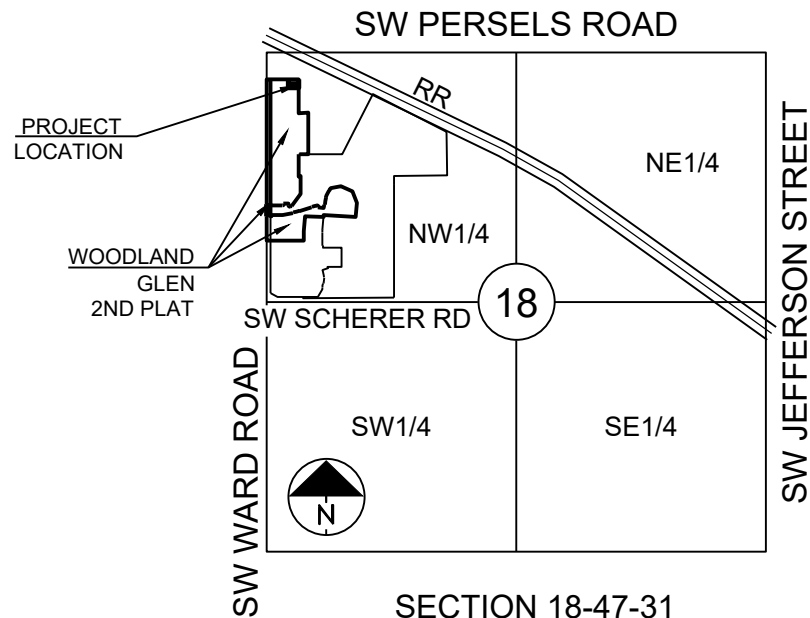


MINOR PLAT OF
WOODLAND GLEN, LOTS 42A AND 42B
A REPLAT OF ALL OF LOT 42, WOODLAND GLEN, 2ND PLAT,
LOTS 34 THRU 60 AND TRACTS A2 THRU D2.
ALL IN THE NW 1/4 OF SEC. 18-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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 0.9988974
COORDINATES LISTED IN U.S. FEET
NORTH EAST
JA-142 991162.56 2818104.75



0 10' 20'
SCALE: 1" = 10'

COORDINATE LIST

Point #	Northing	Easting
100	993770.6810	2818501.9700
101	993765.4288	2818621.8521
103	993679.9156	2818617.6669
104	993685.7814	2818497.8148

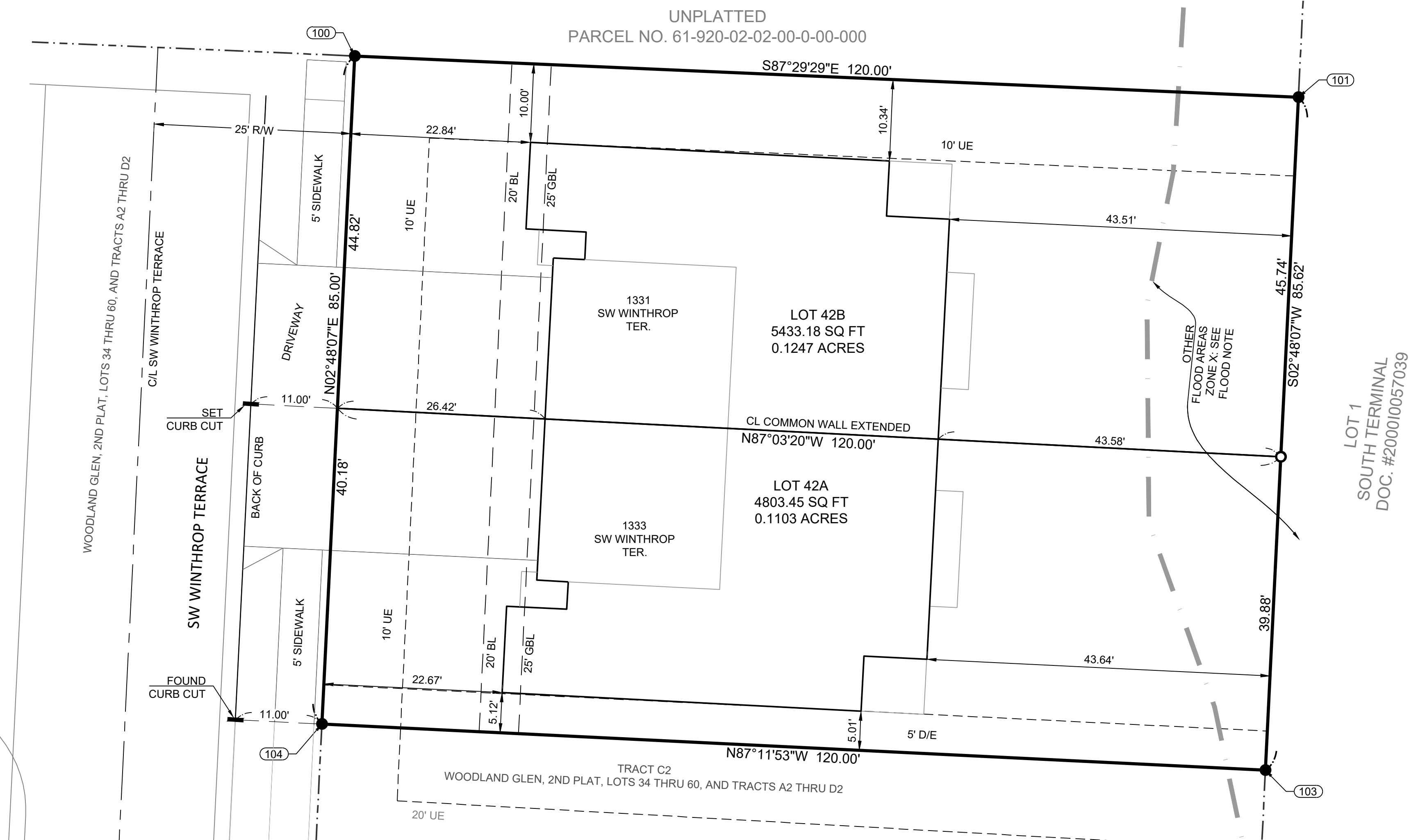
LOT SURVEY AREA

LOT 42 = 10,236.63 S.F.
PLATTED

LOT #	AREA (SF)
42A	4,803.45
42B	5,433.18

LEGEND:

- FOUND 1/2" REBAR W/ LS8859-F CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP
- CURB CUT
- BL - BUILDING LINE
- CL - CENTERLINE
- GBL - GARAGE BUILDING LINE
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT LINES



DESCRIPTION:

A replat of all of LOT 42, 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 0.23 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 42A AND 42B".

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.

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.

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.

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.

This is to certify that the minor plat of "WOODLAND GLEN, LOTS 42A AND 42B" 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, ABP FUNDING LLC, 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 42A AND 42B" 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 ____ 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 APRIL, 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

DEVELOPER:
ABP FUNDING LLC
9101 W. 110TH ST. Ste. 200
OVERLAND PARK, KS 66210

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM

DATE 7/23/2025
DRAWN BY BEN
CHECKED BY JWT
PROJ. NO. 24-175

MINOR PLAT OF
WOODLAND GLEN
LOTS 42A & 42B
SHEET NO. 1