Clay County, Missouri
Land Survey Document

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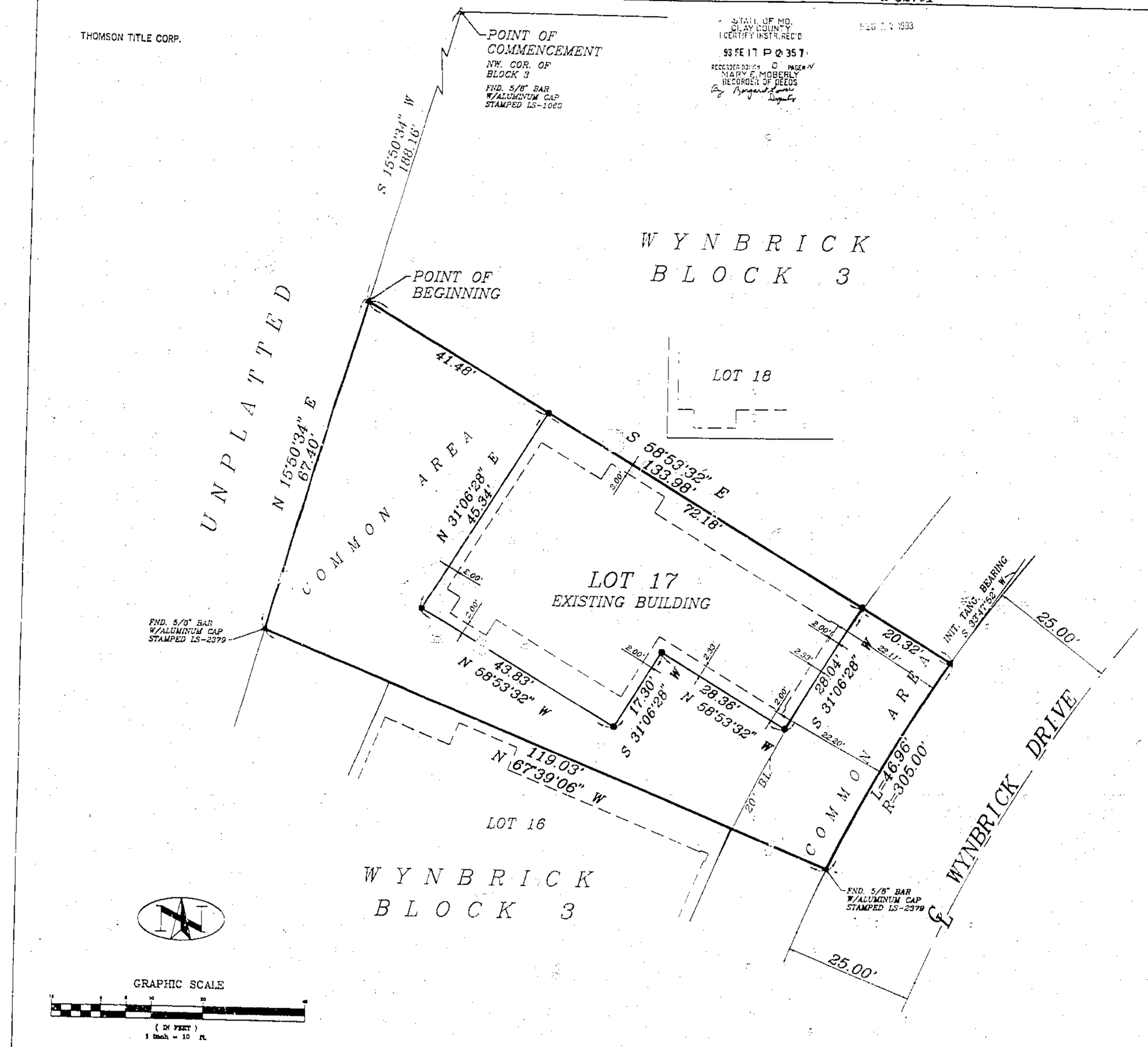
L 62781

THOMSON TITLE CORP.

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
93 FEB 17 P 2:35
REC'D FOR 93-09 D PAGE N/A
MARY E. MOBERLY
RECORDER OF DEEDS
By Margaret Lowery
Deputy

FEB 1 2 1993

WYNBRICK
LOT SPLIT PLAT



DISK: WYNBRICK - BLK 3
FILE: WYNLOT17.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 18A KANSAS CITY, MO. 64152 (816) 741-0132

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 7,099 SQ. FT. OR 0.1629 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 WESTERLY LINE OF SAID BLOCK 3, 188.16 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 58°-53'-32" E, 133.98 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WYNBRICK DRIVE; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, 25.00 FEET FROM THE CENTERLINE THEREOF, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET AND AN INITIAL TANGENT BEARING OF S 33°-47'-52" W, AN ARC DISTANCE OF 46.96 FEET; THENCE N 67°-39'-06" W, 119.03 FEET TO THE WESTERLY LINE OF SAID BLOCK 3; THENCE N 15°-50'-34" E, ALONG SAID WESTERLY LINE, 67.40 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 8th DAY OF February, 1993.

WYNBRICK, INC.

Margaret I. Miller
MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 8th DAY OF February, 1993, 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

Greg Thomson
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

2-8-93
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.

2-5-93
DATE

SIGNED: Charles E. Kutz
CHARLES E. KUTZ MO. PLS 2379

4/14/93 Called D