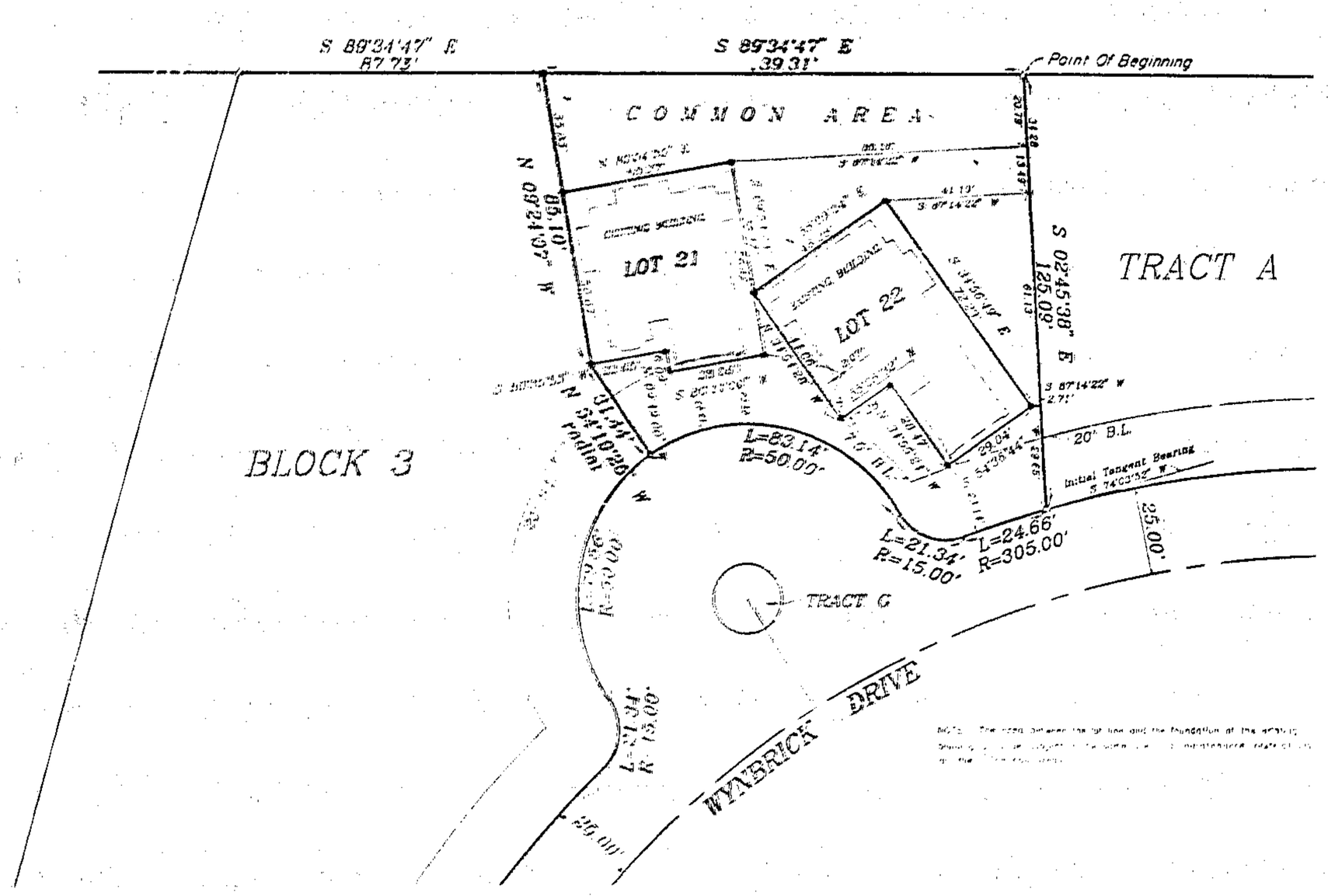
THOMSON TITLE CORP.
WESTGATE I
P.O. BOX 272 - LIBERTY, MO 64068
PHONE (816) 792-0077

G 93991

WYNBRICK
LOT SPLIT PLAT



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Robert L. Buford • Land Surveyors
7211 N. W. 83RD ST. - SUITE 160 - KANSAS CITY, MO. 64152 - (816) 741-6152

LEGAL DESCRIPTION:

CONTAINING 15,009 SQ. FT. OR 0.146 ACRES

THIS IS A RESURVEY OF PART OF BLOCK 3, WYNBRICK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID BLOCK 3; THENCE S 2°-45'-38" E, ALONG THE EAST LINE OF SAID BLOCK 3, 125.09 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WYNBRICK DRIVE; THENCE WESTERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 303.00 FEET AND AN INITIAL TANGENT BEARING OF S 74°-03'-52" W, AN ARC DISTANCE OF 24.66 FEET; THENCE WESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 21.34 FEET; THENCE WESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 83.14 FEET; THENCE N 34°-19'-25" W, DEPARTING FROM SAID LINE, 31.44 FEET; THENCE N 9°-24'-07" W, 85.10 FEET TO THE NORTH LINE OF SAID BLOCK 3; THENCE S 89°-34'-47" E, ALONG SAID NORTH LINE, 139.31 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 29 DAY OF April, 1991.

WYNBRICK, INC.

Margaret I. Miller, Pres.
MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

BE IT REMEMBERED THAT ON THIS 29th DAY OF April, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MARGARET I. MILLER, TO ME AS PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT SHE IS PRESIDENT 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 I. MILLER 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: _____ NOTARY PUBLIC

CITY OF LIBERTY:

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF LIBERTY, MISSOURI.

Patti Banks 4-19-91
PATTI BANKS, DATE
DIRECTOR OF COMMUNITY DEVELOPMENT

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-1449" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "R.L. BUFORD LS-1449" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR " △ ", IS NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLATTED BEARINGS OF WYNBRICK.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS LOT SPLIT PLAT OF PART OF BLOCK 3, WYNBRICK, IS BASED ON A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH 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.

11 Apr 91 SIGNED: Erwin H. Gard
DATE ERWIN H. GARD, PLS-1449

http://www.ClayCoGov.com
Clay County, Missouri
Land Survey Document