



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, November 08, 2023 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Larry Miller, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the October 11, 2023 minutes.

PUBLIC HEARINGS

OLD BUSINESS

2. Consider a request on behalf of the City of Jackson, Missouri, for a text amendment to Chapter 65 (Zoning) of the Code of Ordinances relative to tow companies.

NEW BUSINESS

3. Consider a request to approve a Land Exchange Certification for transferring .07 Acres, .014 Acres, and .006 Acres from 302 Greensferry Street to three separate adjoining properties, Submitted by Jason and Morgan Sides.
4. Request approval of a preliminary plat of Eagle View Subdivision as submitted by Robert W. & Belinda Phillips.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on November 3, 2023, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, OCTOBER 11, 2023, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session with Chairman Harry Dryer presiding and Commissioners Heather Harrison, Tina Weber, Bill Fadler, Eric Fraley, and Tony Koeller were present. Commissioners Angelia Thomas, Michelle Weber, and Beth Emmendorfer were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh and Joe Bob Baker were also present.

APPROVAL OF MINUTES

Approval of September 13, 2023)
regular meeting minutes)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Bill Fadler, seconded by Commissioner Tony Koeller.

PUBLIC HEARINGS

None)

OLD BUSINESS

Consider a request on behalf of the)
City of Jackson, Missouri, for a text)
amendment to Chapter 65 (Zoning))
of the Code of Ordinances relative to)
attached or painted signs.)

Mr. Miller reported on the proposed attached or painted signs ordinance. He explained to the Commission the new Ordinance for attached or painted signs is based on the horizontal length of the frontage of a building facing parallel or oriented toward a street. The applicant would be allowed three (3) square feet per foot for every foot of the building frontage. He said the maximum square footage would be divided into any number of signs that may be displayed on any side of the building. Mr. Miller then showed the board a permit turned in for a sign and how the proposed ordinance would work.

Commissioner Tina Weber motioned to accept the ordinance as it is written and send it to the Board of Alderman, where they can hold a public hearing. Commissioner Tony Koeller seconded the motion, and it was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Consider a request on behalf of the)
City of Jackson, Missouri, for a text)
amendment to Chapter 65 (Zoning))
of the Code of Ordinances relative to)
tow companies.)

Mr. Miller reported on the amendments under C-2, I-1, and I-2 districts about a tow company and an auto salvage or junkyard. He said under the C-2 district use regulations, a tow company with all storage indoors or enclosed within a privacy fence and a special use permit only was added. Mr. Miller said under the I-1 and I-2 district's use regulations, a towing company with all storage indoors or enclosed within a privacy fence was added, as well as an auto salvage or junkyard with all storage indoors or enclosed within a privacy fence.

Mr. Miller said some definitions needed to be added because of these additions to the code. He explained to the Commission the new meanings of an automotive repair shop, auto salvage or junkyard, privacy fence, and towing company.

After the Commission heard the definitions, they wanted to add a height requirement for a privacy fence in the I-1 and I-2 districts. Mr. Miller asked what height they would like it to state, and they agreed on a minimum of ten (10) feet. Mr. Miller told the Commission that adding a height requirement would make Johannes Auto Sales and Tri-State U Wrench & Save Auto Parts on E Jackson Blvd. non-compliant, but they would be covered under the nonconforming use in our Ordinance.

Commissioner Tony Koeller motioned to add ten (10) feet tall or greater to the privacy fence in the I-1 and I-2 districts, approve the definitions as they are, and then bring it back next month for review before sending it to the Board of Alderman. Commissioner Eric Fraley seconded the motion, and it was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

NEW BUSINESS

None)

ADDITIONAL ITEMS

None)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Bill Fadler motioned to adjourn, seconded by Commissioner Tina Weber, and unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Respectfully submitted,



Tony Koeller
Planning and Zoning Commission Secretary

Attest:



Larry Miller
Building and Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING.

Staff Report

ACTION ITEM: Consider a request on behalf of the City of Jackson, Missouri, for a text amendment to Chapter 65 (Zoning) of the Code of Ordinances relative to tow companies.

APPLICANT: City of Jackson

APPLICANT STATUS: Municipal Governing Authority

PURPOSE: This text amendment will define a tow company and establish what zoning districts they can be allowed in.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

COMMENTS: This amendment will do away with the need to classify tow companies under the following similar or generic categories:

- Residential Districts, Mobile Home District, and Professional Office Districts provide no categories under which a tow company can be classified.
- C-1 Local Commercial District: Any other type of business, institutional, governmental, professional, or medical use, retail store, or service use not specifically permitted herein when authorized by the board of aldermen after receipt of review and recommendations from the planning and zoning commission, and only when such use is consistent with the intent and purpose of the C-1 Local commercial district regulations.
- C-2 General Commercial District: Any other type of business, institutional, governmental, professional, or medical use, retail store, or service use not specifically permitted herein, when authorized by the board of aldermen after receipt of review and recommendations from the planning and zoning commission, and only when such use is consistent with the intent and purpose of the C-2 General commercial district regulations.
- C-3 Central Business District: Any other retail or service use of similar character which is not specifically permitted herein, with a special use permit only and only when such use is consistent with the intent and purpose of the C-3 Central business district regulations. (When located at least 50' from a residential district and separated by a privacy fence.)
- C-4 Planned Commercial District: All planned commercial developments in this district require a special use permit. (This district is solely for "modern retail shopping facilities of integrated design in appropriate locations to serve residential neighborhoods). There is currently no property zoned C-4.
- I-1 Light Industrial District: Any other light industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-1 Light Industrial District. (When located at least 50' from a residential district and separated by a privacy fence.)
- I-2 Heavy Industrial District: Motor vehicle wrecking, salvage, storage, and sale, with a special use permit only.

- I-3 Planned Industrial District: Allows all uses in all other commercial and industrial districts, except residential uses, with the same conditions stipulated in each district.

ACTION REQUIRED: The Commission and City Staff will need to compare ordinances from other cities and develop an ordinance defining a tow company and establishing what zoning districts they will be allowed. Once an ordinance is created, a public hearing is optional at the P&Z level but required for the Board of Alderman.

Sec. 65-2. - Definitions.

For the purpose of this chapter, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the word "structure"; and the word "shall" is mandatory and not directory.

Accessory building. A subordinate building which is incidental to the principal building or use and which is located on the same lot with such principal building or use.

Administrator. The City Administrator of Jackson, Missouri.

Agricultural (farm) use. An area which is used for the growing of typical farm products, such as vegetables, fruit, trees, and grain, and their storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals, such as horses, cattle, sheep, and swine. The term "farming" includes the operating of such an area for one (1) or more of the above uses, including dairy farms, with the necessary accessory uses for treating or storing the produce; provided, however, that the operation of such accessory uses shall be secondary to that of the normal farming activities and that such land shall consist of at least ten (10) acres in one (1) parcel under common ownership or operation; and provided, further, that farming does not include the feeding of collected garbage or offal to swine or other animals.

Alley. A permanent public service way dedicated for or in public use, other than a street, place, road, crosswalk, or easement, and designed to provide a secondary means of access for and not intended for general traffic circulation.

Apartment/apartment house. See definition of "dwelling, multiple."

Automotive Repair Shop. Any person, partnership, corporation, fiduciary, association, or other entity principally engaged in the business of repairing damaged motor vehicles or fixing mechanical/electrical parts on an automobile that becomes inoperative.

Auto salvage or junkyard. A yard, lot, or place covered or uncovered, outdoors or in an enclosed building where motor vehicles are disassembled, dismantled, junked, wrecked, or inoperable. Excluding public and private garages

Basement. That portion of a building which is partly or completely below grade (see "story above grade").

Basement home. A dwelling in which all four (4) exterior walls are at least one-half (½) of their height below grade.

Bed and breakfast. A dwelling containing less than six (6) guest rooms that are intended to be used or occupied, or are occupied for sleeping purposes by occasional guests for

compensation, whether paid directly or indirectly, in which meals are made available family style and which dwelling is or has been used as a permanent family residence by its owner.

Garage, commercial or public. A building or structure for the storage or parking of motor-driven vehicles and in which provisions may be made for fueling or normal servicing of such vehicles. The term servicing shall not include an automotive repair shop nor the rebuilding, dismantling, or storage of wrecked or junked vehicles.

Garage, private. A detached accessory building, or portion of the main building, housing the automobiles of the occupants of the premises; provided that no business, occupation, or service is conducted for profit therein nor space there for more than one (1) automobile is leased to a nonresident of the premises. Private garages, as defined in this chapter, shall not include portable buildings with garage doors.

Garage, storage or parking. A building or portion thereof designed or used exclusively for term storage by prearrangement of motor-driven vehicles, as distinguished from daily storage furnished to transients, but no motor-driven vehicles may be equipped, repaired, hired, or sold.

Primary caregiver. Primary caregiver means an individual twenty-one (21) years of age or older who has significant responsibility for managing the well-being of a qualifying patient and who is designated as such on the primary caregiver's application for an identification card under article XIV, section 1, Right to access medical marijuana, of the Missouri Constitution or in other written notification from the State of Missouri.

Privacy Fence. A privacy fence is a sight-obscuring fence that blocks the area enclosed by the fence from view from neighboring properties or public rights-of-way. It is designed to conceal from view the activities conducted behind them that will visually isolate, conceal, and seclude objects, things, places, or people.

Public building or facility. A building or facility owned or operated by a general unit for a local, state, or federal government; or a public building or facility under the laws of the State of Missouri; or a building or facility operated or used by a nonprofit organization and open to general use by the public.

Structural alteration. Any changes in the supporting members of a building, such as bearing or non-bearing walls, or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls, excepting such repair or replacement as may be required for the safety of the building, but not including openings in bearing walls as permitted by existing ordinances.

Thoroughfare, major. A street that is designated as a collector or arterial street in the major street plan or is constructed in accordance with the collector or arterial street design standards set out in the subdivision regulations of this Code.

Tourist or trailer camp. An area where one (1) or more tents, auto trailers, or recreational vehicles can be or are intended to be parked, designed, or intended to be used as temporary living facilities of one (1) or more families and intended primarily for vehicle transients.

Towing company. Any person, partnership, corporation, fiduciary, association, or other entity that operates a wrecker or towing service that tows, removes, or temporarily stores inoperable vehicles.

Uncovered. Not covered with a roof.

Unenclosed. Not shut in or closed in with surrounding exterior walls. A covered or roofed area supported by columns and not having surrounding exterior walls of any material, including screens and lattice, shall be considered unenclosed. Exterior walls shall not be defined to include railings or banisters.

Sec. 65-12. - C-2 General commercial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-2 General commercial district. The purpose of the C-2 General commercial district is to provide areas for general commerce and services typically associated with major thoroughfares.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

ww. The following uses when located fifty (50) feet or more from any residential district (as measured to the property line) and separated from an adjacent residential district by a privacy fence:

35. Towing company with all storage indoors or enclosed within a privacy fence and a special use permit only.

Sec. 65-16. - I-1 Light industrial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-1 Light industrial district. The purpose of the I-1 Light industrial district is to provide areas for light industrial uses that create a minimum amount of nuisance outside the plant, are conducted entirely within enclosed buildings, use the open area around such buildings only for limited storage of raw materials or

manufactured products, and provide for enclosed loading and unloading berths when feasible.

(1) *Use regulations.* All uses permitted herein shall not be obnoxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noise, or vibrations beyond the confines of the premises. A building or premises shall be used only for the following purposes:

jj. The following uses when located not less than fifty (50) feet from any residential district (as measured to the property line):

55. Newspaper, magazine, or similar printing or publishing plant.

56. Petroleum product storage, with a special use permit only, and only after the location and treatment of the premises have been approved by the city fire chief.

57. Public works buildings, public utility service yards, or electrical stations.

58. Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall or greater.

59. Auto salvage or junkyard with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall or greater.

60. Any other light industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-1 Light industrial district.

kk. Shipping containers, used for non-occupancy short-term storage use, and only in compliance with section 65-20 (accessory structures).

Sec. 65-17. - I-2 Heavy industrial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-2 Heavy industrial district.

(1) *Use regulations.* All uses permitted herein shall not be obnoxious or offensive by reason of the emission of smoke, dust, fumes, gas, odors, noise, or vibrations beyond the confines of the premises. A building or premises shall be used only for the following purposes:

- jj. The following uses when located not less than fifty (50) feet from any residential district (as measured to the property line) and separated by a privacy fence:
- 62. Public work buildings, public utility service yards, or electrical stations.
 - 63. Warehouse storage or distributing facility, including wholesale storage.
 - 64. Towing company with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall or greater.
 - 65. Auto Salvage or junkyard with all storage indoors or enclosed within a privacy fence that is ten (10) feet tall or greater.
 - 66. Any other business, commercial, or industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-2 Heavy industrial district.

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .07 Acres, .014 Acres, and .006 Acres from 302 Greensferry Street to three separate adjoining properties, Submitted by Jason and Morgan Sides.

APPLICANT: Susan Tomlin

APPLICANT STATUS: Attorney

PURPOSE: Land Exchange Certification

SIZE: Various sizes

PRESENT USES: Residential

PROPOSED USE: Residential

ZONING: R-2 Single Family

SURROUNDING LAND USE: North - R-2 Single Family, East – R-2 Single Family, South – R-4 General Residential, West – R-4 General Residential

HISTORY: Lincoln and McBride Paint & Aluminum Co. owned the parcel at 302 Greensferry. When they sold the property, the survey, per their legal description, omitted a slip along the western side of their lot, which runs the length of the houses at 208 Greensferry, 620, and 626 N Hope. This strip of land has no actual owner currently.

TRANSPORTATION AND PARKING: All required street frontage and parking exist.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2009 COMPREHENSIVE PLAN: Single-Family Residential

FLOODPLAIN INFORMATION: Not in a Flood Plain 29030143E Dated 9-11-2009.

PHYSICAL CHARACTERISTICS: Various Sizes

COMMENTS: The owners of 208 Greensferry paid taxes on the strip to avoid a tax sale and are now listed as the owners per the Cape Girardeau Assessor's, but no lot/legal description covers the strip. This application gives each adjoining lot the portion of the strip that abuts their property.

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Alderman requires no action.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: 9/13/2023

ADDRESS OF GRANTING PROPERTY: 208 Greensferry Rd.

ADDRESS OF RECEIVING PROPERTY: 620 and 626 N. Hope

GRANTING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Jason and Morgan Sides

Mailing Address: 208 Greensferry Rd.

City, State ZIP: Jackson, MO 63755

RECEIVING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Lois J. Withers (Cardell Withers, dec.)

Mailing Address: 626 N. Hope

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Timothy Sanders

Engineer / Surveyor Contact: Timothy Sanders

Mailing Address: 555 County Highway 250

City, State ZIP: Benton, MO 63736

Contact's Phone: 573-450-2000 sanderssurvey2003@gmail.com

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Susan Tomlin

Mailing Address: 2845 Professional Ct.

City, State ZIP: Cape Girardeau, MO 63703

Contact's Phone: 573-335-3359

Contact's Email Address (if used): stomlin@laytonsouthardlaw.com

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: _____

ADDRESS OF GRANTING PROPERTY: _____

ADDRESS OF RECEIVING PROPERTY: _____

GRANTING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): _____

Mailing Address: _____

City, State ZIP: _____

RECEIVING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Andrew M. Seyer and Salena Poston

Mailing Address: 620 N. Hope

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: _____

Engineer / Surveyor Contact: _____

Mailing Address: _____

City, State ZIP: _____

Contact's Phone: _____

CONTACT PERSON HANDLING APPLICATION:

Contact Name: _____

Mailing Address: _____

City, State ZIP: _____

Contact's Phone: _____

Contact's Email Address (if used): _____

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
☐ Division of land for cemetery usage
☒ Lot line adjustment between adjoining lots
☐ Transfer to adjoining property to improve ingress or egress
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

REASON FOR REQUEST (use additional pages if needed):

Lincoln and McBride Paint & Aluminum Co owned the parcel with physical address 302 Greensferry. When they sold the parcel the survey per their legal description omitted a stip along the western side of their lot, which runs the length of the houses located at 208 Greensferry, 620 and 626 N. Hope. This strip of land has no actual owner at this time. The owners of 208 Greensferry paid taxes on the strip to avoid a tax sale and are now listed as the owners per the assessor's site, but no lot/legal description covers this strip. This application is made to give each adjoining lot the portion of the strip that abuts their property.

CURRENT ZONING: (circle all that apply)

- | | |
|---|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input checked="" type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| | <input type="checkbox"/> I-3 (Planned Industrial Park) |

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

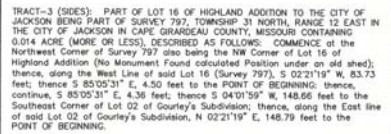
Please submit the completed application along with the applicable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org



LOCATION MAP

[Township 31 North, Range 12 East in the City of Jackson in Cape Girardeau County, MO]



TIMOTHY J. SANDER, MO-PLS 2003013179
555 COUNTY ROAD NUMBER 250
BENTON, MISSOURI 63736

CHECKED BY: TJS

208 Greensferry

**eRecorded
DOCUMENT #
2015-09593**

**ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
09/08/2015 1:15:19 PM
REC FEE: 27.00
PAGES: 2**

GENERAL WARRANTY DEED

THIS INDENTURE, Made on the 4th day of September, 2015, by and between
GRANTOR(S), Joyce A. Theiss, a single person, of the County of Cape Girardeau,
State of Missouri, Party of the First Part, and **GRANTEE(S), Jason Sides and Morgan
Sides, husband and wife** of the County of Cape Girardeau, State of Missouri, Party of
the Second Part: (208 Greensferry Rd., Jackson, MO 63755).

WITNESSETH, That the said Party of the First Part, in consideration of Ten
Dollars and Other Good and Valuable Consideration to them, paid by the said Party of
the Second Part, the receipt of which is hereby acknowledged, does by these presents,
Grant, Bargain and Sell, Convey and Confirm, unto the said Party of the Second Part,
their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying,
being and situated in the County of Cape Girardeau, and State of Missouri, to wit:

**Lot Two (2) of Gourley's Subdivision in the City Jackson, County of Cape
Girardeau, Missouri, as shown by plat filled in Plat Book 20 at page 76.**

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights,
privileges, appurtenances and immunities thereto belonging or in anywise appertaining
unto the said Party of the Second Part, and unto their heirs and assigns, **FOREVER**, the
said Party of the First Part hereby covenanting that she is lawfully seized of an
indefeasible Estate in Fee in the premises herein conveyed; that she has good right to
convey the same; that the said premises is free and clear of any encumbrance done or
suffered by her or those under whom she claims; and that she will **WARRANT AND
DEFEND** the title to the said premises unto the said Party of the Second Part, and unto
their heirs and assigns, **FOREVER**, against the lawful claims and demands of all

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set her hand the day and year first above written.

Joyce A. Theiss
Joyce A. Theiss

STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

On this 4th day of September, 2015, before me, Angela K. Davidson, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce A. Theiss, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she has executed the same as her free act and deed with full authority to do so.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My Commission expires: March 18, 2016

The legal description of the property conveyed herein was furnished to the above named preparer and he therefore makes no representation as to the accuracy of said legal description or the marketability of title.

GENERAL WARRANTY DEED PREPARED BY:
Johnson, Schneider & Ferrell, LLC
Attorneys at Law
212 N. Main Street
Cape Girardeau, MO 63701

620 N Hope

eRecorded
DOCUMENT #
2019-12508

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
12/16/2019 09:48:05 AM
REC FEE: 27.00
PAGES: 2

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 13th day of December, 2019 by and between **Loren Sides and Pamela Sides, husband and wife**, of the County of Sarpy, in the State of Nebraska, **Grantors**, and **Andrew M. Seyer and Salena Poston, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 620 N. Hope Street, Jackson, MO 63755):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Cape Girardeau** and State of Missouri, to-wit:

A part of Lot Fifteen (15) of Highland Addition in the City of Jackson, Missouri, as described as follows: Start at the Northeast corner of Lot 15 of said Highland Addition; thence South along the line between Lots 15 and 16 of said Addition, 83.0 feet for the point of beginning; thence parallel to the North line of Lot 15, 145.0 feet to a corner on the West line of Lot 15, the same being the East line of Hope Street; thence North along the West line of Lot 15, 60.0 feet for a corner; thence East parallel to the North line of Lot 15, 145.0 feet for a corner on the East line of Lot 15; thence South along the line between Lots 15 and 16, 60.0 feet to the point of beginning.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.


***Frances M. Sides Pringle died on June 28, 2019**

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging, or in anywise appertaining, unto the said Grantees, and unto their heirs and assigns,

FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; and that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said Grantees, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.


Loren Sides


Pamela Sides

STATE OF NEBRASKA

COUNTY OF

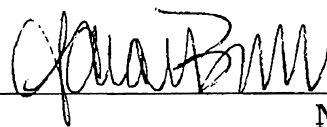
Sarpy

} ss.

On this 12th day of December, 2019, before me appeared Loren Sides and Pamela Sides, husband and wife, to me known to be the persons described in and who executed the foregoing General Warranty Deed and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year first above written.





Notary Public

My commission expires:

Aug 9, 2021

GENERAL WARRANTY DEED

THIS INDENTURE, Made on the 9th day of August A.D., One Thousand Nine Hundred and Ninety-six by and between

Frances M. Pringle and Marcell Pringle, her husband
Lois J. Withers, f/k/a Lois J. Dillon and Cardell Withers,
her husband
and Carolyn Wade, a single person, surviving spouse of
Eugene M. Wade, who died on the 26th day of
July, 1996.

of the County of Cape Girardeau in the State of Missouri, Parties of the First Part, and

Lois J. Withers and Cardell Withers, husband and wife

of the County of Cape Girardeau, in the State of Missouri, Parties of the Second Part: (Mailing address of said first named grantee is 626 North Hope, Jackson, Missouri.)

WITNESSETH, That the said parties of the First Part, in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration to them paid by the said parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said parties of the Second Part their heirs and assigns, the following described Lots, Tracts or Parcels of land, lying, being and situate in the County of Cape Girardeau and State of Missouri, to-wit:

That part of Lots Numbered Fourteen (14) and Fifteen (15) of Highland Addition to the City of Jackson, Cape Girardeau, Missouri, described as follows: Beginning at the Southeast corner of said Lot #14 also being the Northwest corner of Survey No. 797, Township 31 North, Range 13 East of the Fifth Principal Meridian; thence North 5° 20' 03" East, 32.54 feet to a 1/2" Iron Rod; thence North 84° 06' 41" West, 152.71 feet to an Iron Pipe on the East right of way line of North Hope Street; thence along said right of way South 05° 07' 06" West, 56.94 feet to a Chiseled Cross; thence departing from said right of way, South 84° 59' 18" East, 152.49 feet to a 1/2" Iron Rod; thence North 5° 20' 03" East, 22.06 feet to the place of beginning, containing 0.1954 acres.

Subject to terms, conditions, restrictions and reservations of record, if any.

The said Frances M. Pringle and Lois J. Withers state they are the surviving joint tenants of Emerson J. Wade, Ruby I. Wade, and Eugene M. Wade,
the said Emerson J. Wade having died on the 11th day of
November, 19 92,
Ruby I. Wade having died on the 24th day of
December, 19 89
and Eugene M. Wade died on the 26th day of
July, 1996.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said parties of the Second Part, and unto their heirs and assigns, **FOREVER**, the said Grantor(s) hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they (continued)

626 N. Hope

MC4
6123162

has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim(s), and that they will **WARRANT AND DEFEND** the title to the said premises unto the said parties of the Second Part, and unto their heirs and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part has hereunto set their hand the day and year first above written.

Frances M. Pringle
Frances M. Pringle

Marcell Pringle
Marcell Pringle

Lois J. Withers
Lois J. Withers

Cardell Withers
Cardell Withers

Carolyn Wade
Carolyn Wade

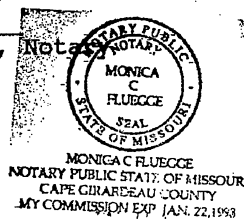
State of Missouri)
County of Cape Girardeau) ss

On this 9th day of August, 1996, before me MONICA C. FLUEGGE, a Notary Public, personally appeared Frances M. Pringle and Marcell Pringle, her husband, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official Seal in CAPE GIRARDEAU COUNTY, the day and year first above written.

My Commission expires: JAN. 22, 1998

Monica C. Fluegge
MONICA C. FLUEGGE
Public



State of Missouri)
County of Cape Girardeau) ss

On this 9th day of August, 1996, before me MONICA C. FLUEGGE, a Notary Public, personally appeared Lois J. Withers, f/k/a Lois J. Dillon and Cardell Withers, her husband, to me known to be the person described in and who

(continued)

executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official Seal in CAPE GIRARDEAU COUNTY, the day and year first above written.

My Commission expires: JAN. 22, 1998

Monica C. Fluegge
MONICA C. FLUEGGE, Notary Public
 State of Missouri)
 County of Cape Girardeau) ss
 MONICA C FLUEGGE
 NOTARY PUBLIC STATE OF MISSOURI
 CAPE GIRARDEAU COUNTY
 MY COMMISSION EXP JAN. 22, 1998

On this 9th day of August, 1996, before me Monica C. Fluegge, a Notary Public, personally appeared Carolyn Wade, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. And the said Carolyn Wade further declared herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official Seal in CAPE GIRARDEAU COUNTY, the day and year first above written.

My Commission expires: JAN. 22, 1998

Monica C. Fluegge
MONICA C. FLUEGGE, Notary Public
 MONICA C FLUEGGE
 NOTARY PUBLIC STATE OF MISSOURI
 CAPE GIRARDEAU COUNTY
 MY COMMISSION EXP JAN. 22, 1998

Filed for Record
 8:04
 AUG 13 1996
 Janet Robert, Recorder
 Cape Girardeau County
 Jackson, Mo.

BNB

2400
 chcy

STATE OF MISSOURI)
 County of Cape Girardeau) ss

I hereby certify that this instrument was FILED FOR RECORD at the date and time shown hereon and is recorded in Book. 831.....Page. 480.....

JANET ROBERT
 Recorder of Deeds
 By. Patti Collier
 Deputy



SUBDIVISION APPLICATION

City of Jackson, Missouri

Permit #
23-0158

NAME OF SUBDIVISION: EAGLE VIEW SUBDIVISION

DATE OF APPLICATION: 10/25/2023

TYPE OF APPLICATION:

<input checked="" type="checkbox"/>	PRELIMINARY PLAT
<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	MINOR SUBDIVISION
<input type="checkbox"/>	RESUBDIVISION

PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): ROBERT & BELINDA PHILLIPS

Mailing Address: 651 ROYAL LAKE DRIVE

City, State ZIP: CAPE GIRARDEAU, MO 63701

ENGINEER / SURVEYING COMPANY: STRICKLAND ENGINEERING

Engineer / Surveyor Contact: BRIAN STRICKLAND

Mailing Address: 113 W MAIN STREET, SUITE 1

City, State ZIP: JACKSON, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: SHAWN WREN

Mailing Address: 5790 STATE HWY 61

City, State ZIP: JACKSON, MO 63755

Contact's Phone: 573-204-7046

Email Address (if used): wrenhomes@gmail.com

CURRENT ZONING: (circle all that apply)

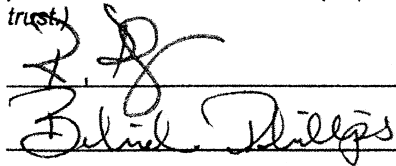
R-1	(Single-Family Residential)	C-1	(Local Commercial)
R-2	(Single-Family Residential)	C-2	(General Commercial)
R-3	(One- And Two-Family Residential)	C-3	(Central Business)
R-4	(General Residential)	C-3	(Central Business)
MH-1	(Mobile Home Park)	C-4	(Planned Commercial)
O-1	(Professional Office)	I-1	(Light Industrial)
CO-1	(Enhanced Commercial Overlay)	I-2	(Heavy Industrial)

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES ☐ NO ☒

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*



Daniel Phillips

Please submit the completed application along with the applicable application fee to:

Larry Miller
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: lmiller@jacksonmo.org

Staff Report

ACTION ITEM: Preliminary Plat of Eagle View Subdivision

APPLICANT: Robert W. & Belinda Phillips

APPLICANT STATUS: Owner

PURPOSE: Divide for residential development

SIZE: 6.36 acres

PRESENT USES: Vacant and undeveloped

PROPOSED USE: R-2 Single Family Residential

SURROUNDING LAND USE: R-2 Single Family Residential District

HISTORY: It was previously owned by Brad Belcaster, and he wanted to develop it into Multi Family Residential. He sold the tract to Mr. & Mrs. Phillips.

TRANSPORTATION AND PARKING: All street frontage and parking will be developed.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: Parks/ Open Space

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA map 29031C0144E dated 9-29-2011

PHYSICAL CHARACTERISTICS: None

COMMENTS: This will be a 12 lot subdivision with a cul-de-sac street.

ACTION REQUIRED: The Commission shall vote for recommending approval or denial. The Board of Alderman will make a final decision. Denial by the P&Z Commission will require a 2/3 vote by the Board of Alderman.



LOCATION MAP



LOCATION MAP



- REFERENCES
1. DOCUMENT NO. 2023-08436 (SUBJECT)
 2. DOCUMENT NO. 2023-08427 (SEWER EASEMENT)

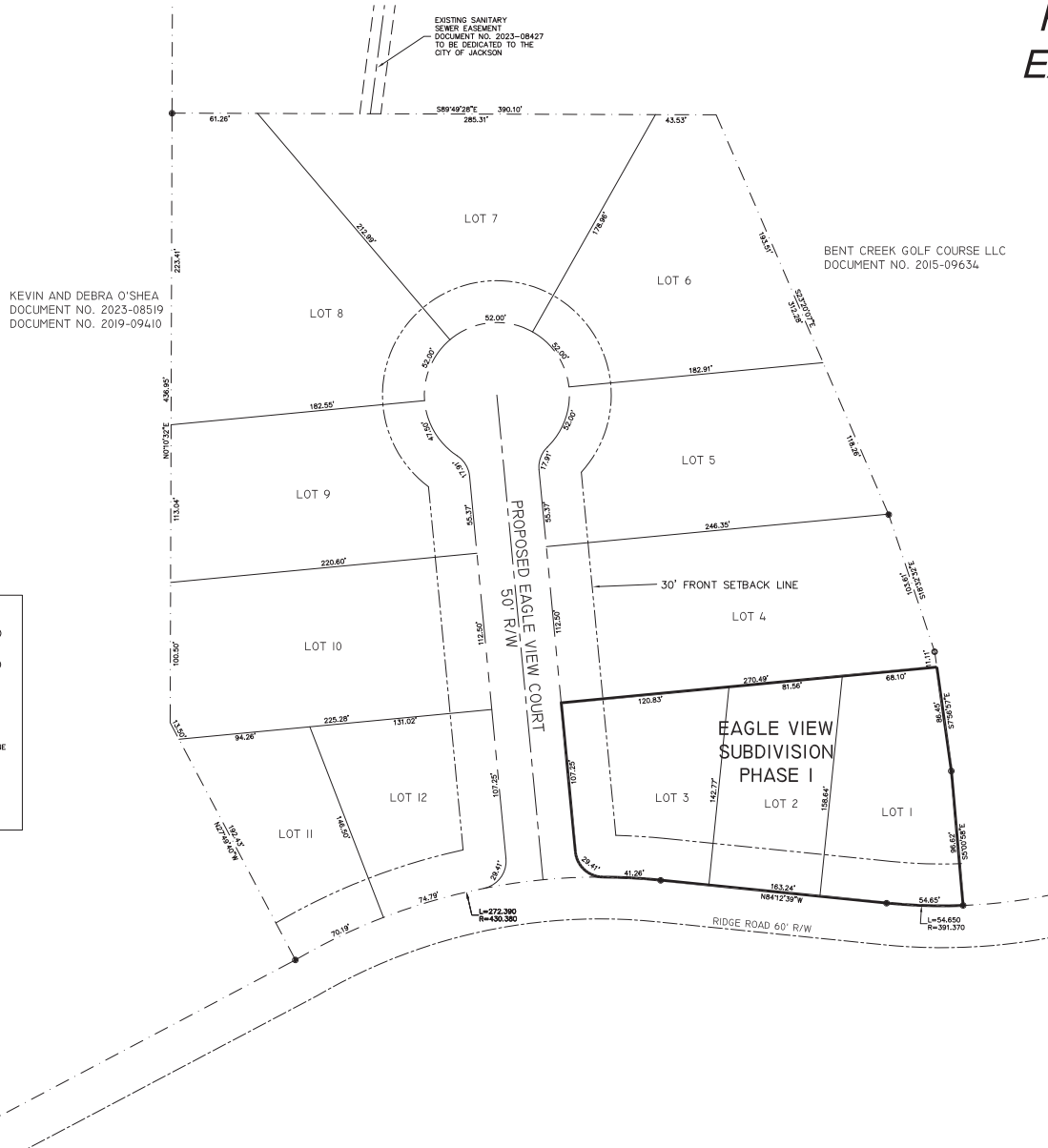
KEVIN AND DEBRA O'SHEA
DOCUMENT NO. 2023-08519
DOCUMENT NO. 2019-09410

- LEGEND
- IRON ROD W/CAP (FOUND)
 - IRON ROD W/CAP (FOUND)
 - 1/2" IRON ROD (SET)
 - LOT LINE
 - - - PROPERTY BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
 - - - BUILDING SETBACK LINE

LOCATION MAP

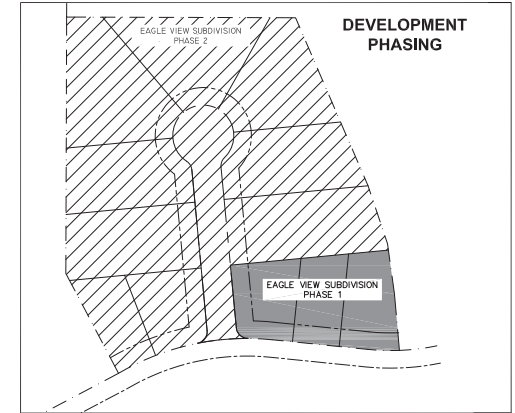


EXISTING SANITARY
SEWER EASEMENT
DOCUMENT NO. 2023-08427
TO BE DEDICATED TO THE
CITY OF JACKSON



PRELIMINARY PLAT FOR EAGLE VIEW SUBDIVISION

PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE
13 EAST OF THE FIFTH PRINCIPAL MERIDIAN
IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI



DEVELOPMENT PHASING

NOTES

ZONING:
R2 SINGLE FAMILY RESIDENTIAL

EASEMENT NOTES:
10' FRONT
10' REAR
10' STRIP INSIDE OF OUT BOUNDARY OF SUBDIVISION

BUILDING SETBACKS:
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 5'

DESIGN STANDARDS
50' RIGHT-OF-WAY WIDTH
28' WIDE CONCRETE STREETS WITH CURB
4' WIDE CONCRETE SIDEWALKS ON EACH SIDE

OWNER & DEVELOPER:
ROBERT W. AND BRENDA PHILLIPS
651 ROYAL LAKE DRIVE
CAPE GIRARDEAU, MO 63701

PREPARED BY:
STRICKLAND ENGINEERING
113 W. MAIN STREET SUITE 1
JACKSON, MO 63755
(573) 243-4080

ACCURACY STANDARD: TYPE URBAN

FLOODPLAIN NOTE
NO LOTS ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS
SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANES, PHOTOGRAPHIC FOR CAPE GIRARDEAU COUNTY,
MISSOURI, EFFECTIVE DATE SEPTEMBER 29, 2011 AND AS
SHOWN ON THE ANNEXED PLAT.

STORMWATER NOTE
STORM WATER DETENTION SHALL BE INCORPORATED INTO
EXISTING PONDS ON NORTH SIDE OF PROPERTY

	STRICKLAND ENGINEERING	113 WEST MAIN STREET P.O. Box 159 JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-2191
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	
PRELIMINARY PLAT FOR EAGLE VIEW SUBDIVISION RIDGE ROAD JACKSON, MO		SCALE 1"=40' DATE 11-2-23 DRAWN BY DR CHECKED BY BS PROJECT # 23-206



REFERENCES
1. DOCUMENT NO. (SUBJECT)

LEGEND	
	IRON ROD IN CAP (FOUND)
	IRON ROD IN CAP (FOUND)
	1/2" IRON ROD (SET)
	LOT LINE
	PROPERTY BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE

LOCATION MAP




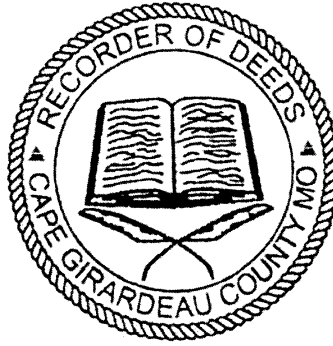
PRELIMINARY PLAT FOR EAGLE VIEW SUBDIVISION

PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE
13 EAST OF THE FIFTH PRINCIPAL MERIDIAN
IN THE CITY OF JACKSON, CAPE GRANDEAU COUNTY, MISSOURI

NOTES

ZONING: R2 SINGLE FAMILY RESIDENTIAL	OWNER & DEVELOPER: ROBERT PHILLIPS 651 ROYAL LAKE DRIVE CAPE GRANDEAU, MO 63701
EASEMENT NOTES: 10' FRONT 10' REAR	PREPARED BY: STRICKLAND ENGINEERING 113 W. MAIN STREET SUITE 1 JACKSON, MO 63755 (573) 243-0980
BUILDING SETBACKS: FRONT YARD SETBACK = 30' REAR YARD SETBACK = 25' SIDE YARD SETBACK = 5'	ACCURACY STANDARD: TYPE URBAN
DESIGN STANDARDS: 50' RIGHT-OF-WAY WIDTH 20' WIDE CONCRETE STREETS WITH CURB 4' WIDE CONCRETE SIDEWALKS ON EACH SIDE	

	STRICKLAND ENGINEERING		113 WEST MAIN STREET P.O. Box 109 JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-0191
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING		
PRELIMINARY PLAT FOR EAGLE VIEW SUBDIVISION RIDGE ROAD JACKSON, MO			SCALE 1"=40' DATE 10-25-23 DRAWN BY DR CHECKED BY BS PROJECT # 23-206



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/12/2023 08:45:26 AM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 11th day of October, 2023 by and between **Robert Belcaster and Carolyn Belcaster, husband and wife**, of the County of Pima, in the State of Arizona, **Grantors**, and **Robert W. Phillips and Belinda Phillips, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 651 Royal Lake Dr., Cape Girardeau, MO 63701):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Cape Girardeau** and State of Missouri, to-wit:

A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE N 06° 19' 07" E, 1,916.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 6 TO A 1/2" IRON PIN (FOUND) AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-09542 OF THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

S 70° 21' 15" E, 387.26 FEET TO A 1/2" IRON PIN (FOUND); THENCE S 00° 10' 32" W, 171.71 FEET TO A 1/2" IRON PIN (SET) AND BEING THE TRUE POINT OF BEGINNING:

THENCE LEAVING SAID EAST LINE, S 89° 49' 28" E, 390.10 FEET TO A CORNER FALLING IN AN EXISTING POND; THENCE S 23° 20' 07" E, 312.28

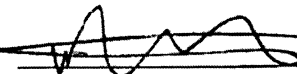
FEET TO A 1/2" IRON PIN (SET); THENCE S 18° 32' 32" E, 103.61 FEET TO A 1/2" IRON PIN (SET); THENCE S 07° 56' 57" E, 86.45 FEET TO A 1/2" IRON PIN (SET); THENCE S 05° 00' 58" E, 96.62 FEET TO A 1/2" IRON PIN (SET) ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 391.37 FEET, A CENTRAL ANGLE OF 08° 00' 01" AND FROM WHICH A RADIAL LINE BEARS, N 02° 12' 41" W; THENCE IN A WESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 54.65 FEET TO A 1/2" IRON PIN (FOUND); THENCE N 84° 12' 39" W, 163.24 FEET ALONG SAID NORTH RIGHT OF WAY TO A 1/2" IRON PIN (FOUND) AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.38 FEET, AND A CENTRAL ANGLE OF 36° 15' 47"; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 272.39 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-09598; THENCE ALONG THE EAST LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

N 27° 49' 40" W, 192.43 FEET TO A 1/2" IRON PIN (SET); THENCE N 00° 10' 32" E, 436.95 FEET TO THE POINT OF BEGINNING, CONTAINING 6.36 ACRES, MORE OR LESS.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging, or in anywise appertaining, unto the said Grantees, and unto their heirs and assigns, FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; and that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said Grantees, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.


Robert Belcaster

Carolyn Belcaster