

Point of Commencement

Corner of Sections 16, 17, 20, and 21, Township 31 North,
Range 13 East of the Fifth Principal Meridian,
(Found No. 4 Rebar referenced in Doc No. 600-36647)

Point of Beginning

TRACT 1
SET 5/8"
REBAR W/ CAP

3964.21'
S85°50'00"E

East Location Plat

To set out a new 5.1

Jackson, Cape C

STATE OF MISSOURI
COUNTY OF
FILED FOR RE
DAY OF 30
AND DULY RE
2025
Andrew David B
Cape Girardeau

N/F
JANSO INVESTMENTS
BK 2021 PG 10850

Point of Beginning

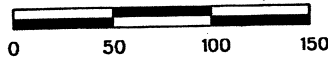
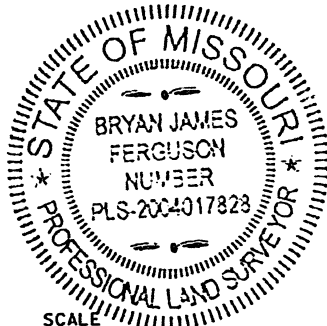
TRACT 2
SET 5/8"
REBAR W/ CAP

Tract No. 1
0.75 Acre

MHTC
DRAINAGE
EASEMENT
(0.05 Acre +/-)

Ingress/Egress
Easement
1.51 Acre +/-

Tract N
5.19 Acre



LEGEND

- USPS CORNER
- FOUND STEEL
MHTC BOUNDARY MARKER
- SET MONUMENT
(SET 5/8"x24" REBAR W/ CAP)
- N/F - NOW OR FORMERLY
- MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION
- NEW MHTC BOUNDARY LINE
(CONTROLLED ACCESS)
- EXISTING MHTC BOUNDARY
- MHTC PERMANENT EASEMENT
- LINE NOT TO SCALE
- DEED PROPERTY LINE

Surveyor Certification:

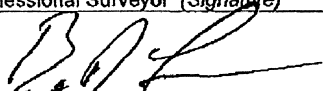
I, Bryan J. Ferguson, Missouri Professional Land Surveyor number 2004017828, hereby certify that I did in the month of November 2024, at the request of the Missouri Highways and Transportation Commission complete a survey in US Survey No. 3157, Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri. This survey was completed under my direct supervision, and the results of said survey are represented correctly on this plat, to the best of my knowledge and belief. Said survey was executed in accordance with the current "Missouri Standards for Property Boundary Surveys", 2 CSR 90-60, for Urban Property. In witness whereof, I hereunto set my seal and signature, this 9 day of December 2024.

Bryan J. Ferguson, MO PLS2004017828 12/9/24

A tract of land lying and being situated in US Survey 3157, Township 31 North, Range 13 East of the Fifth Principal Meridian, being more particularly described as follows:

Commencing at a No. 4 Rebar as described in MLS Document No. 600-36647 marking the common corner of Sections 16, 17, 20, and 21, Township 31 North, Range 13 East; thence S 85 deg. 50 min. 00 sec. E a distance of 3964.21 ft to a set 5/8" Rebar w/ Cap, being the POINT OF BEGINNING; thence S 43 deg. 45 min. 45 sec. W a distance of 108.50 ft to a set 5/8" Rebar w/ Cap; thence S 30 deg. 48 min. 31 sec. W a distance of 96.00 ft to a set 5/8" Rebar w/ Cap, 140.00' Left of Business Route 55 centerline station 875+35.00; thence S 26 deg. 29min. 07 sec. E a distance of 70.01 ft to a set 5/8" Rebar w/ Cap; thence S 78 deg. 20 min. 50 sec. E a distance of 100.07 ft to a set 5/8" Rebar w/ Cap; thence N 31 deg. 06 min. 12 sec. E a distance of 207.51 ft to a set 5/8" Rebar w/ Cap; thence N 66 deg. 31 min. 12 sec. W a distance of 10.37 ft to a found Steel MHTC Boundary Marker; thence N 58 deg. 55 min. 46 sec. W a distance of 119.90 ft to the POINT OF BEGINNING, containing 0.75 acre, more or less.

And being subject to an ingress/egress easement, BEGINNING at the Northerly Corner of the above described tract; thence S 43 deg. 45 min. 45 sec. W a distance of 51.10 ft to a point; thence S 58 deg. 55 min. 48 sec. E a distance of 141.38 ft to a point; thence N 31 deg. 06 min. 12 sec. E a distance of 51.22 ft to a set 5/8" Rebar w/ Cap; thence N 66 deg. 31 min. 12 sec. W a distance of 10.37 ft to a found Steel MHTC Boundary Marker; thence N 58 deg. 55 min. 46 sec. W a distance of 119.90 ft to the POINT OF BEGINNING, containing 0.15 acre, more or less.

Title (name or identification of project)		County	
SE1038B - Rte. 61 & I-55 Interchange		Cape Girardeau	
		City (if applicable)	State
		Jackson	MO
		Date Prepared	Sheet
		04/14/2025	1 of 1
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)		Professional Surveyor Name (print)	
Missouri Department of Transportation 105 West Capital Jefferson City, Missouri 65102 888 ASK MODOT (888) 275-6636		Bryan J. Ferguson	
		Discipline	
		Professional Land Surveyor	
		License or Certificate of Authority No.	
		MO # 2004017828	
Professional Surveyor (Signature)		Date	
		4/14/20	
Only the following description contained in this "EXHIBIT" is authenticated by this seal.			

