SUBDIVISION DEDICATION

WE, THE UNDERSIGNED, STEVEN AND LINDA M. SEBAUGH, HUSBAND AND WIFE, AND THE OWNERS OF ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), AND THE SOUTH PALF OF LOT NUMBERED EIGHTEEN (18), OF COUNTRY CLUB PLACE SUBDIVISION, AS SHOWN IN PLAT BOOK #11, AT PAGE #19 OF THE COUNTY LAND RECORDS, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI, CONTAINING 46, 164 SQUARE FEET (1.060 ACRES), MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS

A PARCEL OF LAND BEING ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), AND THE SOUTH HALF OF LOT NUMBERED EIGHTEEN (18) OF COUNTRY CLUB PLACE SUBDIVISION, AS SHOWN IN PLAT BOOK #11, AT PAGE #19 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Point at the Southwest Corner of said Lot Numbered Sixteen (16): thence N.18°21'43"E., along the West Line thereof, a distance of 173.45 feet to a 1/2" Iron Rod; thence Northeasterly, olong a Curve to the Left, having a Rodius of 52.00 feet, a Length of 173.71 feet (Chord bears N.12'40'58"E., a distance of 103.49 feet) to a 1/2" Iron Rod; thence N.09'10'37"E., a distance of 93.00 feet to non-Pips; thence S.81°722°E., a distance of 189.32 feet to a Point; thence a ninn-Pips; thence S.81°722°E., a distance of 189.32 feet to a Point; thence S.73°23°W, a distance of 317.34 feet to a Point; thence S.79°55'38°W, a distance of 73.40 feet to the POINT OF BEGINNING. Containing 1.060 acres, more or less, in Cape Girardeau County, Missouri, dated September of 2024. Subject to existing Essements of Record

STEVEN SEBAUGH (OWNER)

LINDA M. SEBAUGH (OWNER)

STATE OF MISSOURI

ON THIS DAY OF ... A.D., BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN AND LINDA M. SEBAUGH, HUSBAND AND WIFE, WHO, BY ME DULY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN. THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND THAT THEY EXCUTED THE SAME FOR THE PURPOSES STATED THEREIN AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE STATE AND COUNTY AFORESAID, THE DATE FIRST ABOVE WRITTEN.

NOTABY BUBLIC

MY COMMISSION EXPIRES: _____

ANGELA BIRK, CITY CLERK CITY OF JACKSON, MISSOURI

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY DRYER, PLANNING AND ZONING COMMISSION CHAIRMAN

DWAIN HAHS, MAYOR

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 9th day of September, A.D. 2024.

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

STATE OF MISSOURI CAPE GIRARDEAU COUNTY

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

CAPE GIRARDEAU COUNTY, MISSOURI

RECORD PLAT KIMBELAND PLACE SUBDIVISION

> ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), AND THE SOUTH HALF OF LOT NUMBERED EIGHTEEN (18), OF COUNTRY CLUB PLACE SUBDIVISION, AS SHOWN IN PLAT BOOK #11, AT PAGE #19 OF THE COUNTY LAND RECORDS, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI

REFERENCES

BOOK #1066, PAGE #262 (MAIN REF.) BOOK #809, PAGE #486 (ADJOINER) DOC. #2024-03788 (ADJOINER)
DOC. #2024-00866 (ADJOINER)
PLAT BOOK #11, PAGE #19 (COUNTRY CLUB PLACE SUBDIVISION) AERIAL PHOTOGRAPHS

NOTE: SETBACK LINE ADJUSTED TO ALIGN WITH EASEMENT

FLOODPLAIN INFORMATION

A PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN AND ALSO ZONE X. AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0232E WITH AN EFFECTIVE DATE OF SEPTEMBER 29TH, 2011

LEGEND

- SET 1/2" ROD AND CAP FOUND 1/2" IRON ROD m FOUND 1/2" IRON PIPE
- 0 CALCULATED CORNER POSITION AS NOTED
- SUBDIVISION BOUNDARY LINE LOT LINE TO BE ELIMINATED
- NEW FASEMENT LINE
- EXISTING FASEMENT LINE BUILDING SETBACK LINE
- EXTERNAL PROPERTY LINE RIGHT-OF-WAY LINE
- CENTERLINE
- APPROXIMATE FLOODPLAIN LIMITS

ZONING AND LOT INFORMATION

ZONING: R-2, SINGLE-FAMILY RESIDENTIAL DISTRICT

MAXIMUM HEIGHT = TWO AND ONE HALF (2 1/2) STORIES, NOT TO EXCEED THIRTY-FIVE (35) FEET MINIMUM LOT AREA = TEN THOUSAND (10,000) SOUARE FRET

MINIMUM LOT WIDTH = SEVENTY-FIVE (75) FEET MINIMUM BUILDING SETBACKS: FRONT YARD = THIRTY (30) FEET SIDE YARD = EIGHT (8) FEET (UNLESS OTHERWISE NOTED)

REAR YARD = TWENTY-FIVE (25) FEET

NUMBER OF LOTS: ONE (1)

TOTAL ARBA: 46,164 SQ. FT. (1.060 AC.)

FOR: STEVEN SEBAUGH JACKSON, MISSOURI

PREPARED BY RICHARDS LAND SURVEYING, 1813 GREENBRIER DRIVE. CAPE GIRARDEAU, MISSOURI, 63701 PHONE: 573-339-7473

MAIN REFERENCE SOURCE IS: STEVEN AND LINDA M. SEBAUGH, LOCATED IN BOOK #1066, AT PAGE #262 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

LOT #19

(NOW OR FORMERLY) CLAUDE J. ROSE TRUST DOCUMENT #2024-00866

8' S.B.L.

10 FT. UTILITY EASEMENT FOUND 1/2"

IRON ROD 10.7 WEST ON LINE 7 189.32 LOT #18

(NOW OR FORMERLY)

STEVEN & LINDA M. SEBAUGH BOOK #1066, PAGE #262 SEE NOTE

-30' S.B.L.

N09-10'37'

LOT #17

FXISTING 10' SEWER & UTILITY

FASEMENT-

LOT#1

1.060 AC.

46,164 SQ. FT.

EXISTING 10

LOT #16

567.32.38"W

SEE NOTE

SEWER EASEMENT

-30' S.B.L.

KIMBELAND DRIVE WIDE ROW,

(50 FT.)

10 FT AITHITY

EASEMENT

N09*10'37"E 90.02'

LOT #15 (NOW OR FORMERLY) SUE E. ULRICH

DOCUMENT #2024-03788

10 FT. UTILITY EASEMENT

> ZONE X ZONE A

LOT #12

LOT #13

LOT #14

FOUND 1/2" IRON ROD 23.5' NORTH ON LINE POINT OF

- REGINNING S79*55'38"W

THE SOUTHWEST CORNER OF LOT #16 OF COUNTRY CLUB PLACE

SUBDIVISION, PLAT BOOK #11, AT PAGE #19 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI. (CALCULATED CORNER POSITION)

CORNERS FALL IN EXISTING CREEK GRAPHIC SCALE URBAN SURVEY (IN FEET) 1 inch = 40 ft.

(NOW OR FORMERLY)

JACKSON COUNTRY CLUB, INC.

BOOK #809, PAGE #486

Ы R2409189 MISSOURI PLACE TION: KIMBELAND F JACKSON, STEVEN

S ARE REFERENCED OURI GRID NORTH .. OBSERVATIONS (FAST ZONE)

83.5