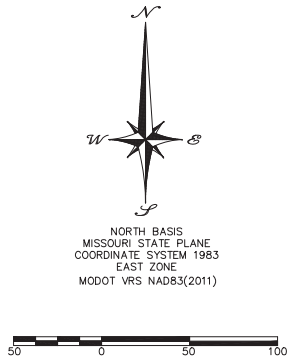


LAND EXCHANGE PLAT FOR JEFF & GINA MICHELE DERRICK AND RONALD .N & CATHRINE L. BONE

All of Lot 25 of Ridge Subdivision Unit III, City of Jackson,
Cape Girardeau County, Missouri.



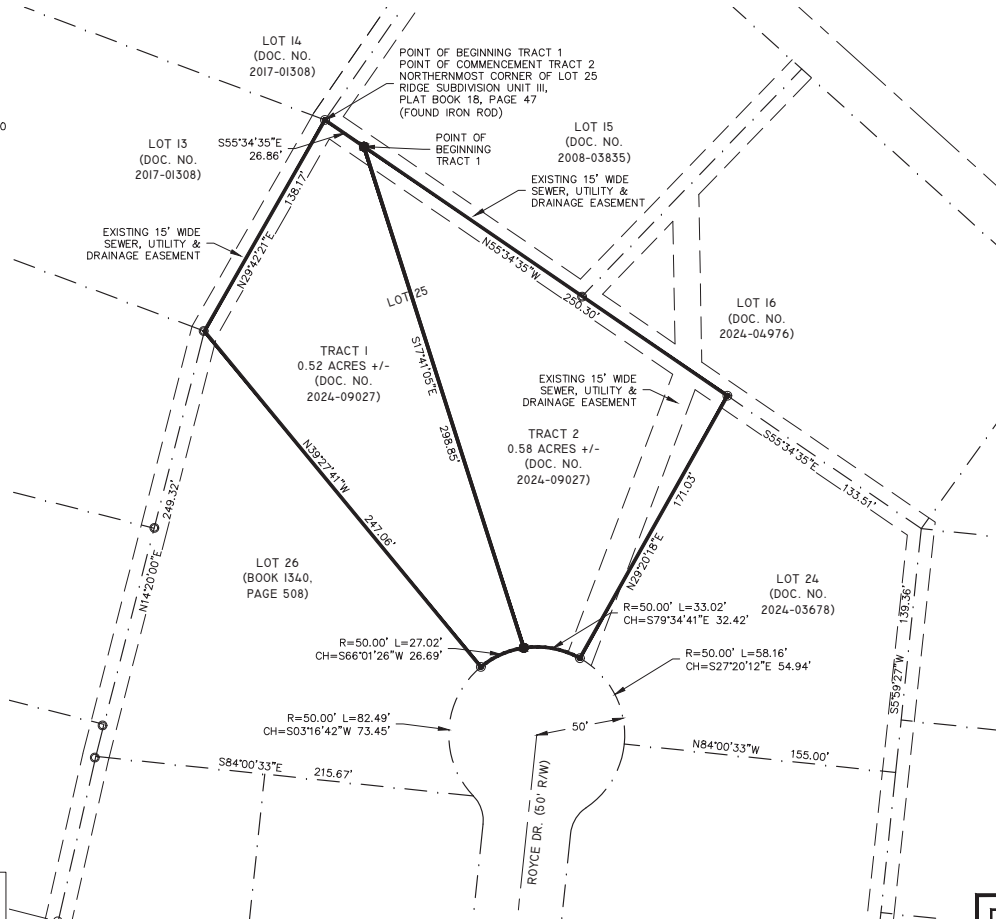
REFERENCES

1. DOCUMENT NO. 2024-09027 (SUBJECT)
2. BOOK 1340, PAGE 508
3. DOCUMENT NO. 2017-01308
4. DOCUMENT NO. 2008-03835
5. DOCUMENT NO. 2024-04976
6. DOCUMENT NO. 2024-03678
7. RIDGE SUBDIVISION UNIT III, PLAT BOOK 18, PAGE 47

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



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 27TH DAY OF NOVEMBER 2024.

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

TRACT 1 - DESCRIPTION (FROM DERRICK & BONE TO DERRICK ATTACHING TO BOOK 1340, PAGE 508)

THAT PART OF LOT 25 OF RIDGE SUBDIVISION UNIT III, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, RECORDED IN PLAT BOOK 18, PAGE 47 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF SAID LOT 25; THENCE SOUTH 55°34'35" EAST ALONG THE NORTH LINE OF SAID LOT 25, 26.86 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 17°41'05" EAST 298.85 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 25, ALSO BEING THE NORTH RIGHT OF WAY LINE OF ROYCE DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 27.02 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 66°01'26" WEST 26.69 FEET), TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 39°27'41" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 25, 247.06 FEET TO THE WESTERNMOST CORNER OF SAID LOT 25; THENCE LEAVING SAID SOUTHWEST LINE, NORTH 29°42'21" EAST ALONG THE NORTHWEST LINE OF SAID LOT 25, 138.17 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.52 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 2 - DESCRIPTION (FROM DERRICK & BONE TO BONE ATTACHING TO DOCUMENT NO. 2024-03678)

THAT PART OF LOT 25 OF RIDGE SUBDIVISION UNIT III, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, RECORDED IN PLAT BOOK 18, PAGE 47 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF SAID LOT 25; THENCE SOUTH 55°34'35" EAST ALONG THE NORTH LINE OF SAID LOT 25, 26.86 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND THENCE LEAVING SAID NORTH LINE, SOUTH 17°41'05" EAST 298.85 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 25, ALSO BEING THE NORTH RIGHT OF WAY LINE OF ROYCE DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHEAST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, FOR AN ARC LENGTH OF 33.02 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 79°34'41" EAST 32.42 FEET), TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 29°20'18" EAST ALONG THE EAST LINE OF SAID LOT 25, 171.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE LEAVING SAID EAST LINE, NORTH 55°34'35" WEST ALONG THE NORTH LINE OF SAID LOT 25, 250.30 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.58 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 CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOCUMENT NO. 2024-09027 AND DOCUMENT NO. 2024-09027 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2025 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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



**STRICKLAND
ENGINEERING**

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**LAND EXCHANGE PLAT FOR
JEFF & GINA MICHELE DERRICK
AND RONALD & CATHRINE BONE
JACKSON, MO**

SCALE	1"=50'
DATE	11-27-2024
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	24-128