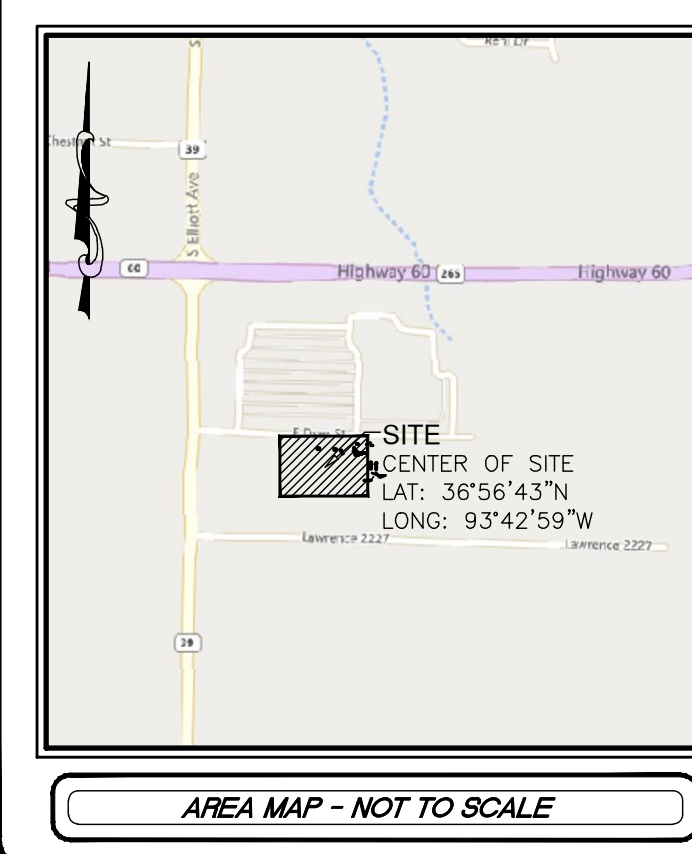
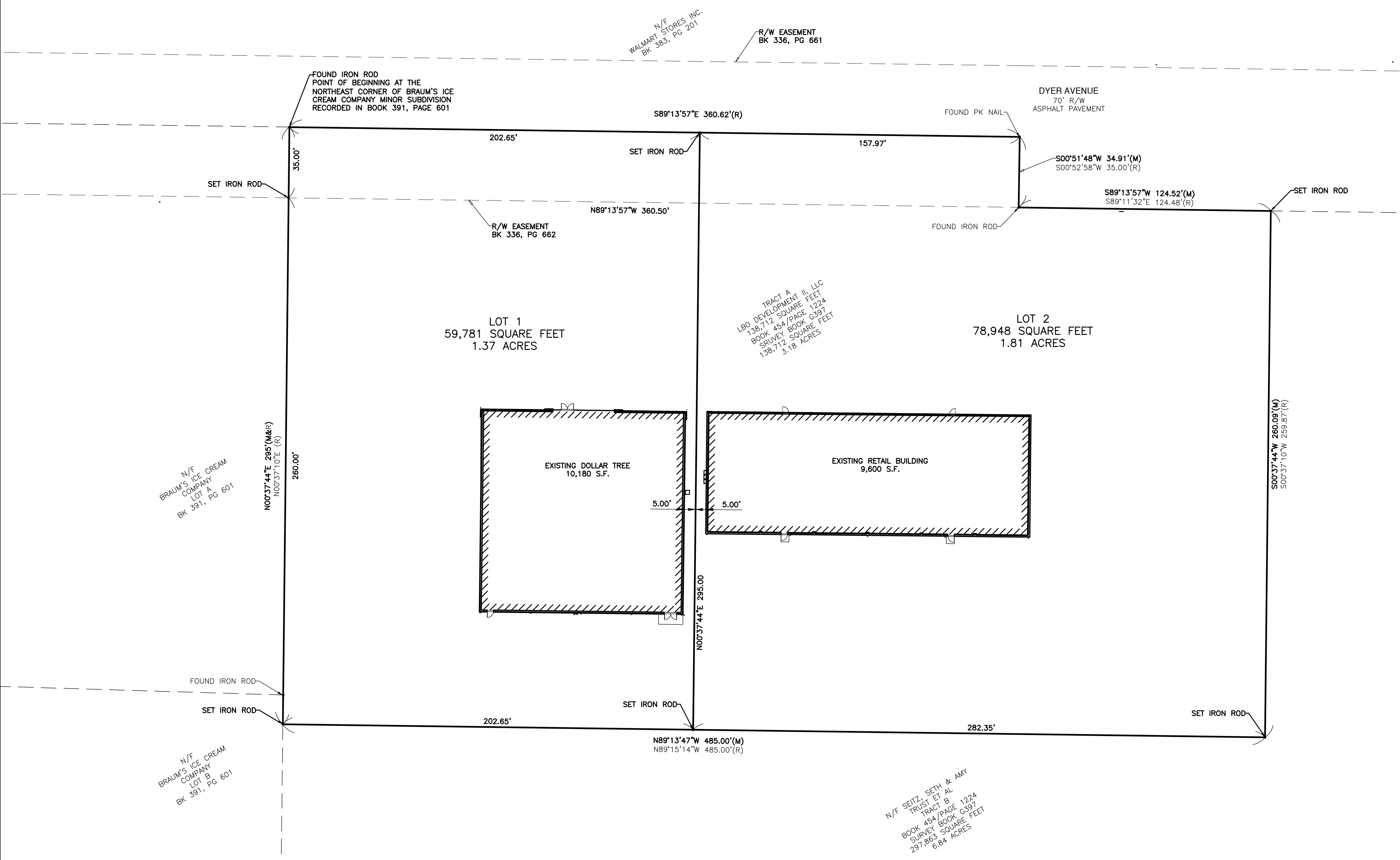
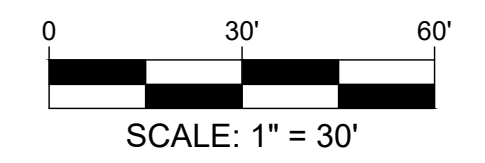


Notes:  
 1. Bearing referenced to Grid North of the Missouri Coordinate System 1983, West Zone per GPS observations utilizing the MoDOT VRS RTK Network.  
 2. (M) - Denotes measured survey information gathered by Buescher Frankenberg and Associates on November 29, 2020.  
 (R) - Denotes recorded information from a survey prepared for Seth & Amy Seitz and Scott & Kaye Pilkenton by BFA Inc. recorded in Book 454, Page 1224, Survey Book 0397 of Lawrence County Recorder of Deeds Office on May 2, 2018.  
 3. This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as per Federal Emergency Management Agency Flood Insurance Rate Map, Map No. 29109C04540 dated August 2, 2012.

# AURORA DOLLAR TREE SUBDIVISION PLAT

## A PORTION OF THE FRACTIONAL SOUTHWEST QUARTER SECTION 19, TOWNSHIP 26 NORTH, RANGE 25 WEST OF THE 5TH P.M., AURORA, LAWRENCE COUNTY, MISSOURI



**SURVEYED LEGAL DESCRIPTION: LOT 1**

A tract of land being part of Tract A of the Plat Book 454, Page 1224 of the Lawrence County Recorder of Deeds Office, being part of fractional southwest quarter of Section 19, Township 26 North, Range 25 West, of the 5th P.M., City of Aurora, Lawrence County, Missouri, being more particularly described as follows: Beginning at the northwest corner of said Tract A, also being the northeast corner of Braum's Ice Cream Company Minor Subdivision recorded in Deed Book 391, Page 601 at said recorder of deeds; thence along the north line of said Tract A, also being the centerline of Dyer Avenue S89°-13'-57"E 202.65 feet to a set iron rod; thence leaving said line S00°-37'-44"W 295.00 feet to a set iron rod on the south line of said Tract A, also being on a north line of Tract B of said Plat Book 454, Page 1224; thence along said south line N89°-13'-47"W 202.65 feet to a the southwest corner of said Tract A, also being on the east line of Lot B of said Braum's Ice Cream Company Minor Subdivision; thence leaving said line along the west line of Tract A, also being the east line of said Lots B and A of said Braum's Ice Cream Company Minor Subdivision N00°-37'-44"E 295.00 feet to the point of beginning, containing 1.37 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

**SURVEYED LEGAL DESCRIPTION: LOT 2**

A tract of land being part of Tract A of the Plat Book 454, Page 1224 of the Lawrence County Recorder of Deeds, being part of fractional southwest quarter of Section 19, Township 26 North, Range 25 West, of the 5th P.M., City of Aurora, Lawrence County, Missouri, being more particularly described as follows: Beginning at the northeast corner of said Tract A, also being the northeast corner of Braum's Ice Cream Company Minor Subdivision recorded in Deed Book 391, Page 601 at said recorder of deeds; thence along the north line of said Tract A, also being the centerline of Dyer Avenue S89°-13'-57"E 202.65 feet to a set iron rod being the point of beginning; thence S89°-13'-57"E 157.97 feet to a found PK nail; thence S00°-51'-48"W 34.91 feet to a found iron rod on the south right-of-way line of Dyer Avenue; thence along said south right-of-way line S89°-13'-57"E 124.52 feet to a set iron rod; thence leaving said right-of-way line S00°-37'-44"W 260.09 feet to a set iron rod; thence N89°-13'-47"W 282.35 feet to a set iron rod on the south line of said Tract A; thence leaving said south line N00°-37'-44"E 295.00 feet to the point of beginning and containing 1.81 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

**OWNERS CERTIFICATE:**

We, the undersigned CBO Delopment II, LLC, owner of the tract of land shown hereon and further described in the Surveyor's Certificate hereon do hereby certify that we have caused the same to be surveyed and subdivided in the manner shown hereon.

The subdivision shall hereinafter be known as "Aurora Dollar Tree Subdivision"  
 IN WITNESS WHEREOF, we have set our hands on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_

**NOTARY'S CERTIFICATE:**

STATE OF MISSOURI )  
 COUNTY OF LAWRENCE )  
 CITY OF AURORA )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that they are the owner's of the tract platted hereon, and to be the persons described in and who executed the foregoing instrument, and acknowledged said instrument to be the free act and deed of the owner.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal in the county and state aforesaid, the date and year last above written.

My Commission Expires: \_\_\_\_\_ Notary Public

**ACCEPTANCE BY THE CITY OF AURORA:**

STATE OF MISSOURI )  
 COUNTY OF ST. FRANCOIS )  
 CITY OF FARMINGTON )

BE IT KNOWN that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Doyle Ferguson, Mayor of the City of Aurora, Missouri and Kimberly Breedlove, City Clerk of the City of Aurora did duly and regularly approve and accept the foregoing plat of "Aurora Dollar Tree Subdivision".

By Ordinance No. \_\_\_\_\_

ATTEST: \_\_\_\_\_ Mayor \_\_\_\_\_ City Clerk

**ACCEPTANCE BY PLANNING & ZONING COMMISSION:**

STATE OF MISSOURI )  
 COUNTY OF LAWRENCE )  
 CITY OF AURORA )

BE IT KNOWN that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Planning & Zoning Commission of the City of Aurora, Missouri did duly and regularly approve and accept the forgoing plat "Aurora Dollar Tree Subdivision".

\_\_\_\_\_  
 Chairperson, Planning & Zoning Commission

**RECORDER OF DEEDS:**

STATE OF MISSOURI )  
 COUNTY OF LAWRENCE )  
 CITY OF AURORA )

I, Pam Robertson, Recorder of Deeds of said county, do hereby certify that the within instrument of writing was, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock and \_\_\_\_ minutes \_\_\_\_M., duly filed for record in Book \_\_\_\_\_ at Page \_\_\_\_\_.

\_\_\_\_\_  
 Pam Robertson, Recorder of Deeds

STATE OF MISSOURI )SS  
 COUNTY OF LAWRENCE )

This is to certify to CBO Delopment II, LLC that we have during the month of January, 2021 executed a survey of a tract of land being all of Tract A of Plat Book 454, Page 1224 of Lawrence County Recorder of Deeds Office, being part of the fractional Southwest Quarter Section 19, Township 26 North, Range 25 West of the 5th P.M., City of Aurora, Lawrence County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Department of Insurance, Financial Institutions and Professional Registration, Division of Land Survey and meets the accuracy requirement of an "Urban Property" as defined therein.

TELEPHONE: (636) 239-4751

**BFA**  
 Engineering-Surveying

103 ELM STREET  
 WASHINGTON, MISSOURI 63090

**AURORA DOLLAR TREE SUBDIVISION PLAT**  
 A PORTION OF THE FRACTIONAL SOUTHWEST QUARTER SECTION 19, TOWNSHIP 26 NORTH, RANGE 25 WEST OF THE 5TH P.M., AURORA, LAWRENCE COUNTY, MISSOURI

Date: 01-18-2021  
 Mark R. Frankenberg, PLS #2385  
 State of Missouri Surveyor  
 for Buescher Frankenberg Associates, Inc.  
 Corporate #000096

DRAWN	W.W.B.
CHECKED	M.R.F.
DATE	01/18/21
SCALE	1"=30'
JOB No.	4954
SHEET NAME	SUBDIVISION PLAT
P-1	