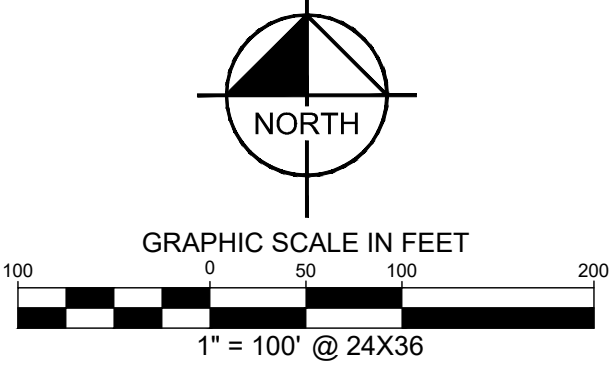


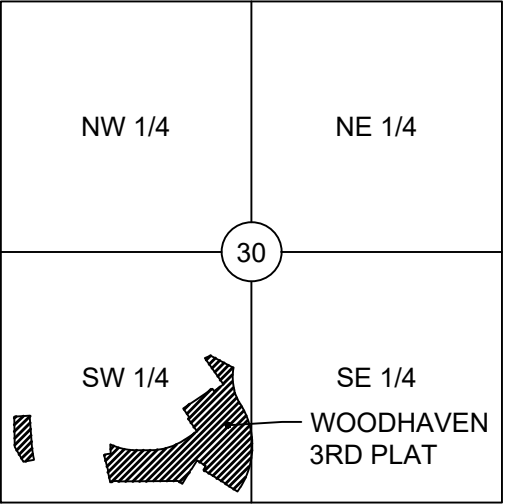
<b>PLAT DEDICATION:</b>	<b>AREA:</b>
TOTAL LAND AREA	970,510.40 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	160,587.83 SQ. FT.
NET LAND AREA	809,922.57 SQ. FT.
<b>PLAT DATA:</b>	<b>COUNT:</b>
NUMBER OF LOTS	89
NUMBER OF TRACTS	5

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	SFS	JSR	10-15-2025	268030007	1 OF 4

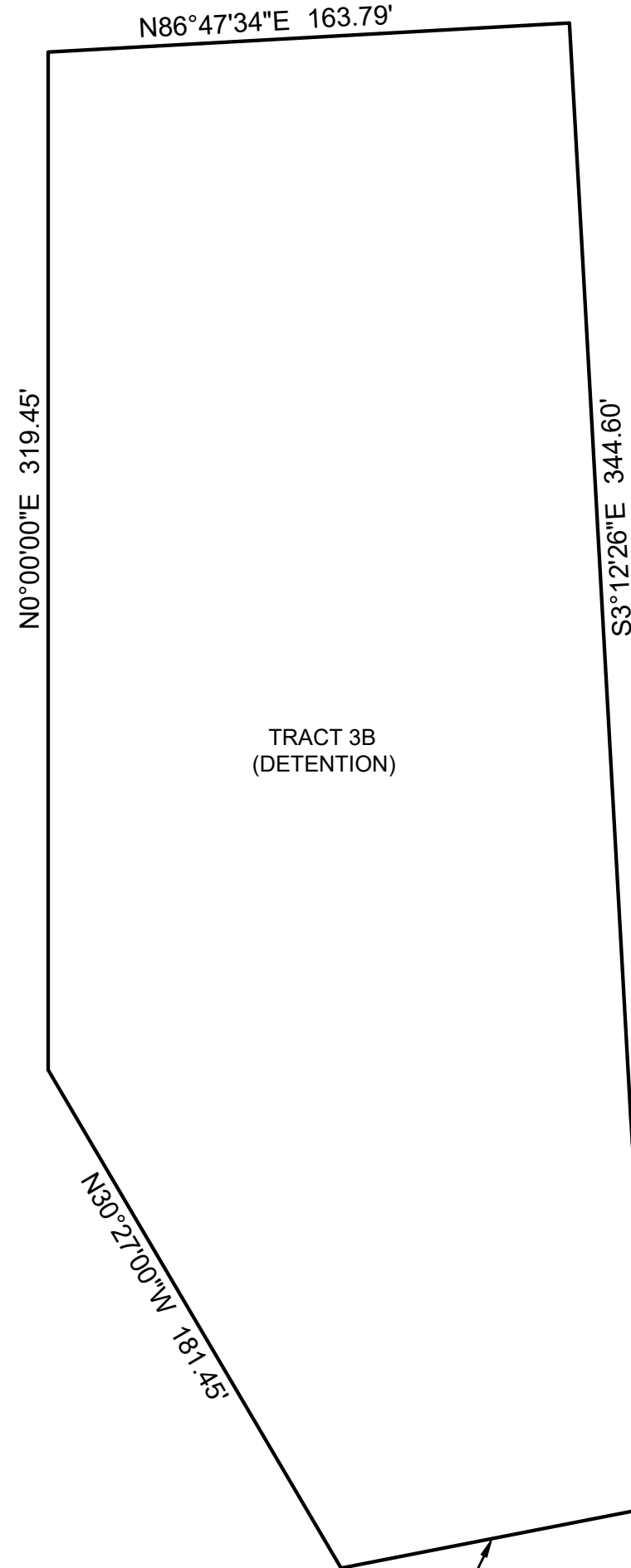
FINAL PLAT  
WOODHAVEN, 3RD PLAT  
PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER  
SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH P.M.,  
KANSAS CITY, PLATTE COUNTY, MISSOURI



LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	WATER EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	BUILDING LINE/SETBACK
	DELTA
	RADIUS
	LENGTH



LOCATION MAP  
SEC. 33, T.52 N., RGE.33 W.  
(N.T.S.)



UNPLATTED

POINT OF BEGINNING

S78°56'35"W  
110.74'

N0°00'00"E  
474.38'

SOUTH LINE SW QUARTER  
SEC. 33-T.52N-R.33W

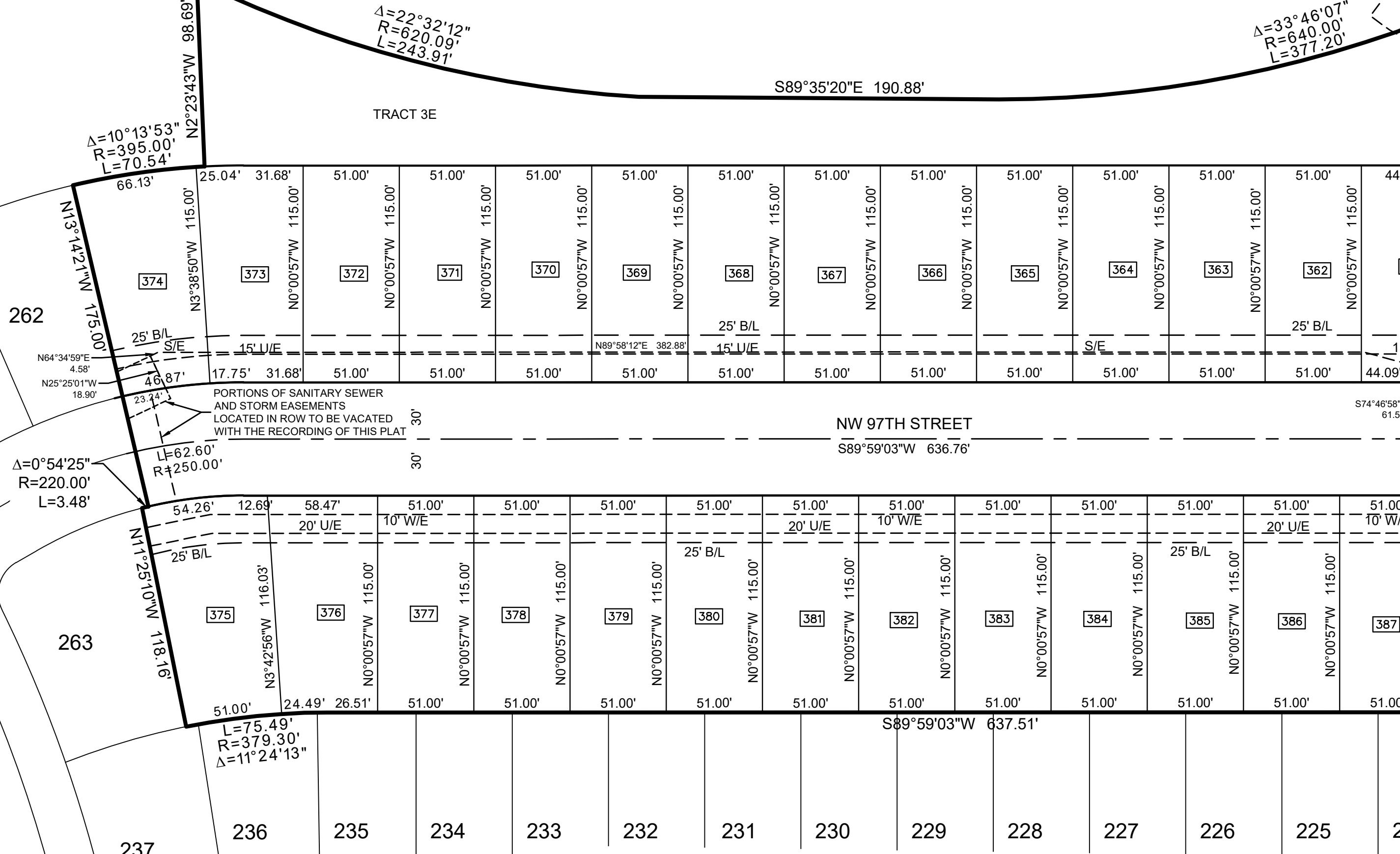
2286.52'  
S89°59'03"W

WOODHAVEN  
2ND PLAT

TRACT 2B

TRACT 3E

UNPLATTED



SURVEYOR'S CERTIFICATION:

THIS PLAT AND SURVEY OF WOODHAVEN, 3RD PLAT WERE EXECUTED BY KIMLEY-HORN, 805 PENNSYLVANIA AVENUE, KANSAS CITY, MISSOURI 64105.

I HEREBY CERTIFY: THAT THE PLAT OF WOODHAVEN, 3RD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



KIMLEY-HORN MO CLS 395  
JASON S. ROUDEBUSH, MO PLS 2002014099  
OCTOBER 15, 2025  
JASON.ROUDEBUSH@KIMLEY-HORN.COM

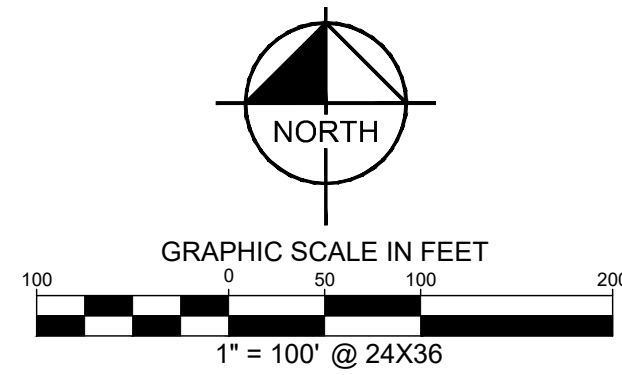
PRELIMINARY

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

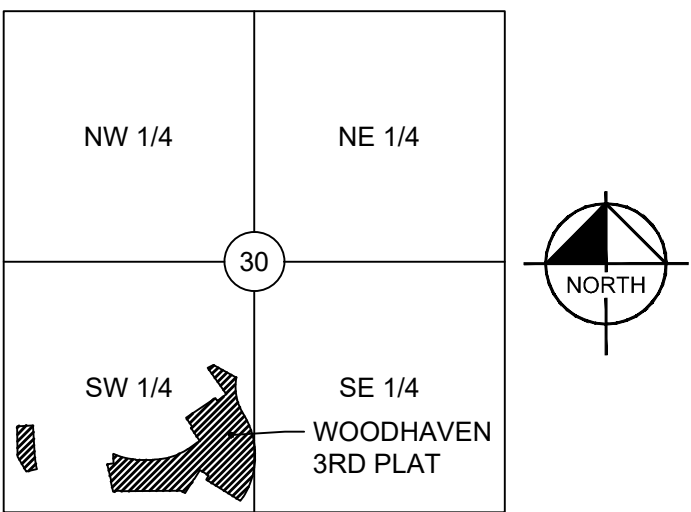
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1	10-15-2025	REVISIONS PER CITY COMMENTS
No.	DATE	REVISION DESCRIPTION

		805 PENNSYLVANIA AVENUE KANSAS CITY, MISSOURI 64105		Tel. No. (816) 652-0350 www.kimley-horn.com	
		Scale 1"=50'	Drawn by SFS	Checked by JSR	Date 10-15-2025
		Project No. 268030007		Sheet No. 2 OF 4	



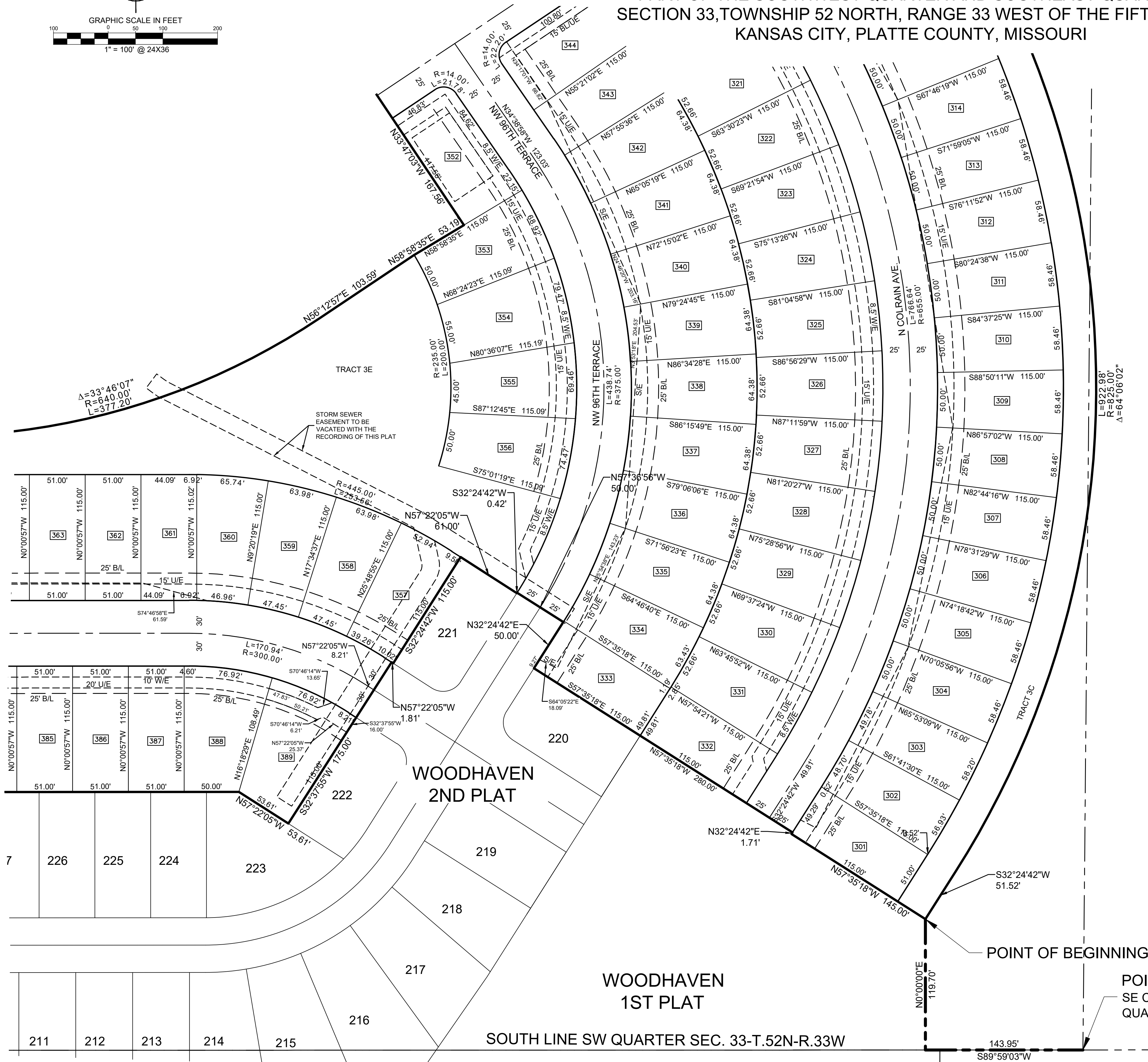


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SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH P.M.,  
KANSAS CITY, PLATTE COUNTY, MISSOURI



LOCATION MAP  
SEC. 33, T.52 N., R.33 W.  
(N.T.S.)

LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	WATER EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	BUILDING LINE/SETBACK
	DELTA
	RADIUS
	LENGTH



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KIMLEY-HORN MO CLS 305  
JASON S. ROUDEBUSH, MO PLS 2002014092  
OCTOBER 15, 2025  
JASON.ROUDEBUSH@KIMLEY-HORN.COM

PRELIMINARY

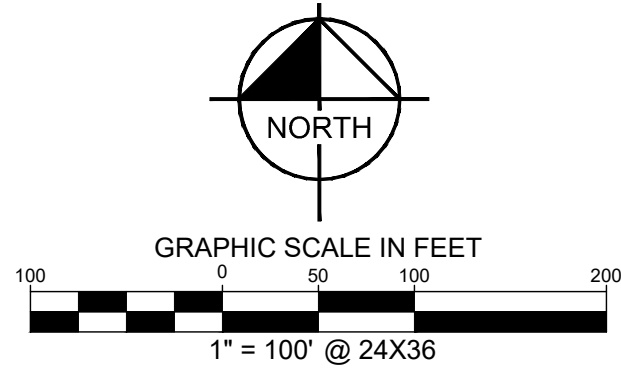
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1	10-15-2025	REVISIONS PER CITY COMMENTS
No.	DATE	REVISION DESCRIPTION

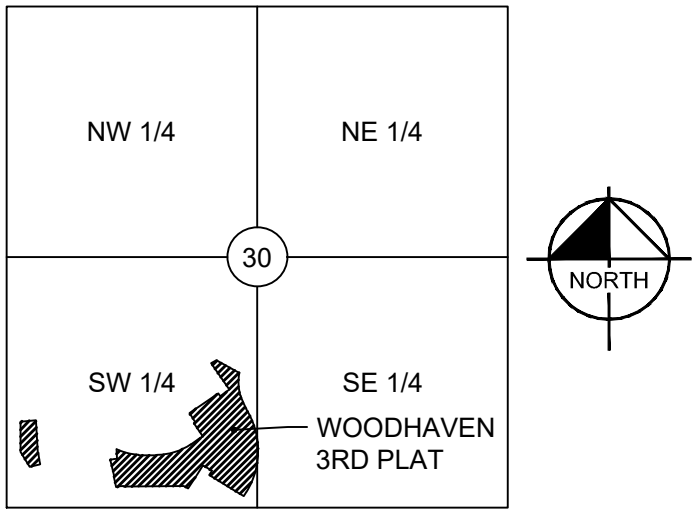
805 PENNSYLVANIA AVENUE  
KANSAS CITY, MISSOURI 64105

Tel. No. (816) 652-0350  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=50'	SFS	JSR	10-15-2025	268030007	3 OF 4



FINAL PLAT  
WOODHAVEN, 3RD PLAT  
PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER  
SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH P.M.,  
KANSAS CITY, PLATTE COUNTY, MISSOURI



FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE C" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE PLATTE COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0063G, MAP REVISED JANUARY 20, 2017.

MAINTENANCE OF TRACTS: TRACTS 3A AND 3B ARE TO BE USED FOR DETENTION, TRACTS 3C, 3D AND 3E ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO (NAME OF THE DOCUMENT) RECORDED SIMULTANEOUSLY WITH THIS PLAT.

DRAINAGE EASEMENT: A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT: A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

WATER MAIN EASEMENT: A WATER MAIN EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.












UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E) PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

DEDICATION OF PARKLAND: PARKLAND DEDICATION AND FEE'S IN-LIEU-OF, ARE NOT BEING PROVIDED WITH THIS PLAT. PARKLAND WAS PREVIOUSLY DEDICATED WITH WOODHAVEN 1ST PLAT, THROUGH TRACT P (14.70 ACRES), WHICH DEDICATED PARKLAND FOR THE ENTIRE SUBDIVISION, INCLUDING ALL FUTURE PHASES (ALL 468 LOTS OF THE OVERALL MPD).

LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	WATER EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	BUILDING LINE/SETBACK
	DELTA
	RADIUS
	LENGTH

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KIMLEY-HORN MO CLS 395  
JASON S. ROUDEBUSH, MO PLS 2002014092  
OCTOBER 15, 2025  
JASON.ROUDEBUSH@KIMLEY-HORN.COM

PRELIMINARY

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=50'	SFS	JSR	10-15-2025	268030007	4 OF 4