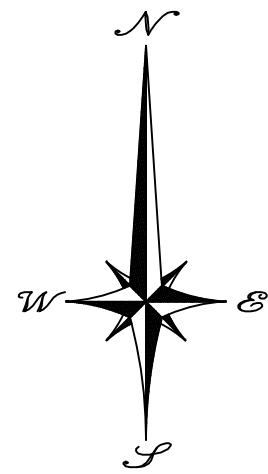


# BOUNDARY SURVEY FOR JERRY ANDANTE RIVER TRUST

Part of the Northwest Quarter of the Southeast Quarter and that Part of the Northeast Quarter of the Southwest Quarter, all in Section 19, Township 31 North, Range 14 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri.



NORTH BASIS  
MISSOURI STATE PLANE  
COORDINATE SYSTEM 1983  
EAST ZONE  
MODOT VRS NAD83(2011)



### REFERENCES

1. DOCUMENT NO. 2019-07145 (SUBJECT)
2. DOCUMENT NO. 2014-10757
3. DOCUMENT NO. 2011-13036
4. DOCUMENT NO. 2013-06042
5. BOOK 534, PAGE 895
6. SURVEY BY R. CHRISTOPHER BOWEN, LS 2232, DATED 12-21-2004
7. PREVIOUS SURVEY DATED 04-04-2022

### FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0258E AND FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0256E, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

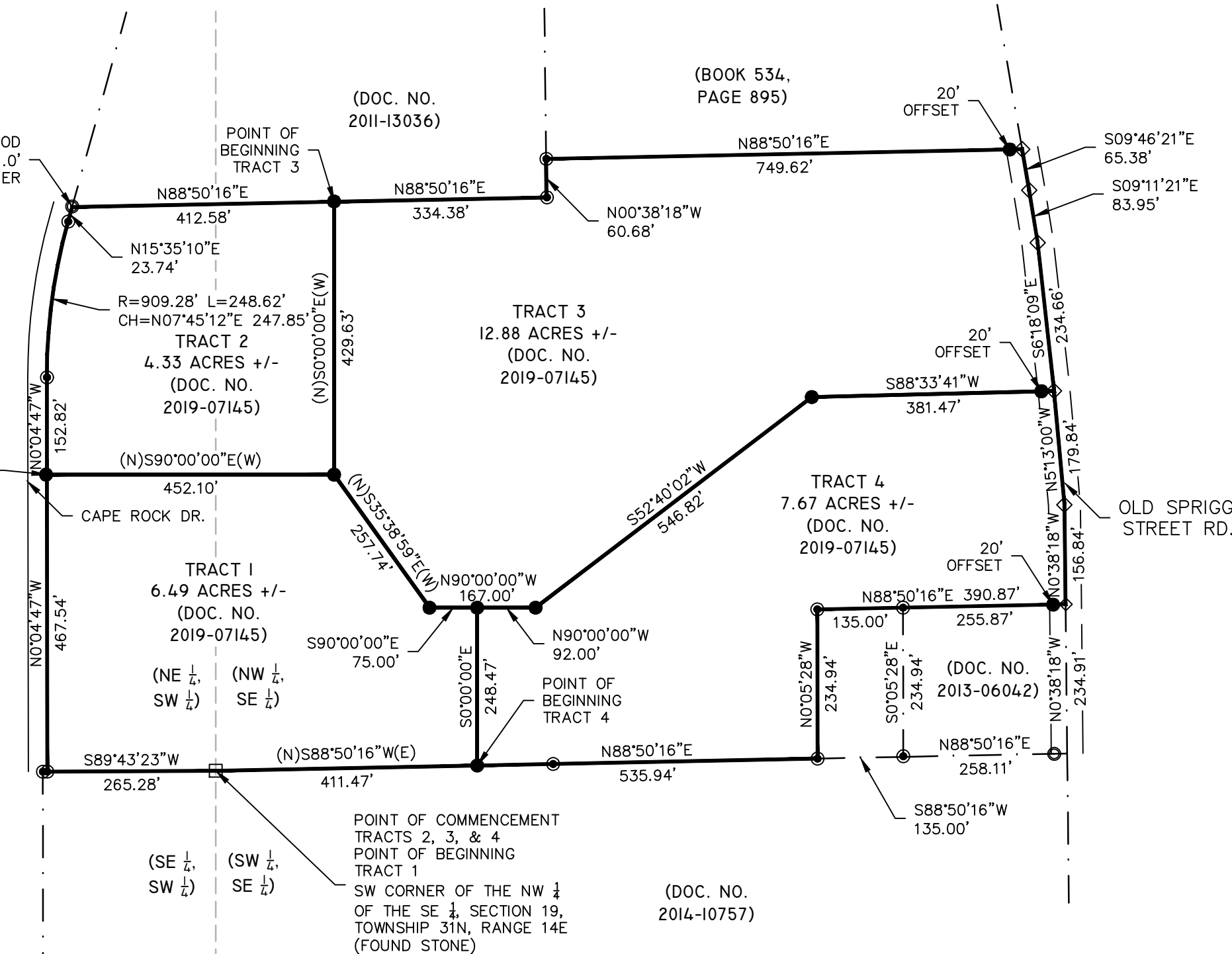
### SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

ACCURACY STANDARD: TYPE URBAN

### LEGEND

1. ● 1/2" IRON ROD (SET)
2. ● 5/8" IRON ROD W/ALUM CAP (SET)
3. ● IRON ROD W/CAP (FOUND)
4. ● IRON ROD (FOUND)
5. ○ IRON PIPE
6. □ STONE
7. ◇ COTTON PICKER SPINDLE
8. ⊕ CHISELED CROSS
9. ⊕ AXLE
10. ⊕ ALUMINUM MONUMENT
11. △ RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 4TH DAY OF APRIL 2022.

RODNEY W. AMOS MO-PLS 2007000072  
113 WEST MAIN STREET  
JACKSON, MISSOURI 63755

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOC. NO. 2019-07145 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AND DULY

RECORDED IN DOCUMENT NUMBER \_\_\_\_\_

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

### TRACT 1 - DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 31 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89°43'23" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 265.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CAPE ROCK DRIVE; THENCE LEAVING SAID SOUTH LINE, NORTH 00°04'47" WEST ALONG SAID EAST RIGHT OF WAY LINE, 467.54 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 90°00'00" EAST 452.10 FEET; THENCE SOUTH 35°38'59" EAST 257.74 FEET; THENCE SOUTH 90°00'00" EAST 75.00 FEET; THENCE SOUTH 00°00'00" EAST 248.47 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 88°50'16" WEST ALONG SAID SOUTH LINE, 411.47 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 6.49 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

### TRACT 2 - DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 31 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89°43'23" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 265.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CAPE ROCK DRIVE; THENCE LEAVING SAID SOUTH LINE, NORTH 00°04'47" WEST ALONG SAID EAST RIGHT OF WAY LINE, 467.54 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 00°04'47" WEST ALONG SAID EAST RIGHT OF WAY LINE, 152.82 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 909.28 FEET, FOR AN ARC LENGTH OF 248.62 FEET (THE CHORD OF SAID ARC BEARS NORTH 07°45'12" EAST 247.85 FEET); THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 15°35'10" EAST 23.74 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 88°50'16" EAST 412.58 FEET; THENCE SOUTH 00°00'00" EAST 429.63 FEET; THENCE NORTH 90°00'00" WEST 452.10 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 4.33 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

### TRACT 3 - DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89°43'23" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 265.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CAPE ROCK DRIVE; THENCE LEAVING SAID SOUTH LINE, NORTH 00°04'47" WEST ALONG SAID EAST RIGHT OF WAY LINE, 620.36 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 909.28 FEET, FOR AN ARC LENGTH OF 248.62 FEET (THE CHORD OF SAID ARC BEARS NORTH 07°45'12" EAST 247.85 FEET); THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 15°35'10" EAST 23.74 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 88°50'16" EAST 412.58 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 88°50'16" EAST 334.38 FEET; THENCE NORTH 00°38'18" WEST 60.68 FEET; THENCE NORTH 88°50'16" EAST 749.62 FEET TO A POINT IN OLD SPRIGG STREET ROAD; THENCE ALONG SAID OLD SPRIGG STREET ROAD THE FOLLOWING COURSES, SOUTH 09°46'21" EAST 65.38 FEET; THENCE SOUTH 09°11'21" EAST 83.95 FEET; THENCE SOUTH 06°18'09" EAST 234.66 FEET; THENCE LEAVING SAID OLD SPRIGG STREET ROAD, SOUTH 88°33'41" WEST 381.47 FEET; THENCE SOUTH 52°40'02" WEST 546.82 FEET; THENCE NORTH 90°00'00" WEST 167.00 FEET; THENCE NORTH 35°38'59" WEST 257.74 FEET; THENCE NORTH 00°00'00" WEST 429.63 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 12.88 ACRES, MORE OR LESS, AND IS SUBJECT TO THAT PART WITHIN SAID OLD SPRIGG STREET ROAD, AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

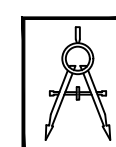
### TRACT 4 - DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 88°50'16" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, 411.47 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 88°50'16" EAST 535.94 FEET; THENCE NORTH 00°05'28" WEST 234.94 FEET; THENCE NORTH 88°50'16" EAST 390.87 FEET TO A POINT IN OLD SPRIGG STREET ROAD; THENCE ALONG SAID OLD SPRIGG STREET ROAD THE FOLLOWING COURSES, NORTH 00°38'18" WEST 156.84 FEET; THENCE NORTH 05°13'00" WEST 179.84 FEET; THENCE LEAVING SAID OLD SPRIGG STREET ROAD, SOUTH 88°33'41" WEST 381.47 FEET; THENCE SOUTH 52°40'02" WEST 546.82 FEET; THENCE NORTH 90°00'00" WEST 92.00 FEET; THENCE SOUTH 00°00'00" EAST 248.47 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 7.67 ACRES, MORE OR LESS, AND IS SUBJECT TO THAT PART WITHIN SAID OLD SPRIGG STREET ROAD, AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.



**STRICKLAND**  
**ENGINEERING**

113 WEST MAIN STREET  
JACKSON, MISSOURI 63755  
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CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**BOUNDARY SURVEY FOR  
ANDANTE RIVER TRUST  
OLD SPRIGG STREET RD  
CAPE GIRARDEAU, MO**

SCALE 1"=200'  
DATE 11-21-2024  
DRAWN BY RA  
CHECKED BY DR  
PROJECT # 24-223