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DOCUMENT #
2016-04814

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
05/10/2016 4:00:44 PM
REC FEE: 69.00
PAGES: 1

Type of Document: Plat

Date of Document: April 20, 2016

Grantor/Grantee: Savers Farm Subdivision

Legal Description: Savers Farm Subdivision

Fee | Tender: $ 69.00 Check #1015

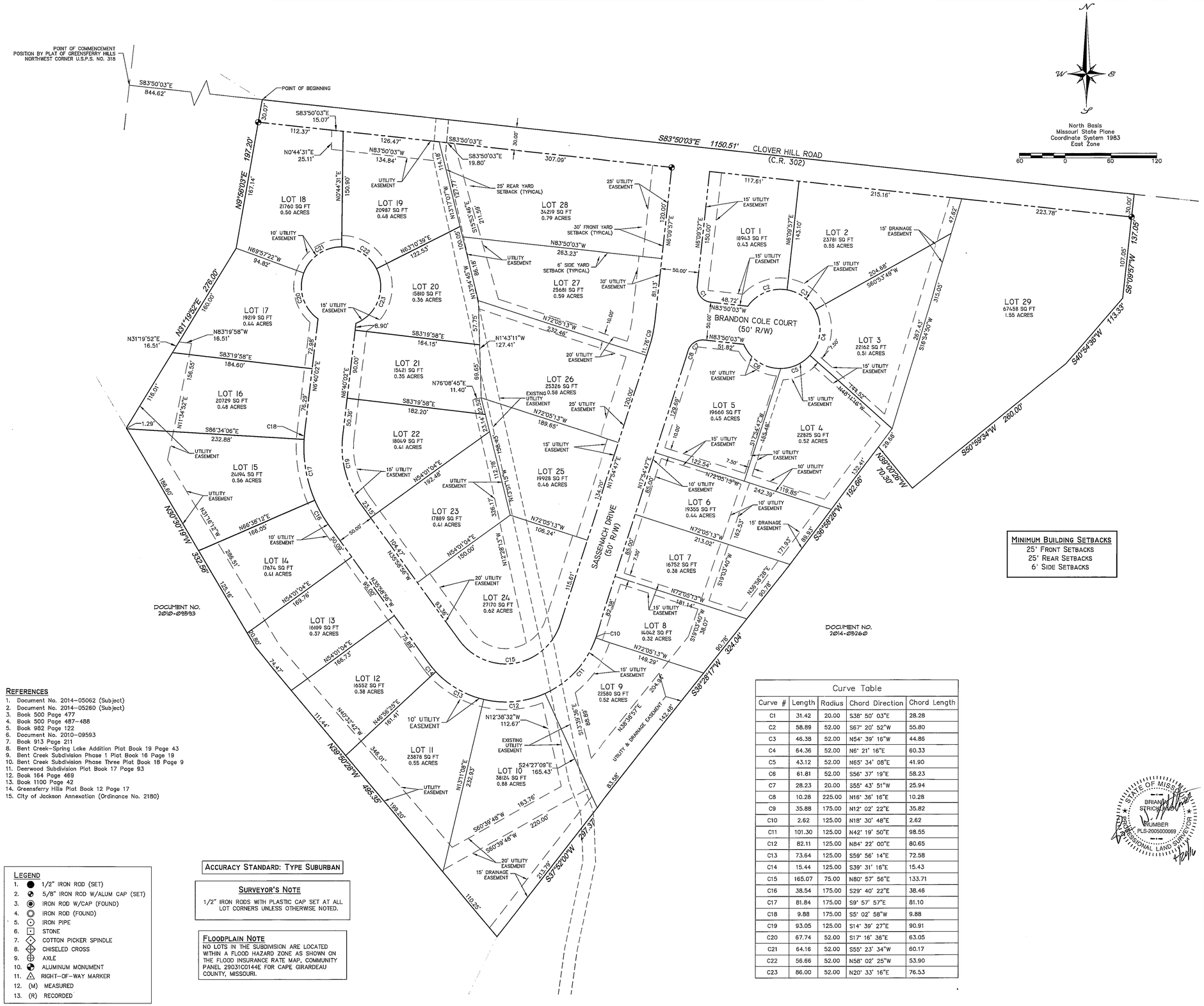
Submitter: Cape Land Development LLC

Jacket No.: 2200

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

RECORD PLAT OF
SAVERS FARM SUBDIVISION

PART OF U.S.P. SURVEY NO. 318 AND 804,
TOWNSHIP 31 AND 32 NORTH, RANGE 13 EAST OF THE FIFTH
PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI



MINIMUM BUILDING SETBACKS
25' FRONT SETBACKS
25' REAR SETBACKS
6' SIDE SETBACKS

SUBDIVISION DEDICATION

I, BRANDON O. WILLIAMS, THE OWNER OF THAT PART OF U.S.P. SURVEY NO 318 AND 804, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF U.S.P.S. 318; THENCE ALONG SAID NORTH LINE, SOUTH 83 DEGREES 50 MINUTES 03 SECONDS EAST 844.62 FEET TO THE POINT OF BEGINNING

THENCE FROM THE POINT OF BEGINNING CONTINUE SOUTH 83 DEGREES 50 MINUTES 03 SECONDS EAST 1150.51 FEET, THENCE LEAVING SAID NORTH LINE, SOUTH 6 DEGREES 09 MINUTES 57 SECONDS WEST 137.05 FEET, THENCE SOUTH 40 DEGREES 54 MINUTES 36 SECONDS WEST 113.33 FEET, THENCE SOUTH 50 DEGREES 59 MINUTES 34 SECONDS WEST 260.00 FEET, THENCE NORTH 39 DEGREES 00 MINUTES 26 SECONDS WEST 70.30 FEET, THENCE SOUTH 36 DEGREES 58 MINUTES 28 SECONDS WEST 192.66 FEET, THENCE SOUTH 38 DEGREES 28 MINUTES 17 SECONDS WEST 324.04 FEET, THENCE SOUTH 37 DEGREES 52 MINUTES 00 SECONDS WEST 297.37 FEET, THENCE NORTH 39 DEGREES 50 MINUTES, 28 SECONDS WEST 495.35 FEET, THENCE NORTH 30 DEGREES 30 MINUTES 19 SECONDS WEST 332.56 FEET, THENCE NORTH 31 DEGREES 19 MINUTES 52 SECONDS EAST 276.00 FEET, THENCE NORTH 9 DEGREES 56 MINUTES 03 SECONDS EAST 197.20 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 18.074 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 1" 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.

DETAILED RESTRICTIONS FOR ALL LOTS IN "SAVERS FARM SUBDIVISION PHASE 1" HAVE BEEN RECORDED IN A SEPARATE INSTRUMENT IN DOCUMENT NO. 2016-04812 IN THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS 10 DAY OF May 2016.

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

ON THIS 10 DAY OF May 2016, 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
MY COMMISSION EXPIRES 10/25/19

MARY ANN MAYFIELD
My Commission Expires
October 25, 2019
Cape Girardeau County
Commission #15330864

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS 10th DAY OF May 2016 AND DULY

RECORDED IN DOCUMENT NUMBER 2016-04814

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

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 & 804, 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 20th DAY OF April 2016.

STATE OF MISSOURI
BRIAN W. STRICKLAND
NUMBER
PLS-2005000069
PROFESSIONAL LAND SURVEYOR
4/20/16

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

REFERENCES

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

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. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

ACCURACY STANDARD: TYPE SUBURBAN

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

FLOODPLAIN NOTE
NO LOTS IN THE SUBDIVISION ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 29031C0144E FOR CAPE GIRARDEAU COUNTY, MISSOURI.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42	20.00	S38° 50' 03"E	28.28
C2	58.89	52.00	S67° 20' 52"W	55.80
C3	46.38	52.00	N54° 39' 16"W	44.86
C4	64.36	52.00	N6° 21' 16"E	60.33
C5	43.12	52.00	N65° 34' 08"E	41.90
C6	61.81	52.00	S56° 37' 19"E	58.23
C7	28.23	20.00	S55° 43' 51"W	25.94
C8	10.28	225.00	N16° 36' 16"E	10.28
C9	35.88	175.00	N12° 02' 22"E	35.82
C10	2.62	125.00	N18° 30' 48"E	2.62
C11	101.30	125.00	N42° 19' 50"E	98.55
C12	82.11	125.00	N84° 22' 00"E	80.65
C13	73.64	125.00	S59° 56' 14"E	72.58
C14	15.44	125.00	S39° 31' 16"E	15.43
C15	165.07	75.00	N80° 57' 56"E	133.71
C16	38.54	175.00	S29° 40' 22"E	38.46
C17	81.84	175.00	S9° 57' 57"E	81.10
C18	9.88	175.00	S5° 02' 58"W	9.88
C19	93.05	125.00	S14° 39' 27"E	90.91
C20	67.74	52.00	S17° 16' 36"E	63.05
C21	64.16	52.00	S55° 23' 34"W	60.17
C22	56.66	52.00	N58° 02' 25"W	53.90
C23	86.00	52.00	N20° 33' 16"E	76.53

STRICKLAND ENGINEERING
113 WEST MAIN STREET
P.O. BOX 159
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191
CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

RECORD PLAT FOR SAVERS FARM SUBDIVISION PHASE 1 CAPE GIRARDEAU COUNTY

SCALE	AS NOTED
DATE	4/20/16
DRAWN BY	MTM
CHECKED BY	BS
PROJECT #	14-037