SURVEY NOTES:

This Survey Creates A New 1.60 Acre Tract From The Parent Tract Recorded In Doc. No. 2015-02314

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

CORS Station MOJK Of The MoDOT GPS RTK Network

37" 24" 44 45840" U.S. Survey Feet U.S. Survey Feet 1,067,059,319 476.98 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:

Record Plat of Annwood Estates Plat Book 17 - Page 30

General Warranty Deed, Doc. No. 2015-02314 General Warranty Deed, Doc. No. 2024-10022

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

FLOOD ZONE INFORMATION:

By Graphic Plotting Only. This site lies in Flood Zone AE. Special Flood Hazard Area, as indicated by FIRM Map Panel Number 29031C0232 E, Dated September 29, 2011

ZONING INFORMATION:

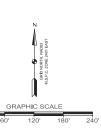
Subject Property is Zoned C2. General Commercial District

Maximum Lot Width: None Maximum Lot Area: NONE

Setbacks: Front Yard 30 FT. Side Yard 8 FT. Rear Yard 25 FT.

SURVEY LEGEND





SET 1/2" IRON PIN
FOUND IRON PIPE

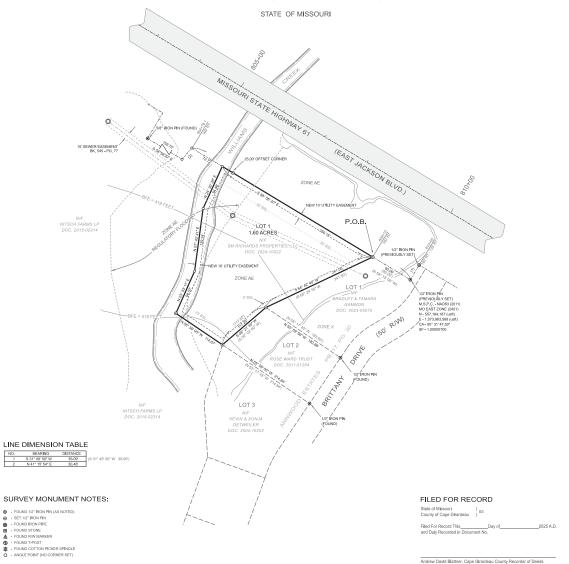
FOUND STONE

RECORD PLAT

Williams Creek Estates

A PART OF U.S.P.S. NO. 235, T 31 N, R 13 E, OF THE 5th P.M.

CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU,



SUBDIVISION DEDICATION

The Undersigned SM Richards Properties, LLC, a Missouri Limited Liability Company, Owner in Fee of A Part of U.S.P.S. No. 235, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and Being More Particularly Described as Follows.

Beginning at a 1/2" Iron Pin (Set) at the most Northerly Corner of Lot 1 of Annwood Beginning at a 1½ from Pin (Selg) at the most Defended Conference of the Country along said centerline the following courses and distances:

N 23° 53' 11° E, 94.53 feet; Thence N 07° 42′ 41° E, 129.34 feet. Thence N 24° 30′ 28° E, 94.45 feet to the South Right of Way line of Missouri State Highway 51; Thence S 58° 56′ 20° E, 359.18 feet along sald South Right of Way line to the Point of Beginning, containing 1.60 Acres, more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbere nerery becarte that trey have causes a lart to be survivour into the strainteer 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, "William Creek Estates".

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

Shane A. Richards, Managing Member

STATE OF MISSOURI COUNTY OF CAPE GIRARDEAU

Before Me, a Notary Public for Said State and County, Personally Appeared Jeffrey L. Spray, Managing Member of SM Richards Properties, LLC, a Missouri Umited Llability Company, Known to Me to Be the Person Described HereIn, Who Acknowledged That He Executed the Foregoing Instrument as His Free

In Witness Whereof, I Hereunto Set My Hand and Afftx My Official Day Of

Notary Public My Term Evntres

As approved by Ordinance No

Angela Birk, City Clerk of Jackson, Mo

Planning And Zoning Commission

SURVEYOR'S CERTIFICATION

This is to certify that at the request of SM Richards Properties, LLC, 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 accord with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture Division of Weights and Measures. There may exist r documents that could affect this parcel, of which an accurate and curren search may disclose. In witness whereof, I hereunto set my seal and sign

This 8th Day of April

FOR REVIEW

OWEI SINEERING & Mg E K

Cape Grandeau, No GSTUI Ph 573 389 5900 Fax 733 93900 Fax 733 9390 Aww. Lonerengsurv. com To SURVEYING

८ ∞ .

SM Richards Properties, LLC 3071 LexIngton Ave Cape Girardeau, MO 63701

ryright © 2025 by ven Enghaering & Surveying, P.

RECORD PLAT

SHEET NO

1 of 1