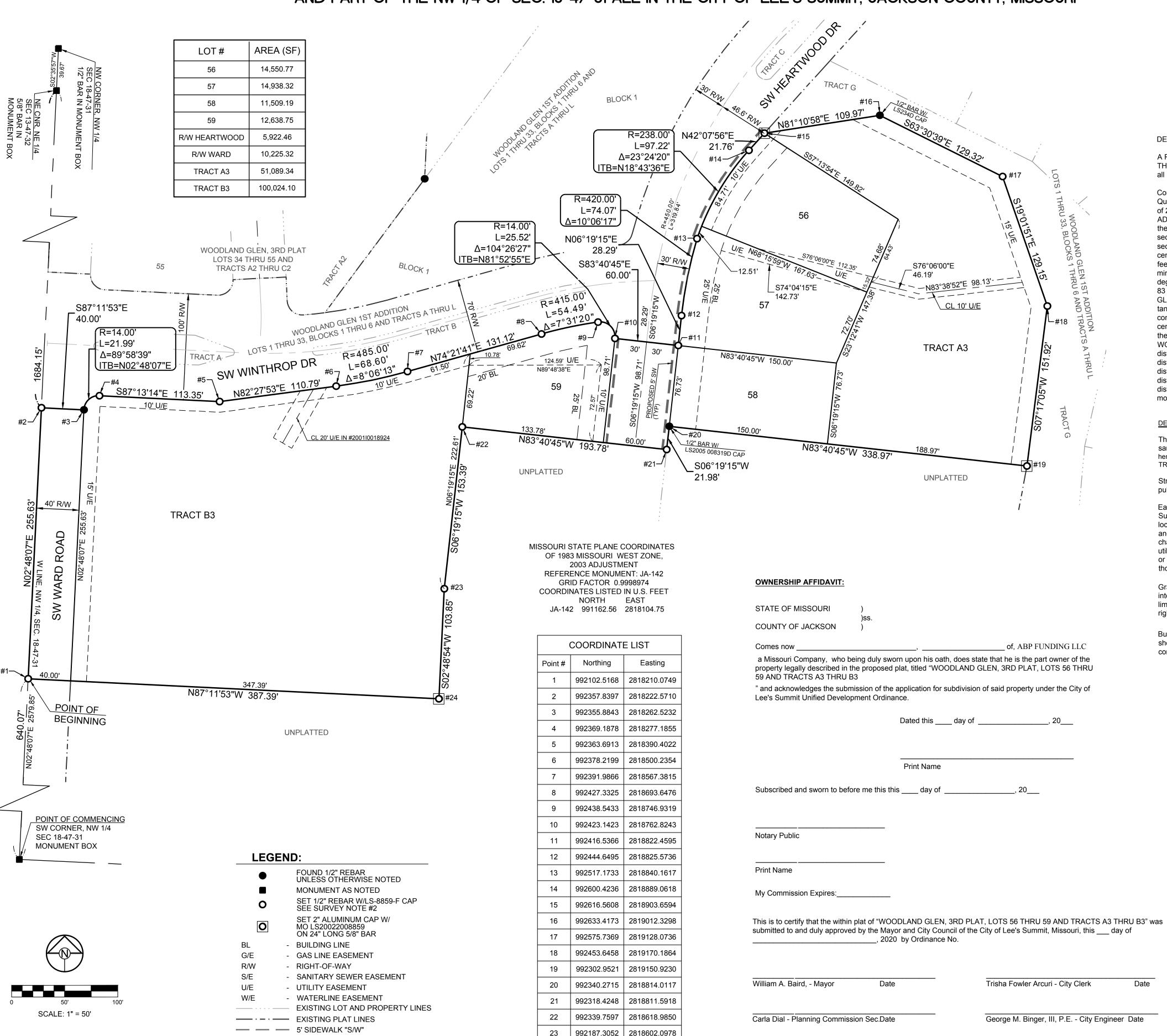
FINAL PLAT OF

WOODLAND GLEN, 3RD PLAT, LOTS 56 THRU 59 AND TRACTS A3 THRU B3

A REPLAT OF PART OF HEARTWOOD DRIVE AS PLATTED IN "WOODLAND GLEN 1ST ADDITION, LOTS 1 THRU 33, BLOCKS 1 THRU 6 AND TRACTS A THRU L"

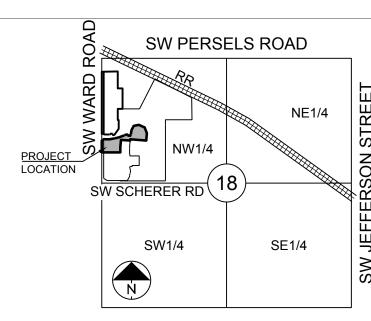
AND PART OF THE NW 1/4 OF SEC. 18-47-31 ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



992083.5800 | 2818596.9975

Ryan A, Elam, P.E. - Director of Development Services

Jackson County Assessor/GIS Dept.



SECTION 18-47-31

LOCATION MAP SCALE 1" = 2000'

DESCRIPTION:

A Replat of part of SW Heartwood Drive right of way as platted in "WOODLAND GLEN 1ST ADDITION, LOTS 1 THRU 33, BLOCKS 1 THRU 6 AND TRACTS A THRU L" a subdivision of land recorded by document number 2002I0011654 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 Southwest corner of the said Northwest Quarter; thence North 02 degrees 48 minutes 07 seconds East, along the West line of said Northwest Quarter, a distance of 640.07 feet to the Point of Beginning; thence continuing North 02 degrees 48 minutes 07 seconds East, along the said West line a distance of 255.63 feet to a corner point on the West line of said WOODLAND GLEN 1ST ADDITION; thence along the West line of said WOODLAND GLEN 1ST ADDITION for the following nine courses, South 87 degrees 11 minutes 53 seconds East, a distance of 40.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 02 degrees 48 minutes 07 seconds East, a radius of 14.00 feet, a central angle of 89 degrees 59 minutes 39 seconds and an arc length of 21.99 feet; thence South 87 degrees 13 minutes 14 seconds East, a distance of 113.35 feet; thence North 82 degrees 27 minutes 53 seconds East, a distance of 110.79 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 485.00 feet, a central angle of 08 degrees 06 minutes 13 seconds and an arc length of 68.60 feet; thence North 74 degrees 21 minutes 41 seconds East, a distance of 131.12 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 415.00 feet, a central angle of 07 degrees 31 minutes 20 seconds and an arc length of 54.49 feet to a point of compound curvature; thence along a curve to the right, having an initial tangent bearing of North 81 degrees 52 minutes 55 seconds East, a radius of 14.00 feet, a central angle of 104 degrees 26 minutes 27 seconds and an arc length of 25.52 feet; thence South 83 degrees 40 minutes 45 seconds East, a distance of 60.00 feet to a corner point on the East right of way of SW Heartwood Drive as platted in said WOODLAND GLEN 1ST ADDITION; thence North 06 degrees 19 minutes 15 seconds East, a distance of 28.29 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 420.00 feet, a central angle of 10 degrees 06 minutes 17 seconds and an arc length of 74.07 feet to a point of compound curvature; thence along a curve to the right having an initial tangent bearing of North 18 degrees 43 minutes 36 seconds East, a radius of 238.00 feet, a central angle of 23 degrees 24 minutes 20 seconds and an arc length of 97.22 feet to a point of tangent on the said the East right of way of SW Heartwood Drive; thence North 42 degrees 07 minutes 56 seconds East, along the said East right of way a distance of 21.76 feet to the Westernmost corner of Tract G of said WOODLAND GLEN 1ST ADDITION; thence along the West line of said Tract G for the following four courses North 81 degrees 10 minutes 58 seconds East, a distance of 109.97 feet; thence South 63 degrees 30 minutes 39 seconds East, a distance of 129.32 feet; thence South 19 degrees 01 minutes 51 seconds East, a distance of 129.15 feet; thence South 07 degrees 17 minutes 05 seconds West, a distance of 151.92 feet; thence North 83 degrees 40 minutes 45 seconds West, a distance of 338.97 feet; thence South 06 degrees 19 minutes 15 seconds West, a distance of 21.98 feet; thence North 83 degrees 40 minutes 45 seconds West, a distance of 193.78 feet; thence South 06 degrees 19 minutes 15 seconds West, a distance of 153.39 feet; thence South 02 degrees 48 minutes 54 seconds West, a distance of 103.85 feet; thence North 87 degrees 11 minutes 53 seconds West, a distance of 387.39 feet to the Point of Beginning, and containing 5.0711 acres, more or less.

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, 3RD PLAT, LOTS 56 THRU 59 AND TRACTS A3 THRU B3".

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.

SURVEYORS NOTES:

- The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003)
- Adjustment) with a Grid Factor of 0.99990164. Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curbs are notched at the prolongation of each
- interior lot line. FLOOD NOTE: This Property lies within Flood Zone X, defined as (areas determined to be outside the 0.2% annual chance floodplain.) Base on the FIRM MAP No. 29095C0419G, Revised January 20, 2017.
- 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.

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.



MO# PLS-2014000198

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

DRAWN BY

PROJ. NO. 18-017

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

DRAINAGE NOTE: Individual lot owner/s shall not change or obstruct the drainage GLEN, 3RD PLAT, unless specific application is made and approved by the city

Tracts A3 THRU B3 are common areas 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.

(913) 492-5158 • Fax: (913) 492-8400 FINAL PLAT OF DATE 1-09-2020 JWT 2ND PLAT CHECKED BY AR

Missouri State Certificates of Authority #E2002003800-F #LAC2001005237 #LS2002008859-F SCHLAGEL & ASSOCIATES, P. A Engineers • Planners • Surveyors • Landscape Architects 14920 West 107th Street • Lenexa, Kansas 66215

> WOODLAND GLEN SHEET NO. 1