

PRELIMINARY PLAT PHASE II OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION

THAT PART OF UNITED STATES PRIVATE SURVEY NO. 804 AND THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST
OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

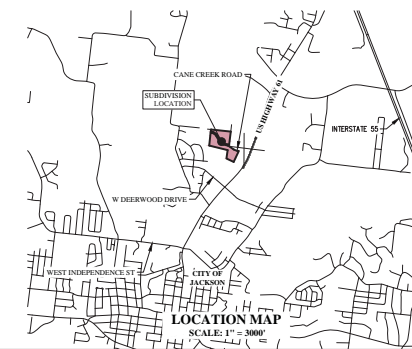
DESCRIPTION OF SURVEY

THAT PART OF UNITED STATES PRIVATE SURVEY NO. 804 AND THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

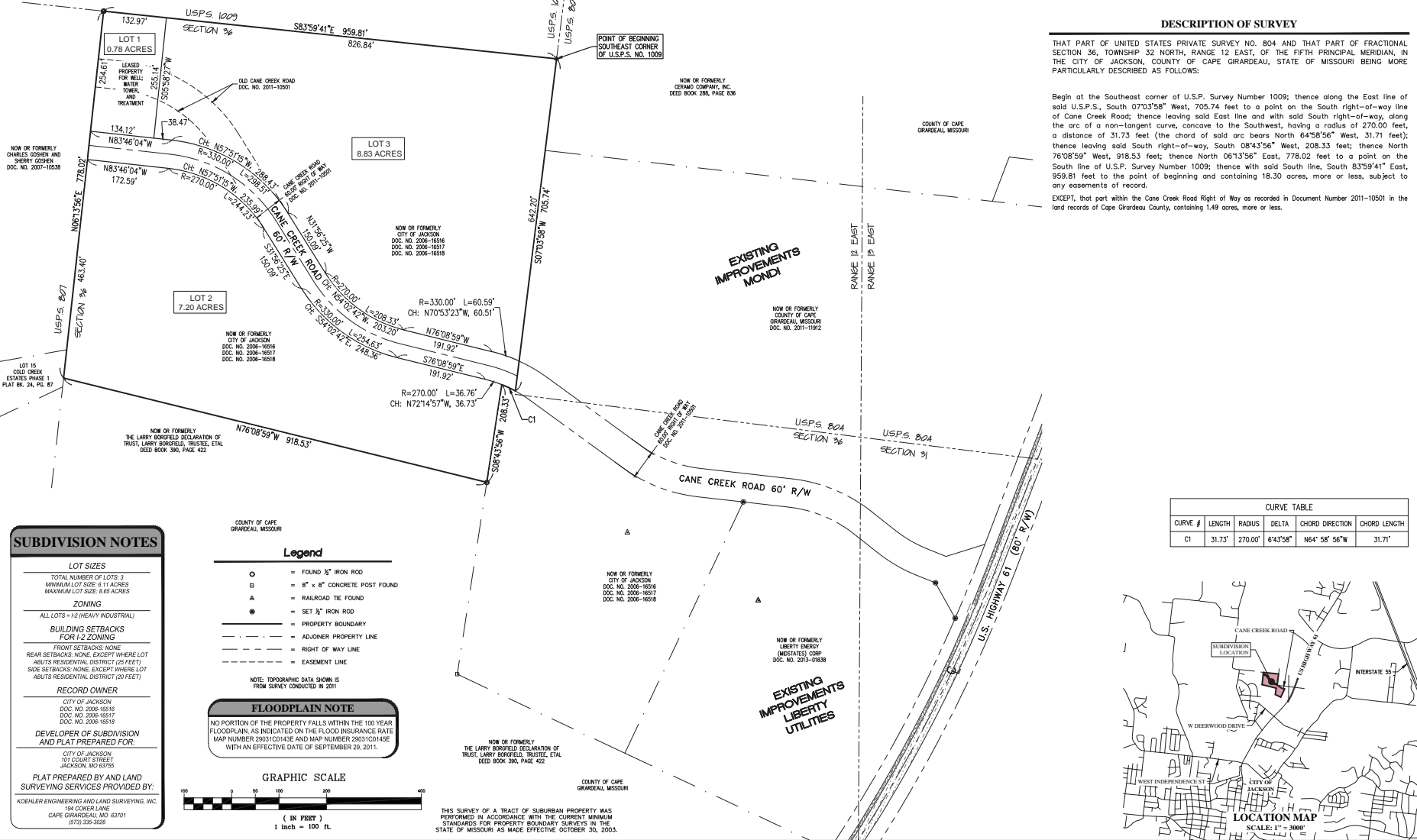
Begin at the Southeast corner of U.S.P. Survey Number 1009; thence along the East line of said U.S.P.S., South 07°03'58" West, 705.74 feet to a point on the South right-of-way line of Cane Creek Road; thence leaving said East line and with said South right-of-way line, along the arc of a non-tangent curve, concave to the Southwest, having a radius of 270.00 feet, a distance of 31.73 feet (the chord of said arc bears North 64°58'56" West, 31.71 feet); thence leaving said South right-of-way, South 08°43'56" West, 208.33 feet; thence North 76°08'59" West, 918.53 feet; thence North 06°13'56" East, 778.02 feet to a point on the South line of U.S.P. Survey Number 1009; thence with said South line, South 83°59'41" East, 959.81 feet to the point of beginning and containing 18.30 acres, more or less, subject to any easements of record.

EXCEPT, that part within the Cane Creek Road Right of Way as recorded in Document Number 2011-10501 in the land records of Cape Girardeau County, containing 1.49 acres, more or less.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.73	270.00	6°43'58"	31.71



NORTH FROM MISSOURI
STATE PLANE COORDINATE
SYSTEM GRID NORTH

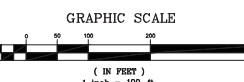


SUBDIVISION NOTES

- LOT SIZES**
TOTAL NUMBER OF LOTS: 3
MINIMUM LOT SIZE: 0.11 ACRES
MAXIMUM LOT SIZE: 8.85 ACRES
- ZONING**
ALL LOTS = I-2 (HEAVY INDUSTRIAL)
- BUILDING SETBACKS FOR I-2 ZONING**
FRONT SETBACKS: NONE
REAR SETBACKS: NONE, EXCEPT WHERE LOT ADJUTS RESIDENTIAL DISTRICT (25 FEET)
SIDE SETBACKS: NONE, EXCEPT WHERE LOT ADJUTS RESIDENTIAL DISTRICT (20 FEET)
- RECORD OWNER**
CITY OF JACKSON
DOC. NO. 2006-16516
DOC. NO. 2006-16517
DOC. NO. 2006-16518
- DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:**
CITY OF JACKSON
101 COURT STREET
JACKSON, MO 63755
- PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:**
KOEHLER ENGINEERING AND LAND SURVEYING, INC.
114 COKER LANE
CAPE GIRARDEAU, MO 63701
(573) 335-3026

- Legend**
- = FOUND 3/4" IRON ROD
 - = 8" x 8" CONCRETE POST FOUND
 - △ = RAILROAD TIE FOUND
 - = SET 3/4" IRON ROD
 - = PROPERTY BOUNDARY
 - - - = ADJOINER PROPERTY LINE
 - - - = RIGHT OF WAY LINE
 - - - = EASEMENT LINE
- NOTE: TOPOGRAPHIC DATA SHOWN IS FROM SURVEY CONDUCTED IN 2011

FLOODPLAIN NOTE
NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 23031C0143E AND MAP NUMBER 23031C0145E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.



THIS SURVEY OF A TRACT OF SUBURBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

KOEHLER
ENGINEERING AND LAND SURVEYING, INC.

PRELIMINARY PLAT FOR
CITY OF JACKSON, MO

PRELIMINARY

PRELIMINARY PLAT

KELLS PLOT NO.	OWNER PLOT NO.
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	

1 OF 1