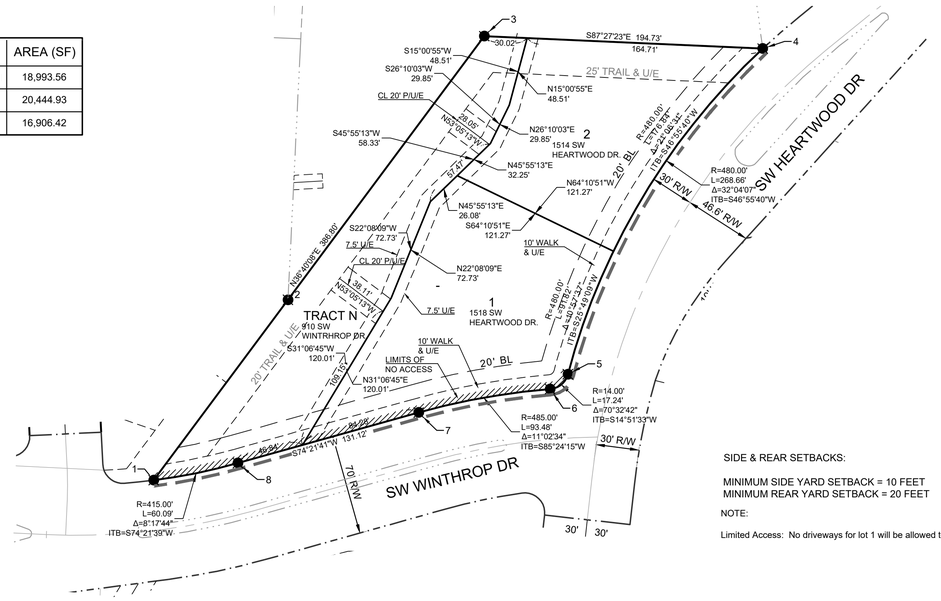
FINAL PLAT OF

WOODLAND GLEN, 1ST ADDITION, BLOCK 1, LOTS 1 AND 2 AND TRACT N

A REPLAT OF ALL OF BLOCK 1 AS PLATTED IN "WOODLAND GLEN 1ST ADDITION LOTS 1 THRU 33, BLOCKS 1 THRU 6 AND TRACTS A THRU L", PART OF THE NW 1/4 OF SEC. 18-47-31 ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LOT #	AREA (SF)
TRACT N	18,993.56
1	20,444.93
2	16,906.42

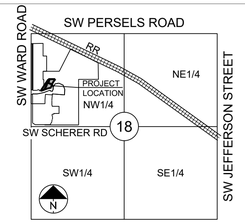


SIDE & REAR SETBACKS:

MINIMUM SIDE YARD SETBACK = 10 FEET
MINIMUM REAR YARD SETBACK = 20 FEET

NOTE:

Limited Access: No driveways for lot 1 will be allowed to access SW Winthrop Drive.



SECTION 18-47-31

LOCATION MAP
SCALE 1" = 2000'

DESCRIPTION:

A replat of all of Block 1 as platted in "WOODLAND GLEN 1ST ADDITION, BLOCKS 1 THRU 6 AND TRACTS A THRU L" a subdivision of land recorded by document number 2002I0011654 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.

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, 1ST ADDITION, BLOCK 1, LOTS 1 AND 2 AND TRACT N"
Streets: Roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

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.

An easement or license is hereby granted to the Owners of Lots 1 & 2 across Tract N to locate, reconstruct and maintain or authorize the location, reconstruction or maintenance and use of private sanitary sewer service lines and structures upon, over and under the areas outlined and designated on this plat as "PRIVATE UTILITY EASEMENT" or "P/U/E".

Sidewalk Easements: An easement or license is hereby dedicated to the City of Lee's Summit, Missouri, to construct and maintain,or to authorize the location, construction and maintenance of sidewalks upon those areas outlined or designated on this plat as "Walk Easements", or within any street or thoroughfare dedicated to public use on this plat.

Trail Easements: An easement or license is hereby dedicated to the Home Owner's Association, or assigns, to construct and maintain,or to authorize the location, construction and maintenance of trails upon those areas outlined or designated on this plat as Common Use Areas. Trails damaged by utility repairs to be reconstructed and replaced by the Home Owner's Association.

Grantors, on behalf of themselves, their heirs, their 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 easements 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.

RESTRICTIONS:

The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

DRAINAGE NOTE: Individual lot owner/s shall not change or obstruct the drainage flow lines on the lots as shown by the MASTER DRAINAGE PLAN for WOODLAND GLEN, unless specific application is made and approved by the city engineer.

Tract N is common area and are to be owned and maintained by the WOODLAND GLEN HOMES ASSOCIATION, INC.. During the period in which the developer maintains effective control of the board of condominium or property owners association, or other entity approved by the Governing Body, the developer shall remain jointly and severally liable for the maintenance obligations of the condominium or property owners association.

All storm water conveyance, retention or detention facilities if any to be located on common property shall be owned and maintained by the property owners association in accordance with the standards set forth in the Covenants, Conditions, and Restrictions. Refer to the Covenants, Conditions and Restrictions associated with this development for requirements.

Limited Access: No driveways for lot 1 will be allowed to access SW Winthrop Drive.

COORDINATE LIST		
Point #	Northing	Easting
1	992447.4361	2818489.6861
2	992573.4885	2818583.5397
3	992757.6884	2818720.6791
4	992749.0462	2818915.2189
5	992521.5014	2818779.0717
6	992511.1366	2818766.6617
7	992494.7419	2818674.7822
8	992459.3961	2818548.5161

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 LS20022008859 ON 24" LONG 5/8" BAR
- BL - BUILDING LINE
- G/E - GAS LINE EASEMENT
- R/W - 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"

N

0 50' 100'
SCALE: 1" = 50'

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

OWNERSHIP AFFIDAVIT:

STATE OF MISSOURI)
)ss.
COUNTY OF JACKSON)

Comes now _____, _____ of, ABERDEEN PARTNERS LLC, a Missouri Company, who being duly sworn upon his oath, does state that he is the part owner of the property legally described in the proposed plat, titled "WOODLAND GLEN, 1ST ADDITION, BLOCK 1, LOTS 1 AND 2 AND TRACT N"

" 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 _____, 20___

_____
Print Name

Subscribed and sworn to before me this this ____ day of _____, 20___

_____
Notary Public

_____
Print Name

My Commission Expires:_____

This is to certify that the within plat of "WOODLAND GLEN, 1ST ADDITION, BLOCK 1, LOTS 1 AND 2 AND TRACT N" was submitted to and duly approved by the Mayor and City Council of the City of Lee's Summit, Missouri, this ___ day of _____, 2021 by Ordinance No.

William A. Baird, - Mayor	Date	Trisha Fowler Arcuri - City Clerk	Date
John Lovell - Planning Commission Sec.	Date	George M. Binger, III, P.E. - City Engineer	Date
Ryan A, Elam, P.E. - Director of Development Services		Jackson County Assessor/GIS Dept.	Date

SURVEYORS NOTES:

1. The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.99990164.
2. Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curbs are notched at the prolongation of each interior lot line.
3. FLOOD NOTE: This Property lies within Flood Zone X, defined as (areas determined to be outside the 0.2% annual chance floodplain.) Base on the FIRM MAP No. 29095C0419G, Revised January 20, 2017.
4. GAS AND OIL WELL NOTE: Based on the geologic data on Missouri Department of Natural Resources web site there are no known wells on the site.

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.

STATE OF MISSOURI
DAVID ALLEN RINNE
NUMBER
PLS-2014000198
PROFESSIONAL LAND SURVEYOR

David Allen Rinne, P.L.S.
MO# PLS-2014000198

OWNER/DEVELOPER:
ABERDEEN PARTNERS LLC
9101 W 110TH ST STE 200
OVERLAND PARK, KS 66210

REVISED 11-17-2020

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 12-1-2020	FINAL PLAT OF WOODLAND GLEN BLOCK 1, LOTS 1&2&TRACT A
DRAWN BY JWT	
CHECKED BY AR	
PROJ. NO. 20-199	SHEET NO. 1

I:\PROJECTS\2020\20-199\2.0 Survey\3.0 Plat\20-199F DRAFT.dwg, 12/1/2020 1:51:10 PM, 1:1