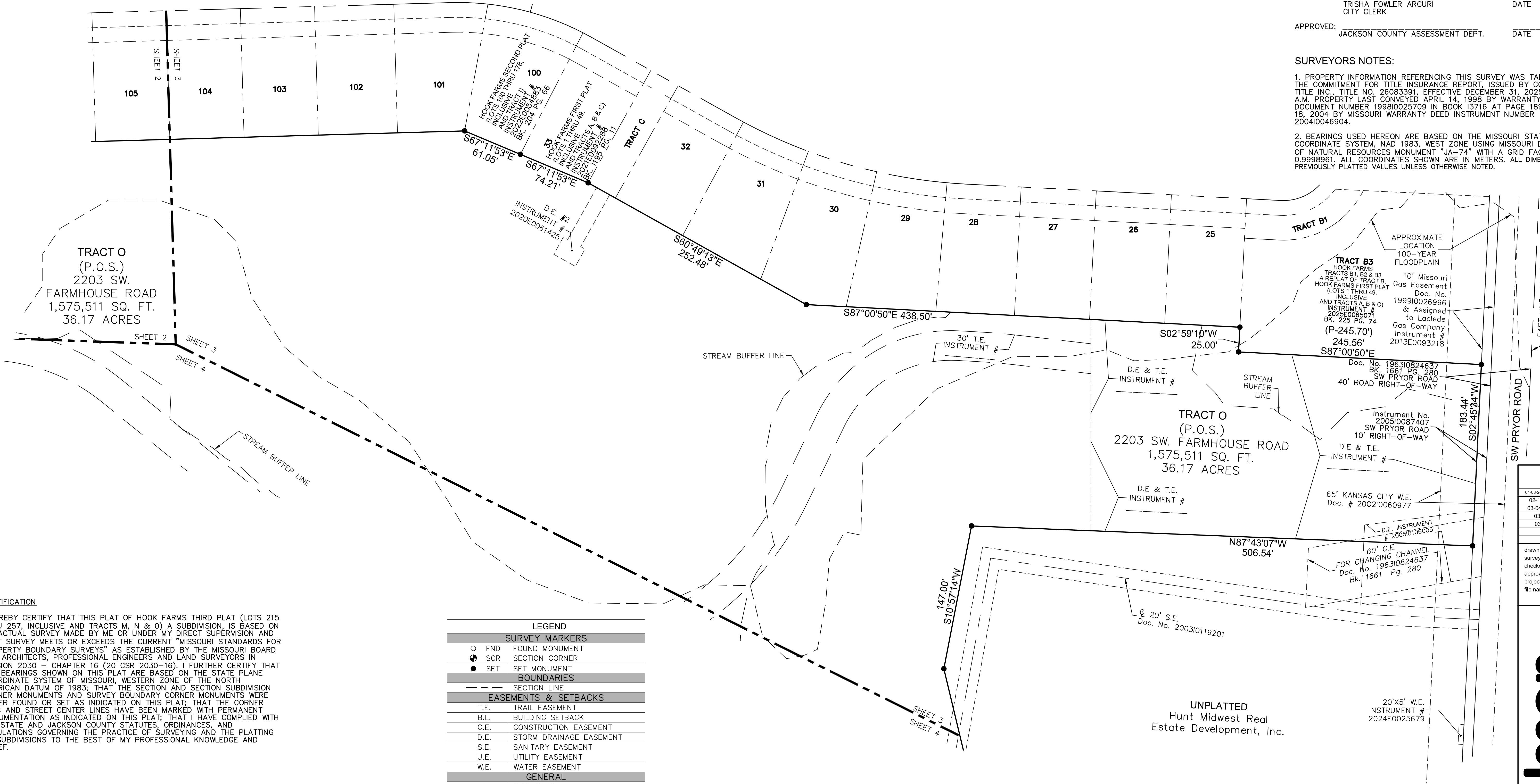
APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
JACKSON COUNTY ASSESSMENT DEPT.

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● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
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R	RADIUS
D	DELTA
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BY: _____
TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC-36
TWISWELL@OLSSON.COM

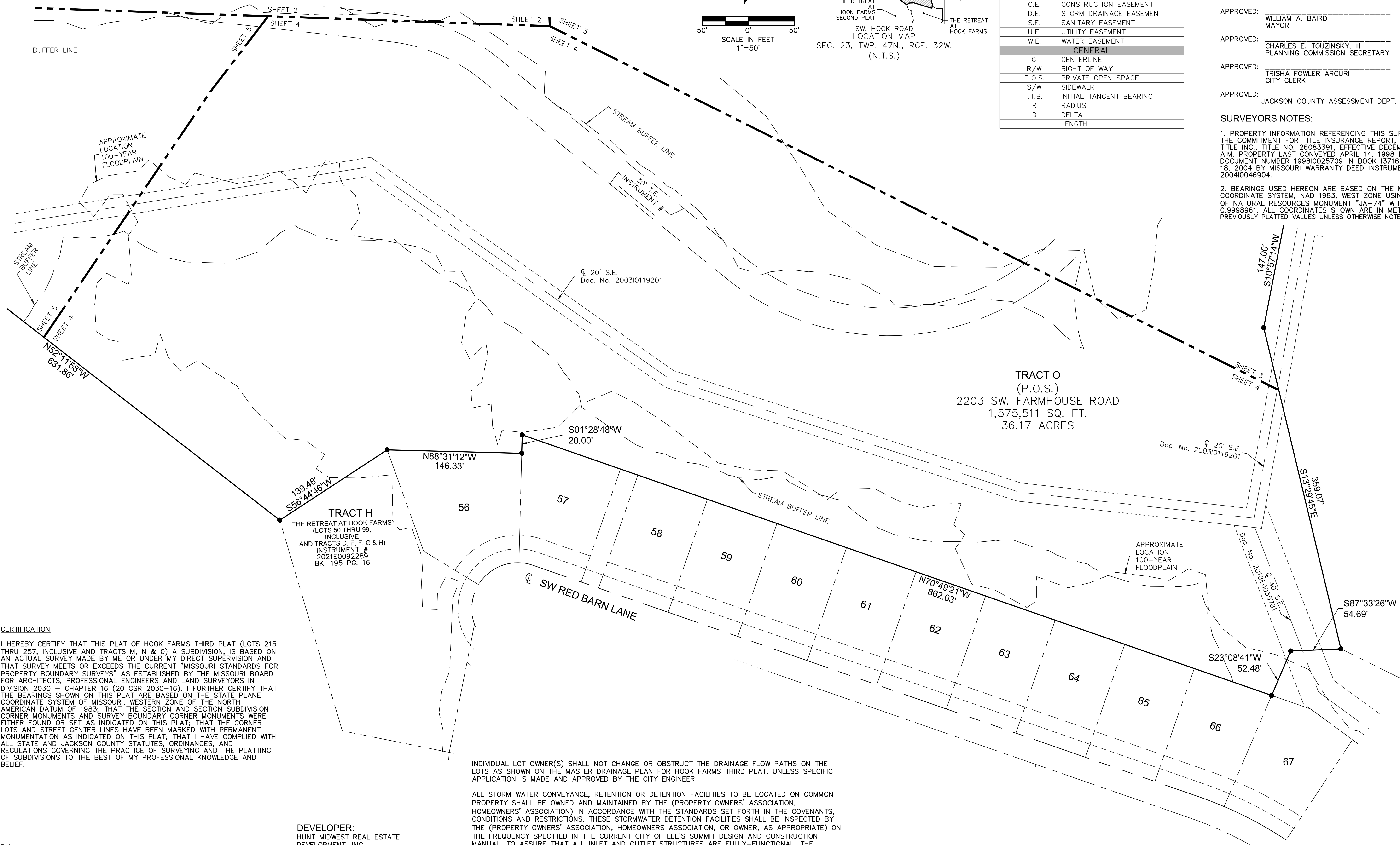
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drawn by: _____ NRW
surveyed by: _____ AHINZ/JH
checked by: _____ TBW
approved by: _____ TBW
project no.: _____ C19-1081
file name: _____ V_PLAT_C194061.DWG

olsson
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CERTIFICATION

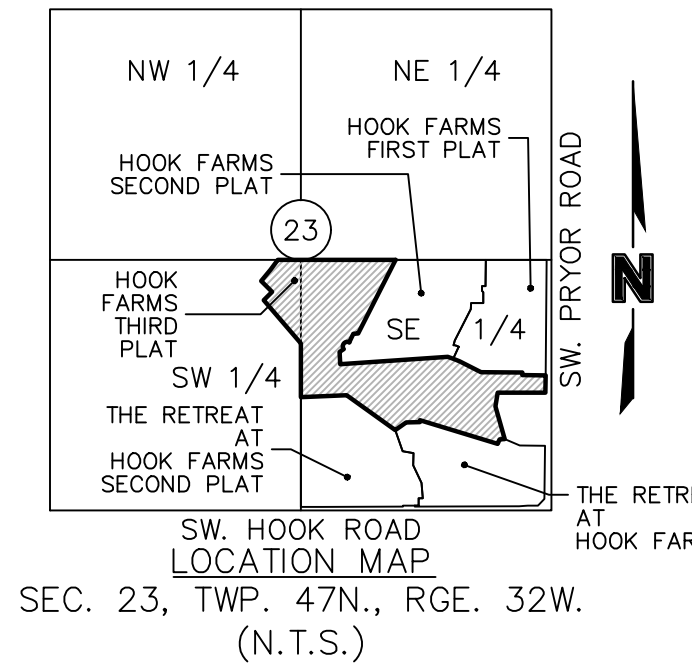
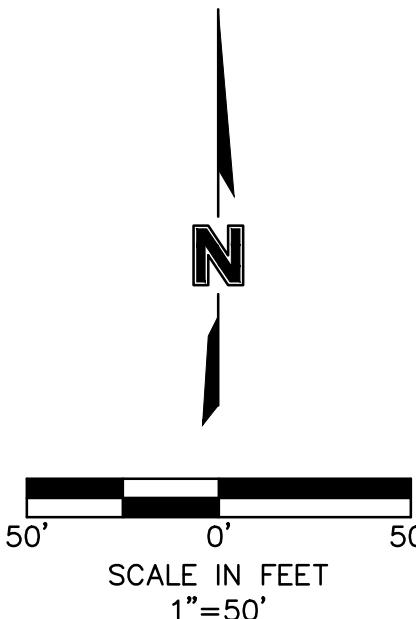
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BY: TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC-366
TWISWELL@OLSSON.COM

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

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MAYOR

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PLANNING COMMISSION SECRETARY

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CITY CLERK

APPROVED: JACKSON COUNTY ASSESSMENT DEPT. DATE _____

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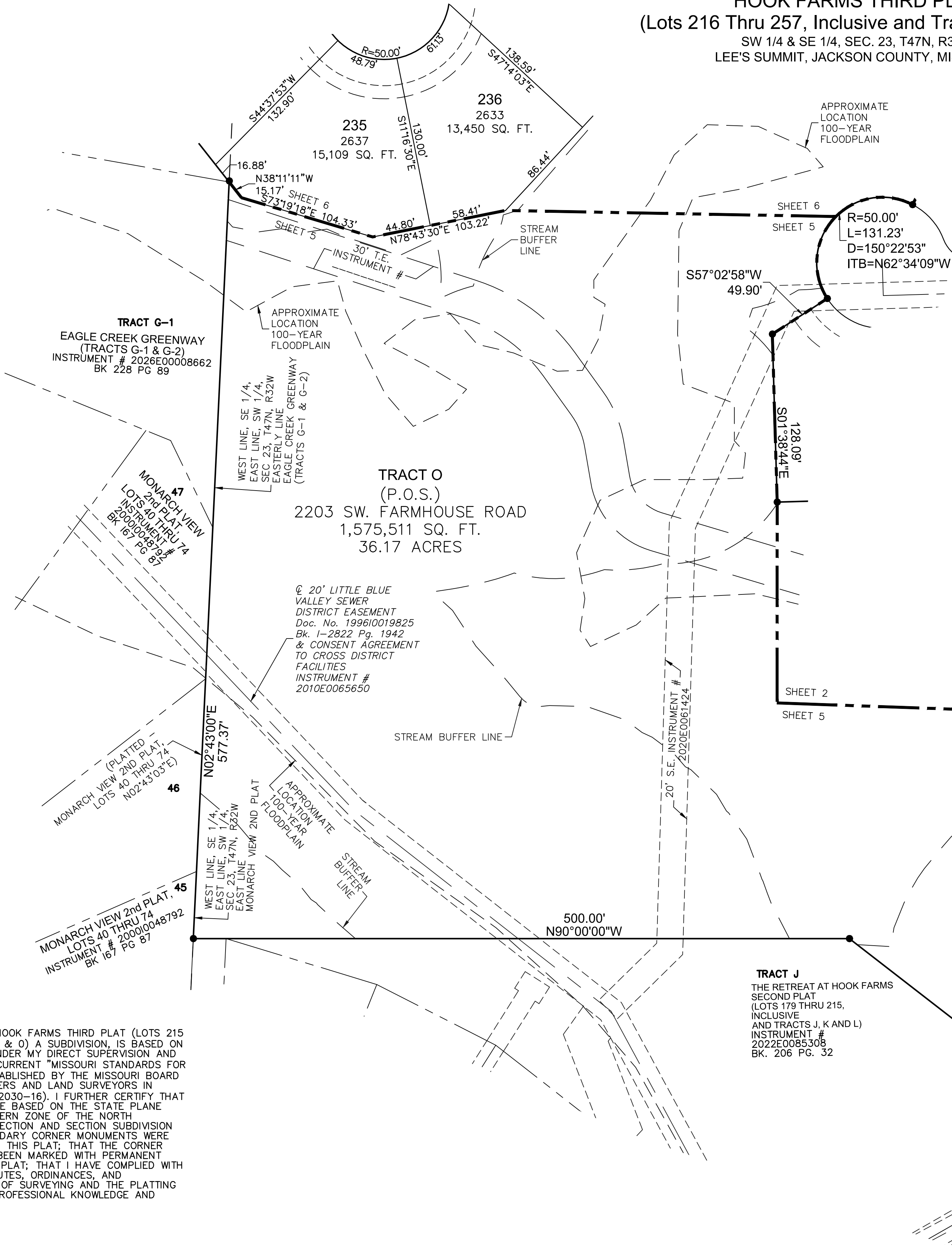
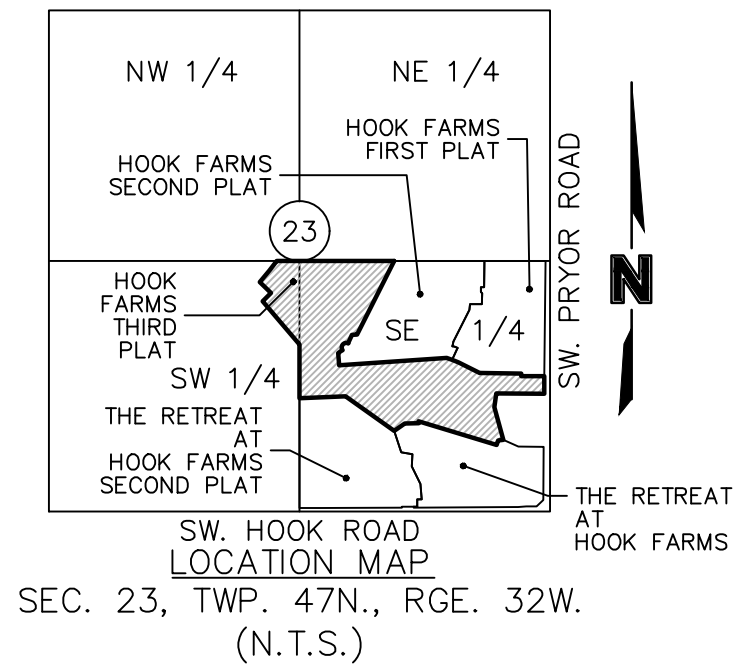
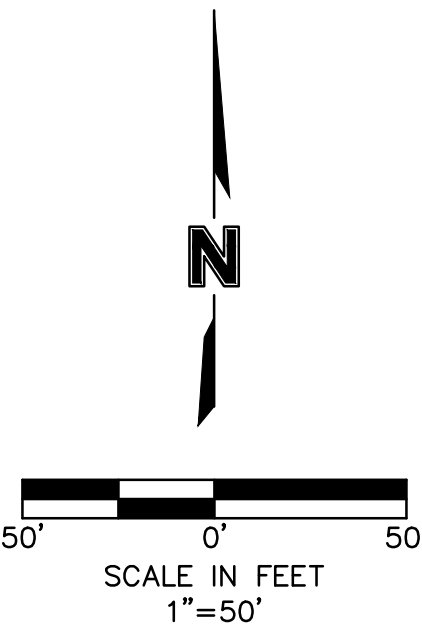
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CERTIFICATION

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.

BY: TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
OLSSON, LC-368
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	
D1-08-2026 - For HMM Review / 1st Submittal	
02-13-2026 - DE & T.E. Added	
03-04-2026 - To HMM for CCR's	
03-09-2026 - 2nd Submittal	
03-24-2026 - 3rd Submittal	
drawn by:	NRW
surveyed by:	AH/NZ/JH
checked by:	TBW
approved by:	TBW
project no.:	C19-4061
file name:	V_PPLAT_C194061.DWG

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

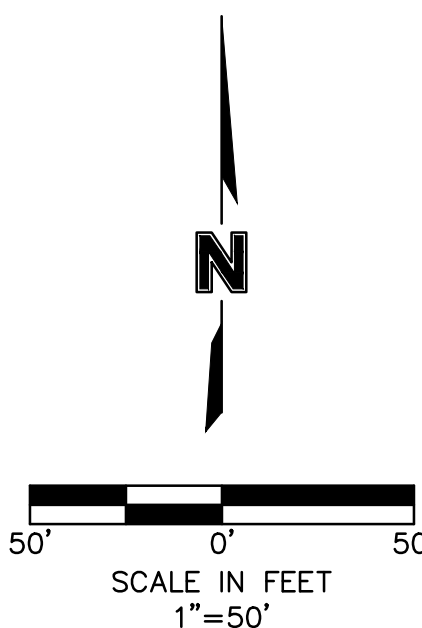
SHEET
5 of 7

APPROVED:	_____ GEORGE M. BINGER III, P.E. CITY ENGINEER	_____ DATE
APPROVED:	_____ TRACY ALBERS DIRECTOR OF DEVELOPMENT SERVICES	_____ DATE
APPROVED:	_____ WILLIAM A. BAIRD MAYOR	_____ DATE
APPROVED:	_____ CHARLES E. TOUZINSKY, III PLANNING COMMISSION SECRETARY	_____ DATE
APPROVED:	_____ TRISHA FOWLER ARCURI CITY CLERK	_____ DATE
APPROVED:	_____ JACKSON COUNTY ASSESSMENT DEPT.	_____ DATE

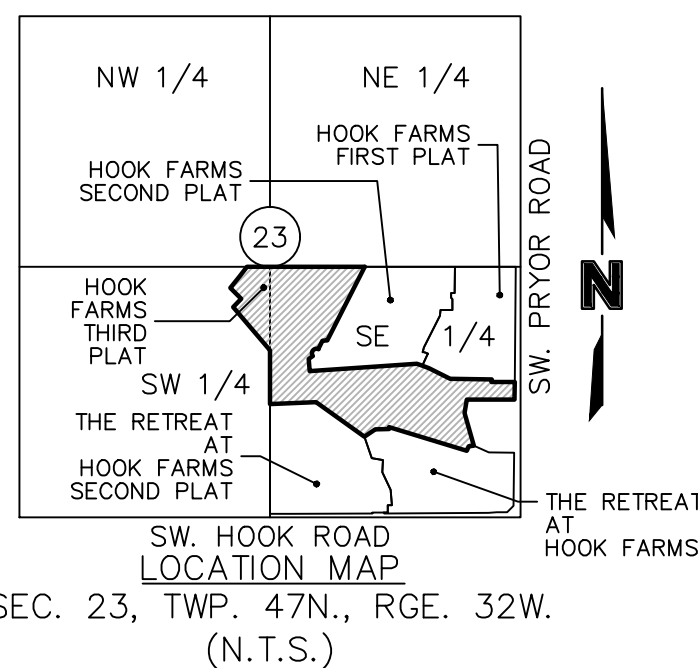
1. PROPERTY INFORMATION REFERRENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY COFFELT LAND TITLE INC., TITLE NO. 26083391, EFFECTIVE DECEMBER 31, 2025 AT 8:00 A.M. PROPERTY LAST VENDOR APRIL 14, 1998 BY WARRANTY DEED DOCUMENT NUMBER 19980025709 IN BOOK 13716 AT PAGE 189 AND MAY 18, 2004 BY MISSOURI WARRANTY DEED INSTRUMENT NUMBER 20040046904.

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.

LINE TABLE		
LINE ID	BEARING	DISTANCE
L219/220	N02°18'36"E	129.48'
L220/221	N02°18'36"E	129.39'
L232/233	S51°47'40"W	156.42'
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'
L248-1	N42°45'57"E	80.00'
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LEGEND	
SURVEY MARKERS	
○	FND FOUND MONUMENT
⊙	SCR SECTION CORNER
●	SET SET MONUMENT
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



I HEREBY CERTIFY THAT THIS PLAT OF HOOK FARMS THIRD PLAT (LOTS 215 THROUGH 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, NORTH ARROW. THE AMERICAN DATUM, 1983. THE 1883 SECTION 36 AND SECTION 37 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; THAT THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: TIMOTHY BLAIR WISWELL, MO PLS NO. 2009000067
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DEVELOPER:
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1881 MAIN STREET SUITE 200
KANSAS CITY, MO 64108
816-455-2500

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 _____ DAY OF _____ 20____ BY ORDINANCE NO. _____

APPROVED: _____ DATE _____
GEORGE M. BINGER III, P.E.
CITY ENGINEER

APPROVED: _____ DATE _____
TRACY ALBERS
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED: _____ DATE _____
WILLIAM A. BAIRD
MAYOR

APPROVED: _____ DATE _____
CHARLES E. TOUZINSKY, III
PLANNING COMMISSION SECRETARY

APPROVED: _____ DATE _____
TRISHA FOWLER ARCURI
CITY CLERK

APPROVED: _____ DATE _____
JACKSON COUNTY ASSESSMENT DEPT.

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, EFFECTIVE DECEMBER 31, 2025 AT 8:00 A.M. PROPERTY LAST CONVEYED APRIL 14, 1998 BY WARRANTY DEED DOCUMENT NUMBER 199810025709 IN BOOK 13716 AT PAGE 189 AND MAY 18, 2004 BY MISSOURI WARRANTY DEED INSTRUMENT NUMBER 20040046904.

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. 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 ARE BEING MAINTAINED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE 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 ASSASSORS 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 MADE 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 AS "TRAIL EASEMENT" (T.E.) OR WITHIN ANY STREET OR THOROUGHFARE, 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.

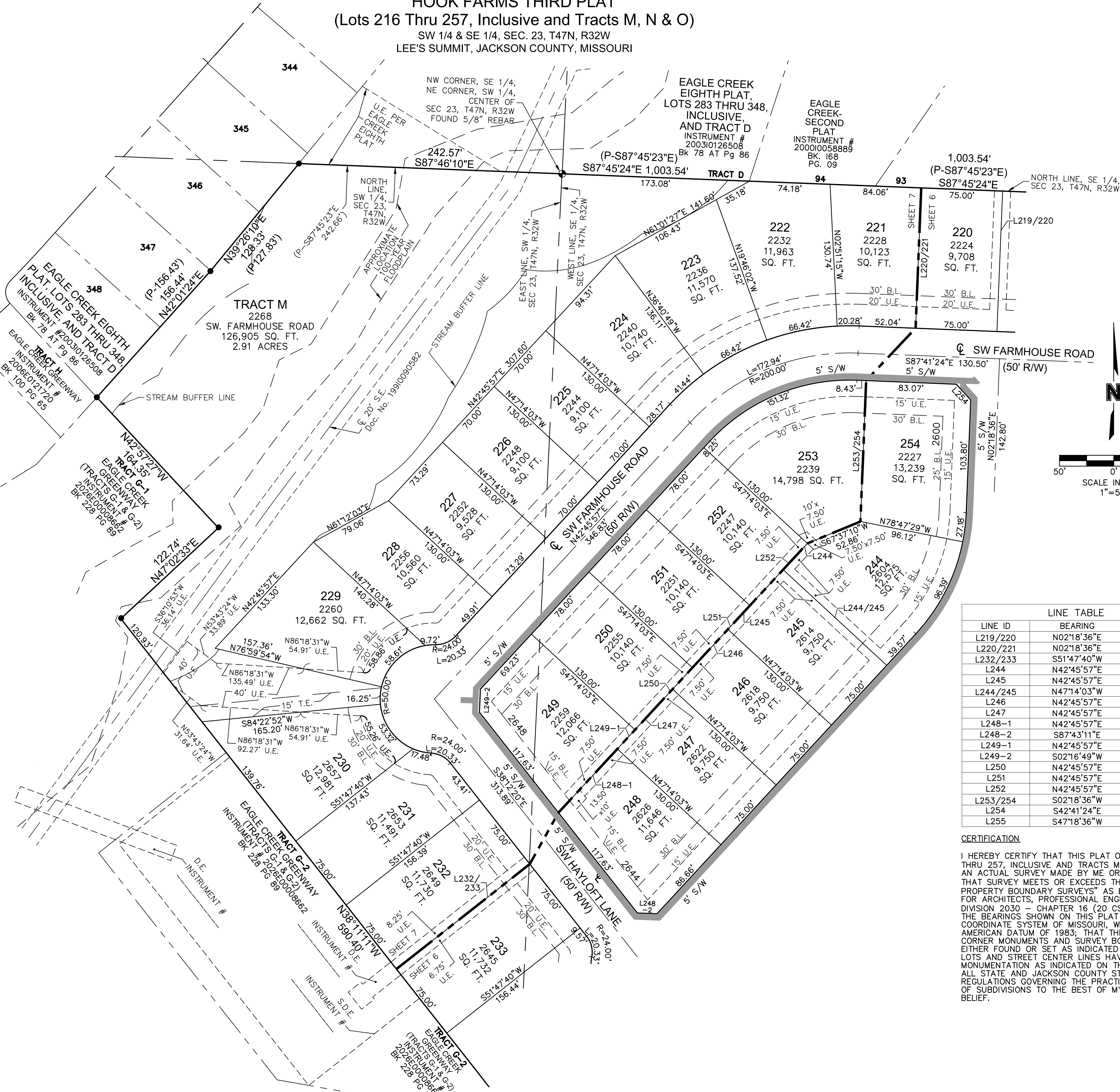
FLOODPLAIN:
ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0531G AND 29095C0418G, REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "ZONE AE" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED 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 AUGUST 30, 2024".

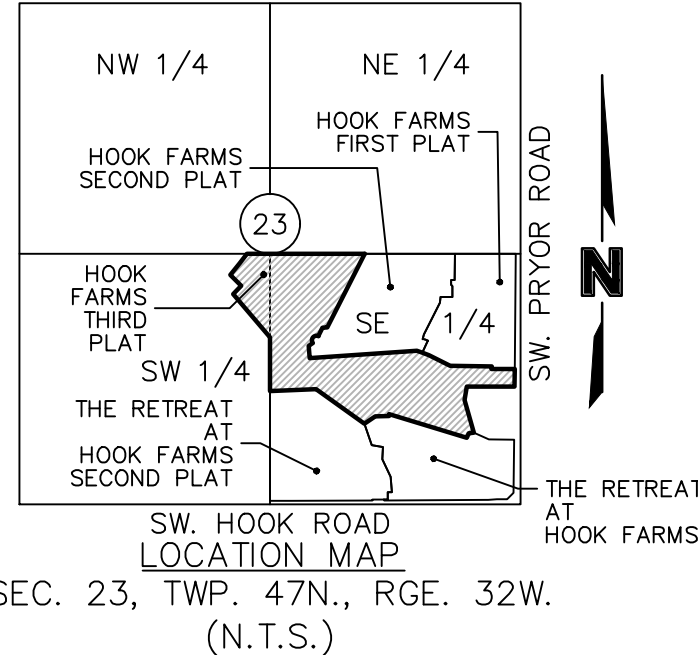
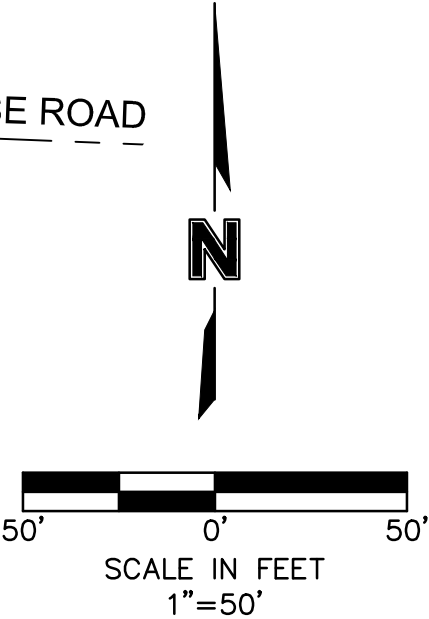
COMMON AREA: TRACT M (2.91 ACRES), TRACT N (1.05 ACRES) AND TRACT O (36.17 ACRES), TRACTS M, N & O IS HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY THE HOOK FARMS HOMES ASSOCIATION.

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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	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
T.E.	TRAIL EASEMENT
B.L.	BUILDING SETBACK
C.E.	CONSTRUCTION EASEMENT
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U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
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03-24-2026 - 3rd Submittal	

drawn by: _____ NRW
surveyed by: _____ AHINZ/JH
checked by: _____ TBW
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project no.: C19-4081
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