

Point of Commencement
Corner of Sections 16, 17, 20, and 21, Township 31 North,
Range 13 East of the Fifth Principal Meridian,
(Found No. 4 Rebar referenced in Doc No. 600-36647)

Point of Beginning
TRACT 1
Found MHTC
Boundary Marker

LOCATION SURVEY PLAT
OF
MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION, BOUNDARY LINES

NO MARKER SET
MCS OF 83
EAST ZONE COORDINATES
E: 329294.11 (M)
N: 168670.04 (M)

Point of Beginning
TRACT 2
Found MHTC
Boundary Marker

US SURVEY NO 3157
T31N-R13E

NE 1/4
21-31N-13E

DRURY, JAMES & WANDA
BK 727 PG 521

Tract No. 1
6.71 Acres

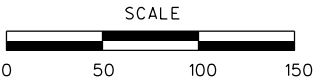
Tract No. 2
0.34 Acres



Grid North of the Missouri
Coordinate System of 1983
East Zone

LEGEND

- USPSS CORNER
- SET MONUMENT
(SET 5/8"X24" REBAR w/ CAP)
- FOUND STEEL
MHTC BOUNDARY MARKER
- MHTC - MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION
- NEW MHTC BOUNDARY LINE
(CONTROLLED ACCESS)
- MHTC PERMANENT EASEMENT
- EXISTING MHTC BOUNDARY
- LINE NOT TO SCALE
- DEED PROPERTY LINE



LINE TABLE

NO	BEARING	DISTANCE
L1	S47°02'12"E	25.59'
L2	S58°50'15"E	54.98'
L3	S39°02'52"E	14.88'
L4	N60°35'59"E	11.51'
L5	N58°41'44"W	99.68'

Surveyor Certification:

I, Bryan J. Ferguson, Missouri Professional Land Surveyor number 2004017828, hereby certify that I did in the month of October 2024, at the request of the Missouri Highways and Transportation Commission complete a survey in US Survey No. 3157, Sections 21 & 22 of Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri. This survey was completed under my direct supervision, and the results of said survey are represented correctly on this plat, to the best of my knowledge and belief. Said survey was executed in accordance with the current "Missouri Standards for Property Boundary Surveys", 2 CSR 90-60, for Urban Property. In witness whereof, I hereunto set my seal and signature, this ____ day of _____ 2024.

Bryan J. Ferguson, MO PLS2004017828

MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION



105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

DISTRICT: SE

SCALE: 1" = 50'

DATE PREPARED: 10/29/2024

SHEET: 1 OF 3

ROUTE: BUS. 55

PROJECT: J9P3460

COUNTY: CAPE GIRARDEAU

TOWNSHIP: 31N

RANGE: 13E

PROJECT SURVEYOR: Bryan J. Ferguson

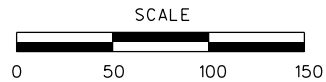
SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

J9P3460: Jackson DDI
Business Route 55 / Interstate 55
T31N R13E Sec. 21 & 22
Cape Girardeau County, Missouri

LOCATION SURVEY PLAT
OF
MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION, BOUNDARY LINES



Grid North of the Missouri
Coordinate System of 1983
East Zone



LINE TABLE		
NO	BEARING	DISTANCE
L6	S52°42'51"E	33.91'
L7	N85°17'15"E	26.86'
L8	N33°34'09"W	26.66'
L9	N88°14'23"W	73.28'
L10	S09°44'18"W	164.53'
L11	N09°43'35"E	102.62'

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EXISTING MHTC
PERMANENT EASEMENT

Old Cape Road

POT STA 1026+31.90

1030

CL Interstate 55

NE 1/4
21-31N-13E

SE 1/4
21-31N-13E

NW 1/4
22-31N-13E

SW 1/4
22-31N-13E

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
J9P3460: Jackson DDI
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Cape Girardeau County, Missouri

ROUTE: BUS. 55

PROJECT: J9P3460

COUNTY: CAPE GIRARDEAU

TOWNSHIP: 31N

RANGE: 13E

PROJECT SURVEYOR: Bryan J. Ferguson

DISTRICT: SE

SCALE: 1" = 50'

DATE PREPARED: 10/29/2024

SHEET: 2 OF 3

MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION



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IF A SEAL IS PRESENT ON THIS SHEET, IT HAS BEEN ELECTRONICALLY SEALED AND DATED.


LOCATION SURVEY PLAT
OF
MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION, BOUNDARY LINES

Tract No. 1
A tract of land lying and being situated in part of US Survey No. 3157, the east half of the Northeast Quarter and the Southeast Quarter of Section 21 of Township 31 North, Range 13 East, and the west half of the Northwest Quarter and the Southwest Quarter of Section 22 of Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows:

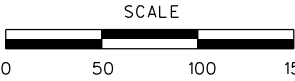
Commence at a No. 4 Rebar as described in MLS Document No. 600-36647 at the common corners of Sections 16, 17, 20, & 21, Township 31 North, Range 13 East; thence S 77 deg. 16 min. 02 sec. E a distance of 4320.46 feet to a found MHTC Boundary Marker on the southerly boundary of Business Route 55 at a point 96.71 feet right of Centerline Station 881+20.76, being the POINT OF BEGINNING; thence along said boundary S 47 deg. 02 min. 12 sec. E a distance of 25.59 feet to a found MHTC Boundary Marker; thence S 58 deg. 50 min 15 sec. E a distance 54.98 feet to a set 5/8"x 24"Rebar with Cap; thence S 39 deg. 02 min. 52 sec. E a distance of 14.88 feet to a set 5/8"x 24"Rebar with Cap; thence N 60 deg. 35 min. 59 sec. E a distance of 11.51 feet to a found MHTC Boundary Marker; thence S 37 deg. 03 min. 12 sec. E a distance of 174.57 feet to a found MHTC Boundary Marker; thence S 21 deg. 52 min. 04 sec. W a distance of 415.35 feet to a found MHTC Boundary Marker; thence S 61 deg. 43 min. 38 sec. W a distance of 138.34 feet to a found MHTC Boundary Marker; thence S 02 deg. 00 min. 40 sec. W a distance of 69.90 feet to a found MHTC Boundary Marker; thence S 88 deg. 10 min. 52 sec. E a distance of 837.26 feet to a set 5/8"x 24"Rebar with Cap; thence S 52 deg. 44 min. 19 sec. E a distance of 197.55 feet to a set 5/8"x 24" Rebar with Cap; thence S 52 deg. 43 min. 49 sec. E a distance of 129.72 feet to a set 5/8"x 24"Rebar with Cap; thence S 52 deg. 42 min. 51 sec. E a distance of 33.91 feet to a set 5/8"x 24"Rebar with Cap; thence S 33 deg. 34 min. 44 sec. E a distance of 353.05 feet to a set 5/8"x 24"Rebar with Cap; thence S 21 deg. 49 min. 25 sec. E a distance of 338.07 feet to a set 5/8"x 24"Rebar with Cap; thence N 85 deg. 17 min. 15 sec. E a distance of 26.86 feet to a found MHTC Boundary Marker; thence S 21 deg. 11 min. 56 sec. E a distance of 531.67 feet to a set 5/8"x 24"Rebar with Cap; thence S 01 deg. 25 min. 02 sec. W a distance of 218.37 feet to a set 5/8"x 24"Rebar with Cap; thence S 23 deg. 56 min. 00 sec. W a distance of 326.31 feet to a set 5/8"x 24"Rebar with Cap; thence S 66 deg. 03 min. 48 sec. E a distance of 70.00 feet to a set 5/8"x 24"Rebar with Cap ; thence N 24 deg. 18 min. 15 sec. E a distance of 376.52 feet to a set 5/8"x 24"Rebar with Cap; thence S 36 deg. 41 min. 49 sec. E a distance of 266.27 feet to a set 5/8"x 24"Rebar with Cap; thence N 21 deg. 59 min. 22 sec. W a distance of 1006.59 feet to a set 5/8"x 24"Rebar with Cap; thence N 26 deg. 03 min. 30 sec. W a distance of 351.32 feet to a set 5/8"x 24"Rebar with Cap; thence N 33 deg. 35 min. 47 sec. W a distance of 467.52 feet to a set 5/8"x 24"Rebar with Cap; thence N 33 deg. 35 min. 07 sec. W a distance of 167.61 feet to a set 5/8"x 24"Rebar with Cap; thence N 33 deg. 34 min. 09 sec. W a distance of 26.66 feet to a set 5/8"x 24"Rebar with Cap; thence N 88 deg. 14 min. 23 sec. W a distance of 73.28 feet to a found MHTC Boundary Marker; thence N 88 deg. 10 min. 54 sec. W a distance of 677.25 feet to a set 5/8"x 24"Rebar with Cap; thence N 30 deg. 48 min. 20 sec. W a distance of 88.61 feet to a set 5/8"x 24"Rebar with Cap; thence N 21 deg. 28 min. 26 sec. E a distance of 429.29 feet to a point; thence N 57 deg. 49 min. 45 sec. W a distance of 230.33 feet to a found MHTC Boundary Marker; thence N 58 deg. 41 min. 44 sec. w a distance of 99.68 feet to the POINT OF BEGINNING; containing 6.71 acres, more or less.

Tract No. 2
A tract of land lying and being situated in part of US Survey No. 3157 and Section 21, Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows:

Commence at a No. 4 Rebar as described in MLS Document No. 600-36647 at the common corners of Sections 16, 17, 20, & 21, Township 31 North, Range 13 East; thence S 77 deg. 16 min. 02 sec. E a distance of 4320.46 feet to a found MHTC Boundary Marker marking the southerly right of way for Business Route 55; thence along said right of way S 58 deg. 41 min. 44 sec. E a distance of 99.68 feet to a found MHTC Boundary Marker; thence S 57 deg. 49 min. 45 sec. E a distance of 230.33 feet to a set 5/8"x 24" Rebar with Cap; thence S 58 deg. 12 min. 11 sec. E a distance of 476.01 feet to a found MHTC Boundary Marker, being the POINT OF BEGINNING; thence S 58 deg. 50 min. 32 sec. E a distance of 142.57 feet to a set 5/8"x 24 "Rebar with Cap; thence S 33 deg. 36 min. 07 sec. E a distance of 204.91 feet to a set 5/8"x 24"Rebar with Cap; thence N 88 deg. 14 min. 23 sec. W a distance of 73.28 feet to a found MHTC Boundary Marker; thence N 33 deg. 48 min. 42 sec. W a distance of 291 feet to the POINT OF BEGINNING; containing 0.34 acres, more or less.












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SCALE

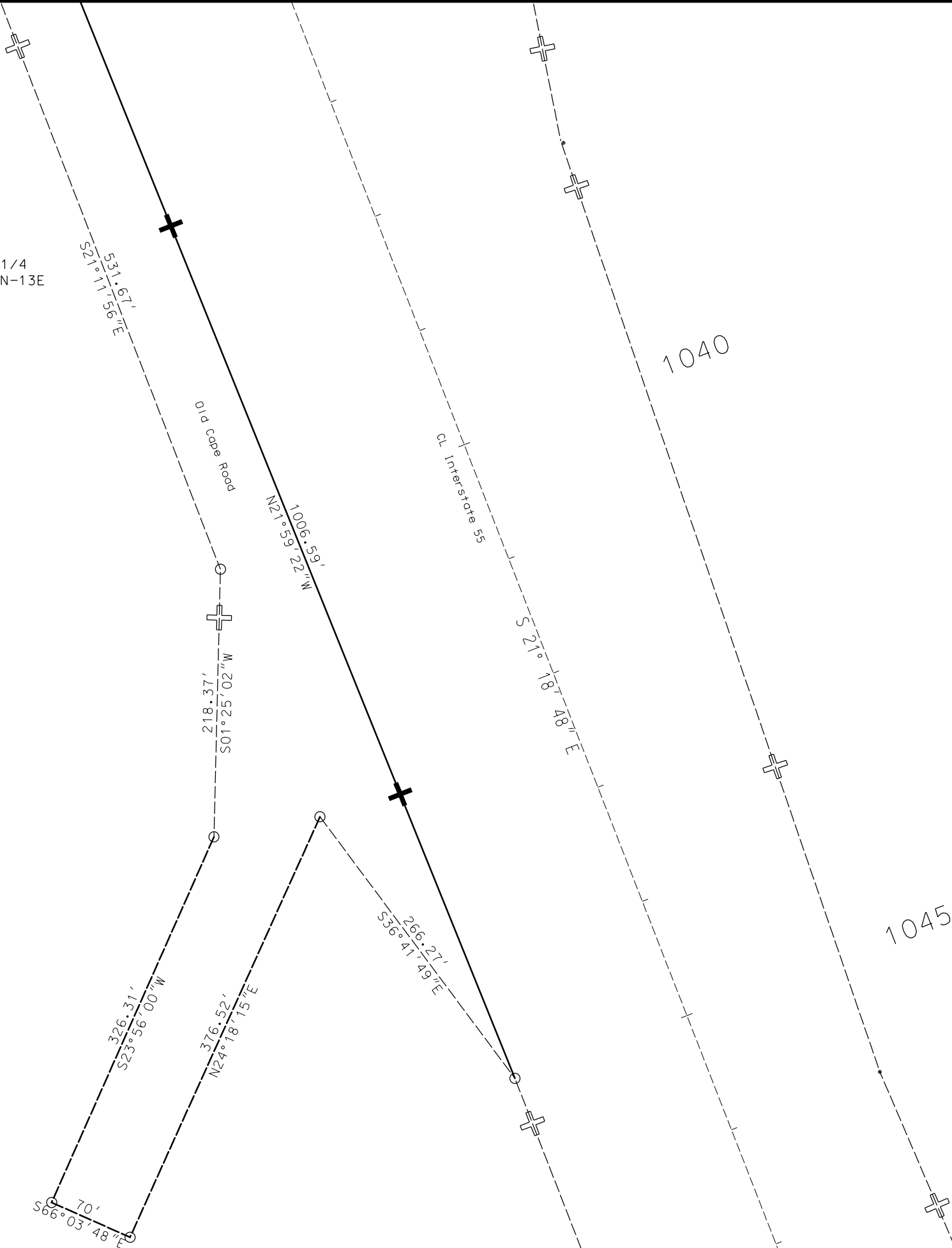
0 50 100 150

LEGEND

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SE 1/4
21-31N-13E

SW 1/4
22-31N-13E



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PROJECT: J9P3460

COUNTY: CAPE GIRARDEAU

TOWNSHIP: 31N

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