

REFERENCES

1. DOCUMENT NO. 2013-16069 (SUBJECT)
2. DOCUMENT NO. 2012-04178
3. DOCUMENT NO. 2007-08377
4. DOCUMENT NO. 2020-00629
5. DOCUMENT NO. 2021-11892
6. CITY OF CAPE, PLAT BOOK 1, PAGE 5
7. CITY OF CAPE MAIN STREET CSO PROJECT (PROVIDED BY CITY OF CAPE GIRARDEAU) BLOCK CORNERS WERE RE-ESTABLISHED FROM THIS DATA PROVIDING ORIGINAL LOCATIONS OF "GONNER CROSSES" THAT HAVE SINCE BEEN DESTROYED FROM SIDEWALK AND ROAD PROJECTS.

ACCURACY STANDARD: TYPE URBAN

SURVEYOR'S NOTE

1/2" IRON RODS WITH PLASTIC CAP SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 29031C0267F FOR THE CITY OF CAPE GIRARDEAU, MISSOURI WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

DUE TO EXISTING BUILDINGS, CERTAIN SETBACKS SHOWN HEREON DO NOT CONFORM TO THE MINIMUM SETBACK REQUIREMENTS. A VARIANCE IS SHOWN FOR THESE REDUCED AND OMITTED SETBACKS.

AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES AND ALONG ALL REAR LOT LINES.

ZONING CLASSIFICATION

"C-1" GENERAL COMMERCIAL

MAXIMUM HEIGHT :

40'

MINIMUM LOT AREA :

-NONE

MINIMUM LOT WIDTH:

-NONE

OPEN SPACE REQUIREMENT : 15%

NUMBER OF LOTS: 2

LARGEST LOT AREA: 13,446 SQ. FT. (0.31 ACRES)

SMALLEST LOT AREA: 9,512 SQ. FT. (0.22 ACRES)

TOTAL SUBDIVISION AREA: 22,958 SQ. FT. (0.53 ACRES)

BUILDING SETBACKS (FOR C-1 ZONING)

FRONT SETBACKS:

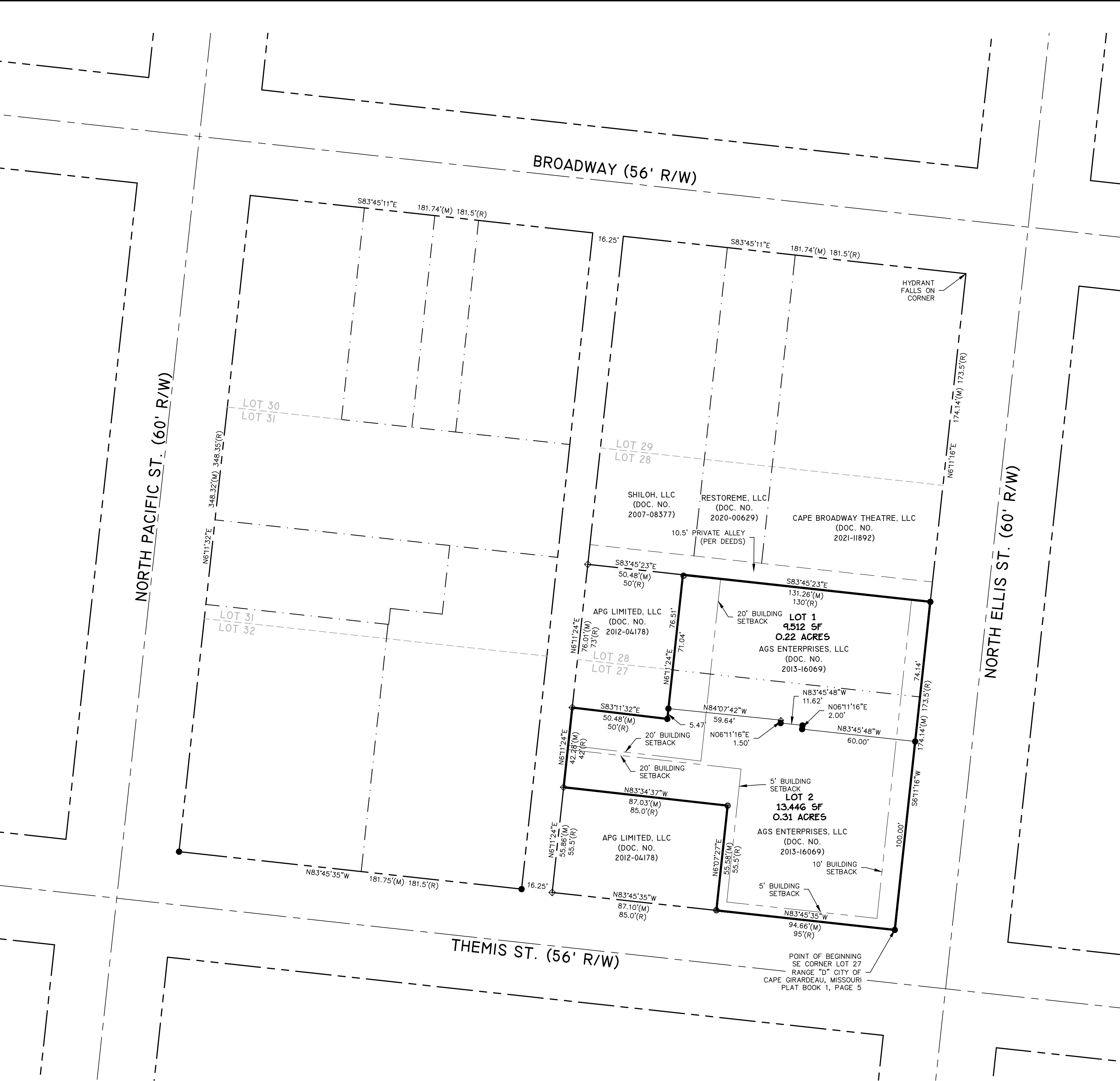
- 25 FEET

REAR SETBACKS:

-NONE, EXCEPT 20 FEET WHEN ADJACENT TO A RESIDENTIAL USE OR DISTRICT, OR 10 FEET WHEN ADJACENT TO AN AGRICULTURAL USE OR DISTRICT

SIDE SETBACKS:

-NONE, EXCEPT 20 FEET WHEN ADJACENT TO A RESIDENTIAL USE OR DISTRICT, OR 10 FEET WHEN ADJACENT TO AN AGRICULTURAL USE OR DISTRICT



RECORD PLAT OF ELLIS STREET SUBDIVISION

THAT PART OF LOT 27 AND THAT PART OF LOT 28 IN RANGE "D" OF THE ORIGINAL PLAT OF THE CITY OF CAPE GIRARDEAU AS RECORDED IN PLAT BOOK 1 AT PAGE 5 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

SUBDIVISION DEDICATION

THE UNDERSIGNED, WILLIAM BRUCE SCHMIDT, MEMBER OF AGS ENTERPRISES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE OWNER OF THAT PART OF LOT 27 AND THAT PART OF LOT 28 IN RANGE "D" OF THE ORIGINAL PLAT OF THE CITY OF CAPE GIRARDEAU AS RECORDED IN PLAT BOOK 1 AT PAGE 5 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 22,958 SQUARE FEET (0.53 ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 27, BEING THE NORTHWEST INTERSECTION OF THEMIS STREET AND ELLIS STREET, THENCE NORTH 83°45'35" WEST ALONG THE SOUTH LINE OF SAID LOT 27, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID THEMIS STREET, 94.66 FEET; THENCE LEAVING SAID SOUTH LINE OF SAID LOT 27, NORTH 06°07'27" EAST 55.58 FEET; THENCE NORTH 83°34'37" WEST 87.03 FEET TO A POINT ON THE WEST LINE OF SAID LOT 27, ALSO BEING THE EAST LINE OF AN ALLEY; THENCE NORTH 06°11'24" EAST ALONG THE WEST LINE OF SAID LOT 27, 42.28 FEET; THENCE LEAVING SAID WEST LINE OF SAID LOT 27, SOUTH 83°11'32" EAST 50.48 FEET; THENCE NORTH 06°11'24" EAST 76.51 FEET; THENCE SOUTH 83°45'23" EAST 131.26 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28, ALSO BEING THE WEST RIGHT OF WAY LINE OF SAID ELLIS STREET; THENCE SOUTH 06°11'16" WEST ALONG THE EAST LINE OF SAID LOT 28 AND SAID LOT 27, 174.14 FEET TO THE POINT OF BEGINNING.

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

I HEREBY DECLARE THAT I HAVE CAUSED THE FOREGOING DESCRIBED TRACT OF LAND TO BE RE-SUBDIVIDED INTO LOTS AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED ELLIS STREET SUBDIVISION.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 20____

WILLIAM BRUCE SCHMIDT
MEMBER, AGS ENTERPRISES, LLC

STATE OF MISSOURI, COUNTY OF CAPE GIRARDEAU

ON THIS ____ DAY OF _____, 20____, BEFORE ME APPEARED WILLIAM BRUCE SCHMIDT, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF AGS ENTERPRISES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE STATE AND COUNTY AFORESAID ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

I, _____, CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI HEREBY DECLARE THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CAPE GIRARDEAU, MISSOURI ON

THE _____
DAY OF _____, 20____ BY ORDINANCE NO. _____

CITY CLERK, CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS ____ DAY OF _____, 20____ AND DULY

RECORDED IN DOCUMENT NUMBER _____

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

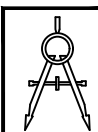
SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF AGS ENTERPRISES, LLC, I HAVE SURVEYED PART LOTS 27 AND 28 IN RANGE "D" IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI, AND HAVE SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS WHEREOF, I HAVE HERETO SET MY SEAL AND SIGNATURE THIS 13TH DAY OF DECEMBER, 2021.

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

REV	DESCRIPTION	DATE
1	ADDRESSED CITY COMMENTS	12/8
2	ADDRESSED CITY COMMENTS	12/13

	STRICKLAND		113 WEST MAIN STREET P.O. BOX 159	
	ENGINEERING		JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-2191	
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING			
	ELLIS STREET SUBDIVISION AGS ENTERPRISES, LLC 101/119 N. ELLIS ST. CAPE GIRARDEAU MO			
		SCALE	1"=30'	
		DATE	12-13-2021	
		DRAWN BY	RA	
		CHECKED BY	DR	
		PROJECT #	21-249	