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DOCUMENT #
2017-06303

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
06/07/2017 9:23:33 AM
REC FEE: 69.00
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Type of Document: Plat

Date of Document: June 7, 2017

Grantor/Grantee: Savers Farm Subdivision Phase 2 Amended

Legal Description: Savers Farm Subdivision Phase 2 Amended

Fee | Tender: $ 69.00 Charge

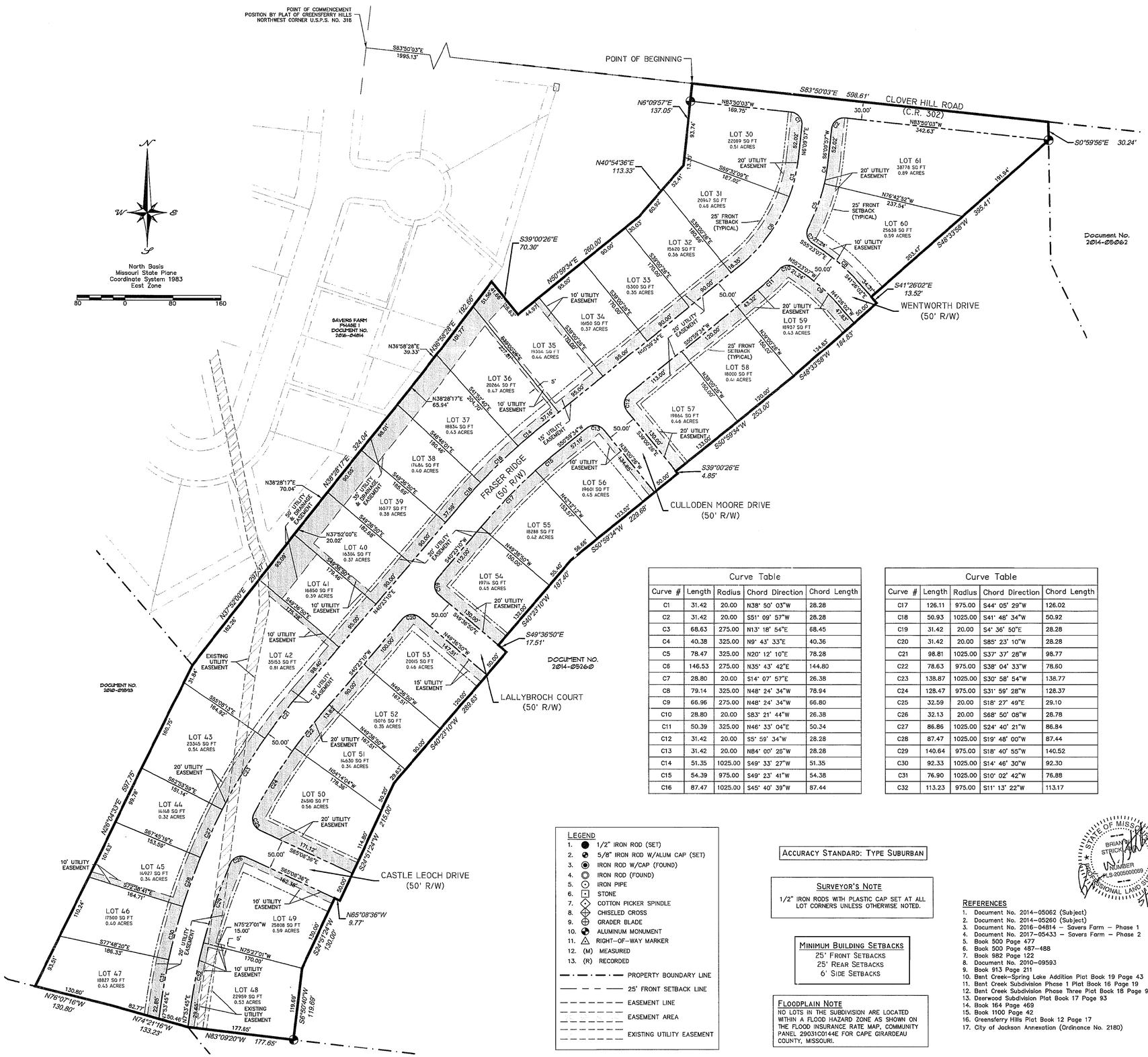
Submitter: Strickland Engineering

Jacket No.: 2241

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

RECORD PLAT OF
SAVERS FARM SUBDIVISION PHASE 2 AMENDED

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



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 1995.13 FEET TO THE POINT OF BEGINNING

THENCE FROM THE POINT OF BEGINNING CONTINUE SOUTH 83 DEGREES 50 MINUTES 03 SECONDS EAST 598.61 FEET, THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 59 MINUTES 56 SECONDS EAST 30.24 FEET, THENCE SOUTH 48 DEGREES 33 MINUTES 58 SECONDS WEST 395.41 FEET, THENCE SOUTH 41 DEGREES 26 MINUTES 02 SECONDS EAST 13.52 FEET, THENCE SOUTH 48 DEGREES 33 MINUTES 58 SECONDS WEST 184.83 FEET, THENCE SOUTH 50 DEGREES 59 MINUTES 34 SECONDS WEST 253.00 FEET, THENCE SOUTH 39 DEGREES 00 MINUTES 26 SECONDS EAST 4.85 FEET, THENCE SOUTH 50 DEGREES 59 MINUTES 34 SECONDS WEST 229.66 FEET, THENCE SOUTH 40 DEGREES 23 MINUTES, 10 SECONDS WEST 187.40 FEET, THENCE SOUTH 49 DEGREES 36 MINUTES 50 SECONDS EAST 17.51 FEET, THENCE SOUTH 40 DEGREES 23 MINUTES 10 SECONDS WEST 289.63 FEET, THENCE SOUTH 24 DEGREES 51 MINUTES 24 SECONDS WEST 215.00 FEET, THENCE NORTH 65 DEGREES 08 MINUTES 36 SECONDS WEST 9.77 FEET, THENCE SOUTH 24 DEGREES 51 MINUTES 24 SECONDS WEST 130.00 FEET, THENCE SOUTH 6 DEGREES 50 MINUTES 40 SECONDS WEST 119.69 FEET, THENCE NORTH 83 DEGREES 09 MINUTES 20 SECONDS WEST 177.65 FEET, THENCE NORTH 74 DEGREES 21 MINUTES 16 SECONDS WEST 133.23 FEET, THENCE NORTH 76 DEGREES 07 MINUTES 16 SECONDS WEST 130.80 FEET, THENCE NORTH 26 DEGREES 04 MINUTES 33 SECONDS EAST 597.75 FEET TO THE SOUTHEAST CORNER OF SAVERS FARM PHASE 1, THENCE ALONG EAST LINE OF SAVERS FARM PHASE 1 NORTH 37 DEGREES 52 MINUTES 00 SECONDS EAST 297.37 FEET, THENCE NORTH 38 DEGREES 28 MINUTES 17 SECONDS EAST 324.04 FEET. THENCE NORTH 36 DEGREES 58 MINUTES 28 SECONDS EAST 192.66 FEET, THENCE SOUTH 39 DEGREES 00 MINUTES 26 SECONDS EAST 70.30 FEET, THENCE NORTH 50 DEGREES 59 MINUTES 34 SECONDS EAST 260.00 FEET, THENCE NORTH 40 DEGREES 54 MINUTES 36 SECONDS EAST 113.33 FEET, THENCE NORTH 06 DEGREES 09 MINUTES 57 SECONDS EAST 137.05 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 18.14 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 2" 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 2" HAVE BEEN RECORDED IN A SEPARATE INSTRUMENT IN DOCUMENT NO. 2016-04812 IN THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE. THIS REAL ESTATE IS ALSO SUBJECT TO THE SAVERS FARM SUBDIVISION HOMEOWNERS ASSOCIATION DECLARATION RECORDED IN DOCUMENT NO. 2015-12781 AND DOCUMENT NO. 2016-04813.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS 7TH DAY OF JUNE 2017.

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

ON THIS 7TH DAY OF JUNE 2017, 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 2-8-2021

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 JUNE 2017 AND DULY RECORDED IN DOCUMENT NUMBER 2017-06303

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 & 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 30th DAY OF MAY 2017.

STATE OF MISSOURI
BRIAN W. STRICKLAND
NUMBER
PLS-2005000069
PROFESSIONAL LAND SURVEYOR
5/30/17

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

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42	20.00	N38° 50' 03"W	28.28
C2	31.42	20.00	S51° 09' 57"W	28.28
C3	68.63	275.00	N13° 18' 54"E	68.45
C4	40.38	325.00	N9° 43' 33"E	40.36
C5	78.47	325.00	N20° 12' 10"E	78.28
C6	146.53	275.00	N35° 43' 42"E	144.80
C7	28.80	20.00	S14° 07' 57"E	26.38
C8	79.14	325.00	N48° 24' 34"W	78.94
C9	66.96	275.00	N48° 24' 34"W	66.80
C10	28.80	20.00	S83° 21' 44"W	26.38
C11	50.39	325.00	N46° 33' 04"E	50.34
C12	31.42	20.00	S5° 59' 34"W	28.28
C13	31.42	20.00	N84° 00' 26"W	28.28
C14	51.35	1025.00	S49° 33' 27"W	51.35
C15	54.39	975.00	S49° 23' 41"W	54.38
C16	87.47	1025.00	S45° 40' 39"W	87.44

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C17	126.11	975.00	S44° 05' 29"W	126.02
C18	50.93	1025.00	S41° 48' 34"W	50.92
C19	31.42	20.00	S4° 36' 50"E	28.28
C20	31.42	20.00	S85° 23' 10"W	28.28
C21	98.81	1025.00	S37° 37' 28"W	98.77
C22	78.63	975.00	S38° 04' 33"W	78.60
C23	138.87	1025.00	S30° 58' 54"W	138.77
C24	128.47	975.00	S31° 59' 28"W	128.37
C25	32.59	20.00	S18° 27' 49"E	29.10
C26	32.13	20.00	S68° 50' 08"W	28.78
C27	86.86	1025.00	S24° 40' 21"W	86.84
C28	87.47	1025.00	S19° 48' 00"W	87.44
C29	140.64	975.00	S18° 40' 55"W	140.52
C30	92.33	1025.00	S14° 46' 30"W	92.30
C31	76.90	1025.00	S10° 02' 42"W	76.88
C32	113.23	975.00	S11° 13' 22"W	113.17

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
EASEMENT LINE
EASEMENT AREA
EXISTING UTILITY EASEMENT

ACCURACY STANDARD: TYPE SUBURBAN

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

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.

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

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 2 AMENDED CAPE GIRARDEAU COUNTY

SCALE	AS NOTED
DATE	5-30-17
DRAWN BY	MTM
CHECKED BY	BS
PROJECT #	16-035