

# LAND EXCHANGE PLAT FOR BRENT EGGIMAN

Lot 75 of Warren Place Subdivision Phase 2,  
City of Jackson, Cape Girardeau County, Missouri.



NORTH BASIS  
MISSOURI STATE PLANE  
COORDINATE SYSTEM 1983  
EAST ZONE  
MODOT VRS NAD83(2011)



### REFERENCES

1. DOCUMENT NO. 2024-06684 (SUBJECT)
2. DOCUMENT NO. 2009-01373
3. DOCUMENT NO. 2918-05929
4. WARREN PLACE SUBDIVISION PHASE 2, PLAT BOOK 20, PAGE 019

### FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0232E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

### SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS 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 AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

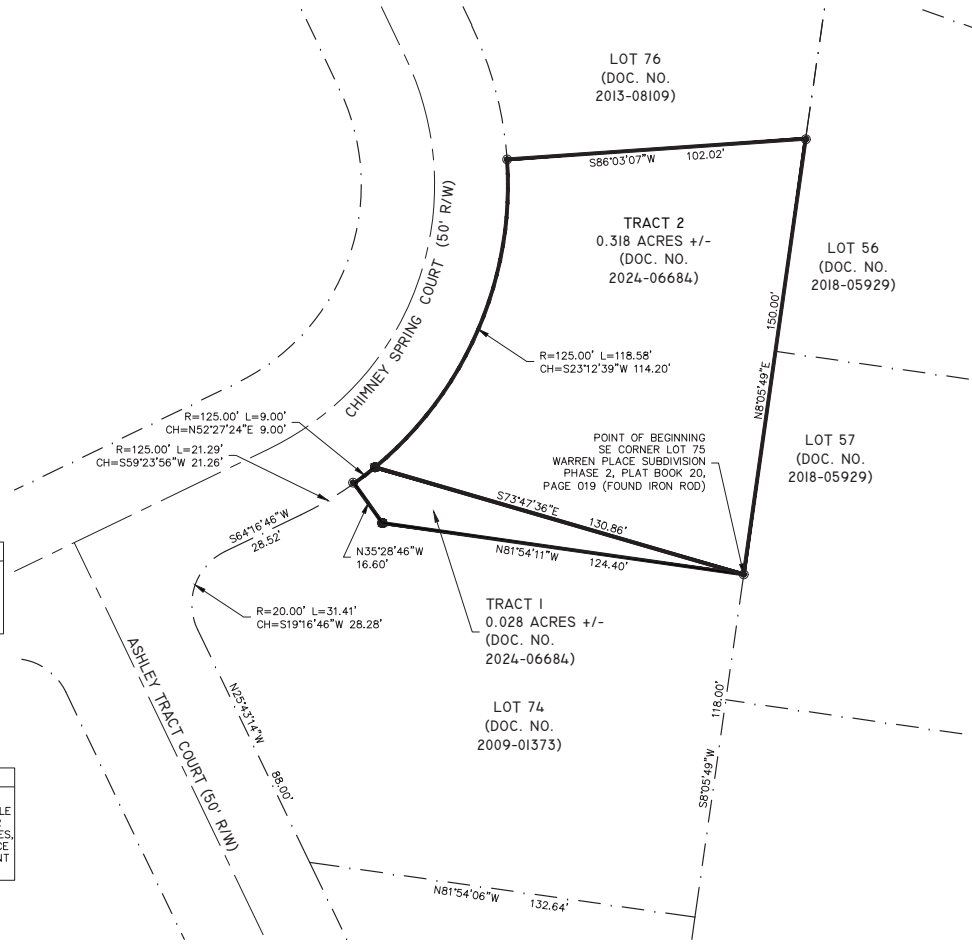
ACCURACY STANDARD: TYPE URBAN

### LEGEND

1. ● 1/2" IRON ROD (SET)
2. ● 5/8" IRON ROD W/ALUM CAP (SET)
3. ● IRON ROD W/CAP (FOUND)
4. ● IRON ROD (FOUND)
5. ○ IRON PIPE
6. □ STONE
7. ◇ COTTON PICKER SPINDLE
8. ⊕ CHISEL CROSS
9. ⊕ AXLE
10. ⊕ ALUMINUM MONUMENT
11. △ RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 25TH DAY OF MARCH 2026.

RODNEY W. AMOS MO-PLS 2007000072  
113 WEST MAIN STREET  
JACKSON, MISSOURI 63755



### TRACT 1 - DESCRIPTION (FROM BRENT EGGIMAN, DOCUMENT NO. 2024-0684 ATTACHING TO LOT 74, VERNON L. & MARILYN L. EGGIMAN TRUST, DOCUMENT NO. 2009-01373)

THAT PART OF LOT 75 OF WARREN PLACE SUBDIVISION PHASE 2, AS RECORDED IN PLAT BOOK 20, PAGE 019 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTH 81°54'11" WEST ALONG THE SOUTH LINE OF SAID LOT 75, 124.40 FEET; THENCE NORTH 35°28'46" WEST ALONG SAID SOUTH LINE, 16.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 75, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF CHIMNEY SPRING COURT; THENCE LEAVING SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID LOT 75, ALSO BEING SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE NORTHEAST, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, FOR AN ARC LENGTH OF 9.00 FEET, (THE CHORD OF SAID ARC BEARS NORTH 52°27'24" EAST 9.00 FEET); THENCE LEAVING SAID LINE, SOUTH 73°47'36" EAST 130.86 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.028 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

### REMAINING TRACT DESCRIPTION

THAT PART OF LOT 75 OF WARREN PLACE SUBDIVISION PHASE 2, AS RECORDED IN PLAT BOOK 20, PAGE 019 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTH 08°05'49" EAST ALONG THE EAST LINE OF SAID LOT 75, 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 75; THENCE LEAVING SAID EAST LINE, SOUTH 86°03'07" WEST ALONG THE NORTH LINE OF SAID LOT 75, 102.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 75, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF CHIMNEY SPRING COURT; THENCE LEAVING SAID NORTH LINE, AND ALONG THE WEST LINE OF SAID LOT 75, ALSO BEING SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, FOR AN ARC LENGTH OF 118.58 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 23°12'39" WEST 114.20 FEET); THENCE LEAVING SAID LINE, SOUTH 73°47'36" EAST 130.86 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.318 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOC. NO. 2024-06684 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AND DULY

RECORDED IN DOCUMENT NUMBER \_\_\_\_\_

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



113 WEST MAIN STREET  
JACKSON, MISSOURI 63755  
TEL: 573-243-4080  
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR  
BRENT EGGIMAN  
1685 CHIMNEY SPRING CT.  
JACKSON, MO

SCALE	1"=30'
DATE	03-25-2026
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	26-106