

RESEARCH MEDICAL CENTER SECOND PLAT

A replat of all of Lot 1 and part of Lot 2, RESEARCH MEDICAL CENTER, a subdivision in the City of Kansas City, Jackson County, Missouri.

Description:
A replat of all of Lot 1 and part of Lot 2, RESEARCH MEDICAL CENTER, a subdivision located in the Southeast Quarter of Section 4, Township 48 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, more particularly described by Timothy Blair Wiswell, PLS 2009000067, of George Butler Associates, Inc., CLS 8, on February 09, 2024, as follows:

Beginning at the Southwest corner of said Lot 2, also being on the North Right-of-Way line of Meyer Boulevard, as now established; thence North 02°23'29" East, on the Westerly line of said Lot 2, a distance of 460.12 feet (measured); 459.81 feet (plotted); thence North 86°55'20" West, continuing on said Westerly line, a distance of 284.00 feet (measured); 283.49 feet (plotted); thence North 02°23'29" East, on the Easterly line of said Lot 2, a distance of 392.80 feet (measured); 392.80 feet (plotted); to a point on the Southerly Right-of-Way line of Euclid Avenue, as now established; thence South 87°36'31" East, continuing on said Westerly line, and on said Southerly Right-of-Way line, a distance of 50.00 feet, to a point on the Easterly Right-of-Way line of Euclid Avenue, as now established; thence North 02°23'29" East, departing said Southerly Right-of-Way line, continuing on said Westerly line, and on said Easterly Right-of-Way line, a distance of 112.90 feet; thence South 86°55'20" East, departing said Easterly Right-of-Way line, continuing on said Westerly line, a distance of 605.71 feet (measured); 605.34 feet (plotted); to a point on the Westerly Right-of-Way line of Brooklyn Avenue, as now established; thence South 02°23'18" West, continuing on said Westerly line, and on said Westerly Right-of-Way line, a distance of 5.77 feet (measured); 5.68 feet (plotted); to a point on the Southerly Right-of-Way line of Brooklyn Avenue, as now established; thence South 87°36'31" East (measured); South 87°36'31" East (plotted), departing said Westerly Right-of-Way line, continuing on said Westerly line, and on said Southerly Right-of-Way line, a distance of 49.63 feet (measured); 50.00 feet (plotted); to a point on the Easterly Right-of-Way line of Brooklyn Avenue, as now established; thence North 02°23'18" East, departing said Southerly Right-of-Way line, continuing on said Westerly line, and on said Easterly Right-of-Way line, a distance of 341.29 feet (measured); 341.18 feet (plotted); to the Southwest corner of Lot 4, of said subdivision; thence South 86°55'20" East, departing said Westerly line, continuing on said Westerly line, a distance of 437.79 feet; thence North 03°04'40" East, continuing on said Westerly line, a distance of 383.28 feet; thence North 86°55'20" West, continuing on said Westerly line, a distance of 15.00 feet; thence North 03°04'40" East, continuing on said Westerly line, a distance of 206.00 feet, to a point on the South Right-of-Way line of 63rd Street, as now established; thence South 86°55'20" East, departing said Westerly line, on said South Right-of-Way line, a distance of 391.06 feet, to the Northeast corner of said Lot 2; thence South 02°21'06" West, departing said South Right-of-Way line, on the Easterly line of said Lot 2, and the extension thereof, and continuing on said Easterly line, a distance of 915.00 feet, to a point on the Northerly line of said Lot 1; thence departing said Easterly line, and on said Northerly line of Lot 1 for the following 17 courses: South 86°55'20" East, a distance of 25.54 feet, to a point on a non-tangent curve; thence Southwesterly, on a curve to the right, having an initial tangent bearing of South 30°57'24" West, a radius of 75.00 feet, a central angle of 44°22'13", and an arc length of 58.08 feet; thence South 05°24'44" East, a distance of 47.28 feet; thence South 84°35'16" West, a distance of 102.20 feet; thence North 05°24'44" West, a distance of 8.00 feet; thence South 84°35'16" West, a distance of 61.75 feet; thence South 05°24'44" East, a distance of 88.00 feet; thence North 84°35'16" East, a distance of 0.67 feet; thence South 05°24'44" East, a distance of 27.75 feet; thence North 84°35'16" East, a distance of 294.66 feet; thence North 05°24'44" West, a distance of 107.75 feet; thence North 14°33'53" East, a distance of 14.62 feet, to a point of curvature; thence Northwesterly, on a curve to the left, having a radius of 22.03 feet, a central angle of 73°36'33", and an arc length of 28.30 feet, to a point on a non-tangent curve; thence Northeasterly, on a curve to the left, having an initial tangent bearing of North 36°13'13" East, a radius of 122.83 feet, a central angle of 15°10'59", and an arc length of 32.55 feet; thence North 02°53'57" East, a distance of 2.80 feet; thence South 86°55'20" East, a distance of 348.91 feet, to a point on the West Right-of-Way line of Prospect Avenue, as now established; thence South 02°21'06" West, departing said Northerly line, on the Easterly line of said Lot 1, and on said West Right-of-Way line, a distance of 846.30 feet, to a point on said North Right-of-Way of Meyer Boulevard; thence South 80°16'22" West, departing said Easterly line, on the Southerly line of said Lot 1, and on said North Right-of-Way line, a distance of 78.89 feet, to a point of curvature; thence Westerly, continuing on said Southerly line, and on said North Right-of-Way line, a distance of 1,186.60 feet, to a point of compound curvature; thence Westerly, continuing on said Southerly line, and on said North Right-of-Way line, on a curve to the right, having a radius of 3,568.70 feet, a central angle of 06°42'56", and an arc length of 418.28 feet, to the Point of Beginning, containing 2,190,023.39 square feet, or 50.28 acres, more or less.

Area Table	
LOT 1	969,054.15 sqft or 22.25 acres
LOT 2	1,144,058.78 sqft or 26.26 acres
TRACT A	76,910.46 sqft or 1.77 acres
Total	2,190,023.39 sqft or 50.28 acres

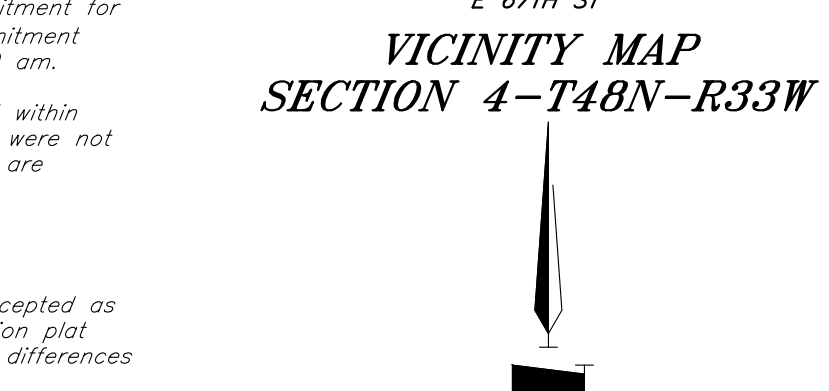
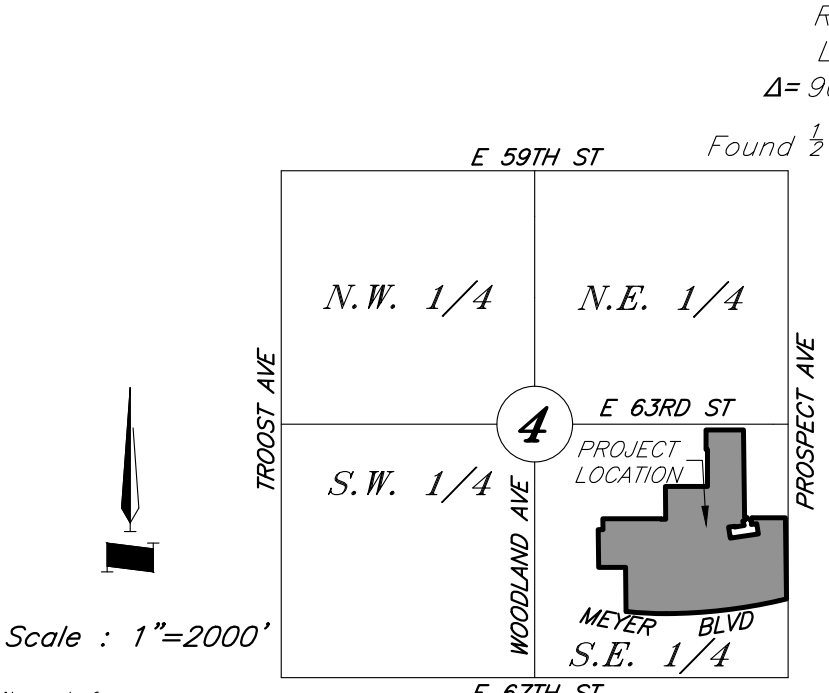
Basis of Bearings:
Bearings shown hereon are based on the Final Plat of RESEARCH MEDICAL CENTER, Document No. 1985K1214451, in Plat Book 39, Page 35.

Notes:
The easement information shown hereon is based upon "Commitment for Title Insurance", prepared by Chicago Title Company LLC, Commitment Number: KCC240137, Effective Date: January 29, 2024 at 8:00 am.

Some of the corners along the exterior boundary of Lot 1 fall within the footprint of the existing building and therefore monuments were not found or set. Monuments found or set at the exterior corners are shown hereon.

Theory of Location:
Found monuments at the exterior and interior corners were accepted as original monuments of the RESEARCH MEDICAL CENTER subdivision plat after verifying angles and distances to said recorded plat. Any differences between measured and plotted dimensions are shown hereon.

References:
1. RESEARCH MEDICAL CENTER, a subdivision recorded in Book 39, Page 35.
2. Special Warranty Deed, Instrument No. 2003K0023868.
3. Special Warranty Deed, Instrument No. 2004K0006667.
4. Special Warranty Deed, Instrument No. 2006E0121763.
5. Special Warranty Deed, Instrument No. 2003K0023866.



Land Data	Area
Total Land Area	2,190,023.39 sqft or 50.28 acres
Total Area for Proposed and Existing Right of Way	NA
Net Land Area	2,190,023.39 sqft or 50.28 acres
Plat Data	Count
Number of Lots	2
Number of Tracts	1

25' Utility Easement
Doc. #K-543556
Bk. K-1181, Pg. 1106
Doc. #K-1151101
Bk. K-2587, Pg. 379

Closure Summary Plat Boundary
Precision, 1 part in: 1,439,021.89"
Error distance: 0.006'
Error direction: S74°40'07"E

Lot 1 BCBS
BK 39, PC. 13

Vehicle Easement Agreement
Doc. #K-543557
Bk. K-1181, Pg. 1113
Doc. #K-1154516
Bk. K-2595, Pg. 1954

Unplatted SE Quarter Sec. 4-T48N-R33W

TRACT A
TRACT A AREA IS TO BE DEDICATED AS A STORMWATER DETENTION TRACT.

Point of Beginning SW Corner Lot 2

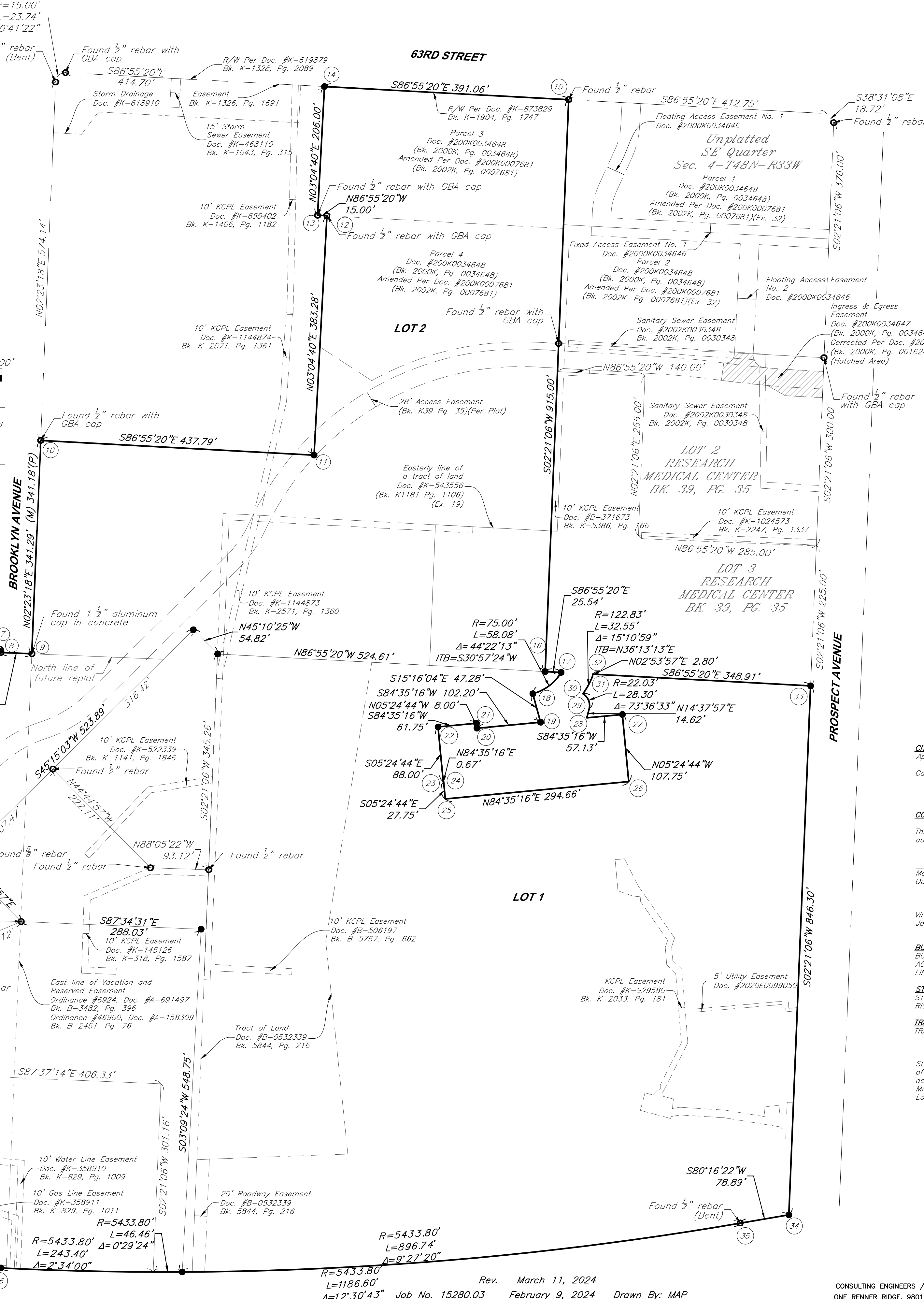
Found 1 1/2" rebar with illegible cap (Bent)
Found 1 1/2" aluminum cap in concrete
Found 1 1/2" aluminum cap in concrete

Found 1 1/2" rebar
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Found 1 1/2" rebar



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 SHALL BE HEREAFTER KNOWN AS: "RESEARCH MEDICAL CENTER SECOND PLAT".

Hospital Corporation of Tennessee, a Tennessee corporation
PRINT NAME _____
NOTARY:
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____ BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, AND WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ CORPORATION OF TENNESSEE, A TENNESSEE CORPORATION AND THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION; AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.
AND
Midwest Division - RMC, LLC, a Delaware limited liability company

PRINT NAME _____
NOTARY:
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____ BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, AND WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ CORPORATION OF MISSOURI, A MISSOURI CORPORATION AND THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY; AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

CITY PLAN COMMISSION:
Approval Date: _____
Case Number: CLD-FnPlat-2024-00004

COUNCIL:
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.


Mayor Quintan Lucas
City Clerk Marilyn Sanders

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.

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

TRACT A:
TRACT A AREA IS TO BE DEDICATED AS A STORMWATER DETENTION TRACT.

SURVEYOR'S CERTIFICATION: I hereby certify that during the month of February 2024, this Certificate of Survey was made by me or under my direct supervision and the survey was executed in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and meets or exceeds the accuracy standards of a class urban survey.



GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS
ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219 | (913)492-0400
Surveyor Email: twiswell@gbatteam.com

SHEET 1 OF 1

RESEARCH MEDICAL CENTER SECOND PLAT,
a subdivision in
Section 4, Township 48 N, Range 33 W,
City of Kansas City, Jackson County, MO