

# LAND EXCHANGE PLAT FOR GARY & NANCY SEYER

Lot 2 of a Subdivision of Block 12 of Indian Hills Subdivision,  
City of Jackson, Cape Girardeau County, Missouri.



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



## REFERENCES

1. DOCUMENT NO. 2007-16057 (SUBJECT)
2. DOCUMENT NO. 2017-10833
3. DOCUMENT NO. 2014-04584
4. DOCUMENT NO. 2012-04229
5. SUBDIVISION OF BLOCK 12 OF INDIAN HILLS SUBDIVISION, PLAT BOOK 10, PAGE 42
6. INDIAN HILLS, PLAT BOOK 6, PAGES 22 & 23
7. WARREN PLACE SUBDIVISION PHASE 2, PLAT BOOK 20, PAGE 19

## FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0232E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

## SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

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 24TH DAY OF JULY 2025.

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

## TRACT 1 - DESCRIPTION (FROM GARY A. SEYER AND NANCY A. SEYER JOINT REVOCABLE TRUST AGREEMENT, DOCUMENT NO. 2007-16057 ATTACHING TO EMILY A. SCHMITT, DOCUMENT NO. 2017-10833)

THAT PART OF LOT 2 OF A SUBDIVISION OF BLOCK 12 OF INDIAN HILLS SUBDIVISION, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 10, PAGE 42, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 05°51'42" EAST ALONG THE WEST LINE OF SAID LOT 2, 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST LINE, SOUTH 31°17'28" EAST 35.89 FEET; THENCE SOUTH 20°46'22" WEST 84.23 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.03 ACRES, (1,192 SQUARE FEET), 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 (REMAINDER OF LOT 2)

THAT PART OF LOT 2 OF A SUBDIVISION OF BLOCK 12 OF INDIAN HILLS SUBDIVISION, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 10, PAGE 42, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 84°05'11" EAST ALONG THE SOUTH LINE OF SAID LOT 2, 130.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID SOUTH LINE, NORTH 05°41'30" EAST ALONG THE EAST LINE OF SAID LOT 2, 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID EAST LINE, NORTH 84°05'10" WEST ALONG THE NORTH LINE OF SAID LOT 2, 130.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID NORTH LINE, SOUTH 31°17'28" EAST 35.89 FEET; THENCE SOUTH 20°46'22" WEST 84.23 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.30 ACRES, (13,173 SQUARE FEET), 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. 2007-16057 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 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  
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CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR  
GARY A. SEYER AND NANCY A.  
SEYER JOINT REVOCABLE TRUST  
MOHAWK ST.

SCALE	1"=50'
DATE	07-24-2025
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	25-135