

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  
JA-142 991162.56 2818104.75

COORDINATE LIST		
Point #	Northing	Easting
1	993779.8728	2818292.1684
2	993765.4288	2818621.8521
3	993415.9743	2818604.7490
4	993411.5363	2818704.6505
5	992981.5573	2818683.6064
6	992985.9890	2818583.7046
7	992756.7571	2818572.4855
8	992755.8695	2818592.4658
9	992573.4885	2818583.5397
10	992447.4305	2818489.6853
11	992445.3127	2818469.2140
12	992458.5929	2818454.1354
13	992480.9842	2818453.0515
14	992478.5666	2818403.1100
15	992463.9062	2818388.4475
16	992469.0699	2818282.0850
17	992483.7378	2818268.7806

POINT OF COMMENCING  
NW CORNER, NW 1/4  
SEC 18-47-31  
1/2" BAR IN MONUMENT BOX  
S02°48'07"W 2579.85'  
S02°35'57"W 260.41'  
NE CNR, NE 1/4  
SEC 13-47-32  
5/8" BAR IN  
MONUMENT BOX

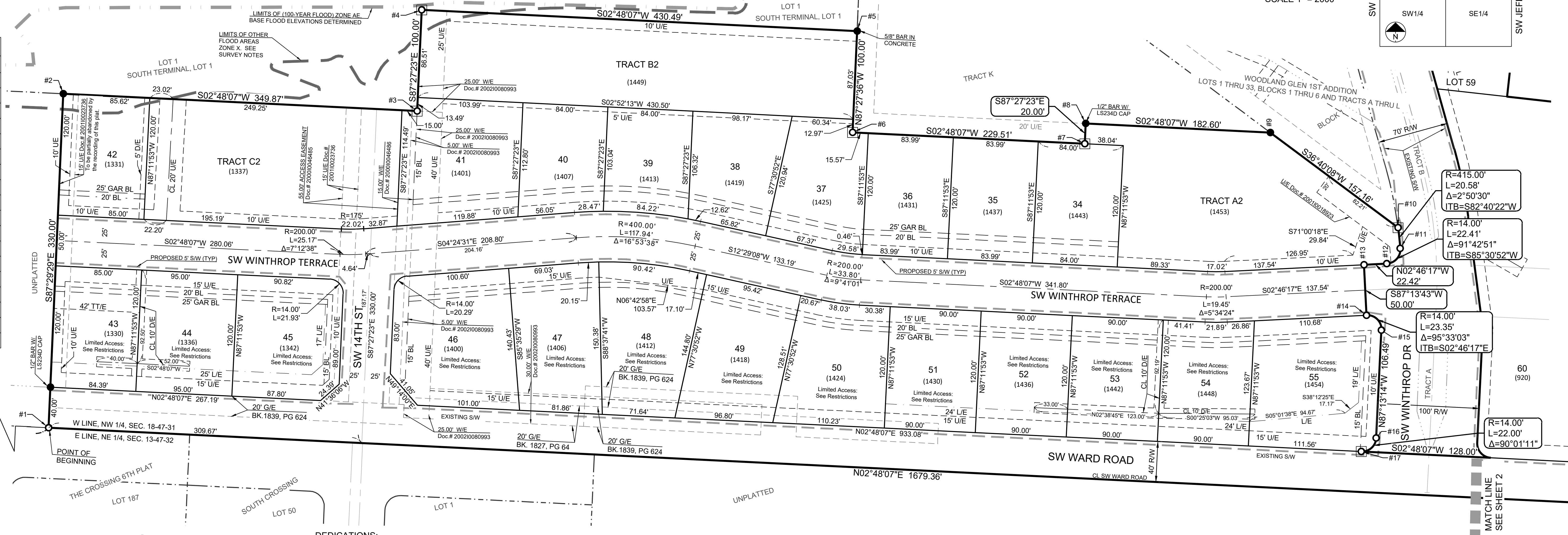
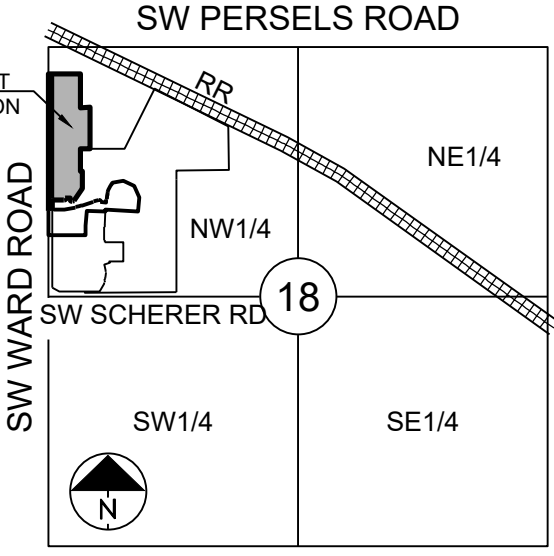
LOT #	AREA (SF)
34	10,079.63
35	10,078.98
36	10,078.97
37	10,828.90
38	9,955.27
39	8,675.85
40	9,033.57
41	14,124.53
42	10,236.63
43	10,163.29
44	11,400.00
45	12,412.94
46	15,565.15
47	12,420.47
48	13,349.67
49	13,039.45
50	12,143.63
51	10,800.00
52	10,800.00
53	10,800.00
54	10,871.05
55	16,199.49
TRACT A2	32,055.61
TRACT B2	37,354.17
TRACT C2	29,818.97

Development Standards  
Attached Villa Lots, Lots 34-55  
Front yard setback 25' garage/20' living area  
Side yard setback 5'  
Street side yard setback 15'  
Rear yard setback 20'  
Lot depth (typ. min.) 117'  
Lot width 80'  
Lot area (typ. min.) 9,637 sq. ft.

# FINAL PLAT OF WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2 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

SECTION 18-47-31

LOCATION MAP  
SCALE 1" = 2000'



## LEGEND:

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-8859-F CAP SEE SURVEY NOTE #2
- SET 2" ALUMINUM CAP W/ MO LS20022008859 ON 24" LONG 5/8" BAR
- BL - BUILDING LINE
- G/E - GAS LINE EASEMENT
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT LINES
- 5' SIDEWALK "S/W"
- (####) - LOT NUMERICAL ADDRESS

## 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: 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. The remainder of the property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- 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 60 AND TRACTS A2 THRU D2"

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, curbs, gutters, sidewalks and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, pedestrian access 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.

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 Northernly extension of SW Winthrop Terrace, the use of the temporary cul-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 Woodland Glen Reserve Homes Association.

All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the Woodland Glen Reserve Homes 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 Reserve Homes 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.

Tracts A2, B2 and C2 are Common Areas (Tracts A2, B2 and C2 contain detention areas) to be owned and maintained by the Woodland Glen Reserve Homes Association. Tract D2 is Common Area to be owned and maintained by the Woodland Glen Reserve Homes Association.

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.

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 )ss.

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 60 AND TRACTS A2 THRU D2" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

20 \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_.

Print Name

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public

Print Name

My Commission Expires: \_\_\_\_\_

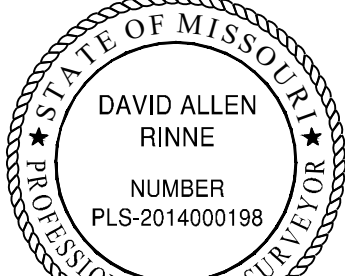
This is to certify that the within plat of "WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_ by Ordinance No. \_\_\_\_\_

William A. Baird, - Mayor Date Trisha Fowler Arcuri - City Clerk Date

Cynda Rader - Planning Commission Sec. Date George M. Binger, III, P.E. - City Engineer Date

Josh Johnson, AICP - Director of Development Services Date 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.



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



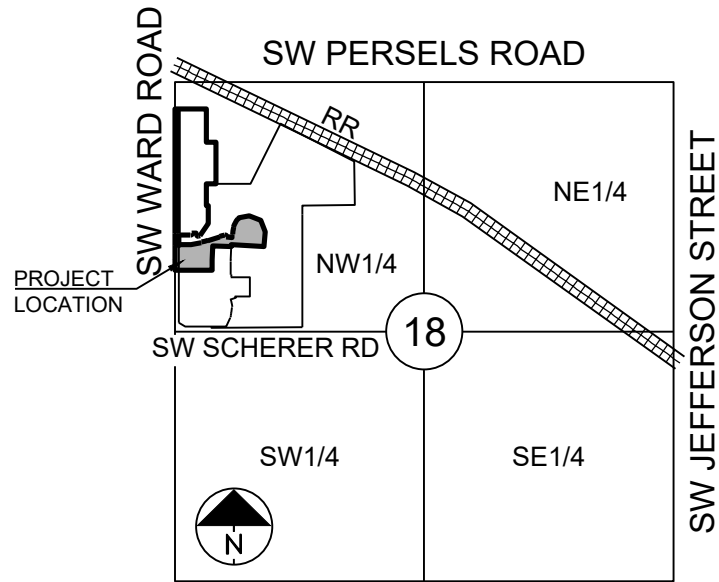
Missouri State Certificates of Authority  
#E2002003800-F #LAC2001005237 #LS2002008859-F  
**SCHLAGEL & ASSOCIATES, P.A.**  
Engineers • Planners • Surveyors • Landscape Architects  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400

DATE 04/24/2023  
DRAWN BY JWT  
CHECKED BY SCH  
PROJ. NO. 18-017

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

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

FINAL PLAT OF  
WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2  
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



SECTION 18-47-31

LOCATION MAP  
SCALE 1" = 2000'

Development Standards	
Single-family Estates, Lots 56-60	
Front yard setback	25'
Side yard setback	7.5'
Street side yard setback	20'
Rear yard setback	20'
Lot depth (typ. min.)	134'
Lot width	70'
Lot area (typ. min.)	10,034 sq. ft.

LOT #	AREA (SF)
56	14,550.77
57	14,938.32
58	11,509.19
59	12,638.75
60	100,024.10
TRACT D2	51,089.34

DESCRIPTION:

A Replat of all of "FREEMAN ADDITION", a subdivision of land recorded in book 26 at page 58 and a Replat of part of SW Heartwood Drive and SW Winthrop Drive right of ways 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 20020011654 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, altogether 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 39.67 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 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 43 seconds West, a distance of 50.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 02 degrees 46 minutes 17 seconds East, a radius of 14.00 feet, a central angle of 95 degrees 33 minutes 03 seconds and an arc length of 23.35 feet; thence North 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 deviating from the Northwest line of said WOODLAND GLEN 1ST ADDITION South 02 degrees 48 minutes 07 seconds West, a distance of 128.00 feet to a corner point on SW Winthrop Drive right of way of said WOODLAND GLEN 1ST ADDITION; thence along the West line of said WOODLAND GLEN 1ST ADDITION for the following eight courses, 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 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 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 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 1679.36 feet to the Point of Beginning, and containing 16,1106 acres, more or less.

This is to certify that the within plat of "WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this \_\_\_ day of \_\_\_\_\_, 202\_ by Ordinance No. \_\_\_\_\_.

William A. Baird, - Mayor Date Trisha Fowler Arcuri - City Clerk Date

Cynda Rader - Planning Commission Sec. Date George M. Binger, III, P.E. - City Engineer Date

Josh Johnson, AICP - Director of Development Services Jackson County Assessor/GIS Dept. Date

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

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

SHEET 2: LOTS 56-60 & TRACT D2



Missouri State Certificates of Authority  
#E2002003800-F #LAC2001005237 #LS2002000859-F  
**SCHLAGEL & ASSOCIATES, P.A.**  
Engineers • Planners • Surveyors • Landscape Architects  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400

DATE	04/24/2023
DRAWN BY	JWT
CHECKED BY	SCH
PROJ. NO.	18-017

FINAL PLAT OF  
WOODLAND GLEN  
2ND PLAT

SHEET NO. 2 of 2

##

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  
JA-142 991162.56 2818104.75

COORDINATE LIST		
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22	992391.9859	2818567.3806
23	992427.3332	2818693.6520
24	992438.5393	2818746.9323
25	992423.1381	2818762.8238
26	992416.5324	2818822.4590
27	992444.6495	2818825.5736
28	992517.1733	2818840.1617
29	992600.4236	2818889.0618
30	992616.5608	2818903.6594
31	992633.4173	2819012.3298
32	992575.7369	2819128.0736
33	992453.6458	2819170.1864
34	992302.9521	2819150.9230
35	992340.2715	2818814.0117
36	992318.4248	2818811.5918
37	992339.7597	2818818.9850
38	992187.3052	2818602.0978
39	992083.5800	2818596.9975
40	992102.5168	2818210.0749

LEGEND:

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- MONUMENT AS NOTED
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- SET 2" ALUMINUM CAP W/ MO LS2002200859 ON 24" LONG 5/8" BAR
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- W/E - WATERLINE EASEMENT
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT LINES
- 5' SIDEWALK "S/W"
- (####) - LOT NUMERICAL ADDRESS