

A PART OF LOT A AND ALL OF LOTS 3, 7, C, AND E OF SHADOW WOOD VILLAS, A SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT NUMBER 2016-09611 AND ALL OF SHADOW WOOD VILLAS PHASE I TOWNHOMES, A SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT NUMBER 2018-00644, CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

SHADOW WOOD VILLAS
DOC. NO. 2016-09611

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	13.20'	13.00'	N67°43'52"E	12.64'
C2	13.20'	13.00'	N54°04'26"W	12.64'
C3	9.92'	13.00'	N74°58'34"E	9.68'
C4	3.29'	13.00'	N45°52'43"E	3.28'
C5	73.13'	61.00'	S72°58'33"W	68.82'
C6	37.95'	61.00'	N54°51'35"W	37.34'
C7	74.83'	61.00'	N1°53'40"W	70.23'
C8	17.23'	61.00'	N41°20'29"E	17.18'
C9	17.23'	61.00'	N57°31'39"E	17.18'
C10	30.97'	61.00'	N80°10'01"E	30.64'
C11	60.50'	61.00'	S56°52'31"E	58.05'
C12	3.71'	61.00'	S26°43'12"E	3.71'
C13	21.50'	846.11'	S5°47'45"W	21.50'

[illegible]

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.

LOT 1A/1B:	DUPLEX
LOT 2:	SINGLE-FAMILY DETACHED
LOT 3:	SINGLE-FAMILY DETACHED
LOT 4:	SINGLE-FAMILY DETACHED
LOT 5A/5B:	DUPLEX
LOT 6A/6B:	DUPLEX
LOT 7A/7B:	DUPLEX

	= 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

ZONING REGULATIONS

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

LOT SIZES

<u>TOTAL NUMBER OF LOTS:</u>	13 LOTS (INCLUDES COMMON AREA LOTS)
<u>LARGEST LOT AREA*:</u>	22,162 SF (LOT 4)
<u>SMALLEST LOT AREA*:</u>	5,110 SF (LOT 6A)
*LOT SIZES DO NOT INCLUDE COMMON AREA LOTS	
<u>TOTAL SUBDIVISION AREA:</u>	115,086 SF (2.64 ACRES)
PROPOSED DENSITY:	4.17 UNITS / ACRE (BASED ON 11 UNITS)

RIGHT OF WAY NOTE

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

EXISTING EASEMENT, SETBACK, AND BUFFERYARD NOTE

EASEMENTS, SETBACKS, AND BUFFERYARDS SHOWN HEREON AND LABELED
AS "EXISTING" ARE FROM RECORD PLAT OF SHADOW WOOD VILLAS,
DOCUMENT NUMBER 2016-09611. UNLESS NOTED OTHERWISE

EXCEPTION AND VARIANCE NOTES

AN EXCEPTION IS SHOWN FOR A REDUCED UTILITY EASEMENT WIDTH ALONG
THE REAR (SOUTH) LOT LINE OF LOT 5B. (DOC. NO. 2018-00644)

AN EXCEPTION IS SHOWN FOR THE OMISSION OF THE REQUIRED 10 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINES OF LOTS 7A AND 7B.

A VARIANCE IS SHOWN FOR A REDUCED REAR YARD SETBACK ALONG THE NORTH LOT LINE OF LOT 1B. (DOC. NO. 2018-00644)

A VARIANCE IS SHOWN FOR A REDUCED BUFFERYARD WIDTH ALONG THE REAR (NORTH) LOT LINE OF 1B. (DOC. NO. 2018-00644)

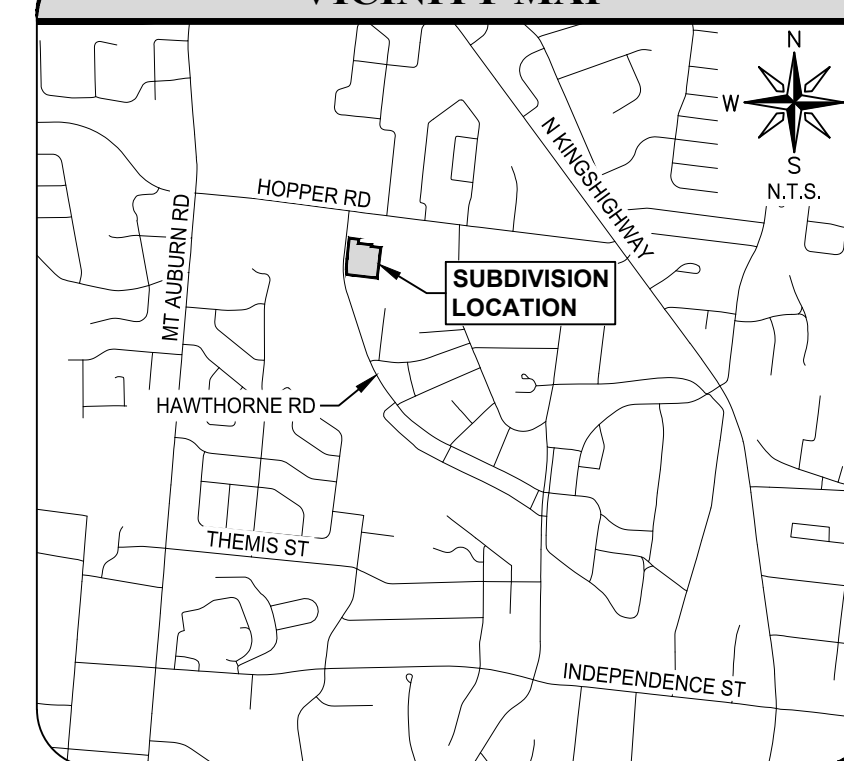
A VARIANCE IS SHOWN FOR A REDUCED REAR YARD SETBACK ALONG THE SOUTH LOT LINE OF LOT 5B. (DOC. NO. 2018-00644)

A VARIANCE IS SHOWN FOR A REDUCED FRONT YARD SETBACK ALONG
SHADOW WOOD LANE RIGHT OF WAY FOR ALL RESIDENTIAL LOTS.

A VARIANCE IS SHOWN FOR A REDUCED REAR YARD SETBACK ALONG SOUTH LOT LINES OF LOTS 6A, 6B, 7A, AND 7B.

A VARIANCE IS SHOWN FOR A REDUCED LOT WIDTH FOR LOTS 5A AND 5B.

VICINITY MAP



K O E H L E R

Professional Engineers & Land Surveyors

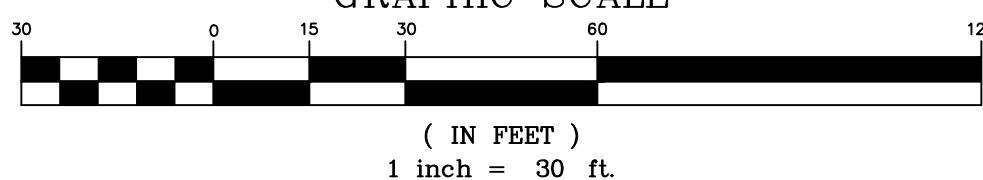
194 Coker Lane
Cape Girardeau, Missouri 63701

Ph: (573) 335 - 3026 Fax: (573) 335 - 3049
MO PLS Corp. Certificate #000262

DRAWN BY:	RYAN ROTH	REV DATE	DESCRIPTION	INITIALS
CHECKED BY:	CHRIS KOEHLER	05/06/2022	ADDRESS CITY REVIEW COMMENTS	RR
SURVEY DATE:	APRIL 2022	06/06/2022	ADDRESS CITY REVIEW COMMENTS	RR
DRAWING DATE:	APRIL 13, 2022	06/13/2022	ADD LOT B (COMMON AREA)	RR
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

PAGE 1 OF 2



RECORD PLAT OF SHADOW WOOD VILLAS NORTH

SUBDIVISION DEDICATION

THE UNDERSIGNED,

GMA DEVELOPMENT, LLC,
CYNTHIA DRUCILLA ARNOLD MCCULLOCH, SUCCESSOR TRUSTEE OF THE GARY M. ARNOLD
REVOCABLE LIVING TRUST DATED NOVEMBER 20, 1995,
MICKEY L. HARVEY AND KATHI L. HARVEY, AS CO-TRUSTEES OF THE HARVEY FAMILY
REVOCABLE TRUST DATED APRIL 8, 2019
JEFFREY STEELE & LESLIE STEELE, HUSBAND & WIFE,
JOEL T. VOSS & ROSE M. VOSS, HUSBAND & WIFE,
LARRY GLUESING & JANET GLUESING, HUSBAND & WIFE,
MICHAEL H. SHAFFAR & LINDA L. SHAFFAR, HUSBAND & WIFE,
PATRICIA P. ABELL, TRUSTEE OF THE PATRICIA P. ABELL REVOCABLE TRUST U/A/D JULY 9,
2015; AND AS AMENDED ON DECEMBER 15, 2020, AND
JOYCE M. OBERLE REVOCABLE LIVING TRUST,

OWNERS IN FEE OF A PART OF LOT A AND ALL OF LOTS 3, 7, C, AND E OF SHADOW WOOD VILLAS,
A SUBDIVISION ON FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT
NUMBER 2016-09611 AND ALL OF SHADOW WOOD VILLAS PHASE I TOWNHOMES, A SUBDIVISION ON
FILE IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN DOCUMENT NUMBER 2018-00644, IN
THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1A OF SAID SHADOW WOOD VILLAS PHASE I
TOWNHOMES, SAID CORNER ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF
HAWTHORNE ROAD; THENCE SOUTH 82°24'11" EAST, 99.49 FEET; THENCE SOUTH 06°40'18" WEST,
40.65 FEET; THENCE SOUTH 82°19'40" EAST, 140.02 FEET; THENNCE SOUTH 06°44'06" WEST, 15.00
FEET; THENCE SOUTH 82°19'40" EAST, 98.00 FEET; THENCE SOUTH 06°51'23" WEST, 319.54 FEET;
THENCE NORTH 83°08'37" WEST, 319.93 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE;
THENCE WITH SAID EAST RIGHT OF WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO
THE NORTHEAST, BEING CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 846.11 FEET, A
LENGTH OF 162.17 FEET (THE CHORD OF SAID ARC BEARS NORTH 01°01'58" EAST, 161.93 FEET);
THENCE NORTH 06°31'25" EAST, 218.78 FEET TO THE POINT OF BEGINNING AND CONTAINING
115,086 SQUARE FEET, 2.64 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 NORTH". 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, A MISSOURI LIMITED LIABILITY COMPANY

CYNTHIA DRUCILLA ARNOLD MCCULLOCH, MANAGER

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

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

CYNTHIA DRUCILLA ARNOLD MCCULLOCH, SUCCESSOR TRUSTEE OF THE GARY M. ARNOLD
REVOCABLE LIVING TRUST DATED NOVEMBER 20, 1995

CYNTHIA DRUCILLA ARNOLD MCCULLOCH, SUCCESSOR TRUSTEE

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

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 SUCCESSOR TRUSTEE OF THE
GARY M. ARNOLD REVOCABLE LIVING TRUST DATED NOVEMBER 20, 1995, AND THAT SHE IS
AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT ON BEHALF OF SAID TRUST, AND
ACKNOWLEDGED SAID INSTRUMENT TO BE HER FREE ACT AND DEED AS TRUSTEE.

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

MICKEY L. HARVEY AND KATHI L. HARVEY, CO-TRUSTEES OF THE HARVEY FAMILY REVOCABLE
TRUST DATED APRIL 8, 2019

MICKEY L. HARVEY, CO-TRUSTEE KATHI L. HARVEY, CO-TRUSTEE

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR
SAID COUNTY AND STATE, PERSONALLY APPEARED MICKEY L. HARVEY AND KATHI L. HARVEY,
WHO, BEING BY ME DULY SWORN, DID STATE THAT THEY ARE THE CO-TRUSTEES OF THE HARVEY
FAMILY REVOCABLE TRUST DATED APRIL 8, 2019, AND THAT THEY ARE AUTHORIZED TO EXECUTE
THE FOREGOING INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED SAID
INSTRUMENT TO BE THEIR FREE ACT AND DEED AS CO-TRUSTEES.

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

JEFFREY STEELE LESLIE STEELE

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR
SAID COUNTY AND STATE, PERSONALLY APPEARED JEFFREY AND LESLIE STEELE, HUSBAND AND
WIFE, WHO, BEING BY ME DULY SWORN, DID STATE THAT THEY ARE THE PERSONS DESCRIBED
HEREIN, AND WHO EXECUTED THE FOR FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

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

JOEL T. VOSS ROSE M. VOSS

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR
SAID COUNTY AND STATE, PERSONALLY APPEARED JOEL T. AND ROSE M. VOSS, HUSBAND AND
WIFE, WHO, BEING BY ME DULY SWORN, DID STATE THAT THEY ARE THE PERSONS DESCRIBED
HEREIN, AND WHO EXECUTED THE FOR FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

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

LARRY GLUESING JANET GLUESING

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR
SAID COUNTY AND STATE, PERSONALLY APPEARED LARRY AND JANET GLUESING, HUSBAND AND
WIFE, WHO, BEING BY ME DULY SWORN, DID STATE THAT THEY ARE THE PERSONS DESCRIBED
HEREIN, AND WHO EXECUTED THE FOR FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

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

MICHAEL H. SHAFFAR

LINDA L. SHAFFAR

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR
SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL H. AND LINDA L. SHAFFAR, HUSBAND
AND WIFE, WHO, BEING BY ME DULY SWORN, DID STATE THAT THEY ARE THE PERSONS
DESCRIBED HEREIN, AND WHO EXECUTED THE FOR FOREGOING INSTRUMENT AS THEIR FREE
ACT AND DEED.

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

PATRICIA P. ABELL, TRUSTEE OF THE PATRICIA P. ABELL REVOCABLE TRUST U/A/D JULY 9, 2015;
AND AS AMENDED ON DECEMBER 15, 2020

PATRICIA P. ABELL, TRUSTEE

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR
SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICIA P. ABELL, WHO, BEING BY ME DULY
SWORN, DID STATE THAT SHE IS THE TRUSTEE OF THE PATRICIA P. ABELL REVOCABLE TRUST
U/A/D JULY 9, 2015; AND AS AMENDED ON DECEMBER 15, 2020, AND THAT SHE IS AUTHORIZED TO
EXECUTE THE FOREGOING INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED SAID
INSTRUMENT TO BE HER FREE ACT AND DEED AS TRUSTEE.

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

JOYCE M. OBERLE REVOCABLE LIVING TRUST

JOYCE M. OBERLE, TRUSTEE

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC FOR
SAID COUNTY AND STATE, PERSONALLY APPEARED JOYCE M. OBERLE, WHO, BEING BY ME DULY
SWORN, DID STATE THAT SHE IS THE TRUSTEE OF THE JOYCE M. OBERLE REVOCABLE LIVING
TRUST, AND THAT SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT ON BEHALF
OF SAID TRUST, AND ACKNOWLEDGED SAID INSTRUMENT TO BE HER FREE ACT AND DEED AS
TRUSTEE.

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)
) SS
COUNTY OF CAPE GIRARDEAU)

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

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

SUBDIVISION NOTES CONTINUED

RECORD OWNERS

GMA DEVELOPMENT, LLC (LOTS 3, 7, A, & C) - DOC. NO. 2015-06685,
DOC. NO. 2015-11160, & DOC. NO 2016-08726
GARY M. ARNOLD, TRUSTEE OF THE GARY M. ARNOLD REVOCABLE LIVING
TRUST DATED NOVEMBER 20, 1995 (LOT 1A) - DOC. NO 2019-10812
MICKEY L. HARVEY AND KATHI L. HARVEY AS CO-TRUSTEES OF THE HARVEY
FAMILY REVOCABLE TRUST DATED APRIL 8, 2019 (LOT 1B) - DOC. NO. 2022-04291
JEFFREY AND LESLIE STEELE (LOT 2) - DOC. NO. 2021-04311
JOEL T. AND ROSE M. VOSS (LOTS 4 & E) - DOC. NO. 2021-11307 &
DOC. NO. 2022-06156
LARRY AND JANET GLUESING (LOT 5A) - DOC. NO. 2020-11255
MICHAEL H. AND LINDA L. SHAFFAR (LOT 5B) - DOC. NO. 2020-00587
PATRICIA P. ABELL, TRUSTEE OF THE PATRICIA P. ABELL REVOCABLE TRUST
U/A/D JULY 9, 2015; AND AS AMENDED ON DECEMBER 15, 2020 (LOT 6A) - DOC.
NO. 2021-05114
JOYCE M. OBERLE REVOCABLE LIVING TRUST (LOT 6B) - DOC. NO. 2019-11808

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 MANAGEMENT SYSTEM NOT LOCATED IN A PUBLIC
RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENT AS REQUIRED BY CHAPTER
23 OF THE CODE OF ORDINANCES OF THE CITY OF CAPE GIRARDEAU,
MISSOURI. THIS PROVISION HEREBY 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.

DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:

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

PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

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

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	DESCRIPTION	INITIALS
CHECKED BY:	CHRIS KOEHLER	05/06/2022	ADDRESS CITY REVIEW COMMENTS	RR
SURVEY DATE:	APRIL 2022	06/06/2022	ADDRESS CITY REVIEW COMMENTS	RR
DRAWING DATE:	APRIL 13, 2022	06/13/2022	ADD LOT B (COMMON AREA)	RR
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

PAGE 2 OF 2