Clay County, Missouri
Land Survey Document

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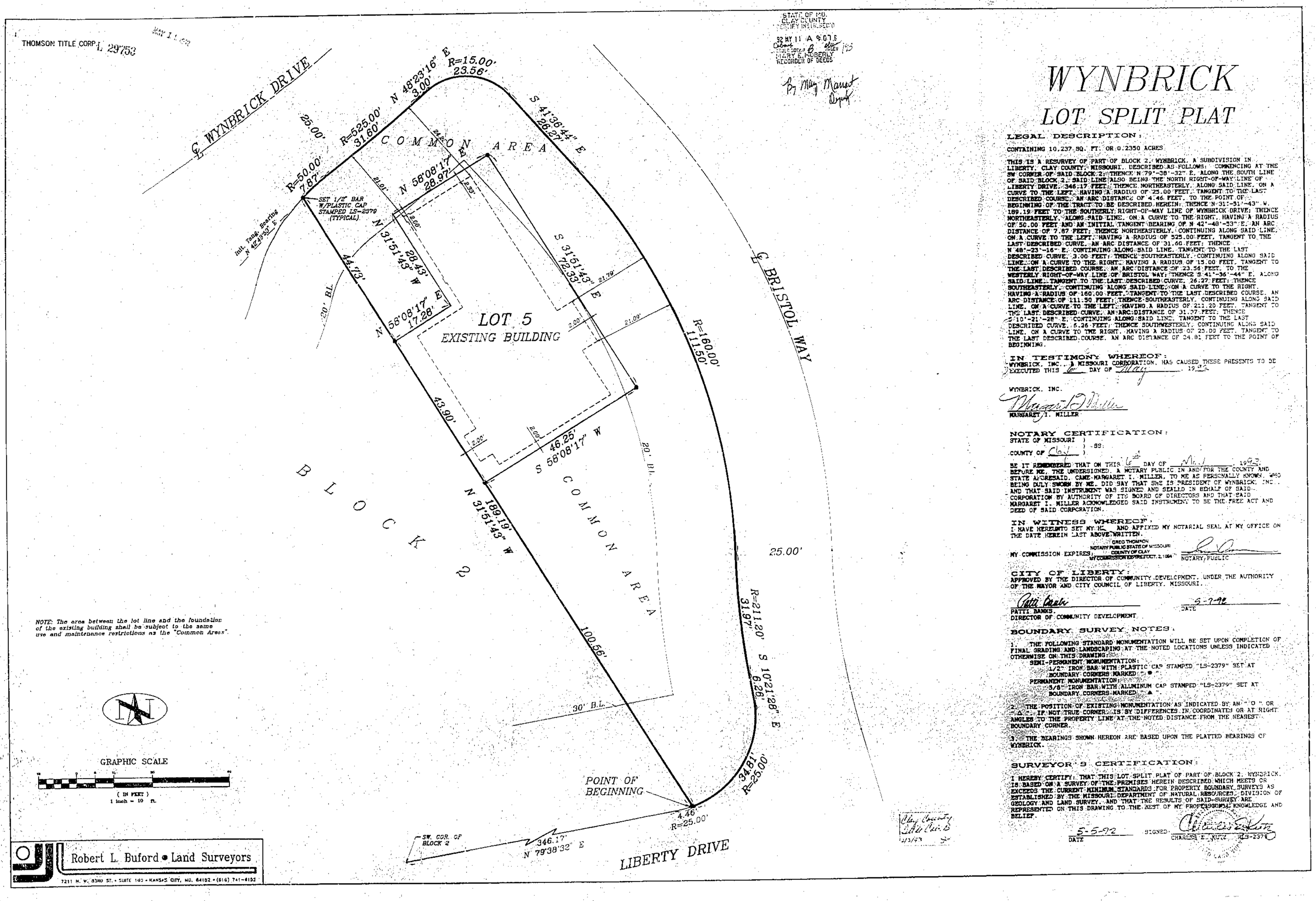
THOMSON TITLE CORP. L 29753

MAY 11 '92

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
92 MY 11 A 9:07 B
Colonel
BOOK 2062 PAGE 193
MARY E. HUBERLY
RECORDER OF DEEDS
By Mary Manuel
Dept



Robert L. Buford • Land Surveyors
7211 N. W. 83RD ST. • SUITE 102 • KANSAS CITY, MO. 64152 • (816) 741-6152

WYNBRICK

LOT SPLIT PLAT

LEGAL DESCRIPTION:

CONTAINING 10,237.SQ. FT. OR 0.2350 ACRES

THIS IS A RESURVEY OF PART OF BLOCK 2, WYNBRICK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID BLOCK 2; THENCE N 79°-38'-32" E, ALONG THE SOUTH LINE OF SAID BLOCK 2, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF LIBERTY DRIVE, 346.17 FEET; THENCE NORTHEASTERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 4.46 FEET, TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 31°-51'-43" W, 189.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WYNBRICK DRIVE; THENCE NORTHEASTERLY, ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF N 42°-49'-52" E, AN ARC DISTANCE OF 7.87 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 31.60 FEET; THENCE N 48°-23'-16" E, CONTINUING ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 3.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 23.56 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF BRISTOL WAY; THENCE S 41°-36'-44" E, ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 26.27 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 111.50 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 211.20 FEET, TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 31.97 FEET; THENCE S 10°-21'-28" E, CONTINUING ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 6.26 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 34.81 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:
WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 6 DAY OF May, 1992.

WYNBRICK, INC.
Margaret T. Miller
MARGARET T. MILLER

NOTARY CERTIFICATION:
STATE OF MISSOURI)
-SS-
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 6 DAY OF May, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MARGARET T. 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 T. 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 OCT. 2, 1994

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 — 5-7-92
PATTI BANKS, DATE
DIRECTOR OF COMMUNITY DEVELOPMENT

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 2, 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.

5-5-92 — SIGNED: Charles E. Kurtz
DATE — CHARLES E. KURTZ, MO-2379