

# RECORD PLAT

# ASHLAND COURT SIXTH ADDITION

A RE-SUBDIVISION OF LOTS 62 AND 69 OF ASHLAND COURT  
FOURTH ADDITION AND 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:

**SURVEY NOTES:**

THIS SURVEY CREATES A NEW 12 LOT SUBDIVISION FROM THE PARENT TRACT RECORDED IN BOOK NO. 1212 AT PAGE NO. 980 AND LOT 62 AND 69 OF ASHLAND COURT FOURTH ADDITION.

**BASIS OF BEARINGS:**  
ADOPTED FROM RECORD PLAT BY BOWEN OF ASHLAND COURT FOURTH ADDITION AS RECORDED IN PLAT BOOK NO. 23 AT PAGE 58.

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 FOURTH ADDITION.

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

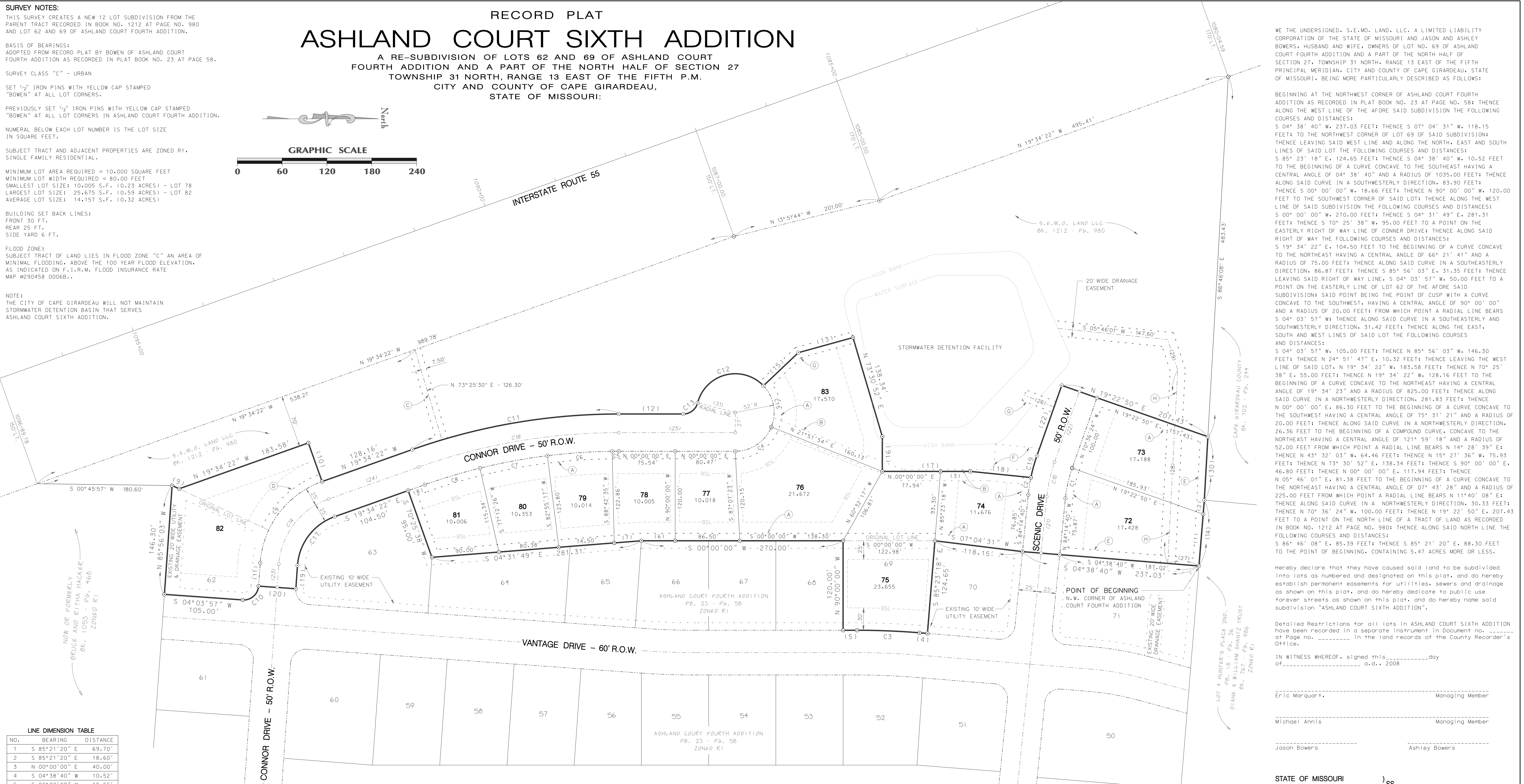
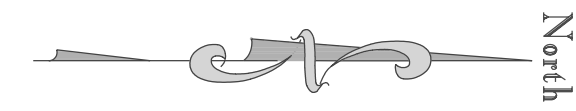
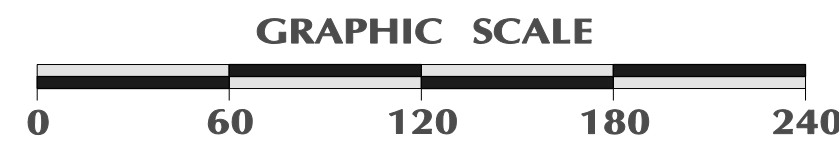
SUBJECT TRACT AND ADJACENT PROPERTIES ARE ZONED R1, SINGLE FAMILY RESIDENTIAL.

MINIMUM LOT AREA REQUIRED = 10,000 SQUARE FEET  
MINIMUM LOT WIDTH REQUIRED = 80.00 FEET  
SMALLEST LOT SIZE: 10,005 S.F. (0.23 ACRES) - LOT 78  
LARGEST LOT SIZE: 25,675 S.F. (0.59 ACRES) - LOT 82  
AVERAGE LOT SIZE: 14,157 S.F. (0.32 ACRES)

**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 0006B..

**NOTE:**  
THE CITY OF CAPE GIRARDEAU WILL NOT MAINTAIN STORMWATER DETENTION BASIN THAT SERVES ASHLAND COURT SIXTH ADDITION.



**LINE DIMENSION TABLE**

NO.	BEARING	DISTANCE
1	S 85°21'20" E	69.70'
2	S 85°21'20" E	18.60'
3	N 00°00'00" E	40.00'
4	S 04°38'40" W	10.52'
5	S 00°00'00" W	18.66'
6	S 00°00'00" W	45.20'
7	S 04°31'49" E	36.44'
8	N 19°34'22" W	23.66'
9	N 24°51'47" E	10.32'
10	N 70°25'38" E	55.00'
11	S 85°56'03" E	31.35'
12	S 00°00'00" W	86.30'
13	N 15°27'36" W	75.93'
14	S 85°21'20" E	88.30'
15	N 43°32'03" W	64.46'
16	S 90°00'00" E	46.80'
17	N 00°00'00" E	117.94'
18	N 05°46'01" E	81.38'
19	S 85°56'03" E	31.35'
20	S 04°03'57" W	50.00'
21	N 84°14'13" W	76.36'
22	N 70°36'24" W	100.00'
23	N 85°56'03" W	31.35'
24	N 19°34'22" W	128.16'
25	N 00°00'00" E	156.01'
26	S 21°21'07" W	43.00'
27	S 04°38'40" W	41.95'
28	N 87°03'19" W	259.81'
29	S 71°49'16" W	42.83'
30	S 86°46'08" E	85.39'
31	N 14°28'39" E	52.00'

**CURVE DIMENSION TABLE**

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	175.00	13°37'48"	41.63	20.91	41.53	N 77°25'18" W
2	225.00	05°54'20"	23.19	11.61	23.18	S 81°17'02" E
3	1,035.00	04°38'40"	83.90	41.97	83.88	S 02°19'20" W
4	52.00	68°08'06"	61.84	35.16	58.26	N 34°04'03" W
5	775.00	00°38'49"	8.75	4.37	8.75	N 00°19'24" W
6	775.00	06°25'55"	87.00	43.55	86.95	N 03°51'46" W
7	775.00	06°48'06"	92.00	46.05	91.95	N 10°28'46" W
8	775.00	05°41'33"	77.00	38.53	76.97	N 16°43'36" W
9	125.00	66°21'41"	144.78	81.74	136.82	N 52°45'13" W
10	20.00	90°00'00"	31.42	20.00	28.28	S 40°56'03" E
11	825.00	19°34'23"	281.83	142.30	280.46	N 09°47'11" W
12	52.00	121°59'18"	110.71	93.79	90.96	N 14°31'42" W
13	20.00	75°31'21"	26.36	15.49	24.49	S 37°45'40" E
14	100.00	66°21'41"	115.82	65.39	109.46	S 52°45'13" E
15	52.00	65°23'57"	59.35	33.38	56.18	S 79°08'56" W
16	200.00	13°37'48"	47.58	23.90	47.47	N 77°25'18" E
17	75.00	66°21'41"	86.87	49.04	82.09	N 52°45'13" W
18	800.00	19°34'23"	273.29	137.99	271.96	S 09°47'11" E
19	225.00	07°43'28"	30.33	15.19	30.31	S 74°28'08" E

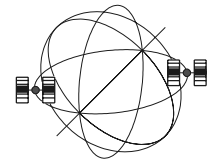
**SURVEY REFERENCES:**

RECORD PLAT - ASHLAND COURT FOURTH ADDITION, P.B. 23 - PAGE 58  
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  
INTERSTATE ROUTE 55 RIGHT OF WAY PLANS  
COUNTY TAX MAP 15-808

**SURVEY LEGEND**

SUBDIVISION BOUNDARY LINE \_\_\_\_\_  
STREET CENTERLINE \_\_\_\_\_  
EXISTING RIGHT OF WAY LINE \_\_\_\_\_  
NEW RIGHT OF WAY LINE \_\_\_\_\_  
BUILDING SET BACK LINE \_\_\_\_\_  
EXISTING EASEMENT LINE \_\_\_\_\_  
NEW EASEMENT LINE \_\_\_\_\_

DRAWN BY: RWM  
CHECKED BY: RCB  
SCALE: 1" = 60'  
DATE: APRIL 7, 2008  
E07067-record plat.DGN



**Bowen ENGINEERING & SURVEYING**  
1078 Wolverine Lane, Suite J  
Cape Girardeau, MO 63701  
Ph 573 339 5900  
P.O. Box 413  
Puxico, MO 63960  
Ph 573 222 2400

**EASEMENT KEY NOTES:**

- (A) 10' WIDE UTILITY EASEMENT
- (B) EXISTING 15' WIDE SANITARY SEWER EASEMENT
- (C) 15' WIDE DRAINAGE EASEMENT, 7.5' EACH SIDE OF CENTERLINE
- (D) 10' WIDE UTILITY & SANITARY SEWER EASEMENT
- (E) 10' WIDE UTILITY & ACCESS EASEMENT
- (F) SANITARY SEWER LIFT STATION EASEMENT
- (G) 15' WIDE DRAINAGE EASEMENT
- (H) CENTERLINE - 20' WIDE DRAINAGE EASEMENT

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) SS

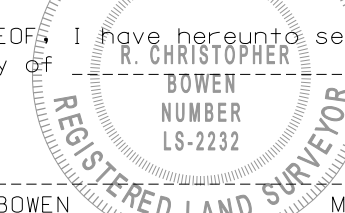
Filed for Record  
This \_\_\_\_ day of \_\_\_\_\_, A.D., 2008, in Plat Book \_\_\_\_  
At Page \_\_\_\_ at \_\_\_\_\_ o'clock.

Recorder, Cape Girardeau County, Missouri

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) SS

This is to certify that on the request of S.E.M.O. Land, LLC, I have surveyed the tract shown hereon and that the results of said survey are represented correctly on this plat and that said survey was executed in accordance with the current minimum standards for property surveys by the Missouri Department of Geology and Land Survey.

IN WITNESS WHEREOF, I have hereunto set my seal and signature this \_\_\_\_ day of \_\_\_\_\_, A.D., 2008



R. CHRISTOPHER BOWEN MO. R.L.S. No. 2232

WE THE UNDERSIGNED, S.E.M.O. LAND, LLC, A LIMITED LIABILITY CORPORATION OF THE STATE OF MISSOURI AND JASON AND ASHLEY BOWERS, HUSBAND AND WIFE, OWNERS OF LOT NO. 69 OF ASHLAND COURT FOURTH ADDITION AND A PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ASHLAND COURT FOURTH ADDITION AS RECORDED IN PLAT BOOK NO. 23 AT PAGE NO. 58; THENCE ALONG THE WEST LINE OF THE AFORE SAID SUBDIVISION THE FOLLOWING COURSES AND DISTANCES:  
S 04° 38' 40" W, 237.03 FEET; THENCE S 07° 04' 31" W, 118.15 FEET; TO THE NORTHWEST CORNER OF LOT 69 OF SAID SUBDIVISION; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH, EAST AND SOUTH LINES OF SAID LOT THE FOLLOWING COURSES AND DISTANCES:  
S 85° 23' 18" E, 124.65 FEET; THENCE S 04° 38' 40" W, 10.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 04° 38' 40" AND A RADIUS OF 1035.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION, 83.90 FEET; THENCE S 00° 00' 00" W, 18.66 FEET; THENCE N 90° 00' 00" W, 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION THE FOLLOWING COURSES AND DISTANCES:  
S 00° 00' 00" W, 270.00 FEET; THENCE S 04° 31' 49" E, 281.31 FEET; THENCE S 70° 25' 38" W, 95.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CONNER DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:  
S 19° 34' 22" E, 104.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 66° 21' 41" AND A RADIUS OF 75.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION, 86.87 FEET; THENCE S 85° 56' 03" E, 31.35 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 04° 03' 57" W, 50.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 62 OF THE AFORE SAID SUBDIVISION; SAID POINT BEING THE POINT OF CURVE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 20.00 FEET; FROM WHICH POINT A RADIAL LINE BEARS S 04° 03' 57" W; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY AND SOUTHWESTERLY DIRECTION, 31.42 FEET; THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT THE FOLLOWING COURSES AND DISTANCES:  
S 04° 03' 57" W, 105.00 FEET; THENCE N 85° 56' 03" W, 146.30 FEET; THENCE N 24° 51' 47" E, 10.32 FEET; THENCE LEAVING THE WEST LINE OF SAID LOT, N 19° 34' 22" W, 183.58 FEET; THENCE N 70° 25' 38" E, 55.00 FEET; THENCE N 19° 34' 22" W, 128.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 19° 34' 23" AND A RADIUS OF 825.00 FEET; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION, 281.83 FEET; THENCE N 00° 00' 00" E, 86.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 75° 31' 21" AND A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION, 26.36 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 121° 59' 18" AND A RADIUS OF 52.00 FEET FROM WHICH POINT A RADIAL LINE BEARS N 14° 28' 39" E; THENCE N 43° 32' 03" W, 64.46 FEET; THENCE N 15° 27' 36" W, 75.93 FEET; THENCE N 73° 30' 52" E, 138.34 FEET; THENCE S 90° 00' 00" E, 46.80 FEET; THENCE N 00° 00' 00" E, 117.94 FEET; THENCE N 05° 46' 01" E, 81.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 07° 43' 28" AND A RADIUS OF 225.00 FEET FROM WHICH POINT A RADIAL LINE BEARS N 11° 40' 08" E; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION, 30.33 FEET; THENCE N 70° 36' 24" W, 100.00 FEET; THENCE N 19° 22' 50" E, 207.43 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND AS RECORDED IN BOOK NO. 1212 AT PAGE NO. 980; THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES:  
S 86° 46' 08" E, 85.39 FEET; THENCE S 85° 21' 20" E, 88.30 FEET TO THE POINT OF BEGINNING, CONTAINING 5.47 ACRES MORE OR LESS.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage as shown on this plat, and do hereby dedicate to public use forever streets as shown on this plat, and do hereby name said subdivision "ASHLAND COURT SIXTH ADDITION".

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

IN WITNESS WHEREOF, signed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008

Eric Marquart, Managing Member  
Michael Annis, Managing Member  
Jason Bowers, Ashley Bowers

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) SS

On this \_\_\_\_ day of \_\_\_\_\_, A.D., 2008, before me appeared Eric Marquart, Managing Member of S.E.M.O. Land, LLC, and Michael Annis, Managing Member of S.E.M.O. Land, LLC and Jason and Ashley Bowers, husband and wife, 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 \_\_\_\_\_, 2008, A.D.

City Clerk of Cape Girardeau, Missouri