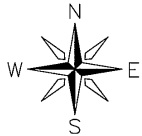
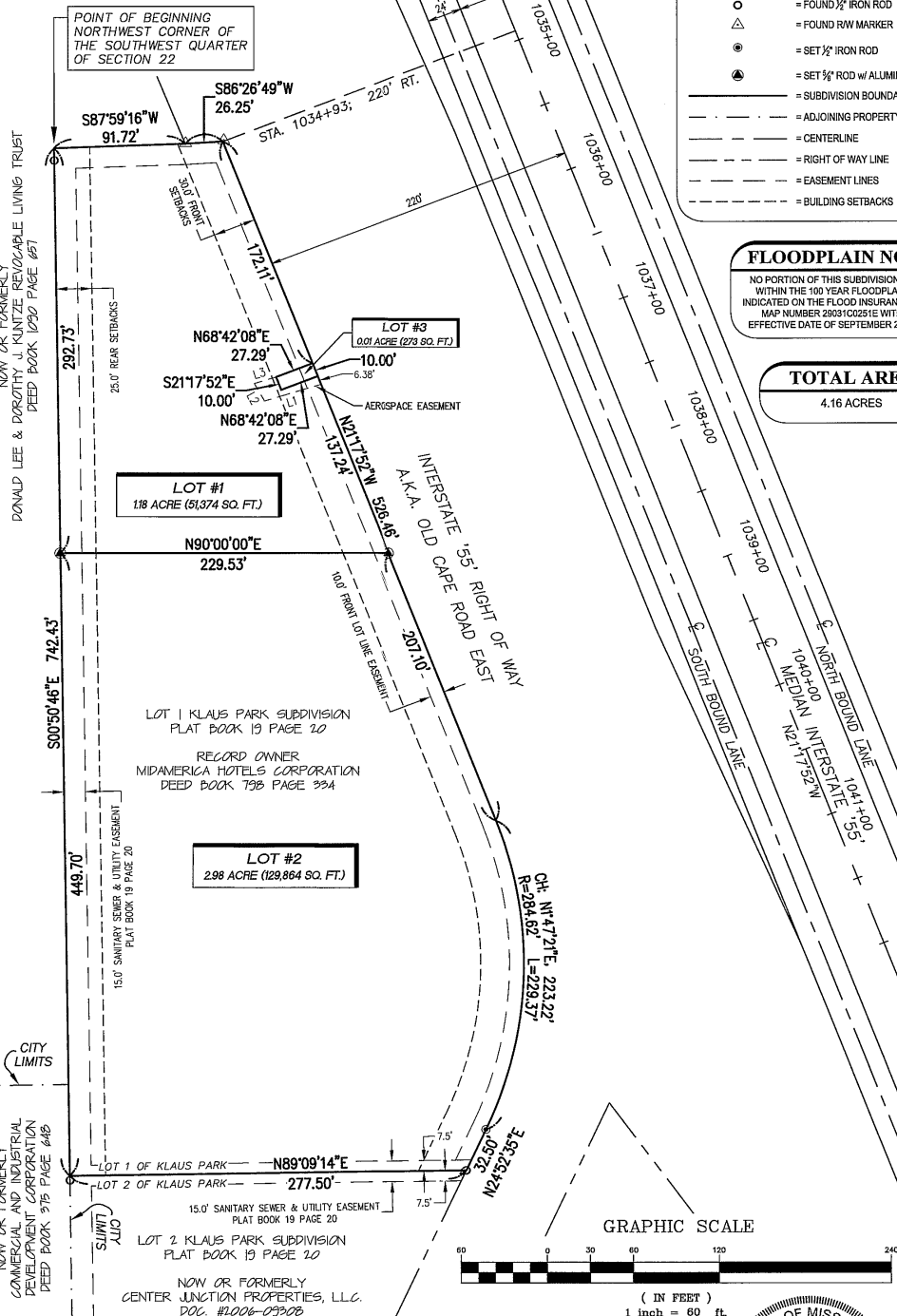


# RECORD PLAT OF SHRINERS SUBDIVISION

A RESUBDIVISION OF LOT 1 OF KLAUS PARK SUBDIVISION, PLAT BOOK 19 PAGE 20,  
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.



NORTH ORIENTATION FROM  
MISSOURI STATE PLANE COORDINATE SYSTEM  
(KLAUS PARK SUBDIVISION - PLAT BOOK 19 PAGE 20)



NOW OR FORMERLY  
DONALD LEE & DOROTHY J. KUNTZE REVOCABLE LIVING TRUST  
DEED BOOK 1030 PAGE 657

NOW OR FORMERLY  
COMMERCIAL AND INDUSTRIAL  
DEVELOPMENT CORPORATION  
DEED BOOK 375 PAGE 448

NOW OR FORMERLY  
CENTER JUNCTION PROPERTIES, L.L.C.  
DOC. #1006-09308

### LEGEND

- = FOUND 1/2" IRON ROD
- △ = FOUND RW MARKER
- = SET 1/2" IRON ROD
- ⊙ = SET 3/8" ROD w/ ALUMINUM CAP
- = SUBDIVISION BOUNDARY LINE
- - - = ADJOINING PROPERTY LINE
- = CENTERLINE
- - - = RIGHT OF WAY LINE
- - - = EASEMENT LINES
- - - = BUILDING SETBACKS

### FLOODPLAIN NOTE

NO PORTION OF THIS SUBDIVISION FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 290310225E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

### TOTAL AREA:

4.16 ACRES

### SUBDIVISION DEDICATION

THE UNDERSIGNED MIDAMERICA HOTELS CORPORATION OWNER IN FEE OF ALL OF LOT 1 OF KLAUS PARK SUBDIVISION, A SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN PLAT BOOK 19 AT PAGE 20, 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 NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID KLAUS PARK SUBDIVISION, THENCE WITH THE NORTH LINE OF SAID SUBDIVISION, NORTH 87°59'16" EAST, 91.72 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 55, THENCE CONTINUING WITH THE NORTH LINE OF SAID SUBDIVISION AND WITH SAID WEST RIGHT OF WAY LINE, NORTH 87°24'49" EAST, 28.25 FEET, TO INTERSTATE STATION 1034+93, AT A POINT 220 FEET RIGHT OF CENTERLINE, ALSO BEING THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE CONTINUING WITH SAID WEST RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID SUBDIVISION, SOUTH 21°17'52" EAST, PARALLEL WITH THE CENTERLINE OF SAID INTERSTATE 55, 526.46 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 294.62 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 229.37 FEET, THENCE SOUTH 24°52'35" WEST, 32.50 FEET, TO THE SOUTHEAST CORNER OF LOT 1 OF SAID KLAUS PARK SUBDIVISION, THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 89°09'14" WEST, 277.50 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, THENCE WITH THE WEST LINE OF SAID SUBDIVISION AND SECTION, NORTH 0°00'00" WEST, 742.43 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.16 ACRES, MORE OR LESS, AND HEREBY DECLARE THAT WE HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN AND DESIGNATED HEREON, AND WE HAVE NAMED SAID SUBDIVISION "SHRINERS SUBDIVISION", AND WE DO HEREBY ESTABLISH PERMANENT EASEMENTS AS SHOWN HEREON, AND WE DO HEREBY DEDICATE THE ABOVE SET OUT EASEMENTS TO THE PUBLIC USE FOREVER. THE SUBDIVISION SHALL BE SUBJECT TO COVENANTS AND RESTRICTIONS AS SET OUT IN A SEPARATE INSTRUMENT ON FILE IN THE LAND RECORDS OF SAID COUNTY IN DOCUMENT NO. N/A

*Daniel M. Drury*  
Daniel M. Drury  
President of MidAmerica Hotels Corporation

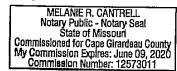
STATE OF MISSOURI }  
COUNTY OF CAPE GIRARDEAU } SS

On this 15<sup>th</sup> day of November, 2016, before me, a Notary Public for said County and State, appeared Daniel M. Drury, President of MidAmerica Hotels Corporation, to me known to be the person described herein, and who executed the foregoing instrument as the free act and deed of said Corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal

this 15<sup>th</sup> day of November A.D., 2016.  
My commission expires June 9, 2020

*Melanie R. Cantrell*  
Melanie R. Cantrell  
Notary Public



Filed for record this 16<sup>th</sup> day of November A.D., 2016,  
In Document Number 2016-120104

*Andrew David Blattner*  
Andrew David Blattner, Recorder of Deeds  
Cape Girardeau County, Missouri



I, Mary Lowry, City Clerk of the City of Jackson, Missouri, hereby certify that this plat was approved by the City of Jackson, Missouri,

by Ordinance No. 16-111

passed and approved this 7<sup>th</sup> day of November, A.D. 2016.

*Mary Lowry*  
Mary Lowry, City Clerk

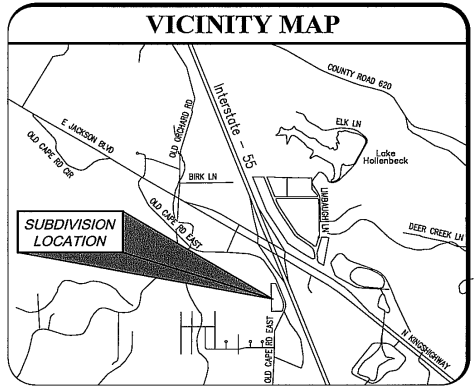
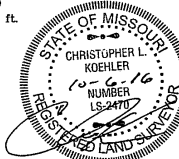
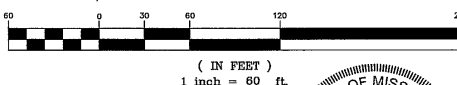
*Mike Seabach*  
Mike Seabach, Planning and Zoning Commission Chairman

*Dylan Potts*  
Dylan Potts, Mayor

*Rodney Bollinger*  
Rodney Bollinger, Director of Public Works



### GRAPHIC SCALE



### SUBDIVISION NOTES

#### LOT NOTES

NUMBER OF LOTS = 3  
MAXIMUM LOT SIZE = 2.98 ACRES  
MINIMUM LOT SIZE = 0.01 ACRES

#### ZONING

C-2 (GENERAL COMMERCIAL DISTRICT)  
BUILDING SETBACKS FOR C-2 ZONING  
30' FRONT SETBACKS - 25' REAR SETBACKS  
NO SIDE SETBACKS

#### RECORD OWNER

MIDAMERICA HOTELS CORPORATION  
PARCEL NO. 15-519-00-02-002.00  
DEED BK. 798, PG. 334

#### VARIANCE STATE

A VARIANCE IS SHOWN FOR THE SMALLEST LOT SIZE  
(5,000 SQ. FT. REQUIRED; 273 SQ. FT. PROPOSED)

#### SURVEYOR'S CERTIFICATION

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 OCTOBER 30, 2003.

#### DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:

MIDAMERICA HOTELS CORPORATION  
105 SOUTH MOUNT AUBURN ROAD  
CAPE GIRARDEAU, MO 63703

#### PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.  
194 COKER LANE, CAPE GIRARDEAU, MO 63701  
(573) 335-3026

#### LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S73° 08' 39"W	41.19'
L2	N29° 10' 47"W	14.55'
L3	N73° 08' 39"E	15.82'

## KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701

Ph: (573) 335 - 3026 Fax: (573) 335 - 3049

DRAWN BY:	TS	REV	DATE	DESCRIPTION	INITIALS
CHECKED BY:	CK	1	9/20/16	MOVED LOT LOCATION	TS
SURVEY DATE:	JULY 2016	2	10/6/16	CREATED LOT 3	DH
DRAWING DATE:	JULY 28, 2016				
DRAWING NO.:	36320				