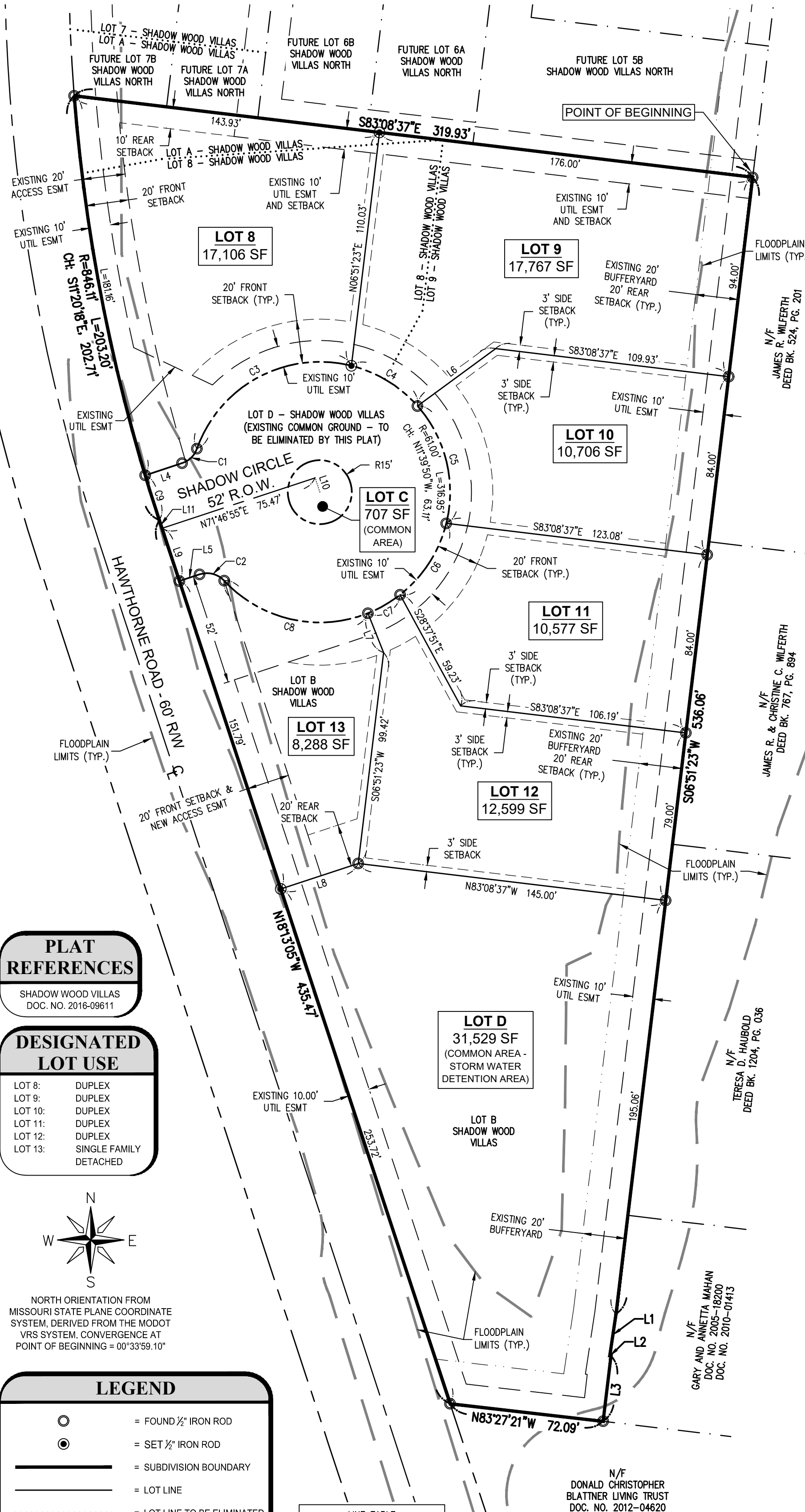


RECORD PLAT OF SHADOW WOOD VILLAS SOUTH

A PART OF LOT A AND ALL OF LOTS 8, 9, 10, 11, 12, B, AND D OF SHADOW WOOD VILLAS, A SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT NUMBER 2016-09611, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

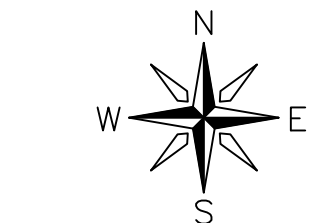


PLAT REFERENCES

SHADOW WOOD VILLAS
DOC. NO. 2016-09611

DESIGNATED LOT USE

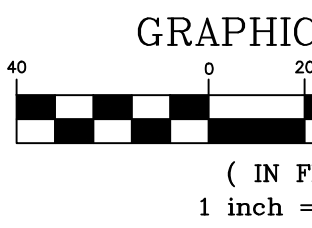
LOT 8:	DUPLEX
LOT 9:	DUPLEX
LOT 10:	DUPLEX
LOT 11:	DUPLEX
LOT 12:	DUPLEX
LOT 13:	SINGLE FAMILY DETACHED



NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM, DERIVED FROM THE MODOT VRS SYSTEM. CONVERGENCE AT POINT OF BEGINNING = 00°33'59.10"

LEGEND

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD
- = SUBDIVISION BOUNDARY
- = LOT LINE
- = LOT LINE TO BE ELIMINATED
- = CENTERLINE
- = ADJOINING LOT LINE
- = RIGHT OF WAY LINE
- = BUILDING SETBACK
- = EASEMENT
- = BUFFERYARD



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S8°36'26"W	19.64'
L2	S83°08'37"E	0.60'
L3	S6°51'23"W	30.92'
L4	N71°46'55"E	18.22'
L5	S71°46'55"W	10.00'
L6	N53°39'47"E	45.36'
L7	N21°40'46"W	19.85'
L8	S71°46'55"W	38.21'
L9	N18°13'05"W	26.00'
L10	S18°13'05"E	7.03'
L11	S18°13'05"E	3.96'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	10.04'	11.00'	N45°38'01"E	9.70'
C2	12.56'	11.00'	N75°30'56"W	11.89'
C3	90.01'	61.00'	S61°45'34"W	82.07'
C4	36.81'	61.00'	N58°40'39"W	36.26'
C5	58.83'	61.00'	N13°45'33"W	56.58'
C6	40.57'	61.00'	N32°55'23"E	39.82'
C7	17.40'	61.00'	N60°08'53"E	17.34'
C8	73.32'	61.00'	S77°14'47"E	68.98'
C9	22.04'	846.11'	S17°28'19"E	22.04'

SUBDIVISION DEDICATION

THE UNDERSIGNED, CYNTHIA DRUCILLA ARNOLD MCCULLOCH, MANAGER OF GMA DEVELOPMENT, LLC, OWNER IN FEE OF A PART OF LOT A AND ALL OF LOTS 8, 9, 10, 11, 12, B, AND D OF SHADOW WOOD VILLAS, A SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT NUMBER 2016-09611, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 9 OF SHADOW WOOD VILLAS; THENCE SOUTH 06°51'23" WEST, 536.06 FEET; THENCE SOUTH 08°36'26" WEST, 19.64 FEET; THENCE SOUTH 83°08'37" EAST, 0.60 FEET; THENCE SOUTH 06°51'23" WEST, 30.92 FEET; THENCE NORTH 83°27'21" WEST, 72.09 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE ON HAWTHORNE ROAD; THENCE WITH SAID EAST RIGHT OF WAY LINE, NORTH 18°13'05" WEST, 435.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 846.11 FEET, A LENGTH OF 203.20 FEET (THE CHORD OF SAID ARC BEARS NORTH 11°20'18" WEST, 202.71 FEET); THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 83°08'37" EAST, 319.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 121,149 SQUARE FEET, 2.78 ACRES, MORE OR LESS.

DO HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "SHADOW WOOD VILLAS SOUTH". AREAS SHOWN HEREON AS RIGHT OF WAY ARE HEREBY DEDICATED TO THE CITY OF CAPE GIRARDEAU, MISSOURI, IN PERPETUITY FOR PUBLIC PURPOSES. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF CAPE GIRARDEAU, MISSOURI IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF CITY WATER AND SEWER SYSTEMS, AND AS MAY BE AUTHORIZED BY THE CITY OF CAPE GIRARDEAU, MISSOURI TO BE USED BY A PUBLIC OR PRIVATE UTILITY PROVIDER FOR PURPOSES RELATED TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF SUCH UTILITY SYSTEMS. THE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE PUBLIC IN PERPETUITY FOR THE PURPOSE OF PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAVEL UPON THE SIDEWALKS LOCATED THEREIN. THE SUBDIVISION SHALL BE SUBJECT TO PRIVATE COVENANTS AND RESTRICTIONS AS SET OUT IN A SEPARATE INSTRUMENT TO BE FILED IN THE LAND RECORDS OF SAID COUNTY.

GMA DEVELOPMENT, LLC

CYNTHIA DRUCILLA ARNOLD MCCULLOCH, MANAGER

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CYNTHIA DRUCILLA ARNOLD MCCULLOCH, WHO, BEING BY ME DULY SWORN, DID STATE THAT SHE IS THE MANAGER OF GMA DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

I, _____, CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF CAPE GIRARDEAU, MISSOURI.

BY ORDINANCE NO. _____, PASSED AND APPROVED THIS _____ DAY OF _____, A.D., 20____.

CITY CLERK

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____.

IN DOCUMENT NUMBER _____

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

SUBDIVISION NOTES

RECORD OWNER

GMA DEVELOPMENT, LLC - DOC. NO. 2015-06685

ZONING REGULATIONS

ZONING:	R-3, HIGH DENSITY SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT AREA:	TOWNHOUSES: 1,400 SF DUPLEXES: 3,750 SF / UNIT SINGLE-FAMILY: 5,000 SF
MINIMUM LOT WIDTH:	TOWNHOUSES & DUPLEXES: 20 FT ALL OTHER USES: 30 FT
MAXIMUM DENSITY:	NINE UNITS PER ACRE
SETBACKS:	FRONT: TOWNHOUSES: 10 FT ALL OTHER USES: 20 FT REAR: TOWNHOUSES: 20 FT ALL OTHER USES: 20 FT SIDE: TOWNHOUSES: NONE DUPLEXES: NONE ALL OTHER USES: 3 FT

LOT SIZES

TOTAL NUMBER OF LOTS:	8 LOTS (INCLUDES COMMON LOTS)
LARGEST LOT AREA:	17,767 SF (LOT 9)
SMALLEST LOT AREA:	8,288 SF (LOT 13)
*LOT SIZES DO NOT INCLUDE COMMON AREA LOTS	
TOTAL SUBDIVISION AREA:	121,149 SF (2.78 ACRES)
PROPOSED DENSITY:	3.96 UNITS / ACRE (BASED ON 11 UNITS)

EXISTING EASEMENT AND BUFFERYARD NOTE

EASEMENTS AND BUFFERYARD SHOWN HEREON AND LABELED AS "EXISTING" ARE FROM RECORD PLAT OF SHADOW WOOD VILLAS, DOCUMENT NUMBER 2016-09611

RIGHT OF WAY NOTE

ALL OF LOT D OF SHADOW WOOD VILLAS (DOC. NO. 2016-09611), WITH THE EXCEPTION OF LOT "C" INDICATED HEREON, IS NOW DEDICATED AS RIGHT OF WAY FOR SHADOW CIRCLE

EXCEPTION AND VARIANCE NOTES

A VARIANCE IS SHOWN FOR A REDUCED REAR YARD SETBACK ALONG THE NORTH LOT LINES OF LOTS 8 AND 9, AND ALONG THE SOUTH LOT LINE OF LOT 12.

A VARIANCE IS SHOWN FOR A REDUCED LOT WIDTH FOR LOT 12.

AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10 FOOT UTILITY EASEMENT ALONG A PORTION OF THE NORTH LOT LINE OF LOT 8 AND ALONG THE SOUTH LOT LINES OF LOTS 12 AND 13.

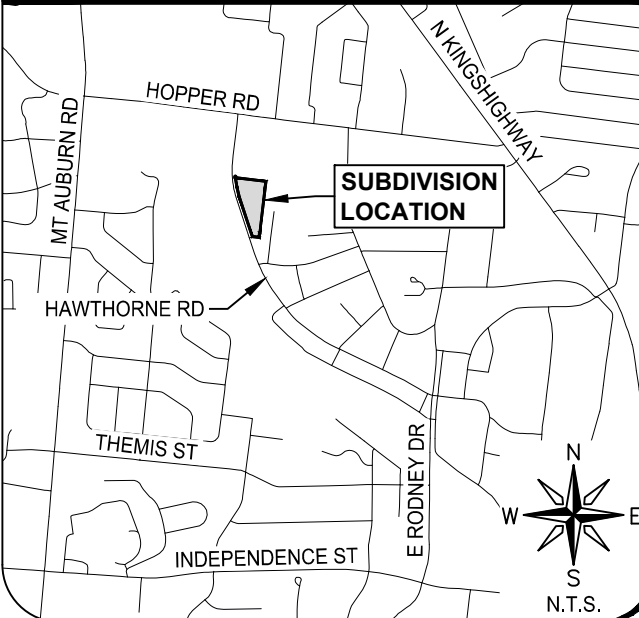
DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:

GMA DEVELOPMENT, LLC
805 ENTERPRISE STREET, CAPE GIRARDEAU, MO 63703

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE, CAPE GIRARDEAU, MO 63701 PH: (573) 335-3026

VICINITY MAP



FLOODPLAIN NOTE

A PORTION OF THE PROPERTY FALLS WITHIN THE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0254E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011

A PORTION OF THE PROPERTY HAS BEEN REMOVED FROM SAID SPECIAL FLOOD HAZARD AREA BY LOMR-F, CASE NUMBER 16-07-0795A, DATED MARCH 23, 2016 AND LOMR-F, CASE NUMBER 17-07-0714X, DATED JANUARY 18, 2017.

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049
MO PLS Corp. Certificate #000262

DRAWN BY:	RYAN ROTH	REV DATE:	05/06/2022	DESCRIPTION:	ADDRESS CITY REVIEW COMMENTS	INITIALS:	RR
CHECKED BY:	CHRIS KOEHLER	SURVEY DATE:	06/01/2022	ADDRESS CITY REVIEW COMMENTS	RR		
DRAWING DATE:	APRIL 13, 2022	RENAME STORMWATER DETENTION LOT	06/14/2022				
DRAWING NO:	38485						

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JUNE 30, 2017