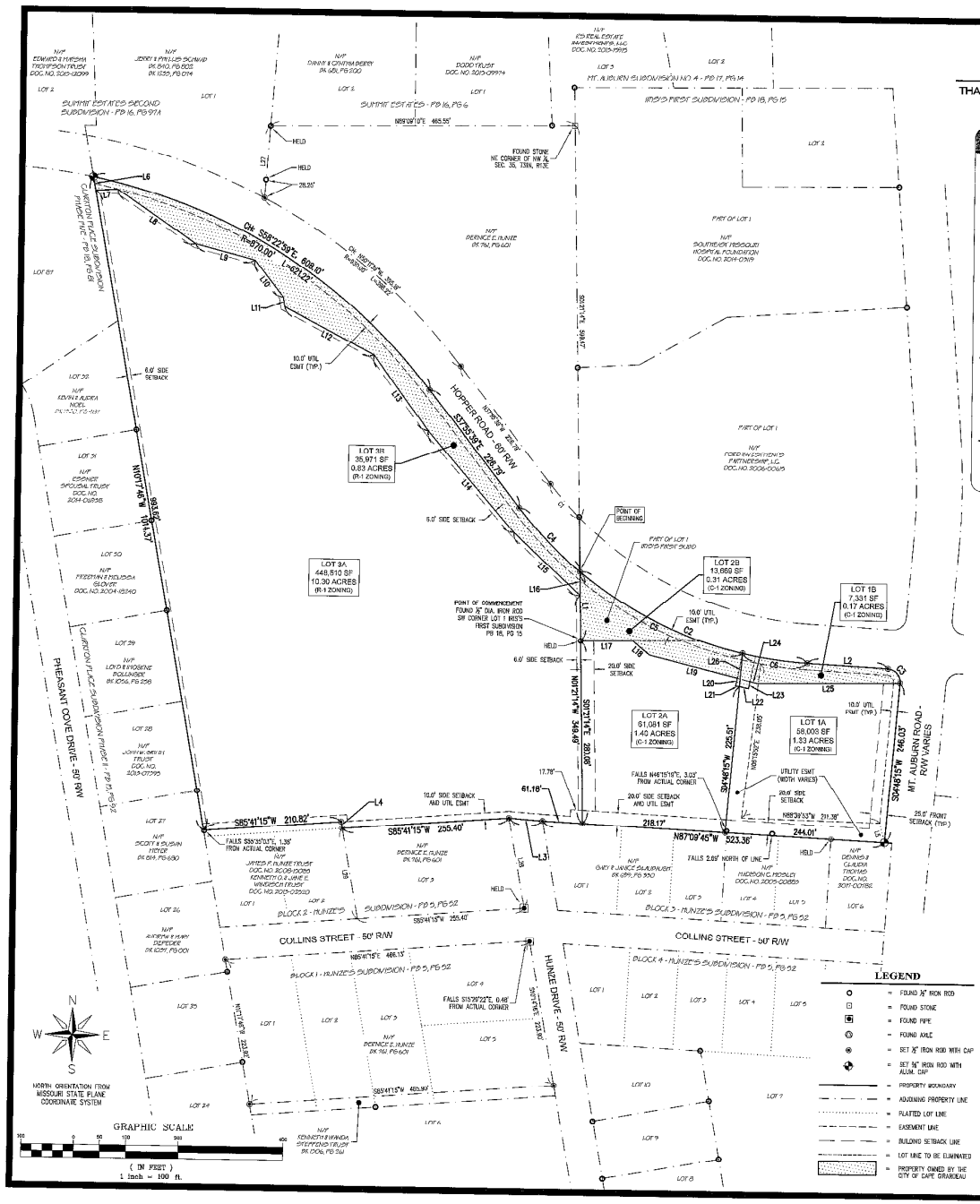
RECORD PLAT OF
CROSSING AT HOPPER ROAD

THAT PART OF LOT 1 OF IRIS'S FIRST SUBDIVISION AND ALL THAT PART OF THE EAST HALF OF THE NW QUARTER AND PART OF THE NE FRACTIONAL QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI



LEGEND

- FOUND ½" IRON ROD
- FOUND STONE
- FOUND PIPE
- FOUND AXLE
- SET ½" IRON ROD WITH CAP
- SET 5/8" IRON ROD WITH ALUM. CAP
- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE ELIMINATED
- PROPERTY OWNED BY THE CITY OF CAPE GIRARDEAU

ZONING DISTRICT REGULATIONS

LOTS 1A, 1B, 3A, AND 3B:

C-1 - GENERAL COMMERCIAL DISTRICT
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
MAXIMUM HEIGHT: 40 FT, NOT TO EXCEED 3 STORIES
MINIMUM OPEN SPACE: 15% OF LOT AREA
FRONT SETBACK: 28 FT
REAR SETBACK: NONE, EXCEPT 20 FT WHEN ADJACENT TO RESIDENTIAL, OR 10 FT WHEN ADJACENT TO AGRICULTURAL
SIDE SETBACK: NONE, EXCEPT 20 FT WHEN ADJACENT TO RESIDENTIAL, OR 10 FT WHEN ADJACENT TO AGRICULTURAL

LOTS 3A AND 3B:

R-1 - SINGLE-FAMILY SUBURBAN RESIDENTIAL DISTRICT
MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 60 FT
MAXIMUM LOT DENSITY: 4 UNITS/ACRE
MAXIMUM HEIGHT: 2½ STORIES, NOT TO EXCEED 35 FT
FRONT SETBACK: 30 FT
REAR SETBACK: 25 FT
SIDE SETBACK: 6 FT

LOT SIZES

TOTAL SUBDIVISION AREA: 624,684 SQ. FT. (14.34 ACRES)
TOTAL NUMBER OF LOTS: 6
SMALLEST LOT SIZE: 7,331 SQ. FT. (0.17 ACRES)
LARGEST LOT SIZE: 448,810 SQ. FT. (10.30 ACRES)

NOTE REGARDING CITY-OWNED LOTS

CORRESPONDING "A" AND "B" LOTS ARE TO BE COMBINED IN THE FUTURE VIA SEPARATE PLAT. THE CITY-OWNED LOTS (LOTS 1A, 1B, 4A, 4B) ARE NOT BUILDABLE UNTIL COMBINED WITH THE CORRESPONDING LOTS; THEREFORE, SETBACKS ARE NOT SHOWN ON SAID LOTS. AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINE OF LOTS 1A, 2A, AND 3B.

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0295E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

RECORD OWNER

JAY O. HUNZE, JAMES P. HUNZE,
BARBARA D. BROWN (LOTS 1A, 2A, & 3A)
DEED BK 751, PG 601 (BENEFICIARY DEED)
CITY OF CAPE GIRARDEAU (LOTS 1B, 2B, & 3B)
DEED BK 928, PG 344
DEED BK 1063, PG 418

DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:

SEMO DEVELOPMENT, LLC
C/O: MR. MIKE PETERS, MANAGING MEMBER
3469 BENTON HILL ROAD
CAPE GIRARDEAU, MO 63701

PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

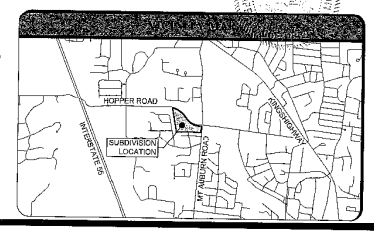
KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE
CAPE GIRARDEAU, MO 63701
(573) 335-3026

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N01° 21' 14"W	105.76'
L2	S06° 20' 39"E	123.46'
L3	N85° 41' 45"W	51.50'
L4	N10° 17' 46"W	10.00'
L5	N14° 09' 18"W	30.78'
L6	S10° 17' 46"E	20.75'
L7	S86° 47' 18"W	33.33'
L8	N55° 28' 11"W	148.41'
L9	N75° 35' 47"W	94.31'
L10	N37° 57' 51"W	71.44'
L11	N07° 57' 48"W	15.00'
L12	N62° 43' 45"W	100.21'
L13	N35° 01' 05"W	143.19'
L14	N40° 53' 50"W	202.65'
L15	N47° 20' 46"W	139.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N01° 21' 14"W	36.35'
L17	N89° 10' 50"E	79.45'
L18	N50° 26' 05"W	33.34'
L19	N76° 03' 21"W	138.98'
L20	N11° 37' 18"E	11.56'
L21	N78° 22' 42"W	5.84'
L22	N78° 22' 42"W	14.16'
L23	S11° 37' 18"W	10.75'
L24	N76° 03' 21"W	10.46'
L25	S89° 09' 31"W	219.27'
L26	S04° 48' 15"W	50.44'
L27	N04° 14' 10"E	110.18'
L28	S10° 16' 45"E	140.00'
L29	N10° 16' 45"W	140.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	67.88'	542.96'	7°06'32"	N41° 29' 55"W	67.84'
C2	380.74'	602.96'	36°10'47"	S89° 50' 16"E	374.45'
C3	32.02'	20.00'	91°45'03"	N41° 03' 07"W	28.71'
C4	134.92'	602.96'	12°49'14"	S44° 20' 15"E	134.64'
C5	280.62'	602.96'	26°39'58"	S64° 04' 51"E	278.10'
C6	100.12'	602.96'	9°30'49"	S82° 10' 15"E	100.00'

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
FILED FOR RECORD THIS 16th DAY OF February 2018
IN DOCUMENT NUMBER 2018-01459
ANDREW DAVID BLATTNER, RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MISSOURI



SUBDIVISION DEDICATION

THE UNDERSIGNED, JAY O. HUNZE AND WILMA D. HUNZE, HUSBAND AND WIFE, JAMES P. HUNZE, A SINGLE PERSON, AND BARBARA D. BROWN AND ROBERT J. BROWN, WIFE AND HUSBAND, AND THE CITY OF CAPE GIRARDEAU, MISSOURI, OWNERS IN FEE OF THAT PART OF LOT 1 OF IRIS'S FIRST SUBDIVISION, A SUBDIVISION PLATTED AND RECORDED IN CAPE GIRARDEAU COUNTY PLAT BOOK 18 AT PAGE 15, AND ALL THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND ½" DIAMETER IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 1 OF IRIS'S FIRST SUBDIVISION; THENCE WITH THE WEST LINE OF SAID LOT 1, NORTH 01°21'14" WEST, 105.76 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HOPPER ROAD; THENCE WITH SAID SOUTH RIGHT OF WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE SOUTHEAST BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 602.96 FEET, A DISTANCE OF 380.74 FEET (THE CHORD OF SAID ARC BEARS SOUTH 89°50'16" EAST, 374.45 FEET); THENCE SOUTH 89°55'39" EAST, 123.46 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 32.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MT. AUBURN ROAD, THENCE WITH SAID WEST RIGHT OF WAY LINE, SOUTH 04°48'15" WEST, 246.03 FEET, TO A POINT ON THE NORTH LINE OF HUNZE'S SUBDIVISION, SAID SUBDIVISION PLATTED AND RECORDED IN CAPE GIRARDEAU COUNTY PLAT BOOK 5 AT PAGE 52; THENCE WITH THE NORTH LINE OF SAID SUBDIVISION, NORTH 87°09'45" WEST, 523.36 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 3 OF SAID HUNZE'S SUBDIVISION; THENCE NORTH 85°41'45" WEST, 51.50 FEET TO THE NORTHEAST CORNER OF LOT 3 OF BLOCK 2 OF SAID HUNZE'S SUBDIVISION; THENCE SOUTH 85°41'15" WEST, 255.40 FEET; THENCE NORTH 10°17'46" WEST, 10.00 FEET; THENCE SOUTH 85°41'15" WEST, 210.82 FEET TO A POINT ON THE EAST LINE OF CLARKTON PLACE SUBDIVISION PHASE II, SAID SUBDIVISION PLATTED AND RECORDED IN CAPE GIRARDEAU COUNTY PLAT BOOK 15 AT PAGE 92; THENCE WITH SAID EAST LINE OF CLARKTON PLACE SUBDIVISION PHASE II AND THE EAST LINE OF CLARKTON PLACE SUBDIVISION PHASE ONE, SAID SUBDIVISION PLATTED AND RECORDED IN CAPE GIRARDEAU COUNTY PLAT BOOK 15 AT PAGE 91, NORTH 10°17'46" WEST, 1,014.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF HOPPER ROAD; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE SOUTHEAST BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 870.00 FEET, A LENGTH OF 521.22 FEET (THE CHORD OF SAID ARC BEARS SOUTH 58°37'54" EAST, 513.70 FEET); THENCE SOUTH 37°56'39" EAST, 220.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 602.96 FEET, A LENGTH OF 134.92 FEET (THE CHORD OF SAID ARC BEARS SOUTH 44°32'15" EAST, 134.64 FEET) TO THE POINT OF BEGINNING AND CONTAINING 14.34 ACRES, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OF RECORD, DO HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, AND DO HEREBY NAME SAID SUBDIVISION "CROSSING AT HOPPER ROAD". THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF CAPE GIRARDEAU, MISSOURI IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF CITY WATER AND SEWER SYSTEMS, AND AS MAY BE AUTHORIZED BY THE CITY OF CAPE GIRARDEAU, MISSOURI TO BE USED BY A PUBLIC OR PRIVATE UTILITY PROVIDER FOR PURPOSES RELATED TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF SUCH UTILITY SYSTEMS. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OF LOTS 1B, 2B, AND 3B FOR THE USE AND BENEFIT OF THE CURRENT AND FUTURE OWNERS OF LOTS 1A, 2A, AND 3A AND THEIR RESPECTIVE TENANTS AND INVITEES, FOR THE SOLE PURPOSE OF PROVIDING INGRESS AND EGRESS BETWEEN: 1) LOT 1A AND HOPPER ROAD; AND 2) LOT 2A AND HOPPER ROAD; AND 3) LOT 3A AND HOPPER ROAD. SAID INGRESS AND EGRESS EASEMENT SHALL BE SOLELY OVER SUCH DRIVE AISLES AS MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE.

JAY O. HUNZE — WILMA D. HUNZE

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
ON THIS 10 DAY OF January 2018 BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, APPEARED JAY O. HUNZE AND WILMA D. HUNZE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT, WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 10-19-19

KRISTEN D. WARREN
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 10/19/2019
Commission # 15622189

NOTARY PUBLIC

JAMES P. HUNZE

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
ON THIS 9th DAY OF January 2018 BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, APPEARED JAMES P. HUNZE, A SINGLE PERSON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 11-29-2021

REBECCA C. WOLSEY
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 13400207
My Commission Expires 11-29-2021

NOTARY PUBLIC

BARBARA D. BROWN — ROBERT J. BROWN

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
ON THIS 9th DAY OF January 2018 BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, APPEARED BARBARA D. BROWN AND ROBERT J. BROWN, WIFE AND HUSBAND, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT, WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 11-29-2021

REBECCA C. WOLSEY
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 13400207
My Commission Expires 11-29-2021

NOTARY PUBLIC

SCOTT A. MEYER, CITY MANAGER
CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
ON THIS 7th DAY OF February 2018 BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, APPEARED SCOTT A. MEYER, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE CITY MANAGER OF THE CITY OF CAPE GIRARDEAU, MISSOURI, AND THAT HE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT ON BEHALF OF SAID CITY, AND THAT HE EXECUTED SAID INSTRUMENT AS THE FREE ACT AND DEED OF SAID CITY.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES March 3, 2018

AMANDA L. MCKINNEY
My Commission Expires
March 3, 2018
Cape Girardeau County
Commission #14691818

NOTARY PUBLIC

I, Gayle Conrad, CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF CAPE GIRARDEAU, MISSOURI, BY ORDINANCE NO. 5057 PASSED AND APPROVED THIS 5th DAY OF February 2018.

CITY CLERK

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 JUNE 30, 2017.

KOEHLER
Professional Engineers & Land Surveyors
194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049

DRAWN BY: RYAN ROTH	REV/DATE	DESCRIPTION	INITIALS
CHECKED BY: CHRIS KOEHLER	1/9/18	ADDRESS CITY COMMENTS	RR
SURVEY DATE: OCTOBER 2017			
DRAWING DATE: JANUARY 3, 2018			
DRAWING NO: 36408			