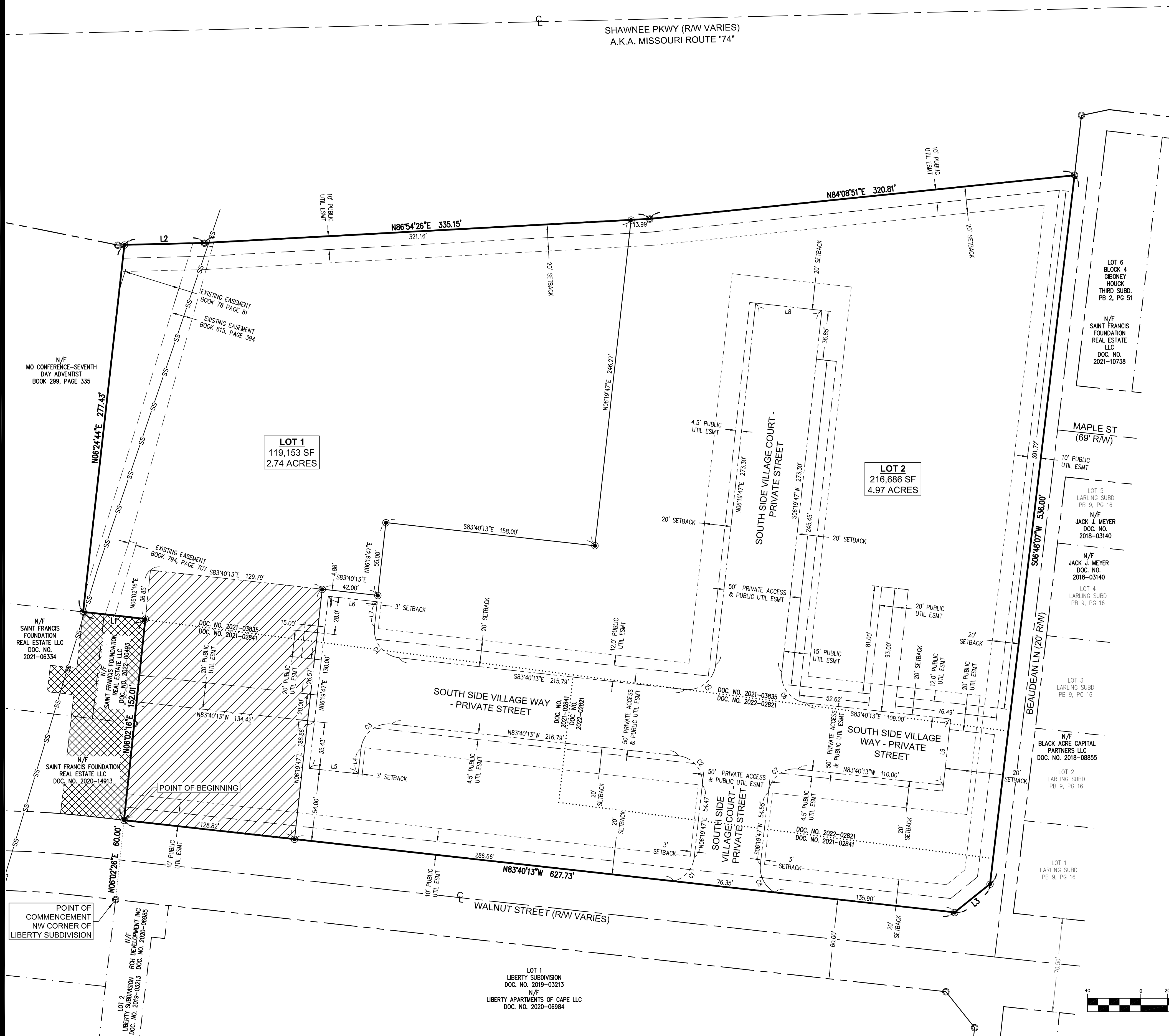


NORTH ORIENTATION FROM  
MISSOURI STATE PLANE COORDINATE  
SYSTEM, DERIVED FROM THE MODOT  
VRS SYSTEM, CONVERGENCE AT  
POINT OF BEGINNING = 00°39'03.55"

# RECORD PLAT OF SOUTH SIDE VILLAGE

ALL OF THAT PART OF OUTLOT 45 OF UNITED STATES PRIVATE SURVEY NUMBER 2199, TOWNSHIP 30 NORTH, RANGE 14 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

SHAWNEE PKWY (RW VARIES)  
A.K.A. MISSOURI ROUTE "74"



## SUBDIVISION NOTES

### ZONING REGULATIONS

ZONING: PD - PLANNED DEVELOPMENT DISTRICT  
FRONT: 20 FEET  
REAR: NONE  
SIDE: LOT 1: NONE  
LOT 2: 3 FEET FROM ACCESS  
EASEMENT LINE

### LOT SIZES

TOTAL NUMBER OF LOTS: 2 LOTS  
LARGEST LOT AREA: 216,686 SF  
SMALLEST LOT AREA: 119,153 SF  
TOTAL SUBDIVISION AREA: 335,839 SF (7.71 ACRES)  
PROPOSED DENSITY: 5.45 UNITS / ACRE  
(BASED ON 42 UNITS)

### RECORD OWNER

SAINT FRANCIS FOUNDATION REAL ESTATE LLC  
DOC. NO. 2021-02841  
DOC. NO. 2021-03835  
DOC. NO. 2022-02821

### FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 1 PERCENT  
ANNUAL CHANCE SPECIAL FLOOD HAZARD AREAS, AS INDICATED  
ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.  
29031C0266E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011

### STORMWATER MANAGEMENT NOTE

THE OWNER OF LOT 2 IS RESPONSIBLE FOR THE MAINTENANCE OF ALL  
COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM LOCATED  
ON LOT 2 THAT ARE NOT WITHIN A PUBLIC RIGHT OF WAY OR PUBLIC  
DRAINAGE EASEMENT, AND ALL COMPONENTS OF THE STORMWATER  
MANAGEMENT SYSTEM LOCATED WITHIN THE PRIVATE STORMWATER  
EASEMENT ON LOT 1, 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 23 OF SAID CODE OF ORDINANCES. SAID  
DEED RESTRICTION IS PERPETUAL AND SHALL RUN WITH THE LAND.

### DEVELOPER OF SUBDIVISION AND PLAT PREPARED BY:

SAINT FRANCIS FOUNDATION REAL ESTATE, LLC  
211 SAINT FRANCIS DRIVE  
CAPE GIRARDEAU, MO 63703

### PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.  
194 COKER LANE, CAPE GIRARDEAU, MO 63701  
(573) 335-3028

## LEGEND

- = SET 1/2" IRON ROD WITH CAP
- = FOUND 1/2" IRON ROD
- = SUBDIVISION BOUNDARY LINE
- = NEW LOT LINE
- = LOT LINE TO BE ELIMINATED
- - - = RIGHT OF WAY LINE
- - - = CENTERLINE
- - - = ADJOINING LOT LINE
- - - = NEW PRIVATE ACCESS & PUBLIC UTILITY EASEMENT LINE
- - - = BUILDING SETBACK LINE
- - - = NEW PUBLIC UTILITY EASEMENT LINE
- - - = NEW PRIVATE STORMWATER EASEMENT
- - - = NEW PUBLIC ACCESS AND UTILITY EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N83°34'55"W	47.02'
L2	N88°37'01"E	59.93'
L3	S51°13'31"W	34.07'
L4	S61°19'47"W	19.00'
L5	N83°40'13"W	37.00'
L6	S83°40'13"E	37.00'
L7	S61°19'47"W	19.00'
L8	S83°40'13"E	50.00'
L9	S61°19'47"W	50.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	25.07'	21.00'	N40°32'01"E 23.61'
C2	31.42'	20.00'	N38°40'13"W 28.28'
C3	32.99'	21.00'	S51°19'47"W 29.70'
C4	32.99'	21.00'	S38°40'13"E 29.70'
C5	32.99'	21.00'	N51°19'47"E 29.70'
C6	32.99'	21.00'	S38°40'13"E 29.70'
C7	31.42'	20.00'	S51°19'47"W 28.28'
C8	24.87'	21.00'	S27°35'29"E 23.44'

## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

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 JULY 31, 2022

## SUBDIVISION DEDICATION

THE UNDERSIGNED, JAMES WILFERTH, VICE PRESIDENT OF SAINT FRANCIS FOUNDATION REAL ESTATE, LLC, A MISSOURI  
LIMITED LIABILITY COMPANY, OWNER IN FEE OF ALL OF THAT PART OF OUTLOT 45 OF UNITED STATES PRIVATE SURVEY  
NUMBER 2199, TOWNSHIP 30 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:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF LIBERTY SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT  
2019-03213 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, THENCE NORTH 06°02'26" EAST, 60.00 FEET TO  
THE PLACE OF BEGINNING ON THE NORTH LINE OF WALNUT STREET; THENCE NORTH 06°02'16" EAST, 152.01 FEET; THENCE  
NORTH 83°34'55" WEST, 47.02 FEET; THENCE NORTH 06°24'44" EAST, 277.43 FEET TO A POINT ON THE SOUTH LINE OF  
MISSOURI HIGHWAY 74; SAID HIGHWAY ALSO KNOWN AS SHAWNEE PARKWAY; THENCE WITH THE SOUTH LINE OF SAID  
HIGHWAY 74 NORTH 88°37'01" EAST, 59.93 FEET; THENCE NORTH 86°54'26" EAST, 335.15 FEET; THENCE NORTH 84°08'51"  
EAST, 320.81 FEET TO THE INTERSECTION OF SAID SOUTH LINE OF HIGHWAY 74 AND THE WEST LINE OF BEAUDEAN LANE;  
THENCE WITH THE WEST LINE OF SAID BEAUDEAN LANE, SOUTH 06°48'07" WEST, 536.00 FEET; THENCE SOUTH 51°13'31"  
WEST, 34.07 FEET TO A POINT ON THE NORTH LINE OF WALNUT STREET; THENCE WITH SAID NORTH LINE, NORTH 83°40'13"  
WEST, 627.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.71 ACRES, MORE OR LESS.

DOES HEREBY RESUBDIVIDE SAID TRACTS INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT  
REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "SOUTH SIDE VILLAGE". 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. A PERPETUAL, NON-EXCLUSIVE PRIVATE STORMWATER EASEMENT IS HEREBY  
ESTABLISHED AS SHOWN HEREON FOR THE USE AND BENEFIT OF THE CURRENT AND FUTURE OWNERS OF LOT 2 FOR  
STORMWATER MANAGEMENT PURPOSES. A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY ESTABLISHED AS  
SHOWN HEREON FOR THE USE AND BENEFIT OF THE CURRENT AND FUTURE OWNERS OF LOT 2 AND THEIR RESPECTIVE  
TENANTS AND INVITEES FOR PRIVATE STREET PURPOSES. 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.

SAINT FRANCIS FOUNDATION REAL ESTATE, LLC

JAMES WILFERTH, VICE PRESIDENT

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 JAMES WILFERTH, WHO, BEING BY ME DULY SWORN, DID STATE THAT HE IS THE VICE PRESIDENT  
OF SAINT FRANCIS FOUNDATION REAL ESTATE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT HE 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, CITY OF CAPE GIRARDEAU, MISSOURI

STATE OF MISSOURI )

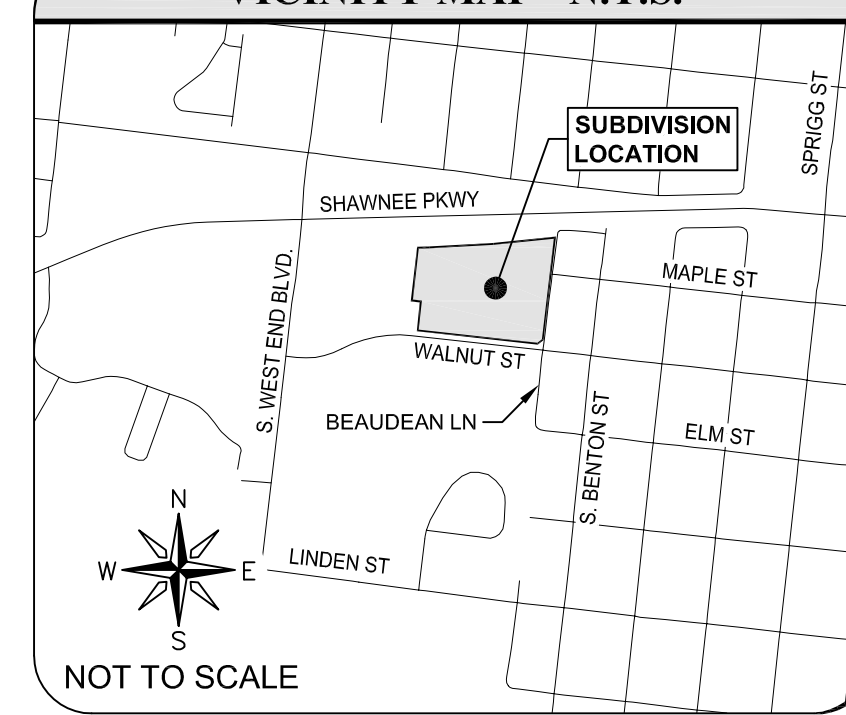
COUNTY OF CAPE GIRARDEAU ) SS

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

IN DOCUMENT NUMBER \_\_\_\_\_

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

## VICINITY MAP - N.T.S.



## 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:	RR/SD	REV DATE	DESCRIPTION	INITIALS
CHECKED BY:	CHRIS KOEHLER	12/09/22	ADDRESS CITY REVIEW COMMENTS	SD
SURVEY DATE:	APRIL 2022	03/17/23	ADDRESS CITY REVIEW COMMENTS	SD
DRAWING DATE:	APRIL 13, 2022			
DRAWING NO:	38156			