

NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

# LAND EXCHANGE PLAT FOR MIDAMERICA HOTELS CORPORATION

ALL OF LOT 1 AND ALL OF LOT 2 OF SHRINERS SUBDIVISION OF DOCUMENT NO. 2016-12964 OF TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

**Plat Note**

TRACT 1 WILL BE ADDED TO LOT 1 UPON APPROVAL OF THIS PLAT.

**Floodplain Note**

NO PORTION OF THIS SUBDIVISION FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0251E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

**Reference Documents**

SHRINERS SUBDIVISION PLAT (DOC. NO. 2016-12964)  
BKR COMMERCIAL LLC (2023-06736)  
MIDAMERICA HOTELS CORPORATION (BOOK 798, PAGE 334)

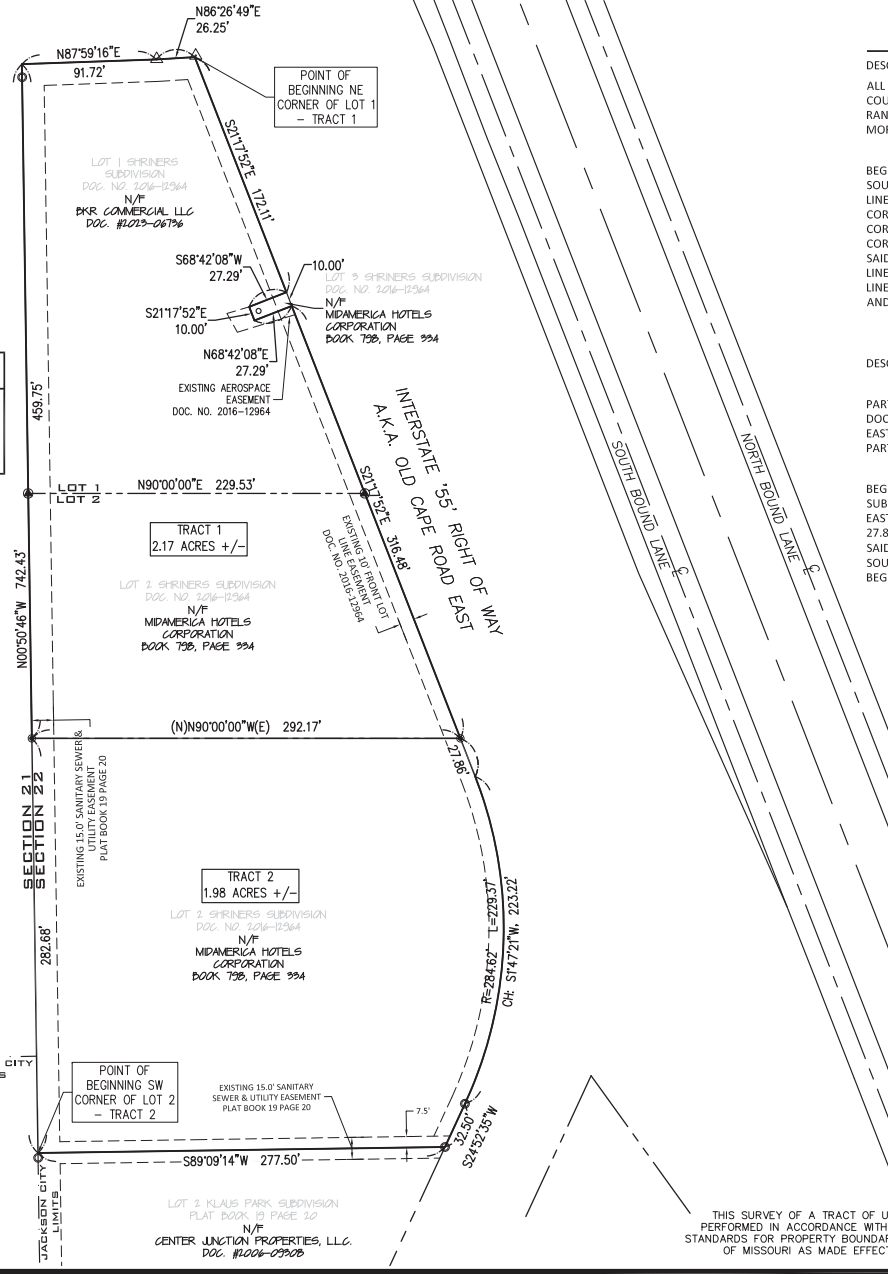
### Description of Survey

**DESCRIPTION - TRACT 1**  
ALL OF LOT 1 AND PART OF LOT 2 OF SHRINERS SUBDIVISION, A SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT NO. 2016-12964, ALL IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF SAID SHRINERS SUBDIVISION, THENCE WITH THE EAST LINE OF SAID SUBDIVISION, SOUTH 21°17'52" EAST, 172.11 FEET, TO THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION, THENCE LEAVING SAID EAST LINE OF SAID SUBDIVISION AND WITH THE NORTH LINE OF SAID LOT 3, SOUTH 68°42'08" WEST, 27.29 FEET; TO THE NORTHWEST CORNER OF SAID LOT 3 THENCE WITH THE WEST LINE OF SAID LOT 3, SOUTH 21°17'52" EAST, 10.00 FEET; TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE WITH THE SOUTH LINE OF SAID LOT 3, NORTH 68°42'08" EAST, 27.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 21°17'52" EAST, 316.48 FEET; THENCE LEAVING SAID EAST LINE NORTH 90°00'00" WEST, 292.17 FEET TO A POINT ON WEST LINE OF SAID SUBDIVISION; THENCE WITH SAID WEST LINE NORTH 00°50'46" WEST, 459.75 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE WITH THE NORTH LINE OF SAID LOT, NORTH 87°59'16" EAST, 91.72 FEET; THENCE NORTH 86°26'49" EAST, 26.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.17 ACRES, MORE OR LESS.

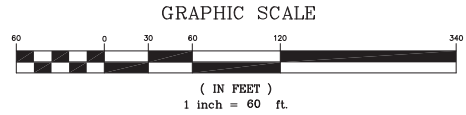
**DESCRIPTION - TRACT 2**  
PART OF LOT 2 OF SHRINERS SUBDIVISION, A SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT NO. 2016-12964, ALL IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 2 OF SAID SHRINERS SUBDIVISION, THENCE WITH THE WEST LINE OF SAID SUBDIVISION, NORTH 00°50'46" WEST, 282.68 FEET; THENCE LEAVING SAID WEST LINE OF SAID SUBDIVISION, NORTH 90°00'00" EAST, 292.17 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE WITH SAID EAST LINE, SOUTH 21°17'52" EAST, 27.95 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 284.62 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 229.37 FEET, (THE CHORD OF SAID CURVE BEARS SOUTH 01°47'21" WEST, 223.22 FEET); THENCE SOUTH 24°52'35" WEST, 32.50 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°09'14" WEST, 277.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.98 ACRES, MORE OR LESS.



**LEGEND**

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD
- = FOUND RW MARKER
- = FOUND 3/8" ROD w/ ALUMINUM CAP
- = EXISTING EASEMENT LINE
- = SUBDIVISION BOUNDARY LINE
- = OLD PARCEL LINE
- = EXTERNAL PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = CENTERLINE



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DRAWN BY:	SUSAN DODDS	REV/DATE:	DESCRIPTION	INITIALS
CHECKED BY:	CHRISTOPHER L. KOEHLER	01/22/24	ADDRESS CITY REVIEW COMMENTS	SD
SURVEY DATE:	DECEMBER 2023			
DRAWING DATE:	JANUARY 9, 2024			
DRAWING NO:	39193			

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022.