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DOCUMENT #
2019-07457

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
08/07/2019 03:59:22 PM
REC FEE: 69.00
PAGES: 1

Type of Document: Plat

Date of Document: August 7, 2019

Grantor/Grantee: Savers Farm Subdivision Phase 4

Legal Description: Savers Farm Subdivision Phase 4

Fee | Tender: $ 69.00 Charge

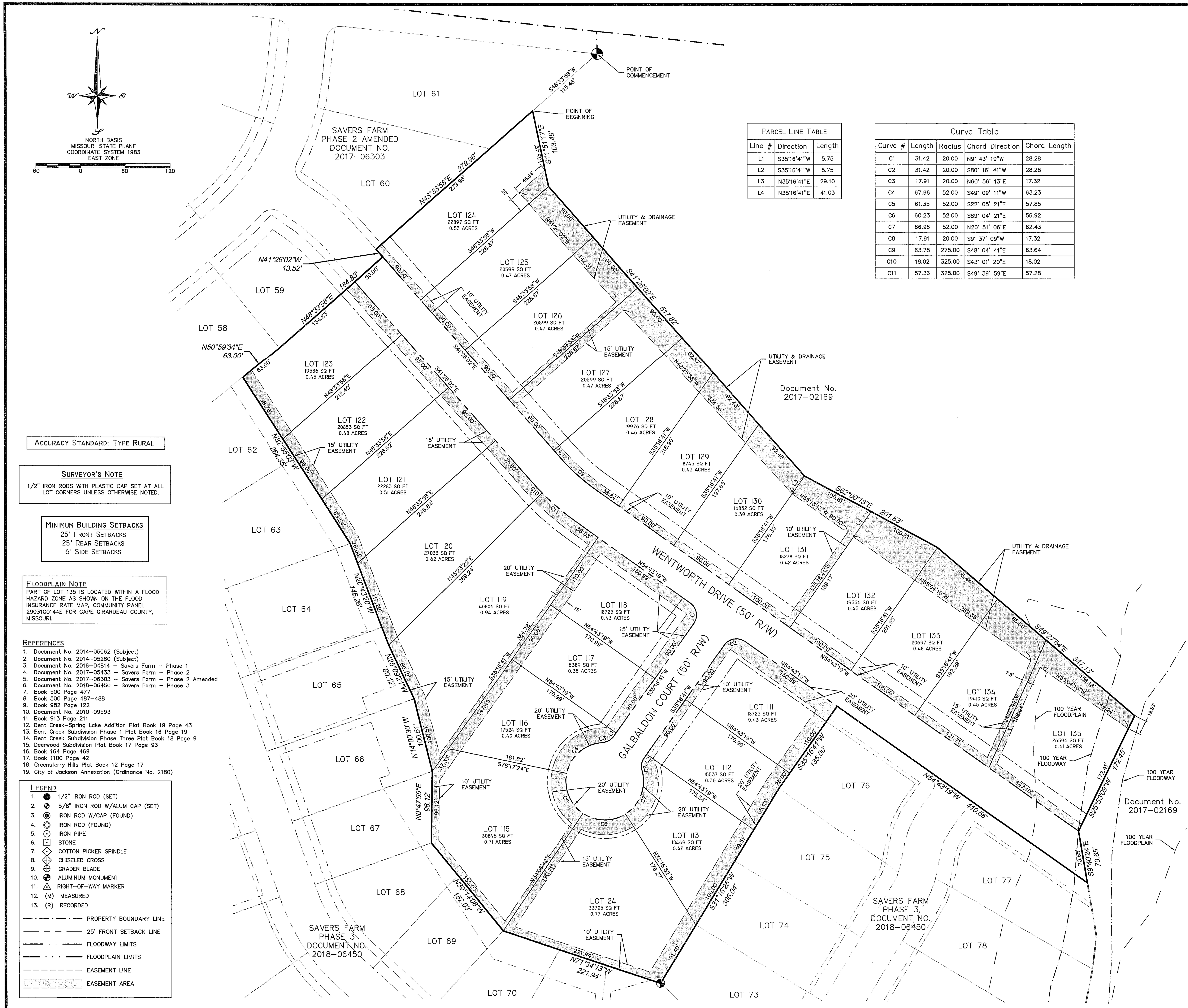
Submitter: Brandon Williams

Jacket No.: 2318

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

RECORD PLAT OF
SAVERS FARM SUBDIVISION
PHASE 4

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



Parcel Line Table		
Line #	Direction	Length
L1	S35°16'41"W	5.75
L2	S35°16'41"W	5.75
L3	N35°16'41"E	29.10
L4	N35°16'41"E	41.03

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42	20.00	N9° 43' 19"W	28.28
C2	31.42	20.00	S80° 16' 41"W	28.28
C3	17.91	20.00	N60° 56' 13"E	17.32
C4	67.96	52.00	S49° 09' 11"W	63.23
C5	61.35	52.00	S22° 05' 21"E	57.85
C6	60.23	52.00	S89° 04' 21"E	56.92
C7	66.96	52.00	N20° 51' 06"E	62.43
C8	17.91	20.00	S9° 37' 09"W	17.32
C9	63.78	275.00	S48° 04' 41"E	63.64
C10	18.02	325.00	S43° 01' 20"E	18.02
C11	57.36	325.00	S49° 39' 59"E	57.28

ACCURACY STANDARD: TYPE RURAL

SURVEYOR'S NOTE

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

MINIMUM BUILDING SETBACKS

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

FLOODPLAIN NOTE

PART OF LOT 135 IS 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. Book 500 Page 477
8. Book 500 Page 487-488
9. Book 982 Page 122
10. Document No. 2010-09593
11. Book 913 Page 211
12. Bent Creek-Spring Lake Addition Plat Book 19 Page 43
13. Bent Creek Subdivision Phase 1 Plat Book 16 Page 19
14. Bent Creek Subdivision Phase Three Plat Book 18 Page 9
15. Deerwood Subdivision Plat Book 17 Page 93
16. Book 164 Page 469
17. Book 1100 Page 42
18. Greensferry Hills Plat Book 12 Page 17
19. 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

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:

COMMENCING 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 ALONG THE EAST LINE OF LOT 61 SOUTH 48 DEGREES 33 MINUTES 58 SECONDS WEST 115.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 51 MINUTES 17 SECONDS EAST 103.49 FEET; THENCE SOUTH 41 DEGREES 26 MINUTES 02 SECONDS EAST 517.82 FEET; THENCE SOUTH 62 DEGREES 00 MINUTES 13 SECONDS EAST 201.63 FEET; THENCE SOUTH 49 DEGREES 27 MINUTES 54 SECONDS EAST 347.13 FEET; THENCE SOUTH 25 DEGREES 53 MINUTES 09 SECONDS WEST 172.45 FEET; THENCE SOUTH 09 DEGREES 40 MINUTES 24 SECONDS EAST 70.65 FEET TO THE NORTHEAST CORNER OF LOT 77 OF SAVERS FARM SUBDIVISION PHASE 3 AS RECORDED IN DOCUMENT NUMBER 2018-06450 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAVERS FARM SUBDIVISION PHASE 3 NORTH 54 DEGREES 43 MINUTES 19 SECONDS WEST 410.56 FEET TO THE NORTHWEST CORNER OF LOT 76 OF SAVERS FARM SUBDIVISION PHASE 3; THENCE ALONG THE WEST LINE OF LOT 76 SOUTH 35 DEGREES 16 MINUTES 41 SECONDS WEST 135.00 FEET TO THE NORTHEAST CORNER OF LOT 75; THENCE ALONG THE WEST LINE OF SAVERS FARM SUBDIVISION PHASE 3 SOUTH 31 DEGREES 16 MINUTES 25 SECONDS WEST 306.04 FEET TO THE SOUTHWEST CORNER OF LOT 73; THENCE ALONG THE NORTH LINE OF SAVERS FARM SUBDIVISION PHASE 3 NORTH 71 DEGREES 34 MINUTES 13 SECONDS WEST 221.94 FEET; THENCE NORTH 39 DEGREES 14 MINUTES 08 SECONDS WEST 152.03 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 59 SECONDS EAST 96.12 FEET; THENCE NORTH 14 DEGREES 00 MINUTES 30 SECONDS WEST 100.51 FEET; THENCE NORTH 25 DEGREES 09 MINUTES 21 SECONDS WEST 80.12 FEET; THENCE NORTH 20 DEGREES 43 MINUTES 20 SECONDS WEST 145.26 FEET; THENCE NORTH 32 DEGREES 55 MINUTES 03 SECONDS WEST 264.35 FEET TO THE NORTHEAST CORNER OF LOT 62; THENCE ALONG THE EAST LINE OF SAVERS FARM PHASE 2 AMENDED NORTH 50 DEGREES 59 MINUTES 34 SECONDS EAST 63.00 FEET; THENCE NORTH 48 DEGREES 33 MINUTES 58 SECONDS EAST 184.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WENTWORTH DRIVE; THENCE ALONG SAID NORTH LINE NORTH 41 DEGREES 26 MINUTES 02 SECONDS WEST 13.52 FEET TO THE SOUTHEAST CORNER OF LOT 60; THENCE ALONG THE EAST LINE OF LOT 60 NORTH 48 DEGREES 33 MINUTES 58 SECONDS EAST 279.96 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 14.37 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 4" 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 4" 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 7TH DAY OF AUGUST, 2019.

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

ON THIS 7TH DAY OF AUGUST, 2019, 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.

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 8, 2021

MARC MAHNKE
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 17051551
My Commission Expires February 08, 2021

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS 7th DAY OF August, 2019 AND DULY

RECORDED IN DOCUMENT NUMBER 2019-07457

[signature]
ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

RECORDER OF DEEDS · CAPE GIRARDEAU COUNTY MO

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 7th DAY OF AUGUST 2019.

STATE OF MISSOURI
BRIAN W. STRICKLAND
NUMBER
PLS-2005000069
PROFESSIONAL LAND SURVEYOR
[signature] 8/7/19

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

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 4 CAPE GIRARDEAU COUNTY

SCALE	AS NOTED
DATE	8-7-19
DRAWN BY	MTM
CHECKED BY	BS
PROJECT #	19-010