RECORD PLAT OF

FOREST HILLS ESTATES FIFTH ADDITION

PART OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 14 EAST, OF THE FIFTH PRINCIPAL MERIDIAN,
IN THE CITY OF CAPE GIRARDEAU, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

NOTES

LOT SIZES
NO. OF LOTS = 27
SMALLEST LOT SIZE: 8,000 SQ. FT. (0.18 ACRES)
LARGEST LOT SIZE: 19,231 SQ. FT. (0.44 ACRES)
TOTAL SUBDIVISION AREA : 376,100 SQ. FT. (8.634 ACRES)

MAXIMUM DENSITY: 5 UNITS PER ACRE
PROPOSED DENSITY: 3.46 UNITS PER ACRE
MINIMUM LOT AREA: 8,000 SQ. FT., MINIMUM LOT WIDTH: 60 FEET

ZONING NOTE & SETBACKS
All lots are currently zoned R-2, Single-Family Urban Residential District
Front & Rear Yard = 25 feet
Side Yard = 5 feet

EASEMENT NOTE
10' wide utility easement shall be provided around the perimeter of subdivision and adjacent to each right of way line or as otherwise shown hereon.

FLOODPLAIN NOTE
This is to certify that I have examined the F.I.R.M. maps on file in the office of the Cape Girardeau County Highway Department in Cape Girardeau, Missouri, and have determined that the tract shown hereon is not within the floodplain as determined on community panel no. 29031C 0259 E with an effective date of September 29, 2011.

OWNER AND DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:
SEMO Land, LLC C/O: Eric Marquart
2008 William Street
Cape Girardeau, MO 63703
Ph: (573) 450-0450

PLAT PREPARED BY AND ENGINEERING AND LAND SURVEYING SERVICES PROVIDED BY:
KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE
CAPE GIRARDEAU, MO 63701
(573) 335-3026

LEGEND

- = FOUND IRON ROD
- = FOUND STONE
- = FOUND PIPE
- = CENTERLINE
- = ADJACENT PROPERTY LINE
- = RIGHT OF WAY LINE
- = BOUNDARY LINE
- = UTILITY EASEMENT
- = SETBACK LINE
- = FUTURE LOT LINE
- = EASEMENT / SETBACK LINE

1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED

NORTH FROM MISSOURI STATE PLANE COORDINATE SYSTEM

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89° 31' 02"E	51.28'
L2	N44° 14' 54"E	13.85'
L3	S43° 48' 24"E	90.00'
L4	N13° 19' 53"E	21.30'
L5	N13° 19' 53"E	15.80'
L6	N01° 08' 48"W	50.00'
L7	S07° 41' 23"E	8.88'
L8	S13° 19' 53"W	28.99'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	29.37'	N46° 49' 04"E	26.80'
C2	20.00'	17.91'	N63° 13' 42"E	17.32'
C3	52.00'	37.24'	S56° 05' 06"W	36.45'
C4	52.00'	40.41'	N79° 08' 21"W	39.40'
C5	52.00'	54.22'	N27° 00' 35"W	51.79'
C6	52.00'	47.27'	N28° 54' 03"E	45.66'
C7	52.00'	64.28'	S89° 38' 45"E	60.26'
C8	52.00'	13.10'	S47° 00' 58"E	13.07'
C9	20.00'	17.91'	N65° 27' 19"W	17.32'
C10	125.00'	37.02'	S04° 50' 51"W	36.88'
C11	125.00'	50.00'	S15° 05' 47"E	49.67'
C12	125.00'	42.27'	S36° 14' 35"E	42.07'
C13	125.00'	32.21'	S53° 18' 45"E	32.12'
C14	125.00'	50.00'	S72° 09' 15"E	49.67'
C15	125.00'	49.81'	N84° 58' 15"E	49.48'
C16	125.00'	50.72'	N61° 55' 47"E	50.37'
C17	125.00'	8.97'	N48° 14' 59"E	8.97'
C18	75.00'	29.36'	S57° 08' 44"E	29.18'
C19	22.00'	34.56'	N88° 48' 09"W	31.11'
C20	75.00'	47.28'	S25° 44' 53"W	46.50'
C21	22.00'	34.56'	S01° 11' 23"W	31.12'
C22	20.00'	31.42'	N01° 11' 36"E	28.28'
C23	20.00'	31.42'	N88° 48' 24"W	28.28'

SUBDIVISION DEDICATION

WE THE UNDERSIGNED SEMO LAND, LLC, OWNER IN FEE OF, THAT PART OF SECTION 29, IN TOWNSHIP 31 NORTH RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the Southeast Corner of Lot 37 of Forest Hills Estates Second Addition, as shown by plat thereof recorded in Plat Book 21 at Page 86 of the Land Records of Cape Girardeau County, Missouri; thence along East Line of Lot 37 of said Subdivision, North 01°06'48" West, 125.00 feet; thence leaving said East Line, North 88°53'14" East, 120.00 feet; thence North 01°14'38" West, 233.75 feet; thence North 13°19'53" East, 60.00 feet; thence South 76°40'07" East, 125.00 feet; thence South 89°31'02" East, 51.28 feet; thence South 76°40'07" East, 110.99 feet; thence South 44°14'54" East, 13.85 feet; thence South 43°48'24" East, 64.38 feet; thence North 46°11'36" East, 272.24 feet; thence South 43°48'24" East, 120.00 feet; thence North 46°11'36" East, 79.83 feet; thence along the arc of a curve to the Northeast, being concave to the Northwest, having a radius of 20.00 feet, a distance of 31.42 feet (the chord of said arc bears North 01°11'36" East, 28.28 feet); thence South 46°11'36" West, 95.00 feet; thence South 43°48'24" East, 50.00 feet; thence South 46°11'36" West, 99.32 feet; thence South 01°06'15" East, 141.97 feet; thence South 82°18'39" West, 126.26 feet; thence South 07°41'23" East, 8.88 feet; thence South 82°18'39" West, 79.32 feet; thence South 46°11'36" West, 186.75 feet; thence South 07°03'26" West, 117.56 feet; thence South 08°23'12" West, 140.36 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of Section 29; thence along said South Line, South 89°14'12" West, 499.69 feet; thence leaving said South Line and along the arc of a non-tangent curve to the Northeast, being concave to the Southeast, having a radius of 2824.79 feet, a distance of 107.52 feet (the chord of said arc bears North 03°30'06" East, 107.51 feet); thence along the arc of a curve to the Northeast, having a radius of 20.00 feet, a distance of 28.27 feet (the chord of said arc bears North 40°06'06" East, 26.00 feet); thence North 86°53'14" East, 75.02 feet; thence North 01°06'48" West, 50.00 feet to the point of beginning and containing 8.634 acres, more or less, do hereby declare that we have caused said land to be subdivided into lots and streets as shown and designated hereon, and we have named said subdivision "FOREST HILLS ESTATES FIFTH ADDITION", and we do hereby establish utility rights of way and easements as shown and dedicate said rights of way and easements to the public use forever, and we do hereby impose certain restrictions as set out in a separate instrument, filed in the Land Records of Cape Girardeau County, Missouri, in document number 2012-00515.

IN WITNESS WHEREOF, I hereunto set my hand this _____ day of _____, A.D., 20___.

Eric Marquart
Managing Member
SEMO Land, LLC

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

On this _____ day of _____, A.D. 20___, before me a Notary Public for said County and State, personally appeared Eric Marquart, Managing Member of SEMO Land, LLC, who is authorized to execute the foregoing instrument and acknowledged said instrument to be the free act and deed of said LLC.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this _____ day of _____, A.D. 20___.

My term expires _____.

Notary Public

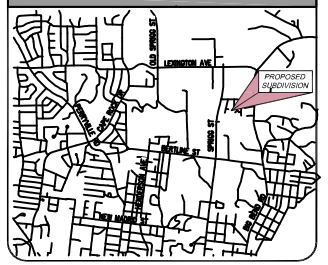
I, _____, City Clerk of the City of Cape Girardeau, Missouri, hereby certify that this _____ was approved by the City of Cape Girardeau, Missouri, by Ordinance No. _____, passed and approved this _____ day of _____, A.D., 20___.

City Clerk

Filed for record in the office of the County Recorder of Cape Girardeau County, Missouri, in Document No. _____, at Jackson, Missouri, on the _____ day of _____, A.D., 20___.

Andrew David Blattner
Recorder of Deeds of Cape Girardeau County, Missouri

VICINITY MAP



GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

THIS SURVEY OF A TRACT OF SUBURBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

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

		REV/DATE	DESCRIPTION	INITIALS
DRAWN BY:	TY GRAMLING			
CHECKED BY:	RODNEY AMOS	1/3-31	ADDRESS CITY COMMENTS	TG
SURVEY DATE:	JANUARY 2015	2/4-6	ADDRESS CITY COMMENTS	TG
DRAWING DATE:	3-18-2015			
DRAWING NO:	35677			