Clay County, Missouri
Land Survey Document

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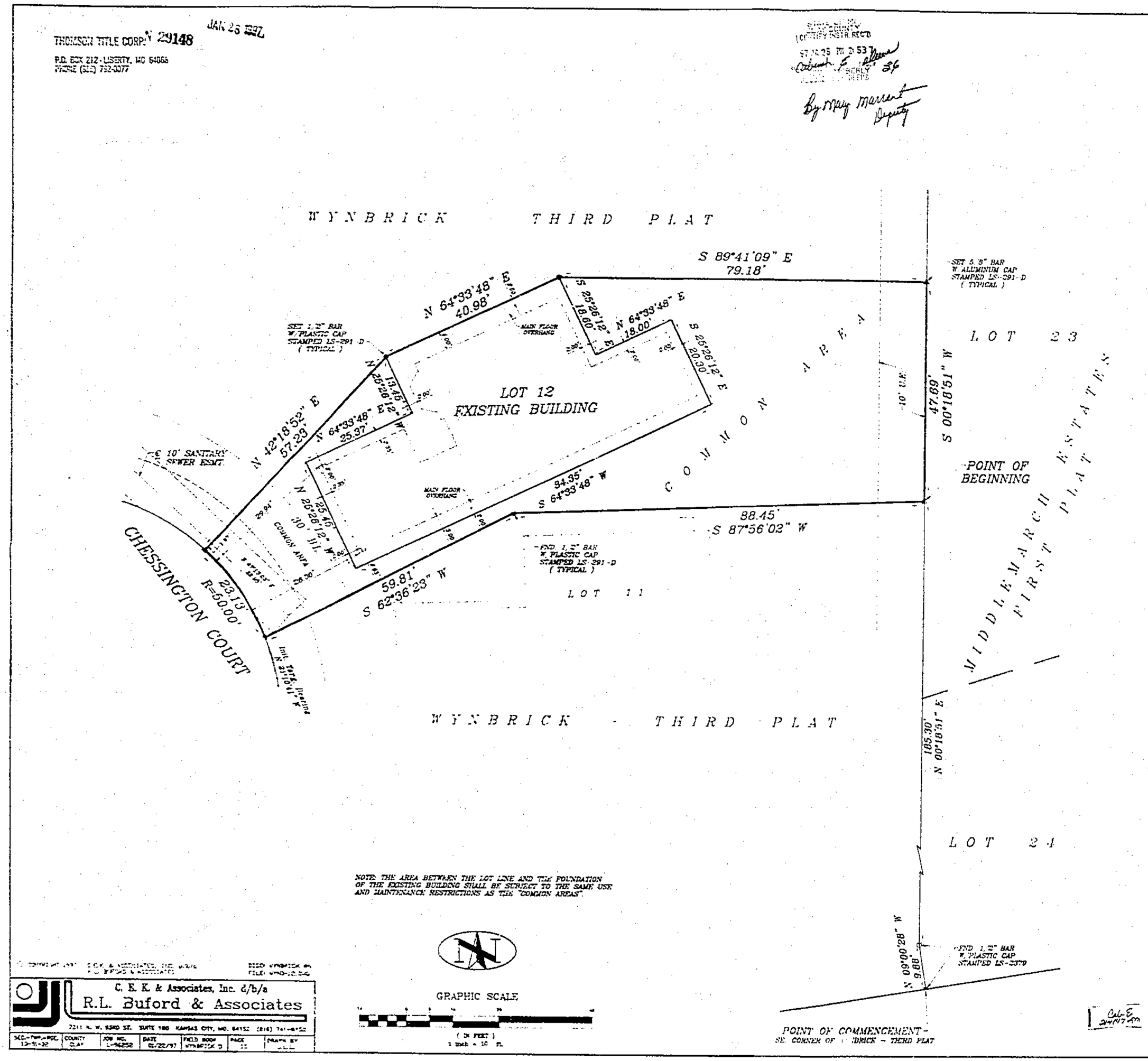
THOMSON TITLE CORP. # 29148 JAN 26 1997

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

CLAY COUNTY
RECORDER OF DEEDS
97 JAN 28 PM 2:53
Deborah E. Allen
RECORDER OF DEEDS

By Mary Marrent Deputy

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.

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 180 KANSAS CITY, MO. 64152 (816) 741-8452

SCALE-TWP-RGE	COUNTY	JOB NO.	DATE	FIELD BOOK	PAGE	DRAWN BY
12-51-32	CLAY	L-96252	02/22/97	WYNBRICK 3	22	

PROPERTY DESCRIPTION:
CONTAINING 6,899 SQ. FT. OR 0.1584 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 00°00'00" W, ALONG THE EAST LINE OF SAID WYNBRICK - THIRD PLAT, 9.88 FEET; THENCE N 62°36'23" E, CONTINUING ALONG SAID LINE, 185.30 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 87°56'02" W, 88.45 FEET; THENCE S 02°36'23" W, 59.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHESSINGTON COURT; THENCE NORTHWESTERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF N 21°00'41" W, AN ARC DISTANCE OF 23.13 FEET; THENCE N 42°18'52" E, 57.23 FEET; THENCE N 64°33'48" E, 40.98 FEET; THENCE S 89°41'09" E, 79.18 FEET TO THE EAST LINE OF SAID WYNBRICK - THIRD PLAT; THENCE S 00°18'51" W, ALONG SAID LINE, 47.69 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:
WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23 DAY OF January, 1997.

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

NOTARY CERTIFICATION:
STATE OF Missouri SS:
COUNTY OF Clay

BE IT REMEMBERED THAT ON THIS 23 DAY OF January, 1997, 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: REBECCA M. SCHMIDT Notary Public Seal State of Missouri Clay County My Commission Expires Dec 1, 2000

NOTARY PUBLIC

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

DOUGLAS J. HAMMES, DIRECTOR OF COMMUNITY DEVELOPMENT — DATE: 27 January 1997

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-291-D" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-291-D" SET AT BOUNDARY CORNERS MARKED " ▲ ".

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

4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR URBAN PROPERTY 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* AN JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT 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. Eckert 1-22-97
CHARLES E. ECKERT LS-2379