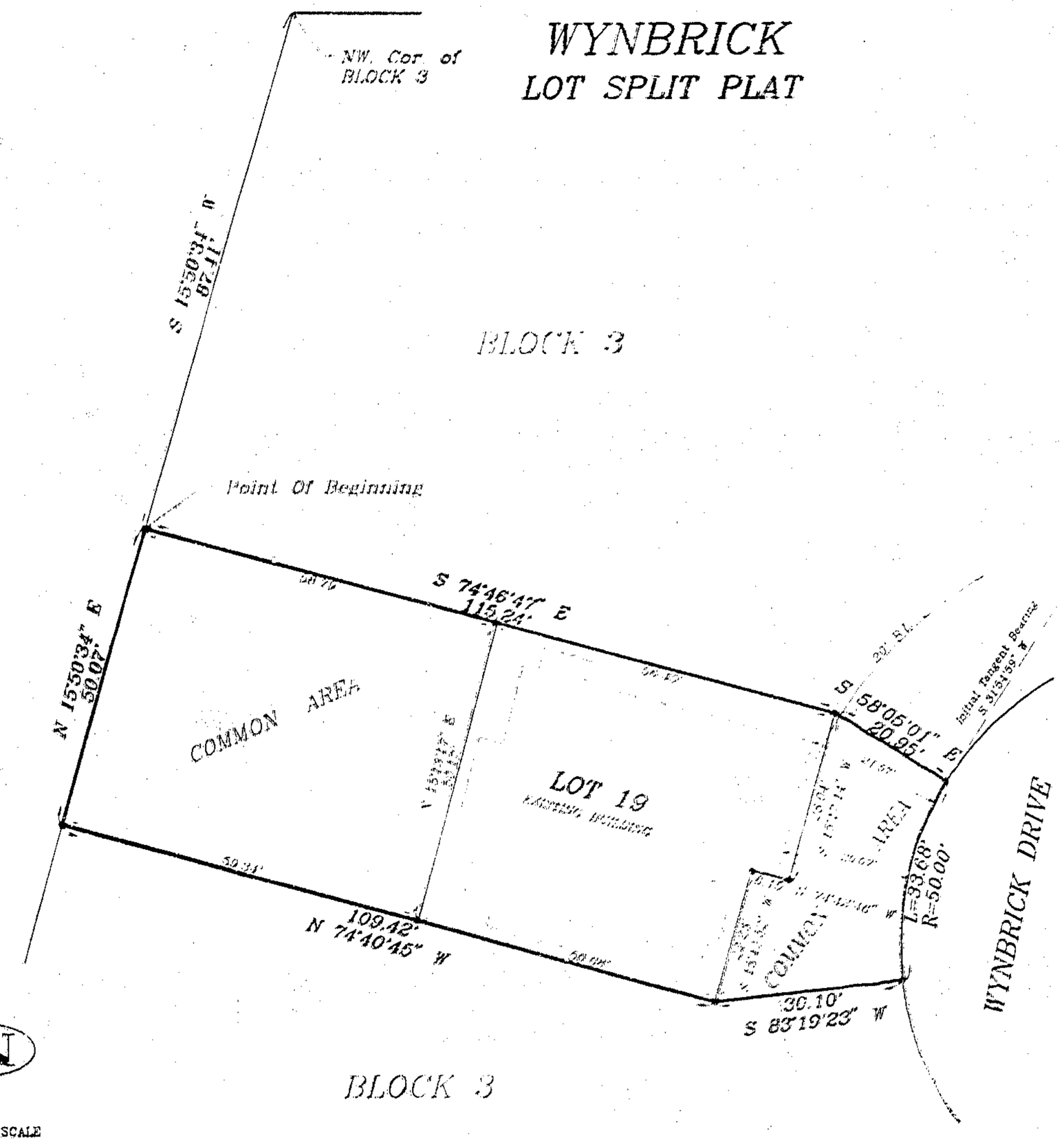
THOMSON TITLE CORP.

G 95152

Cabinet B Slide 169

WYNBRICK
LOT SPLIT PLAT



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

NOTE: The area between the lot line and the foundation of the existing building shall be subject to the same use and maintenance restrictions as the "Common Area".

Robert L. Buford • Land Surveyors
7216 N. W. 83RD ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-6152

LEGAL DESCRIPTION:

CONTAINING 6.565 SQ. FT. OR 0.1507 ACRES

THIS IS A RESURVEY OF PART OF BLOCK 3, WYNBRICK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID BLOCK 3; THENCE S 15°-50'-34" W, ALONG THE WEST LINE OF SAID BLOCK 3, 97.41 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE S 74°-46'-47" E, 115.24 FEET; THENCE S 58°-05'-01" E, 20.95 FEET TO THE RIGHT-OF-WAY LINE OF WYNBRICK DRIVE; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND AN INITIAL TANGENT BEARING OF S 31°-54'-59" W, 33.68 FEET; THENCE S 83°-19'-23" W, RADIAL TO THE LAST DESCRIBED CURVE, 30.10 FEET; THENCE N 74°-40'-45" W, 109.42 FEET, TO THE WEST LINE OF SAID BLOCK 3; THENCE N 15°-50'-34" E, ALONG SAID WEST LINE, 50.07 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13TH DAY OF June, 1991.

WYNBRICK, INC.

Margaret I. Miller
MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS.
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 13TH DAY OF June, 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: GREG THOMSON NOTARY PUBLIC, STATE OF MISSOURI COUNTY OF CLAY MY COMMISSION EXPIRES OCT. 2, 1994

NOTARY PUBLIC

CITY OF LIEBERTY:

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

Patti Banks
PATTI BANKS,
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE 6-11-91

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF FINAL GRADING AND LANDSCAPING 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 " △ ", IF 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 ON 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 June 91
DATE

SIGNED: Erwin W. Oard
ERWIN W. OARD, RLS-1449

http://www.ClayCoGov.com

Clay County, Missouri
Land Survey Document