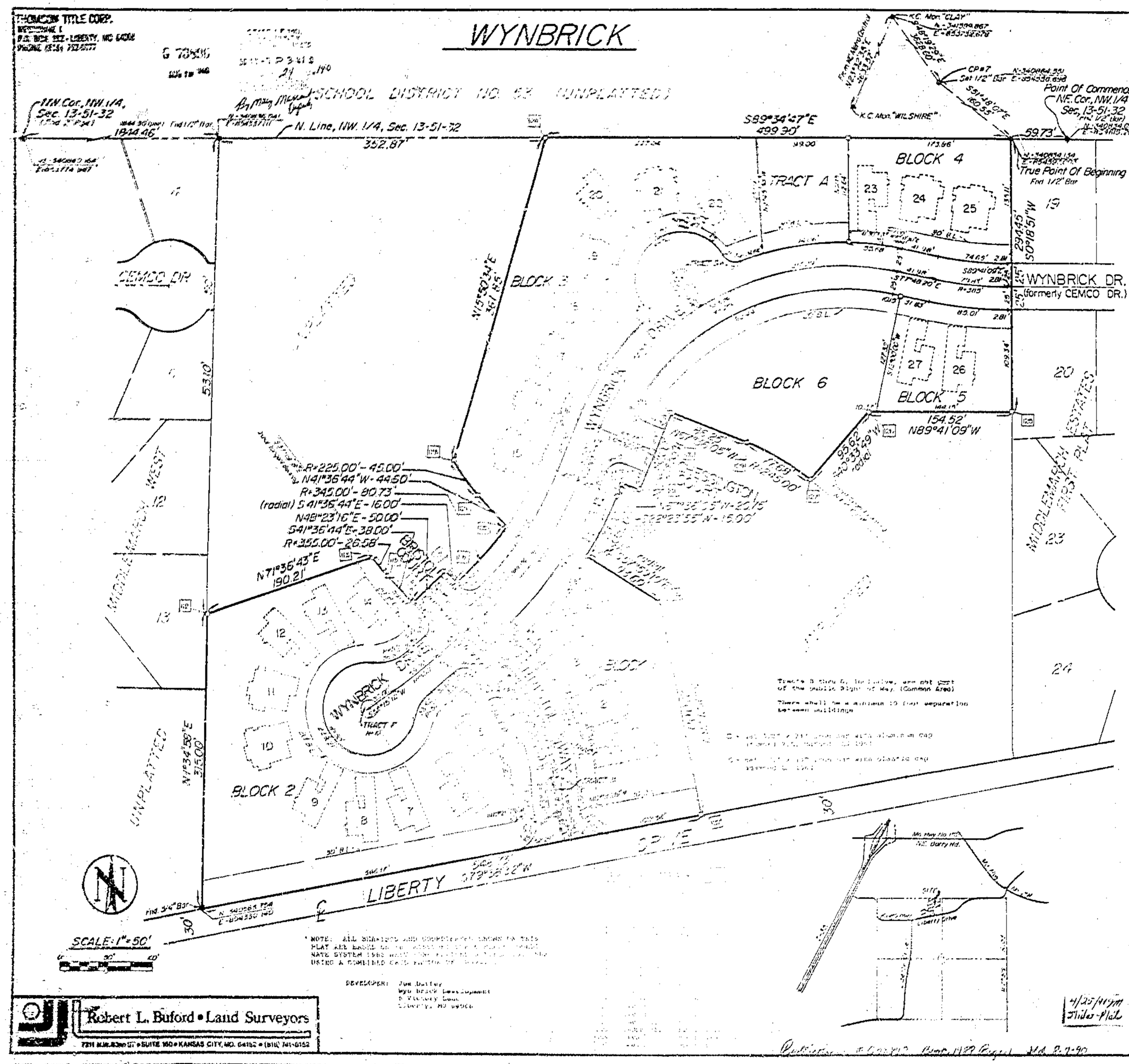
Clay County Missouri
Land Survey Document
A-139



DESCRIPTION

A subdivision of land in the Northwest quarter of Section 13, Township 51, Range 32, in the City of Liberty, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Northwest quarter of said Section 13, being also a point on the North line of Lot 19, MIDDLEMARCH ESTATES FIRST PLAT, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof; thence North 89°34'47" West, along the North line of said Northwest quarter, being also the North line of said Lot 19, 59.73 feet to the Northwest corner of said Lot 19, said point being the True Point of Beginning of the tract to be herein described; thence South 0°18'51" West, along the West line of said MIDDLEMARCH ESTATES FIRST PLAT, 204.45 feet; thence North 89°41'09" West, 154.52 feet; thence South 40°33'49" West, 95.62 feet; thence Northwesterly, on a curve to the Left, having an initial tangent bearing of North 49°18'11" West, a radius of 345.00 feet, an arc distance of 77.68 feet; thence North 87°35'05" West, tangent to the last described curve, 36.25 feet; thence South 22°23'55" West, 90.00 feet; thence North 67°36'05" West, 20.76 feet; thence South 22°23'55" West, 15.00 feet; thence Southwesterly, on a curve to the Right, tangent to the last described course, having a radius of 436.00 feet, an arc distance of 73.00 feet; thence South 07°09'10" East, 63.80 feet; thence South 16°21'28" East, 210.00 feet to a point on the North Right of Way line of Liberty Drive, as now established; thence South 75°38'32" West, along said Right of Way line, 548.73 feet to a point on the South prolongation of the East line of MIDDLEMARCH WEST, a subdivision of land in the City of Liberty, Clay County, Missouri, according to the recorded plat thereof; thence North 1°24'58" East, along the East line of said MIDDLEMARCH WEST and the South prolongation of said East line, 315.00 feet; thence North 71°34'43" East, 190.21 feet; thence Southeasterly, on a curve to the Left, having an initial tangent bearing of South 37°19'16" East, a radius of 355.00 feet, an arc distance of 26.58 feet; thence South 41°36'44" East, tangent to the last described curve, 38.00 feet; thence North 48°23'16" East, 20.00 feet; thence South 41°36'44" East, 16.00 feet; thence Northeasterly, on a curve to the Left, having an initial tangent bearing of North 48°23'16" East, a radius of 345.00 feet, an arc distance of 80.73 feet; thence North 41°36'44" West, 44.60 feet; thence Northwesterly, on a curve to the Right, tangent to the last described course, having a radius of 225.00 feet, an arc distance of 45.00 feet; thence North 15°50'34" East, 381.85 feet to a point on the North line of the Northwest quarter of said Section 13; thence South 89°34'47" East, along said North line, 499.90 feet to the True Point of Beginning. Containing 8.07 acres, more or less.

DEDICATION

The undersigned owner 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 and plat shall be hereafter known as:

WYNBRICK

It shall be a sufficient description of the lots on this plat to hereafter designate the same by the number appearing near the center of the lot (proposed building footprint shown in dashed lines) together with the Block number followed by the words: WYNBRICK. Said description may be supplemented by individual unit or common area numbers as set forth by a certificate of survey recorded on any of the said Lots 1 thru 4 inclusive, Block 1; Lots 5 thru 14 inclusive, Block 2; Lots 15 thru 22 inclusive, Block 3; Lots 23 thru 25 inclusive, Block 4; Lots 26 and 27, Block 5 and filed of record in the Office of the Recorder of Deeds, Clay County, Missouri, concurrently herewith or hereafter by the owner of said Lot.

An easement or license is hereby granted to the City of Liberty, Missouri, or the serving utility company to locate, construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all wid any purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, as described in Article XVIII of the Recorded Declaration of Covenants, Conditions and Restrictions of WYNBRICK Book 1097 Page 1

An easement or license is also hereby granted to the City of Liberty, Missouri, to locate, construct and maintain, and to authorize the location, construction maintenance, and use of surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes as described in Article XVIII of the Recorded Declaration of Covenants, Conditions and Restrictions of WYNBRICK Book _____ Page _____

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

IN TESTIMONY WHEREOF: WYNBRICK, INC., a Missouri Corporation, has caused these presents to be executed this 17 day of July, 1990

Wynbrick, Inc.

Margaret T. Miller President — Joe H. Duffey Secretary

STATE OF MISSOURI }
COUNTY OF CLAY } SS:

Be it remembered that on this 17th day of July, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Margaret T. Miller and Joe H. Duffey, to me personally known, who being duly sworn by me, did say that they are President and Secretary, respectively, of WynBrick, Inc., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Margaret T. Miller and Joe H. Duffey 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 Notarial Seal at my office on the date herein last above written.

My commission expires: _____

Matthew D. Thomson
Notary Public

MATTHEW D. THOMSON, NOTARY PUBLIC
CLAY COUNTY, STATE OF MISSOURI
CIV. COMMISSION EXPIRES 7/12/93

CITY PLANNING AND ZONING COMMISSION
LIBERTY, MISSOURI

This plat has been approved by the Planning and Zoning Commission of Liberty, Missouri on this 17th day of April, 1990

Aaron M. Reuck
Aaron M. Reuck Chairman

CITY COUNCIL
LIBERTY, MISSOURI

This is to certify that the within plat was duly submitted to and approved by the City Council of Liberty, Missouri by Ordinance No. 3435, duly authenticated as passed this 23 day of April, 1990.

Dennis Y. Todd — Mayor
Donna L. Halloway — City Clerk Deputy
Steven P. Hansen — City Engineer

This plat and survey of WYNBRICK were executed by R.L. Buford & Associates, Inc., 7211 NW 83rd St., Suite 160, Kansas City, Missouri 64152.

I HEREBY CERTIFY; that the plat of WYNBRICK subdivision 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 Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

7-13-90
Date

Signed: Robert L. Buford, PLS # 2099