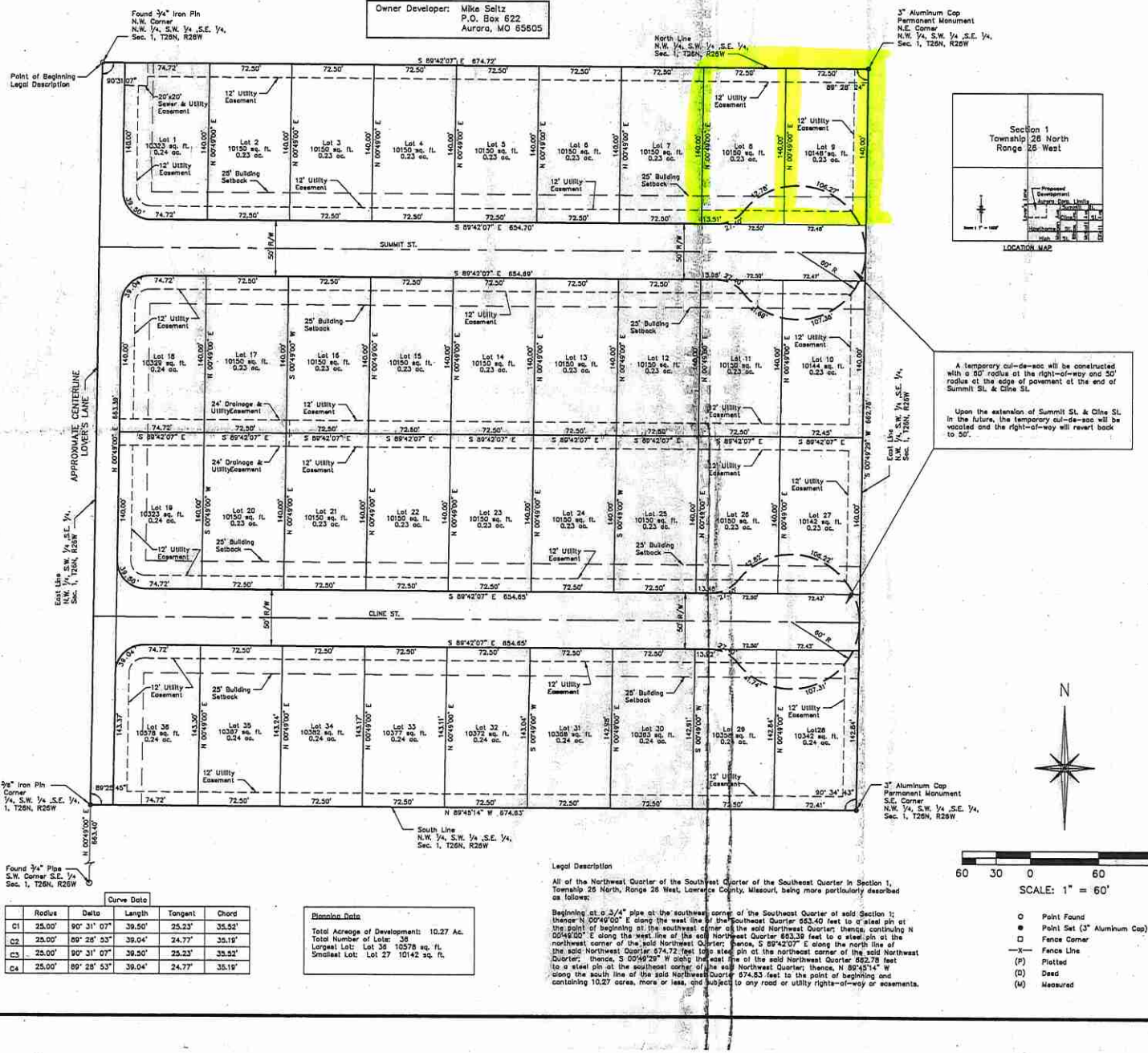
FINAL PLAT
SEITZ ESTATES

(A SUBDIVISION IN THE CITY OF AURORA)
(LAWRENCE COUNTY, MISSOURI)

Owner Developer: Mike Seitz
P.O. Box 622
Aurora, MO 65605



LOCATION MAP

A temporary cul-de-sac will be constructed with a 60' radius at the right-of-way and 50' radius at the edge of pavement at the end of Summit St. & Cline St.

Upon the extension of Summit St. & Cline St. in the future, the temporary cul-de-sac will be vacated and the right-of-way will revert back to 50'.

Curve Data					
	Radius	Delta	Length	Tangent	Chord
C1	25.00'	90° 31' 07"	39.50'	25.23'	35.52'
C2	25.00'	89° 25' 53"	39.04'	24.77'	35.19'
C3	25.00'	90° 31' 07"	39.50'	25.23'	35.52'
C4	25.00'	89° 28' 53"	39.04'	24.77'	35.19'

Planning Data

Total Acreage of Development: 10.27 Ac.
Total Number of Lots: 36
Largest Lot: Lot 36 10578 sq. ft.
Smallest Lot: Lot 27 10142 sq. ft.

Legal Description

All of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter in Section 1, Township 26 North, Range 26 West, Lawrence County, Missouri, being more particularly described as follows:

Beginning at a 3/4" pipe at the southwest corner of the Southeast Quarter of said Section 1; thence N 00°49'00" E along the west line of the Southeast Quarter 663.40 feet to a steel pin at the point of beginning at the southwest corner of the said Northwest Quarter; thence, continuing N 00°49'00" E along the west line of the said Northwest Quarter 663.39 feet to a steel pin at the northwest corner of the said Northwest Quarter; thence, S 89°42'07" E along the north line of the said Northwest Quarter 874.72 feet to a steel pin at the northeast corner of the said Northwest Quarter; thence, S 00°49'29" W along the east line of the said Northwest Quarter 662.78 feet to a steel pin at the southeast corner of the said Northwest Quarter; thence, N 89°48'14" W along the south line of the said Northwest Quarter 874.83 feet to the point of beginning and containing 10.27 acres, more or less, and subject to any road or utility rights-of-way or easements.

60 30 0 60 120
SCALE: 1" = 60'

- Point Found
- Point Set (3" Aluminum Cap)
- Fence Corner
- Fence Line
- (P) Platted
- (D) Deed
- (M) Measured

CITY CLERK'S CERTIFICATE

I, _____, City Clerk of Aurora, Missouri, certify that the _____ Subdivision plat on the paper on which this certificate is inscribed was examined by the Council of said City and thereafter was approved by Ordinance No._____ on the _____ day of_____, 1995.

_____
CITY CLERK

STATE OF MISSOURI)
COUNTY OF LAWRENCE)

On this_____ day of_____, 1995, before me personally appeared _____ (and, _____ both) known by me to be the person(s) described in, and who signed, the foregoing instrument and _____ declared on _____ oath(s) that _____ is (are) the owner(s) of the land described in the Surveyor's Certificate inscribed on this plat and that, to _____ best knowledge and belief, no other person and no corporate body or public agency has any right, or any title or mortgage interest, in said land. Said person(s) as appearing before me also acknowledge that _____ executed said instrument as _____ free act and deed.

My commission expires:

_____
NOTARY PUBLIC FOR SAID COUNTY OF SAID STATE

AFFIDAVIT OF OWNERSHIP and DEDICATION DEED

_____ (name of owner) _____, of lawful age and first having been duly sworn, states on oath that he is the owner of the land described in the Surveyor's Certificate inscribed on this plat; that, to the affiant's best knowledge and belief, no other person and no corporate body or public agency has any right, or any title or mortgage interest, in said land; and that owner has caused said tract of land to be surveyed and divided into lots as shown on this plat, the name of said tract to be Seitz Estates Subdivision, and said owner hereby dedicated to the public use forever, as streets, the areas shown as such on said plat and grants to the City of Aurora and future owners of lots in said subdivision perpetual easements in said land, as shown on said plat, for the construction and maintenance of utility companies for the benefit of present and future owners and residents of said lots.

IN WITNESS WHEREOF, said owner(s) subscribe(s) this instrument on the _____ day of _____, 1995.

_____
OWNER OF RECORD

_____
OWNER OF RECORD

BUILDING OFFICIAL CERTIFICATE

I, _____, Building Official of the City of Aurora, Missouri, certify that the Seitz Estates Subdivision plat on the paper on which this certificate is inscribed was examined by myself and found to meet the codes and ordinances of this City.

_____
BUILDING OFFICIAL

PLANNING AND ZONING COMMISSION CERTIFICATE

I, _____, Planning and Zoning Commission Chairman of the City of Aurora, Missouri, certify that the Seitz Estates Subdivision plat on the paper on which this certificate is inscribed was examined and approved by the Planning and Zoning Commission of said City on _____, 1995.

_____
COMMISSION CHAIRMAN

IN THE RECORDERS OFFICE

I, _____ Recorder of Lawrence County, do hereby certify the within instrument of writing was on the _____ day of _____, 1995, A.D. at _____ O'clock_____ min._____M. duly filed for record and is recorded in the records of this office in Book_____ at Page_____.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Springfield, Greene County, Missouri, this_____ day of_____, 1995.

Recorder_____ Deputy_____

SURVEYOR'S DECLARATION

I, Gary V. Phillips, do hereby declare that this survey was performed under my direct supervision using record documents and evidence found on the ground and to the best of my knowledge in accordance with the minimum standards set forth by the Missouri Department of Natural Resources, Division of Geology and Land Surveys and the results are as shown on this plat.

A more detailed title search may reveal easements not shown on this plat.

This area does not appear to be in a flood hazard zone.

_____

LARKIN ASSOCIATES
Consulting Engineers, Inc.
1340 WEST BATTLEFIELD ROAD
SPRINGFIELD, MO. 65807
TELEPHONE (417) 887-3929
FAX (417) 889-2791

DATE OF SUBMITTAL	PROJECT TITLE
9-20-95	Drawn for Mike Seitz
DRAWN: K.E.E.	FILENAME: C:\94827-01\1824PLAT