

LAND EXCHANGE PLAT FOR SEMO RENTAL PROPERTIES, LLC

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.



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



REFERENCES

1. DOCUMENT NO. 2024-00396 (SUBJECT)
2. BOOK 427, PAGE 145
3. DOCUMENT NO. 2023-00270
4. DOCUMENT NO. 2019-04523
5. DOCUMENT NO. 2022-07454
6. DOCUMENT NO. 2023-03191
7. DOCUMENT NO. 2021-10037
8. DOCUMENT NO. 2024-00869
9. DOCUMENT NO. 2022-06792
10. B.H. ARNZEN SUBDIVISION NO. 1, PLAT BOOK 9, PAGE 34
11. DALEY HEIGHTS SUBDIVISION, PLAT BOOK 4, PAGE 60

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0143E 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 13TH DAY OF FEBRUARY 2025.

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

TRACT 1 - DESCRIPTION (FROM SEMO RENTAL PROPERTIES, LLC, ATTACHING TO BOOK 427, PAGE 145)

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:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2 OF B.H. ARNZEN SUBDIVISION NO. 1, IN THE CITY OF JACKSON, AS RECORDED IN PLAT BOOK 9, PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 15°00'46" EAST 283.08 FEET TO A POINT ON THE SOUTH LINE OF CAPE GIRARDEAU-JACKSON ROAD (OLD CAPE ROAD); THENCE SOUTH 67°13'57" EAST ALONG SAID SOUTH LINE, 117.18 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 15°32'44" WEST 185.87 FEET; THENCE SOUTH 67°30'46" EAST 68.50 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 427, PAGE 145 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI FOR THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, SOUTH 21°35'06" WEST 70.32 FEET TO THE SOUTH LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 2024-00396 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 75°51'15" EAST ALONG THE SOUTH LINE OF SAID TRACT, 81.65 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE, NORTH 20°38'05" EAST ALONG THE EAST LINE OF SAID TRACT, 58.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED SAID BOOK 427, PAGE 145; THENCE LEAVING SAID EAST LINE, NORTH 67°30'46" WEST ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN SAID BOOK 427, PAGE 145, 80.00 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.12 ACRES, 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 SEMO RENTAL PROPERTIES, LLC, DOCUMENT NO. 2024-00396)

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 NORTHWEST CORNER OF LOT 2 OF B.H. ARNZEN SUBDIVISION NO. 1, IN THE CITY OF JACKSON, AS RECORDED IN PLAT BOOK 9, PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 15°00'46" EAST 283.08 FEET TO A POINT ON THE SOUTH LINE OF CAPE GIRARDEAU-JACKSON ROAD (OLD CAPE ROAD); THENCE SOUTH 67°13'57" EAST ALONG SAID SOUTH LINE, 117.18 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 15°32'44" WEST 185.87 FEET; THENCE SOUTH 67°30'46" EAST 68.50 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 427, PAGE 145 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 21°35'06" WEST 70.32 FEET TO THE SOUTH LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 2024-00396 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 75°51'15" WEST ALONG THE SOUTH LINE OF SAID TRACT, 174.27 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.83 ACRES, 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. 2024-00396 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
SEMO RENTAL PROPERTIES LLC
813 OLD CAPE ROAD
JACKSON, MO

SCALE	1"=60'
DATE	02-13-2025
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	25-101