

NORTH ORIENTATION FROM
MISSOURI STATE PLANE
COORDINATE SYSTEM

PARCEL ADDITION FOR RHODES PROPERTIES, L.C.

A PART OF OUTLOT 61, UNITED STATES PRIVATE SURVEY NO. 2199 IN TOWNSHIP 30 NORTH, RANGE 13 EAST
OF THE FIFTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

Description of Survey

A PART OF OUTLOT NO. 61, UNITED STATES PRIVATE SURVEY NO. 2199, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

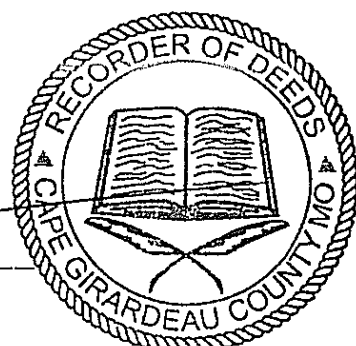
BEGIN AT THE NORTHWEST CORNER OF LOT 1 OF SIX THIRTY THIRD SUBDIVISION, A SUBDIVISION ON FILE IN THE CAPE GIRARDEAU COUNTY LAND RECORDS IN BOOK 18 AT PAGE 91; THENCE SOUTH 77°26'30" WEST ALONG THE EXISTING SOUTH RIGHT OF WAY OF SOUTHERN EXPRESSWAY, 721.09 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF CORPORATE CIRCLE DRIVE AND THE EXISTING SOUTH RIGHT OF WAY OF SOUTHERN EXPRESSWAY; THENCE LEAVING SAID INTERSECTION POINT, NORTH 09°47'57" EAST, 53.53' FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 29.51 FEET (THE CHORD OF SAID ARC BEARS NORTH 43°37'13" EAST, 27.83 FEET); THENCE NORTH 77°26'30" EAST 677.61 FEET; THENCE SOUTH 12°33'30" EAST, 65.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.05 ACRES (45,952 SQUARE FEET), MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND RIGHT OF WAYS OF RECORD.

THIS SURVEY CREATES A NEW PARCEL FROM A TRACT DESCRIBED IN DOCUMENT NUMBER _____ IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY MISSOURI.

COUNTY OF CAPE GIRARDEAU
STATE OF MISSOURI

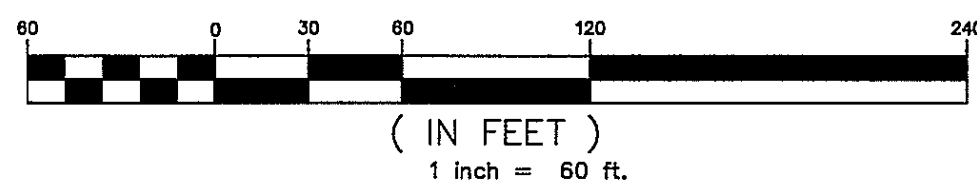
FILED FOR RECORD THIS 19th DAY OF July 2019

AND DULY RECORDED IN DOC. NO. 009-00756



ANDREW BLATTNER,
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY MISSOURI

GRAPHIC SCALE



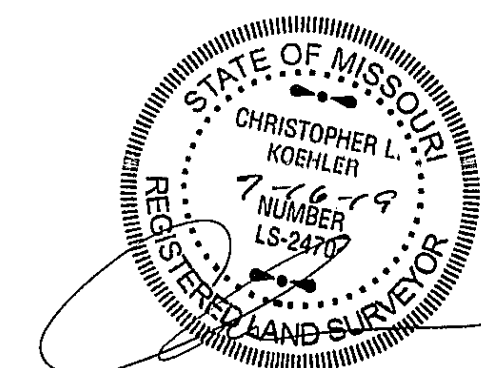
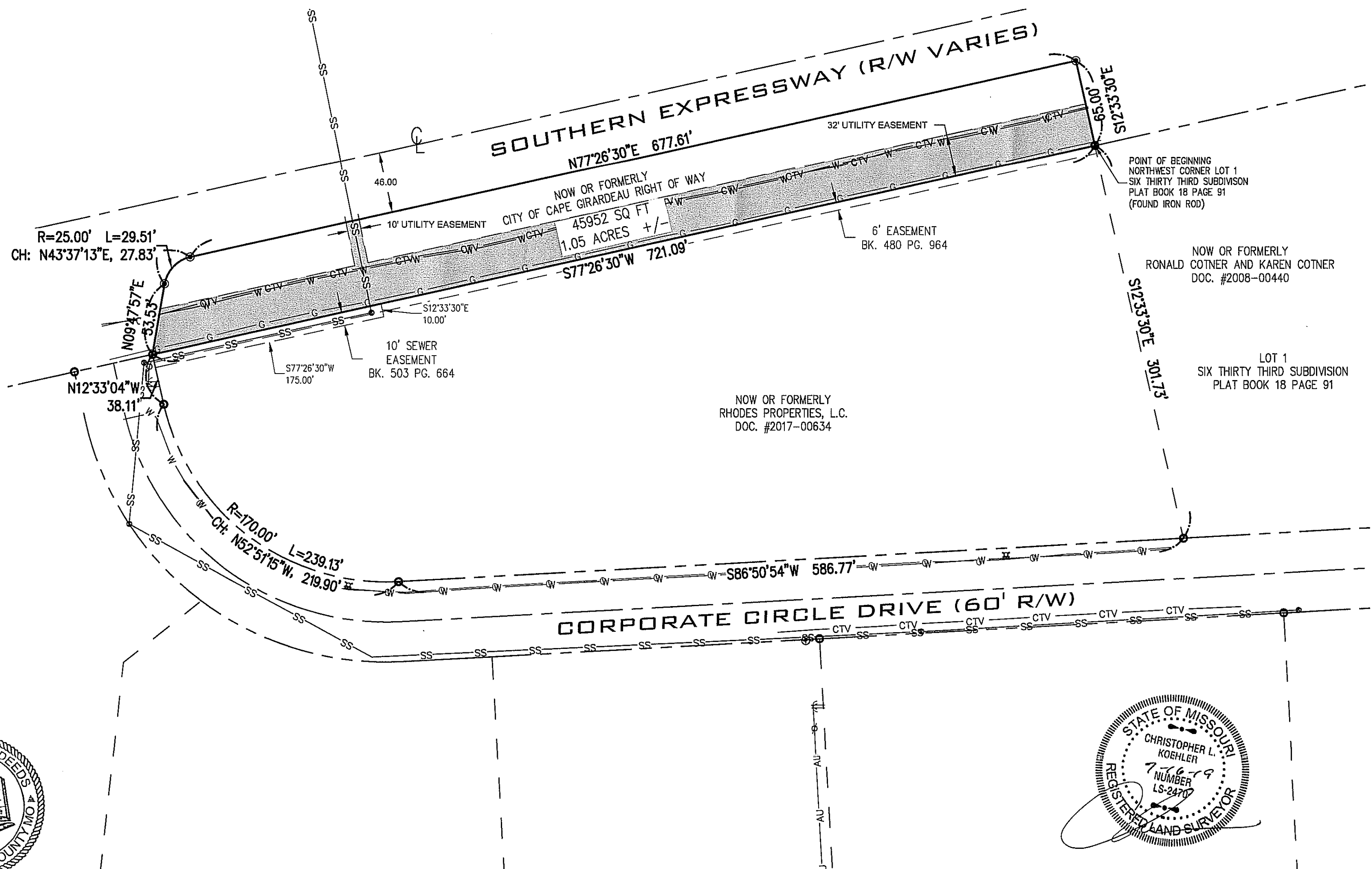
THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JUNE 30, 2017.

Legend

—	= BOUNDARY LINE	○	= FOUND 1/2" IRON ROD
- - -	= ADJACENT PROPERTY LINES	⊙	= SET 1/2" IRON ROD
—+—	= CENTERLINE OF ROAD	⊕	= CONCRETE MONUMENT
- · - · -	= R/W LINE	◇	= RR TIE FENCE CORNER
- · - · -	= EASEMENT LINES	□	= FENCE CORNER
▨	= PROPOSED EASEMENT	NTS	= NOT TO SCALE

Floodplain Note

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C 0268 E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.



KOEHLER

Professional Engineers & Land Surveyors

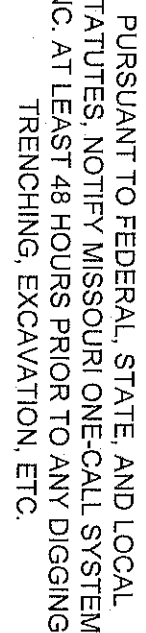
194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049
PLS CORPORATE LICENCE NO. 000262

DRAWN BY: JOSH JANSEN		REV/DATE	DESCRIPTION	INITIAL
CHECKED BY: RODNEY AMOS				
SURVEY DATE: N/A				
DRAWING DATE: 4-24-2019				
DRAWING NO: 37423				

2

UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.



UTILITY CONTACTS

2. NATIONAL GAS
AMEREN

LEGEND

- 1850

FLOODPLAIN NOTE

NO PORTION OF THE SURVEYED TRACT FALLS WITHIN THE 100-YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0268E, WITH A MAP REVISION DATE OF SEPTEMBER 29, 2011

ZONING/SETBACK NOTE

THE ZONING FOR THE SUBJECT TRACT IS M-2 - HEAVY MANUFACTURING/INDUSTRIAL DISTRICT. THE SETBACKS FOR THE TRACT AS FOLLOWS:

VICINITY MAP



(FILE NO. 16214872) EFFECTIVE DATE: OCTOBER 27, 2016

- ## SPECIAL EXCEPTIONS

TITLE COMMITMENT (FILE NO. 16214872) SURVEY DESCRIPTION
<p>1. TITLE COMMITMENT (FILE NO. 16214872) SURVEY DESCRIPTION</p>

A PART OF LOT 101 NO. 81, UNITED STATES PRIVATE SURVEY NO. 2198, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SURVEYOR'S DESCRIPTION (FILE NO. 16214872)

CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

ALTA/NSPS Table A - Survey Responsibilities and Specifications

- (b) NOT REQUESTED TO BE SHOWN ON THIS SURVEY

REPRESENTATIVE EXAMPLES OF SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, MANHOLES, CATCH BASINS, VALVE VAULTS AND OTHER SURFACE INDICATIONS OF SUBTERRANEAN USES; WIRES AND CABLES INCLUDING "NEED-POLE" (IF IDENTIFIABLE), CROSSING THE SURVEYED PROPERTY, AND ALL POLES ON OR WITHIN TEN FEET OF THE SURVEYED PROPERTY, WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT DIMENSIONS OF AN ENCROACHING UTILITY POLE, CROSSMEMBERS OR DERRISANS; AND UTILITY COMPANY INSTALLATIONS ON THE SURVEYED PROPERTY.

NOTE TO THE CLIENT: INSURER AND TENDER - WITH REGARD TO TABLE A ITEM 1, SOURCE INFORMATION FROM PLANS AND DRAWINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PRESENT TO SECTION EIGHT TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING ADDITIONAL IN-SITU EVIDENCE, SOME UTILITY LINES CANNOT BE LOCATED ACCURATELY, COMPLETELY, AND RELIABLY PERCEIVED IN RESPONSE. IN WHICH CASE, THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYORS ASSESSMENT OF THE LOCATION OF THE UTILITIES WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

12. NOT REQUESTED TO BE SHOWN ON THIS SURVEY.
13. NAMES OF ADDING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." (THIS IS SHOWN ON THIS SURVEY).
14. NOT REQUESTED TO BE SHOWN ON THIS SURVEY.
15. NOT REQUESTED TO BE SHOWN ON THIS SURVEY.
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NONE APPARENT)
17. NOT REQUESTED TO BE SHOWN ON THIS SURVEY.
18. NOT REQUESTED TO BE SHOWN ON THIS SURVEY.
19. NOT REQUESTED TO BE SHOWN ON THIS SURVEY.

20. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURETOR IN THE MINIMUM AMOUNT OF \$3,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

CAPE GIRARDEAU COUNTY ABSTRACT AND TITLE COMPANY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 EDITION OF STANDARD PRACTICE PROCEDURES FOR LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA AND MS, AND INCLUDES THEM IN 2.1, 2.2, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10, 6.11, 6.12, 6.13, 6.14, 6.15, 6.16, 6.17, 6.18, 6.19, 6.20, 6.21, 6.22, 6.23, 6.24, 6.25, 6.26, 6.27, 6.28, 6.29, 6.30, 6.31, 6.32, 6.33, 6.34, 6.35, 6.36, 6.37, 6.38, 6.39, 6.40, 6.41, 6.42, 6.43, 6.44, 6.45, 6.46, 6.47, 6.48, 6.49, 6.50, 6.51, 6.52, 6.53, 6.54, 6.55, 6.56, 6.57, 6.58, 6.59, 6.60, 6.61, 6.62, 6.63, 6.64, 6.65, 6.66, 6.67, 6.68, 6.69, 6.70, 6.71, 6.72, 6.73, 6.74, 6.75, 6.76, 6.77, 6.78, 6.79, 6.80, 6.81, 6.82, 6.83, 6.84, 6.85, 6.86, 6.87, 6.88, 6.89, 6.90, 6.91, 6.92, 6.93, 6.94, 6.95, 6.96, 6.97, 6.98, 6.99, 7.00, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.23, 7.24, 7.25, 7.26, 7.27, 7.28, 7.29, 7.30, 7.31, 7.32, 7.33, 7.34, 7.35, 7.36, 7.37, 7.38, 7.39, 7.40, 7.41, 7.42, 7.43, 7.44, 7.45, 7.46, 7.47, 7.48, 7.49, 7.50, 7.51, 7.52, 7.53, 7.54, 7.55, 7.56, 7.57, 7.58, 7.59, 7.60, 7.61, 7.62, 7.63, 7.64, 7.65, 7.66, 7.67, 7.68, 7.69, 7.70, 7.71, 7.72, 7.73, 7.74, 7.75, 7.76, 7.77, 7.78, 7.79, 7.80, 7.81, 7.82, 7.83, 7.84, 7.85, 7.86, 7.87, 7.88, 7.89, 7.90, 7.91, 7.92, 7.93, 7.94, 7.95, 7.96, 7.97, 7.98, 7.99, 8.00, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 9.00, 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.08, 9.09, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9.73, 9.74, 9.75, 9.76, 9.77, 9.78, 9.79, 9.80, 9.81, 9.82, 9.83, 9.84, 9.85, 9.86, 9.87, 9.88, 9.89, 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.96, 9.97, 9.98, 9.99, 10.00, 10.01, 10.02, 10.03, 10.04, 10.05, 10.06, 10.07, 10.08, 10.09, 10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19, 10.20, 10.21, 10.22, 10.23, 10.24, 10.25, 10.26, 10.27, 10.28, 10.29, 10.30, 10.31, 10.32, 10.33, 10.34, 10.35, 10.36, 10.37, 10.38, 10.39, 10.40, 10.41, 10.42, 10.43, 10.44, 10.45, 10.46, 10.47, 10.48, 10.49, 10.50, 10.51, 10.52, 10.53, 10.54, 10.55, 10.56, 10.57, 10.58, 10.59, 10.60, 10.61, 10.62, 10.63, 10.64, 10.65, 10.66, 10.67, 10.68, 10.69, 10.70, 10.71, 10.72, 10.73, 10.74, 10.75, 10.76, 10.77, 10.78, 10.79, 10.80, 10.81, 10.82, 10.83, 10.84, 10.85, 10.86, 10.87, 10.88, 10.89, 10.90, 10.91, 10.92, 10.93, 10.94, 10.95, 10.96, 10.97, 10.98, 10.99, 11.00, 11.01, 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, 11.08, 11.09, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00, 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12.15, 12.16, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.27, 12.28, 12.29, 12.30, 12.31, 1

SURVEY COMPLETION DATE: DECEMBER 6, 2016

KOEHLER ENGINEERING & LAND SURVEYING, INC.
303 COCKERMAN BLVD.

CAPE GIRARDEAU, MO 63701
573 335 3036

**KE**

KOEHLER

ENGINEERING AND LAND SURVEYING, INC.

Civil Engineering and Surveying Services
194 Coker Lane - Cape Girardeau, MO 63701
Phone: 573.335.3026 - Fax: 573.335.3049
www.koehlerengineering.com

[illegible]

ALTA/NSPS SURVEY

KELS PJCT NO. _____ OWNER PJCT NO. _____

DRAWN BY _____ SHEET NO. _____

SURVEY DATE 1012

STATE OF MISSISSIPPI
RODNEY W. AMOS
NUMBER
PLS 2007000072
PROFESSIONAL LAND SURVEYOR
JAN 1 2008
1-13

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