

LAND EXCHANGE PLAT FOR KEVIN SCHEARF

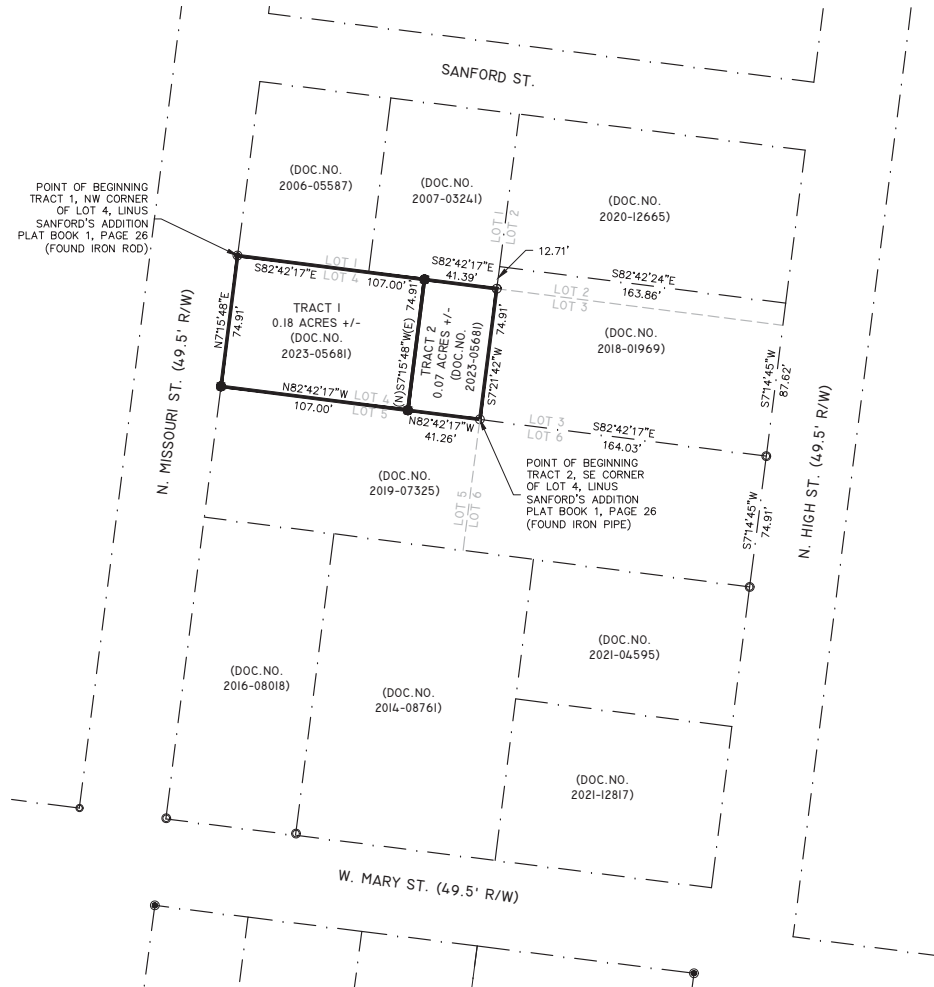
Lot 4 of Linus Sanford's Addition to the City of Jackson,
Cape Girardeau County, Missouri.



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



POINT OF BEGINNING
TRACT 1, NW CORNER
OF LOT 4, LINUS
SANFORD'S ADDITION
PLAT BOOK 1, PAGE 26
(FOUND IRON ROD)



REFERENCES

1. DOCUMENT NO. 2023-05681 (SUBJECT)
2. DOCUMENT NO. 2018-01969
3. DOCUMENT NO. 2020-12665
4. DOCUMENT NO. 2007-03241
5. DOCUMENT NO. 2006-05587
6. DOCUMENT NO. 2019-07325
7. DOCUMENT NO. 2016-08018
8. DOCUMENT NO. 2014-08761
9. DOCUMENT NO. 2021-04595
10. DOCUMENT NO. 2021-12817
11. LINUS SANFORD'S ADDITION TO THE CITY OF JACKSON, PLAT BOOK 1, PAGE 26
12. PREVIOUS SURVEYS FOR CITY OF JACKSON WATERLINE IMPROVEMENT PROJECTS AND HIGHWAY "61" BOUNDARY SURVEY

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 22ND
DAY OF AUGUST 2023.

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

TRACT 1 - DESCRIPTION (REMAINING PORTION OF DOCUMENT NO. 2023-05281)

THAT PART OF LOT 4 OF LINUS SANFORD'S ADDITION AS RECORDED IN PLAT BOOK 1 AT PAGE 26
IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 82°42'17" EAST ALONG THE
NORTH LINE OF SAID LOT 4, 107.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 07°15'48"
WEST 74.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 82°42'17" WEST
ALONG SAID SOUTH LINE, 107.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH
07°15'48" EAST ALONG THE WEST LINE OF SAID LOT 4, ALSO BEING THE EAST RIGHT OF WAY LINE
OF NORTH MISSOURI STREET, 74.91 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.18 ACRES, (8015 SQ. FT.) 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 ZELLMER TO SCHEARF ATTACHING TO DOCUMENT NO. 2018-18969, LOT 3 LINUS SANFORD'S ADDITION)

THAT PART OF LOT 4 OF LINUS SANFORD'S ADDITION AS RECORDED IN PLAT BOOK 1 AT PAGE 26
IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 82°42'17" WEST ALONG THE
SOUTH LINE OF SAID LOT 4, 41.26 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 07°15'48"
EAST 74.91 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 82°42'17" EAST
ALONG SAID NORTH LINE, 41.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH
07°21'42" WEST ALONG THE EAST LINE OF SAID LOT 4, 74.91 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.07 ACRES, (3,095 SQ. FT.) 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.
2023-05681 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2023 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
KEVIN SCHEARF
475 HIGH ST./418 N. MISSOURI
JACKSON, MO

SCALE	1"=50'
DATE	08-22-2023
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	23-013