

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

12/05/2025 2:06 PM

NON-STANDARD FEE: EXEMPT FEE: \$66.00

8 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0090184

Book: 227 Page: 34

Diana Smith, 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.



Diana Smith
Recorder of Deeds

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

112 W. Lexington, Suite 30
Independence, MO 64050

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MINOR PLAT OF WOODLAND GLEN, LOTS 46A, 46B, 47A, 47B, 48A AND 48B

A REPLAT OF ALL OF LOTS 46-48, 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

DESCRIPTION:

A replat of all of LOTS 46, 47 and 48, 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 0.949 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 46A, 46B, 47A, 47B, 48A AND 48B".

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.

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.

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.

Limited Access:

No driveways for lots will be allowed to Access SW 14th Street or SW Ward Road.

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 owner of the property legally described in the proposed plat, titled "WOODLAND GLEN, LOTS 46A AND 48B" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this 4 day of November, 2025

John Duggan
John Duggan, Manager

Subscribed and sworn to before me this 4 day of November, 2025

Patricia J. Stout
Notary Public

Patricia J. Stout
Print Name

My Commission Expires: 11-15-2028



OWNERSHIP AFFIDAVIT:

STATE OF KANSAS)
COUNTY OF JOHNSON)ss.

Comes now John Duggan, Manager of, ABP FUNDING LLC, a Kansas Company, who being duly sworn upon his oath, does state that he is the owner of the property legally described in the proposed plat, titled "WOODLAND GLEN, LOTS 46A, 46B, 47A AND 47B" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this 4 day of November, 2025

John Duggan
John Duggan, Manager

Subscribed and sworn to before me this 4 day of November, 2025

Patricia J. Stout
Notary Public

Patricia J. Stout
Print Name

My Commission Expires: 11-15-2028



This is to certify that the minor plat of "WOODLAND GLEN, LOTS 46A, 46B, 47A, 47B, 48A AND 48B" 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 Arden 11-19-25
Trisha Fowler Arden - City Clerk Date

George M. Binger III 11-13-2025
George M. Binger, III, P.E. - City Engineer Date

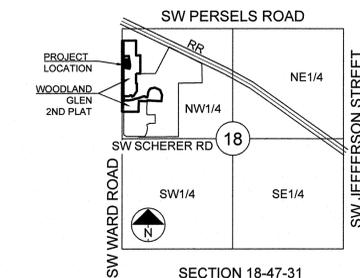
Tracy L. Hiders 11/17/25
Tracy L. Hiders Deputy Director of Development Services Date



Scott Napp 12-5-2025
Jackson County Assessor Office Date

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY, 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.

DEVELOPER:
ABP FUNDING LLC
11040 OAKMONT ST
OVERLAND PARK, KS 66210 &
WOODLAND GLEN RESERVE, LLC
9101 W 110TH ST, STE 200
OVERLAND PARK, KS 66210



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

Point #	Northing	Easting
100	993415.7052	2818314.3931
101	993442.5118	2818345.4853
102	993438.8283	2818428.4035
103	993425.9182	2818441.7408
107	993256.7917	2818454.7795
110	993146.8944	2818447.0205
111	993130.2036	2818443.3247
112	993161.5076	2818301.9521

LOT SURVEY AREA

LOT 46 15,565.15 SF PLATTED
LOT 47 12,420.47 SF PLATTED
LOT 48 13,349.67 SF PLATTED
TOTAL 41,335.29 SF, 0.949 acres

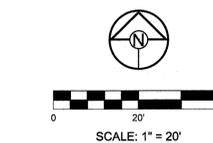
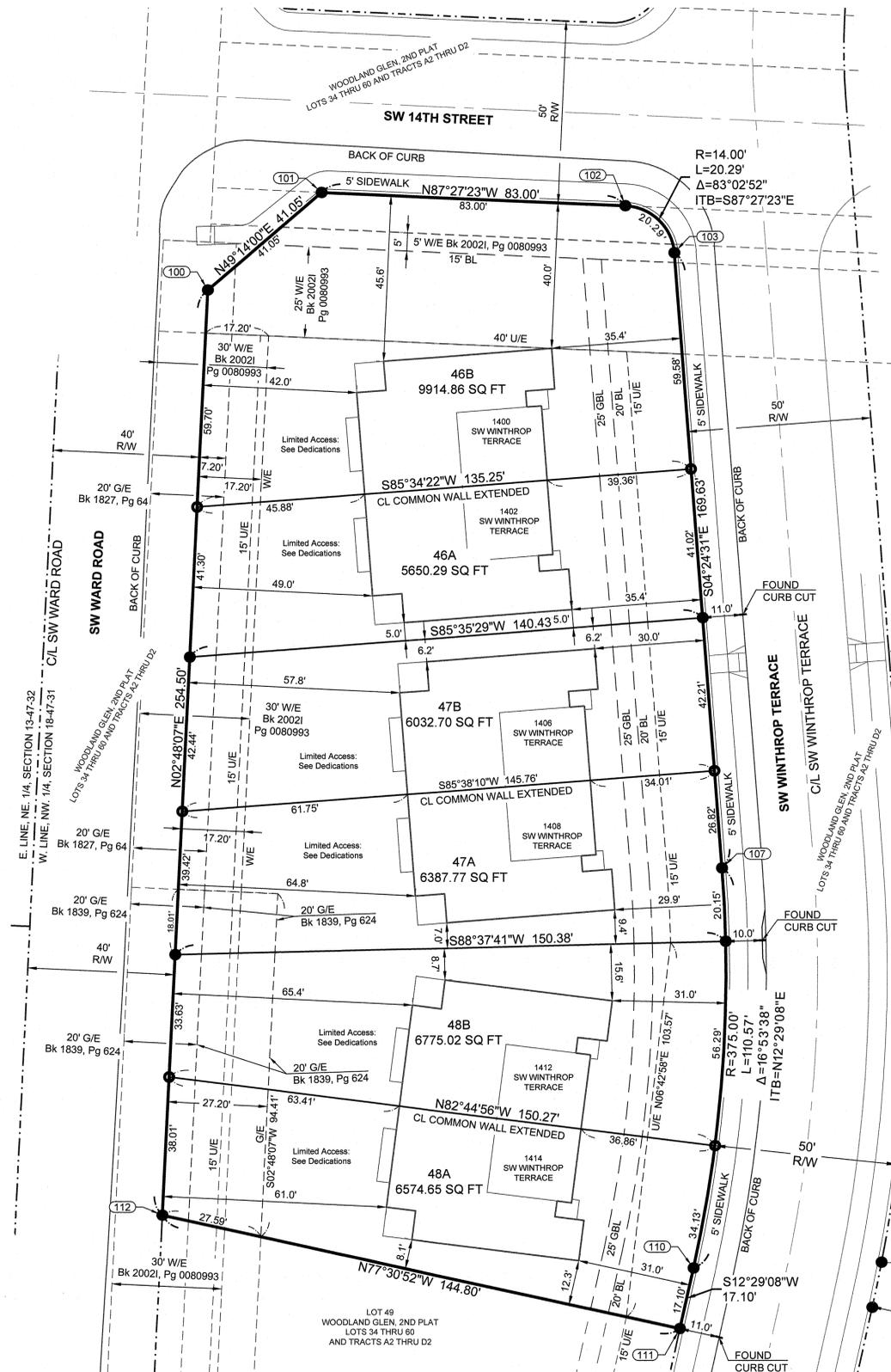
LOT #	AREA (SF)
46B	9,914.86
46A	5650.29
47B	6,032.70
47A	6,387.77
48B	6,775.02
48A	6,574.65

LEGEND:

- FOUND 1/2" REBAR W/ LS8859-F CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/ S-8859-F CAP SEE SURVEY NOTE #2
- FOUND CURB CUT
- BL - BUILDING LINE
- GBL - GARAGE BUILDING LINE
- G/E - GAS LINE EASEMENT
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- WE - WATERLINE 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.



David Allen Rinne, P.L.S.
MO# PLS-2014000198

REVISED 10/15/2025

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 09/25/2025	MINOR PLAT OF WOODLAND GLEN
DRAWN BY BEN	LOTS 46A, 46B, 47A, 47B, 48A AND 48B
CHECKED BY JWT	SHEET NO. 1
PROJ. NO. 24-178	