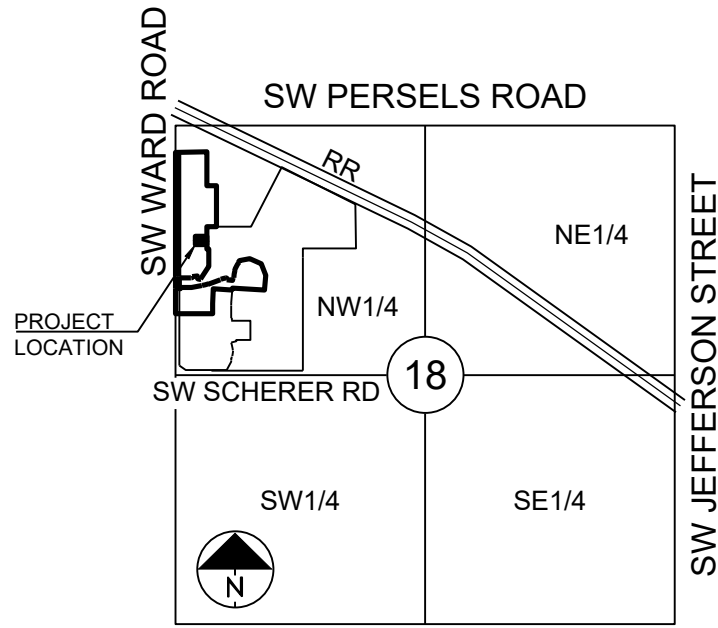


MINOR PLAT OF
WOODLAND GLEN, 2ND PLAT, LOTS 35A AND 35B

A REPLAT OF ALL OF LOT 35, WOODLAND GLEN, 2ND PLAT,
LOTS 34 THRU 60 AND TRACTS A2 THRU D2.
ALL IN THE NW 1/4 OF SEC. 18-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SECTION 18-47-31

LOCATION MAP
SCALE 1" = 2000'

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

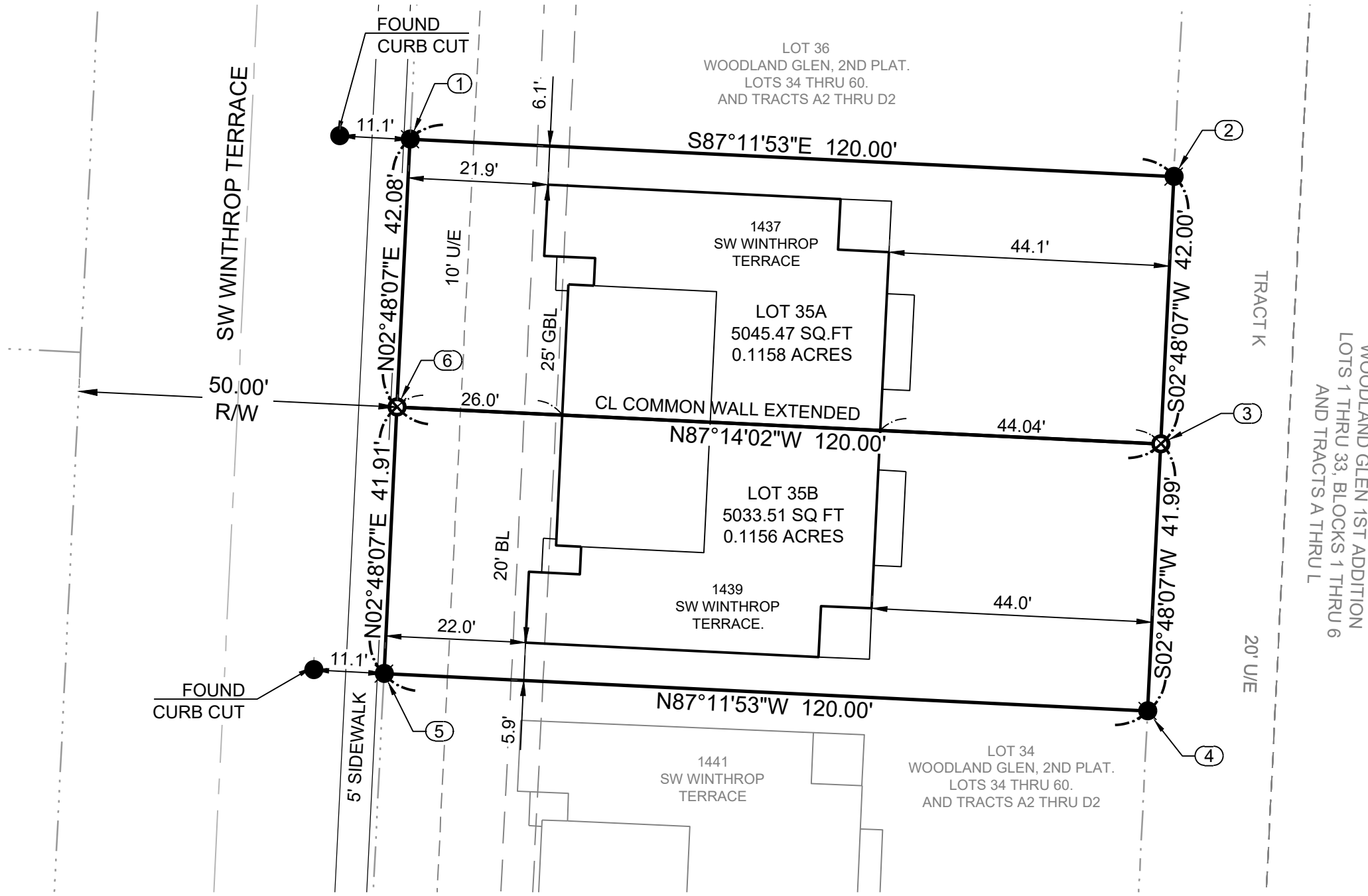
COORDINATE LIST		
Point #	Northing	Easting
1	992892.4106	2818458.9854
2	992886.5448	2818578.8376
3	992844.5856	2818576.7840
4	992802.6507	2818574.7316
5	992808.5165	2818454.8795
6	992850.3762	2818456.9282

LEGEND:

- FOUND 1/2" REBAR W/ LS8859-F CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP SEE SURVEY NOTE #2
- BL - BUILDING LINE
- GBL - GARAGE BUILDING LINE
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- EXISTING LOT AND PROPERTY LINES
- - - EXISTING PLAT LINES

SURVEYORS NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Woodland Glen, 2nd plat. Document No. 2023E0060354.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- Title work has not been provided. Easement and Setback information has been taken from the recorded plat.
- Bearings shown hereon are based upon bearings described on the Final Plat Woodland Glen, 2nd Plat, Document No. 2023E0060354.
- Coordinates shown hereon are based upon the Missouri State Plane Coordinate System, 1983, Missouri West Zone, from MoDNR Monument JA-142.
- 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.
- Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity, or location of any utility existing on the site, whether private, municipal or public owned.
- The Building foundation as shown has been field located to determine the common building wall. Property corners are on the centerline of the common wall extended to existing platted lot lines.

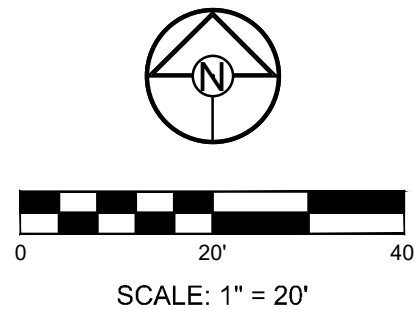
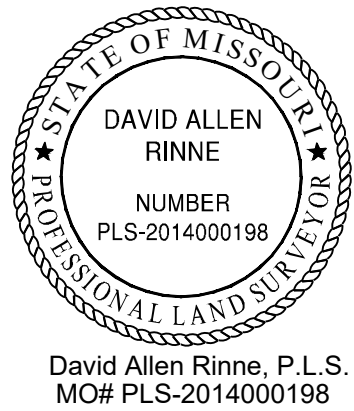


LOT SURVEY AREA

LOT 35 10,078.98 S.F PLATTED

LOT #	AREA (SF)
35A	5,045.47
35B	5,033.51

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN APRIL, 2024 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.



This is to certify that the minor plat of "WOODLAND GLEN, 2ND PLAT, LOTS 35A AND 35B" was submitted to and duly approved by the City of Lee's Summit, Missouri pursuant to Chapter 33 of the City of Lee's Summit Code of Ordinances, of the Unified Development Ordinance.

Trisha Fowler Arcuri - City Clerk Date

George M. Binger, III, P.E. - City Engineer Date

Joshua Johnson, AICP. - Director of Development Services

Jackson County Assessor Office Date

PREPARED FOR:

JOHN DUGGAN
9101 W 110TH STREET, SUITE 200
OVERLAND PARK, KS 66210

DESCRIPTION:

A replat of All of LOT 35, "WOODLAND GLEN, 2ND PLAT, LOTS 34 THRU 60. AND TRACTS A2 THRU D2", a subdivision in the City of Lee's Summit, Jackson County, Missouri, as recorded as Instrument Number 2023E0060354, in the Northwest One-Quarter of Section 18, Township 47 North, Range 31 West, Jackson County, Missouri and containing 0.2314 acres, more or less.

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 "MINOR PLAT OF WOODLAND GLEN, 2ND PLAT, LOTS 35A AND 35B".

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, 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. 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 527.188, 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.

Oil-Gas Wells:

There is no visible evidence of abandoned oil or gas wells located within the plat boundaries, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri." Edward Alton May Jr., P.E., 1995.

Floodplain:

According to Firm Map No. 29095C0419G, Revised January 20, 2017, This site falls in Zone X, Area determined to be outside the 0.2% annual chance floodplain.

Drainage Note:

The individual lot owner(s) shall not change or obstruct the drainage flow line or paths on the lots, unless specific application is made and approved by the city engineer.

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
COUNTY OF JACKSON)ss.

Before me personally appeared John Duggan, who being by me sworn did say that he/she is the owner of the property identified on this plat, 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 _____, 2024 By _____
John Duggan

Subscribed and sworn to before me this ____ day of _____, 2024

Notary Public _____

Print Name _____

My Commission Expires: _____



DATE 05/06/2024
DRAWN BY TW
CHECKED BY DR
PROJ. NO. 23-027

MINOR PLAT OF
WOODLAND GLEN, 2ND PLAT
LOTS 35A AND 35B
SHEET NO. 1