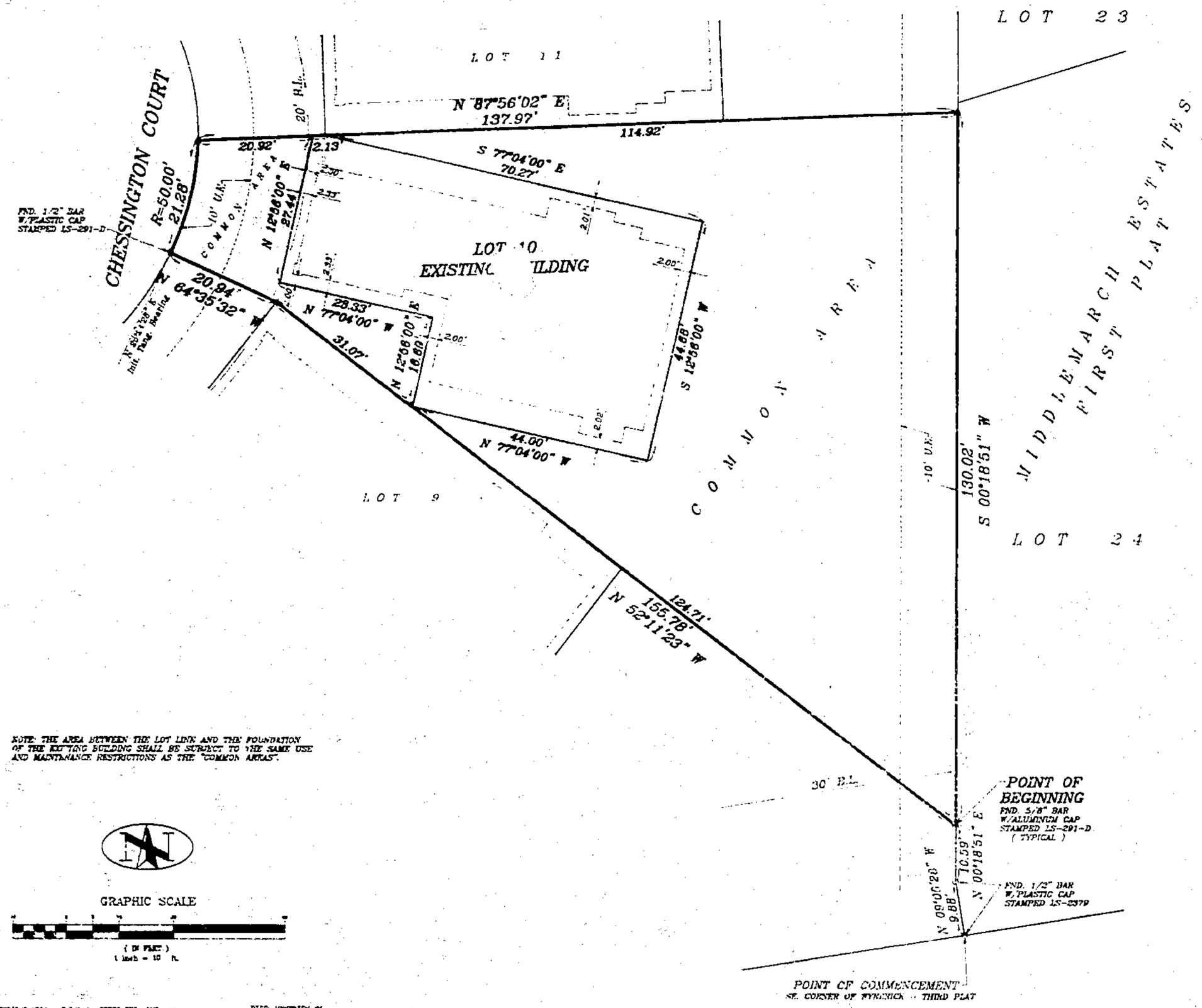
N 20409

NOV 5 1996

WYNBRICK – THIRD 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".

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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DISD WYNBRICK 96
FILD WYNB-18.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. BARD ST., SUITE 180 KANSAS CITY, MO. 64152 (816) 741-6152

SEC.-TOP.-RNG.	COUNTY	JOB NO.	DATE	FIELD BOOK	PAGE	DRAWN BY
12-51-32	CLAY	L-96129	10/23/96	WYNBRICK 3	32	JLL

LEGAL DESCRIPTION:

CONTAINING 10,307 SQ. FT. OR 0.2366 ACRES

A TRACT OF LAND BEING PART OF WYNBRICK - THIRD PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID WYNBRICK - THIRD PLAT; THENCE N 09°-00'-28" W, ALONG THE EAST LINE OF SAID WYNBRICK - THIRD PLAT, 9.88 FEET; THENCE N 00°-18'-51" E, CONTINUING ALONG SAID LINE, 10.59 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 52°-11'-23" W, 155.78 FEET; THENCE N 64°-35'-32" W, 20.91 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHESSINGTON COURT; THENCE NORTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF N 25°-24'-28" E, AN ARC DISTANCE OF 21.28 FEET; THENCE N 87°-56'-02" E, 137.97 FEET TO THE EAST LINE OF SAID WYNBRICK - THIRD PLAT; THENCE S 00°-18'-51" W, ALONG SAID LINE, 130.02 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC. A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 28 DAY OF October, 1996.

WYNBRICK, INC.

Margaret I. Miller
MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF Missouri } SS:
COUNTY OF Clay }

BE IT REMEMBERED THAT ON THIS 28th DAY OF October, 1996 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE APORESAID, CAME MARGARET I. MILLER, TO ME 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 ON 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: _____

Lisa Dianne Dirren
NOTARY PUBLIC

LISA DIANNE DIRREN
Notary Public-Notary Seal
State of Missouri
Ray County
My Commission Expires Jun 20, 2000

CITY OF LIBERTY:

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF LIBERTY, MISSOURI.

Douglas J. Harris — 24 Nov. '96
~~HARRY GARNER~~, DOUGLAS J. HARRIS — DATE
DIRECTOR OF COMMUNITY DEVELOPMENT

BOUNDARY SURVEY NOTES:

1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " O " OR " Δ ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEARRST BOUNDARY CORNER.

2. THE SOURCE OF THE DESCRIPTION AND BASIS FOR THE BEARING SYSTEM USED FOR THIS SURVEY WAS DERIVED FROM THE RECORDED PLAT OF WYNBRICK - THIRD PLAT.

3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED BY THE *MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS*.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT *MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS* AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND 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. Kutz 10-23-96
CHARLES E. KUTZ — MLS-2379

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com