

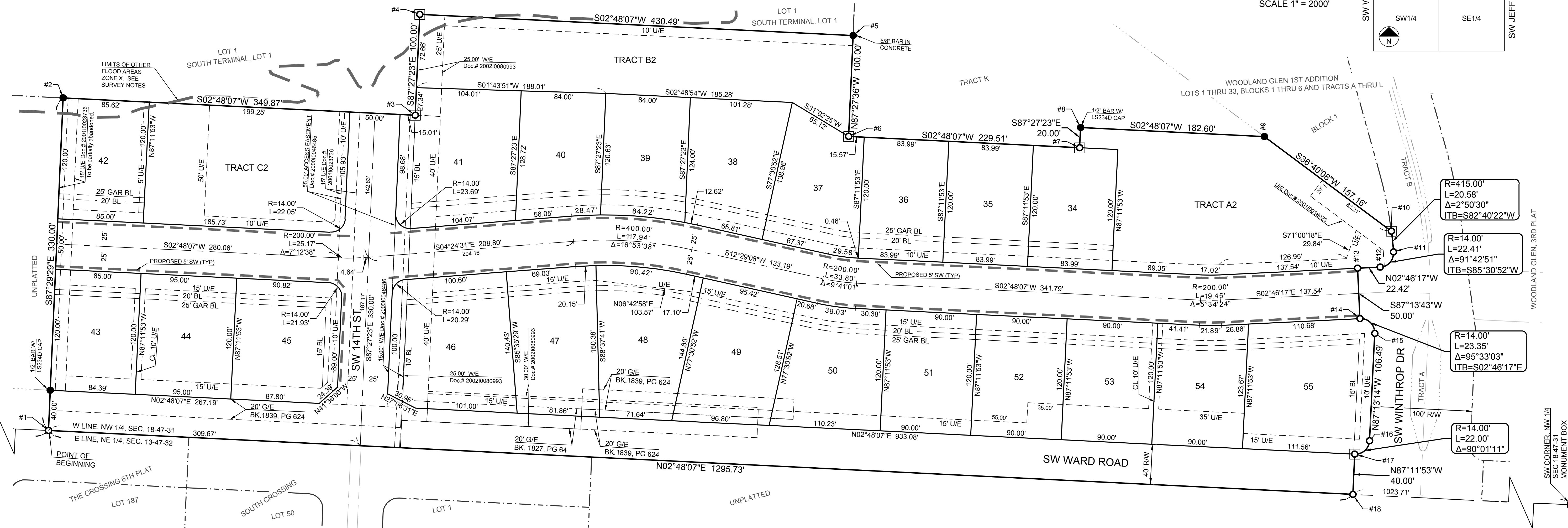
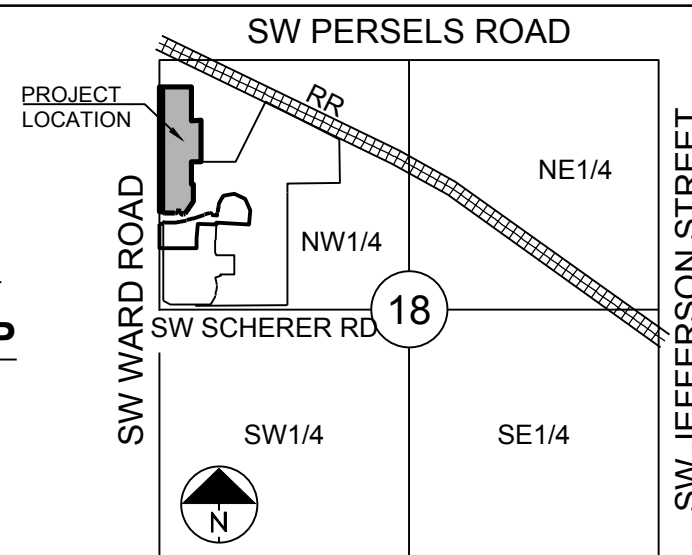
FINAL PLAT OF

WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 55 AND TRACTS A2 THRU C2

A REPLAT OF ALL OF FREEMAN ADDITION AND PART OF THE NW 1/4 OF SEC. 18-47-31 ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

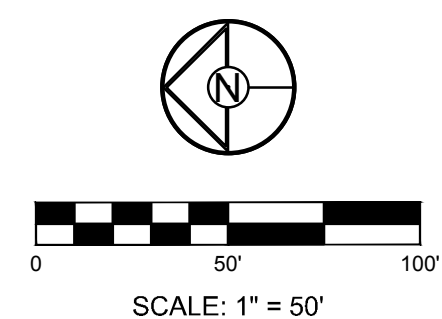
Table with 2 columns: LOT # and AREA (SF). Lists lots 34 through 55 and tracts A2, B2, and C2 with their respective areas.

SECTION 18-47-31 LOCATION MAP SCALE 1" = 2000'



POINT OF COMMENCING NW CORNER, NW 1/4 SEC 18-47-31 1/2" BAR IN MONUMENT BOX

MISSOURI STATE PLANE COORDINATES OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT



COORDINATE LIST table with columns: Point #, Northing, and Easting. Lists coordinates for points 1 through 18.

- LEGEND: Symbols for FOUND 1/2" REBAR, MONUMENT AS NOTED, SET 1/2" REBAR, SET 2" ALUMINUM CAP, BUILDING LINE, GAS LINE EASEMENT, RIGHT-OF-WAY, SANITARY SEWER EASEMENT, UTILITY EASEMENT, WATERLINE EASEMENT, EXISTING LOT AND PROPERTY LINES, EXISTING PLAT LINES, 5' SIDEWALK 'S'W'

SURVEYORS NOTES:

- 1. The bases of bearing and coordinates are based on the Missouri Coordinate System of 1983... 2. Monumentation will be set upon completion of the construction activities... 3. FLOOD NOTE: A portion of this Property lies within OTHER FLOOD AREAS, ZONE X... 4. GAS AND OIL WELL NOTE: Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.

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, SECOND PLAT, LOTS 34 THRU 55 AND TRACTS A2 THRU C2"

Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

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.

Grantors, on behalf of themselves, their heirs, their 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 easements 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.

RESTRICTIONS:

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

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, 3RD PLAT, unless specific application is made and approved by the city engineer.

Tracts A2 THRU C2 are common areas used for detention and are to be owned and maintained by the WOODLAND GLEN, Homeowners Association. During the period in which the developer maintains effective control of the board of condominium or property owners association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners association.

All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI) COUNTY OF JACKSON)

Comes now [Name] of, ABP FUNDING LLC a Missouri 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, SECOND PLAT, LOTS 34 THRU 55 AND TRACTS A2 THRU C2" 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 ___, 20__

Print Name

Subscribed and sworn to before me this ___ day of ___, 20__

Notary Public

Print Name

My Commission Expires:

This is to certify that the within plat of "WOODLAND GLEN, SECOND PLAT, LOTS 34 THRU 55 AND TRACTS A2 THRU C2" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ___ day of ___, 2020 by Ordinance No. _____

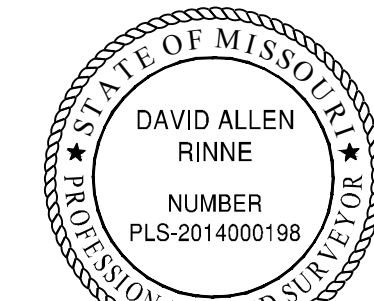
William A. Baird, - Mayor Date Trisha Fowler Arcuri - City Clerk Date Carla Dial - Planning Commission Sec.Date George M. Binger, III, P.E. - City Engineer Date Ryan A. Elam, P.E. - Director of Development Services Jackson County Assessor/GIS Dept. Date

DESCRIPTION:

A Replat of all of "FREEMAN ADDITION", a subdivision of land recorded in book 26 at page 58 and part of the Northwest Quarter of Section 18, Township 47 North, Range 31 West, all in the City of Lee's Summit, Jackson County, Missouri, and both together being more particularly described as follows:

Commencing at the Northwest corner of the said Northwest Quarter; thence South 02 degrees 35 minutes 57 seconds West, along the West line of the said Northwest Quarter, a distance of 39.87 feet to the Northeast corner of the Northeast Quarter of Section 13, Township 47 North, Range 32 West; thence South 02 degrees 48 minutes 07 seconds West, along the West line of said Northwest Quarter, a distance of 260.41 feet to the Point of Beginning; thence South 87 degrees 29 minutes 29 seconds East, a distance of 330.00 feet to a point on the West line of Lot 1, SOUTH TERMINAL, LOT 1, a subdivision of land in the said City of Lee's Summit; thence along the West line of said Lot 1 for the following three courses, South 02 degrees 48 minutes 07 seconds West, a distance of 349.87 feet; thence South 87 degrees 27 minutes 23 seconds East, a distance of 100.00 feet; thence South 02 degrees 48 minutes 07 seconds West, a distance of 430.49 feet to the Southwest corner of said Lot 1, said point being on the North line of Tract K, WOODLAND GLEN 1ST ADDITION, LOTS 1 THRU 33, BLOCKS 1 THRU 6 AND TRACTS A THRU L; thence along the Northwest line of said WOODLAND GLEN 1ST ADDITION for the following thirteen courses, North 87 degrees 27 minutes 36 seconds West, a distance of 100.00 feet; thence South 02 degrees 48 minutes 07 seconds West, a distance of 229.51 feet; thence South 87 degrees 27 minutes 23 seconds East, a distance of 20.00 feet; thence South 02 degrees 48 minutes 07 seconds West, a distance of 182.60 feet; thence South 36 degrees 40 minutes 08 seconds West, a distance of 157.16 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 82 degrees 40 minutes 22 seconds West, a radius of 415.00 feet, a central angle of 02 degrees 50 minutes 30 seconds and an arc length of 20.58 feet to a point of compound curvature; thence along a curve to the right having an initial tangent bearing of South 85 degrees 30 minutes 52 seconds West, a radius of 14.00 feet, a central angle of 91 degrees 42 minutes 51 seconds and an arc length of 22.41 feet; thence North 02 degrees 46 minutes 17 seconds West, a distance of 22.42 feet; thence South 87 degrees 13 minutes 17 seconds East, a distance of 22.42 feet; thence South 87 degrees 13 minutes 14 seconds West, a distance of 106.49 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 14.00 feet, a central angle of 90 degrees 01 minutes 11 seconds and an arc length of 22.00 feet; thence North 87 degrees 11 minutes 53 seconds West, a distance of 40.00 feet to a point on the West line of said Northwest Quarter; thence North 02 degrees 48 minutes 07 seconds East, along the West line of said Northwest Quarter a distance of 1295.73 feet to the Point of Beginning, and containing 10.9219 acres, more or less.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN OCTOBER, 2019 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. MOP PLS-2014000198

DEVELOPER: ABP FUNDING LLC 930 SW SCHERER RD LEE'S SUMMIT, MO 64081



SCHLAGEL & ASSOCIATES, P.A. Engineers • Planners • Surveyors • Landscape Architects 14920 West 107th Street • Lenexa, Kansas 66215 (913) 492-5158 • Fax: (913) 492-8400

DATE 1-09-2020 DRAWN BY JWT CHECKED BY AR PROJ. NO. 18-017

FINAL PLAT OF WOODLAND GLEN 2ND PLAT SHEET NO. 1