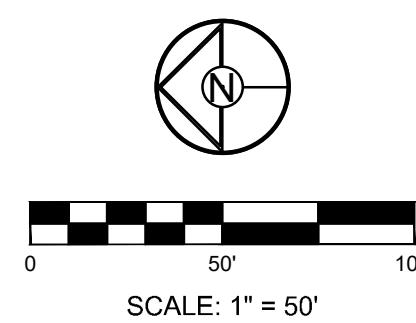
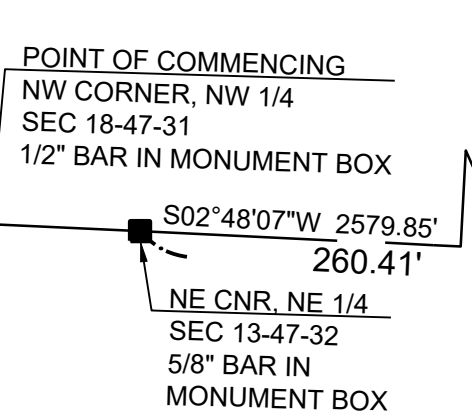
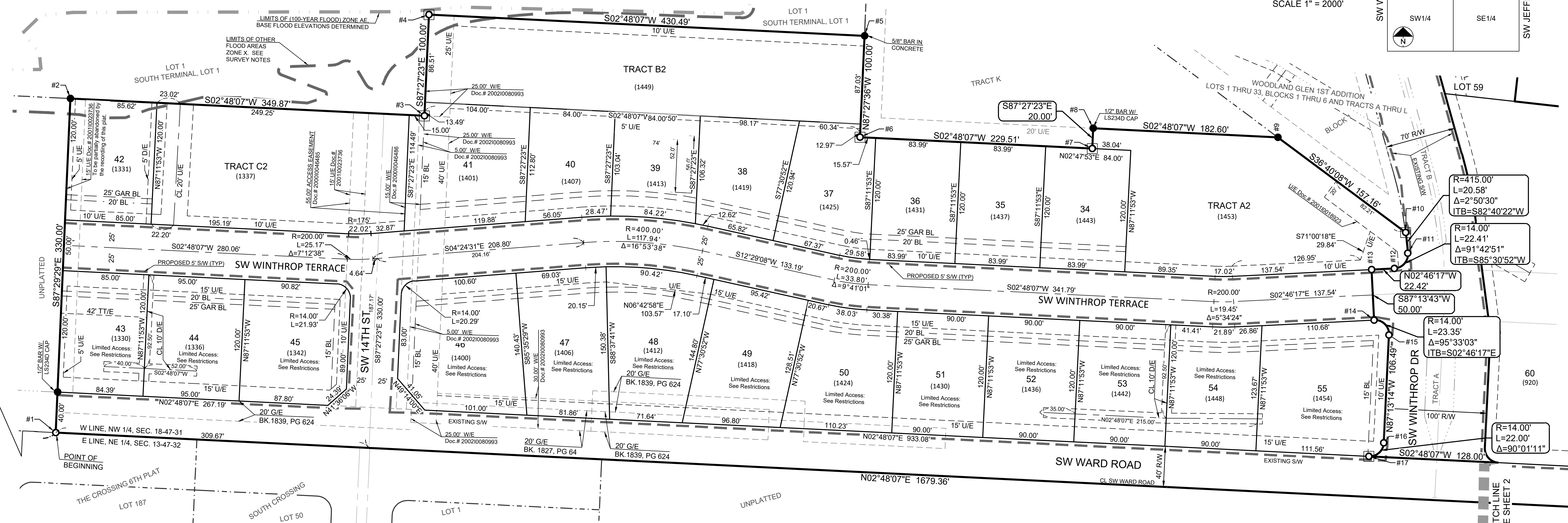
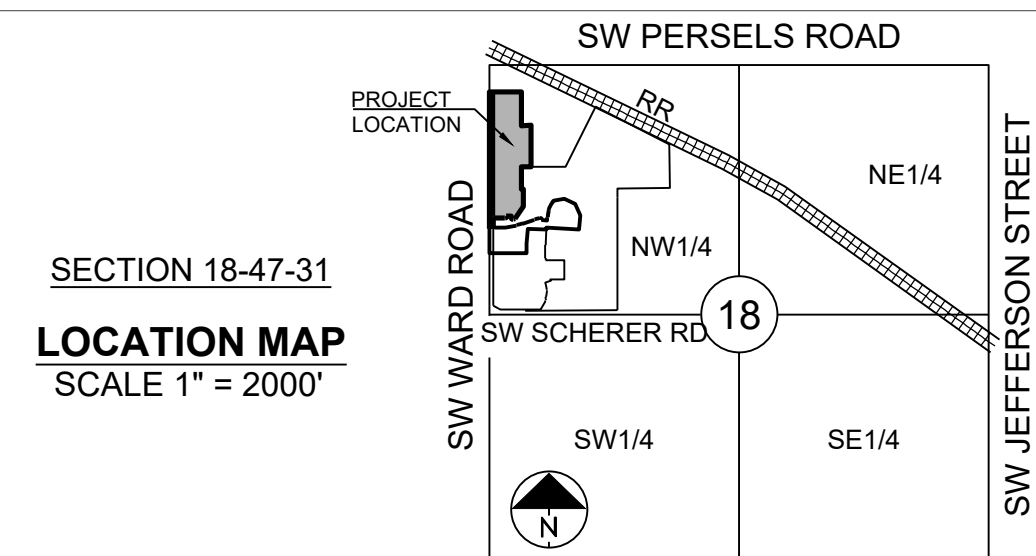


FINAL PLAT OF

WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 59 AND TRACTS A2 THRU E2
A REPLAT OF ALL OF FREEMAN ADDITION AND PART OF HEARTWOOD DRIVE AND WINTHROP DRIVE AS PLATTED IN "WOODLAND GLEN 1ST ADDITION, AND PART OF THE NW 1/4 OF SEC. 18-47-31ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Table with 2 columns: LOT # and AREA (SF). Lists lots 34 through 59 and tracts A2, B2, and C2 with their respective areas.



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.

COORDINATE LIST table with columns: Point #, Northing, Easting. Lists coordinates for points 1 through 17.

- LEGEND: Symbols for FOUND 1/2" REBAR, 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', LOT NUMERICAL ADDRESS.

- SURVEYORS NOTES: 1. The bases of bearing and coordinates are based on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.99990164. 2. 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. 3. FLOOD NOTE: A portion of this Property lies within OTHER FLOOD AREAS, ZONE X, defined as (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) and shown hereon scaled from the FIRM MAP No. 29095C0419G, Revised January 20, 2017. 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, 2ND PLAT, LOTS 34 THRU 59 AND TRACTS A2 THRU E2". 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, 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.

On the permanent improvement and Northerly extension of SW Winthrop Terrace, the use of the temporary cut-de-sac and Temporary Turnaround Easement "TTE" 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.

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, 2ND PLAT, unless specific application is made and approved by the city engineer.

All storm water conveyance, pipes, inlets, manholes, surface drainage facilities located within D/Es are private and to be owned and maintained by the property owners' association, homeowners' association.

All storm water conveyance, retention, or detention facilities to be located on common property and shall be owned and maintained by the WOODLAND GLEN HOMEOWNERS ASSOCIATION in accordance with the standards set forth in the covenants, conditions, and restrictions. These stormwater detention facilities shall be inspected by the WOODLAND GLEN HOMEOWNERS ASSOCIATION on the frequency specified in the current City of Lee's Summit Design and Construction Manual, to assure that all inlet and outlet structures are fully-functional, the detention basin has full storage capacity and all landscaping, vegetation and structural improvements are being maintained in accordance with the current City of Lee's Summit Property Maintenance Code.

The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document.

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.

Limited Access: No driveways for lots will be allowed to access SW Winthrop Drive, SW 14th Street or SW Ward Road.

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
COUNTY OF JACKSON)

Comes now _____ 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, 2ND PLAT, LOTS 34 THRU 59 AND TRACTS A2 THRU E2" 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: _____

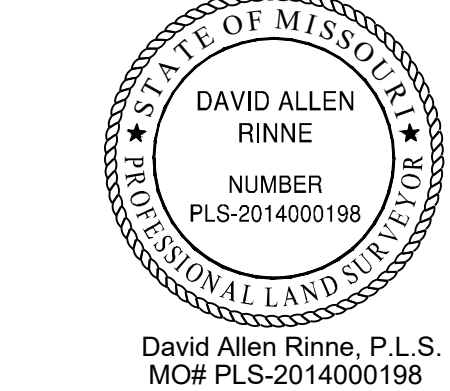
This is to certify that the within plat of "WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 59 AND TRACTS A2 THRU E2" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ___ day of _____, 2020 by Ordinance No. _____

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

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.



SCHLAGEL & ASSOCIATES, P.A. Missouri State Certificates of Authority #E2002003800-F #LAC2001005237 #LS200200859-F. Engineers • Planners • Surveyors • Landscape Architects. 14920 West 107th Street • Lenexa, Kansas 66215. (913) 492-5158 • Fax: (913) 492-8400.

Table with 2 columns: DATE and DRAWN BY, CHECKED BY, PROJ. NO., SHEET NO. 1 of 2.

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

I:\PROJECTS\2018\18-0172-0-Subway\3.0 Final\18-0172-2nd.plat.dwg, 9/28/2024, 3:20:21 PM, 1:1