Clay County, Missouri
Land Survey Document

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THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

OCT 1 8 1994

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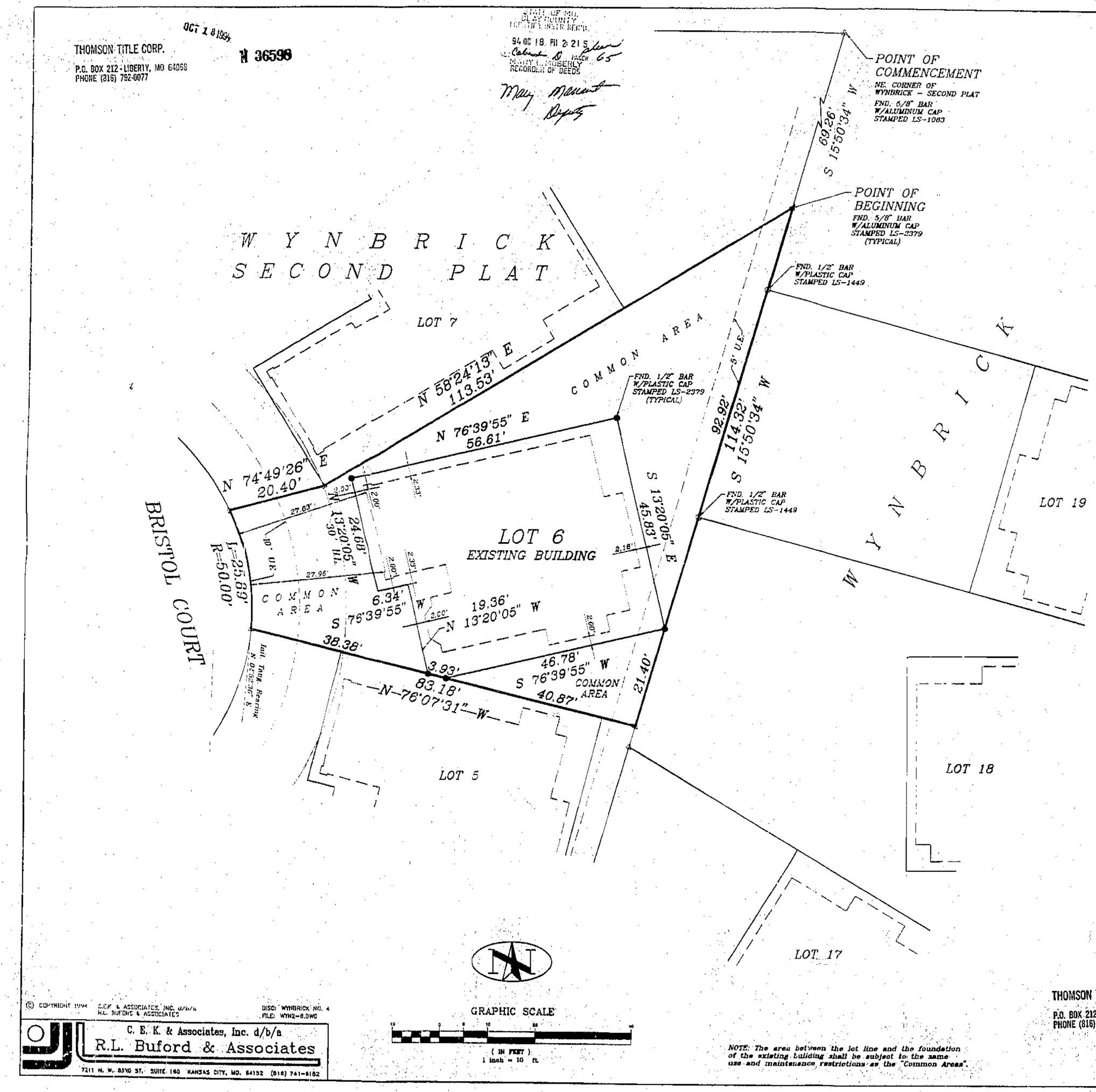
STATE OF MO
CLAY COUNTY
RECORD OF DEEDS REC'D
94 OC 18 PM 2:21 S
Book 65 PAGE
MARY L. MUSSERLY
RECORDER OF DEEDS
Mary Musserly
Deputy

WYNBRICK – SECOND PLAT
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".

LEGAL DESCRIPTION:

CONTAINING 6,007 SQ. FT. OR 0.1379 ACRES

THIS IS A RESURVEY OF PART OF WYNBRICK - SECOND PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID PLAT; THENCE S 15°-50'-34" W, ALONG THE EAST LINE OF SAID PLAT AND THE WESTERLY LINE OF WYNBRICK, A SUBDIVISION IN SAID LIBERTY, 69.26 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 15°-50'-34" W, CONTINUING ALONG SAID LINE, 114.32 FEET; THENCE N 76°-07'-31" W, 83.18 FEET TO THE RIGHT-OF-WAY LINE OF BRISTOL COURT; THENCE NORTHERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF N 04°-52'-36" E, AN ARC DISTANCE OF 25.89 FEET; THENCE N 74°-49'-26" E, 20.40 FEET; THENCE N 58°-24'-13" E, 113.53 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 October, 1994.

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

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

BE IT REMEMBERED THAT ON THIS 6 DAY OF October, 1994 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE APORESAID, 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: [illegible]
David Wilson
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

DATE 11-14-94

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 - SECOND PLAT.

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 WYNBRICK - SECOND PLAT, 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.

Charles E. Kurz 10/4/94
CHARLES E. KURZ, REG. 2379

11/3/94 27 51.00 COC

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DISC: WYNBRICK NO. 4
FILE: WYN2-8.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) 741-6162

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