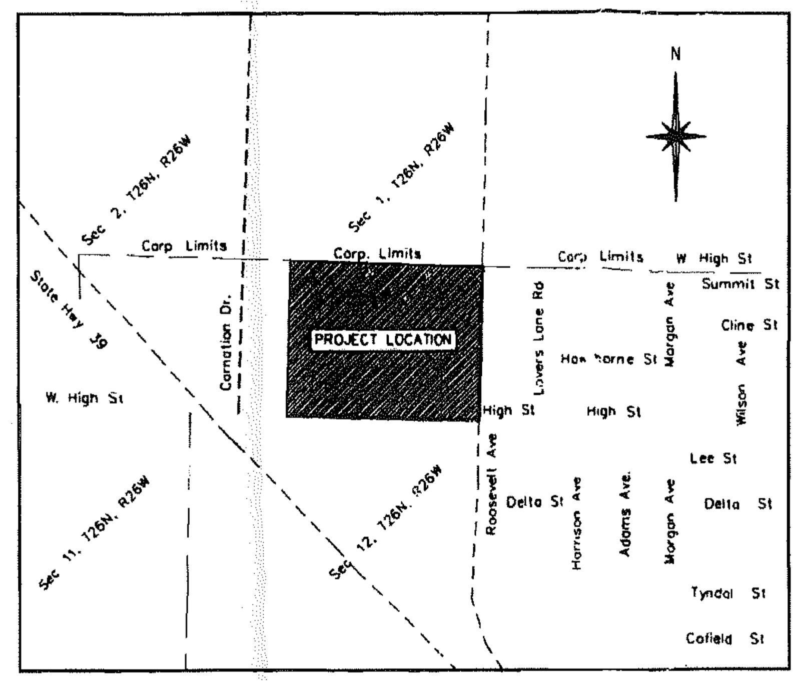
FINAL PLAT OF PHASE I AURORA INDUSTRIAL PARK

(A SUBDIVISION IN THE CITY OF AURORA, MISSOURI)

(LAWRENCE COUNTY, MISSOURI)



SCALE 1" = 1000'
SECTION 1, T26N, R26W

OWNER OF RECORD: CITY OF AURORA
P O BOX 30
AURORA, MO 65605-1596

Document # 1859 Recorded in book 372 Page 263 Don Washam RECORDER
Filed for record March 16 1998 at 9:10 AM Fred M. Missonikel Deputy

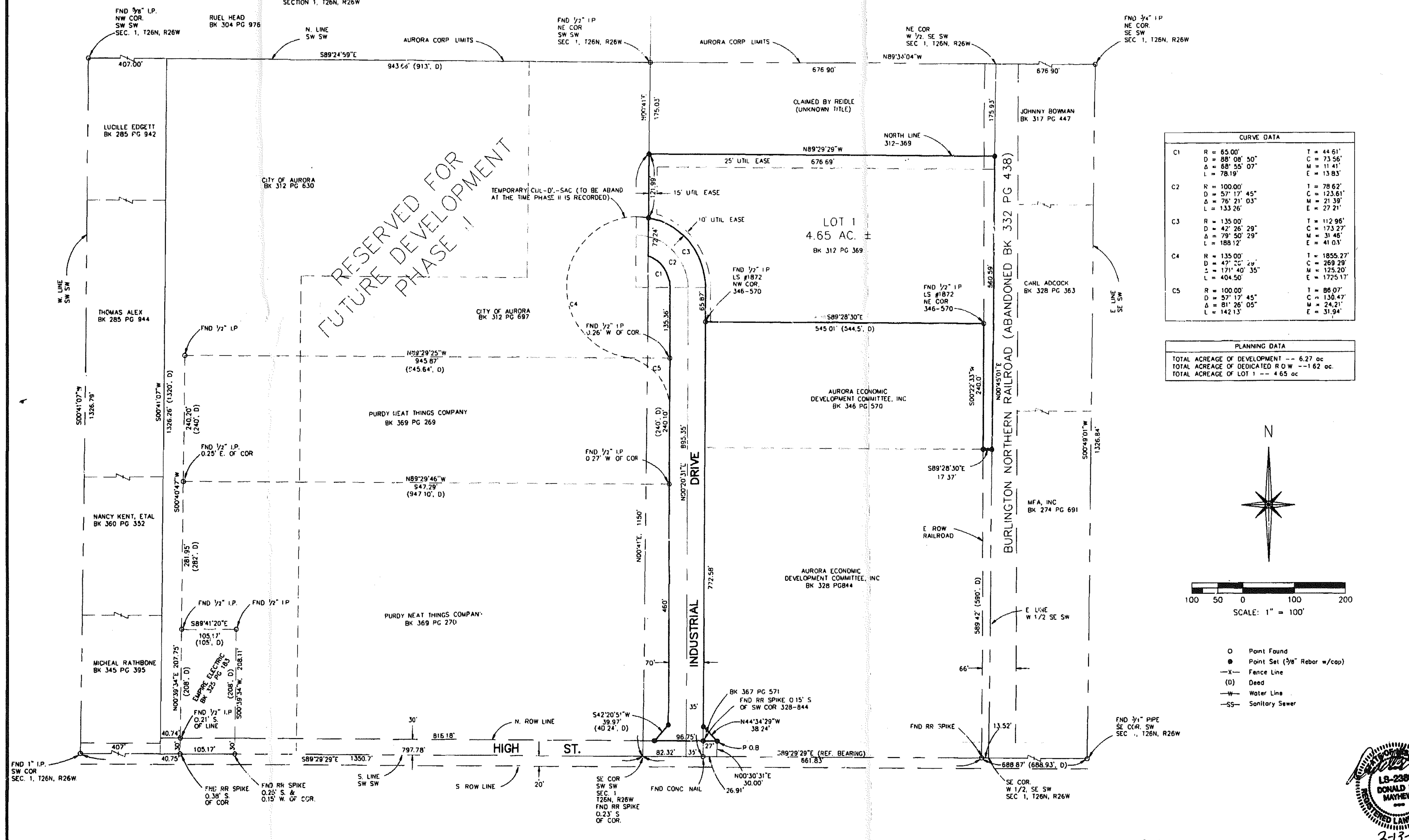
25.00 G.R.
13.00 U.F.
38.00 TOTAL
City of Aurora

STATE OF MISSOURI } SS
County of Lawrence

The within instrument of writing was duly filed for record in the Recorder's Office on the 16th day of March 1998 at 9 o'clock 10 minutes A M, and has been duly recorded in Book F at pages 58. Witness my hand and the seal of said office on the day and year aforesaid.

Don Washam Recorder

By Fred M. Missonikel Deputy



CURVE DATA		
C1	R = 65.00' D = 88° 08' 50" Δ = 68° 55' 07" L = 78.19'	T = 44.61' C = 73.56' M = 11.41' E = 13.83'
C2	R = 100.00' D = 57° 17' 45" Δ = 76° 21' 03" L = 133.26'	T = 78.62' C = 123.61' M = 21.39' E = 27.21'
C3	R = 135.00' D = 42° 26' 29" Δ = 79° 50' 29" L = 188.12'	T = 112.96' C = 173.27' M = 31.46' E = 41.03'
C4	R = 135.00' D = 42° 26' 29" Δ = 171° 40' 35" L = 404.50'	T = 1855.27' C = 269.29' M = 125.20' E = 1725.17'
C5	R = 100.00' D = 57° 17' 45" Δ = 81° 26' 05" L = 142.13'	T = 86.07' C = 130.47' M = 24.21' E = 31.94'

PLANNING DATA
TOTAL ACREAGE OF DEVELOPMENT -- 6.27 ac
TOTAL ACREAGE OF DEDICATED R O W -- 1.62 ac.
TOTAL ACREAGE OF LOT 1 -- 4.65 ac

O Point Found
● Point Set (5/8" Rebar w/cap)
—X— Fence Line
(D) Deed
—W— Water Line
—SS— Sanitary Sewer

DESCRIPTION

A tract of land being a part of a tract of land as described in Book 312, Page 369, and a part of a tract of land as described in Book 312, at Page 697 and all of a tract as described in Book 367, at Page 571, Lawrence County records, Lawrence County, Missouri, said tract being a part of the West Half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 26 N., Range 26 W., Lawrence County, Missouri, and being more particularly described as follows:

Commencing at an existing iron pin at the Southwest corner of the Southwest quarter of Section 1, Township 26 N., Range 26 W., Lawrence County, Missouri;
thence S89°29'29"E, along the South line of said Southwest quarter, 1494.93 feet;
thence N00°30'31"E, 30.00 feet, to an iron pin on the north right-of-way line of High Street, and the point of beginning;
thence N44°34'29"W, 38.24 feet, to an iron pin;
thence N00°20'31"E, 772.58 feet, to an existing iron pin at the northwest corner of a tract of land as described in Book 346, at Page 570, Lawrence County records;
thence S89°28'30"E, 545.01 feet, to an existing iron pin at the northeast corner of said tract;
thence S00°22'33"W, 240.0 feet to an iron pin at the southeast corner of said tract;
thence S89°28'30"E, 17.37 feet to an iron pin on the east line of the west half of the Southeast quarter of the Southwest quarter;
thence N00°45'01"E, along the east line of said west half of the Southeast quarter of the Southwest quarter, 560.59 feet, to an iron pin at the northeast corner of a tract of land as described in Book 312, at Page 369, Lawrence County records;
thence N89°29'29"W, 676.69 feet, to an iron pin at the northwest corner of said tract;
thence S00°41'W, along the west line of the said Southeast Quarter of the Southwest Quarter, 194.23 feet, to the south line of a 70 foot wide road;
thence S68°34'35"E, tangent to a curve to the right, said curve having a radius of 65.0 feet, and an arc length of 78.19 feet,
thence S00°20'31"W, 135.36 feet, to the northeast corner of a tract of land as described in Book 367, at Page 269, Lawrence County records;
thence continuing S00°20'31"W, along the east line of said tract and the east line of a tract of land as described in Book 369, at Page 270, 700.1 feet, to an iron pin;
thence S42°20'51"W, along the southeasterly line of said tract as described in Book 369, at Page 270, 39.97 feet, to an iron pin;
thence S89°29'29"E, 123.75 feet, to the point of beginning.
Containing 6.27 acres, more or less

CITY CLERK'S CERTIFICATE

I, Anessa King, City Clerk of Aurora, Missouri, certify that the subdivision plat on the paper on which this certificate is inscribed was examined by the Aurora City Council and thereafter approved by Ordinance No 96-2356 on the 24th of February 1998.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix the official seal of the City of Aurora, Lawrence County, Missouri, this 27th day of February 1998.

Anessa King
Anessa King, City Clerk
City of Aurora, Missouri

STATE OF MISSOURI)
COUNTY OF LAWRENCE)

On this 27th day of February, 1998, before me personally appeared Anessa King (and ______, both) known by me to be the person(s) described in, and who signed, the foregoing instrument and she declared on her oath(s) that City of Aurora is (are) the owner(s) of the land described in the Surveyor's Certificate inscribed on this plat and that, to her 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) so appearing before me also acknowledge that she executed said instrument as her free act and deed

My commission expires: 7-4-99

Patsy Garner
Patsy Garner

AFFIDAVIT OF OWNERSHIP and DEDICATION DEED

Anessa King, City Clerk of Aurora, Missouri, and first having been duly sworn, states on oath that the City of Aurora is the owner of the land described and shown hereon; 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 "Phase I Aurora Industrial Park", 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.

27th IN WITNESS WHEREOF, said owner(s) subscribe(s) this instrument on the day of February 1998.

Anessa King
Anessa King, City Clerk
City of Aurora, Missouri

PLANNING AND ZONING COMMISSION CERTIFICATE

I, Randall Walker, Planning and Zoning Commission Chairman of the City of Aurora, Missouri, certify that the subdivision plat on the paper on which this certificate is inscribed was examined and approved by the Aurora Planning and Zoning Commission of said City on 2 17, 1998

Randall Walker
Randall Walker, Commission Chairman

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IN THE RECORDERS OFFICE

I, Don Washam Recorder of Lawrence County, do hereby certify the within instrument of writing was on the 16th day of March, 1998, A.D. at 9: O'clock, 10 min. A M. duly filed for record and is recorded in the records of this office in Book 372 at Page 263
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Mt Vernon, Lawrence County, Missouri, this 16th day of March, 1998

Recorder Don Washam Deputy Fred M. Missonikel

SURVEYOR'S DECLARATION

This is to certify that I, Donald B. Mayhew, at the direction of the City of Aurora, have executed a survey of a tract shown hereon, said tract being a part of Section 1, Township 26 North, Range 26 West, Lawrence County, Missouri, and that said survey was, to the best of my knowledge and belief, executed in accordance with the joint minimum standards for property surveys as published by the Missouri Department of Natural Resources and the Missouri Board for Architects, Professional Engineers, and Land Surveyors, and that the results of said survey are shown hereon

Donald B. Mayhew
Donald B. Mayhew, PLS, PE
LS #2389

Microfilmed

STATE OF MISSOURI — DONALD B. MAYHEW — LS-2389 — REGISTERED LAND SURVEYOR
2-13-98

REVISED 2/12/98
REVISED 2/5/98
REVISED 12/5/97

Book-F
9/1/98 CP

Larkin Associates
Consulting Engineers, Inc.
777 E. Battlefield Ste. 101-B
Springfield, MO 65807

FINAL PLAT
PHASE I AURORA INDUSTRIAL PARK

CITY OF
AURORA, MISSOURI

DATE: 01-30-97	SCALES	DESIGN DBM	SH. NO. 1 of 1
	Horiz. 1" = 100'	DRAWN SMB	
CLASS C SURVEY	Vert.	CHECKED DBM	FILE NO. 95138-02