

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

07/17/2025 3:51 PM

NON-STANDARD FEE: EXEMPT

FEE: \$66.00

5 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0050300

Book: 224 Page: 44

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

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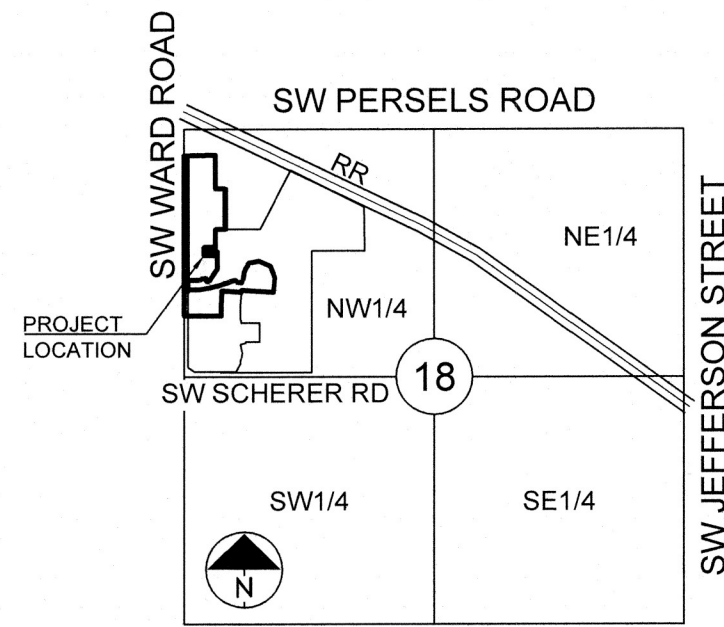
Diana Smith
Recorder of Deeds

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

112 W. Lexington, Suite 30
Independence, MO 64050

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MINOR PLAT OF
WOODLAND GLEN, LOTS 34A AND 34B
A REPLAT OF LOT 34, 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

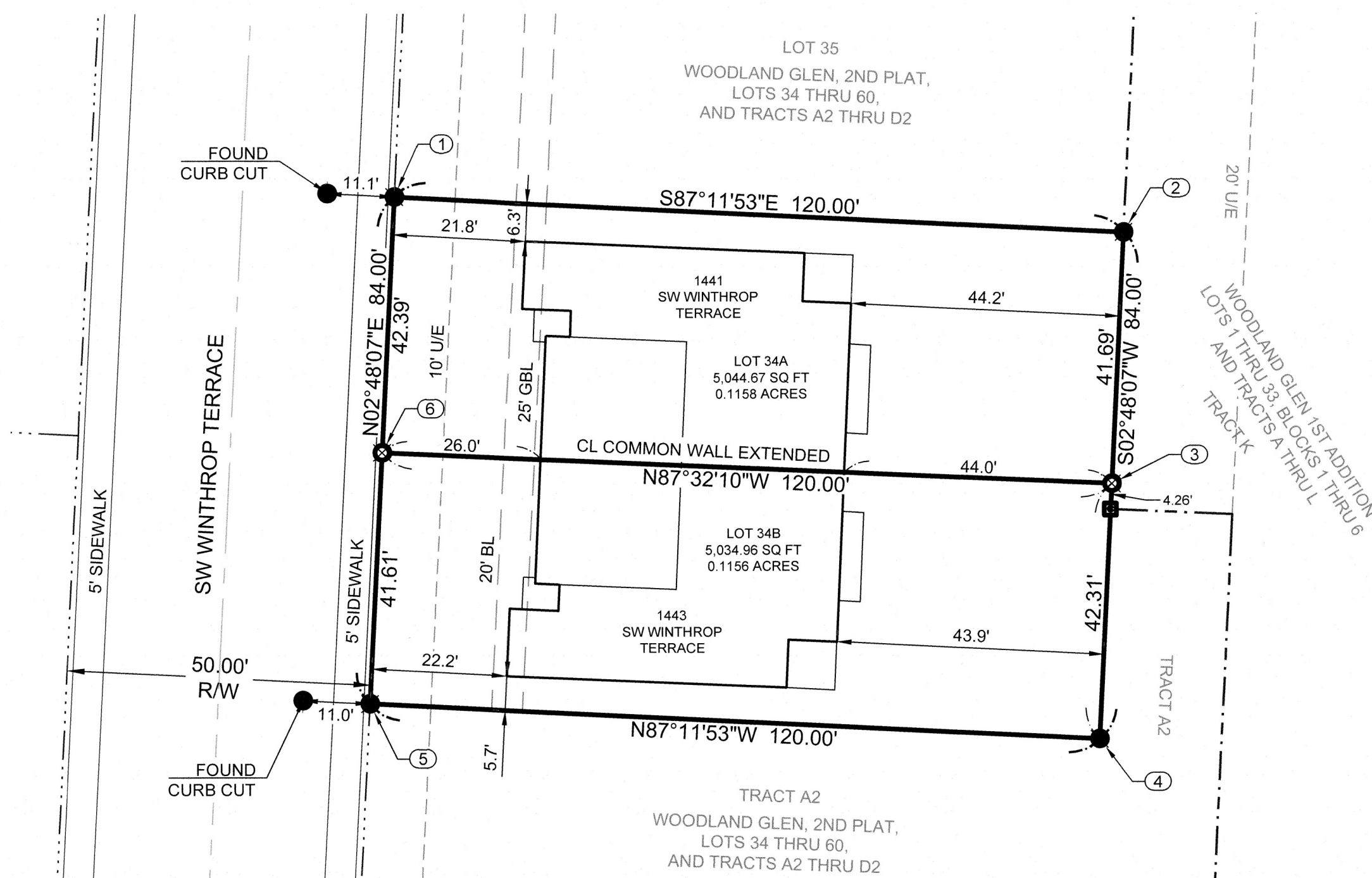
COORDINATE LIST		
Point #	Northing	Easting
1	992808.5165	2818454.8795
2	992802.6507	2818574.7316
3	992761.0142	2818572.6939
4	992718.7511	2818570.8254
5	992724.6170	2818450.7732
6	992766.1727	2818452.8071

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 LS20022008859 ON 5/8" BAR
- 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.

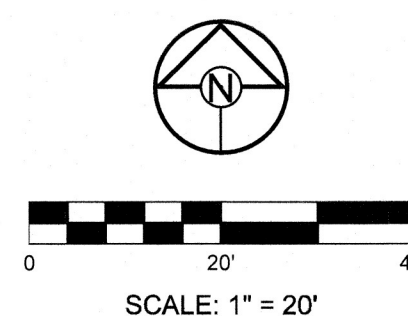
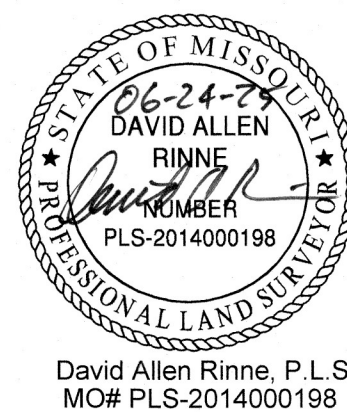


LOT SURVEY AREA

LOT 34 10,079.63 S.F. PLATTED

LOT #	AREA (SF)
34A	5,044.67
34B	5,034.96

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY, 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, LOTS 34A AND 34B" 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 7-14-25
Trisha Fowler Arcuri - City Clerk Date

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

Aimee Nassif 7/14/2025
Aimee Nassif, AICP - Deputy Director of Development Services Date



Vincent E. Brilg 7/17/2025
Jackson County Assessor Office Date

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

DESCRIPTION:

A replat of All of LOT 34, "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, All 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 "WOODLAND GLEN, LOTS 34A AND 34B".

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 34A AND 34B" and acknowledges the submission of the application for subdivision of said property under the City of Lee's Summit Unified Development Ordinance.

Dated this *27th* day of *June*, 2025

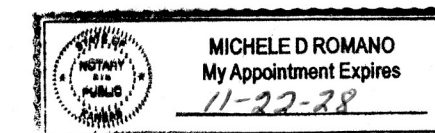
John Duggan
John Duggan, Manager

Subscribed and sworn to before me this *27th* day of *June*, 2025

Michele D. Romano
Notary Public

Michele D. Romano
Print Name

My Commission Expires: *11-22-28*



DATE 05/21/2025
DRAWN BY TWM
CHECKED BY JWT
PROJ. NO. 23-026

MINOR PLAT OF
WOODLAND GLEN,
LOTS 34A AND 34B
SHEET NO. 1