Clay County, Missouri
Land Survey Document

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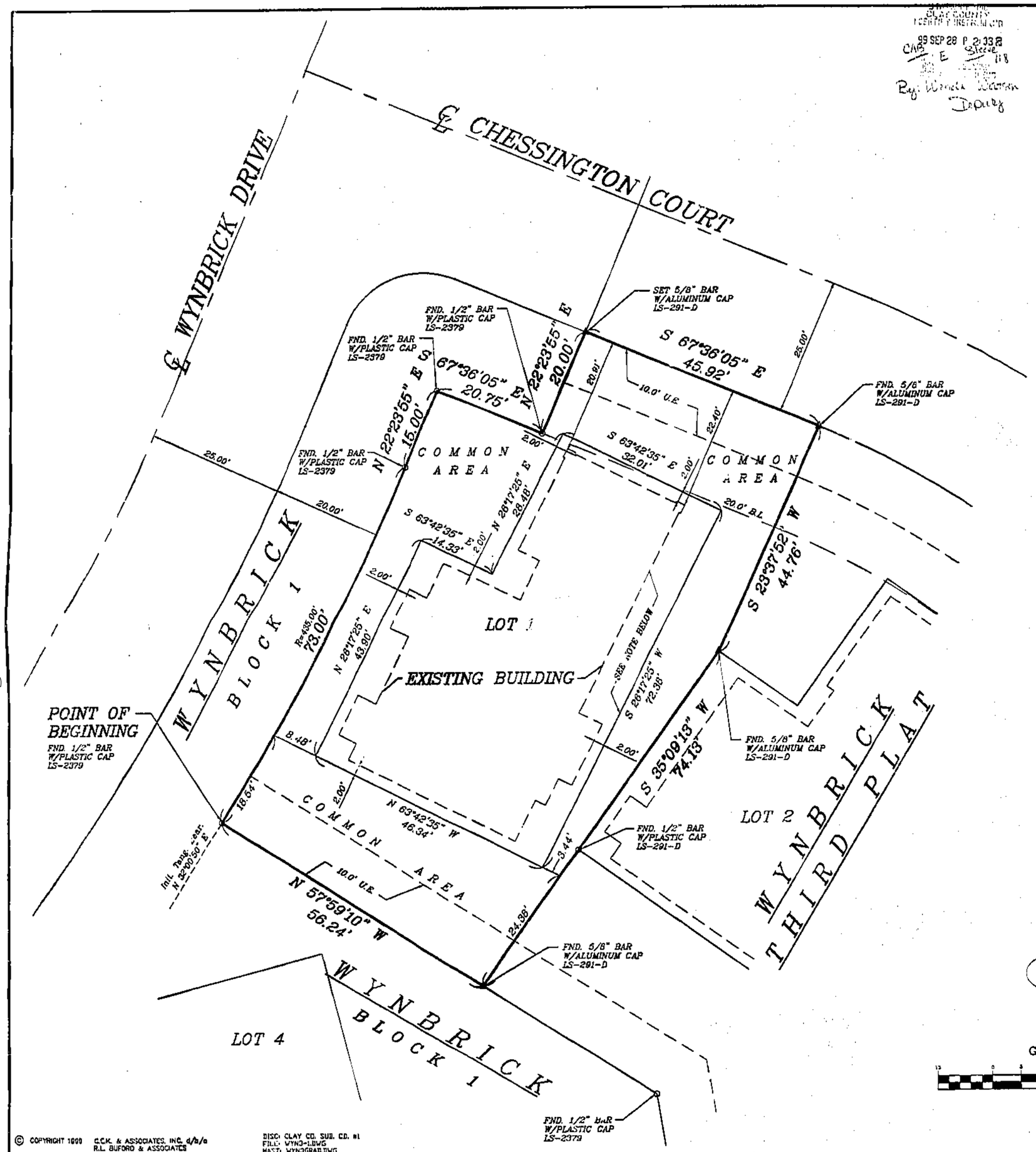
CLAY COUNTY
RECORDER OF DEEDS
99 SEP 28 P 2:33
By: Wanda Dawson
Deputy

P 70456

SEP 28 1999

WYNBRICK – THIRD PLAT

LOT SPLIT PLAT



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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".

PROPERTY DESCRIPTION:

CONTAINING 6,651 SQ. FT. OR 0.1527 ACRES.

ALL THAT PART OF WYNBRICK, THIRD PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID WYNBRICK, THIRD PLAT; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID WYNBRICK, THIRD PLAT, ON A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET AND AN INITIAL TANGENT BEARING OF N 32°-00'-50" E, AN ARC DISTANCE OF 73.00 FEET; THENCE N 22°-23'-55" E, CONTINUING ALONG SAID LINE, 15.00 FEET; THENCE S 67°-36'-05" E, CONTINUING ALONG SAID LINE, 20.75 FEET; THENCE N 22°-23'-55" E, CONTINUING ALONG SAID LINE, 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHESSINGTON COURT; THENCE S 67°-36'-05" E, ALONG SAID LINE 45.92 FEET; THENCE S 23°-37'-52" W, 44.76 FEET; THENCE S 35°-09'-13" W, 74.13 FEET TO THE WESTERLY LINE OF SAID WYNBRICK, THIRD PLAT; THENCE N 57°-59'-10" W, ALONG SAID LINE, 56.24 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 22 DAY OF SEPTEMBER 1999.

WYNBRICK, INC.

Margaret I. Miller

MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
COUNTY OF Clay) SS:

BE IT REMEMBERED THAT ON THIS 22nd DAY OF September 1999 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, 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 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: 11/15/02

NOTARY PUBLIC

JONNA S VOLARS
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. OCT. 2,2002

CITY OF LIBERTY

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

27 September 1999

DOUGLAS J. HERMES,
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-291-D" SET AT ALL CORNERS MARKED "▲".

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

3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE 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" 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.

9/14/99

ERWIN W. GARD, RLS-1449

DATE

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DISC: CLAY CO. SUB. CD. #1
FILE: WYN3-1.DWG
MAST: WYNDRAW.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
LAND SURVEYING – DEVELOPMENT CONSULTANTS
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-99040	07/21/99	WYNBRICK #3	34	D.R.G.

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PLACE Mylar CP