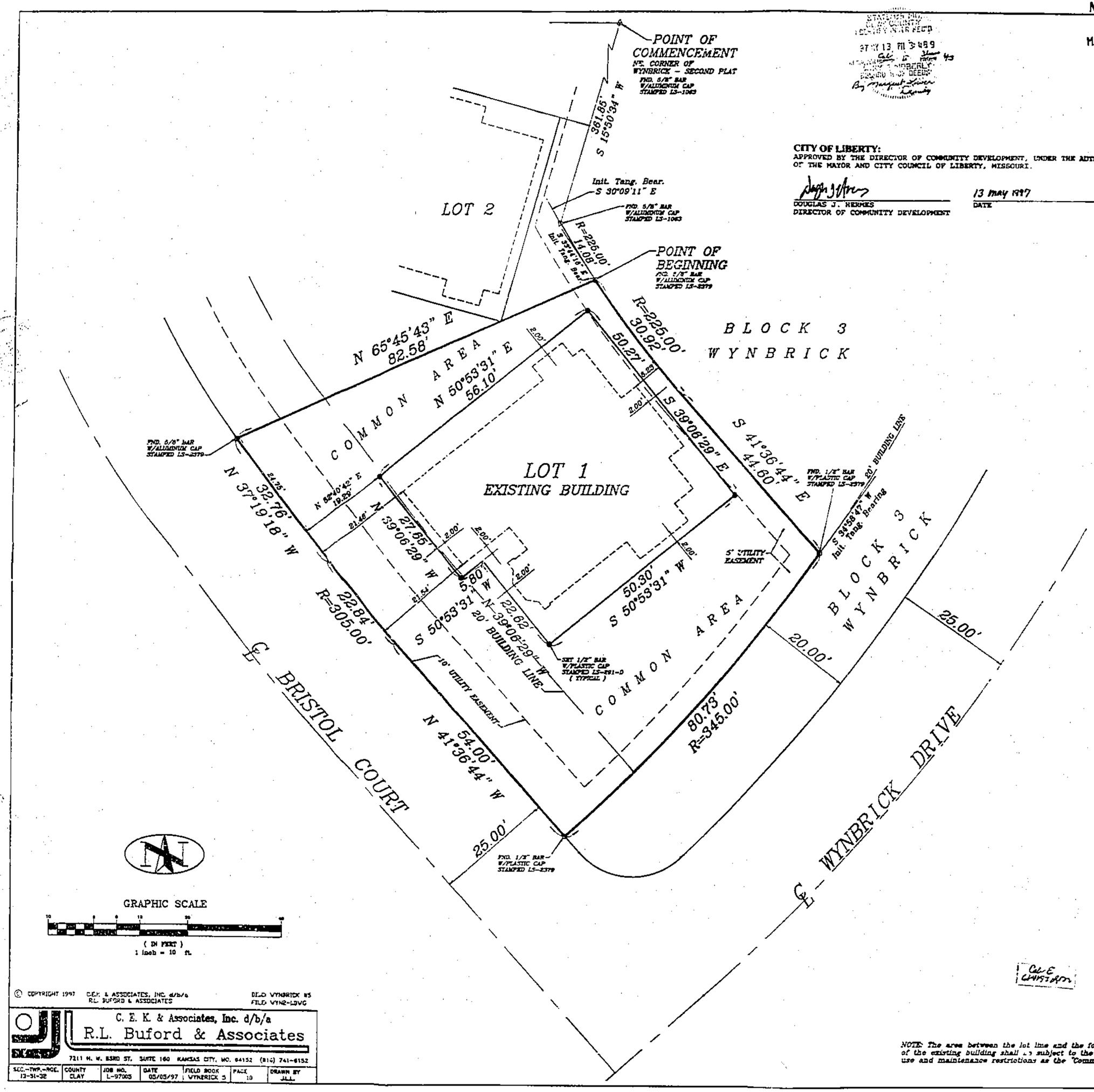
N 41904

MAY 13 1997

WYNBRICK – SECOND PLAT
LOT SPLIT PLAT



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

DOUGLAS J. HERMES
DIRECTOR OF COMMUNITY DEVELOPMENT

13 May 1997
DATE

PROPERTY DESCRIPTION:

CONTAINING 7,537 SQ. FT. OR 0.2730 ACRES

THIS IS A RESURVEY AND LOT SPLIT 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 EASTERLY LINE OF SAID PLAT AND THE WESTERLY LINE OF WYNBRICK, A SUBDIVISION IN SAID LIBERTY, 361.85 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND AN INITIAL TANGENT BEARING OF S 30°-09'-11" E, AN ARC DISTANCE OF 14.08 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE AND ALONG SAID CURVE, AN ARC DISTANCE OF 30.92 FEET; THENCE S 63°-36'-44" E, CONTINUING ALONG SAID LINE, 44.60 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET AND AN INITIAL TANGENT BEARING OF S 34°-52'-47" W, AN ARC DISTANCE OF 80.73 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRISTOL COURT; THENCE N 41°-36'-44" W, ALONG SAID LINE, 54.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 22.84 FEET; THENCE N 37°-19'-18" W, CONTINUING ALONG SAID LINE, 32.76 FEET; THENCE N 65°-45'-43" E, 82.58 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:
WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 5 DAY OF May, 1997.

WYNBRICK, INC.

MARGARET I. MILLER

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

BE IT REMEMBERED THAT ON THIS 5 DAY OF May, 1997, 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.

MY COMMISSION EXPIRES: 10-2-97

NOTARY PUBLIC

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:

   SDMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC 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 - SECOND PLAT.

4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN 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 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

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".

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BLD WYNBRICK #5
FILD WYN2-LSVG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 160 KANSAS CITY, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	COUNTY	JOB NO.	DATE	FIELD BOOK	PAGE	DRAWN BY
13-51-32	CLAY	L-97005	05/05/97	WYNBRICK 5	10	JLL

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