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DOCUMENT #
2018-06450

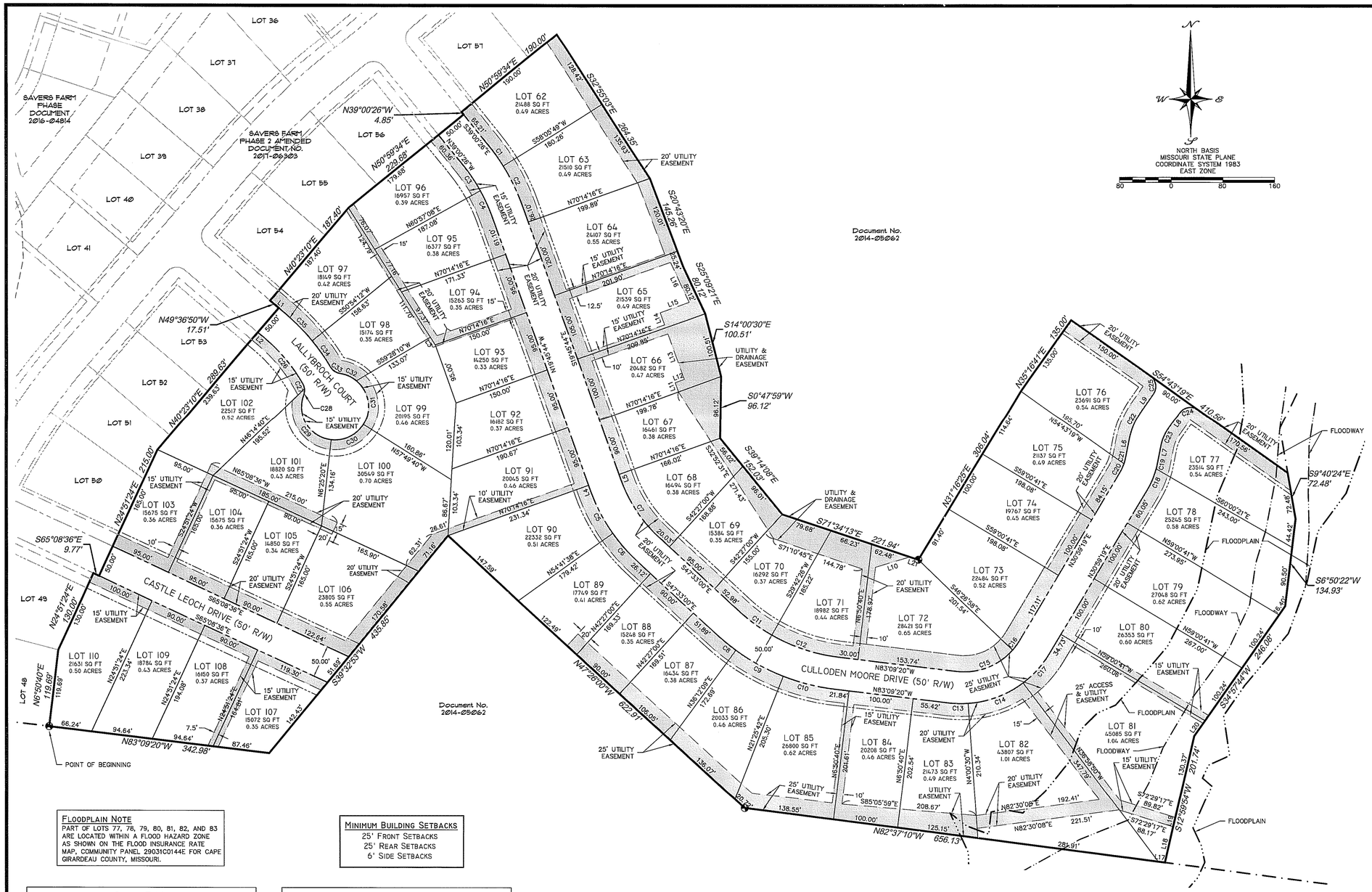
ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
07/03/2018 8:15:42 AM
REC FEE: 69.00
PAGES: 2

Type of Document:	Plat
Date of Document:	July 2, 2018
Grantor/Grantee:	Savers Farm subdivision Phase 3
Legal Description:	Savers Farm subdivision Phase 3
Fee | Tender:	$69 check#9578
Submitter:	Brandon O Williams
Jacket No.:	2279

This page has been added as a part of the recording process.

RECORD PLAT OF
SAVERS FARM SUBDIVISION PHASE 3

PART OF U.S.P. SURVEY NO. 318 ,
TOWNSHIP 31 AND 32 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI



Subdivision Dedication

I, BRANDON O. WILLIAMS, THE OWNER OF THAT PART OF U.S.P. SURVEY NO 318, TOWNSHIP 31 AND 32 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 48 OF SAVERS FARM SUBDIVISION PHASE 2 AMENDED AS RECORDED IN DOCUMENT NUMBER 2017-06303 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF LOT 48 NORTH 06 DEGREES 50 MINUTES 40 SECONDS EAST 119.69 FEET TO THE NORTHEAST CORNER OF LOT 48; THENCE ALONG THE EAST LINE OF LOT 49 NORTH 24 DEGREES 51 MINUTES 24 SECONDS EAST 130.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CASTLE LEOCH DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASTLE LEOCH DRIVE SOUTH 65 DEGREES 08 MINUTES 36 SECONDS EAST 9.77 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 24 DEGREES 51 MINUTES 24 SECONDS EAST 215.00 FEET; THENCE NORTH 40 DEGREES 23 MINUTES 10 SECONDS EAST 289.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LALLYBROCH COURT; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF LALLYBROCH COURT NORTH 49 DEGREES 36 MINUTES 50 SECONDS WEST 17.51 FEET TO THE SOUTHEAST CORNER OF LOT 54; THENCE LEAVING THE NORTH RIGHT-OF-WAY NORTH 40 DEGREES 23 MINUTES 10 SECONDS EAST 187.40 FEET; THENCE NORTH 50 DEGREES 59 MINUTES 34 SECONDS EAST 229.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CULLODEN MOORE DRIVE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF CULLODEN MOORE DRIVE NORTH 39 DEGREES 00 MINUTES 26 SECONDS WEST 4.85 FEET TO THE SOUTHEAST CORNER OF LOT 57; THENCE LEAVING THE NORTH RIGHT-OF-WAY NORTH 50 DEGREES 59 MINUTES 34 SECONDS EAST 190.00 FEET; THENCE SOUTH 32 DEGREES 55 MINUTES 03 SECONDS EAST 264.35 FEET; THENCE SOUTH 20 DEGREES 43 MINUTES 20 SECONDS EAST 145.26 FEET; THENCE SOUTH 25 DEGREES 09 MINUTES 21 SECONDS EAST 80.12 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 30 SECONDS EAST 100.51 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 59 SECONDS WEST 96.12 FEET; THENCE SOUTH 39 DEGREES 14 MINUTES 08 SECONDS EAST 152.03 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 13 SECONDS EAST 221.94 FEET; THENCE NORTH 31 DEGREES 16 MINUTES 25 SECONDS EAST 306.04 FEET; THENCE NORTH 35 DEGREES 16 MINUTES 41 SECONDS EAST 135.00 FEET; THENCE SOUTH 54 DEGREES 43 MINUTES 19 SECONDS EAST 410.56 FEET; THENCE SOUTH 09 DEGREES, 40 MINUTES 24 SECONDS EAST 72.48 FEET; THENCE SOUTH 06 DEGREES 50 MINUTES 22 SECONDS WEST 134.93 FEET; THENCE SOUTH 34 DEGREES 57 MINUTES 44 SECONDS WEST 246.08 FEET; THENCE SOUTH 12 DEGREES 59 MINUTES 54 SECONDS WEST 201.74 FEET; THENCE NORTH 82 DEGREES 37 MINUTES 10 SECONDS WEST 656.13 FEET; THENCE NORTH 47 DEGREES 26 MINUTES 00 SECONDS WEST 622.91 FEET; THENCE SOUTH 39 DEGREES 32 MINUTES 53 SECONDS WEST 435.85 FEET; THENCE NORTH 83 DEGREES 09 MINUTES 20 SECONDS WEST 342.98 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 26.48 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

DECLARE THAT I HAVE CAUSED THE FOREGOING DESCRIBED TRACT OF LAND TO BE SUBDIVIDED INTO LOTS AND STREETS AS NUMBERED AND DESIGNATED ON THE ANNEXED PLAT AND THAT I HAVE NAMED SAID SUBDIVISION "SAVERS FARM SUBDIVISION PHASE 3" AND I DO HEREBY DEDICATE ALL RIGHT-OF-WAYS WITHIN THE AFORESAID SUBDIVISION TO THE PUBLIC USE FOREVER FOR STREET AND UTILITY USE, AND I DO HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC USE FOREVER PERMANENT UTILITY, SEWER AND DRAINAGE EASEMENTS ACROSS CERTAIN PORTIONS OF THE AFORESAID SUBDIVISION WHICH ARE SET FORTH ON THE ANNEXED PLAT.

ALL LOTS IN "SAVERS FARM SUBDIVISION PHASE 3" ARE SUBJECT TO THE SAVERS FARM SUBDIVISION HOMEOWNERS ASSOCIATION DECLARATION, SUBDIVISION COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2017-13287 IN THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE..

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS 2ND DAY OF JULY 2018.

BRANDON O. WILLIAMS
CAPE LAND AND DEVELOPMENT, LLC
A MISSOURI LIMITED LIABILITY CORPORATION

ON THIS 2ND DAY OF JULY, 2018, BEFORE ME APPEARED BRANDON O. WILLIAMS, TO ME PERSONALLY KNOWN, BEING A MEMBER OF CAPE LAND AND DEVELOPMENT, LLC. WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PERSON DESCRIBED HEREIN AND DID EXECUTE THE FORGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MARC MAHNKE
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 17651561
My Commission Expires February 08, 2021

MY COMMISSION EXPIRES FEBRUARY 8, 2021

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS 3rd DAY OF July, 2018 AND DULY

RECORDED IN DOCUMENT NUMBER 2018-06450

ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

RECORDER OF DEEDS · CAPE GIRARDEAU COUNTY, MO

STATE OF MISSOURI · BRIAN W. STRICKLAND · NUMBER PLS-2005000069 · PROFESSIONAL LAND SURVEYOR

7/2/18

Survey Certification

THIS IS TO CERTIFY THAT AT THE REQUEST OF BRANDON O. WILLIAMS, I HAVE SURVEYED PART OF U.S.P.S. NO 318, TOWNSHIP 31 AND 32 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE COUNTY OF CAPE GIRARDEAU, MISSOURI, AND HAVE SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS WHEREOF, I HAVE HERETO SET MY SEAL AND SIGNATURE THIS 2ND DAY OF JULY 2018.

Brian W. Strickland MO-PLS 2005000069
113 West Main Street
Jackson, Missouri 63755

Floodplain Note

PART OF LOTS 77, 78, 79, 80, 81, 82, AND 83 ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 29031C0144E FOR CAPE GIRARDEAU COUNTY, MISSOURI.

Minimum Building Setbacks

25' FRONT SETBACKS
25' REAR SETBACKS
6' SIDE SETBACKS

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	40.30	325.00	N35° 27' 18"W	40.27
C2	68.87	325.00	N25° 49' 58"W	68.74
C3	47.80	275.00	N34° 01' 39"W	47.74
C4	44.57	275.00	N24° 24' 18"W	44.52
C5	74.60	275.00	S27° 32' 03"E	74.38
C6	58.77	275.00	S41° 25' 41"E	58.65
C7	109.12	225.00	S33° 39' 22"E	108.06
C8	35.44	325.00	S50° 40' 25"E	35.42
C9	83.80	325.00	S61° 11' 05"E	83.57
C10	82.72	325.00	S75° 51' 49"E	82.50
C11	61.16	275.00	S53° 55' 17"E	61.03
C12	109.73	275.00	S71° 43' 27"E	109.01
C13	30.31	160.00	S88° 34' 55"E	30.26
C14	92.08	160.00	N69° 30' 20"E	90.81
C15	96.72	100.00	N69° 08' 09"E	93.00
C16	18.22	100.00	N36° 12' 28"E	18.19
C17	61.52	160.00	N42° 00' 14"E	61.14
C18	35.14	125.00	N22° 56' 10"E	35.02

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C19	8.23	125.00	N12° 59' 53"E	8.23
C20	15.97	75.00	N24° 53' 16"E	15.94
C21	10.05	75.00	N14° 56' 59"E	10.04
C22	52.72	125.00	S23° 11' 43"W	52.33
C23	31.63	75.00	S23° 11' 43"W	31.40
C24	31.42	20.00	S80° 16' 41"W	28.28
C25	31.42	20.00	N9° 43' 19"W	28.28
C26	92.91	275.00	N39° 56' 06"W	92.47
C27	8.11	20.00	N18° 37' 56"W	8.06
C28	9.70	20.00	N6° 53' 17"E	9.61
C29	94.72	52.00	S31° 23' 48"E	82.16
C30	58.31	52.00	N64° 17' 50"E	55.30
C31	75.10	52.00	N9° 12' 12"W	68.74
C32	28.38	52.00	N66° 12' 53"W	28.03
C33	17.98	20.00	S56° 05' 22"E	17.38
C34	49.74	325.00	N34° 42' 45"W	49.69
C35	59.66	325.00	N44° 21' 19"W	59.57

Parcel Line Table		
Line #	Direction	Length
L1	S49°36'50"E	30.93
L2	N49°36'50"W	13.42
L3	N32°25'02"W	14.11
L4	N19°45'44"W	8.94
L5	S19°45'44"E	8.94
L6	N11°06'46"E	27.51
L7	S11°06'46"W	27.51
L8	S35°16'41"W	29.31
L9	N35°16'41"E	29.31
L10	N73°27'48"E	55.79
L11	N19°45'44"W	15.00

Parcel Line Table		
Line #	Direction	Length
L12	N70°14'16"E	15.00
L13	N19°45'44"W	75.00
L14	N19°45'44"W	20.00
L15	N70°14'16"E	47.56
L16	N25°09'21"W	67.80
L17	S82°37'10"E	10.50
L18	N12°59'54"E	56.32
L19	N12°59'54"E	15.05
L20	N34°57'44"E	29.20
L21	N71°34'13"W	13.55

Legend

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. GRADER BLADE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

PROPERTY BOUNDARY LINE
25' FRONT SETBACK LINE
FLOODWAY LIMITS
FLOODPLAIN LIMITS
EASEMENT LINE
EASEMENT AREA

ACCURACY STANDARD: TYPE RURAL

Surveyor's Note

1/2" IRON RODS WITH PLASTIC CAP SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

References

1. Document No. 2014-05062 (Subject)
2. Document No. 2014-05260 (Subject)
3. Document No. 2016-04814 – Savers Farm – Phase 1
4. Document No. 2017-05433 – Savers Farm – Phase 2
5. Document No. 2017-06303 – Savers Farm – Phase 2 Ammended
6. Book 500 Page 477
7. Book 500 Page 487-488
8. Book 982 Page 122
9. Document No. 2010-09593
10. Book 913 Page 211
11. Bent Creek-Spring Lake Addition Plat Book 19 Page 43
12. Bent Creek Subdivision Phase 1 Plat Book 16 Page 19
13. Bent Creek Subdivision Phase Three Plat Book 18 Page 9
14. Deerwood Subdivision Plat Book 17 Page 93
15. Book 164 Page 469
16. Book 1100 Page 42
17. Greensferry Hills Plat Book 12 Page 17
18. City of Jackson Annexation (Ordinance No. 2180)

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CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

RECORD PLAT FOR SAVERS FARM SUBDIVISION PHASE 3 CAPE GIRARDEAU COUNTY

SCALE	AS NOTED
DATE	7-2-18
DRAWN BY	MTM
CHECKED BY	BS
PROJECT #	17-004