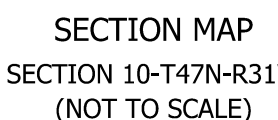


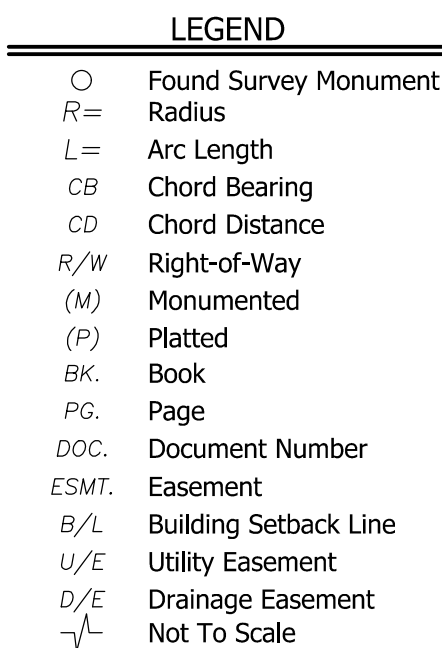
Tracts 1C and 1D a Minor Replat of
LOT 1A OF HCA MIDWEST LOTS 1A AND 1B,
A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI



LOT 1A OF HCA MIDWEST, LOTS 1A AND 1B,
A SUBDIVISION IN THE CITY OF LEE'S
SUMMIT, JACKSON COUNTY, MISSOURI.

Commitment Number: NCS-1153205-MKE
Effective Date: October 25, 2022 at 8:00 a.m.

First American Title Insurance Company
833 East Michigan St., Suite 550
Milwaukee, WI 53202
Ph: (800) 854-3643



A Replat of all of Lot 1A of HCA MIDWEST, LOTS 1A and 1B, a subdivision in the City of Lee's Summit, Jackson County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS-2012018392, with BHC, MO CLS 2006009875-F, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of said Lot 1A, having a bearing of N 05°55'41" E, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

Beginning at the Northwest Corner of the original Lot 1A, of said HCA MIDWEST, LOTS 1A and 1B, a subdivision in the City of Lee's Summit, Jackson County, Missouri,

Thence Easterly along the South right of way line of SE Shenandoah Drive on a curve concave to the Southwest with a radius of 1738.00 feet, an arc length of 235.10 feet said curve having a chord bearing of S79° 33' 45"E and a chord distance of 234.92 feet;

Thence continuing Easterly along said South right of way on a bearing of S75° 41' 15"E a distance of 106.46 feet to a found 1/2" reinforcing rod with a cap numbered LS-341D;

Thence continuing Easterly along said South right of way on a curve concave to the Northeast with a radius of 1802.00 feet an arc length of 83.37 feet said curve having a chord bearing of S77° 00' 47"E and a chord distance of 83.36 feet to the Northwest corner of Lot 1B of said HCA MIDWEST, LOTS 1A and 1B;

Thence S14° 25' 23"W along the West property line of said Lot 1B a distance of 175.50 feet to the Southwest corner of said Lot 1B;

Thence S78° 18' 49"E along the South property line of said Lot 1B a distance of 94.53 feet to the Southeast corner of said Lot 1B;

Thence N42° 16' 54"E along the Southeasterly property line of said Lot 1B a distance of 112.60 feet to another corner of said Lot 1B;

Thence N03° 38' 14"W still on the Easterly property line of said Lot 1B a distance of 64.66 feet to another corner of said Lot 1B;

Thence N22° 01' 40"E still on the Easterly property line of said Lot 1B a distance of 21.12 feet to the South right of way line of said SE Shenandoah Drive and the Northeast corner of said Lot 1;

Thence Easterly along the said South right of way line of SE Shenandoah Drive along a curve concave to the North with a radius of 1803.00 feet an arc length of 163.76 feet said curve having a chord bearing of S85° 04' 58"E and a chord distance of 163.70 feet to a found 1/2" reinforcing rod with an unreadable cap;

Thence continuing Easterly along the said South right of way line on a bearing of S87° 41' 15"E a distance of 738.82 feet to the Northeast corner of Lot 1A of HCA MIDWEST, LOTS 1A and 1B;

Thence S02° 13' 28"W along the East property line of said Lot 1A a distance of 833.42 feet to the Southeast Corner of said Lot 1A monumented by a 2" aluminum cap numbered LS-366;

Thence N87° 51' 32"W along the North right of way line of SE Blue Parkway a distance of 811.95 feet to a found 1/2" reinforcing rod with an unreadable cap;

Thence N 80° 54' 28"W still along the said North right of way line a distance of 82.63 feet;

Thence N87° 51' 32"W along said North right of way line a distance of 164.04 feet;

found 1/2" reinforcing rod with an unreadable cap;

Thence N56° 56' 29"W along said North right of way line a distance of 217.98 feet

Thence S41° 38' 49"W still along the said North right of way line a distance of 40.2

Thence N 65° 52' 04" W along the said North right of way line a distance of 55.65 to the Easterly Right of way line of SE Cumberland Drive and the original Southwest corner of said Lot 1A;

Thence N40° 51' 20"E along said Easterly right of way line a distance of 79.14 feet;

thence continuing along the Eastern Right of Way line along a curve concave to the Northwest with a radius of 432.00 feet an arc length of 263.34 feet, said curve having a chord bearing of N23° 23' 32"E and a chord distance of 259.28 feet;

Thence N 05° 55' 41"E still along the Easterly right of way line a distance of 495.04' to the Point of Beginning at the Northwest corner said Lot 1A. Said Lot 1A containing 1,239,272 square feet of 28.4469 acres.

This property appears (see Note 1 below) to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the National Flood Insurance Program - Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0439G
Panel No: 439 of 625
Map Revised Date: January 20, 2017

1. Basis of Bearings: South 02° 13' 28" West along the East line of Lot 1A, HCA MIDWEST, LOTS 1A AND 1B, referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).

2. This survey is based on field work completed on or before the date shown in the title block or the following plat:
The plat of "HCA MIDWEST, LOTS 1A AND 1B" recorded October 1, 2007 and filed as Instrument Number 2007EO127459 Number in the Public Record is 28.
The plat of "HCA MIDWEST, LOTS 1 & 2" recorded May 1, 2006 and filed as Instrument Number 2006EO034892 in Book I-94, Page 60.
3. Tract 1C contains 1,066,343 square feet or 24,4799 acres.
Tract 1D contains 172,929 square feet or 3.9670 acres.
Total = 1,239,272 square feet or 28.4469 acres.
4. Accuracy standard of this survey: Urban.

This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.
(See Title Block for date, seal and signature.)

BHC, MO CLS 2006009875-F
Joseph H. McLaughlin, PLS - 2012018392

This is to certify that Tracts 1C and 1D a Minor Replat of Lot 1A of HCA MIDWEST LOTS 1A and 1B was submitted to and duly approved by the City of Lee's Summit, pursuant to the Unified Development Ordinance No. 5209:


George M. Binger II, P.E., City Engineer	Date
Josh Johnson, P.E., Director of Development Services	Date
Trisha Fowler Arcuri, City Clerk	Date
Jackson County Assessor/GIS Dept.	Date

Missouri State Plane Coordinate System, West Zone, NAD83. All coordinates are in meters, 1 meter is equal to 3.28083333 feet.

Project:		Project No: 0346860.00.01	
Field Crew:		TH, BB	
Field Date:		10/19/2022	
Drawn By:		TAR/RKS	
Issue Date:		02.17.2023	
Sheet: 1 OF 1			

Client:		ACI BOLAND ARCHITECTS, INC 1710 WYANDOTTE STREET, KANSAS CITY, MISSOURI 64108 CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI	
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		CIVIL ENGINEERING / SURVEYING / UTILITIES 712 State Avenue, Kansas City, KS 66101 Phone: (913) 371-5300 <small>BHC is a trademark of Empartia, Incorporated, a Company P.A.</small>	
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		Rev: _____ Date _____ Description _____ Drawn _____ Checked _____	
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MINOR REPLAT OF LOT 1A
OF HCA MIDWEST LOTS 1A AND 1B
A SUBDIVISION OF LAND IN THE
CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

Project No:	034660.00.01
Field Crew:	TH, BB
Field Date:	10/19/2022
Drawn By:	TAR/RKS
Issue Date:	02.17.2023
Sheet:	