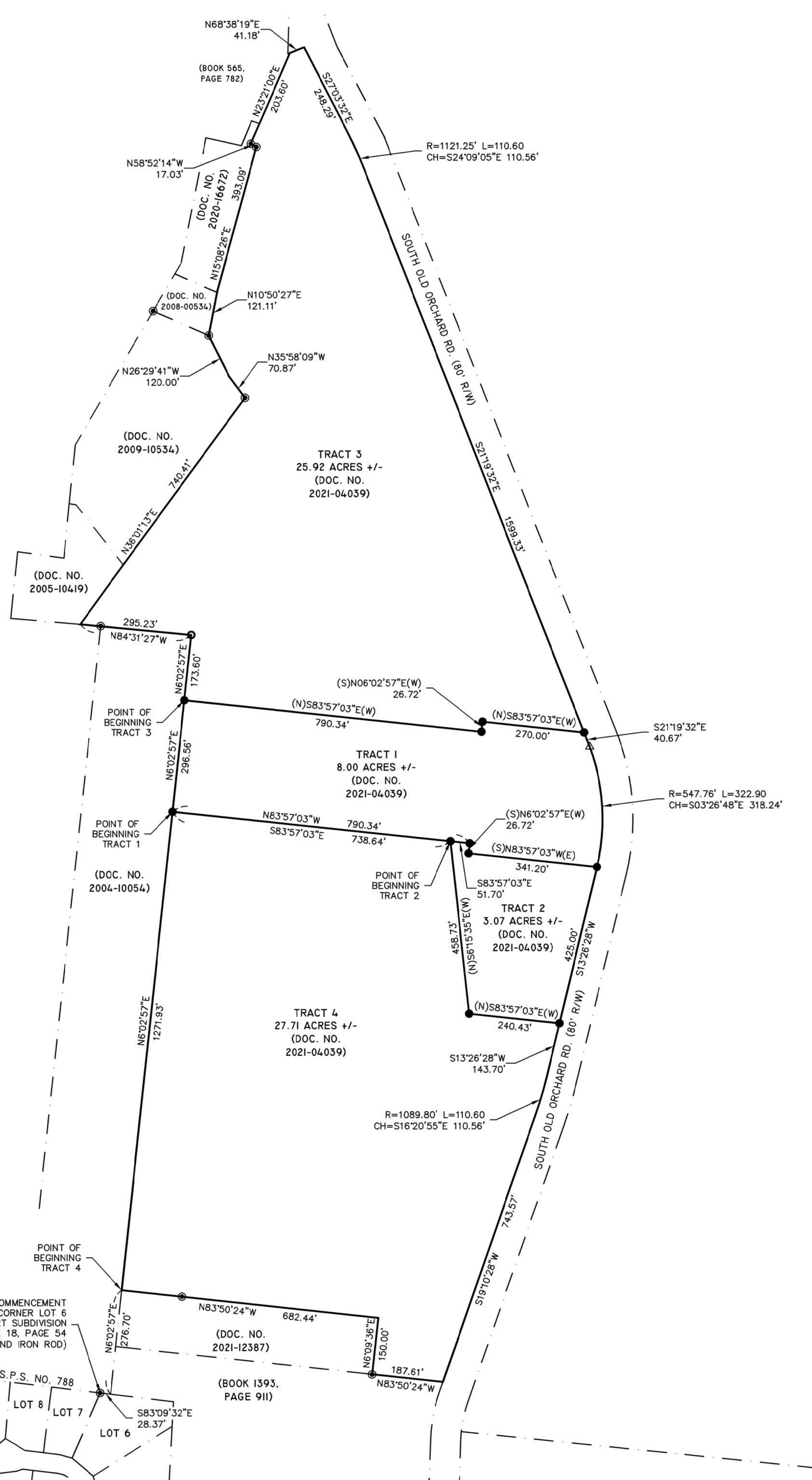


BOUNDARY SURVEY FOR THE VILLAS OF WEST PARK LLC

Part of U.S.P.S. No. 788, Township 31 North,
Range 13 East of the Fifth Principal Meridian,
in the City of Jackson, Cape Girardeau County, Missouri.



REFERENCES

1. DOCUMENT NO. 2021-04039 (SUBJECT)
2. DOCUMENT NO. 2004-10054
3. DOCUMENT NO. 2021-12387
4. BOOK 1393, PAGE 911
5. BOOK 338, PAGE 059
6. SAPPINGTON COURT SUBDIVISION, PLAT BOOK 18, PAGE 54
7. SURVEY BY MATTHEW D. DEJOURNETT, PLS 2015000226, DATED 07-20-2015
8. SURVEY BY TIMOTHY JOSEPH BAER, LS 2654, DATED 07-20-2021

ACCURACY STANDARD: TYPE RURAL

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. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

TRACT 1 - DESCRIPTION

THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 6 OF SAPPINGTON COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 54 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, ALSO BEING A POINT ON THE SOUTH LINE OF SAID U.S.P.S. NO. 788; THENCE SOUTH 83°09'32" EAST ALONG THE NORTH LINE OF SAID LOT 6, ALSO BEING SAID SOUTH LINE OF SAID U.S.P.S. NO. 788, 28.37 FEET; THENCE LEAVING SAID LINE, NORTH 06°02'57" EAST 1548.63 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 06°02'57" EAST 296.56 FEET; THENCE SOUTH 83°57'03" EAST 790.34 FEET; THENCE NORTH 06°02'57" EAST 26.72 FEET; THENCE SOUTH 83°57'03" EAST 270.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE SOUTH 21°19'32" EAST ALONG SAID WEST RIGHT OF WAY LINE, 40.67 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 547.76 FEET, FOR AN ARC LENGTH OF 322.90 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 03°26'48" EAST 318.24 FEET); THENCE LEAVING SAID WEST RIGHT OF WAY LINE, NORTH 83°57'03" WEST 341.20 FEET; THENCE NORTH 06°02'57" EAST 26.72 FEET; THENCE NORTH 83°57'03" WEST 790.34 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 8.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 2 - DESCRIPTION

THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 6 OF SAPPINGTON COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 54 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, ALSO BEING A POINT ON THE SOUTH LINE OF SAID U.S.P.S. NO. 788; THENCE SOUTH 83°09'32" EAST ALONG THE NORTH LINE OF SAID LOT 6, ALSO BEING SAID SOUTH LINE OF SAID U.S.P.S. NO. 788, 28.37 FEET; THENCE LEAVING SAID LINE, NORTH 06°02'57" EAST 1548.63 FEET; THENCE SOUTH 83°57'03" EAST 738.64 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 83°57'03" EAST 51.70 FEET; THENCE SOUTH 06°02'57" WEST 26.72 FEET; THENCE SOUTH 83°57'03" EAST 341.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE SOUTH 13°26'28" WEST ALONG SAID WEST RIGHT OF WAY LINE, 425.00 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, NORTH 83°57'03" WEST 240.43 FEET; THENCE NORTH 06°15'35" EAST 458.73 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 3.07 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 3 - DESCRIPTION

THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 6 OF SAPPINGTON COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 54 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, ALSO BEING A POINT ON THE SOUTH LINE OF SAID U.S.P.S. NO. 788; THENCE SOUTH 83°09'32" EAST ALONG THE NORTH LINE OF SAID LOT 6, ALSO BEING SAID SOUTH LINE OF SAID U.S.P.S. NO. 788, 28.37 FEET; THENCE LEAVING SAID LINE, NORTH 06°02'57" EAST 1845.19 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 06°02'57" EAST 173.60 FEET; THENCE NORTH 84°31'27" WEST 295.23; THENCE NORTH 36°01'13" EAST 740.41 FEET; THENCE NORTH 35°58'09" WEST 70.87 FEET; THENCE NORTH 26°29'41" WEST 120.00 FEET; THENCE NORTH 10°50'27" EAST 121.11 FEET; THENCE NORTH 15°08'26" EAST 393.09 FEET; THENCE NORTH 58°52'14" WEST 17.03 FEET; THENCE NORTH 23°21'00" EAST 203.60 TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE NORTH 68°38'19" EAST ALONG SAID WEST RIGHT OF WAY LINE, 41.18 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 27°03'32" EAST 248.29; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,121.25 FEET, FOR AN ARC LENGTH OF 110.60 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 24°09'05" EAST 110.56 FEET); THENCE SOUTH 21°19'32" EAST 1599.33 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, NORTH 83°57'03" WEST 270.00 FEET; THENCE SOUTH 06°02'57" WEST 26.72 FEET; THENCE NORTH 83°57'03" WEST 790.34 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 25.92 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 4 - DESCRIPTION

THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

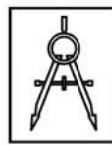
COMMENCE AT THE NORTHWEST CORNER OF LOT 6 OF SAPPINGTON COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 54 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, ALSO BEING A POINT ON THE SOUTH LINE OF SAID U.S.P.S. NO. 788; THENCE SOUTH 83°09'32" EAST ALONG THE NORTH LINE OF SAID LOT 6, ALSO BEING SAID SOUTH LINE OF SAID U.S.P.S. NO. 788, 28.37 FEET; THENCE LEAVING SAID LINE, NORTH 06°02'57" EAST 276.70 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 06°02'57" EAST 1271.93 FEET; THENCE SOUTH 83°57'03" EAST 738.64 FEET; THENCE SOUTH 06°15'35" EAST 458.73 FEET; THENCE SOUTH 83°57'03" EAST 240.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE SOUTH 13°26'28" WEST ALONG SAID WEST RIGHT OF WAY LINE, 143.70 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,089.80 FEET, FOR AN ARC LENGTH OF 110.60 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 16°20'55" EAST 110.56 FEET); THENCE SOUTH 19°10'28" WEST 743.57 FEET TO THE NORTH EAST CORNER OF A TRACT AS DESCRIBED IN BOOK 1393, PAGE 911 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH LINE OF SAID TRACT NORTH 83°50'24" WEST 187.61 FEET TO THE SOUTHEAST CORNER OF A TRACT AS DESCRIBED IN DOCUMENT NUMBER 2021-12387 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID TRACT NORTH 06°09'36" EAST 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT NORTH 83°50'24" WEST 682.44 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 27.71 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 WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 30, 2017. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS ____TH DAY OF _____ 2022.

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



STRICKLAND ENGINEERING

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**Boundary Survey for
The Villas Of West Park
Old Orchard Road
Jackson, Missouri**

113 WEST MAIN STREET
P.O. Box 159
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

SCALE	1"=200'
DATE	7-25-2022
DRAWN BY	MTM
CHECKED BY	BS
PROJECT #	21-256