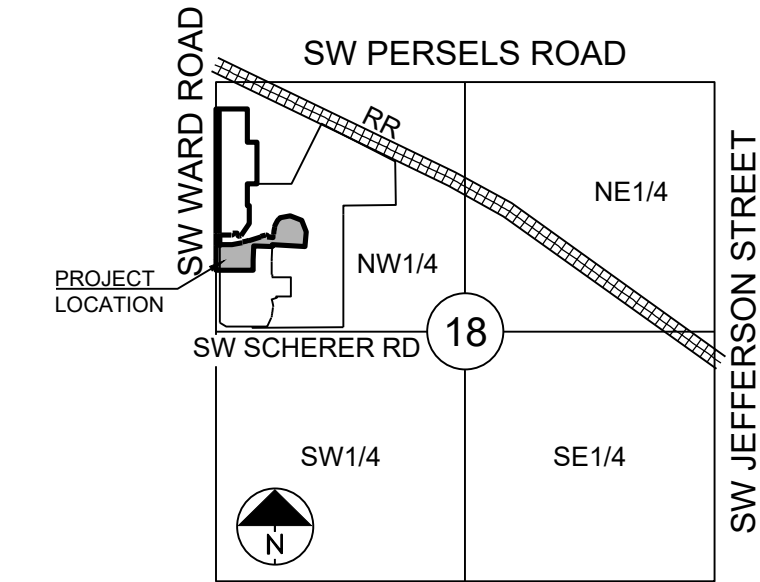


FINAL PLAT OF WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 60 AND TRACTS A2 THRU D2

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 | 14,560.77 |
| 57 | 14,938.32 |
| 58 | 11,509.19 |
| 59 | 12,638.75 |
| 60 | 100,024.10 |
| TRACT D2 | 51,089.34 |

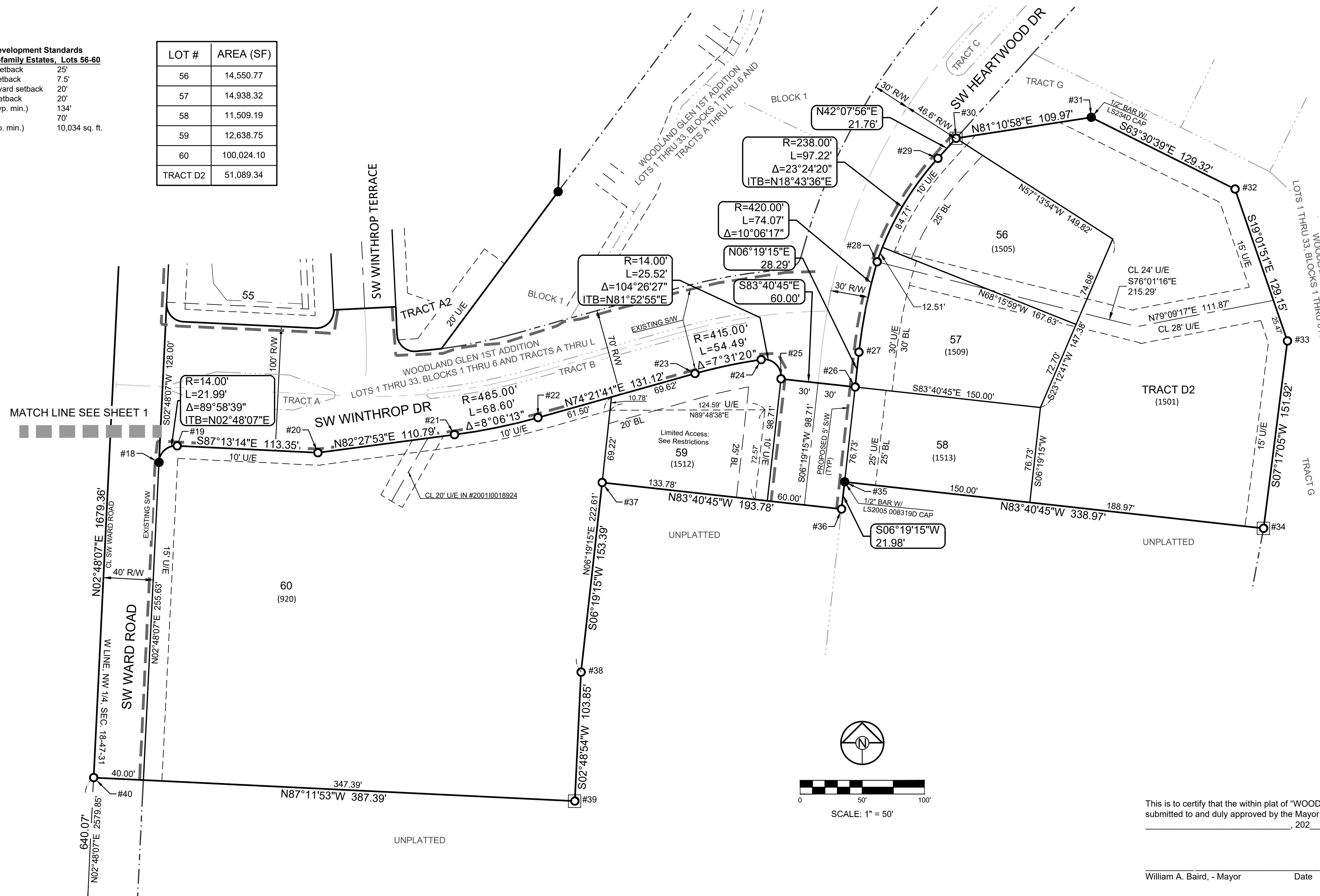
DESCRIPTION:

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 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 Northwesterly line of said WOODLAND GLEN 1ST ADDITION for the following twelve 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 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 Northwesterly 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 14.00 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 distance 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 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 07 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.

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

| Point # | Northing | Easting |
|---------|-------------|--------------|
| 18 | 992355.8888 | 2818262.5234 |
| 19 | 992369.1833 | 2818277.1853 |
| 20 | 992363.6911 | 2818390.4071 |
| 21 | 992378.2198 | 2818500.2343 |
| 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 |
| 36 | 992318.4248 | 2818811.5918 |
| 37 | 992339.7597 | 2818618.9850 |
| 38 | 992187.3052 | 2818602.0978 |
| 39 | 992083.5800 | 2818596.9975 |
| 40 | 992102.5168 | 2818210.0749 |



- 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 LS2002200859 ON 24" LONG 5/8" BAR
 - BL - BUILDING LINE
 - G/E - GAS LINE EASEMENT
 - RAW - 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

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

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



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. 2 of 2

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