

BOUNDARY SURVEY FOR RIDGEVIEW ESTATES

Part of the Northwest Quarter of the Southeast Quarter and that Part of the Northeast Quarter of the Southwest Quarter, all in Section 19, Township 31 North, Range 14 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri.



NORTH BASIS
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
EAST ZONE
MODOT VRS NAD83(2011)



REFERENCES

1. DOCUMENT NO. 2024-09561 (SUBJECT)
2. DOCUMENT NO. 2019-07145
3. DOCUMENT NO. 2014-10757
4. DOCUMENT NO. 2011-13036
5. DOCUMENT NO. 2013-06042
6. BOOK 534, PAGE 895
7. SURVEY BY R. CHRISTOPHER BOWEN, LS 2232, DATED 12-21-2004
8. PREVIOUS SURVEY DATED 04-04-2022
9. PREVIOUS SURVEY DATED 11-21-2024

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0258E AND FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0256E, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

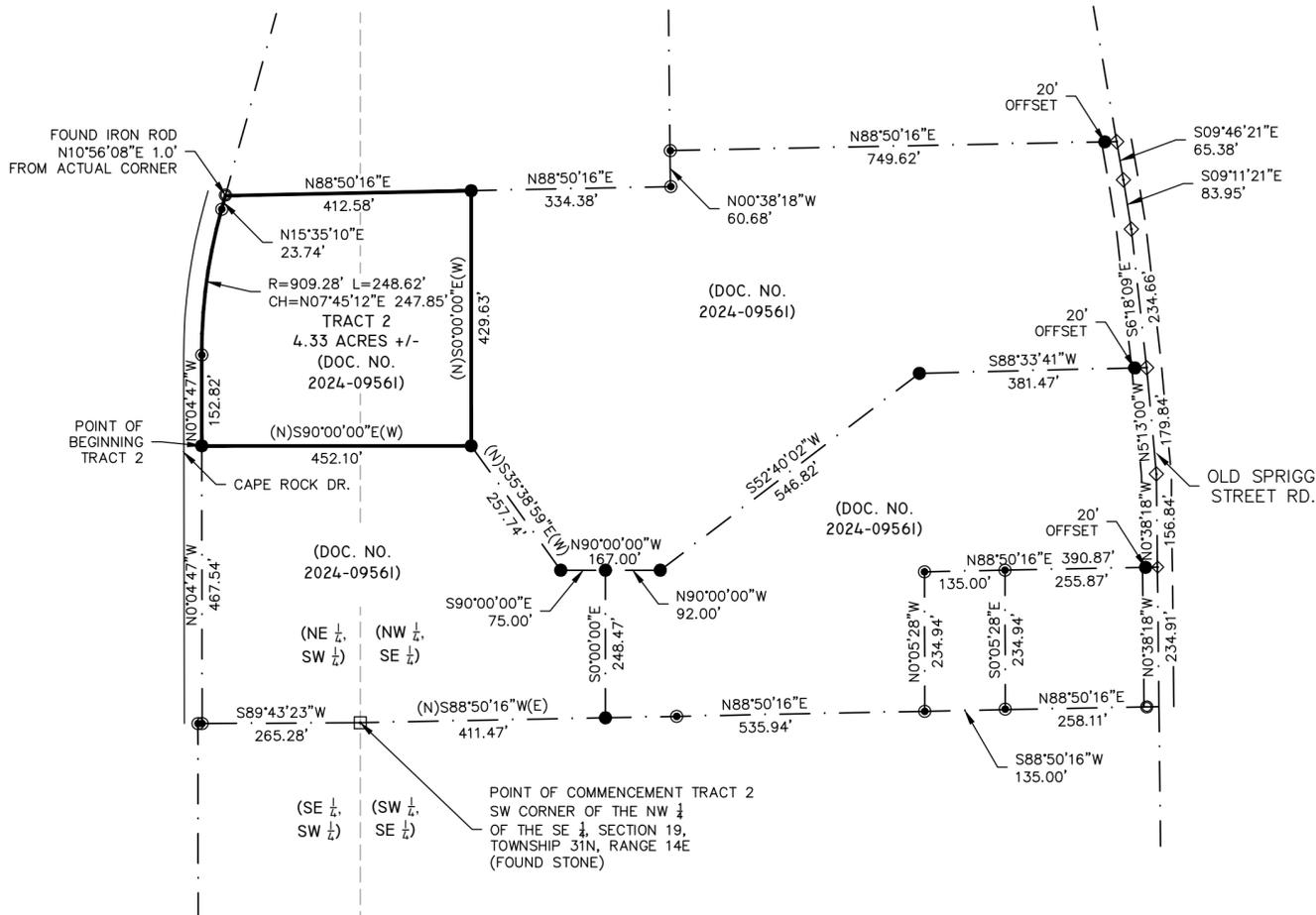
SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

ACCURACY STANDARD: TYPE URBAN

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



TRACT 2 - DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 31 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89°43'23" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 265.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CAPE ROCK DRIVE; THENCE LEAVING SAID SOUTH LINE, NORTH 00°04'47" WEST ALONG SAID EAST RIGHT OF WAY LINE, 467.54 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 00°04'47" WEST ALONG SAID EAST RIGHT OF WAY LINE, 152.82 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 909.28 FEET, FOR AN ARC LENGTH OF 248.62 FEET (THE CHORD OF SAID ARC BEARS NORTH 07°45'12" EAST 247.85 FEET); THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 15°35'10" EAST 23.74 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 88°50'16" EAST 412.58 FEET; THENCE SOUTH 00°00'00" EAST 429.63 FEET; THENCE NORTH 90°00'00" WEST 452.10 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 4.33 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 18TH DAY OF JUNE 2025.

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



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ENGINEERING**

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CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**BOUNDARY SURVEY FOR
RIDGEVIEW ESTATES
OLD SPRIGG STREET RD
CAPE GIRARDEAU, MO**

SCALE	1"=200'
DATE	06-18-2025
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	24-223