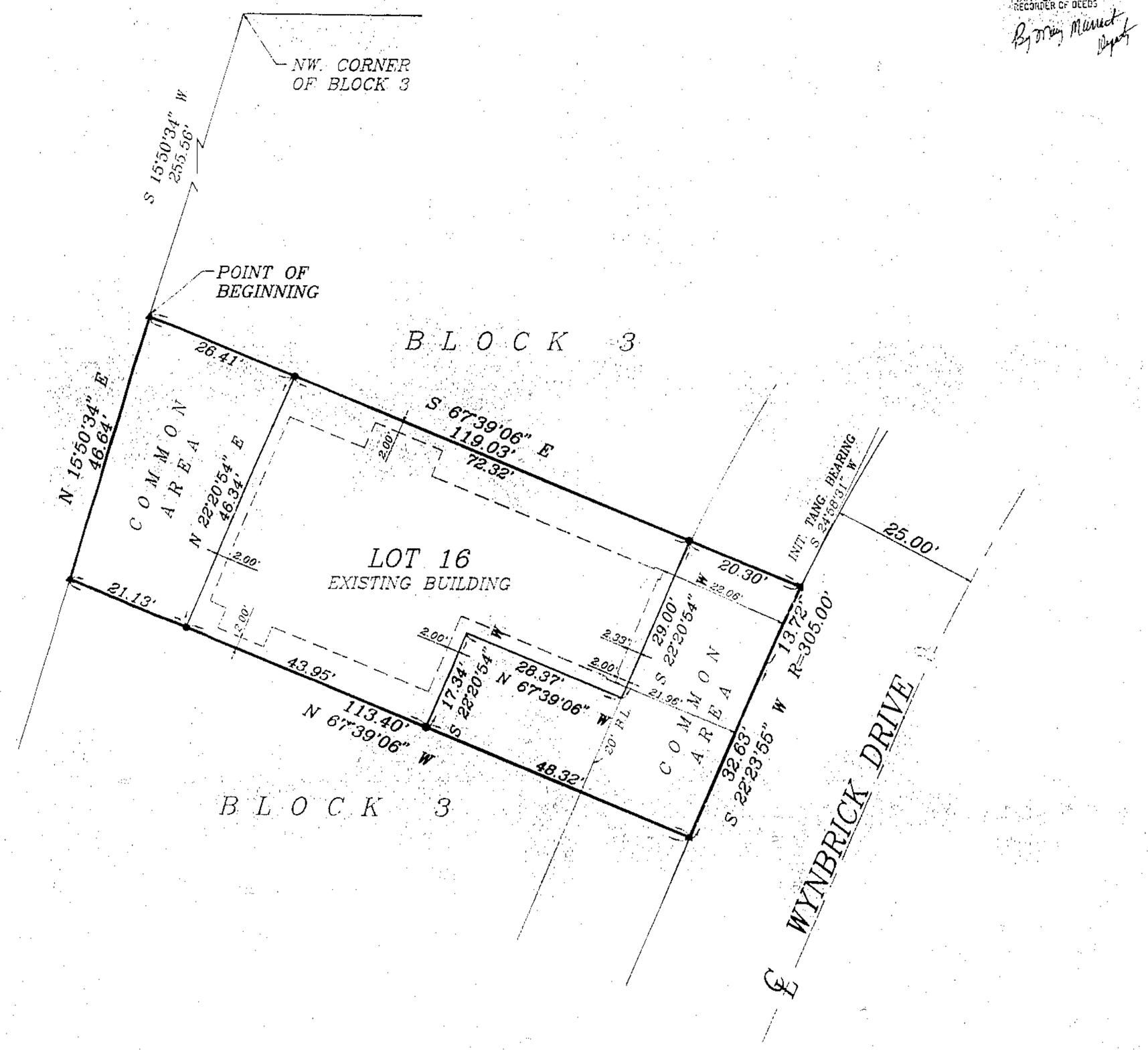
L 45082

STATE OF MO
CLAY COUNTY
RECORDED

92 SEP 25 A 8:57
MARY E. MOBERLY
RECORDER OF DEEDS

WYNBRICK
LOT SPLIT PLAT



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DISK: WYNBRICK - BLOCK 3
FILE: WYNLOT56.DWG

Robert L. Buford Land Surveyors
7211 N. W. 83RD ST. SUITE 140 KANSAS CITY, MO. 64152 (816) 741-8152

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 Areas".

LEGAL DESCRIPTION:

CONTAINING 5,379 SQ. FT. OR 0.1235 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, 255.56 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 67°-39'-06" E. 119.03 FEET TO THE RIGHT-OF-WAY LINE OF WYNBRICK DRIVE; THENCE SOUTHWESTERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, AND AN INITIAL TANGENT BEARING OF S 24°-58'-31" W. AN ARC DISTANCE OF 13.72 FEET; THENCE S 22°-23'-55" W. CONTINUING ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 32.63 FEET; THENCE N 67°-39'-06" W. 113.40 FEET TO THE WEST LINE OF SAID BLOCK 3; THENCE N 15°-50'-34" E. ALONG SAID LINE, 46.64 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF September, 1992.

WYNBRICK, INC.

Margaret I. Miller
MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 21st DAY OF September, 1992 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.

GREG THOMSON
NOTARY PUBLIC STATE OF MISSOURI
COUNTY OF CLAY
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCT. 2, 1994

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
PATTI BANKS,
DIRECTOR OF COMMUNITY DEVELOPMENT

9-23-92
DATE

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-2379" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" 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 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.

9-18-92
DATE

SIGNED: Charles E. Kutz
CHARLES E. KUTZ LS-2379

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