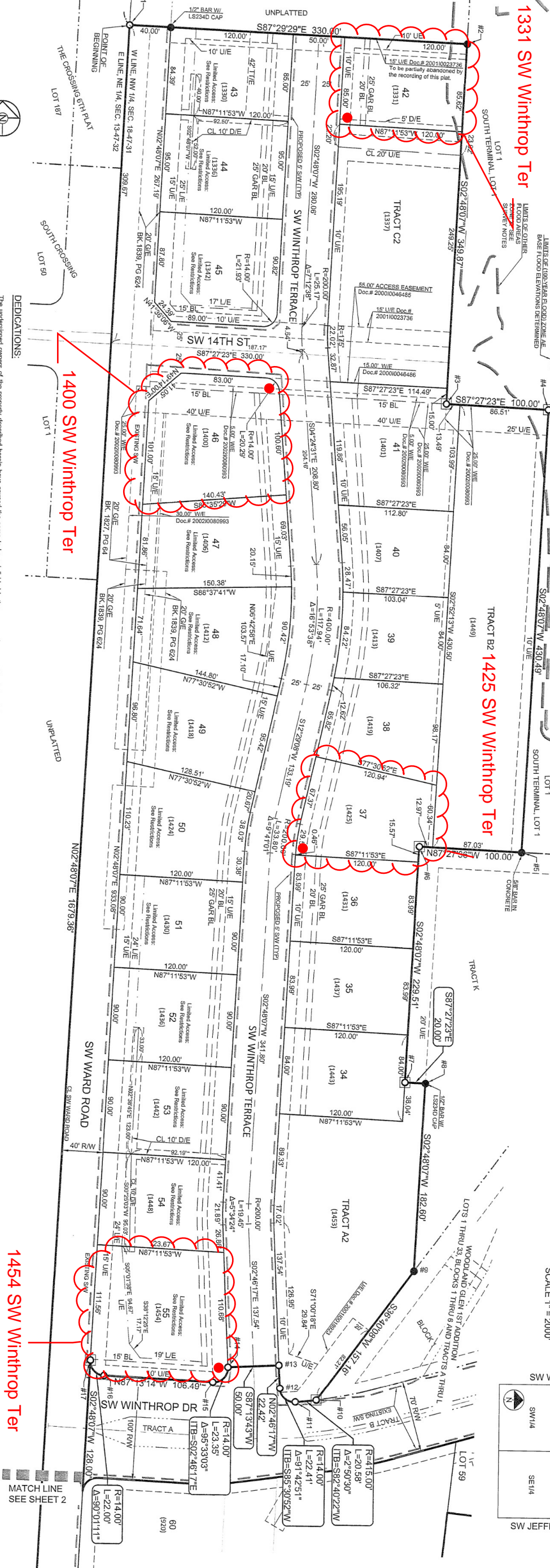
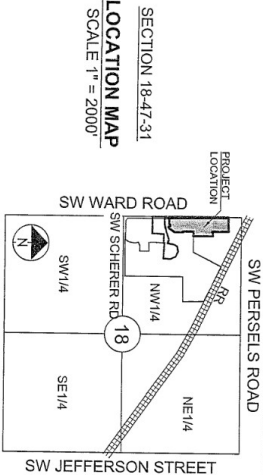


MISSOURI STATE PLANE COORDINATES
OF 1983 MISSOURI WEST ZONE.
REFERENCE ADJUSTMENT: JA-142
GRID FACTOR 0.9999999999999999
COORDINATES LISTED IN U.S. FEET
NORTH
JA-142 991162.56 2818104.75

COORDINATE LIST		
Point #	Nothing	Easting
1	993739.8728	2818292.1694
2	993765.4288	2818621.8621
3	993415.9743	2818804.7490
4	993411.5363	2818704.6505
5	992981.5573	2818683.0064
6	992985.9890	2818583.7046
7	992755.7571	2818572.4855
8	992755.8895	2818592.4688
9	992973.4885	2818583.5397
10	992447.4305	2818489.6853
11	992445.3127	2818469.2140
12	992458.5629	2818464.1354
13	992490.9842	2818453.0515
14	992478.5686	2818403.1100
15	992463.9062	2818388.4475
16	992469.0899	2818282.0850
17	992483.7378	2818258.7806

FINAL PLAT OF WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2 A REPLAT OF ALL OF FREEMAN ADDITION AND PART OF HEARTWOOD 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	10,078.63
35	10,078.98
36	10,078.97
37	10,028.90
38	9,955.27
39	8,675.85
40	9,033.57
41	14,124.53
42	10,226.63
43	10,163.29
44	11,400.00
45	12,142.94
46	15,555.15
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	32,055.61
TRACT B2	37,354.17
TRACT C2	29,818.97

- LEGEND:**
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - MONUMENT AS NOTED
 - SET 1/2" REBAR W/LS-8869-F CAP
 - SET SURVEY NOTE #2
 - SET 2" ALUMINUM CAP W/ ON 24" LONG 5/8" BAR
 - BL. BUILDING LINE
 - GAS LINE EASEMENT
 - RIGHT-OF-WAY
 - SANITARY SEWER EASEMENT
 - UTILITY EASEMENT
 - WATERLINE EASEMENT
 - EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT LINES
 - 5' SIDEWALK "SW"
 - (###) - LOT NUMERICAL ADDRESS

SURVEYORS NOTES:

- The bases of bearings and coordinates are based on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.999999104.
- 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. Cuts 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 or other flood control facilities, and areas not included from the FEMA MAP No. 22055C04195, Rev. 12/2017, and shown on a scale from the plat 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 this site.

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, 2ND PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2.

Streets: 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, antennas, conduits, cables, gutters, sidewalks and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, petroleum access 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 to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, poles, hanks, manholes, surface drainage facilities and other similar facilities, upon, over, and under those areas outlined and designated on this plat as "Drainage Easements" or "D/E" is hereby granted to the Woodland Glen Reserve Homes Association. Drainage Easements shall remain free of fences, shrubs, trees and other obstacles that would restrict the flow of drainage.

A perpetual easement over, under, across and upon those portions of the property herein delineated and designated as "Landscaping and Access Easement" or "L/AE" and shall be maintained by the Woodland Glen Reserve Homes Association. It is the Woodland Glen Reserve Homes Association or their authorized representatives (hereafter "Association") that shall have the responsibility and authority to enter upon the said land and landscape, and to maintain, repair, replace, and otherwise maintain any and all grass, trees, shrubs, flowers, plants, fences, and walls. Dead residents shall be recorded with the Register of Deeds of Jackson County concurrently with the recording of this final plat.

Upon the permanent improvement and Northward extension of SW Winthrop Terrace, the use of the temporary cut-de-sac and Temporary Turnaround Easement "TTE" on Lot 43 shall terminate. The pavement within the turnaround shall be removed and the disturbed area reestablished with turf grass, and the easement shall revert without release to the owner of lot 43.

Grass, on behalf of themselves, their heirs, their assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo, (2000) any right to request restoration of rights previously transferred and reversion 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.

RESTRICTIONS:

The use of all tracks, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, 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 this as shown by the MASTER DRAINAGE PLAN for WOODLAND GLEN, 2ND PLAT, unless specific application is made and approved by the city engineer.

All storm water conveyance, pipes, hanks, manholes, surface drainage facilities located within D/Es are private and to be owned and maintained by the Woodland Glen Reserve Homes Association.

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the Woodland Glen Reserve Homes Association in accordance with the standard set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the Woodland Glen Reserve Homes Association on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully functional. The Association shall be responsible for the maintenance, repair, and replacement of all landscape, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

Tracts A2, B2 and C2 are Common Areas (Tracts A2, B2 and C2 contain drainage areas) to be owned and maintained by the Woodland Glen Reserve Homes Association.

The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO section 4.290. A copy of the CDRS shall be submitted to the City for review and confirmation that the required language is contained within said document.

Limited Access: No driveways for lots will be allowed to access SW Winthrop Drive, SW 14th Street or SW Ward Road.

1454 SW Winthrop Ter

Match Line
SEE SHEET 2

OWNERSHIP AFFIDAVIT:

STATE OF Missouri }
COUNTY OF Jackson } ss.

I, John Duggan, Manager of ABP FUNDING LLC, a Missouri Company, who being duly sworn upon the oath, does state that he is the part owner of the described TRACTS A2 THRU D2 and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this 31st day of May, 2023

John Duggan, Manager

Subscribed and sworn to before me this 31st day of May, 2023

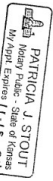
Patricia J. Stout

Notary Public

Patricia J. Stout

Print Name

My Commission Expires: November 15, 2024



Filed for Record this day of

August 21, 2023

At 9 o'clock 43 Minutes AM.

Recorded in Book 1212 at Page 34

Instrument Number: 2023CE0040354

Director Recorder of Deeds

By Patricia J. Stout

Deputy

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PREPARED BY JOHN DUGGAN, 2018 AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI SURVEYING STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE SURVEYING STANDARDS FOR HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



John Duggan, Planning Commission Sec.

7-20-23

Patricia J. Stout

7-20-23

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7-20-23

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

MISSOURI Statewide Certificate of Authority
#E0000003000-F

SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

14920 West 107th Street • Lenexa, Kansas 66215

(913) 492-5158 • Fax: (913) 492-9400

DATE: 04/24/2023
DRAWN BY: JMT
CHECKED BY: SCH
PROJ. NO.: 18-017
SHEET NO.: 1 of 2