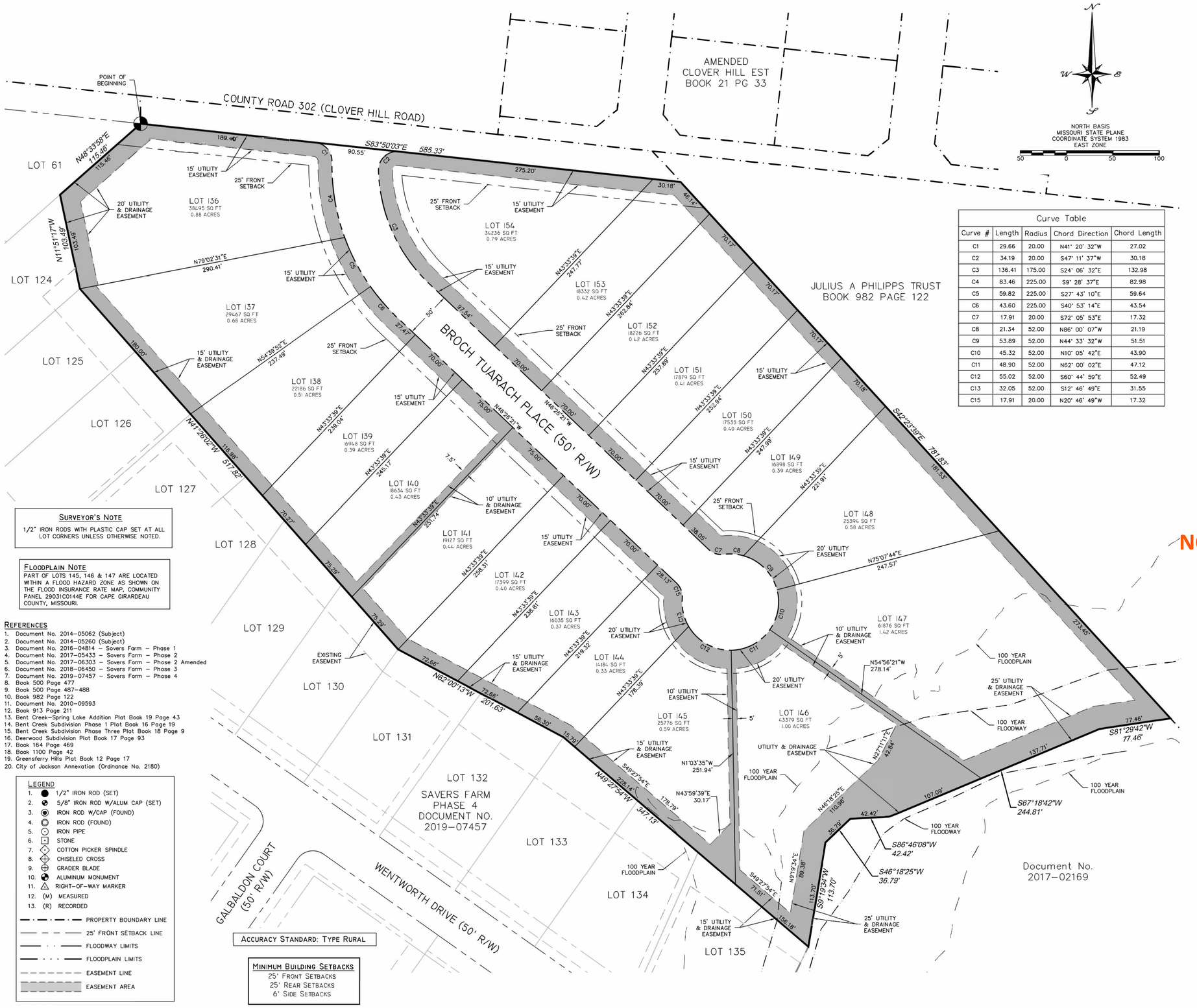
RECORD PLAT OF
SAVERS FARM SUBDIVISION PHASE 5

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



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	29.66	20.00	N41° 20' 32"W	27.02
C2	34.19	20.00	S47° 11' 37"W	30.18
C3	136.41	175.00	S24° 06' 32"E	132.98
C4	83.46	225.00	S9° 28' 37"E	82.98
C5	59.82	225.00	S27° 43' 10"E	59.64
C6	43.60	225.00	S40° 53' 14"E	43.54
C7	17.91	20.00	S72° 05' 53"E	17.32
C8	21.34	52.00	N86° 00' 07"W	21.19
C9	53.89	52.00	N44° 33' 32"W	51.51
C10	45.32	52.00	N10° 05' 42"E	43.90
C11	48.90	52.00	N62° 00' 02"E	47.12
C12	55.02	52.00	S60° 44' 59"E	52.49
C13	32.05	52.00	S12° 46' 49"E	31.55
C15	17.91	20.00	N20° 46' 49"W	17.32

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:

BEGIN AT THE NORTHEAST CORNER OF LOT 61 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 SOUTH 83 DEGREES 50 MINUTES 03 SECONDS EAST 585.33 FEET; THENCE SOUTH 421 DEGREES 23 MINUTES 39 SECONDS EAST 781.83 FEET; THENCE SOUTH 81 DEGREES 29 MINUTES 42 SECONDS WEST 77.46 FEET; THENCE SOUTH 67 DEGREES 18 MINUTES 42 SECONDS WEST 244.81 FEET; THENCE SOUTH 86 DEGREES 46 MINUTES 08 SECONDS WEST 42.42 FEET; THENCE SOUTH 46 DEGREES 18 MINUTES 25 SECONDS WEST 36.79 FEET; THENCE SOUTH 09 DEGREES 19 MINUTES 34 SECONDS WEST 113.70 FEET TO THE NORTHEAST CORNER OF LOT 135 OF SAVERS FARM SUBDIVISION PHASE 4 AS RECORDED IN DOCUMENT NUMBER 2019-07457 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAVERS FARM SUBDIVISION PHASE 4 NORTH 49 DEGREES 27 MINUTES 54 SECONDS WEST 347.13 FEET TO THE NORTHWEST CORNER OF LOT 133 OF SAVERS FARM SUBDIVISION PHASE 4; THENCE NORTH 62 DEGREES 00 MINUTES 13 SECONDS WEST 201.63 FEET TO THE NORTHWEST CORNER OF LOT 131; THENCE NORTH 41 DEGREES 26 MINUTES 02 SECONDS WEST 517.82 FEET TO THE NORTHWEST CORNER OF LOT 125; THENCE NORTH 11 DEGREES 51 MINUTES 17 SECONDS WEST 103.49 FEET TO HE NORTHWEST CORNER OF LOT 124; THENCE ALONG THE EAST LINE OF LOT 61 NORTH 48 DEGREES 33 MINUTES 58 SECONDS EAST 115.46 TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 11.73 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 5" AND I DO HEREBY DEDICATE ALL RIGHT-OF-WAYS WITHIN THE AFORESAID SUBDIVISION TO THE SAVERS FARM SUBDIVISION HOMEOWNERS ASSOCIATION AS PRIVATE STREETS FOREVER FOR STREET AND UTILITY USE, AND I DO HEREBY ESTABLISH AND DEDICATE TO THE SAVERS FARM SUBDIVISION HOMEOWNERS ASSOCIATION 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 5" 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 _____ DAY OF _____, 2020.

_____
BRANDON O. WILLIAMS
WILLIAMS TRUST

ON THIS _____ DAY OF _____, 2020, BEFORE ME APPEARED BRANDON O. WILLIAMS, TO ME PERSONALLY KNOWN, BEING A MEMBER OF WILLIAMS TRUST, 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 _____

NOT YET FILED WITH COUNTY

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2020 AND DULY

RECORDED IN DOCUMENT NUMBER _____

_____
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, 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 _____ DAY OF _____ 2020.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

Surveyor's Note

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

Floodplain Note

PART OF LOTS 145, 146 & 147 ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 29031C0144E FOR CAPE GIRARDEAU COUNTY, MISSOURI.

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 Amended
6. Document No. 2018-06450 – Savers Farm – Phase 3
7. Document No. 2019-07457 – Savers Farm – Phase 4
8. Book 500 Page 477
9. Book 500 Page 487-488
10. Book 982 Page 122
11. Document No. 2010-09593
12. Book 913 Page 211
13. Bent Creek-Spring Lake Addition Plat Book 19 Page 43
14. Bent Creek Subdivision Phase 1 Plat Book 16 Page 19
15. Bent Creek Subdivision Phase Three Plat Book 18 Page 9
16. Deerwood Subdivision Plat Book 17 Page 93
17. Book 164 Page 469
18. Book 1100 Page 42
19. Greensferry Hills Plat Book 12 Page 17
20. 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. 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

Minimum Building Setbacks
25' Front Setbacks
25' Rear Setbacks
6' Side Setbacks

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CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

RECORD PLAT FOR SAVERS FARM SUBDIVISION PHASE 5 CAPE GIRARDEAU COUNTY

Scale	AS NOTED
Date	
Drawn by	MTM
Checked by	RA
Project #	19-116