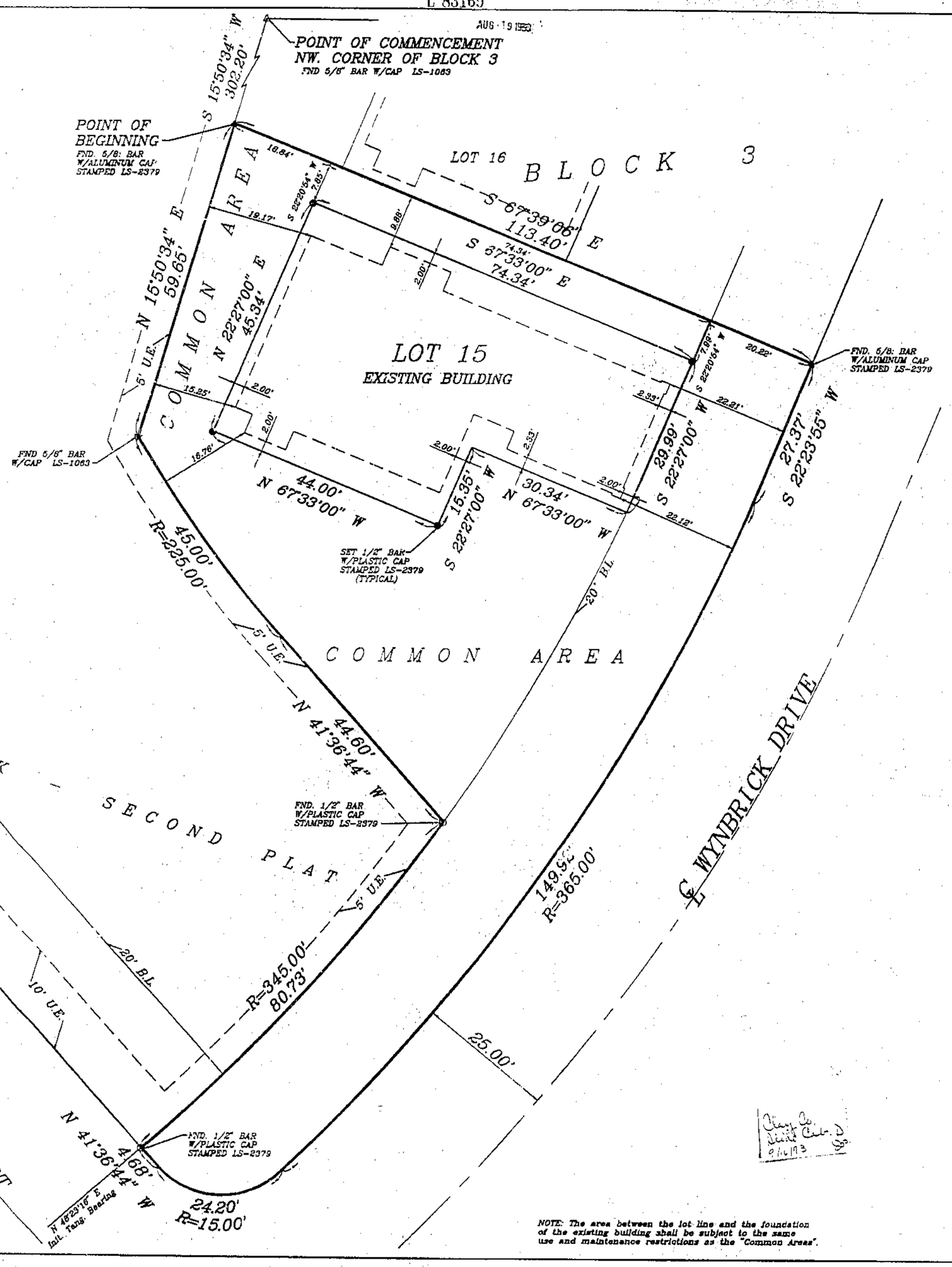
Clay County, Missouri
Land Survey Document

L 83169

AUG 19 1993

STATE OF MISSOURI
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
93 08-9 PM 1:23 6
PAGE 24
RECORDER OF DEEDS
By

WYNBRICK
LOT SPLIT PLAT



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".

BISC: WYNBRICK-BLOCK 3
FILE: WYN_0713.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 160 KANSAS CITY, MO. 64152 (816) 741-6182

LEGAL DESCRIPTION:

CONTAINING 11.028 SQ. FT. OR 0.2532 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, 302.20 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 67°-39'-06" E, 113.40 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WYNBRICK DRIVE; THENCE S 22°-23'-55" W, ALONG SAID LINE, 27.37 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 149.92 FEET; THENCE WESTERLY AND NORTHERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 24.20 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BRISTOL COURT; THENCE N 41°-36'-44" W, ALONG SAID LINE, TANGENT TO THE LAST DESCRIBED CURVE, 4.68 FEET TO THE WESTERLY LINE OF SAID BLOCK 3; THENCE NORTHEASTERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, AND AN INITIAL TANGENT BEARING OF N 4[illegible]-16" E, AN ARC DISTANCE OF 80.73 FEET; THENCE N 41°-36'-44" W, CONTINUING ALONG SAID LINE, 44.60 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 45.00 FEET; THENCE N 15°-50'-34" E, CONTINUING ALONG SAID LINE, 59.65 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 22 DAY OF July, 1993

WYNBRICK, INC.

Margaret I. Miller
MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 22nd DAY OF July, 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.

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

MY COMMISSION EXPIRES

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

7-26-93
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 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 30-5.020 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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 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.

7-21-93
DATE

Charles E. Kutz
CHARLES E. KUTZ RLS-2379

Clay Co. Surv. Corr. 9/6/93

http://www.ClayCoGov.com