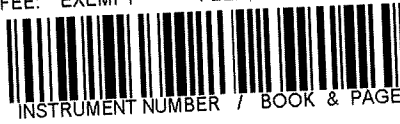


RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

07/17/2025 3:51 PM

NON-STANDARD FEE: EXEMPT FEE: \$66.00 10 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0050301

Book: 224 Page: 49
Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
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This certificate has been added to your document in
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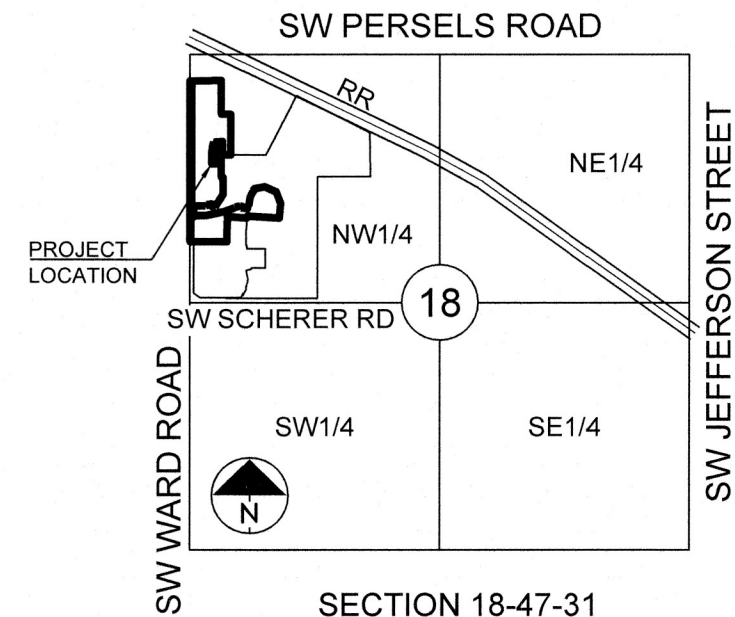
Diana Smith
Recorder of Deeds

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.

MINOR PLAT OF
WOODLAND GLEN, LOTS 36A, 36B, 37A, 37B, 38A AND 38B
A REPLAT OF ALL OF LOTS 36-38, 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
100	993148.4483	2818498.3837
101	993143.7297	2818604.6019
102	993087.6610	2818601.7908
103	993045.6806	2818599.6860
104	993011.4911	2818597.9719
105	992985.4141	2818596.6645
106	992985.9890	2818583.7046
107	992970.4389	2818582.9436
108	992928.4808	2818580.8900

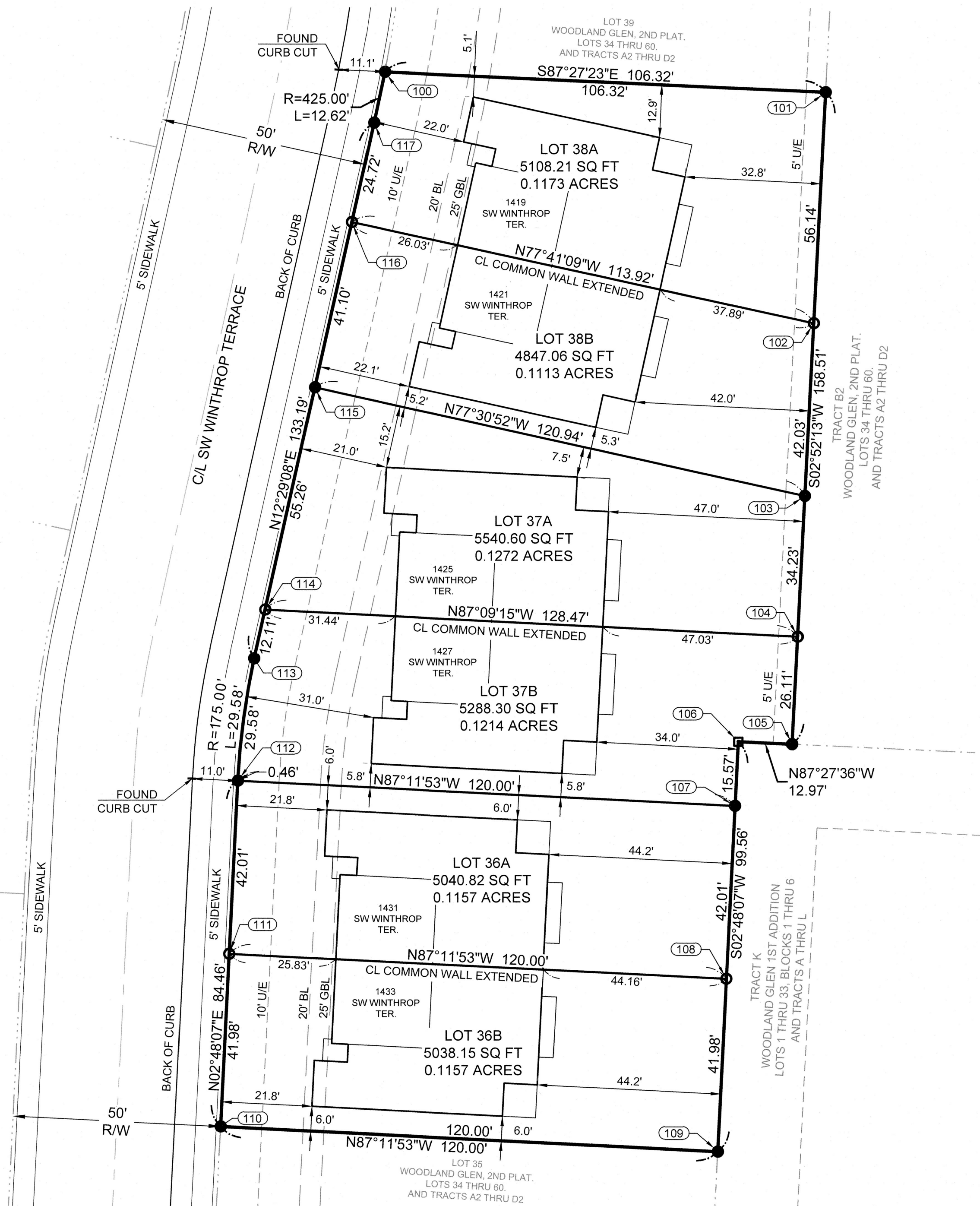
COORDINATE LIST		
Point #	Northing	Easting
109	992886.5448	2818578.8376
110	992892.4106	2818458.9854
111	992934.3465	2818461.0379
112	992976.3048	2818463.0914
113	993006.0450	2818467.0434
114	993017.8695	2818469.6617
115	993071.8262	2818481.6093
116	993111.9562	2818490.4953
117	993136.0847	2818495.8380

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
- FOUND 2" ALUMINUM CAP W/ MO LS2002200859 ON 5/8" BAR
- FOUND CURB CUT
- 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:

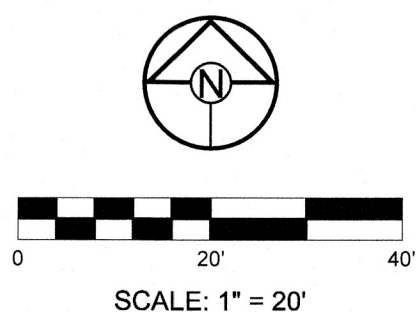
- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Woodland Glen, 2nd plat. Document No. 2023E0060354.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri 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 36 10,078.97 S.F. PLATTED
LOT 37 10,828.90 S.F. PLATTED
LOT 38 9,955.27 S.F. PLATTED

LOT #	AREA (SF)
LOT 36A	5,040.82
LOT 36B	5,038.15
LOT 37A	5,540.60
LOT 37B	5,288.30
LOT 38A	5,108.21
LOT 38B	4,847.06



I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY, 2025 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.
MOR PLS-2014000198

DESCRIPTION:

All of LOTS 36, 37 and LOT 38, 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 0.7085 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 "WOODLAND GLEN, LOTS 36A, 36B, 37A, 37B, 38A AND 38B".

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 Kansas)
COUNTY OF Johnson) ss.

Comes now John Duggan, Manager of, WG-34-36-38, LLC, a Kansas Company, who being duly sworn upon his oath, does state that he is the owner of the property legally described in the proposed plat, titled "WOODLAND GLEN, LOTS 36A, 36B, 38A AND 38B" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this 30 day of June, 2025

John Duggan
John Duggan, Manager

Subscribed and sworn to before me this 30 day of June, 2025

Patricia J. Stout
Notary Public

Patricia J. Stout
Print Name

My Commission Expires: 11-15-28

OWNERSHIP AFFIDAVIT:

STATE OF Kansas)
COUNTY OF Johnson) ss.

Comes now John Duggan, Manager of, WG-35-37-39, LLC, a Kansas Company, who being duly sworn upon his oath, does state that he is the owner of the property legally described in the proposed plat, titled "WOODLAND GLEN, 37A, 37B and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this 30 day of June, 2025

John Duggan
John Duggan, Manager

Subscribed and sworn to before me this 30 day of June, 2025

Patricia J. Stout
Notary Public

Patricia J. Stout
Print Name

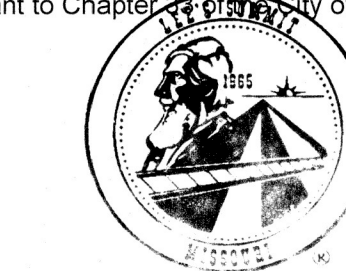
My Commission Expires: 11-15-28

This is to certify that the minor plat of "WOODLAND GLEN, LOTS 36A, 36B, 37A, 37B, 38A AND 38B" was submitted to and duly approved by the City of Lee's Summit, Missouri pursuant to Chapter 10.01 of the City of Lee's Summit Code of Ordinances, of the Unified Development Ordinance.

Tisha Fowler Alcorn 7-17-25
Tisha Fowler Alcorn - City Clerk Date

George M. Binger III 7-9-2025
George M. Binger, III, P.E. - City Engineer Date

Alimee Nassif 7/11/2025
Alimee Nassif, AICP. - Deputy Director of Development Services Date



Vincent Bice 7/11/2025
Jackson County Assessor Office Date

DEVELOPER:
WG-34-36-38, LLC &
WG-35-37-39, LLC
9101 W 110TH ST, STE 200
OVERLAND PARK, KS 66210

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM

DATE	03/31/2025	MINOR PLAT OF WOODLAND GLEN, LOTS 36A, 36B, 37A, 37B, 38A AND 38B	
DRAWN BY	BEN		
CHECKED BY	AR	SHEET NO. 1	
PROJ. NO.	24-017		