

GOOD DAY FARM SUBDIVISION

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 782, TOWNSHIP 31 NORTH, RANGE 13 EAST
CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI

EXHIBIT

A

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platified and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Subdivision Plat shall be known as:

"Good Day Farm Subdivision"

The area which for better identification as shown hatched on this plat is hereby established as a INGRESS/EGRESS, CROSS ACCESS Easement reserved by the present and future owners of Lots 1, 2 and 3 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and usable on their property leading to and from East Jackson Boulevard I.B. 61. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lots 1, 2 and 3, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and shall run with the real estate.

Hereby establish permanent easements for Utilities, as shown on this Plat.

IN WITNESS WHEREOF, I have hereunto set my hand this 21 day of December, 2023

Jackson Boulevard Holdings, LLC
By: [Signature]
Name: Ryan Hergel

Title: Manager

STATE OF Missouri)
COUNTY OF Bolton) SS

On this 21 day of December, in the year 2023 before me, [Signature] a Notary Public in and for said State, personally appeared Ryan Hergel, of Jackson Boulevard Holdings LLC, known to me to be the person who executed the foregoing instrument in behalf of said Company, and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires 3-9-2024
[Signature]
Notary Public

STATE OF MISSOURI)
COUNTY OF Cape Girardeau) SS

Filed for Record in the Office of the Recorder of Deeds of Cape Girardeau County this 21 day of December, in the year 2023 at 10:00 a.m.
Document number 2023-07098

ANDREW DAVID BLATTNER
Recorder of deeds of Cape Girardeau County, Missouri

PREPARED FOR
GOOD DAY FARM
425 W. CAPITOL AVE.
SUITE 1350
LITTLE ROCK AR 72201
ATTN: MR. SAM ALLEN-CHIEF EXPERIENCE OFFICER

PROPERTY DESCRIPTION

Tract 1
A parcel of land containing 4.00 acres, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U.S. Survey 782, thence South 87° 30' East, along the North line of Survey 782, a distance of 737.0 feet to a point in the Southwest right of way line of U.S. Highway No. 61, thence South 87° 30' East, along said right of way line, 404.0 feet for the point of beginning, thence continue South 87° 30' East along the right of way line, 200.0 feet to a corner, thence South 1° 32' West, 583.3 feet to a corner, thence South 72° 32' East, 123.8 feet to a corner, thence South 1° 32' West, 200.0 feet to a corner, thence North 72° 32' West, 310.3 feet to a corner, thence North 1° 32' East, 404.0 feet to the point of beginning and containing 4.00 acres.

Tract 2
A parcel of land containing 0.677 of an acre, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U.S. Survey 782, thence South 87° 30' East, along the North line of Survey 782, 737.0 feet to an intersection with the Southwest right of way line of U.S. Highway No. 61, thence South 87° 30' East, along said right of way line, 404.0 feet for the point of beginning, thence continue South 87° 30' East along the right of way line, 200.0 feet to a corner, thence North 72° 32' West, 310.3 feet to a corner, thence North 1° 32' East, 404.0 feet to the point of beginning and containing 0.677 of an acre, more or less.

Tract 3
A parcel of land containing 1.158 acres, more or less, being a part of U.S. Survey No. 782, Township 31 North, Range 13 East, described as follows: Start at a stone in the North line of said Survey No. 782, which marks the South corner of Fractional Sections 7 and 8 in said Township and Range, thence North 82° 2' West, 504.2 feet along the North line of said Survey, thence South 1° 32' West, 523.4 feet to the point of beginning, thence North 78° 38' East, 219.4 feet, thence North 1° 32' West, 228.8 feet, thence North 87° 30' East, 210.0 feet, thence North 1° 32' East, 242.3 feet to the point of beginning.

Also, that part of U.S. Survey No. 782, Township 31 North, Range 13 East, described as follows: Begin at the Northwest corner of said Survey No. 782, and run South 82° 30' East with the North line of Survey No. 782, 737.0 feet to a corner on the South right of way line of U.S. Route No. 61, thence South 87° 30' East, 404.0 feet to the point of beginning, thence continue South 87° 30' East, 200.0 feet, thence North 72° 32' West, 310.3 feet, thence North 1° 32' East, 404.0 feet to the point of beginning, containing 0.616 acres, more or less.

SURVEYOR NOTE: Tract 2 has a missing call.

TOTAL TRACT

A tract of land as conveyed to Jackson Boulevard Holdings LLC by document number 2023-07098 of the Cape Girardeau County records, located in U.S. Survey 782, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, Cape Girardeau County, Missouri being more particularly described as follows:

Beginning at the northeast corner of Victorian Plaza #4 Subdivision recorded as Document number 2017-12516 of said records, being on the southwest right of way line of East Jackson Boulevard, as known as US 81, 90 feet wide, thence along said right of way line, South 59 degrees 00 minutes 21 seconds East, 338.05 feet, to the north corner of a tract of land conveyed to FRIA Holding LLC by Document number 2020-11471 of said records, thence bearing said right of way line, and along the west and south line of said FRIA Holding LLC parcel and the easterly extension of the south line, South 08 degrees 42 minutes 44 seconds West, 226.67 feet, and South 77 degrees 32 minutes 29 seconds East, 208.93 feet, to the west right of way line of Hilltop Drive, thence South 08 degrees 42 minutes 44 seconds West, along the west right of way line of Hilltop Drive, 228.80 feet, to the north line of a tract of land conveyed to Stanley and Debbie Woods, by Document number 2010-10794, of said records, thence along the north and west line of said Woods tract, North 81 degrees 14 minutes 49 seconds West, 208.48 feet, and South 08 degrees 42 minutes 44 seconds West, 230.52 feet, to the common line between above said Jackson Boulevard Holdings LLC tract and a tract of land conveyed to Jackson County Club Inc. by David Block 425 Page 30, of said records, thence North 73 degrees 21 minutes 50 seconds West, along said common line, 312.27 feet, to the southerly extension of the east line of above said Victorian Plaza Subdivision #4, thence along said southerly extension, North 08 degrees 20 minutes 10 seconds East, 834.42 feet to the POINT OF BEGINNING. Containing 294.870 square feet or 6.785 acres, more or less.

GENERAL NOTES

1) Subject property is Zoned C-2 General Commercial District according to Zoning Ordinance Chapter 17.1, 2023 from the City of Jackson. Subsequent according to City of Jackson Zoning Ordinance.

Front yard:
Each lot upon which a building is constructed shall have a front yard of not less than thirty (30) feet.

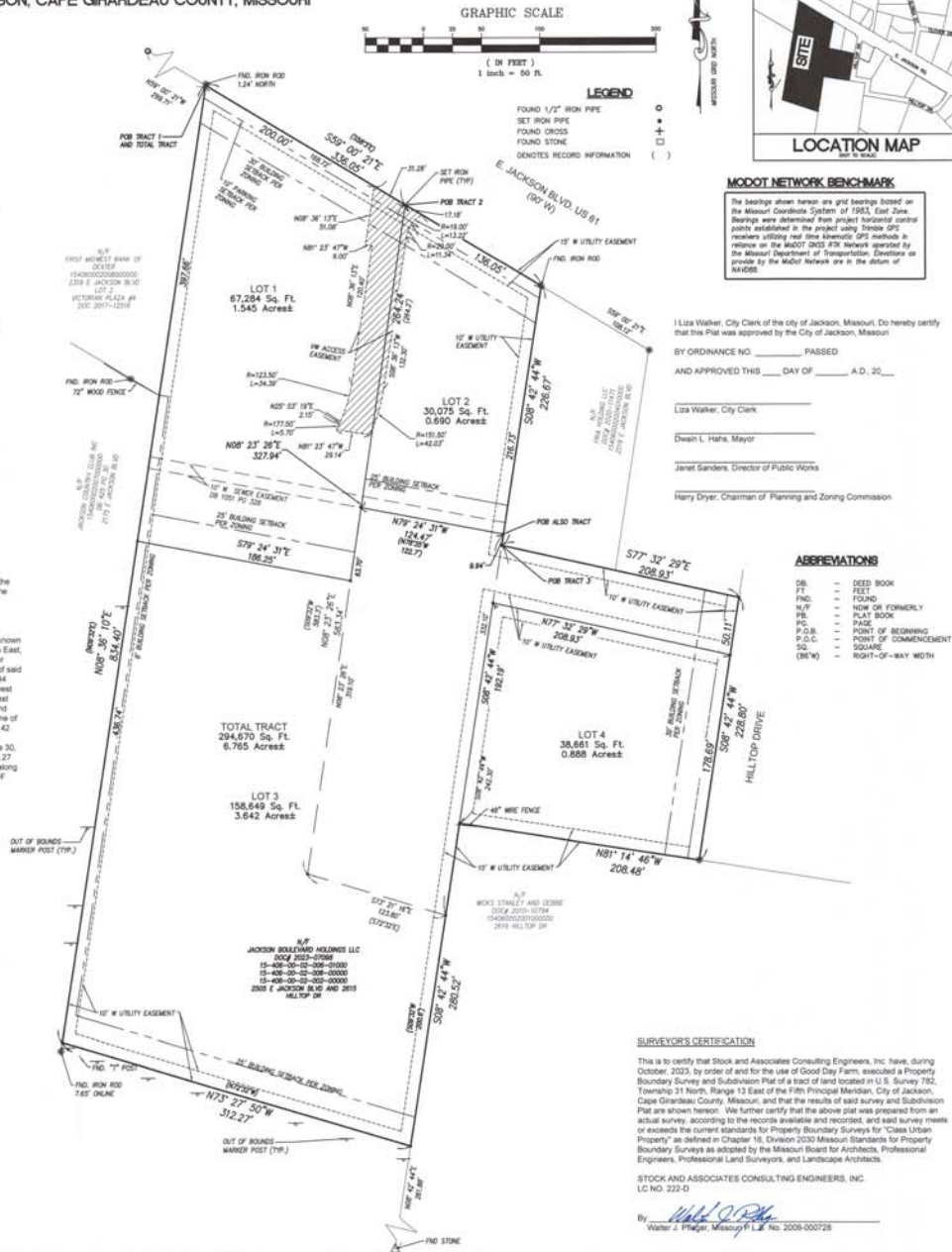
Side yard:
On lots upon which a residential building is constructed, there are no side yard requirements except that a side yard of eight (8) feet shall be provided where such lot abuts a residential district. On each lot upon which a dwelling is constructed, there shall be a side yard on each side of not less than eight (8) feet. Buildings in excess of forty-five (45) feet in height shall have the side yard setbacks increased by one (1) foot for every five (5) feet of height that the building is increased over forty-five (45) feet.

Rear yard:
Each lot upon which a building is constructed shall have a rear yard of not less than twenty-five (25) feet.
Height:
All buildings fifty (50) feet and not over the (2) stories. Buildings exceeding this limitation shall require a special use permit.

2) Subject property lies within Flood Zone X (Area of minimal flood hazard) according to the National Flood Insurance Rate Map Number 28021C0222E with an effective date of 9/29/2011.

3) Stock and Associates Consulting Engineers, Inc. used exclusively Wetmore Land Title Insurance Company, Agent for Resolutions Title, Inc. Commitment No. 23-39135, with an effective date of August 6, 2023 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

4) The purpose of this plat is to reduce 4 tracts of land into 4 lots in the subdivision.



MODOT NETWORK BENCHMARK

The bearings shown herein are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic (RTK) methods in reliance on the MODOT 2003 RTK Network operated by the Missouri Department of Transportation. Elevation is provided by the MODOT Network as in the datum of NAVD83.

I, Lisa Walker, City Clerk of the City of Jackson, Missouri, do hereby certify that this Plat was approved by the City of Jackson, Missouri.

BY ORDINANCE NO. _____ PASSED
AND APPROVED THIS _____ DAY OF _____ A.D. 20____

Lisa Walker, City Clerk

Deann L. Hahn, Mayor

Janet Sanders, Director of Public Works

Harry Dryer, Chairman of Planning and Zoning Commission

ABBREVIATIONS

DB = DEED BOOK
F = FEET
FND = FOUND
F = FEET
P.B. = POINT OF BEGINNING
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
SQ. = SQUARE
(R/W) = RIGHT-OF-WAY WIDTH

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2023, by order of and for the use of Good Day Farm, executed a Property Boundary Survey and Subdivision Plat of a tract of land located in U.S. Survey 782, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, Cape Girardeau County, Missouri, and that the results of said survey and Subdivision Plat are shown herein. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 200 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LIC NO. 222-0

By: [Signature]
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

PREPARED BY

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SUBDIVISION PLAT

GOOD DAY FARM SUBDIVISION
2421 & 2505 E. JACKSON BLVD. & 2615 HILLTOP DRIVE,
JACKSON, MISSOURI



REVISIONS
1) REVISIONS FROM LOT SUB
2) LOCATED CERT NAME CHANGE

SHEET TITLE

SUBDIVISION PLAT

SHEET NO. 1 OF 1