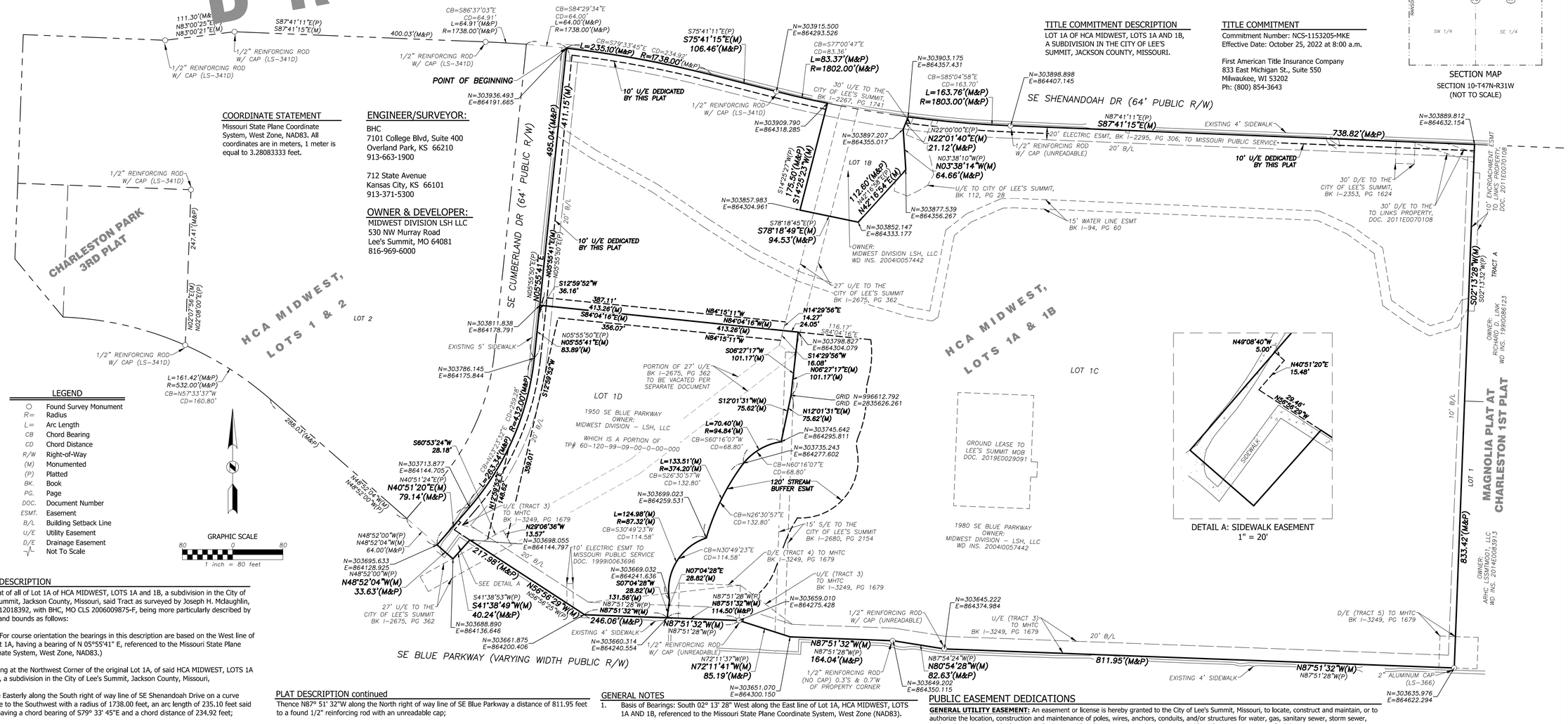
DRAFT

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



LEGEND

○	Found Survey Monument
R=	Radius
L=	Arc Length
CB	Chord Bearing
CD	Chord Distance
R/W	Right-of-Way
(M)	Monumented
(P)	Platted
BK.	Book
PG.	Page
DOC.	Document Number
ESMT.	Easement
B/L	Building Setback Line
U/E	Utility Easement
D/E	Drainage Easement
⏚	Not To Scale

GRAPHIC SCALE
80 0 80
1 inch = 80 feet

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

ENGINEER/SURVEYOR:
BHC
7101 College Blvd, Suite 400
Overland Park, KS 66210
913-663-1900

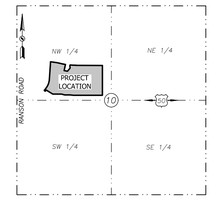
712 State Avenue
Kansas City, KS 66101
913-371-5300

OWNER & DEVELOPER:
MIDWEST DIVISION LSH LLC
530 NW Murray Road
Lee's Summit, MO 64081
816-969-6000

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

TITLE COMMITMENT
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



SECTION MAP
SECTION 10-T47N-R31W
(NOT TO SCALE)

PLAT DESCRIPTION
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;

PLAT DESCRIPTION continued
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;

Thence N72° 11' 41"W along said North right of way line a distance of 85.19 feet to a found 1/2" reinforcing rod with an unreadable cap;

Thence N87°51'32"W along said North right of way line a distance of 246.06 feet;

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 40.24 feet;

Thence N48° 52' 04"W along the said North right of way line a distance of 33.63 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 Easterly right of way line along a curve concave to the Northwest with a radius of 432.00 feet an arc length of 263.24 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.

FLOOD STATEMENT
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

GENERAL NOTES
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 plats:
   - The plat of "HCA MIDWEST, LOTS 1A AND 1B" recorded October 1, 2007 and filed as Instrument Number 2007E0127459 Number in Book I-112, Page 28.
   - The plat of "HCA MIDWEST, LOTS 1 & 2" recorded May 1, 2006 and filed as Instrument Number 2006E0034892 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.
5. According to the "Oil and Gas Permits" database published by the Missouri Department of Natural Resorces as of June 7, 2023, no oil or gas wells (of any status) are listed within the Northwest Quarter of Section 10, Township 47 North, Range 31 West.

CITY APPROVALS
This is to certify that the minor plat of HCA MIDWEST, LOTS 1C AND 1D was submitted to and duly approved by the City of Le's Summit, pursuant to Chapter 33, the Unified Development Ordinance, of the City of Lee's Summit Code of Ordinances:

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

PLAT DEDICATION
The undersigned proprietor of the above described Tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HCA MIDWEST LOTS 1C AND 1D", a subdivision of land in the City of Lee's Summit, Jackson County, Missouri.

PUBLIC EASEMENT DEDICATIONS
GENERAL UTILITY EASEMENT: 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 services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Esements" (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 of the 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.

STREAM BUFFER EASEMENT: In the areas designated as "Stream Buffer Easement" there is hereby granted to the City an easement for the purpose of prohibiting any development of any kind and prohibiting the erection, construction, placement or maintenance of any structures upon such land, as the term "structure" shall be defined in the City's Unified Development Ordinance in Chapter 33 of the City Code of Ordinances, and prohibiting any change in the grade and elevation of such land, and prohibiting the alteration of the natural course and flow of the water in the stream, and prohibiting the damming or stoppage of the water in the stream, and to require the owners of such land to keep and maintain such land in its natural vegetative state and to tend, maintain and mow such land as required by the City's Property Maintenance Code in Chapter 16 of the City Code of Ordinances, which easement shall constitute a servitude upon the land so encumbered and which shall run with the land in perpetuity and be binding upon the land owners, their successors and assigns and all other parties claiming under them, and shall remain in full force and effect forever. A waiver or modification to this Stream Buffer Easement, or a release of this Stream Buffer Easement, may be granted by the City Engineer on behalf of the City as to any or all areas so designated on this Plat, which waiver, modification or release shall be recorded in the land records for Jackson County.

SIDEWALK EASEMENT: A permanent easement is hereby granted to the City of Lee's Summit to locate, construct and maintain or to authorize the location, construction and maintenance of a sidewalk for pedestrian access over, along and across the strips of land designated as "SIDEWALK EASEMENT" or abbreviated as "SW/E" on the accompanying plat.

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.

EXECUTION
IN TESTIMONY WHEREOF: _____, of MIDWEST DIVISION LSH LLC, has caused this instrument to be executed for the property described hereon to be divided in the manner shown this

_____ day of _____, 2023.

MIDWEST DIVISION LSH LLC

By:_____

Title:_____

ACKNOWLEDGEMENT
STATE OF }
COUNTY OF }

On this _____ day of _____, 2023, before me a Notary Public, personally appeared _____, of MIDWEST LSH LLC, to me personally known to the be same persons who executed the forgoing instrument of writing, and duly acknowledged said instrument to be a free act and deed of said company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notorial Seal on the date last above written.

_____
Notary Public

SURVEYOR'S STATEMENT
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

Rev.	Date	Descripiton	Drawn	Checked

STATE OF MISSOURI ☆ SURVEYOR ☆
JOSEPH H. McLAUGHLIN
NUMBER LS-2012018392
PROFESSIONAL LAND SURVEYOR
joe.mclaughlin@bhcinc.com

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300
BHC is a trademark of Boergerd, Hunsinger & Company, P.A.

Client:
ACI BOLAND ARCHITECTS, INC
1710 WYANDOTTE STREET,
KANSAS CITY, MISSOURI 64108

Project:
HCA MIDWEST LOTS 1C AND 1D
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:	07.11.2023

Sheet: 1 OF 1

Jul 11, 2023 - 12:14pm Plotted By: tovia.robertson I:\034660.00.01_Shenandoah Lee's Summit Eng Dev\DWG\Survey\034660-SUBD.dwg