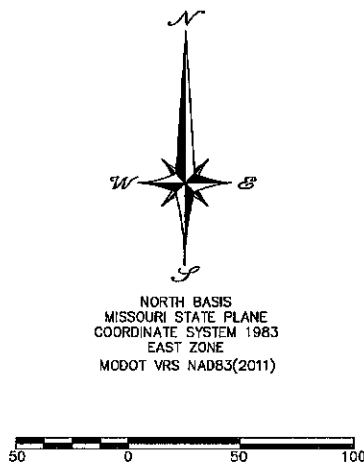


LAND EXCHANGE PLAT FOR UNGER FAMILY LIVING TRUST

Part of Lots 2 & 3, Block 2 of Beussink's Subdivision, Part of U.S.P.S. No. 2255,
Township 31 North, Range 12 East of the Fifth Principal Meridian,
City of Jackson, Cape Girardeau County, Missouri.



REFERENCES

1. BOOK 1092, PAGE 357 (SUBJECT)
2. BOOK 349, PAGE 288 (SUBJECT)
3. DOCUMENT NO. 2023-06583
4. DOCUMENT NO. 2023-05257
5. BEUSSINK'S SUBDIVISION, PLAT BOOK 6, PAGE 45

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 28031C0231E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011.

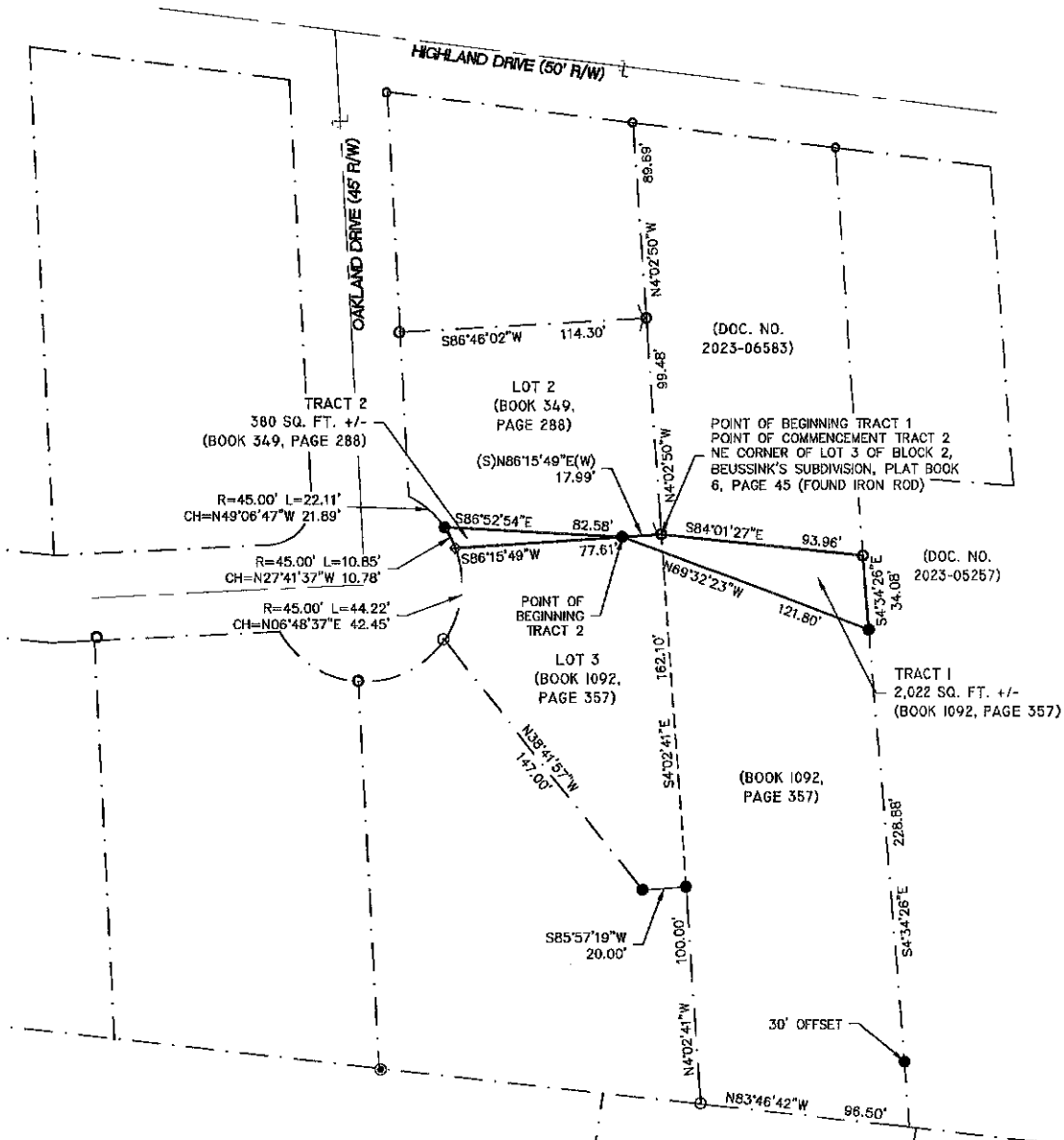
SURVEYOR NOTE

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 25TH DAY OF JULY 2025.

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

TRACT 1 - DESCRIPTION (FROM UNGER FAMILY LIVING TRUST, BOOK 1192, PAGE 357, ATTACHING TO DAVID AND GLORIA McSPADDEN, BOOK 349, PAGE 288)

THAT PART OF LOT 3, BLOCK 2 OF BEUSSINK'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 45, AND THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 84°01'27\"/>

THE HEREIN DESCRIBED TRACT CONTAINS 2.022 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 (FROM DAVID AND GLORIA McSPADDEN, BOOK 349, PAGE 288, ATTACHING TO UNGER FAMILY LIVING TRUST, BOOK 1192, PAGE 357)

THAT PART OF LOT 2, BLOCK 2 OF BEUSSINK'S SUBDIVISION, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 6, PAGE 45, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, BLOCK 2 OF SAID BEUSSINK'S SUBDIVISION, THENCE SOUTH 88°15'49\"/>

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 86°15'49\"/>

THE HEREIN DESCRIBED TRACT CONTAINS 0.30 ACRES, (380 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 TRACTS DESCRIBED IN BOOK 1092, PAGE 357 AND BOOK 349, PAGE 288 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
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR
UNGER FAMILY LIVING TRUST
1044 OAKLAND DR.
JACKSON, MO

SCALE 1"=50'
DATE 07-25-2025
DRAWN BY RA
CHECKED BY DR
PROJECT # 25-096