

eRecorded
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2023-03783

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
05/15/2023 08:51:11 AM
REC FEE: 27.00
PAGES: 2

AFFIDAVIT OF SCRIVENER'S ERROR

State of Missouri }
County of Cape Girardeau } ss.

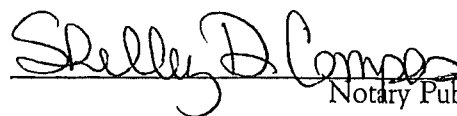
I, Kelly K. Snell on May 12th, 2023 being duly sworn upon my oath, and as an employee and licensed surveyor, PLS-2017017647, at Richards Land Surveying, 1813 Greenbrier Drive, Cape Girardeau, Missouri being knowledgeable of the below facts, state and aver as follows:

1. That I did survey and prepare, or have prepared, the Record Plat of Magnolia Meadows Subdivision (GRANTOR/GRANTEE) in the City of Jackson, County of Cape Girardeau, Missouri recorded as Document #2022-07673 (Reference Document) and sign said Plat and that the legal description set out on said plat did contain errors in direction for the point of commencement.
2. That the attached Exhibit A is the corrected and correct description for said subdivision.
3. Further affiant sayeth naught.


Kelly K. Snell

On the 12th day of May, 2023 before me personally appeared Kelly K. Snell, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


Notary Public

My term expires: 1-6-2024

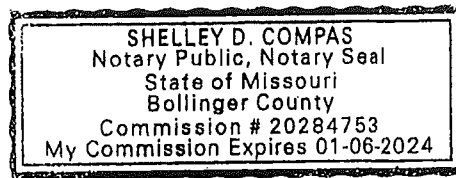


EXHIBIT "A"

THE UNDERSIGNED, TERRY R. SEABAUGH, AND TRACI L. FOLTZ, OWNERS OF A PARCEL OF LAND BEING PART OF U.S.P. SURVEY #221, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO BEING PART OF LOTS NUMBERED NINE (9) AND TEN (10), IN BLOCK NUMBERED FOUR (4) OF WEST END ADDITION TO THE CITY OF JACKSON, MISSOURI, AS SHOWN IN PLAT BOOK #2, AT PAGE #24 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod on the Southwesterly Right-of-Way Line of Missouri State Highway #72, from which the Northeast Corner of said U.S.P. Survey #221 bears N.88°28'40"E., a distance of 1,654.31 feet (see Document #2012-01800 of the Land Records of Cape Girardeau County, Missouri); thence S.44°18'12"E., along said Right-of-Way, a distance of 78.51 feet to a 1/2" Iron Rod; thence departing from said Right-of-Way, S.41°53'19"W., a distance of 219.67 feet to a 1/2" Iron Rod; thence N.83°01'41"W., a distance of 301.17 feet to a 1/2" Iron Rod; thence N.06°33'53"E., a distance of 269.73 feet to a 1/2" Iron Rod; thence S.83°02'20"E., a distance of 289.65 feet to a 1/2" Iron Rod on said Southwesterly Right-of-Way Line; thence S.42°24'05"E., along said Right-of-Way, a distance of 2.37 feet to a 1/2" Iron Rod; thence S.55°54'34"E., a distance of 85.53 feet to the POINT OF BEGINNING. Containing 2.261 acres, more or less, in Cape Girardeau County, Missouri, dated May of 2022. Subject to existing Easements of Record if any.