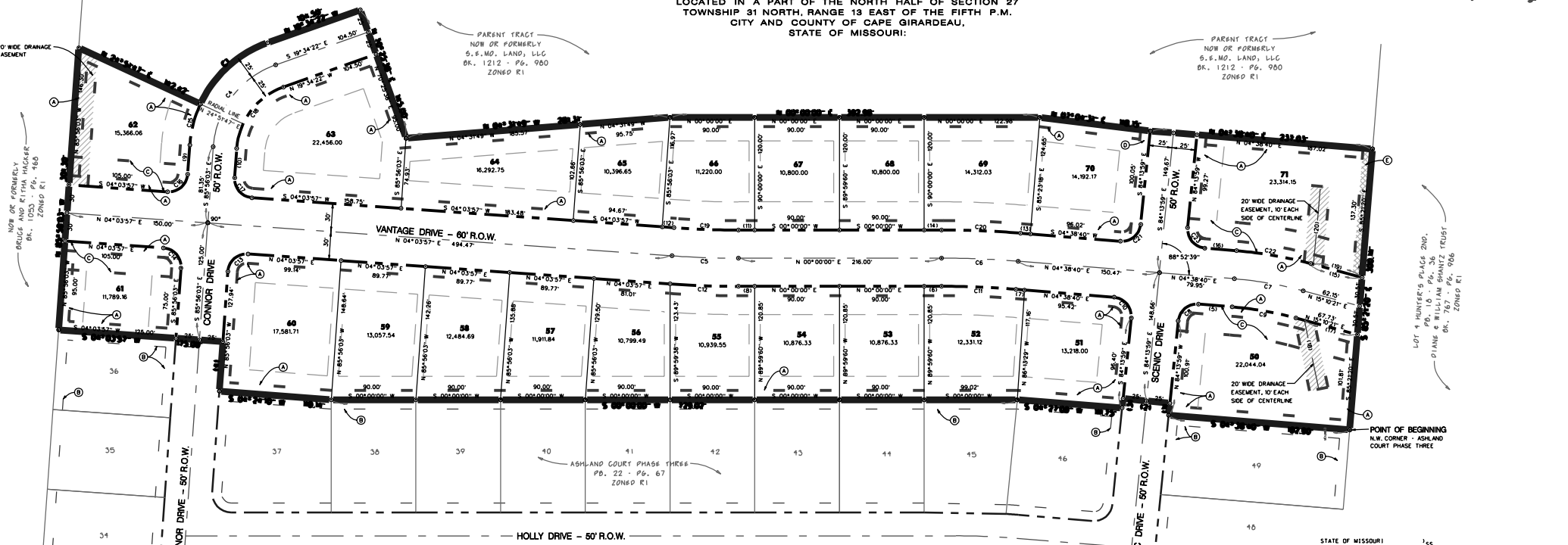
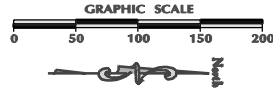


# RECORD PLAT ASHLAND COURT FOURTH ADDITION

LOCATED IN A PART OF THE NORTH HALF OF SECTION 27  
TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH P.M.  
CITY AND COUNTY OF CAPE GIRARDEAU,  
STATE OF MISSOURI:



**LINE DIMENSION TABLE**

NO.	BEARING	DISTANCE
1	N 84°13'59" E	12.75
2	S 05°46'01" W	50.00
3	S 84°13'59" E	10.00
4	N 85°56'03" W	52.94
5	N 04°38'40" E	35.82
6	N 00°00'00" E	18.66
7	N 04°38'40" E	9.16
8	N 00°00'00" E	17.34
9	S 85°56'03" E	31.25
10	N 85°56'03" W	31.25
11	S 00°00'00" W	17.34
12	S 04°03'57" W	12.57
13	S 04°38'40" W	10.52
14	S 00°00'00" W	18.66
15	S 15°10'21" W	56.58
16	S 04°38'40" W	33.86
17	S 15°10'21" W	58.40
18	N 78°01'21" E	74.90
19	S 15°10'21" W	53.52
20	S 84°49'38" W	83.35

**CURVE DIMENSION TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	125.00	45°33'51"	99.41	52.50	36.81	N 82°21'18" W
2	100.00	66°21'41"	115.82	65.39	109.46	S 52°45'13" E
3	995.00	04°03'57"	70.61	35.32	70.59	N 02°01'58" E
4	1,005.00	04°38'40"	81.47	40.76	81.45	N 02°19'20" E
5	409.00	10°14'11"	74.42	37.31	74.31	N 09°54'31" E
6	20.00	88°52'39"	31.02	19.61	28.01	N 39°47'39" W
7	375.00	10°31'41"	68.91	34.55	68.81	N 09°54'31" E
8	20.00	91°07'21"	31.81	20.40	28.56	N 50°12'21" E
9	975.00	04°38'40"	79.04	39.54	79.01	N 02°19'20" E
10	1,025.00	04°03'57"	72.73	36.38	72.72	N 02°01'58" E
11	20.00	90°00'00"	31.42	20.00	28.28	N 40°56'03" W
12	20.00	90°00'00"	31.42	20.00	28.28	N 49°03'57" E
13	125.00	20°47'50"	45.37	22.94	45.12	S 75°32'08" E
14	20.00	90°00'00"	31.42	20.00	28.28	S 40°56'03" E
15	20.00	89°59'50"	31.42	20.00	28.28	S 49°03'57" W
16	15.00	66°21'41"	86.47	42.09	82.09	N 52°45'13" W
17	965.00	04°03'57"	68.48	34.25	68.46	S 02°01'58" W
18	1,035.00	04°38'40"	83.90	41.97	83.88	S 02°19'20" W
19	20.00	88°52'39"	31.02	19.61	28.01	S 39°47'39" E
20	435.00	10°31'41"	79.93	40.08	79.82	N 09°54'31" E
21	20.00	91°07'21"	31.81	20.40	28.56	S 50°12'21" W

**SURVEY NOTES:**  
THIS SURVEY CREATES A NEW 22 LOT SUBDIVISION FROM THE PARENT TRACT RECORDED IN BOOK NO. 1212 AT PAGE NO. 980

**BASIS OF BEARINGS:**  
ADOPTED FROM RECORD PLAT BY BOWEN OF ASHLAND COURT PHASE THREE AS RECORDED IN PLAT BOOK NO. 22 AT PAGE 67.

**SURVEY CLASS "C" - URBAN**

SET 1/2" IRON PINS WITH YELLOW CAP STAMPED "BOWEN" AT ALL LOT CORNERS.

PREVIOUSLY SET 1/2" IRON PINS WITH YELLOW CAP STAMPED "BOWEN" AT ALL LOT CORNERS IN ASHLAND COURT PHASE 3

NUMERAL BELOW EACH LOT NUMBER IS THE LOT SIZE IN SQUARE FEET.

**SITE AND ADJACENT PROPERTIES ARE ZONED R1.**

**MINIMUM LOT AREA REQUIRED = 10,000 SQUARE FEET**  
**MINIMUM LOT WIDTH REQUIRED = 80.00 FEET**  
**SMALLEST LOT SIZE: 10,396 S.F. (LOT 65)**  
**LARGEST LOT SIZE: 23,314 S.F. (LOT 11)**  
**AVERAGE LOT SIZE: 13,957 S.F.**

**BUILDING SET BACK LINES:**  
FRONT 30 FT.  
REAR 25 FT.  
SIDE YARD 6 FT.

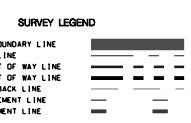
**FLOOD ZONE:**  
SUBJECT TRACT OF LAND LIES IN FLOOD ZONE "C" AN AREA OF MINIMAL FLOODING, ABOVE THE 100 YEAR FLOOD ELEVATION, AS INDICATED ON F.I.-R.M. FLOOD INSURANCE RATE MAP #290458 00068..

**SURVEY REFERENCES**  
RECORD PLAT - ASHLAND COURT PHASE 3, PLAT BOOK 22 - PAGE 67  
RECORD PLAT - HUNTER'S PLACE 2ND, PLAT BOOK 18 - PAGE 36  
GENERAL WARRANTY DEED BOOK 1212 - PAGE 980  
GENERAL WARRANTY DEED BOOK 1053 - PAGE 468  
GENERAL WARRANTY DEED BOOK 767 - PAGE 986  
COUNTY TAX MAP 15-808

**EASEMENT KEY NOTES:**

- (A) 10' WIDE UTILITY EASEMENT
- (B) EXISTING 10' WIDE UTILITY EASEMENT
- (C) 30' WIDE LAND GRADING EASEMENT
- (D) 10' WIDE UTILITY & SANITARY SEWER EASEMENT
- (E) 10' WIDE UTILITY & ACCESS EASEMENT

**NOTE:**  
THE CITY OF CAPE GIRARDEAU WILL NOT MAINTAIN STORMWATER DETENTION BASINS WITHIN ASHLAND COURT FOURTH ADDITION.



**Bowen**  
**ENGINEERING & SURVEYING**

1078 Wolverine Lane, Suite J  
Cape Girardeau, MO 63701  
Ph 573 338 6900

P.O. Box 413  
Potosi, MO 63990  
Ph 573 222 2600

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

On this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2006, before me appeared Eric Marquart, Managing Member of S.E.M.D. Land, LLC, and Michael Annis, Managing Member of S.E.M.D. Land, LLC to me personally known, did say that they are the persons described herein, and being by me duly sworn, did say that they are the owners of the above described tract of land and that the seal affixed to said instrument is the corporate seal of said corporation and that said parties have acknowledged said instrument to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first written above.

Notary Public in and for the State of Missouri

Printed Name \_\_\_\_\_ My Commission Expires \_\_\_\_\_

I, \_\_\_\_\_ City Clerk of Cape Girardeau, Missouri, hereby certify that this plat was approved by the City Council of the City of Cape Girardeau, Missouri by Ordinance No. \_\_\_\_\_ passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2006, A.D.

City Clerk of Cape Girardeau, Missouri

Filed for Record  
This \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2006 In Book \_\_\_\_\_ at Page \_\_\_\_\_ of \_\_\_\_\_ & Clock.

Recorder, Cape Girardeau County, Missouri

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

Detailed Restrictions for all lots in ASHLAND COURT FOURTH ADDITION have been recorded in a separate instrument in Book \_\_\_\_\_ of Page no. \_\_\_\_\_ in the land records of the County Recorder's Office.

IN WITNESS WHEREOF, I signed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2006

Eric Marquart, Managing Member

IN WITNESS WHEREOF, I have hereunto set my seal and signature this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2006

R. CHRISTOPHER BOWEN, M.D., R.L.S., No. 2232