

SW 1/4 SEC 3, T46N, R33W

SE 1/4 SEC 3, T46N, R33W

# LOTSPLIT OF MARKEY ROAD EXECUTIVE BUSINESS PARK NORTH

OVERALL DESCRIPTION: THAT PORTION OF SECTIONS 3 AND 10, T46N, R33E LYING WITHIN TRACT 3 AND EXCEPTION PARCELS 'B' AND 'C' OF DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF BELTON, RECORDED OCTOBER 18, 1984 IN BOOK 879, PAGE 161, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI. (SEE CERTIFICATE OF SURVEY BY BUCHER, WILLIS & RATCLIFF, DATED 1-26-1984, ON FILE IN THE OFFICE OF THE CITY ENGINEER.)

PARCEL A: THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 10, T46N, R33E LYING WITHIN TRACT 3 OF DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF BELTON, RECORDED OCTOBER 18, 1984 IN BOOK 879, PAGE 161, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, A DISTANCE OF 349.14 FEET (350.18' DEED) TO THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 349.14 FEET (350.18' DEED) TO THE EAST BOUNDARY OF SAID TRACT 3, THENCE S02°52'16"W ALONG SAID EAST BOUNDARY, A DISTANCE OF 76.04 FEET; THENCE N85°20'07"W, A DISTANCE OF 1,011.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N85°20'07"W, A DISTANCE OF 152.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,340.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°18'05", A DISTANCE OF 147.37 FEET; THENCE S02°51'28"E, A DISTANCE OF 869.93 FEET; THENCE S87°08'32"E, A DISTANCE OF 300.00 FEET; THENCE N02°51'28"E, A DISTANCE OF 867.80 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 6.00 ACRES.

PARCEL B: THAT PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 10, T46N, R33E LYING WITHIN TRACT 3 OF DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF BELTON, RECORDED OCTOBER 18, 1984 IN BOOK 879, PAGE 161, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE N85°20'07"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 349.14 FEET (350.18' DEED) TO THE EAST BOUNDARY OF SAID TRACT 3, THENCE S02°52'16"W ALONG SAID EAST BOUNDARY, A DISTANCE OF 76.04 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING S02°52'16"W ALONG SAID EAST BOUNDARY, A DISTANCE OF 2,656.73 FEET (2,656.73' DEED) TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, THENCE S02°51'50"W ALONG SAID EAST BOUNDARY, A DISTANCE OF 30.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3, THENCE N84°38'07"W ALONG THE SOUTH BOUNDARY OF SAID TRACT 3, A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING OF SAID SOUTHERLY BOUNDARY OF SAID TRACT 3, THENCE N02°51'28"E ALONG SAID BOUNDARY, A DISTANCE OF 30.50 FEET TO SAID SOUTH LINE OF THE NORTHEAST QUARTER, THENCE N02°52'16"E ALONG SAID BOUNDARY, A DISTANCE OF 800.00 FEET; THENCE N84°38'07"W ALONG SAID BOUNDARY, A DISTANCE OF 800.00 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, ALSO BEING SAID SOUTHERLY BOUNDARY OF TRACT 3, THENCE N84°38'07"W ALONG SAID SOUTH LINE AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 461.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,382.39 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°50'56", A DISTANCE OF 696.04 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,460.00 FEET; A RADIAL BEARING TO SAID POINT BEARS N39°17'20"E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°13'40", A DISTANCE OF 591.88 FEET; THENCE N1°34'56"E, A DISTANCE OF 703.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,340.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°43'52", A DISTANCE OF 1,745.05 FEET; THENCE S02°51'28"W, A DISTANCE OF 868.16 FEET; THENCE S87°08'32"E, A DISTANCE OF 300.00 FEET; THENCE N02°51'28"E, A DISTANCE OF 867.80 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 119.25 ACRES AFTER EXCLUDING THE EXISTING PUBLIC INGRESS AND EGRESS EASEMENT.

PARCEL C: THAT PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 10, T46N, R33E LYING WITHIN TRACT 3 OF DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF BELTON, RECORDED OCTOBER 18, 1984 IN BOOK 879, PAGE 161, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE N85°20'07"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 349.14 FEET (350.18' DEED) TO THE EAST BOUNDARY OF SAID TRACT 3, THENCE S02°52'16"W ALONG SAID EAST BOUNDARY, A DISTANCE OF 30.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3, THENCE N85°20'07"W ALONG THE NORTH BOUNDARY OF SAID TRACT 3, A DISTANCE OF 1,362.99 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,460.00 FEET, A RADIAL BEARING TO SAID POINT BEARS N03°16'39"W; BEING THE TRUE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°44'59", A DISTANCE OF 1,859.50 FEET; THENCE S13°44'56"E, A DISTANCE OF 703.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,340.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'09", A DISTANCE OF 543.81 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT 3, BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,382.39 FEET, A RADIAL BEARING TO SAID POINT BEARS N39°17'20"E; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°13'40", A DISTANCE OF 234.15 FEET; THENCE N86°04'18"W ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 416.03 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3, THENCE N09°03'27"E ALONG THE WESTERLY BOUNDARY OF SAID TRACT 3, A DISTANCE OF 2,011.37 FEET (2,010.45' DEED); THENCE N86°32'49"E ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT 3, A DISTANCE OF 331.85 FEET; THENCE S85°28'59"E ALONG THE NORTH BOUNDARY OF SAID TRACT 3, A DISTANCE OF 814.74 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER, THENCE S85°20'07"E ALONG SAID NORTH BOUNDARY, A DISTANCE OF 462.49 FEET; THENCE N04°33'14"E ALONG SAID NORTH BOUNDARY, A DISTANCE OF 60.00 FEET; THENCE S85°20'07"E ALONG SAID NORTH BOUNDARY, A DISTANCE OF 446.37 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 46.97 ACRES AFTER EXCLUDING THE EXISTING PUBLIC INGRESS AND EGRESS EASEMENT.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS LOT SPLIT.

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO BELTON, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E). ALL 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 BELTON, 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 THIS 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 OR THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

STREETS: STREETS SHOWN ON THIS LOT SPLIT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO DEDICATED.

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

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE SUBSCRIBED THEIR NAMES ON THIS 16th DAY OF MAY, 2004.

CITY OF BELTON, A MUNICIPAL CORPORATION  
Robert Gregory (Mayor)  
ROBERT GREGORY (MAYOR)

STATE OF Missouri )  
COUNTY OF Cass ) SS

BE IT REMEMBERED THAT ON THIS 16th DAY OF MAY, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ROBERT GREGORY (MAYOR) TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARY SEAL, THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: August 7, 2008  
KAREN M. BIENFANG  
NOTARY PUBLIC

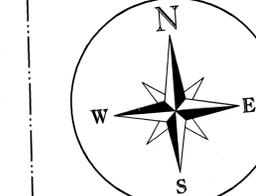
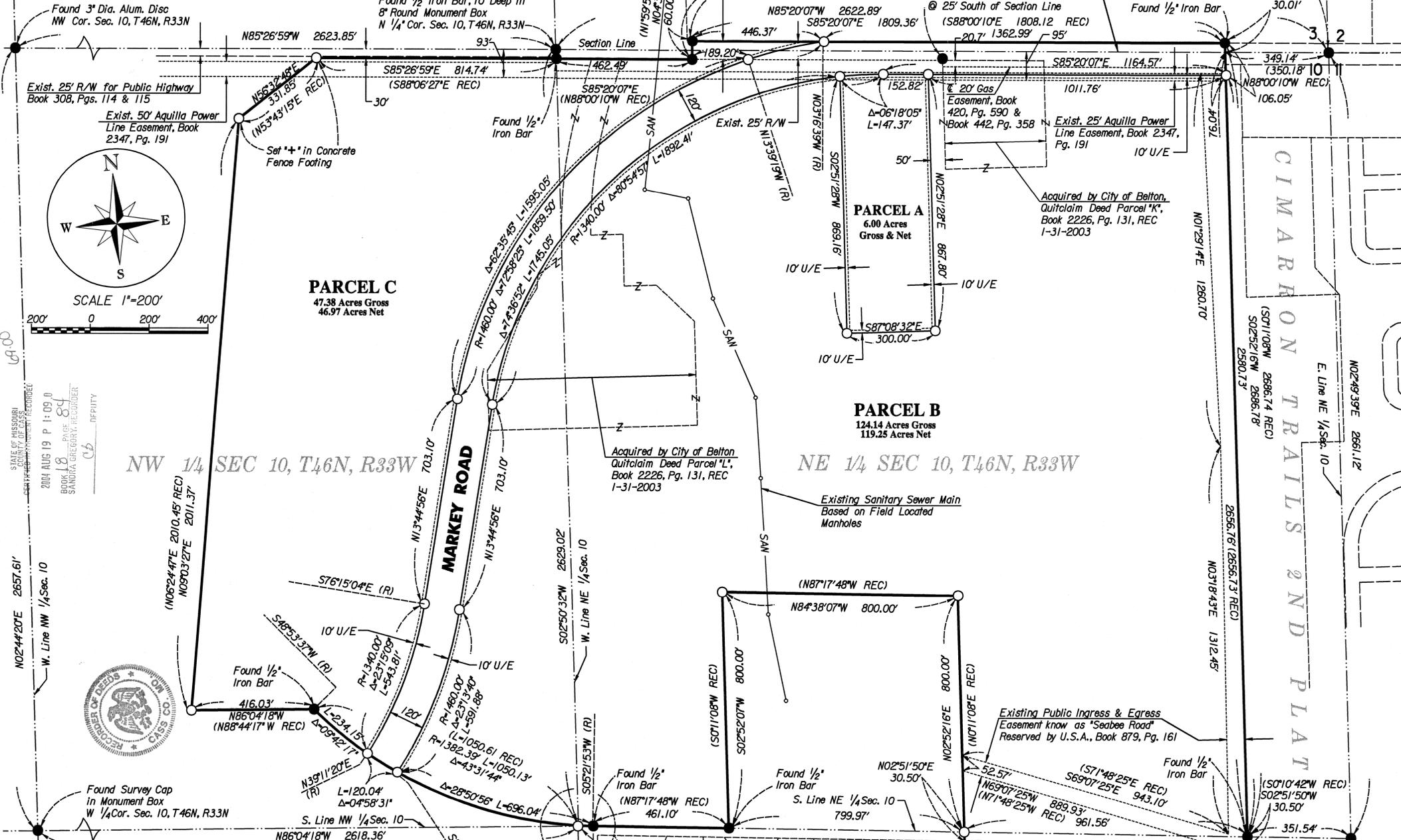
CITY PLANNING COMMISSION:  
THIS LOT SPLIT OF 'MARKEY ROAD EXECUTIVE BUSINESS PARK NORTH' HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS 15th DAY OF MAY, 2004.

CHAIRMAN: PERRY GOUGH  
COMMUNITY DEV. DIRECTOR: LARRY SHANNON

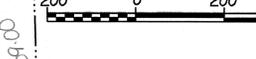
BOARD OF ALDERMAN:  
THIS IS TO CERTIFY THAT THE WITHIN LOT SPLIT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF BELTON, MISSOURI, BY ORDINANCE NO. 2004-1-303, DULY AUTHENTICATED AS PASSED THIS 15th DAY OF MAY, 2004.

Mayor: BOB GREGORY  
CITY CLERK: PATTI LEDFORD

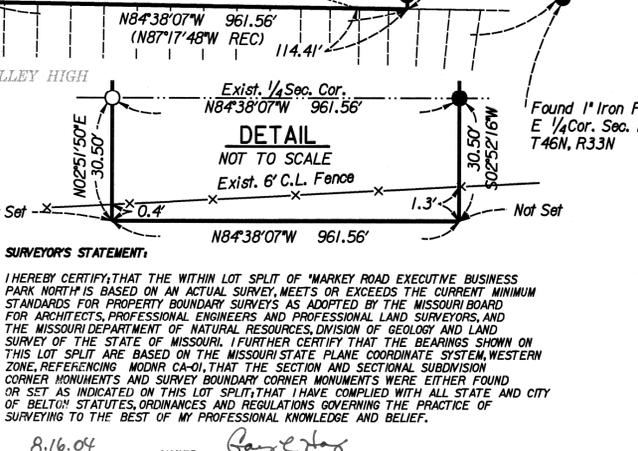
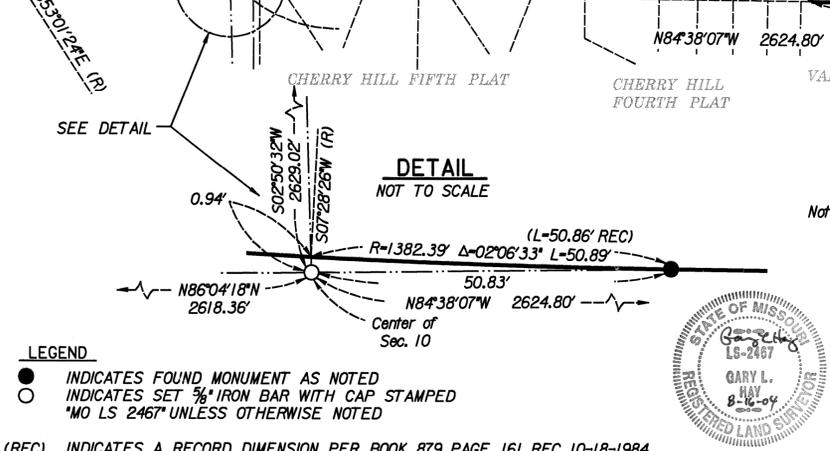
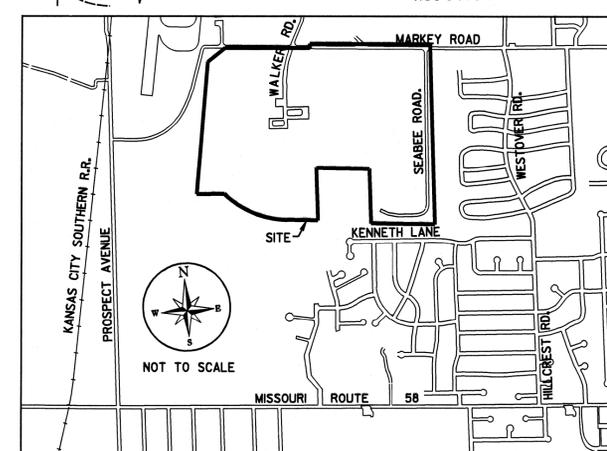
7450 West 130th Street, Suite 400  
Overland Park, Kansas 66213  
(913) 491-9333



SCALE 1"=200'



305066  
STATE OF MISSOURI  
2004 MAY 19 1:09:04  
BOOK 18 PAGE 84  
SANDRA GREGORY, RECORDITOR



SURVEYOR'S STATEMENT:  
I HEREBY CERTIFY THAT THE WITHIN LOT SPLIT OF 'MARKEY ROAD EXECUTIVE BUSINESS PARK NORTH' IS BASED ON AN ACTUAL SURVEY, MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS LOT SPLIT ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WESTERN ZONE, REFERENCE MONUMENT CA-01 THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS LOT SPLIT; THAT I HAVE COMPLIED WITH ALL STATE AND CITY OF BELTON STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.  
8.16.04 DATE  
GARY L. HAY MO P.L.S. NO. 2467 SIGNED

