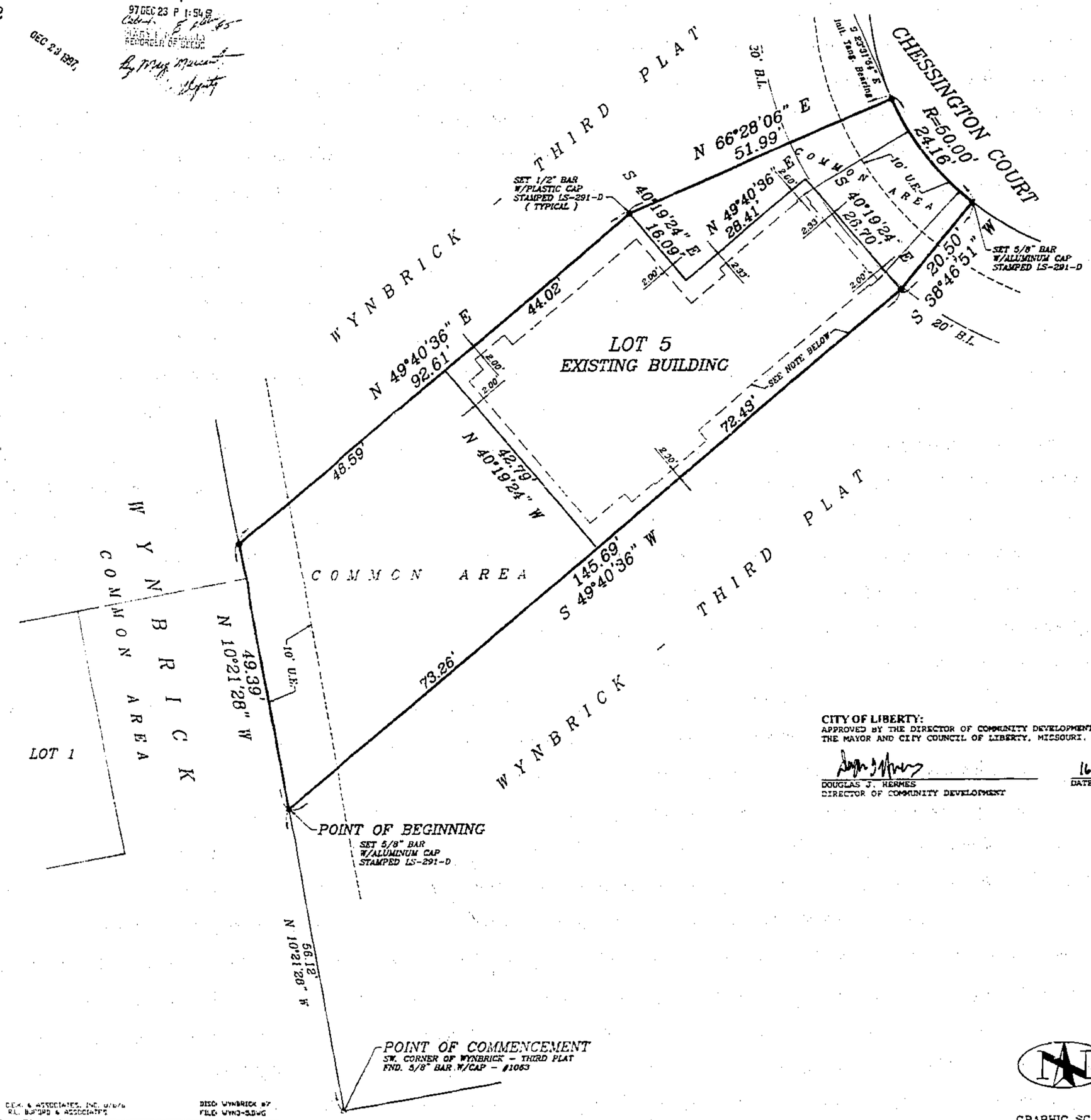
Clay County, Missouri
Land Survey Document

N 70302

STATE OF MO
CLAY COUNTY
WYNBRICK REC.
97 DEC 23 P 1:54
Cabinet E Plat 45
RECORDER OF DEEDS
By Mary Mercant
Deputy

DEC 23 1997

WYNBRICK – THIRD PLAT
LOT SPLIT PLAT



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DISK: WYNBRICK BP
FILE: WYN3-SLDWG

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
12-51-32	CLAY	L-97072	11/18/97			

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

16 December 1997
DATE

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.

LEGAL DESCRIPTION:
CONTAINING 6,165 SQ. FT. OR 0.1415 ACRES

A TRACT OF LAND BEING PART OF WYNBRICK – THIRD PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID WYNBRICK – THIRD PLAT; THENCE N 10°-21'-28" W, ALONG THE WEST LINE OF SAID WYNBRICK – THIRD PLAT, 56.12 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 10°-21'-28" W, CONTINUING ALONG SAID WEST LINE, 49.39 FEET; THENCE N 49°-40'-36" E, 92.61 FEET; THENCE N 66°-28'-06" E, 51.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHESSINGTON COURT; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF S 23°-31'-54" E, AN ARC DISTANCE OF 24.16 FEET; THENCE S 38°-46'-51" W, 20.50 FEET; THENCE S 49°-40'-36" W, 145.69 FEET TO THE POINT OF BEGINNING.

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

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

NOTARY CERTIFICATION:
STATE OF Iowa } SS:
COUNTY OF Clay }

BE IT REMEMBERED THAT ON THIS 5th DAY OF December, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MARGARET J. 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 IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID MARGARET J. 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:
NOTARY PUBLIC

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 " △ ", IS 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 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.

EXPIRES 12/31/97

CASE
1/7/97