

SURVEY NOTES:

This Survey Creates A New 2 Lot Subdivision From The Parent Tract Recorded In Document No. 2008-03937 And Warranty Deed, Book No. 1312 - Page No. 151

Measured Dimensions Shown Without Parentheses
Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East
CORS Station MOJK Of The MoDOT GPS RTN Network

Latitude	37° 24' 44.45840"	North
Longitude	89° 39' 00.22115"	West
Ellipsoid Height	384,012	U.S. Survey Feet
Northing	575,957.276	U.S. Survey Feet
Easting	1,067,059.319	U.S. Survey Feet
Elevation	476.96	U.S. Survey Feet

As Published On National Geodetic Data Sheets,
Retrieval Date December 28, 2023 And Converted
From Meters To U.S. Survey Feet.

Survey Class - Urban

REFERENCES:

Record Plat of Terrace Park Estates,
Plat Book No. 23 - Page No. 37

Previous Survey By Martin (PLS 2001001910),
Survey Record Book No. 14 - Page No. 503

Previous Survey By Dowdy (PLS 1518),
Survey Record Book No. 14 - Page No. 51

Previous Survey By Dowdy (PLS 1518),
Survey Record Book No. 14 - Page No. 206

General Warranty Deed, Book No. 1312 - Page No. 151
General Warranty Deed, Document No. 2008-03937

Online Mapping Records For Cape Girardeau, County
<https://maps.camavision.com/capegirardeaum>

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50 Feet Not Over 5 Stories
Maximum Lot Width: None
Maximum Lot Area: None

Setbacks:
Front Yard: 30 Feet
Side Yard: 8 Feet Where Adjoining Residential Property
0 Feet Where Commercial Use Adjoins Commercial Zone
Rear Yard: 25 Feet

SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN

LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 83° 59' 33" W	114.94'
2	S 49° 23' 24" E	50.00'
3	N 83° 52' 26" W	114.47'

SURVEY LEGEND

CENTERLINE -----
RIGHT OF WAY LINE -----
PROPERTY LINE =====
LOT LINE -----
ADJOINER'S PROPERTY LINE -----
NEW UTILITY EASEMENT LINE -----

RECORD PLAT

DEER RIDGE SUBDIVISION

A Part of the Northeast Quarter of Fractional Section 1, Township 31 North, Range 12 East,
A Part of the Southeast Quarter of Fractional Section 36, Township 32 North, Range 12 East of the 5th P.M.
City of Jackson, County of Cape Girardeau, State of Missouri

FLOOD ZONE INFORMATION:

This site lies in Flood Zone X, Area of Minimal Flood Hazard
as Indicated by FIRM Map Panel Number 29031C0143E,
Dated September 29, 2011

SUBDIVISION DEDICATION

The Undersigned WPSD Properties, LLC, a Missouri Limited Liability Company, Owners in Fee of A Part of the Northeast Quarter of Fractional Section 1, Township 31 North, Range 12 East, and A Part of the Southeast Quarter of Fractional Section 36, Township 32 North, Range 12 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and Being More Particularly Described as Follows:

Beginning at a 1/2" Iron pin (found) at the Southeast corner of Lot 45 of said Terrace Park Estates, as shown by plat recorded in Plat Book 23, Page 37 of the land records of the County Recorder's Office; Thence N 06° 12' 51" E, 519.39 feet along the East line of Lots 45, 46, 47, 48, 49 and 50 of said Terrace Park Estates to a 1/2" Iron pin (set) on the Southwesterly line of Lot 82 of said Terrace Park Estates; Thence S 49° 23' 24" E, 372.23 feet along the Southwesterly line of Lots 82, 81, 80, 79 and 78 of said Terrace Park Estates to a 1/2" Iron pin (set); Thence leaving said Southwesterly line, N 40° 36' 36" E, 221.22 feet to a 1/2" Iron pin (set) on the South Right of Way line of West Deerwood Drive; Thence S 49° 23' 24" E, 50.00 feet, along said Right of Way line to a 1/2" Iron pin (set); Thence leaving said right of Way line, S 40° 36' 36" W, 221.22 feet to a 1/2" Iron pin (set) on the Southwesterly line of said Lot 78; Thence S 49° 23' 24" E, 518.67 feet along Southwesterly line of Lots 78, 77, 76, 75 and 74 to a 1/2" Iron pin (set) on the Westerly Right of Way line of U.S. Highway 61, said point being the beginning of a non-tangent curve, concave to the Southeast having a radius of 11,509.20 feet and a central angle of 01° 32' 35" and from which point a radial line bears S 47° 39' 29" E; Thence in a Southwesterly direction along said curve and Right of Way line a distance of 309.93 feet to a 1/2" Iron pin (found) at the Northeast corner of a tract of land recorded in Document No. 2023-04289; Thence N 83° 52' 26" W, 482.83 feet along the North line of said tract and a tract of land recorded in Document No. 2023-18660 to a 1/2" Iron pin (found) at the Southeast corner of a tract of land recorded in Document No. 2005-08965; Thence along the East and North lines of said tract, N 06° 24' 24" E, 265.94 feet to a 1/2" Iron pin (found); Thence N 83° 59' 33" W, 114.94 feet to the Point of Beginning, containing 8.23 Acres more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and do hereby name said subdivision, "Deer Ridge Subdivision".

In Witness Whereof, Signed This _____ Day of _____, 2025 A.D.

Wanda Pipkin, Member
WPSD Properties, LLC

Shelly R. Daume, Member
WPSD Properties, LLC

STATE OF MISSOURI COUNTY OF CAPE GIRARDEAU) SS

Before Me, a Notary Public for Said State and County, Personally Appeared Wanda Pipkin And Shelly R. Daume, Known to Me to Be the Persons Described Herein, Who Acknowledged That They Executed the Foregoing Instrument as Their Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official
Seal This _____ Day Of _____, 2025 A.D.

Notary Public _____ My Term Expires _____

I, Angela Birk, City Clerk, do hereby certify that this Plat was Approved and Accepted by the Board of Aldermen of Jackson, Missouri on This _____ Day of _____, 2025 A.D.,
As approved by Ordinance No. _____

Angela Birk, City Clerk

Approved By: _____
Dwain Hahs, Mayor

Approved By: _____
Janet Sanders, Director of Public Works

Approved By: _____
Harry Dryer, Chairman, Planning And Zoning Commission

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Shelly Daume the tracts shown hereon were surveyed under my direct supervision, and the results of said survey are represented correctly on this plat. Said survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Division of Weights and Measures. There may exist other documents that could affect this parcel, of which an accurate and current title search may disclose. In witness whereof, I hereunto set my seal and signature;

This _____ Day of _____, 2025 A.D.

R. Christopher Bowen

MO, PLS #2232

FOR REVIEW

224 West Dale
Cape Girardeau, MO 63701
Ph: 573.339.5900
www.bowenengr.com

Bowen



ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories

Bowen Engineering & Surveying, P.C.
Engineering Corporation - Missouri State Certificate of Authority #000383
Land Surveying Corporation - Missouri State Certificate of Authority #000166

WPSD PROPERTIES, LLC
1807 N. HIGH STREET
JACKSON, MO

DESCRIPTION	DATE

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JOB NO.	S25-040
DATE	June 6, 2025
FILE	S25040.DGN
CAICE	S25040.ZIP
DWN BY	RWB
CKD BY	CCK
SCALE	1" = 100'

RECORD
PLAT

SHEET NO.
1 of 1

FILED FOR RECORD

State of Missouri)
County of Cape Girardeau) ss

Filed For Record This _____ Day of _____, 2025 A.D.
and Duly Recorded in Document No. _____

Andrew David Blattner, Cape Girardeau County Recorder of Deeds

