

SURVEY FOR: CPM INVESTMENTS, LLC

PART OF LOT 28 AND LOT 29 OF THE ORIGINAL TOWN OF JACKSON,
NOW CITY OF JACKSON AS SHOWN IN PLAT BOOK 01, PAGE 21,
U.S.P.S. 2250, TOWNSHIP 31 NORTH,
RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
IN CAPE GIRARDEAU COUNTY, MISSOURI

DESCRIPTION

TRACT 01: (TO BE CONVEYED FROM CPM INVESTMENTS LLC TO SECI LLC) PART OF LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.01 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28 for the POINT OF BEGINNING; thence N 82°39'22" W along the South Line of said Lot 28, 84.44 feet; thence N 05°04'57" E, 5.55 feet; thence S 82°19'17" E, 84.64 feet to a point in the West Right of Way Line of Highway 61; thence S 07°09'10" W along said West Right of Way Line, 5.06 feet to the POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND IN LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN FOR AN ACCESS EASEMENT IN CAPE GIRARDEAU COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28; thence N 82°39'22" W along the South Line of said Lot 28, 84.44 feet for the POINT OF BEGINNING; thence N 82°39'22" W along the South Line of said Lot 28, 16.31 feet; thence N 06°49'00" E, 5.56 feet; thence S 82°37'41" E, 16.14 feet; thence S 05°04'57" W, 5.55 feet to the POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING SAME, EITHER WRITTEN OR IMPLIED.

TRACT 02: (DOC. NO. 2023-09642 MINUS TRACT 01) PART OF LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.44 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28; thence N 07°08'10" E, 5.06 feet for the POINT OF BEGINNING; thence N 82°19'17" W, 84.64 feet; thence S 05°04'57" W, 5.55 feet to a point in the South Line of said Lot 28; thence N 82°39'22" W along the South Line of said Lot 28, 56.14 feet; thence N 07°13'02" E, 146.95 feet to a point in the North Line of said Lot 28; thence S 82°39'22" E along the North Line of said Lot 28, 93.01 feet to a point in the West Right of Way Line of Highway 61; thence along said West Right of Way Line the following: S 40°56'48" E, 17.12 feet; thence S 24°20'28" E, 41.50 feet; thence S 16°14'28" E, 32.69 feet; thence S 07°09'10" W, 67.23 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND IN LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN FOR AN ACCESS EASEMENT IN CAPE GIRARDEAU COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28; thence N 82°39'22" W along the South Line of said Lot 28, 84.44 feet for the POINT OF BEGINNING; thence N 82°39'22" W along the South Line of said Lot 28, 16.31 feet; thence N 06°49'00" E, 5.56 feet; thence S 82°37'41" E, 16.14 feet; thence S 05°04'57" W, 5.55 feet to the POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING SAME, EITHER WRITTEN OR IMPLIED.

TRACT 03: (DOC. NO. 2022-05006 PLUS TRACT 01) PART OF LOT 28 AND PART OF LOT 29 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.14 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 138.45 feet for the POINT OF BEGINNING; thence N 82°39'22" W, 95.12 feet; thence N 07°17'35" E, 60.00 feet to a point in the North Line of said Lot 29; thence S 82°39'22" E along the North Line of said Lot 29, 10.54 feet; thence N 05°04'57" E, 5.55 feet; thence S 82°19'17" W, 84.64 feet to a point in the West Right of Way Line of Highway 61; thence S 07°09'10" W along said West Right of Way Line, 5.06 feet to a point in the North Line of said Lot 29; thence S 07°09'10" W along said West Right of Way Line, 60.00 feet to the POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND IN LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN FOR AN ACCESS EASEMENT IN CAPE GIRARDEAU COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28; thence N 82°39'22" W along the South Line of said Lot 28, 84.44 feet for the POINT OF BEGINNING; thence N 82°39'22" W along the South Line of said Lot 28, 16.31 feet; thence N 06°49'00" E, 5.56 feet; thence S 82°37'41" E, 16.14 feet; thence S 05°04'57" W, 5.55 feet to the POINT OF BEGINNING.

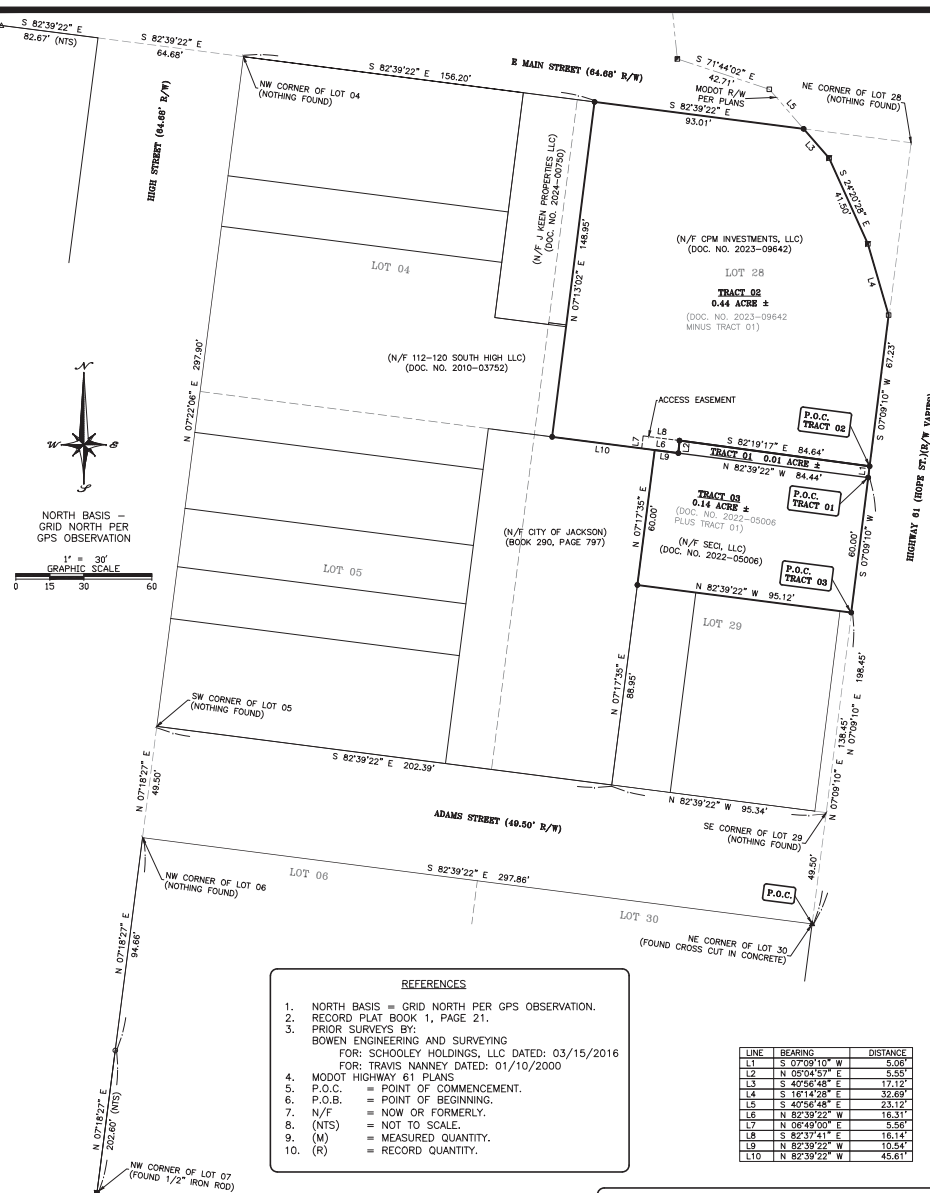
SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING SAME, EITHER WRITTEN OR IMPLIED.

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE FOREGOING DESCRIBED PARCEL OF LAND AND HAVE PREPARED THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY ABILITY AND THAT SAID PLAT AND SURVEY WERE DONE IN ACCORDANCE WITH THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY LIMITATION: THIS SURVEY IS BASED ON CONVEYANCES SHOWN ON THIS PLAT (SEE TITLE REFERENCES) 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 A CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE. THE UNDERSIGNED LICENSED LAND SURVEYOR DOES NOT WARRANT THAT ALL RELEVANT CONVEYANCES OR DOCUMENTS HAVE BEEN DISCOVERED OR ARE KNOWN.

THIS LIMITATION MAY BE REMOVED UPON PRESENTATION OF A CERTIFIED RECORD SEARCH OF THE LAND DESCRIBED IN THIS SURVEY PRESENTATION.



REFERENCES

- NORTH BASIS = GRID NORTH PER GPS OBSERVATION.
- RECORD PLAT BOOK 1, PAGE 21.
- PRIOR SURVEYS BY:
BOWEN ENGINEERING AND SURVEYING
FOR: SCHOOLEY HOLDINGS, LLC DATED: 03/15/2016
FOR: TRAVIS NANNEY DATED: 01/10/2000
- MODOT HIGHWAY 61 PLANS
- P.O.C. = POINT OF COMMENCEMENT.
- P.O.B. = POINT OF BEGINNING.
- N/F = NOW OR FORMERLY.
- (NTS) = NOT TO SCALE.
- (M) = MEASURED QUANTITY.
- (R) = RECORD QUANTITY.

LINE	BEARING	DISTANCE
L1	S 07°09'10" W	5.06
L2	N 05°04'57" E	5.55
L3	S 40°56'48" E	17.12
L4	S 16°14'28" E	32.69
L5	S 40°56'48" E	23.12
L6	N 82°39'22" W	16.31
L7	N 06°49'00" E	5.56
L8	S 82°37'41" E	16.14
L9	N 82°39'22" W	10.54
L10	N 82°39'22" W	45.61

SYMBOLS LEGEND

- = 1/2" IRON RODS (SET).
- = 1/2" IRON RODS (FND).
- = 5/8" IRON RODS (FND).
- = COPPER CAP IN CONCRETE (FND).
- ▲ = CUT CROSS IN CONCRETE (FND).
- = 80 "d" NAIL (FND).
- △ = ALUMINUM MONUMENT (FND).

TITLE REFERENCES

DOC. NO. 2023-09642 (SUB)
DOC. NO. 2022-05006 (SUB)
BOOK 290, PAGE 797 (ADJ)
DOC. NO. 2010-03752 (ADJ)
DOC. NO. 2024-00750 (ADJ)

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

Filed for record in the office of the county Recorder of Deeds of Cape Girardeau County, Missouri duly recorded under document number _____, at Jackson, Missouri, on this _____ day of _____, 20__ A.D.

ANDREW DAVID BLATTNER, RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MISSOURI

DOWDY AND DEJOURNETT SURVEYING

LARRY D. DOWDY, PLS 1518
MATT DEJOURNETT, PLS 2015000226

DEJOURNETT SURVEYING, LLC.
PROFESSIONAL LAND SURVEYORS
(LS-2015007724)
2401 STATE HIGHWAY PP
SCOTT CITY, MO 63780
Ph: (573) 579-4524
mattdejournett@hotmail.com

MATTHEW D. DEJOURNETT
PROFESSIONAL LAND
SURVEYOR 2015000226
2401 STATE HIGHWAY PP
SCOTT CITY, MO 63780

CPM INVESTMENTS, LLC

125 EAST MAIN STREET
JACKSON, MO
CAPE GIRARDEAU COUNTY

DATE:	11/13/2024
ASSESSORS MAP No.:	14-315
JOB NUMBER:	2024-060
DRAWN BY:	MDD
SURVEY CLASS:	URBAN