

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

06/11/2025 10:33 AM

NON-STANDARD FEE: EXEMPT FEE: \$24.00 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0040589

Book: Page:
Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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File #: 240328

ORDINANCE NO. 240328

Approving the plat of Research Medical Center Second Plat, an addition in Jackson County, Missouri, on approximately 50 acres generally located at the northeast corner of East Meyer Boulevard and Access Road Hospital, creating 2 lots and 1 tract, for the purpose of an expansion of the Research College of Nursing building; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00004)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Research Medical Center Second Plat a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Stormwater Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 19, 2024.

Approved as to form:


Eluard Alegre
Associate City Attorney



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk
APR 11 2024

Date Passed

This is to certify that General Taxes for 20~~24~~²⁵, and all prior years, as well as special assessments for local improvements currently due if any, on property described have been paid.

City Treasurer, Kansas City, MO

By 

Dated, January 15, 20~~24~~²⁵

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

06/11/2025 10:33 AM

NON-STANDARD FEE: \$25.00

FEE: \$45.00

10 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0040590

Book:

Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Non-Standard Document

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Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

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**COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF RESEARCH MEDICAL CENTER SECOND PLAT**

THIS COVENANT made and entered into this 1ST day of November, 2024, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of Hospital Corporation of Tennessee, a Tennessee Corporation, and Midwest Division – RMC LLC, a Delaware Limited Liability Company (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the 2110 E Meyer Boulevard in Kansas City, of Jackson County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of Research Medical Center Second Plat, (**Plat**), in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of Lot 1 and Lot 2 and Tract(s) of Tract A as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract(s) of Tract A within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract A
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract A.
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract A to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Tract A pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No. 2024-029
- g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract A in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract A, and/or the owners of Lots 1 and 2 served by the Facility on Tract A
- b. Assess a lien on either the Tract A or on the Lots 1 and 2 or both served by the Facility on Tract A;
- c. Maintain suit against Owner, and/or the owner of Tract A and/or the owners of Lots 1 and 2 served by the Facility on Tract A for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then- current owners of Tract A and Lots 1 and 2 not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Tract A shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any

other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
Research Medical Center
c/o HCA Healthcare, Inc.
2545 Park Plaza
Bldg 3, 2nd Floor West
Nashville, TN 37203
Attn: Vice President, Real Estate
Fax number: (615) 344-2137

Hospital Corporation of Tennessee
c/o HCA Healthcare, Inc.
2545 Park Plaza
Bldg 3, 2nd Floor West
Nashville, TN 37203
Attn: Vice President, Real Estate
Fax number: (615) 344-2137

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in Jackson, Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

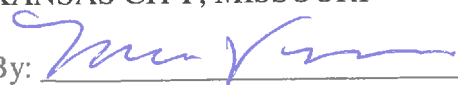
ATTESTATION BY CITY CLERK:


City Clerk

Approved as to form:


Assistant City Attorney

KANSAS CITY, MISSOURI

By: 
Director of City Planning and Development

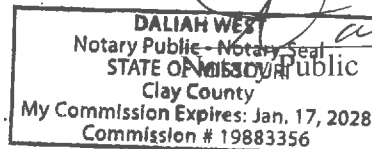
MARIO VASQUEZ

STATE OF MISSOURI)
) SS
COUNTY OF Jackson)

BE IT REMEMBERED that on this 13 day of January, 2025, before me, the undersigned, a notary public in and for the county and state aforesaid, came Mario Vasquez, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and Marilyn Sanders, City Clerk of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission Expires: _____



OWNER
HOSPITAL CORPORATION OF TENNESSEE
A Tennessee Corporation

By: Todd Maxwell
Title: Vice President
Date: 11/1/24

Check one:
☐ Sole Proprietor
☐ Partnership
☒ Corporation
☐ Limited Liability Company (LLC)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

BE IT REMEMBERED, that on the 1st day of November, 2024,
before me, the undersigned notary public in and for the county and state aforesaid, came
Todd Maxwell, to me personally known, who being by me duly sworn did say
that he is Vice President of Hospital Corporation of Tennessee, and that said instrument
was signed on behalf of said corporation by authority of **its Board of Directors** and acknowledged
said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the
day and year last above written.

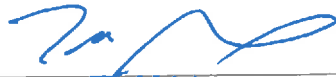
Teresa G. Ross

Notary Public

My commission expires: October 4, 2027



OWNER
MIDWEST DIVISION – RMC, LLC
A Delaware Limited Liability Company

By: 
Title: Todd Maxwell
Vice President
Date: 11/1/24

Check one:
☐ Sole Proprietor
☐ Partnership
☐ Corporation
☒ Limited Liability Company (LLC)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BE IT REMEMBERED, that on the 1st day of November, 2024, before me, the undersigned notary public in and for the county and state aforesaid, came Todd Maxwell, to me personally known, who being by me duly sworn did say that he is Vice President of Midwest Division – RMC, LLC, and that said instrument was signed on behalf of said limited liability company by authority of its **Board of Managers** and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Notary Public

My commission expires: October 4, 2027



EXHIBIT "A"

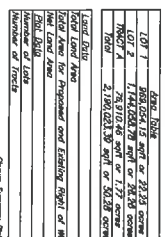
A tract of land being part of Lot 2, RESEARCH MEDICAL CENTER, a subdivision of land recorded in the Jackson County Register of Deeds Office at Book K39, Page 35, lying in the Southeast Quarter of Section 4, Township 48 North, Range 33 West of the 5th Principal Meridian, located in the City of Kansas City, Jackson County, Missouri, more particularly described by M. Aaron Perrine, PLS 2019042218, of George Butler Associates, Inc., on June 21, 2024, as follows:

Commencing at the Southwest corner of Lot 2 of said subdivision, said point also being on the North Right-of-Way line of Meyer Boulevard, as now established; thence Easterly, along said North Right-of-Way line and along a curve to the left, having a radius of 3,568.70 feet, a central angle of 04°29'35"11, and an initial tangent bearing of South 80°29'59"11 East, an arc length of 279.85 feet; thence North 05°00'27"11 East, departing said North Right-of-Way line, a distance of 18.09 feet, to the Point of Beginning; thence North 03°09'24"11 East, a distance of 101.98 feet; thence South 86°50'36"11 East, a distance of 152.00 feet; thence North 03°09'24"11 East, a distance of 4.83 feet; thence South 86°50'36"11 East, a distance of 28.08 feet; thence North 03°09'24"11 East, a distance of 5.83 feet; thence South 86°50'36"11 East, a distance of 32.31 feet; thence South 03°09'24"11 West, a distance of 8.15 feet; thence South 86°50'36"11 East, a distance of 27.88 feet; thence South 03°09'24"11 West, a distance of 8.52 feet; thence South 86°50'36"11 East, a distance of 80.05 feet; thence South 03°09'24"11 West, a distance of 89.98 feet; thence North 86°50'36"11 West, a distance of 115.00 feet; thence South 03°09'24"11 West, a distance of 2.02 feet; thence North 86°50'36"11 West, a distance of 40.11 feet; thence South 03°09'24"11 West, a distance of 3.98 feet; thence North 86°50'36"11 West, a distance of 165.23 feet, to the Point of Beginning, containing 31,888.73 square feet or 0.73 acres, more or less.

EXHIBIT "B"

[Plat to be attached]

66172	Received for County Inventory Stamp
2nd. Classification	
RESEARCH LIBRARY CENTER SECOND FLOOR	
Atlantic Ocean, South Atlantic	
24	
Assigned to	
Per	



Panel members of the author and his colleagues were assigned to original responsibilities. The RESEARCH METHOD CENTER publishes a working guide and attempts to aid in the writing of the book. Any differences between the author and the panel are shown below.

[illegible]

Form No. 104 (Rev. 1-25-60)

NAME (Last, first, middle initial)

DATE

PLACE

STREET

CITY

STATE

COUNTRY

ZIP CODE

TELEPHONE

EDUCATION

EMPLOYMENT

REASON FOR APPLICATING

OTHER

REMARKS

DATE OF BIRTH

DATE OF ENTRY

DATE OF DEPARTURE

DATE OF ARRIVAL

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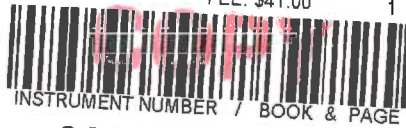
DATE OF ARRIVAL

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

01/23/2025 3:21 PM

FEE: \$41.00

1 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0005638

Book: 221

Page: 93

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