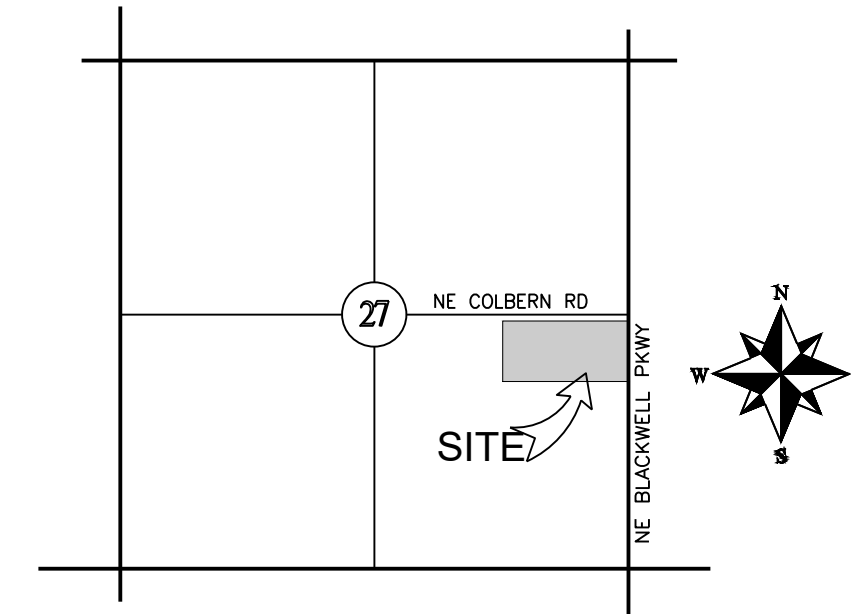


Final Plat of Woodland Oaks Lots 1-42 & Tracts A-B Section 27, Township 48N, Range 31W Lee's Summit, Jackson County, Missouri

REVISIONS	
DATE	CITY COMMENTS
7-15-18	



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)

U/E Utility Easement
B/L Building Setback Line
W/E Waterline Easement
Street Address

PROPERTY DESCRIPTION:

A tract of land located in the Southeast 1/4 of Section 27, Township 48 North, Range 31 West, more particularly described as follows:
Commencing at the East 1/4 corner of said Section 27; thence S 2°02'08" W along the East line of the Southeast Quarter of Said Section 27, a distance of 65.00 feet to the Point of Beginning; thence S 2°02'08" W continuing along said East line, a distance of 613.87 feet; thence N 87°42'24" W, a distance of 1330.91 feet; thence N 1°56'03" E, a distance of 627.59 feet; thence S 87°32'49" E, a distance of 649.60 feet; thence N 2°02'08" E, a distance of 5.00 feet; thence S 87°32'47" E, a distance of 550.00 feet; thence S 81°05'29" E, a distance of 133.41 feet; to the Point of Beginning.

Containing 835,543.34 sq. ft. 19.18 acres more or less

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS: **WOODLAND OAKS LOTS 1-42 & TRACTS A-B**

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO 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 "WATERLINE EASEMENTS" (W.E.) AND "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 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT 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.

STREETS:

THE STREETS AND/OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

SIDEWALKS

THE SIDEWALK ADJACENT TO TRACT B SHALL BE INSTALLED BY DEVELOPER, AT THE TIME OF THE INSTALLATION OF INFRASTRUCTURE.

COMMON AREA

TRACTS A-B ARE COMMON AREA TO BE OWNED AND MAINTAINED BY WOODLAND OAKS HOME ASSOCIATION.

DETENTION BASINS

ALL STORM WATER CONVEYANCE, RETENTION, OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE WOODLAND OAKS HOME ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THESE STORM WATER DETENTION FACILITIES SHALL BE INSPECTED BY THE WOODLAND OAKS HOME 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.

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF WOODLAND OAKS LOTS 1-42 & TRACTS A-B WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS ____ DAY OF _____, 20____, BY ORDINANCE NO. _____

WILLIAM A. BAIRD, MAYOR DATE _____

TRISHA FOWLER ARCURI, CITY CLERK DATE _____

APPROVED: PUBLIC WORKS / ENGINEERING

GEORGE M BINGER, III P.E., CITY ENGINEER DATE _____

DEVELOPMENT SERVICES DEPARTMENT

RYAN A. ELAM, P.E., DIRECTOR OF DEVELOPMENT SERVICES DATE _____

PLANNING COMMISSION

JOHN LOVELL, SECRETARY DATE _____

JACKSON COUNTY:

APPROVED: ASSESSOR'S OFFICE

JACKSON COUNTY ASSESSOR DATE _____

IN TESTIMONY WHEREOF:

WOODLAND OAKS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ____ DAY OF _____, 20____.

WOODLAND OAKS, L.L.C. MEMBER _____

NOTARY CERTIFICATION:

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF WOODLAND OAKS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Final Plat of Woodland Shores 3rd Plat, Doc. No. 2007E0018136
- No Title report was furnished.
- The subject property lies within a flood zone designation of (X), defined as areas to be outside of the 100 year floodplain, as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the City of Lee's Summit, Jackson County, Missouri, Community Map No. 200500450G, with an effective date of January 20, 2017.
- Bearings shown hereon are based the Missouri State Plane Coordinate System (West Zone) utilizing GPS observations. Distances shown hereon are ground distances in U.S. Survey Feet.
- 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.
- No oil or gas wells are known to exist on this property, per the "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" By Edward Alton May, Jr., P.E., 1995.
- All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the Woodland Oaks Home Association in accordance with the standards set forth in the covenants, conditions, and restrictions. These storm water detention facilities shall be inspected by the Woodland Oaks Home 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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, L.L.C. MO CORP LS 2005008319-D



Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-134
Combined Scale Factor: 0.999903519

POINT	NORTHING	EASTING
1	308344.379	865819.760
2	308157.418	865813.116
3	308173.644	865407.781
4	308364.806	865414.232
5	308356.331	865612.048
6	308357.853	863007.349
JA 134	312470.096	862368.274

Coordinates Shown in Meters

OWNER/DEVELOPER:

Woodland Oaks, LLC
656 Bayberry Ln Ste 101
Lee's Summit, MO 64063
Ph. 816-509-5007

Woodland Oaks
Lots 1-42 & Tracts A-B
Section 27, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Final Plat of
Woodland Oaks

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.	DATE OF PREPARATION
1 OF 1	27	48 N	31 W	Jackson	Woodland Oaks	December 11, 2020

PROFESSIONAL SEAL

ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849