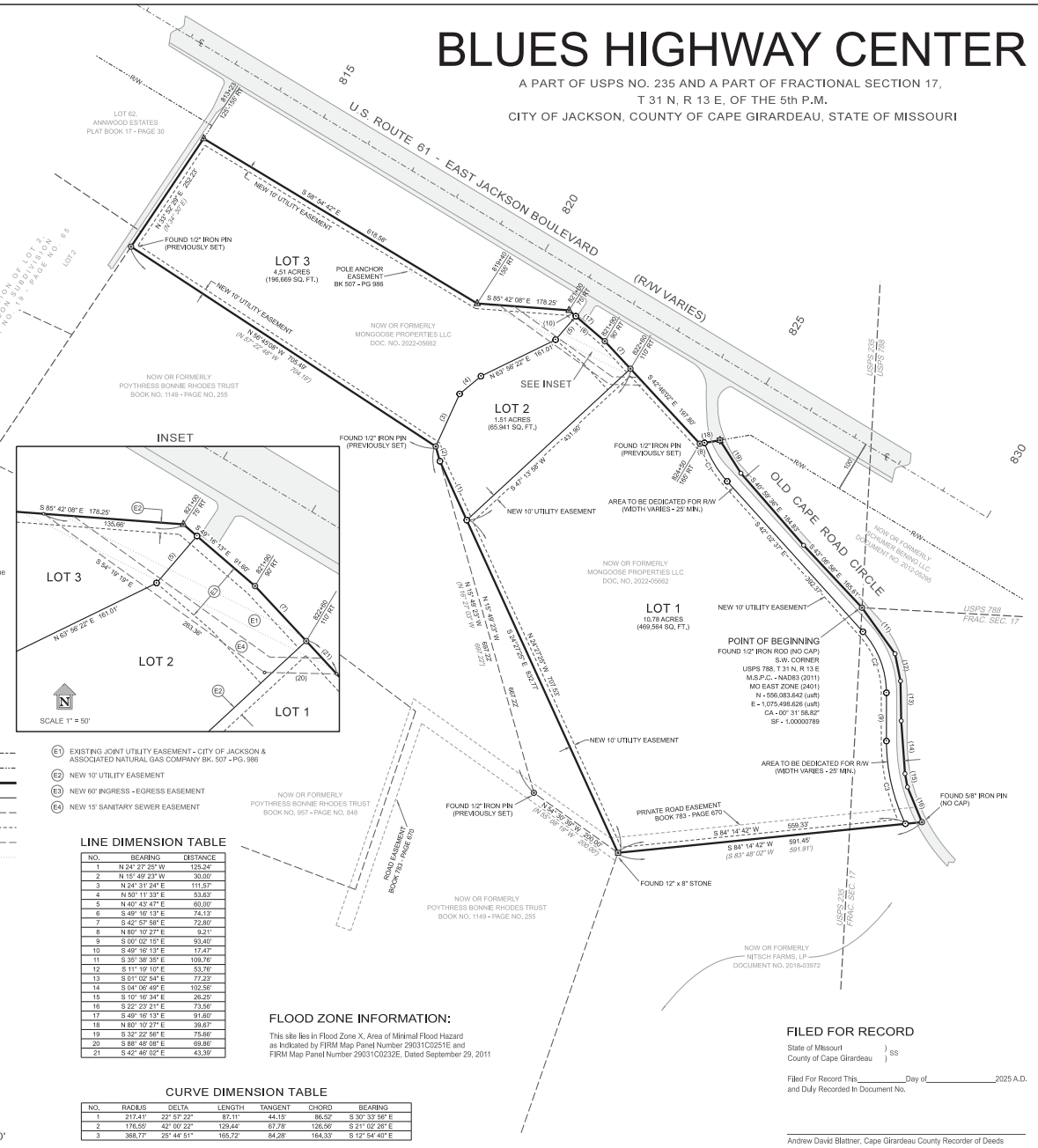
BLUES HIGHWAY CENTER

A PART OF USPS NO. 235 AND A PART OF FRACTIONAL SECTION 17,
T 31 N, R 13 E, OF THE 5th P.M.
CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI



SURVEY NOTES:

This Survey Creates A New 3 Lot Subdivision 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 26, 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

Record Plat of Annwood Estates as Recorded In
Plat Book No. 17 - Page No. 30

Right of Way Plans For U.S. Route 61

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

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50 Feet Not Over 5 Stories
Maximum Lot Width: None
Maximum Lot Area: None

Setbacks:
Front Yard: 30 Feet
Side Yard: 8 Feet Where Adjoining Residential Property
0 Feet Where Commercial Use Adjoins Commercial Zone
Rear Yard: 25 Feet

SURVEY MONUMENT NOTES:

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

SURVEY LEGEND

- CENTERLINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- ADJOINER'S PROPERTY LINE
- NEW UTILITY EASEMENT LINE
- NEW 15' SANITARY SEWER ESMT.
- EXISTING EASEMENT LINE

(E1) EXISTING JOINT UTILITY EASEMENT - CITY OF JACKSON & ASSOCIATED NATURAL GAS COMPANY BK. 507 - PG. 986
(E2) NEW 10' UTILITY EASEMENT
(E3) NEW 60' INGRESS - EGRESS EASEMENT
(E4) NEW 15' SANITARY SEWER EASEMENT

LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 24° 27' 25" W	125.24'
2	N 15° 49' 23" W	30.00'
3	N 24° 31' 24" E	111.57'
4	N 50° 11' 33" E	53.83'
5	N 40° 43' 47" E	60.00'
6	S 49° 16' 13" E	74.13'
7	S 42° 57' 58" E	72.80'
8	N 80° 10' 27" E	9.21'
9	S 00° 02' 15" E	93.40'
10	S 49° 16' 13" E	17.47'
11	S 35° 38' 35" E	109.76'
12	S 11° 19' 10" E	53.76'
13	S 01° 02' 54" E	77.23'
14	S 04° 06' 49" E	102.56'
15	S 10° 16' 34" E	26.25'
16	S 22° 23' 21" E	73.56'
17	S 49° 16' 13" E	91.60'
18	N 80° 10' 27" E	39.67'
19	S 32° 22' 56" E	75.66'
20	S 88° 48' 08" E	69.86'
21	S 42° 46' 02" E	43.39'

CURVE DIMENSION TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	217.41'	22° 57' 22"	87.11'	44.15'	86.52'	S 30° 33' 56" E
2	176.55'	42° 00' 22"	129.44'	67.78'	126.56'	S 21° 02' 26" E
3	368.77'	25° 44' 51"	165.72'	84.28'	164.33'	S 12° 54' 40" E

FLOOD ZONE INFORMATION:

This site lies in Flood Zone X, Area of Minimal Flood Hazard
as Indicated by FIRM Map Panel Number 29031C0251E and
FIRM Map Panel Number 29031C0232E, Dated September 29, 2011

SUBDIVISION DEDICATION:

The Undersigned Mongoose, LLC. a Missouri Limited Liability Company, Owners in Fee of Part of USPS 235 and a Part of Fractional Section 17, 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:

Beginning 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, 53.76 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 5/8" Iron pin (found) at the Northeast corner of a tract of land recorded in Document No. 2018-03972: Thence S 84° 14' 42" W, 591.45 feet along the North line of said tract to a Stone (found) at the most Southerly corner of tract of land recorded in Document No. 2022-05662: Thence N 24° 27' 25" W, 832.77 feet to a 1/2" Iron (set) on the East line of a tract of land recorded in Book No. 1149 at Page No. 255; Thence along the East and North line of said tract the following courses and distances, N 15° 49' 23" W, 30.00 feet to a 1/2" Iron pin (found); Thence N 56° 45' 08" W, 705.49 feet to a 1/2" Iron pin (found) on the East line of Lot 2, a Resubdivision of Lot 2, Richardson Subdivision as recorded In Plat Book No. 19, at Page No. 65; Thence N 33° 52' 29" E, 252.23 feet along the East line of said subdivision and the East line of Lot 62, Annwood Estates as recorded In Plat Book No. 17, at Page No. 30 to a Right of Way Marker (found) on the Southerly Right of Way line of U.S. Route 61; Thence along said Southerly Right of Way line the following courses and distances:

S 58° 54' 42" E, 618.58 feet to a Right of Way Maker (found);
Thence S 85° 42' 08" E, 178.25 feet to a Right of Way Marker (found);
Thence S 49° 16' 13" E, 91.60 feet to a 1/2" Iron pin (found);
Thence S 42° 57' 58" E, 72.80 feet to a 1/2" Iron pin (found);
Thence S 42° 46' 02" E, 197.80 feet to a 1/2" Iron pin (found);
Thence N 80° 10' 27" E, 39.67 feet to a Cotton Picker Spindle (found) in Old Cape Road Circle; Thence along said Old Cape Road Circle the following courses and distances:

S 32° 22' 56" E, 75.66 feet;
Thence S 40° 59' 36" E, 184.83 feet;
Thence S 43° 06' 56" E, 165.61 feet to the Point of Beginning, containing 17.83 Acres more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and do hereby name said subdivision, "Blues Highway Center".

In Witness Whereof, Signed This _____ Day of _____, 2025 A.D.

_____
Frank Dietiker Jr., Member
Mongoose Properties, LLC

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

Before Me, a Notary Public for Said State and County, Personally Appeared Frank Dietiker Jr., Known to Me to Be the Persons Described Herein, Who Acknowledged That They Executed the Foregoing Instrument as Their Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official Seal This_____Day Of_____, 2025 A.D.

_____
Notary Public My Term Expires

I, Angela Birk, City Clerk, do hereby certify that this Plat was Approved and Accepted by the Board of Aldermen of Jackson, Missouri on This_____ Day of _____, 2025 A.D.
As approved by Ordinance No. _____

_____
Angela Birk, City Clerk

Approved By: _____
Dwain Hahs, Mayor

Approved By: _____
Janet Sanders, Director of Public Works

Approved By: _____
Harry Dryer, Chairman, Planning And Zoning Commission

SURVEYOR' S CERTIFICATION

THis Is to certify that at the request of Mongoose Properties, LLC the tracts shown hereon were 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.

FOR REVIEW

R. Christopher Bowen MO. PLS #2232

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

Bowen
ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories
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Cape Girardeau, Missouri 63703
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Fax 573 339 5910
www.bowenengrsurv.com
Engineering Corporation - Missouri State Certificate of Authority #000383
Land Surveying Corporation - Missouri State Certificate of Authority #000186

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

DESCRIPTION	DATE

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JOB NO.	S25-048
DATE	JULY 30, 2025
FILE	S25048.DGN
CAICE	S25048.ZIP
DWN BY	RWB
CKD BY	CCK
SCALE	1" = 100'

RECORD PLAT

SHEET NO.
1 of 1