RECORD PLAT OF SUBDIVISION DEDICATION SHADOW WOOD VILLAS SOUTH 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 A PART OF LOT A AND ALL OF LOTS 8, 9, 10, 11, 12, B, AND D OF SHADOW WOOD VILLAS, A 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 SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT 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 NUMBER 2016-09611, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI 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. LOT 7 - SHADOW WOOD VILLAS. DO HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID **FUTURE LOT 6B** SUBDIVISION, WHICH IS HEREBY NAMED "SHADOW WOOD VILLAS SOUTH". AREAS SHOWN HEREON AS RIGHT OF WAY ARE HEREBY FUTURE LOT 6A SHADOW WOOD DEDICATED TO THE CITY OF CAPE GIRARDEAU, MISSOURI, IN PERPETUITY FOR PUBLIC PURPOSES. THE UTILITY EASEMENTS SHOWN FUTURE LOT 7B FUTURE LOT 5B SHADOW WOOD VILLAS NORTH HEREON ARE HEREBY GRANTED TO THE CITY OF CAPE GIRARDEAU, MISSOURI IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDING THE FUTURE LOT 7A SHADOW WOOD VILLAS NORTH SHADOW WOOD VILLAS NORTH SHADOW WOOD INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF CITY WATER AND SEWER SYSTEMS, AND AS MAY BE VILLAS NORTH AUTHORIZED BY THE CITY OF CAPE GIRARDEAU, MISSOURI TO BE USED BY A PUBLIC OR PRIVATE UTILITY PROVIDER FOR PURPOSES VILLAS NORTH RELATED TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF SUCH UTILITY SYSTEMS. THE ACCESS POINT OF BEGINNING EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE PUBLIC IN PERPETUITY FOR THE PURPOSE OF PEDESTRIAN AND S83:08'37"E 143.93' NON-MOTORIZED VEHICULAR TRAVEL UPON THE SIDEWALKS LOCATED THEREIN. THE SUBDIVISION SHALL BE SUBJECT TO PRIVATE 319.93 COVENANTS AND RESTRICTIONS AS SET OUT IN A SEPARATE INSTRUMENT TO BE FILED IN THE LAND RECORDS OF SAID COUNTY. 10' REAR SETBACK LOT A - SHADOW WOOD VILLAS LOT 8 - SHADOW WOOD VILLAS **GMA DEVELOPMENT, LLC** 176.00 EXISTING 20' EXISTING 10' ACCESS ESMT 20' FRONT UTIL ESMT SETBACK CYNTHIA DRUCILLA ARNOLD MCCULLOCH, MANAGER AND SETBACK UTIL ESMT AND SETBACK EXISTING 10' LOT 8 UTIL ESMT STATE OF MISSOURI **FLOODPLAIN** LOT 9)SS 17,106 SF LIMITS (TYP.) EXISTING 20' COUNTY OF CAPE GIRARDEAU 17,767 SF BUFFERYARD , BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, 20' FRONT 20' REAR PERSONALLY APPEARED CYNTHIA DRUCILLA ARNOLD MCCULLOCH, WHO, BEING BY ME DULY SWORN, DID STATE THAT SHE IS THE 3' SIDE SETBACK (TYP.) SETBACK (TYP.) N/F JAMES R. WILFERTI DEED BK. 524, PG. ; MANAGER OF GMA DEVELOPMENT, LLC. A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SHE IS AUTHORIZED TO EXECUTE THE SETBACK FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF (TYP.) 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 EXISTING 10 3' SIDE MY COMMISSION EXPIRES UTIL ESMT EXISTING 10' SETBACK UTIL ESMT **EXISTING** LOT D - SHADOW WOOD VILLAS UTIL ESMT (EXISTING COMMON GROUND - TO **LOT 10** NOTARY PUBLIC BE ELIMINATED BY THIS PLAT) 10,706 SF SHADOW CIRCLE 52' R.O.W. LOT C 707 SF , CITY CLERK OF THE CITY OF CAPE GIRARDEAU, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS S83°08'37"E 123.08' APPROVED BY THE CITY OF CAPE GIRARDEAU, MISSOURI. COMMON AREA) BY ORDINANCE NO. , PASSED AND APPROVED THIS ____ _ DAY OF _ HANTHORNE ROAD EXISTING 10' SETBACK (TYP.) CITY CLERK **LOT 11** 10,577 SF STATE OF MISSOURI COUNTY OF CAPE GIRARDEAU 3' SIDE SETBACK FILED FOR RECORD THIS DAY OF , A.D., 20 LOT B (TYP.) SHADOW WOOD IN DOCUMENT NUMBER -S83°08'37"E 106.19' **LOT 13** EXISTING 20' 3' SIDE ANDREW DAVID BLATTNER, RECORDER OF DEEDS FLOODPLAIN 8,288 SF BUFFERYARD SETBACK LIMITS (TYP. CAPE GIRARDEAU COUNTY, MISSOURI 20' REAR SETBACK (TYP.) **SUBDIVISION NOTES LOT 12** ACCESS ESMT 20' FRONT 20' REAR 12,599 SF **RECORD OWNER** SETBACK **BUFFERYARD NOTE** 3' SIDE GMA DEVELOPMENT, LLC - DOC. NO. 2015-06685 EASEMENTS AND BUFFERYARD SHOWN HEREON AND **FLOODPLAIN ZONING REGULATIONS** LABELED AS "EXISTING" ARE FROM RECORD PLAT OF LIMITS (TYP.) N83°08'37"W 145.00' SHADOW WOOD VILLAS, DOCUMENT NUMBER 2016-09611 R-3. HIGH DENSITY SINGLE-FAMILY ZONING: **RIGHT OF WAY NOTE** RESIDENTIAL MINIMUM LOT AREA: TOWNHOUSES: 1,400 SF ALL OF LOT D OF SHADOW WOOD VILLAS (DOC. NO. 2016-09611), DUPLEXES: 3,750 SF / UNIT WITH THE EXCEPTION OF LOT "C" INDICATED HEREON, IS NOW SINGLE-FAMILY: 5,000 SF **PLAT** DEDICATED AS RIGHT OF WAY FOR SHADOW CIRCLE MINIMUM LOT WIDTH TOWNHOUSES & DUPLEXES: 20 FT REFERENCES **EXCEPTION AND VARIANCE NOTES** ALL OTHER USES: 30 FT EXISTING 10' MAXIMUM DENSITY: NINE UNITS PER ACRE A VARIANCE IS SHOWN FOR A REDUCED REAR YARD SETBACK UTIL ESMT SHADOW WOOD VILLAS ALONG THE NORTH LOT LINES OF LOTS 8 AND 9, AND ALONG FRONT: TOWNHOUSES: 10 FT DOC. NO. 2016-09611 SETBACKS: THE SOUTH LOT LINE OF LOT 12. ALL OTHER USES: 20 FT LOT D A VARIANCE IS SHOWN FOR A REDUCED LOT WIDTH FOR LOT 12. TOWNHOUSES: 20 FT 31,529 SF ALL OTHER USES: 20 FT **DESIGNATED** AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE TOWNHOUSES: NONE REQUIRED 10 FOOT UTILITY EASEMENT ALONG A PORTION OF (COMMON AREA LOT USE **DUPLEXES: NONE** THE NORTH LOT LINE OF LOT 8 AND ALONG THE SOUTH LOT STORM WATER ALL OTHER USES: 3 FT LINES OF LOTS 12 AND 13 **DETENTION AREA)** DUPLEX LOT SIZES **DEVELOPER OF SUBDIVISION** EXISTING 10.00' **DUPLEX** UTIL ESMT AND PLAT PREPARED FOR: LOT 10: DUPLEX TOTAL NUMBER OF LOTS: 8 LOTS LOT B LOT 11: **DUPLEX** (INCLUDES COMMON LOTS) SHADOW WOOD GMA DEVELOPMENT, LLC LOT 12: **DUPLEX** LARGEST LOT AREA*: 17,767 SF (LOT 9) VILLAS 805 ENTERPRISE STREET, CAPE GIRARDEAU, MO 63703 LOT 13: SINGLE FAMILY SMALLEST LOT AREA*: 8,288 SF (LOT 13) **DETACHED** PLAT PREPARED BY & SURVEYING *LOT SIZES DO NOT INCLUDE COMMON AREA LOTS **SERVICES PROVIDED BY:** TOTAL SUBDIVISION AREA: 121,149 SF (2.78 ACRES) KOEHLER ENGINEERING AND LAND SURVEYING, INC. PROPOSED DENSITY: 3.96 UNITS / ACRE EXISTING 20' (BASED ON 11 UNITS) BUFFERYARD STORMWATER MANAGEMENT NOTE THE OWNER OF EACH LOT WITHIN THE SUBDIVISION IS JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL COMPONENTS OF THE STORM WATER NORTH ORIENTATION FROM MANAGEMENT SYSTEM NOT LOCATED IN A PUBLIC RIGHT OF HOPPER RD MISSOURI STATE PLANE COORDINATE WAY OR PUBLIC DRAINAGE EASEMENT AS REQUIRED BY SYSTEM, DERIVED FROM THE MODOT CHAPTER 23 OF THE CODE OF ORDINANCES OF THE CITY OF **FLOODPLAIN** VRS SYSTEM. CONVERGENCE AT CAPE GIRARDEAU, MISSOURI. THIS PROVISION HEREBY LIMITS (TYP.) POINT OF BEGINNING = 00°33'59.10" CONSTITUTES A DEED RESTRICTION IN SATISFACTION OF CHAPTER 25 OF SAID CODE OF ORDINANCES. SAID DEED RESTRICTION IS PERPETUAL AND SHALL RUN WITH THE LAND. LEGEND

N83°27'21"W

CURVE

C1

C2

C3

C4

C5

C6

C7

С8

C9

LENGTH

10.04

12.56

90.01

36.81

58.83

40.57

17.40

73.32

22.04

LINE TABLE

DIRECTION

S8'36'26"W

S83°08'37"E

S6°51'23"W

N71°46'55"E

S71°46'55"W

N53°39'47"E

N21°40'46"W

S71°46'55"W

N18°13'05"W

S1813'05"E

S18*13'05"E

LENGTH

19.64

0.60'

30.92

18.22

10.00

45.36

19.85

38.21

26.00'

7.03

3.96

LINE #

L1

L3

L6

L7

L8

L11

72.09'

CURVE TABLE

RADIUS

11.00'

11.00'

61.00'

61.00'

61.00'

61.00'

61.00'

61.00'

846.11

DONALD CHRISTOPHER

BLATTNER LIVING TRUST

DOC. NO. 2012-04620

CHORD

DIRECTION

N45°38'01"E

N75°30'56"W

S61°45'34"W

N58°40'39"W

N13°45'33"W

N32°55'23"E

N60°08'53"E

S77°14'47"E

S17°28'19"E

CHORD

LENGTH

9.70'

11.89'

82.07

36.26

56.58

39.82

17.34

68.98

22.04

= FOUND ½" IRON ROD

= SUBDIVISION BOUNDARY

= LOT LINE TO BE ELIMINATED

= SET ½" IRON ROD

= LOT LINE

= CENTERLINE

= ADJOINING LOT LINE

= RIGHT OF WAY LINE

= BUILDING SETBACK

EASEMENT

= BUFFERYARD

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

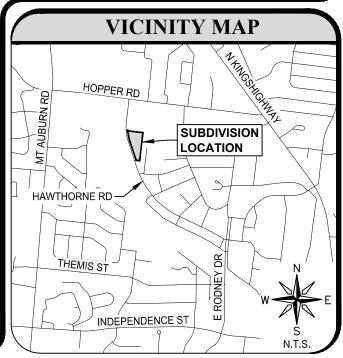
FLOODPLAIN NOTE

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

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,

EXISTING EASEMENT AND

194 COKER LANE, CAPE GIRARDEAU, MO 63701 PH: (573) 335-3026



EFFECTIVE DATE OF SEPTEMBER 29, 2011

CASE NUMBER 17-07-0714X, DATED JANUARY 18, 2017.

KOEHLE

Professional Engineers & Land Surveyors

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

RYAN ROTH **REV DATE** DRAWN BY: DESCRIPTION INITIALS HECKED BY: CHRIS KOEHLER 05/06/2022 ADDRESS CITY REVIEW COMMENTS RR APRIL 2022 06/01/2022 ADDRESS CITY REVIEW COMMENTS SURVEY DATE RENAME STORMWATER DETENTION LOT 06/14/2022 DRAWING DATE: APRIL 13, 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