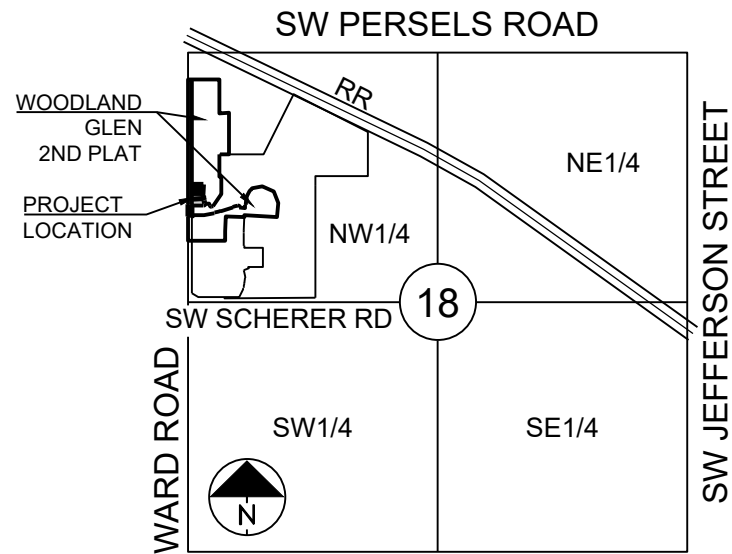


MINOR PLAT OF
WOODLAND GLEN, LOTS 54A, 54B, 55A AND 55B

A REPLAT OF ALL OF LOTS 54 AND 55, WOODLAND GLEN,
2ND PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2.

IN THE NW 1/4 OF SEC. 18-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

COORDINATE LIST		
Point #	Northing	Easting
1	992685.0531	2818278.6334
2	992679.1871	2818398.4900
3	992637.8247	2818396.4656
5	992615.9468	2818396.4597

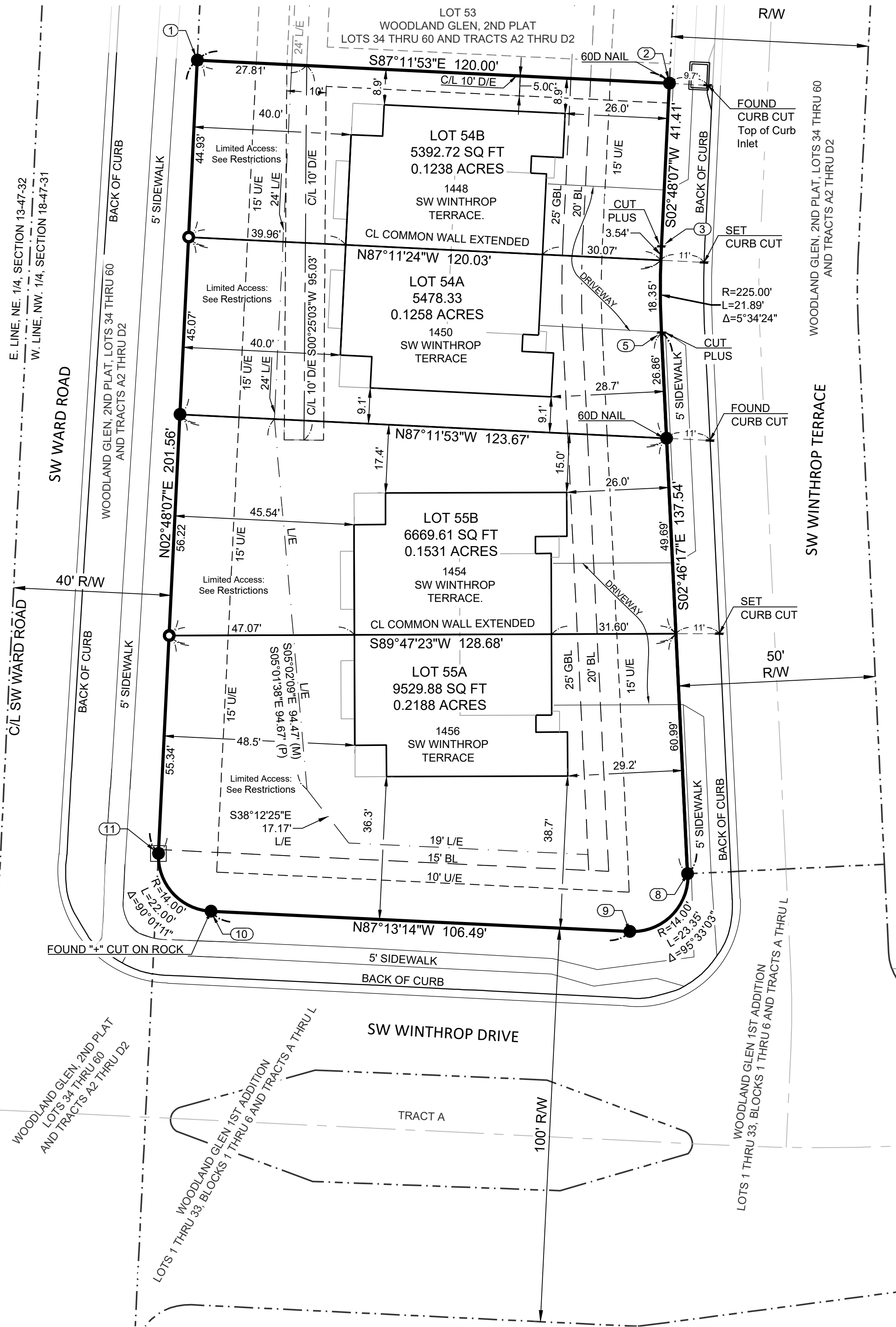
COORDINATE LIST		
Point #	Northing	Easting
8	992478.5666	2818403.1100
9	992463.9062	2818388.4475
10	992469.0699	2818282.0850
11	992483.7378	2818268.7806

LEGEND:

- FOUND 1/2" REBAR W/ LS8859-F CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP
- FOUND 2" ALUMINUM CAP W/ MO LS20022008859 ON 5/8" BAR
- + CURB CUT
- SET CUT PLUS
- BL - BUILDING LINE
- CL - CENTERLINE
- GBL - GARAGE BUILDING LINE
- L/E - LANDSCAPE EASEMENT
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- D/E - DRAINAGE EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT LINES

SURVEYORS NOTES:

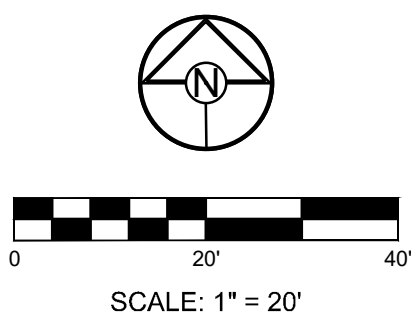
- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Woodland Glen, 2nd plat. Document No. 2023E0060354.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- Title work has not been provided. Easement and Setback information has been taken from the recorded plat.
- Bearings shown hereon are based upon bearings described on the Final Plat Woodland Glen, 2nd Plat, Document No. 2023E0060354.
- Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-142.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity, or location of any utility existing on the site, whether private, municipal or public owned.
- The Building foundation as shown has been field located to determine the common building wall. Property corners are on the centerline of the common wall extended to existing platted lot lines.



LOT #	AREA (SF)
LOT 54A	5,478.33
LOT 54B	5,392.72
LOT 55A	9,529.88
LOT 55B	6,669.61

LOT SURVEY AREA

LOT 54 = 10,871.05 S.F. PLATTED
LOT 55 = 16,199.49 S.F. PLATTED
TOTAL = 27,070.54 S.F., 0.62 acres



DESCRIPTION:

A replat of all of LOT 54 and LOT 55, WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 60, AND TRACTS A2 THRU D2, a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2023E0060354, in the Northwest One-Quarter of Section 18, Township 47 North, Range 31 West, Jackson County, Missouri and containing 0.62 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, LOTS 54A, 54B, 55A AND 55B".

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, 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 Easements" (U/E) or within any street or thoroughfare dedicated to public use on this plat. 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 easement herein granted.

An easement or license to enter upon, locate, construct and maintain or authorize, the location, construction or maintenance and use of conduits, pipes, inlets, 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 "Landscape and Access Easement" or "L/E" and shall be maintained by the Woodland Glen Reserve Homes Association or their authorized representatives thereof. It is the Woodland Glen Reserve Homes Association or their authorized representatives thereof permanent responsibility and authority to enter upon the said landscape tracts to maintain, plant, replant, replace, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain any and all grass, trees, shrubs, flowers, plants, fences, and walls. Deed restrictions shall be recorded with the Register of Deeds of Jackson County concurrently with the recording of the final plat.

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.

Oil-Gas Wells:

Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.

Floodplain:

According to Firm Map No. 29095C0419G, Revised January 20, 2017, This site falls in Zone X, Area determined to be outside the 0.2% annual chance floodplain.

RESTRICTIONS:

DRAINAGE NOTE: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots 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, inlets, manholes, surface drainage facilities located within D/Es are private and to be owned and maintained by the Woodland Glen Reserve Homes Association.

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

This is to certify that the minor plat of "WOODLAND GLEN, LOTS 54A, 54B, 55A AND 55B" was submitted to and duly approved by the City of Lee's Summit, Missouri pursuant to Chapter 33 of the City of Lee's Summit Code of Ordinances, of the Unified Development Ordinance.

Trisha Fowler Arcuri - City Clerk Date

George M. Binger, III, P.E. - City Engineer Date

Aimee Nassif, AICP. - Deputy Director of Development Services Jackson County Assessor Office Date

OWNERSHIP AFFIDAVIT:

STATE OF KANSAS)
COUNTY OF JOHNSON)ss.

Comes now John Duggan, Manager of, WOODLAND GLEN RESERVE LLC, a Kansas Company, 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, LOTS 54A, 54B, 55A AND 55B" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this ____ day of ____, 2025

John Duggan, Manager

Subscribed and sworn to before me this this ____ day of ____, 2025

Notary Public

Print Name

My Commission Expires: _____

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN MAY, 2025 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.
MO# PLS-2014000198

PREPARED FOR:

WOODLAND GLEN RESERVE, LLC
9101 W 110TH ST, STE 200
OVERLAND PARK, KS 66210



DATE 7/23/2025
DRAWN BY BEN
CHECKED BY JWT
PROJ. NO. 23-230

MINOR PLAT OF
WOODLAND GLEN
LOTS 54A, 54B, 55A AND 55B
SHEET NO. 1