

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

12/27/2023 10:15 AM

NON-STANDARD FEE: EXEMPT FEE: \$66.00 4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

**2023E0091468**

Book: 215 Page: 13  
Diana Smith, Recorder of Deeds

Jackson County  
Recorder of Deeds  
**Exempt Document**

This document has been recorded under exempt status  
pursuant to RSMo 59.310.4.

This certificate has been added to your document in  
compliance with the laws of the State of Missouri.



Diana Smith  
Recorder of Deeds

415 E. 12th Street, Room 104  
Kansas City, MO 64106

112 W. Lexington, Suite 30  
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



# Division of Finance – Collection Department

Jackson County, MO

## Tax Certificate

415 E 12<sup>th</sup> Street

Kansas City, MO 64106

Taxpayer Services: (816) 881-3232

Business Taxes: (816) 881-3186

### INSTRUCTIONS TO TAXPAYER

1. Have Part I of this Tax Certificate completed by the GIS Department.
2. Take to Taxpayer Services at either the Kansas City or Independence Courthouse. They will complete Parts II and III.
3. You cannot record your plat until these steps are completed.

### PART I: TO BE COMPLETED BY GIS DEPARTMENT

Use ONE form for each parcel number

Legal Description: (RTS or Sub)

## WOODLAND OAKS LOTS 1-42 & TRACTS A-B

Current Parcel ID: 53-440-01-01-01-0-00-000

GIS Staff: MATTHEW WAGNER

Years: 2021 - 2023

Date: 11/16/2023

### PART II: TO BE COMPLETED BY COLLECTION DEPARTMENT

Return to GIS Department if unable to follow payment history back three (3) years. Attach document if paid. Attach bill if taxes due.

YEAR	AMOUNT DUE	DATE PAID	VERIFIED BY
2021	0.00	12/23/2021	MC
2022	0.00	12/16/2022	MC
2023	0.00	12/07/2023	MC

### PART III: TO BE COMPLETED BY AUTHORIZED COLLECTION DEPARTMENT SUPERVISOR

(This is to certify that, according to the records of the Collection Department, the State, County, and School Taxes for Real Property have been paid in full for 2021-2023 and all prior years for the above described property.)

Date: 12/21/2023

Supervisor: Michael Cardello

**Division of Finance – Collection Department**

Jackson County, MO

**Tax Certificate**415 E 12<sup>th</sup> Street

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Date: 12/21/2023Supervisor: Michael Cardello

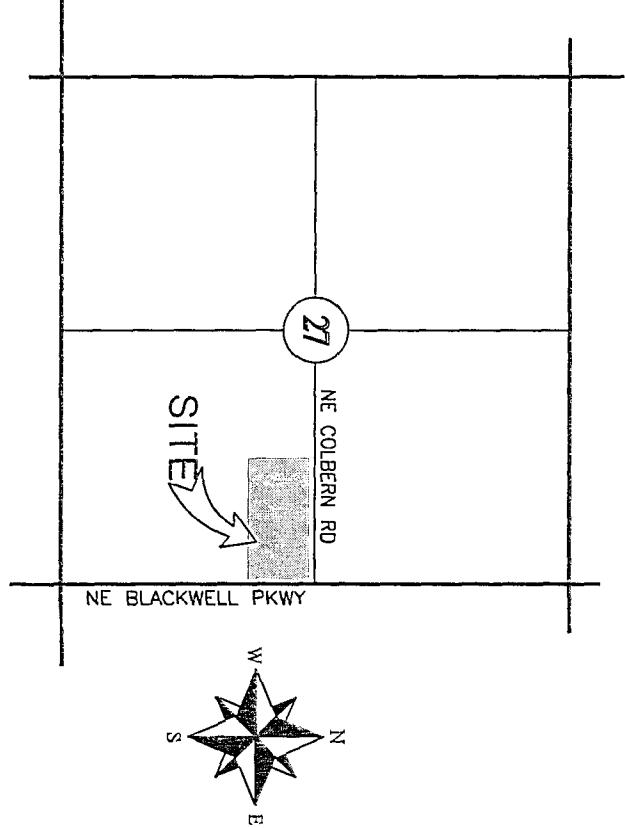
2023 EOD 914168

Filed for Record this day of  
December 27, 2023  
At 10 o'clock 15 Minutes A.M.  
Recorded in Book ± 215 At Page 13  
Instrument Number 2023 EOD 914168  
Director Recorder of Deeds  
By Robert Field  
Deputy  
Recorder's Fee \$ 66.00

**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 corner of said Section 27, thence S 27°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 27°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 622.59 feet; thence S 87°32'49" E, a distance of 649.60 feet; thence N 27°02'08" E, a distance of 5.00 feet; thence S 87°32'49" E, a distance of 5.00 feet; thence S 87°02'29" E, a distance of 133.41 feet; to the Point of Beginning.  
Containing 835.543 3/4 ac. ±, 19.18 acres more or less

**LOCATION MAP**  
SECTION 27-T48N-R31W

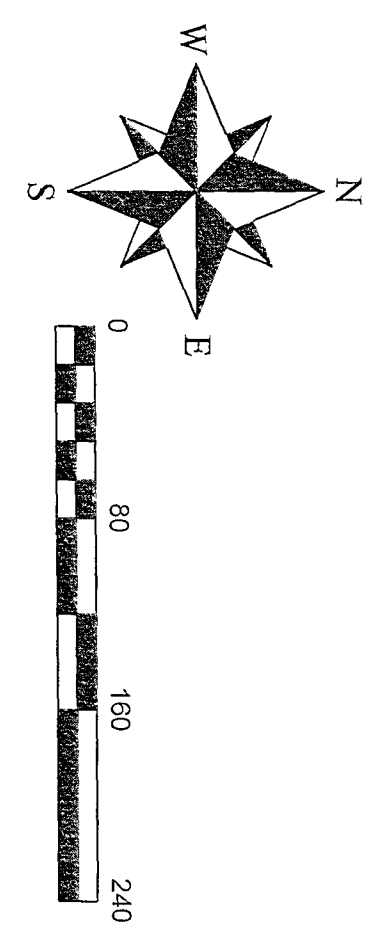
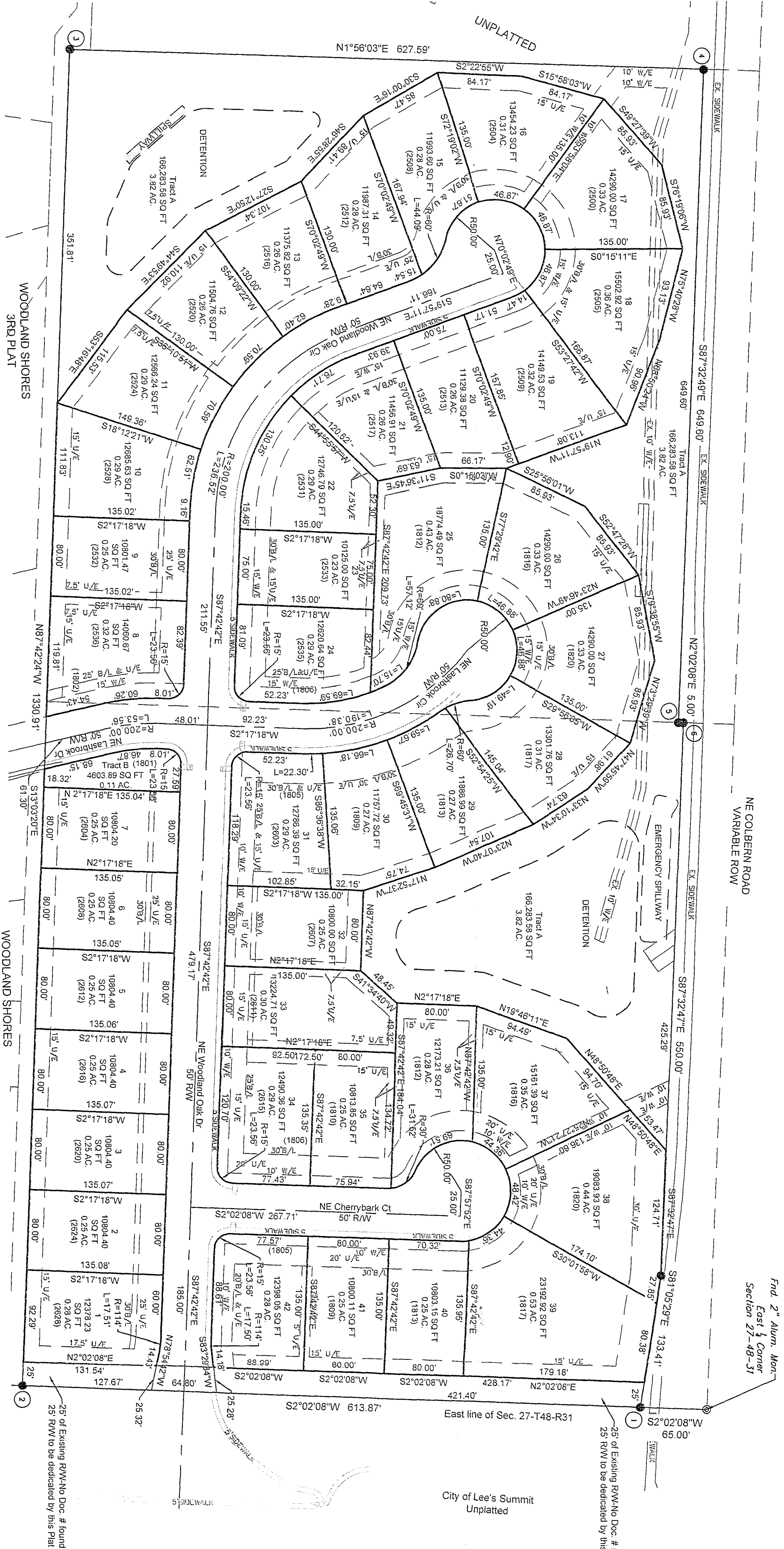
Not to Scale



**LEGEND**

- These standard symbols will be found in the drawing
- Set 1/2" Refer & Copy U.S. 200508519-20
  - ⊙ Found Survey Monument (As Noted)
- Utility Easement  
Line  
Boundary Easement  
Wetland Easement  
### Street Address

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



Missouri State Plane Coordinate System  
1983, Missouri West Zone  
(2003 Adjustment)

Reference Monument: J-134  
Corner: 039803519

POINT	NORTHING	EASTING
1	308344.370	866819.780
2	308167.418	866813.116
3	308173.644	866507.781
4	308364.906	866514.232
5	308366.331	866612.048
6	308367.853	866307.349
LA 134	312470.086	862589.274

Coordinates Shown in Meters

**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 HOLES, WELLS, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE AREAS OUTLETTED OR DESIGNATED UPON THIS PLAT AS WATERBURY EASEMENTS' (WLE) AND UTILITY EASEMENTS' (ULE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED BY LAW, INCLUDING WITHOUT LIMITATION, SECTION 27, 1888 RSMo, (2009), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE BUILDING LINES.

**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 THE LINE AND THE STREET RIGHT OF WAY LINE.

**STREETS:**  
THE LOTS AND THROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

**MASTER DRAINAGE PLAN:**  
INDIVIDUAL LOT OWNERS 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 AREAS:**  
THAT COMMON AREAS SHALL BE OWNED AND MAINTAINED BY WOODLAND OAKS HOME ASSOCIATION.

**DETENTION BASINS:**  
ALL STORMWATER CONVEYANCE, DETENTION OR RETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE WOODLAND OAKS HOME ASSOCIATION. THESE STORMWATER 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 AND TRACTS A-B, BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON THE ACCOMPANYING PLAT, IS A TRUE AND CORRECT COPY OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 20 DAY OF DECEMBER 2023 BY ORDINANCE NO. 2023-001

12/21/23 DATE

12/21/23 DATE

**APPROVED:**  
**PUBLIC WORKS / ENGINEERING**

12-20-2023 DATE

**DEVELOPMENT SERVICES DEPARTMENT**

12/21/23 DATE

**PLANNING COMMISSION**

12-20-23 DATE

**JACKSON COUNTY:**

**APPROVED: ASSESSOR'S OFFICE**

12/27/2023 DATE

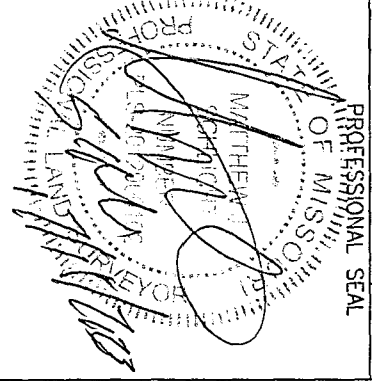
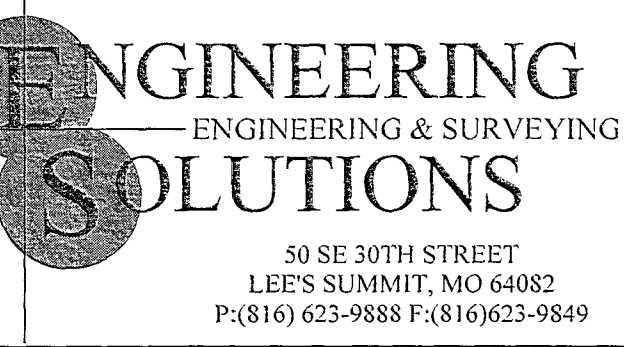
12/27/2023 DATE

**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 ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND LAND SURVEY. THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

**NOTARY CERTIFICATION:**  
I HAVE HERETOFORE SET MY HAND AND AFFIXED MY SEAL, THE DATE LAST WRITTEN ABOVE.

**NOTARY PUBLIC:**  
I AM COMMISSION EXPIRES 4-22-24

**SURVEYOR'S GENERAL NOTES:**  
1) This survey is based upon the following information provided by the client or rescinded by this survey.  
A) Final Plat of Woodland Oaks 3rd Plat, Doc. No. 2007 EOD 1935  
2) No title report was furnished.  
3) 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, Missouri.  
4) Bearings shown hereon are based on the Missouri State Plane Coordinate System (West Zone) utilizing GPS observations. Distances shown hereon are ground distances in U.S. Survey Feet.  
5) This computer generated plat is based on the location of existing utilities within the subject premises. This is an above-ground survey and does not show the location of underground utilities. There may be additional underground utilities not shown on this drawing that should be considered appropriate. There may be additional underground utilities not shown on this drawing.  
6) No lot 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 John Hilly, Jr., P.E., 1995.  
7) The Missouri State Plane Coordinate System (West Zone) is used for all bearings and distances shown hereon. The current City of Lee's Summit Design and Construction Manual to assure that all inlet and outlet structures are fully functional, the Missouri State Plane Coordinate System (West Zone) is used for all bearings and distances shown hereon.  
8) The Missouri State Plane Coordinate System (West Zone) is used for all bearings and distances shown hereon.  
9) (###) = Street Address



Final Plat of Woodland Oaks				
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY
1 OF 1	27	48 N	31 W	Jackson
DRAWN BY		SCALE		JOB NO.
M. Schlicht, PLS, PE		1"=80'		Woodland Oaks
DATE OF PREPARATION			December 11, 2020	

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

REVISIONS	
DATE	CITY COMMENTS
7-19-16	CITY COMMENTS
7-13-2023	CITY COMMENTS
8-31-2023	CITY COMMENTS
12-11-2023	CITY COMMENTS