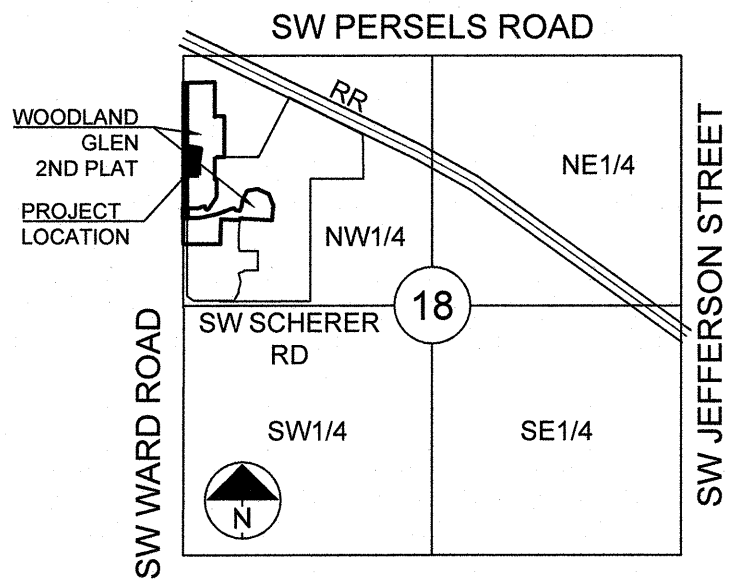


MINOR PLAT OF  
WOODLAND GLEN, LOTS 49A, 49B, 50A, 50B, 51A AND 51B  
A REPLAT OF ALL OF LOTS 49-51, WOODLAND GLEN, 2ND  
PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2.  
ALL IN THE NW 1/4 OF SEC. 18-47-31  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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: 0.9999974  
COORDINATES LISTED IN U.S. FEET  
NORTH EAST  
JA-142 991162.56 2818104.75

COORDINATE LIST

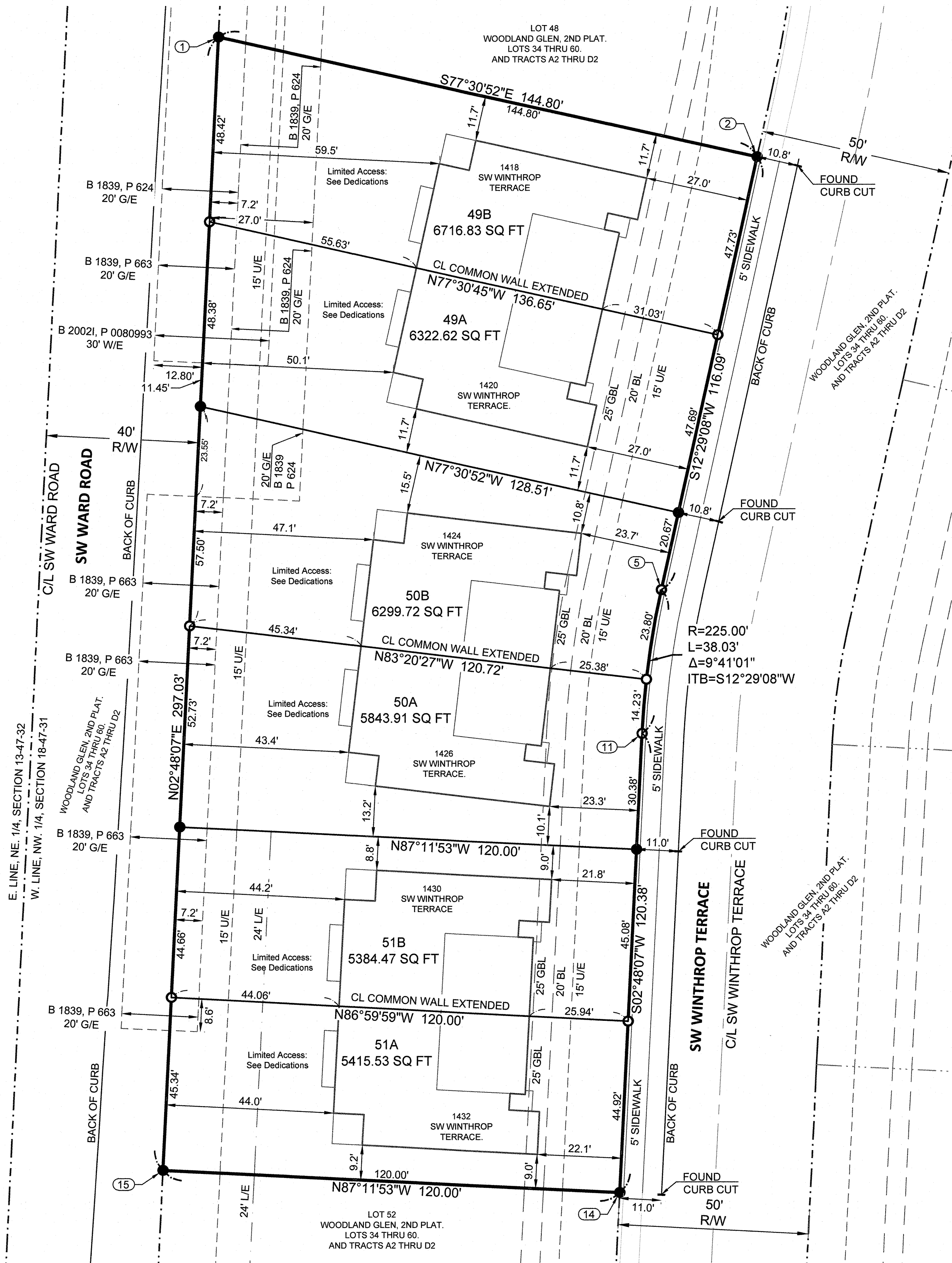
Point #	Northing	Easting
1	993161.5076	2818301.9521
2	993130.2036	2818443.3247
5	993016.8547	2818418.2259
11	992979.2101	2818413.1737
14	992858.9718	2818407.2890
15	992864.8379	2818287.4325

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 CURB CUT
- BL - BUILDING LINE
- CL - CENTERLINE
- GBL - GARAGE BUILDING LINE
- G/E - GAS LINE EASEMENT
- L/E - LANDSCAPE EASEMENT
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT AND R/W LINES

SURVEYORS NOTES:

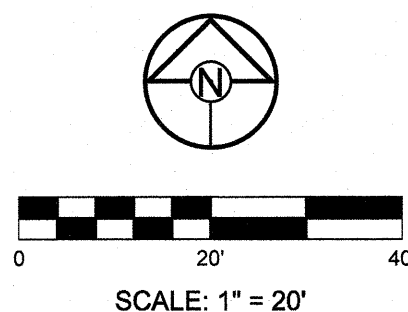
- This survey is based upon the following information provided by the client or researched by this surveyor.  
(A). Final Plat of Woodland Glen, 2nd plat. Document No. 2023E0060354.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri 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 49 13,039.45 SF PLATTED  
LOT 50 12,143.63 SF PLATTED  
LOT 51 10,800.00 SF PLATTED  
TOTAL 35,983.08 SF, 0.826 acres

LOT #	AREA (SF)
51A	5,415.53
51B	5,384.47
50A	5,843.91
50B	6,299.72
49B	6,716.83
49A	6,322.62



DESCRIPTION:

A replat of all of LOTS 49, 50 and 51, WOODLAND GLEN, 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 0.826 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 49A, 49B, 50A, 50B, 51A AND 51B".

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 of 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. (2009), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

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.

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 Ward Road.

OWNERSHIP AFFIDAVIT:

STATE OF KANSAS )  
COUNTY OF JOHNSON )

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 49A, 49B, 50A, 50B, 51A AND 51B" 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

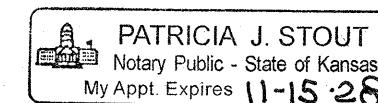
*John Duggan*  
John Duggan, Manager

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 49A, 49B, 50A, 50B, 51A AND 51B" 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.

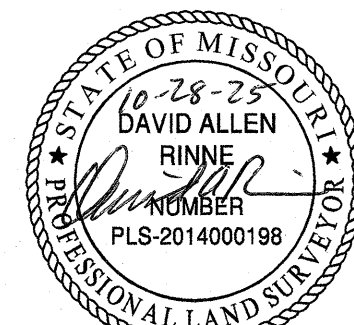
*Trisha Fowler Arcuri* 11-19-25  
Trisha Fowler Arcuri - City Clerk Date

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

*Tracy L. Albers* 11/17/25  
Tracy L. Albers - Deputy Director of Development Services



*Jason Nace* 12-5-2025  
Jason Nace - Jackson County Assessor Office Date



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

REVISED 10/15/2025



DATE	09/24/2025	MINOR PLAT OF WOODLAND GLEN LOTS 49A, 49B, 50A, 50B, 51A AND 51B SHEET NO. 1
DRAWN BY	BEN	
CHECKED BY	JWT	
PROJ. NO.	24-069	

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

12/05/2025 2:06 PM

NON-STANDARD FEE EXEMPT FEE: \$66.00 9 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0090183

Book: 227 Page: 26

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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