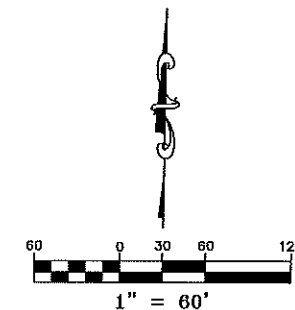


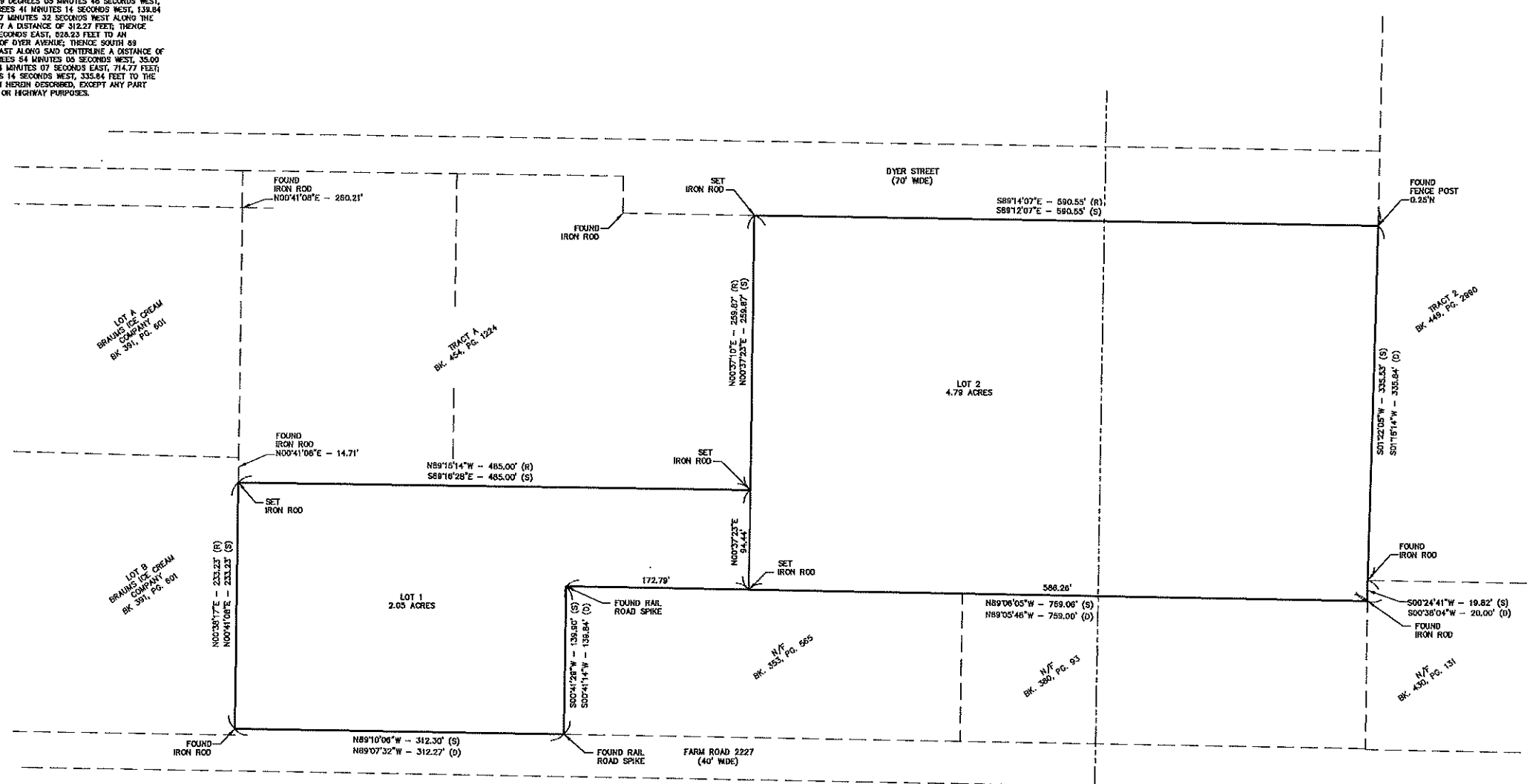
DYER & 2227 SUBDIVISION

A TRACT OF LAND LOCATED IN THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF AURORA, LAWRENCE COUNTY, MISSOURI



RECORD DESCRIPTION:

A PORTION OF THE NORTH HALF OF LOTS 2 AND 2 OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 25 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LAWRENCE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE NORTH 1 DEGREE 01 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH HALF OF LOT 1 A DISTANCE OF 370.67 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS WEST, 938.24 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE SOUTH 0 DEGREES 30 MINUTES 04 SECONDS WEST, 20.00 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS WEST, 759.04 FEET; THENCE SOUTH 0 DEGREES 41 MINUTES 14 SECONDS WEST, 138.84 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF FARM ROAD NO. 2227 A DISTANCE OF 312.27 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 17 SECONDS EAST, 520.23 FEET TO AN INTERSECTION WITH THE CENTERLINE OF DYER AVENUE; THENCE SOUTH 89 DEGREES 14 MINUTES 07 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 360.89 FEET; THENCE SOUTH 0 DEGREES 54 MINUTES 08 SECONDS WEST, 35.00 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 07 SECONDS EAST, 714.77 FEET; THENCE SOUTH 1 DEGREE 18 MINUTES 14 SECONDS WEST, 335.84 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.



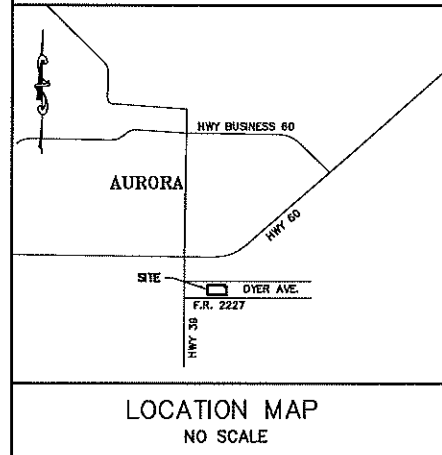
- NOTES:**
1. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MIDDY VIS RTK NETWORK AND MONUMENTS FOR STATIONS ETHRIDGE AND AURORA.
 2. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 3. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
 5. SOURCE OF DEED: BK. 450, PG. 3050 AND BK. 449, PG. 2995
 6. (S) - DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.
(R) - DENOTES RECORDED SURVEY INFORMATION.
(D) - DENOTES RECORD DEED INFORMATION.
 7. THIS PROPERTY LIES WITHIN "ZONE X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR LAWRENCE COUNTY, MISSOURI, PER PANEL 453 OF 500, COMMUNITY PANEL NUMBER 25109C04530, EFFECTIVE DATE AUGUST 2, 2012.
 8. UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE PLANS AND OBSERVED EVIDENCE, ALONGWITH LOCATES FROM LOCAL UTILITY COMPANIES, AND MISSOURI ONE CALL. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY AND MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
 9. ADJOINING SUBDIVISIONS SHOWN HEREON, ACCESS TO ALL ADJOINING INFORMATION ON THE COUNTY WEBSITE IS LIMITED AND LACKS DATA.
 10. THIS PROPERTY IS ZONED "C-2" GENERAL BUSINESS DISTRICT PER THE CITY OF AURORA, MISSOURI.
- SETBACKS FOR C-2:**
- FRONT YARD, FOR BUILDINGS OR PORTIONS OF BUILDINGS USED FOR RESIDENTIAL PURPOSES, FIFTEEN (15) FEET. NO FRONT YARD REQUIRED ON OTHER BUILDINGS.**
- REAR YARD, FOR BUILDINGS OR PORTIONS OF BUILDINGS USED FOR RESIDENTIAL PURPOSES, FIFTEEN (15) FEET. NO REAR YARD REQUIRED ON OTHER BUILDINGS.**
- SIDE YARDS, THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES NOT LESS THAN FIVE (5) FEET IN WIDTH, PROVIDED THIS WIDTH SHALL BE INCREASED ONE (1) INCH FOR EACH FOOT OF HEIGHT OF BUILDING ABOVE THIRTY-FIVE (35) FEET, EXCEPT FIFTEEN (15) FEET WHEN A BUSINESS IS ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE NO SIDE YARD IS REQUIRED.**

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF SETH SEITZ, WE HAVE DURING THE MONTH OF FEBRUARY 2022, EXECUTED A PROPERTY BOUNDARY SURVEY AND SUBMISSION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF AURORA, LAWRENCE COUNTY, MISSOURI AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CG ENGINEERING INC.
DBA COCHRAN
LS-380

BY: STEVEN A. LAUNE, P.L.S. #2007000079
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN



CITY OF AURORA CERTIFICATE:

I, DOYLE FERGUSON, MAYOR FOR AND WITHIN THE CITY OF AURORA, MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF DYER & 2227 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF AURORA, MISSOURI BY ORDINANCE NO. _____ PASSED AND APPROVED ON THE _____ DAY OF _____, 2022.

JASON LEWIS, MAYOR
CITY OF AURORA, MISSOURI

NUMBERLY BREEDLOVE, CITY CLERK
CITY OF AURORA, MISSOURI

CITY OF AURORA CERTIFICATE:

I, _____, CHAIRMAN FOR PLANNING AND ZONING WITHIN THE CITY OF AURORA, MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF "DYER & 2227" WAS APPROVED ON THE _____ DAY OF _____, 2022.

REGINA PAYNE
PLANNING AND ZONING CHAIRMAN

CERTIFICATE OF OWNERSHIP:

WE, THE UNDERSIGNED OWNERS OF THE TRACT SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "DYER & 2227 SUBDIVISION".

UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF AURORA AND ALL PUBLIC SERVICE COMMISSION REGULATED UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, WITH A RIGHT OF TEMPORARY USAGE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION REASONABLY NECESSARY DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UNDERGROUND UTILITIES.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS _____ DAY OF _____, 2022.

SETH M. SEITZ AND AMY E. SEITZ, REVOCABLE INTER VIVOS TRUST, DATED JULY 30, 2014
 SETH SEITZ, TRUSTEE
 AMY SEITZ, TRUSTEE

NOTARY PUBLIC CERTIFICATION:

STATE OF MISSOURI
COUNTY OF _____ SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED SETH AND AMY SEITZ, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP:

WE, THE UNDERSIGNED OWNERS OF THE TRACT SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "DYER & 2227 SUBDIVISION".

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IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

NOTARY PUBLIC CERTIFICATION:

STATE OF MISSOURI
COUNTY OF _____ SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED SCOTT AND KAYE PILKENTON, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.


IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

SCOTT PILKENTON
 KAYE PILKENTON

**RECORD PLAT OF
DYER & 2227 SUBDIVISION
CITY OF AURORA
LAWRENCE COUNTY, MISSOURI**



COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

STEVEN A. LAUNE
SURVEYOR
PLS #2007000079

COCHRAN
333A E. Independence Dr.
Union, Missouri 63084
636-364-0500 (fax)
636-661-0512 (cell)
cnc@cochransurvey.com

OWN. BY	S.A.L.	DATE	2-24-22	PROJ. NO.	22-8998
AREA	S19,T26N,R25W	SCALE	1" = 600'	SHEET NO.	1 OF 1
MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380					