

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

12/05/2025 2:06 PM

NON-STANDARD FEE: EXEMPT FEE: \$66.00

5 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0090185

Book: 227 Page: 42

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.



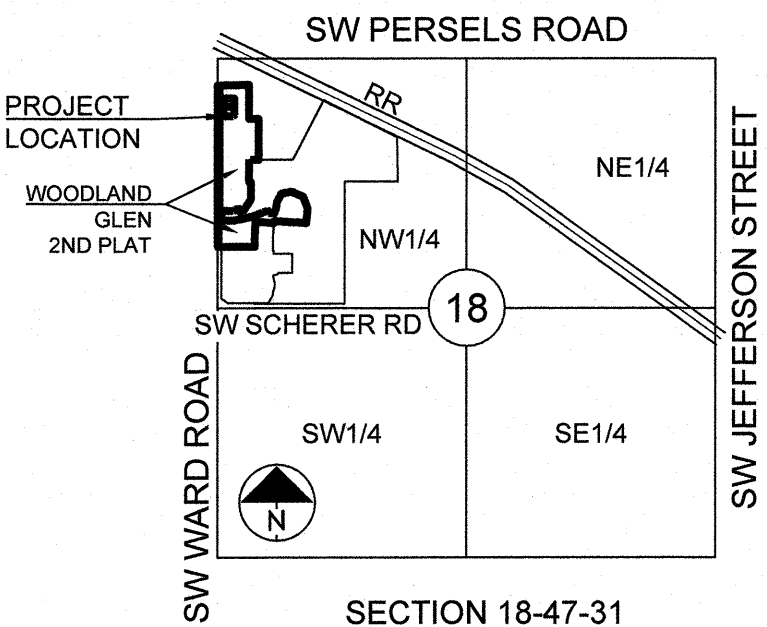
Diana Smith  
Recorder of Deeds

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

112 W. Lexington, Suite 30  
Independence, MO 64050

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

MINOR PLAT OF  
**WOODLAND GLEN, LOTS 44A, 44B, 45A AND 45B**  
A REPLAT OF ALL OF LOTS 44 AND 45, 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: 0.999974  
COORDINATES LISTED IN U.S. FEET  
NORTH EAST  
JA-142 991162.56 2818104.75

**COORDINATE LIST**

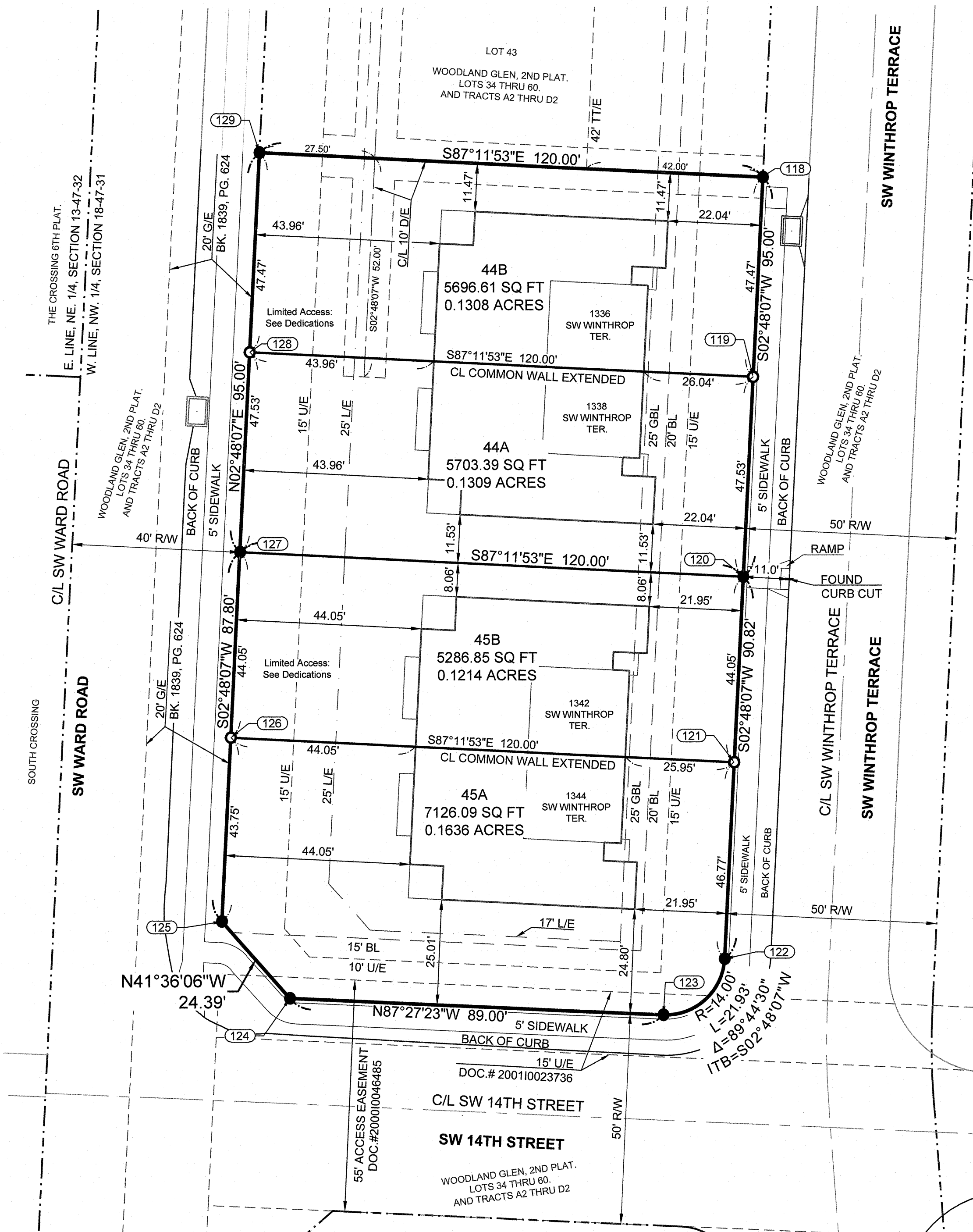
Point #	Northing	Easting
118	993687.9699	2818447.8620
122	993502.3674	2818438.7782
123	993489.0655	2818424.1737
124	993493.0153	2818335.2614
125	993511.2517	2818319.0694
129	993693.8360	2818328.0055

**LEGEND:**

- FOUND 1/2" REBAR W/ LS8859-F CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP SEE SURVEY NOTE #2
- FOUND 2" ALUMINUM CAP W/ MO LS20022008859 ON 5/8" BAR
- FOUND CURB CUT
- B/B - BACK TO BACK OF CURB
- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- GBL - GARAGE BUILDING LINE
- L/E - LANDSCAPE EASEMENT
- R/W - RIGHT-OF-WAY
- U/E - UTILITY 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 SURVEY AREA**

LOT 44 11,400.00 SF PLATTED  
LOT 45 12,412.94 SF PLATTED  
TOTAL 23,812.94 SF, 0.5467 acres

LOT #	AREA (SF)
LOT 44B	5,696.61
LOT 44A	5,703.39
LOT 45B	5,286.85
LOT 45A	7,126.09

**DESCRIPTION:**

A replat of all of LOTS 44 and 45, 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 0.5467 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 44A, 44B, 45A AND 45B".

**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.

Upon the permanent improvement and Northerly extension of SW Winthrop Terrace, the use of the temporary cul-de-sac and Temporary Turnaround Easement "T/T/E" 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.

**OWNERSHIP AFFIDAVIT:**

STATE OF KANSAS )  
COUNTY OF JOHNSON )

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 44A, 44B, 45A AND 45B" 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

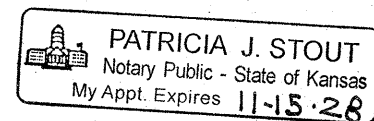
John Duggan, Manager

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

Notary Public:

Print Name

My Commission Expires: 11-15-2026

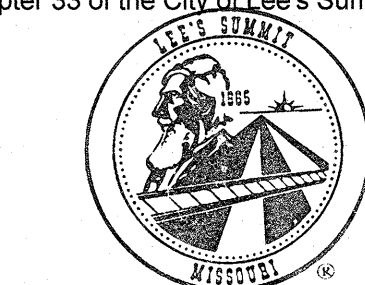


This is to certify that the minor plat of "WOODLAND GLEN, LOTS 44A, 44B, 45A AND 45B" was submitted to and duly approved by the City of Lee's Summit, Missouri pursuant to Chapter 33 of the City of Lee's Summit Code of Ordinances, of the Unified Development Ordinance.

Trisha Fowler Arden - City Clerk Date 11-19-25

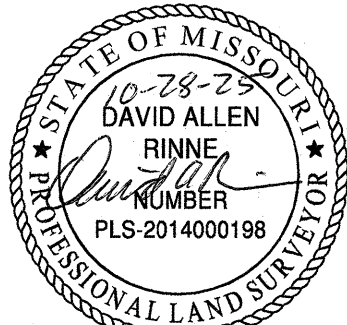
George M. Binger, III, P.E. - City Engineer Date 11-13-2025

Tracy Albers - Deputy Director of Development Services Date 11/19/25



Giselle Castaneda - Jackson County Assessor Office Date 12-5-2025

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

REVISED 10/15/2025

**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. 20905C0419G, 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.

DEVELOPER:  
ABP Funding, LLC  
11040 OAKMONT STREET  
OVERLAND PARK, KS 66210



DATE 09/25//2025  
DRAWN BY BEN  
CHECKED BY JWT  
PROJ. NO. 24-176

MINOR PLAT OF  
WOODLAND GLEN,  
LOTS 44A, 44B, 45A AND 45B  
SHEET NO. 1