Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

PLAT OF

BELLEVIEW PROFESSIONAL PARK

Being a Replat of Lots 1 and 2, CORPORATE HILLS NORTH FIRST PLAT, and part of NW 47th Street

NOV 15 1999 P 76598
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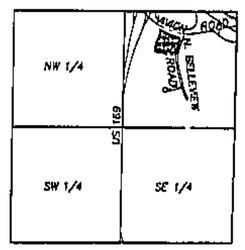
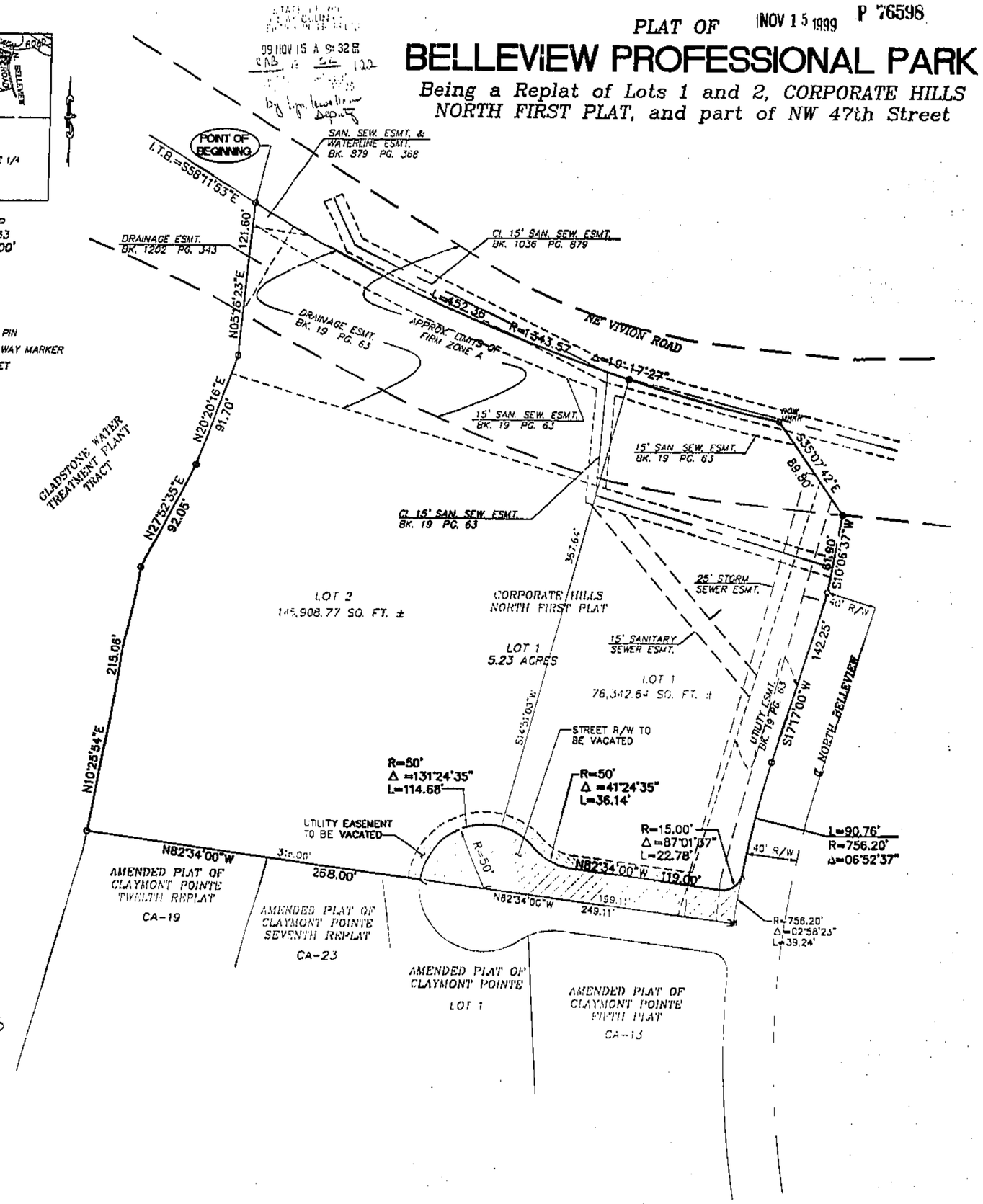
By



VICINITY MAP
SEC. 3-50-33
SCALE: 1"=2000'

LEGEND
- FOUND 1/2" IRON PIN
- FOUND RIGHT-OF-WAY MARKER
- IRON PIN TO BE SET



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGAL DESCRIPTION

A Replat of Lots 1 and 2, CORPORATE HILLS NORTH FIRST PLAT, a subdivision of land in the City of Gladstone, Clay County, Missouri, more particularly described as follows:

BEGINNING at the Northwest corner of said LOT 2, CORPORATE HILLS NORTH FIRST PLAT, thence along the southerly right-of-way of Vivion Road, along a curve to the left having a radius of 1343.57 feet, a central angle of 19°17'27", and an initial tangent bearing of South 58°11'53" East, an arc distance of 452.36'; thence continuing along said southerly right-of-way, South 35°07'42" East, a distance of 89.80 feet, to the westerly right-of-way of North Belleview; thence along said westerly right-of-way, South 10°06'37" West, a distance of 61.90 feet; thence continuing along said westerly right-of-way, South 17°17'00" West, a distance of 142.25 feet, to a point of curvature; thence continuing along said westerly right-of-way along a curve to the left having a radius of 756.20 feet and a central angle of 06°52'37" an arc distance of 90.76 feet to a point of reverse curvature on the North right-of-way line of North 47th Street; thence along said North right-of-way line along a curve to the right having a radius of 15.00 feet a distance of 22.78 feet through a central angle of 87°01'37"; thence North 82°34'00" West a distance of 119.00 feet to a Point of Curvature; thence along a curve to the right having a radius of 50.00 feet a distance of 36.14 feet through a central angle of 41°24'35" to a point of reverse curve; thence along a curve to the left having a radius of 50.00 feet a distance of 114.68 feet through a central angle of 131°24'35" to the point of intersection of the Westerly right of way line of said 47th Street and the South line of Lot 2 of said Corporate Hills North First Plat; thence North 82°34'00" West, a distance of 268.00 feet, to the southwest corner of said LOT 2; thence along the west line of said LOT 2, North 10°25'54" East, a distance of 215.06 feet; thence continuing along said west line, a distance of North 27°52'35" East, a distance of 92.05 feet; thence continuing along said west line, North 20°20'16" East, a distance of 91.70 feet; thence continuing along said west line, North 05°16'23" East, a distance of 121.60 feet, to the POINT OF BEGINNING.

Containing 4.92 Acres of land, more or less.

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "BELLEVIEW PROFESSIONAL PARK."

IN TESTIMONY WHEREOF, the undersigned proprietor have hereunto subscribed their name.
OWNER- BELLEVIEW PROPERTIES, L.L.C.

BOB BECKER-PRESIDENT

STATE OF Missouri)
) SS
COUNTY OF Clay)

Be it remembered, that on this 11th day of November, 1999, before me a notary public in and for said county and state, came , who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said owners, and he duly acknowledged the execution of the same to be the act and deed of said owners.

In witness whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

My appointment expires:

PAMELA J. BECKER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay COUNTY
MY COMMISSION EXP. SEP. 8, 2002

CITY OF GLADSTONE:

CITY PLAN COMMISSION
Received:
Approved: 6-21-99
Les Smith - Chairman

CITY COUNCIL
Received:
Approved: 6-28-99
Art Hommen - Mayor
Marilyn Annefeld - City Clerk
Ordinance No. 5-704

CORPORATE SEAL

I hereby certify that the plat of "BELLEVIEW PROFESSIONAL PARK" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geology and Land Survey, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

William D. Mayer PLS 1334 — Date 11/10/99

STATE OF MISSOURI — WILLIAM D. MAYER — NUMBER L-1334 — REGISTERED LAND SURVEYOR

Plat Cab-E
1-27-99 CP

DATE	REVISION
11/10/99	Per City Comments
10/04/99	Per City Comments
05/17/99	Original Preparation

OLSSON ASSOCIATES
OLSSON ASSOCIATES
CONSULTING ENGINEERS
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816-361-1888 (FAX)