Clay County, Missouri
Land Survey Document

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NOV 23 1999 P 77780

STATE OF MO
CLAY COUNTY
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CAB E 32 125
RECORDER OF DEEDS
CLAY COUNTY

THOMSON TITLE CORP.
(816) 792-0077

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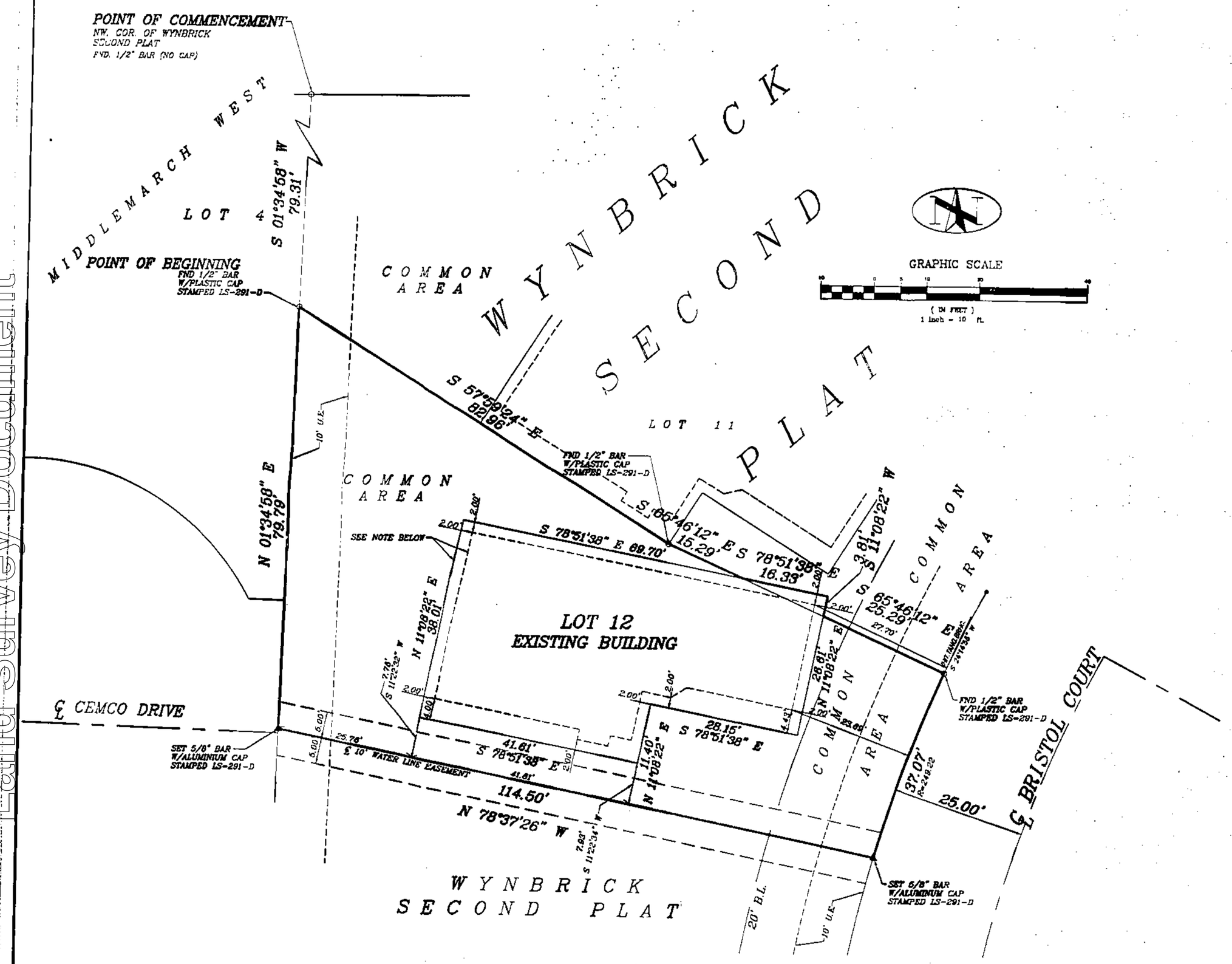
(816) 792-0077

WYNBRICK – SECOND 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".

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DISC: WYNBRICK 97
FILE: WYN2-ILDWG
MASTER/WYNPLAT2.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-99100	11/23/99			CLM

PROPERTY DESCRIPTION:

CONTAINING 6,756 SQ. FT. OR 0.1551 ACRES

A TRACT OF LAND BEING PART OF WYNBRICK - SECOND PLAT, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID WYNBRICK - SECOND PLAT; THENCE S 01°-34'-58"W, ALONG THE WEST LINE OF SAID WYNBRICK - SECOND PLAT, 79.31 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE S 57°-59'-24" E, 82.96 FEET; THENCE S 65°-46'-12" E, 15.29 FEET; THENCE S 78°-51'-38"E, 16.33 FEET; THENCE S 11°-08'-22" W, 3.81 FEET; THENCE S 65°-46'-12" E, 25.29 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BRISTOL COURT; THENCE SOUTHERLY, ALONG SAID LINE 25.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE THEREOF, ON A CURVE TO THE LEFT HAVING A RADIUS OF 249.22 FEET AND AN INITIAL TANGENT BEARING OF S 24°-14'-56" W, AN ARC DISTANCE OF 37.07 FEET; THENCE N 78°-37'-26" W, 114.50 FEET TO A POINT ON THE WEST LINE OF SAID WYNBRICK - SECOND PLAT; THENCE N 01°-34'-58" E, ALONG SAID WEST LINE, 79.79 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS 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 "A"

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O", "A ", 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 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.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9 DAY OF November, 1999

WYNBRICK, INC.

Margaret I. Miller
MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF Missouri)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 9th DAY OF November, 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: 11/1/02

NOTARY PUBLIC

JOANNA S VELLOS
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. OCT. 1,2002

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

18 NOVEMBER 1999
DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED 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.

11/9/99
ERWIN W. GARD, PLS-1446 DATE

Plat Cab E
12/7/99