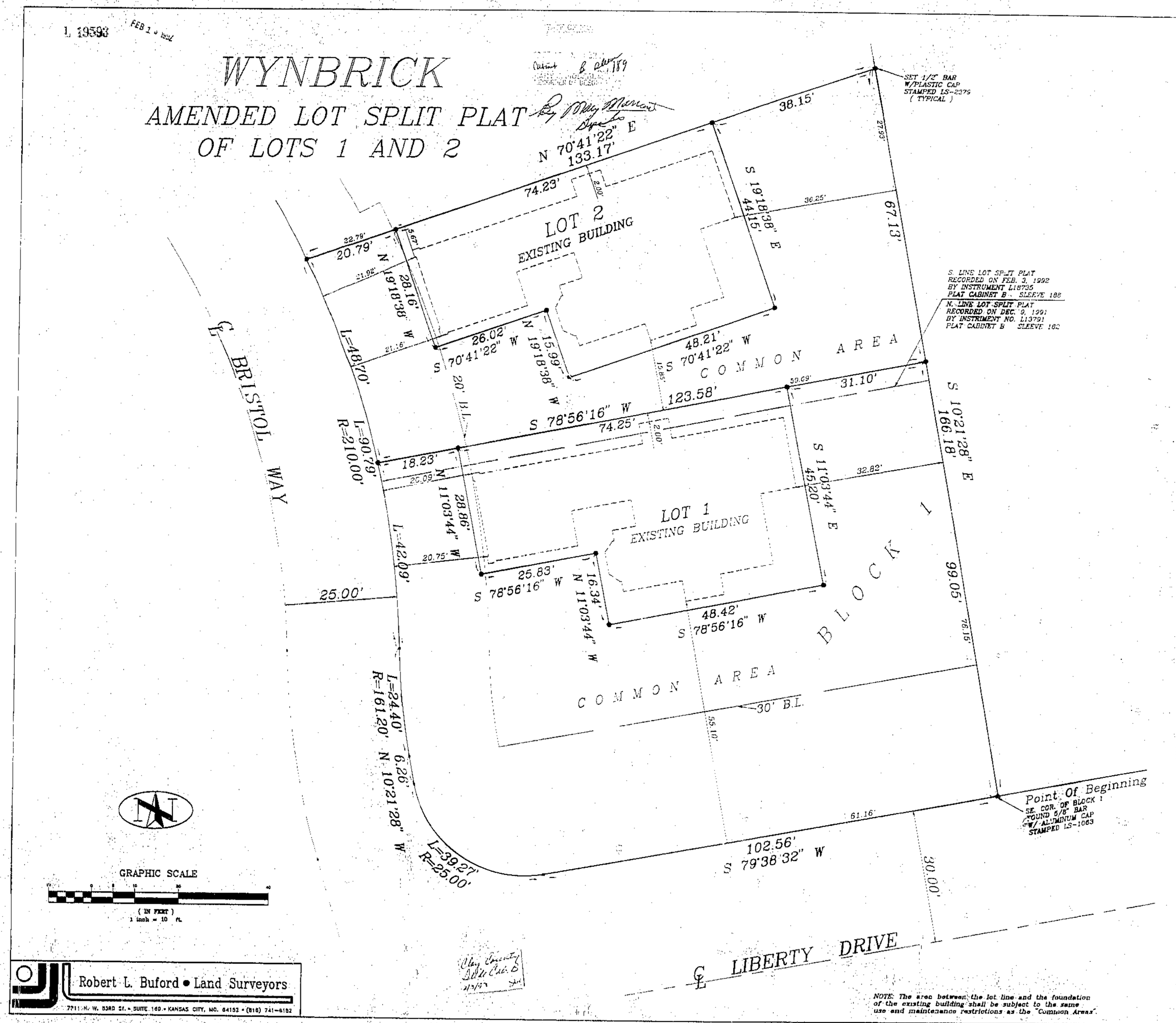
Clay County, Missouri
Land Survey Document

L 19593

FEB 1 0 1992

WYNBRICK

AMENDED LOT SPLIT PLAT OF LOTS 1 AND 2



Robert L. Buford • Land Surveyors
7711 N. W. 83RD ST. • SUITE 160 • KANSAS CITY, MO. 64152 • (816) 741-6152

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 19,571 SQ. FT. OR 0.4492 ACRES

THIS IS A RESURVEY OF PART OF BLOCK 1, WYNBRICK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID BLOCK 1; THENCE S 79°-38'-32" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LIBERTY DRIVE, BEING 30.00 FEET FROM AND PARALLEL WITH THE CENTERLINE OF SAID LIBERTY DRIVE, 102.56 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 39.27 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRISTOL WAY; THENCE N 10°-21'-28" W, ALONG SAID RIGHT-OF-WAY LINE, 25.00 FEET FROM AND PARALLEL WITH THE CENTERLINE OF SAID BRISTOL WAY, TANGENT TO THE LAST DESCRIBED CURVE, 6.26 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 161.20 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 24.40 FEET; THENCE NORTHERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 90.79 FEET; THENCE N 70°-41'-22" E, 133.17 FEET TO THE EASTERLY LINE OF SAID BLOCK 1; THENCE S 10°-21'-28" E, ALONG SAID EASTERLY LINE, 166.16 FEET TO THE POINT OF BEGINNING.

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.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 1st DAY OF February, 1992.

WYNBRICK, INC.

Margaret I. Miller

MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 1st DAY OF February, 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.

MY COMMISSION EXPIRES OREG THOMSON NOTARY PUBLIC STATE OF MISSOURI COUNTY OF CLAY 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

2-18-92
DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS AMENDED LOT SPLIT PLAT OF LOTS 1 AND 2, BLOCK 1, 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.

2-5-92
DATE

SIGNED, Charles A. Mauk
CHARLES A. MAUK LS-2379

http://www.ClayCoGov.com