Clay County, Missouri
Land Survey Document

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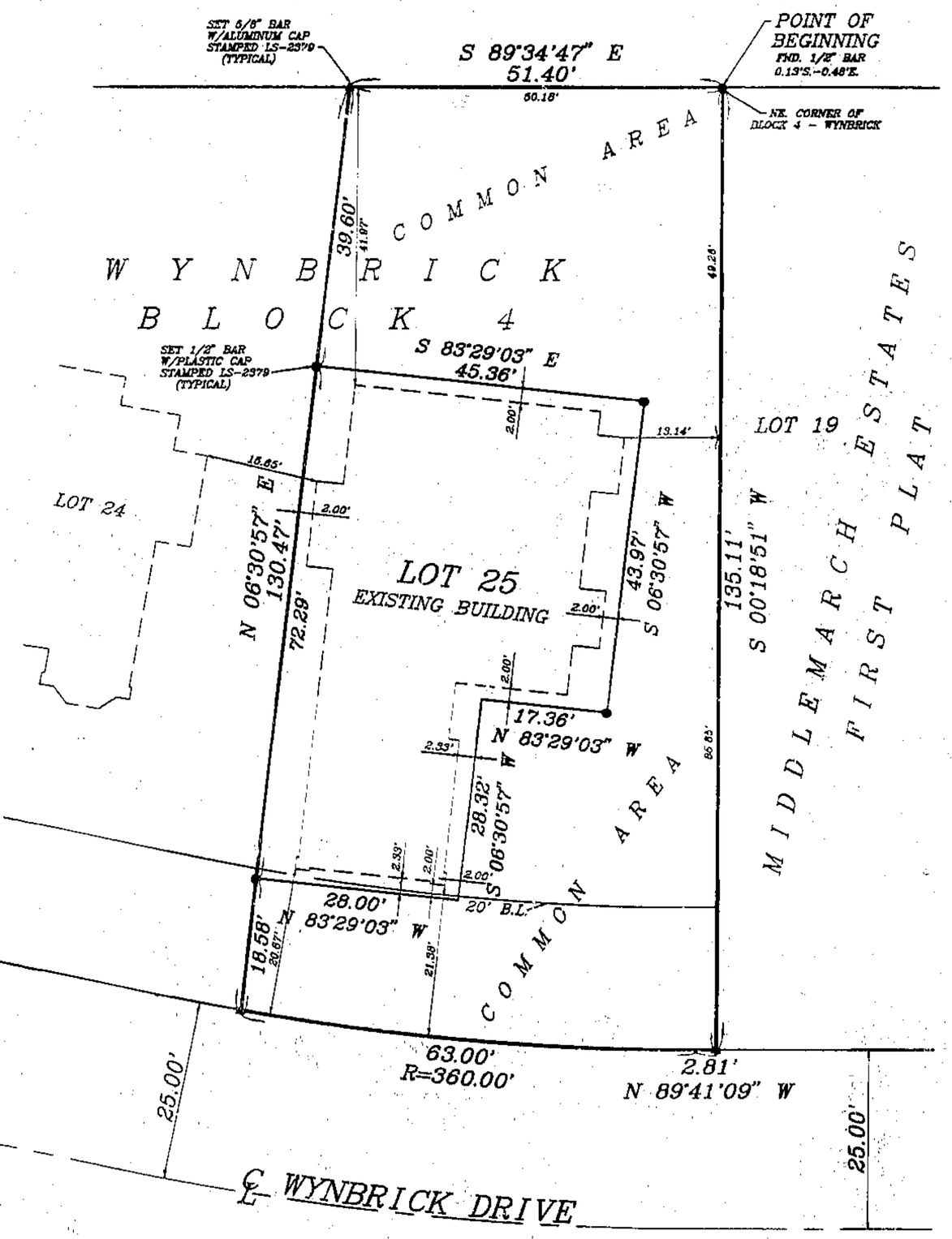
MARILYN SCHERRER
RECORDER OF DEEDS
By Margaret Rivers Deputy

THOMSON TITLE CORP.
(816) 792-0070

WYNBRICK
LOT SPLIT PLAT



LEGAL DESCRIPTION:

CONTAINING 7,824 SQ. FT. OR 0.1796 ACRES

THIS IS A RESURVEY OF PART OF BLOCK 4, WYNBRICK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID BLOCK 4; THENCE S 00°-16'-51" W, ALONG THE EAST LINE OF SAID BLOCK 4, SAID LINE ALSO BEING THE WEST LINE OF MIDDLEMARCH ESTATES FIRST PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, 135.11 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WYNBRICK DRIVE; THENCE N 89°-41'-09" W, ALONG SAID RIGHT-OF-WAY LINE, 25.00 FROM THE CENTERLINE THEREOF, 2.81 FEET; THENCE WESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 63.00 FEET; THENCE N 06°-30'-57" E, 130.47 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE S 89°-34'-47" E, ALONG SAID NORTH LINE, 51.40 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 17 DAY OF June, 1993

WYNBRICK, INC.

Margaret L. Miller

MARGARET L. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 17th DAY OF June, 1993 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MARGARET L. 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 L. 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

SANDRA L. GRIFFIN
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: March 11, 1997

Sandra L. Griffin
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

June 18, 1993
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" INCH BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" INCH BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " ○ " 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 SOURCE OF DESCRIPTION AND BASIS FOR THE BEARING SYSTEM USED FOR THIS SURVEY WAS DERIVED FROM THE RECORDED PLAT OF WYNBRICK.

4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS-A SURVEY AS DEFINED IN 4 CSR 30-8.020 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS LOT SPLIT PLAT OF PART OF BLOCK 4, 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 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

6-16-93
DATE

Charles E. Kutz
CHARLES E. KUTZ — PLS-2379

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

DIRD WYNBRICK - BLK 4
FILE: WYNLTSRIW6

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 190 KANSAS CITY, MO. 64152 (816) 741-8182

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".

P/S/P3-9277
Plat Cab D

THOMSON TITLE CORP.
(816) 792-0070