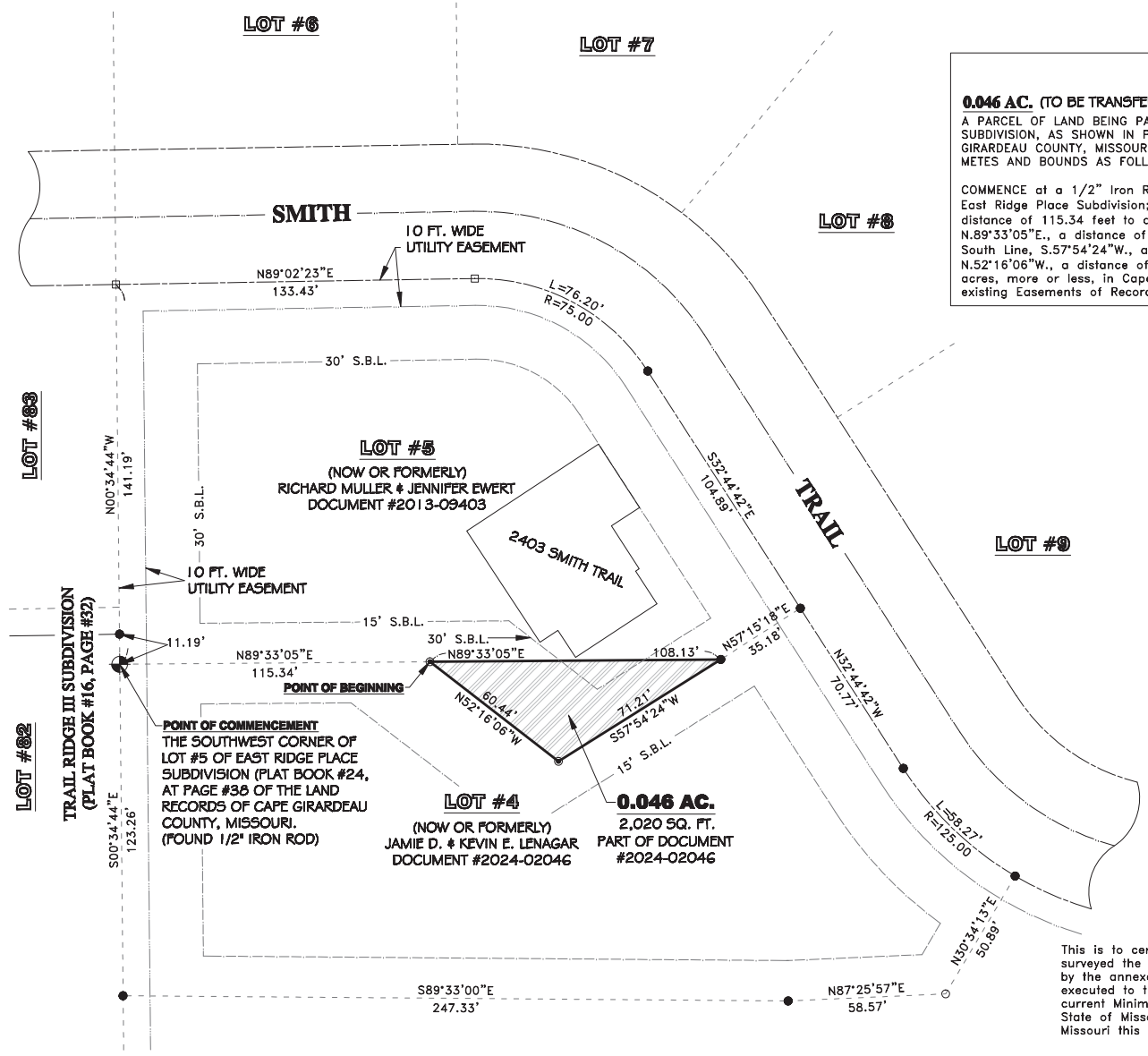
PARENT PARCEL IS: JAMIE E. AND KEVIN D. LENAGAR, LOCATED IN DOCUMENT #2024-02046 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

LAND EXCHANGE PLAT FOR JENNIFER EWERS

PART OF LOT NUMBERED FOUR (4) OF EAST RIDGE PLACE SUBDIVISION IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU

FOR: JENNIFER EWERT
CAPE GIRARDEAU COUNTY, MO.



DESCRIPTION

0.046 AC. (TO BE TRANSFERRED FROM DOC. #2024-02046 TO DOC. #2013-09403)

A PARCEL OF LAND BEING PART OF LOT NUMBERED FOUR (4) OF EAST RIDGE PLACE SUBDIVISION, AS SHOWN IN PLAT BOOK #24, AT PAGE #38 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE at a 1/2" Iron Rod at the Southwest Corner of Lot Numbered Five (5) of said East Ridge Place Subdivision; thence N.89°33'05"E., along the South Line thereof, a distance of 115.34 feet to a 1/2" Iron Rod and the POINT OF BEGINNING; thence continue N.89°33'05"E., a distance of 108.13 feet to a 1/2" Iron Rod; thence departing from said South Line, S.57°54'24"W., a distance of 71.21 feet to a 1/2" Iron Rod; thence N.52°16'06"W., a distance of 60.44 feet to the POINT OF BEGINNING. Containing 0.046 acres, more or less, in Cape Girardeau County, Missouri, dated July of 2024. Subject to existing Easements of Record if any.

REFERENCES

DOCUMENT #2024-02046 (PARENT PARCEL)
DOCUMENT #2013-09403 (ADJOINER)
DOCUMENT #2004-14122 (ADJOINER)
DOCUMENT #2019-11521 (ADJOINER)
DOCUMENT #2007-17214
(EAST RIDGE SUBDIVISION)
PLAT BOOK #16, PAGE #32
(TRAIL RIDGE III SUBDIVISION)
AERIAL PHOTOGRAPHS

LEGEND

- SET 1/2" ROD AND CAP
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- CALCULATED CORNER POSITION
- AS NOTED
- BOUNDARY LINE
- EXISTING UTILITY LINES
- SETBACK LINES
- RIGHT-OF-WAY LINES
- ROADWAY CENTERLINE
- TRANSFER TRACT

BEARINGS ARE REFERENCED TO MISSOURI GRID NORTH BY G.P.S. OBSERVATIONS (NAD 83) (EAST ZONE)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

URBAN SURVEY

This is to certify that I, a Missouri Land Surveyor, have surveyed the property described in the above caption as shown by the annexed Plat, which Survey is true and correct and was executed to the best of my ability, in conformance with the current Minimum Standards for Property Boundary Surveys in the State of Missouri. Given under my hand and seal at Cape Girardeau, Missouri this 25th day of July, A.D. 2024.

KELLY K. SNELL, MO. P.L.S. #2017017647

FILED FOR RECORD THIS _____ DAY OF _____ 2024 IN THE OFFICE OF THE RECORDER OF DEEDS IN CAPE GIRARDEAU COUNTY AT JACKSON, MISSOURI. DOCUMENT NO. _____.

ANDREW DAVID BLATTNER, RECORDER OF DEEDS

RICHARDS LAND SURVEYING
1813 GREENBRIER DR., CAPE GIRARDEAU, MISSOURI
PHONE & FAX: (573) 339-7473

REV.: | DESCRIPTION | BY | DATE

JOB NAME: JENNIFER EWERT
LOCATION: CAPE GIRARDEAU COUNTY, MO.
DRAWN BY: KKS | CHECKED BY: AMV
SCALE: 1"=30' | DATE 7-25-2024
PROJECT NUMBER | SHEET 1 OF 1
DESCRIPTION: LAND EXCHANGE PLAT