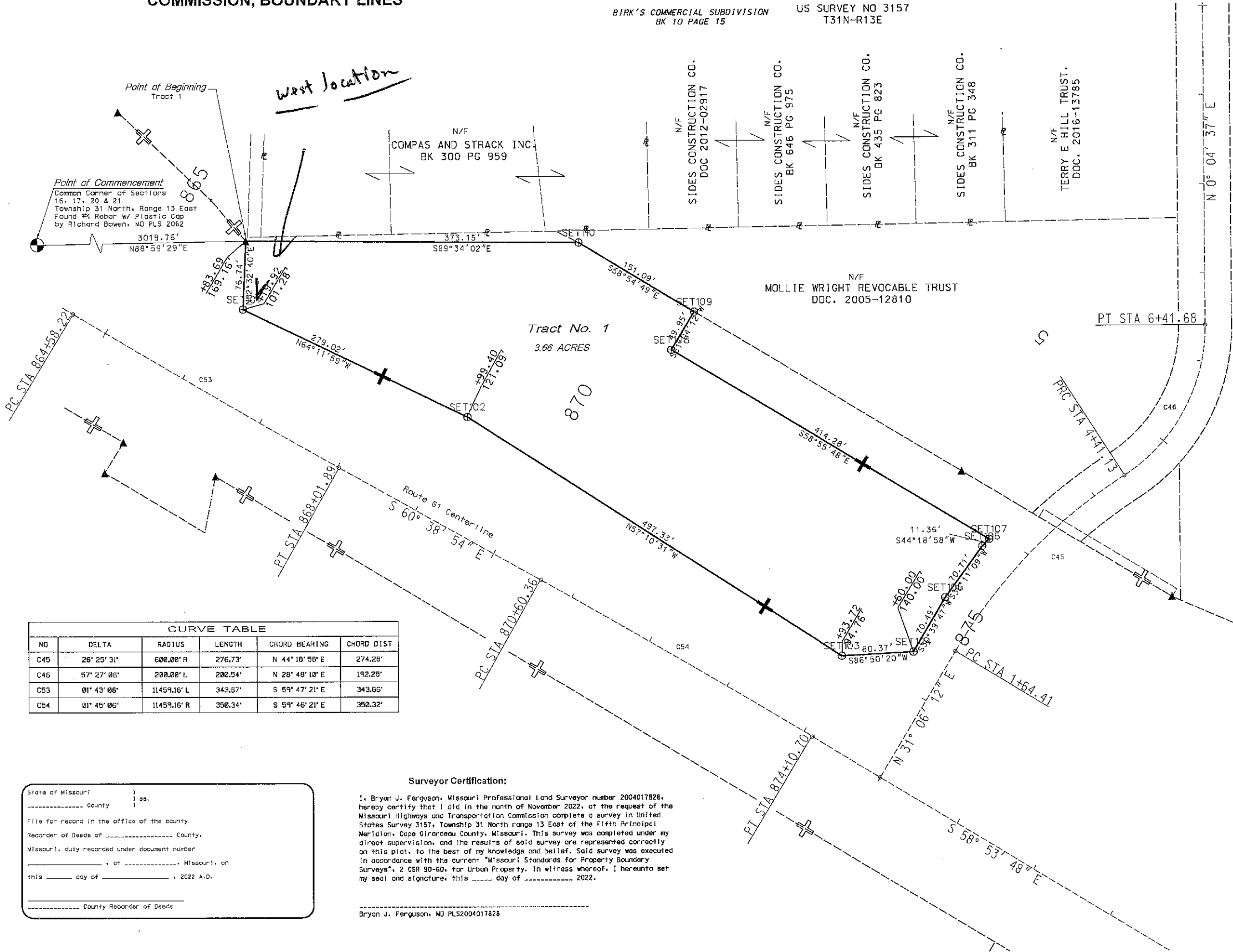


LOCATION SURVEY PLAT
OF
MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION, BOUNDARY LINES

BIRK'S COMMERCIAL SUBDIVISION
BK 10 PAGE 15

US SURVEY NO 3157
T31N-R13E

Grid North of the Missouri
Coordinate System of 1983
East Zone



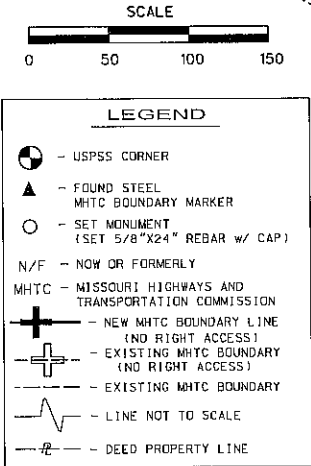
Tract 1:
All that part of United States Survey No. 3157,
Township 31 North, Range 13 East of the Fifth Principal
Meridian, being more particularly described as follows:
Commencing at a #4 Rebar w/ Plastic Cap found marking
the Common Corner of Sections 16, 17, 20 & 21, Township
31 North, Range 13 East of the Fifth Principal Meridian;
thence North 88 deg. 59 min. 29 sec. East a distance of
3019.76 feet to a Steel Right of Way Marker at
Centerline Station 865+83.69 of Missouri Route 61 and
being set 169.16 feet to the left, being the POINT OF
BEGINNING; thence South 89 deg. 34 min. 02 sec. East a
distance of 373.15 feet to a set 5/8" Rebar w/ Cap;
thence South 58 deg. 54 min. 49 sec. East a distance of
151.09 feet to a set 5/8" Rebar w/ Cap; thence South 31
deg. 04 min. 12 sec. West a distance of 49.95 feet to a
set 5/8" Rebar w/ Cap; thence South 58 deg. 55 min. 48
sec. East a distance of 414.28 feet to a set 5/8" Rebar
w/ Cap; thence South 44 deg. 18 min. 58 sec. West a
distance of 11.36 feet to a set 5/8" Rebar w/ Cap;
thence South 36 deg. 11 min. 09 sec. West a distance of
70.71 feet to a set 5/8" Rebar w/ Cap; thence South 30
deg. 39 min. 47 sec. West a distance of 70.49 feet to a
set 5/8" Rebar w/ Cap; thence South 86 deg. 50 min. 20
sec. West a distance of 80.37 feet to a set 5/8" Rebar
w/ Cap; thence North 57 deg. 10 min. 31 sec. West a
distance of 497.33 feet to a set 5/8" Rebar w/ Cap;
thence North 64 deg. 11 min. 59 sec. West a distance of
279.02 feet to a set 5/8" Rebar w/ Cap; thence North 02
deg. 32 min. 40 sec. East a distance of 76.74 feet to
the POINT OF BEGINNING, containing 3.66 Acres, more or
less.

CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C45	26° 25' 31"	600.00' R	276.73'	N 44° 18' 58" E	274.28'
C46	57° 27' 05"	200.00' L	200.54'	N 28° 48' 10" E	192.25'
C53	01° 43' 06"	11459.16' L	343.67'	S 69° 47' 21" E	343.66'
C54	01° 45' 06"	11459.16' R	350.34'	S 59° 46' 21" E	350.32'

State of Missouri: _____ ss.
County: _____
File for record in the office of the county
Recorder of Deeds of _____ County,
Missouri, duly recorded under document number
_____, at _____, Missouri, on
this _____ day of _____, 2022 A.D.

County Recorder of Deeds

Surveyor Certification:
I, Bryan J. Ferguson, Missouri Professional Land Surveyor number 2004017828,
hereby certify that I did, in the month of November 2022, at the request of the
Missouri Highways and Transportation Commission complete a survey in United
States Survey 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 _____ day of _____ 2022.
Bryan J. Ferguson, MO PLS2004017828



MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION

ROUTE: 61

PROJECT: J9P3460

COUNTY: Cape Girardeau

TOWNSHIP: 31N

DISTRICT: SE

SCALE: 1" = 50'

DATE PREPARED: 1/23/2024

RANGE: 13E

SHEET: 1 OF 1

PROJECT SURVEYOR: Bryan J. Ferguson

J9P3460: Excess
Route 61

US Survey No. 3157-T31N-R13E
Cape Girardeau County, Missouri

105 WEST CAPITAL
JEFFERSON CITY, MO 65102
1-888-ASK-MDOT (1-888-275-6636)

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.