



Grid North of the Missouri
Coordinate System of 1983
East Zone

US SURVEY NO 3157
T31N-R13E

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 per Doc No. 600-36647)

Connector St Curve
PI 3+05.28
PC 1+64.41
PRC 4+41.13
Δ 26° 25' 31.2" (RT)
D 9° 32' 57.5"
L 276.73'
T 140.87'
R 600.00'

STA 00+00.00 CITY CONN ST=
STA 875+00.00 RTE 61=

SCALE: 1" = 50'

0 50 100 150

Point of Beginning
City Connector Street
Sta. 3+35.71
30.00' It

Existing North MHTC Boundary Line of Route 61

State of Missouri)
Cape Girardeau County) ss.
File for record in the office of the county
Recorder of Deeds of Cape Girardeau County,
Missouri, duly recorded under document number
_____, at Jackson, Missouri, on
this _____ day of _____, 2020 A.D.
Cape Girardeau County Recorder of Deeds

Connector St Curve
PI 5+50.75
PRC 4+41.13
PT 6+41.68
Δ 57° 27' 06.0" (LT)
D 28° 38' 52.4"
L 200.54'
T 109.61'
R 200.00'

LEGEND

- USPSS CORNER
- FOUND STEEL MHTC BOUNDARY MARKER
- SET MONUMENT (SET 5/8"x24" REBAR w/ CAP)
- FOUND MONUMENT (AS NOTED)
- N/F - NOW OR FORMERLY
- MHTC - MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
- NEW BOUNDARY FOR CITY CONNECTOR STREET
- EXISTING MHTC BOUNDARY (CONTROLLED ACCESS)
- LINE NOT TO SCALE
- DEED PROPERTY LINE

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

Part of US Survey No. 3157,
Township 31 North, Range 13 East
of the Fifth Principal Meridian,
Jackson Missouri

City Connector Street Description:

A tract of land lying and being situated in part of US Survey 3157, Township 31 North, Range 13 East of the Fifth Principal Meridian being more particularly described as follows:

Commence at a found #4 rebar, per MLS Document No 600-36647, at the Corner of Sections 16, 17, 20, and 21, Township 31 North, Range 13 East; thence S 86 deg. 14 min. 59 sec. E a distance of 3908.29 feet to a set 5/8"x24" Rebar w/Cap, 30.00 feet left of City Connector Street Station 3+35.71, being located on the existing North MHTC (Missouri Highways and Transportation Commission) Boundary of Route 61, and being the POINT OF BEGINNING; thence along a non-tangential curve to the right having a radius of 630.00 feet, a length of 110.70 feet (chord bears N 52 deg. 29 min. 42 sec. E a distance of 110.55 feet), to a set 5/8"x24" Rebar w/ Cap, said point being the beginning of a reverse curve having a radius of 170.00 feet; thence along said curve a length of 170.46 feet (chord bears N 28 deg. 48 min. 10 sec. E a distance of 163.41 feet), to a set 5/8"x24" Rebar w/ Cap; thence N 00 deg. 04 min. 37 sec. E a distance of 380.96 feet to a set 5/8"x24" Rebar w/ Cap; thence N 88 deg. 51 min. 58 sec. E a distance of 60.01 feet to a set 5/8"x24" Rebar w/ Cap; thence S 00 deg. 04 min. 37 sec. W a distance of 382.23 feet to a set 5/8"x24" Rebar w/ Cap, said point being the beginning of a curve to the right having a radius of 230.00 feet; thence along said curve a length of 230.63 feet (chord bears S 28 deg. 48 min. 10 sec. W a distance of 221.08 feet), to a set 5/8"x24" Rebar w/ Cap, said point being the beginning of a reverse curve having a radius of 570.00 feet; thence along said curve a length of 82.42 feet (chord bears S 53 deg. 23 min. 11 sec. W a distance of 82.35 feet), to a set 5/8"x24" Rebar w/ Cap located on said North MHTC Boundary of Route 61; thence along said MHTC boundary, N 58 deg. 55 min. 48 sec. W a distance of 62.83 feet to the POINT OF BEGINNING, containing 0.93 acres, more or less.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10° 04' 02" (RT)	630.00'	110.70'	N 52° 29' 42" E	110.55'
C2	57° 27' 06" (LT)	170.00'	170.46'	N 28° 48' 10" E	163.41'
C3	57° 27' 06" (RT)	230.00'	230.63'	S 28° 48' 10" W	221.08'
C4	08° 17' 05" (LT)	570.00'	82.42'	S 53° 23' 11" W	82.35'

Survey Notes:

This survey reflects a tract of land acquired by Missouri Highways and Transportation Commission for the City of Jackson on Project J9P3460.

- Apparent ownership as shown is based on information provided by others and does not represent opinions as to title.
- Subject to all easements of record.
- Covenants, limits of access, and rights retained by grantor of the hereon shown property are not shown, but may be disclosed by a full title search.
- All improvements and utilities above and below ground level not shown.

Surveyor Certification:

I, Bryan J. Ferguson, Missouri Professional Land Surveyor number 2004017828, hereby certify that I did in the month of March 2020, at the request of the Missouri Highways and Transportation Commission complete a survey in US Survey 3157, 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 here unto set my seal and signature, this ____ day of _____ 2020.

Bryan J. Ferguson, MO PLS2004017828

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

J9P3460: City Connector Street
at Sta. 875+00.00 of Rte 61
US Survey 3157, T31N, R13E

DISTRICT: SE

ROUTE: 61/City Conn. Street

PROJECT: J9P3460

COUNTY: Cape Girardeau

TOWNSHIP: 31N

PROJECT SURVEYOR: Bryan Ferguson

MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION



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

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