

SURVEY NOTES:

This Survey Creates A New 0.96 Acre Tract From  
The Parent Tract Recorded In Document No. 2022-05662

Measured Dimensions Shown Without Parentheses  
Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East  
CORS Station MOJK Of The MoDOT GPS RTK Network

Latitude	37° 24' 44.45840"	North
Longitude	89° 39' 00.22115"	West
Ellipsoid Height	384.012	U.S. Survey Feet
Northing	575,957,276	U.S. Survey Feet
Easting	1,067,059,319	U.S. Survey Feet
Elevation	476.96	U.S. Survey Feet

As Published On National Geodetic Data Sheets,  
Retrieval Date December 28, 2023 And Converted  
From Meters To U.S. Survey Feet.

Survey Class - Urban

REFERENCES:

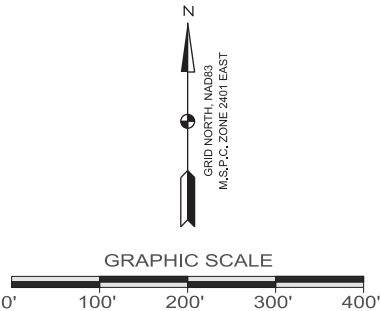
Previous Survey For Rhodes Real Estate Partners,  
Document No. 2018-11135

General Warranty Deed, Document No. 2022-05662  
General Warranty Deed, Document No. 2018-03972  
General Warranty Deed, Book No. 1149 - Page No. 255

Online Mapping Records For Cape Girardeau, County  
<https://maps.camavision.com/capegirardeaumo>

SURVEY MONUMENT NOTES:

- - FOUND IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN
- - FOUND IRON PIPE
- - FOUND STONE
- ▲ - FOUND R/W MARKER
- ⊕ - FOUND T-POST
- ★ - FOUND COTTON PICKER SPINDLE



NO.	BEARING	DISTANCE
1	S 35° 38' 35" E	109.76'
2	S 11° 19' 10" E	53.75'
3	S 01° 02' 54" E	77.23'
4	S 04° 06' 49" E	102.56'
5	S 10° 16' 34" E	26.25'
6	S 22° 23' 21" E	73.56'

FILED FOR RECORD

State of Missouri )  
County of Cape Girardeau ) ss

Filed For Record This \_\_\_\_\_ Day of \_\_\_\_\_ 2025 A.D.  
and Duly Recorded In Document No. \_\_\_\_\_

Andrew David Blattner, Cape Girardeau County Recorder of Deeds

LAND EXCHANGE PLAT  
A SURVEY TO SET OUT  
A 0.96 ACRE TRACT FROM THE PARENT TRACT  
RECORDED IN DOCUMENT NO. 2022-05662

A PART OF THE USPS 235,  
T 31 N, R 13 E, OF THE 5th P.M.

CITY OF JACKSON,  
COUNTY OF CAPE GIRARDEAU,  
STATE OF MISSOURI

DESCRIPTION: 0.96 ACRE TRACT

FROM MONGOOSE PROPERTIES, LLC  
TO BONNIE RHODES POYTHRESS TRUST

Part of USPS 235, Township 31 North, Range 13 East of the Fifth Principal Meridian,  
City of Jackson, County of Cape Girardeau, State of Missouri Being More Particularly  
Described as Follows:

Commencing at a 1/2" Iron pin (found) at the Southwest Corner of USPS 788;  
Thence along the East line of a tract of land recorded in Document No. 2022-05662 of  
the land records of the County Recorder's Office and as shown by Survey Plat recorded  
in Document No. 2018-11135, the following courses and distances:

S 35° 38' 35" E, 109.76 feet;  
Thence S 11° 19' 10" E, 53.75 feet;  
Thence S 01° 02' 54" E, 77.23 feet;  
Thence S 04° 06' 49" E, 102.56 feet;  
Thence S 10° 16' 34" E, 26.26 feet;

Thence S 22° 23' 21" E, 73.56 feet to a 1/2" Iron pin (found) at the Southeast corner  
of a said tract; Thence S 84° 14' 42" W, 591.45 feet along the South line of said tract  
to a Stone (found) at the most Southerly corner of said tract, said point also being the  
TRUE POINT OF BEGINNING;

Thence along the Westerly line of said tract the following courses and distances,  
N 54° 30' 39" W, 200.00 feet to a 1/2" Iron pin (previously set); Thence N 15° 49' 23" W,  
667.22 feet to a 1/2" Iron pin (set); Thence leaving said Westerly line, S 24° 27' 25" E,  
832.77 feet to the Point of Beginning, containing 0.96 Acres more or less.

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Roger Poythress the tract  
shown hereon was surveyed under my direct supervision, and the results of said  
survey are represented correctly on this plat. Said survey was executed in accordance  
with the current minimum standards for property boundary surveys of the Missouri  
Department of Agriculture, Division of Weights and Measures. There may exist  
other documents that could affect this parcel, of which an accurate and current  
title search may disclose. In witness whereof, I hereunto set my seal and signature;

This \_\_\_\_\_ Day of \_\_\_\_\_ 2025 A.D.

R. Christopher Bowen

MO, PLS #2232

FOR REVIEW

219 N. Main St.  
Cape Girardeau, MO 63701  
Ph: 573.339.5900  
www.bowenengineers.com

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Land Surveying Corporation - Missouri State Certificate of Authority #000166

MONGOOSE PROPERTIES, LLC  
3193 COUNTY ROAD 645  
CAPE GIRARDEAU, MISSOURI

DESCRIPTION	DATE

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JOB NO.	S25-048
DATE	JULY 1, 2025
FILE	S25048.DGN
CAICE	S25048.ZIP
DWN BY	RWB
CKD BY	CKK
SCALE	1" = 100'

LAND  
EXCHANGE  
PLAT

SHEET NO.  
1 of 1