

Jones, Dalton

From: Trenton S Ellis <trenton.ellis@evergy.com>
Sent: Friday, August 1, 2025 8:13 AM
To: CSCL URD; Pat Wilson
Cc: Douglas Hinkle; Amber Lenoir; David Hazen
Subject: FW: Bore Request for WORK ORDER D-LSMT M108584775
Attachments: m108584775-1_MAP-TSE.pdf; 20210915_18-017F 2nd pg 2-Plat-out to Evergy.pdf; 2021.07.06-18-017C 2nd-Plat-24x36.pdf; 2021E0045881.pdf

Importance: Low

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Internal Use Only

New Business / Service Center Request – HIGH PRIORITY

For contractor assignment. Customer meeting Monday August 4th at 2:00 P.M. See details below and let me know if you have any questions. Sectionalizer at Winthrop needs moved ASAP, can be switched around and left re-configured for a little while. Customer having issues with city/developer. After discussing this area with the service center, we are going to pick up a few rear lot cable replacements and install out along the roadside in a U/E. The rest can be coordinated organically, but the enclosure at WP1 is of upmost importance.

@Pat Wilson – Please assign all tasks for **M108584775** to Dalton Jones (CELB).

Thanks,

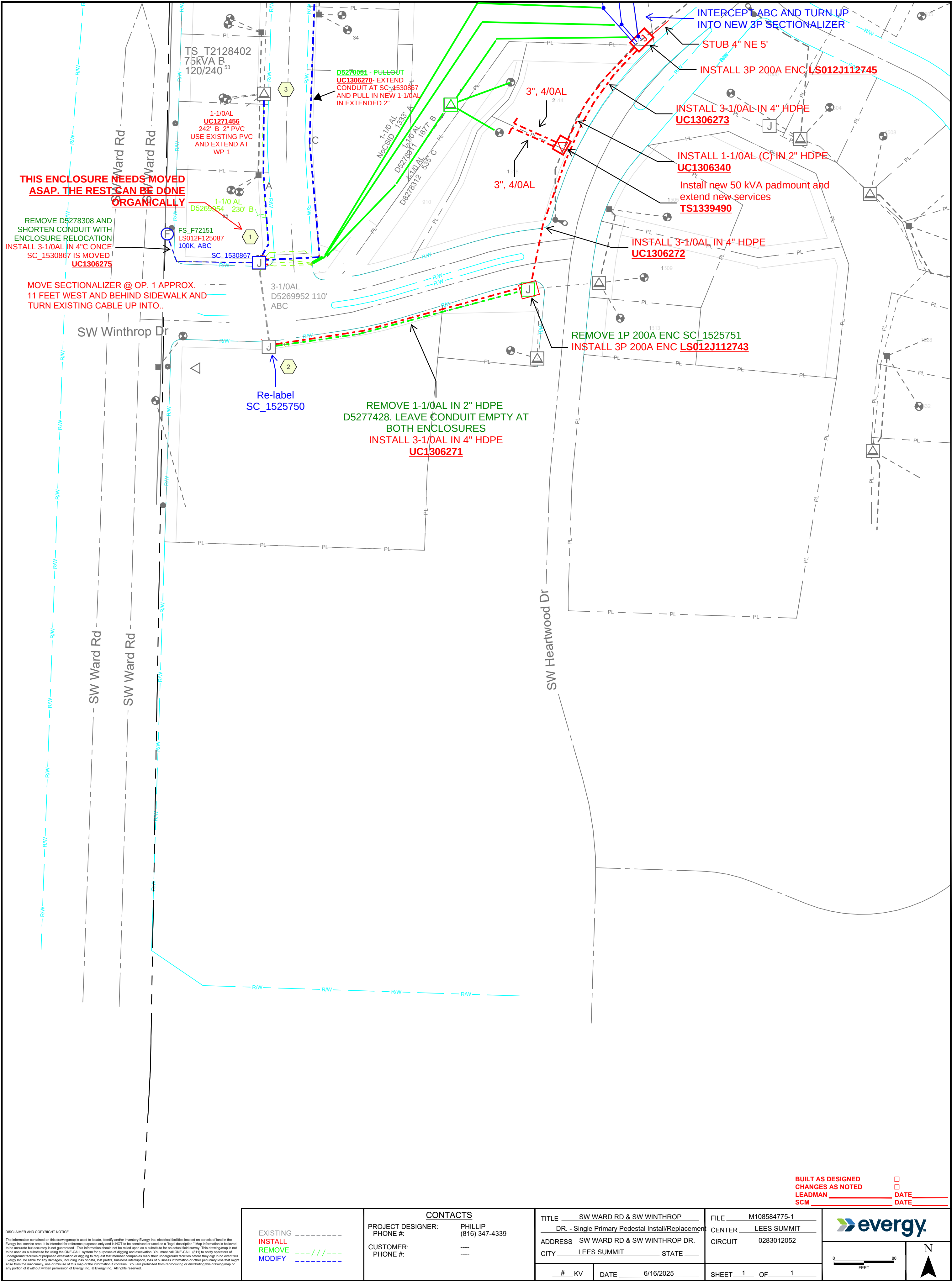
Trenton S. Ellis, E.I.T., FCS
Underground Line Construction Dept. 240
Evergy
trenton.ellis@evergy.com
O: 816-652-1985 **M:** 660-287-2353
evergy.com

CONFIDENTIALITY NOTICE

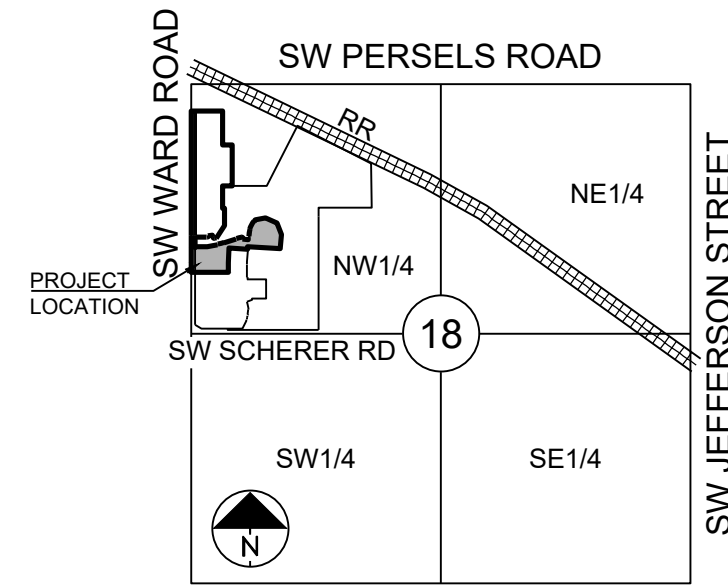
This message and the accompanying documents contain information that belongs to the sender and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, copying, or taking action in reliance on the content of this communication. If you have received this e-mail in error, please notify the sender immediately and destroy the original transmission. Thank you.

From: Phillip Ingram <phillip.ingram@evergy.com>
Sent: Tuesday, July 29, 2025 3:13 PM
To: 240 Underground Construction <240UndergroundConstruction@evergy.com>
Cc: 240 Underground Construction <240UndergroundConstruction@evergy.com>; Phillip Ingram <phillip.ingram@evergy.com>
Subject: Bore Request for WORK ORDER D-LSMT M108584775
Importance: Low

Bore Request Initiator: Phillip Ingram
Cable Replacement Priority: Routine
Work Order: M108584775
Priority: 7
Business Unit: GMO
Operating Unit: 20105
Account: 184001
Resource: 1100
Dept: 292
Project ID: M108584775
Bore Type: New-Bid
Design Required: N
Bore Address: SW WARD RD & SW WINTHROP DR. LEES SUMMIT
Brief Description: See detailed design.
Work Required: Conduit+cable+splice/terminate
New Conduit Size: Refer to Design
New Cable Size: Refer to Design
Estimated Total Length (ft): 1500
Circuit Number: 0283012052
Existing Cable Number: Multiple, Direct Buried
New Cable Number: Refer to Design
Energization Date (new business only): 8/22/2025



FINAL PLAT OF
WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 59 AND TRACTS A2 THRU E2
A REPLAT OF ALL OF FREEMAN ADDITION AND PART OF HEARTWOOD DRIVE AND WINTHROP DRIVE AS PLATTED IN "WOODLAND GLEN 1ST ADDITION,
AND PART OF THE NW 1/4 OF SEC. 18-47-31ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 18-47-31

LOCATION MAP
SCALE 1" = 2000'

LOT #	AREA (SF)
56	14,550.77
57	14,938.32
58	11,509.19
59	12,638.75
R/W HEARTWOOD	5,922.46
TRACT D2	100,024.10
TRACT E2	51,089.34

DESCRIPTION:

A Replat of all of "FREEMAN ADDITION", a subdivision of land recorded in book 26 at page 58 and a Replat of part of SW Heartwood Drive and SW Winthrop Drive right of ways as platted in "WOODLAND GLEN 1ST ADDITION, LOTS 1 THRU 33, BLOCKS 1 THRU 6 AND TRACTS A THRU L" a subdivision of land recorded by document number 20020011654 and part of the Northwest Quarter of Section 18, Township 47 North, Range 31 West, all in the City of Lee's Summit, Jackson County, Missouri, together being more particularly described as follows:

Commencing at the Northwest corner of the said Northwest Quarter; thence South 02 degrees 35 minutes 57 seconds West, along the West line of the said Northwest Quarter, a distance of 39.67 feet to the Northeast corner of the Northeast Quarter of Section 13, Township 47 North, Range 32 West; thence South 02 degrees 48 minutes 07 seconds West, along the West line of said Northwest Quarter, a distance of 260.41 feet to the Point of Beginning; thence South 87 degrees 29 minutes 29 seconds East, a distance of 330.00 feet to a point on the West line of Lot 1, SOUTH TERMINAL LOT 1, a subdivision of land in the said City of Lee's Summit; thence along the West line of said Lot 1 for the following three courses, South 02 degrees 48 minutes 07 seconds West, a distance of 349.87 feet; thence South 87 degrees 27 minutes 23 seconds East, a distance of 100.00 feet; thence South 02 degrees 48 minutes 07 seconds West, a distance of 430.49 feet to the Southwest corner of said Lot 1, said point being on the North line of Tract K, WOODLAND GLEN 1ST ADDITION, LOTS 1 THRU 33, BLOCKS 1 THRU 6 AND TRACTS A THRU L; thence along the Northwestern line of said WOODLAND GLEN 1ST ADDITION for the following twelve courses, North 87 degrees 27 minutes 36 seconds West, a distance of 100.00 feet; thence South 02 degrees 48 minutes 07 seconds West, a distance of 229.51 feet; thence South 87 degrees 27 minutes 23 seconds East, a distance of 20.00 feet; thence South 02 degrees 48 minutes 07 seconds West, a distance of 182.60 feet; thence South 36 degrees 40 minutes 08 seconds West, a distance of 157.16 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 82 degrees 40 minutes 22 seconds West, a radius of 415.00 feet, a central angle of 02 degrees 50 minutes 30 seconds and an arc length of 20.58 feet to a point of compound curvature; thence along a curve to the right having an initial tangent bearing of South 85 degrees 30 minutes 52 seconds West, a radius of 14.00 feet, a central angle of 91 degrees 42 minutes 51 seconds and an arc length of 22.41 feet; thence North 02 degrees 46 minutes 17 seconds West, a distance of 22.42 feet; thence South 87 degrees 13 minutes 43 seconds West, a distance of 50.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 02 degrees 46 minutes 17 seconds East, a radius of 14.00 feet, a central angle of 95 degrees 33 minutes 03 seconds and an arc length of 23.35 feet; thence North 87 degrees 13 minutes 14 seconds West, a distance of 106.49 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 14.00 feet, a central angle of 90 degrees 01 minutes 11 seconds and an arc length of 22.00 feet; thence deviating from the Northwestern line of said WOODLAND GLEN 1ST ADDITION South 02 degrees 48 minutes 07 seconds West, a distance of 128.00 feet to a corner point on SW Winthrop Drive right of way of said WOODLAND GLEN 1ST ADDITION; thence along the West line of said WOODLAND GLEN 1ST ADDITION for the following eight courses, along a curve to the right having an initial tangent bearing of North 02 degrees 48 minutes 07 seconds East, a radius of 14.00 feet, a central angle of 89 degrees 59 minutes 39 seconds and an arc length of 21.99 feet; thence South 87 degrees 13 minutes 14 seconds East, a distance of 113.35 feet; thence North 82 degrees 27 minutes 53 seconds East, a distance of 110.79 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 485.00 feet, a central angle of 08 degrees 06 minutes 13 seconds and an arc length of 68.60 feet; thence North 74 degrees 21 minutes 41 seconds East, a distance of 131.12 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 415.00 feet, a central angle of 07 degrees 31 minutes 20 seconds and an arc length of 54.49 feet to a point of compound curvature; thence along a curve to the right, having an initial tangent bearing of North 81 degrees 52 minutes 55 seconds East, a radius of 14.00 feet, a central angle of 104 degrees 26 minutes 27 seconds and an arc length of 25.52 feet; thence South 83 degrees 40 minutes 45 seconds East, a distance of 60.00 feet to a corner point on the East right of way of SW Heartwood Drive as platted in said WOODLAND GLEN 1ST ADDITION; thence North 06 degrees 19 minutes 15 seconds East, a distance of 28.29 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 420.00 feet, a central angle of 10 degrees 06 minutes 17 seconds and an arc length of 74.07 feet to a point of compound curvature; thence along a curve to the right having an initial tangent bearing of North 18 degrees 43 minutes 36 seconds East, a radius of 238.00 feet, a central angle of 23 degrees 24 minutes 20 seconds and an arc length of 97.22 feet to a point of tangent on the said East right of way of SW Heartwood Drive; thence North 42 degrees 07 minutes 56 seconds East, along the said East right of way a distance of 21.76 feet to the Westernmost corner of Tract G of said WOODLAND GLEN 1ST ADDITION; thence along the West line of said Tract G for the following four courses, North 81 degrees 10 minutes 58 seconds East, a distance of 109.97 feet; thence South 63 degrees 30 minutes 39 seconds East, a distance of 129.32 feet; thence South 19 degrees 01 minutes 51 seconds East, a distance of 129.15 feet; thence South 02 degrees 48 minutes 07 seconds West, a distance of 151.92 feet; thence North 83 degrees 40 minutes 45 seconds West, a distance of 338.97 feet; thence South 06 degrees 19 minutes 15 seconds West, a distance of 21.98 feet; thence North 83 degrees 40 minutes 45 seconds West, a distance of 193.78 feet; thence South 06 degrees 19 minutes 15 seconds West, a distance of 153.39 feet; thence South 02 degrees 48 minutes 07 seconds East, a distance of 103.85 feet; thence North 87 degrees 11 minutes 53 seconds West, a distance of 387.39 feet to a point on the West line of said Northwest Quarter; thence North 02 degrees 48 minutes 07 seconds East, along the West line of said Northwest Quarter a distance of 1679.36 feet to the Point of Beginning, and containing 16,1106 acres, more or less.

MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-142
GRID FACTOR 0.9998974
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-142 991162.56 2818104.75

COORDINATE LIST		
Point #	Northing	Easting
18	992355.8888	2818262.5234
19	992369.1833	2818277.1853
20	992363.6911	2818390.4071
21	992378.2198	2818500.2343
22	992391.9859	2818567.3806
23	992427.3332	2818693.6520
24	992438.5393	2818746.9323
25	992423.1381	2818762.8238
26	992416.5324	2818822.4590
27	992444.6495	2818825.5736
28	992517.1733	2818840.1617
29	992600.4236	2818889.0618
30	992616.5608	2818903.6594
31	992633.4173	2819012.3298
32	992575.7369	2819128.0736
33	992453.6458	2819170.1864
34	992302.9521	2819150.9230
35	992340.2715	2818814.0117
36	992318.4248	2818811.5918
37	992339.7597	2818818.9850
38	992187.3052	2818602.0978
39	992083.5800	2818596.9975
40	992102.5168	2818210.0749

LEGEND:

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-8859-F CAP SEE SURVEY NOTE #2
- SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR
- BL - BUILDING LINE
- G/E - GAS LINE EASEMENT
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT LINES
- - - 5' SIDEWALK "S/W"
- (####) - LOT NUMERICAL ADDRESS

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN OCTOBER, 2019 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David Allen Rinne, P.L.S.
MOW PLS-2014000198

DEVELOPER:
ABP FUNDING LLC
930 SW SCHERER RD
LEE'S SUMMIT, MO 64081

SHEET 2: LOTS 56-59, TRACTS D2 & E2



Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F
SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	05-18-20
DRAWN BY	JWT
CHECKED BY	AR
PROJ. NO.	18-017

FINAL PLAT OF
WOODLAND GLEN
2ND PLAT
SHEET NO. 2 of 2

FINAL PLAT OF

WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 59 AND TRACTS A2 THRU E2

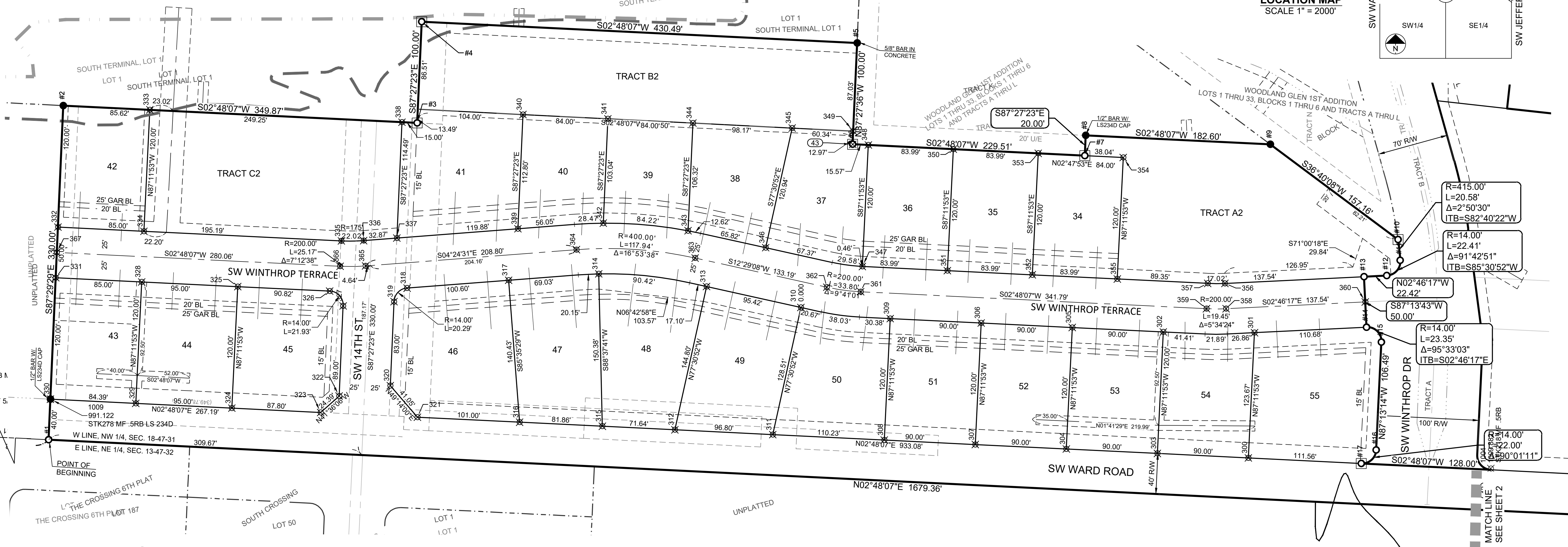
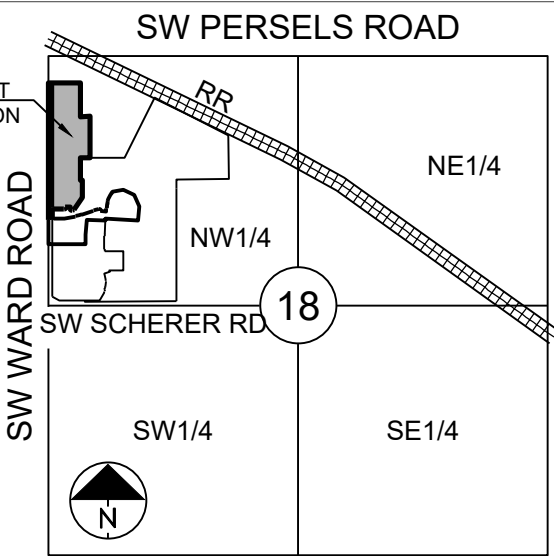
A REPLAT OF ALL OF FREEMAN ADDITION AND PART OF HEARTWOOD DRIVE AND WINTHROP DRIVE AS PLATTED IN "WOODLAND GLEN 1ST ADDITION,
AND PART OF THE NW 1/4 OF SEC. 18-47-31ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LOT #	AREA (SF)
34	10,079.08
35	10,078.98
36	10,078.97
37	10,828.90
38	9,955.27
39	8,675.85
40	9,033.57
41	14,124.53
42	10,236.63
43	10,163.29
44	11,400.00
45	12,412.94
46	15,565.15
47	12,420.47
48	13,349.67
49	13,039.45
50	12,143.63
51	10,800.00
52	10,800.00
53	10,800.00
54	10,871.05
55	16,199.49
TRACT A2	32,056.16
TRACT B2	37,354.17
TRACT C2	29,818.97

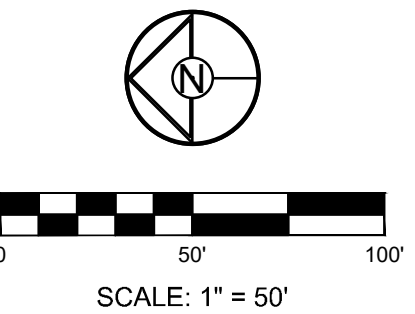
SECTION 18-47-31

LOCATION MAP

SCALE 1" = 2000'



MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-142
GRID FACTOR 0.9998974
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-142 991162.56 2818104.75



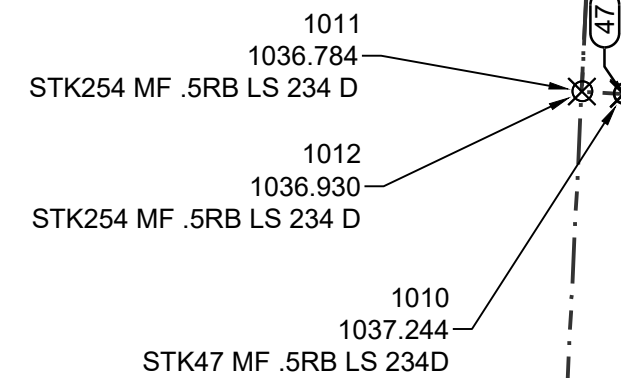
LEGEND:

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-8859-F CAP SEE SURVEY NOTE #2
- SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR
- BL - BUILDING LINE
- G/E - GAS LINE EASEMENT
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- - - EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT LINES
- - - 5' SIDEWALK "S/W"
- (####) - LOT NUMERICAL ADDRESS

SURVEYORS NOTES:

- The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.99990164.
- Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curbs are notched at the prolongation of each interior lot line.
- FLOOD NOTE: A portion of this Property lies within OTHER FLOOD AREAS, ZONE X, defined as (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) and shown hereon scaled from the FIRM MAP No. 29095C0419G, Revised January 20, 2017. The remainder of the property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- GAS AND OIL WELL NOTE: Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.

Point #	Northing	Easting
1	993779.8728	2818292.1684
2	993765.4288	2818621.8521
3	993415.9743	2818604.7490
4	993411.5363	2818704.6505
5	992981.5573	2818683.6064
6	992985.9890	2818583.7046
7	992756.7571	2818572.4855
8	992755.8695	2818592.4658
9	992573.4885	2818583.5397
10	992447.4305	2818489.6853
11	992445.3127	2818469.2140
12	992458.5929	2818454.1354
13	992480.9842	2818453.0515
14	992478.5666	2818403.1100
15	992463.9062	2818388.4475
16	992469.0699	2818282.0850
17	992483.7378	2818268.7806



PROJECT BM EL=1036.41

Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F
SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	1-09-2020
DRAWN BY	JWT
CHECKED BY	AR
PROJ. NO.	18-017

FINAL PLAT OF
WOODLAND GLEN
2ND PLAT

SHEET NO. 1 of 2

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

04/28/2021 12:16 PM

NON-STANDARD FEE: EXEMPT FEE: \$66.00 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2021E0045881

Book: 192 Page: 67

Anissia Manuleleua, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Anissia Manuleleua
Recorder of Deeds

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

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.

**Division of Finance – Collection Department**

Jackson County, MO

Tax Certificate415 E 12th Street

Kansas City, MO 64106

Taxpayer Services: (816) 881-3232

Business Taxes: (816) 881-3186

INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the GIS Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description: (RTS or Sub)

WOODLAND GLEN 1ST ADDITION BLOCK 1 LOTS 1 & 2 TRACT NCurrent Parcel ID: 61-920-02-19-00-0-00-000Years: 2018 - 2020GIS Staff: Vincent BriceDate: 01/08/2021**PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT**

Return to GIS Department if unable to follow payment history back three (3) years. Attach document if paid. Attach bill if taxes due.

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2018	0.00	11/3/2020	Annette Hatton
2019	0.00	12/15/2020	Annette Hatton
2020	0.00	12/15/2020	Annette Hatton

PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2018,2019,2020 and all prior years for the above described property.)

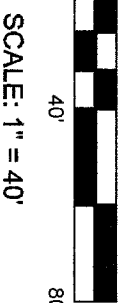
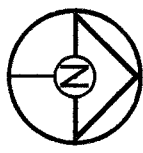
Date: 4/27/2020Supervisor: Annette Hatton

FINAL PLAT OF
WOODLAND GLEN, 1ST ADDITION, BLOCK 1, LOTS 1 AND 2 AND TRACT N
A REPLAT OF ALL OF BLOCK 1 AS PLATTED IN "WOODLAND GLEN 1ST ADDITION LOTS 1 THRU 33, BLOCKS 1 THRU 6 AND TRACTS A THRU L"
IN THE NW 1/4 OF SEC. 18-47-31 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Filed for Record this day of
April, 2021
At 12:19 O'clock PM Minutes
Recorded in Book 1192 At Page 45381
Instrument 11 after 2021E0045881
By CLM/ARL Recorder of Records
Deputy
Recorder's Fee \$ 66.00

LOT #	AREA (SF)
LOT 1	20,444.93
LOT 2	16,908.42
TRACT N	18,993.56

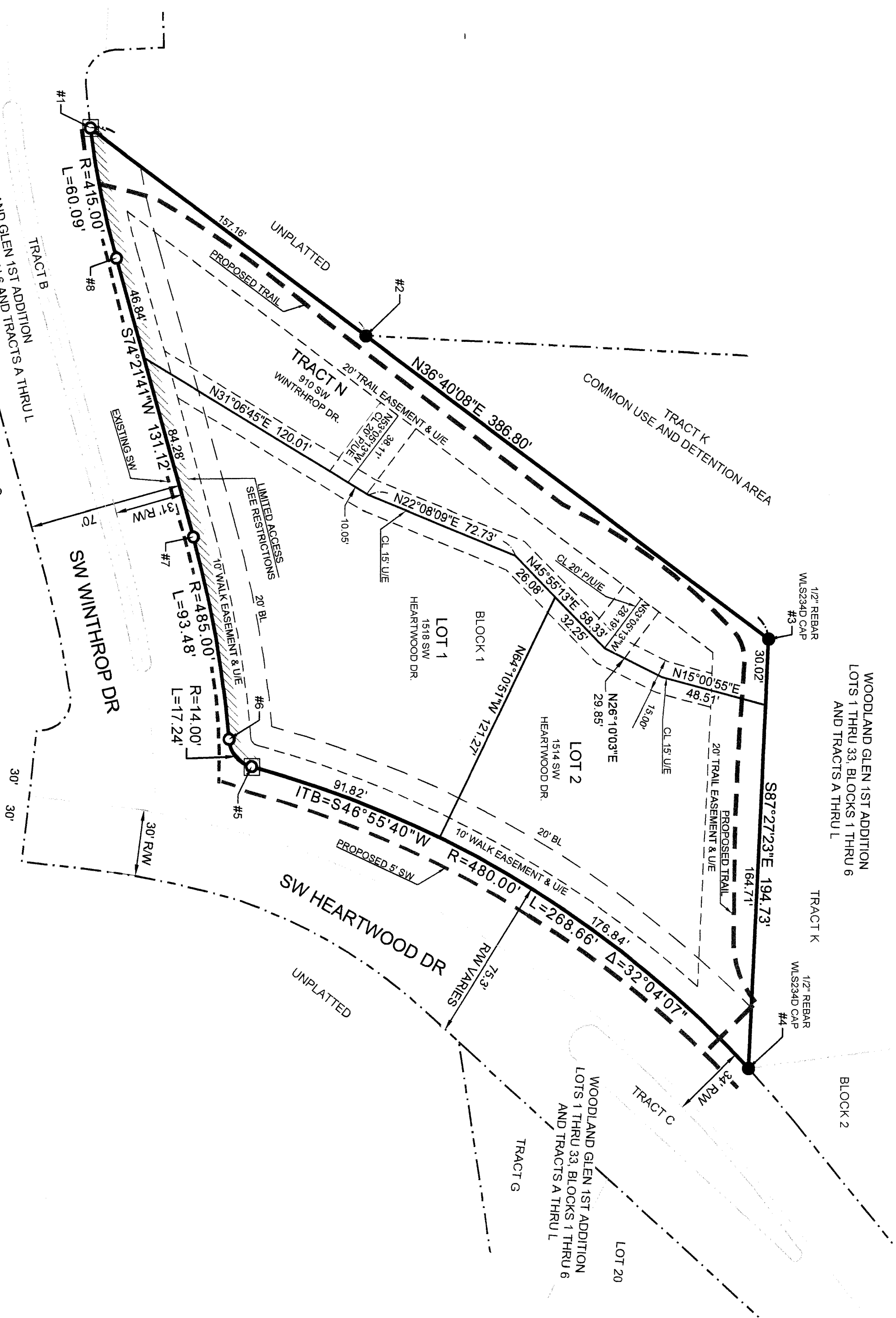
SIDE & REAR SETBACKS:
MINIMUM SIDE YARD SETBACK = 10 FEET
MINIMUM REAR YARD SETBACK = 20 FEET



MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE,
2003 ADJUSTMENT
REFERENCE MONUMENT: JA-142
GRID FACTOR 0.998974
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-142 99162.56 2818104.75

Point #	Northing	Easting
1	992447.4361	2818489.8861
2	992573.4885	2818683.5397
3	992767.6884	2818720.6791
4	992749.0462	2818915.2189
5	992521.5014	2818779.0717
6	992511.1386	2818766.6617
7	992494.7419	2818674.7822
8	992459.3961	2818548.5161

- LEGEND:**
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - SEE SURVEY NO. WLS-9889-F CAP SET 2" ALUMINUM CAP W/ MO. LS2002200889 IN 4" MIN. DIAMETER CONCRETE
 - BL - BUILDING LINE
 - RIGHT-OF-WAY
 - R/W - UTILITY EASEMENT
 - EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT LINES
 - 5' SIDEWALK 'SW'



OWNERSHIP AFFIDAVIT:

I, John Dugan, Manager of ABERDEEN PARTNERS, LLC, a Kansas Corporation, who being duly sworn, upon his oath, does state that he is the part owner of the property legally described in the proposed plat, titled "WOODLAND GLEN, 1ST ADDITION, BLOCK 1, LOTS 1 AND 2 AND TRACT N", and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this 25 day of February, 2021
Print Name John Dugan

Subscribed and sworn to before me this 25 day of February, 2021
Notary Public
Patricia L. Stout
Print Name
My Commission Expires: 11/15/24

DESCRIPTION:

A replat of all of Block 1 as platted in "WOODLAND GLEN 1ST ADDITION, BLOCKS 1 THRU 6 AND TRACTS A THRU L," a subdivision of land recorded by document number 200210011654 in the Northwest Quarter of Section 18, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri and containing 1,2935 acres, more or less.

DEDICATIONS:

The undersigned owners of the property described herein have caused the same to be subdivided in the manner shown on this plat and the property shall hereafter be known as "WOODLAND GLEN, 1ST ADDITION, BLOCK 1, LOTS 1 AND 2 AND TRACT N". Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Easements. An easement or license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct and maintain, or to authorize the location, construction and maintenance of poles, wires, anchors, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channels, 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 Easements" (UE) or within any street or thoroughfare dedicated to public use on this plat.

An easement or license is hereby granted to the Owners of Lots 1 & 2 across Tract N to locate, reconstruct and maintain, or authorize the location, reconstruction or maintenance and use of private sanitary sewer service lines and structures upon, over and under the areas outlined and designated on this plat as "PRIVATE UTILITY EASEMENT" or "PUE".

Sidewalk Easements. An easement or license is hereby dedicated to the City of Lee's Summit, Missouri, to construct and maintain, or to authorize the location, construction and maintenance within any street or thoroughfare dedicated to public use on this plat.

Trail Easements. An easement or license is hereby dedicated to the Home Owners' Association, or assigns, to construct and maintain, or to authorize the location, construction and maintenance of trails upon those areas outlined or designated on this plat as Common Use Areas. Trails damaged by utility repairs to be reconstructed and replaced by the Home Owners' Association.

Grantee, on behalf of themselves, their heirs, assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including Missouri Revised Statutes (RS.Mo. (2006)) any right to request restoration of rights previously transferred and vacation of the easements herein granted.

Building Lines. Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

NOTE:
TRAILS TO BE CONSTRUCTED IN FREE STYLE FORM, WITHIN EASEMENT
PROVIDED, AS APPROXIMATELY SHOWN.

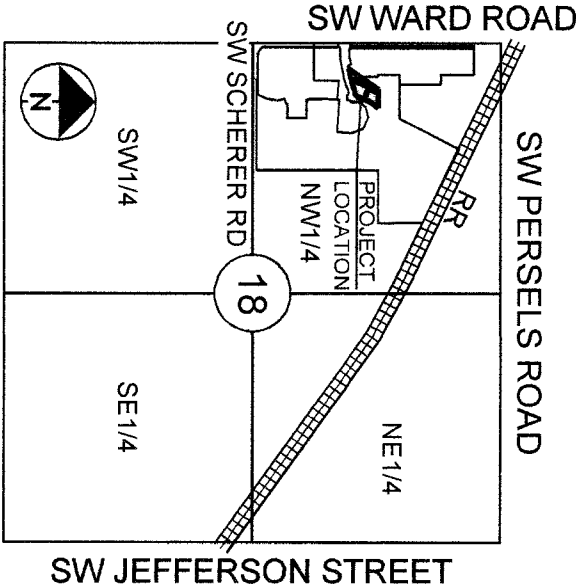
This is to certify that the within plat of WOODLAND GLEN, 1ST ADDITION, BLOCK 1, LOTS 1 AND 2 AND TRACT N" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this 25 day of February, 2021, by Ordinance No. 9074.

William A. Baird, Mayor
Date 3/4/21
John Lovell, Planning Commission Sec.
Date 2/22/21

Julia John Gowan, City Clerk
Date 3-4-21
George M. Engler, III, P.E. - City Engineer
Date 2/19/2021
Ryan A. Egan, P.E. - Director of Development Services
Date 2-23-2021
Jackson County Assessor/CIS Dept.
Date 2/26/2021

SURVEYORS NOTES:

- The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.998974.
- Monuments used in the survey are as follows: 1/2" rebar with caps will be set as shown and at all lot corners. Cuts are noticed at the prolongation of each interior lot line.
- FLOOD NOTE: This Property lies within Flood Zone X, defined as (areas determined to be outside the 0.2% annual chance floodplain.) Base on the FIRM MAP No. 15010C0210011654 dated May 20, 2010. The geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.



SECTION 18-47-31
LOCATION MAP
SCALE 1" = 2000'

RESTRICTIONS:

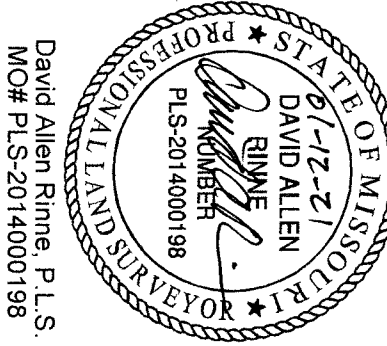
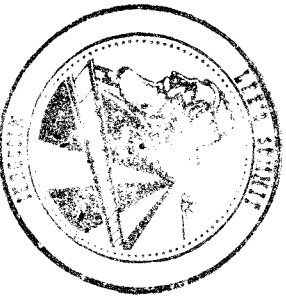
The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions which instruments are recorded in the public records of Jackson County, Missouri, and which shall hereby become a part of the dedication of this plat as though set forth herein.

DRAINAGE NOTE: Individual lot owners shall not change or obstruct the drainage flow lines on the lots as shown by the MASTER DRAINAGE PLAN for WOODLAND GLEN, unless specific application is made and approved by the city engineer.

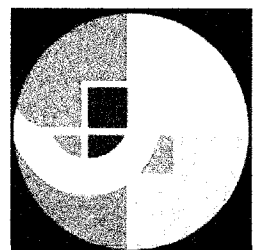
Tract N is common area and are to be owned and maintained by the WOODLAND GLEN HOMES ASSOCIATION, INC. During the period in which the developer maintains the common area, the board of directors of the association shall have the right to control and maintain the common area, and the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners association.

All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions, and Restrictions associated with this development for requirements.

Limited Access. No driveways for lots or tracts will be allowed to access SW Winthrop Drive.



OWNER/DEVELOPER:
ABERDEEN PARTNERS, LLC
510 W. 17th St., STE 200
OVERLAND PARK, KS 66210



SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE 01-07-2021
DRAWN BY JMT
CHECKED BY AR
PROJ. NO. 20-199
FINAL PLAT OF
WOODLAND GLEN, 1ST ADDITION
BLOCK 1, LOTS 1 AND 2 AND TRACT N
SHEET NO. 1