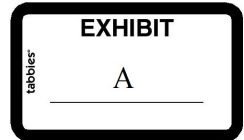




SUBDIVISION APPLICATION FORM City of Jackson, Missouri



NAME OF SUBDIVISION: Ramsey Branch Phase 3

DATE OF APPLICATION: May 4, 2022

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: Lucky 13 Investments LLC
1210 Greenway Drive
Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: John W. King

Contact's Mailing Address: 1210 Greenway Drive
Jackson, MO 63755

Contact's Phone: (573) 204 8088

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Strickland Engineering LC - Marc Mahnke, PE
113 West Main Street, Suite 1
Jackson, MO 63755
(573) 243-4080

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

☐ Preliminary plat approval

☒ Final plat approval

☐ Minor subdivision approval

☐ Re-subdivision plat approval

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)

See Attached

ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

R-1 Single Family Residential

R-2 ~~Single Family Residential~~

R-3 One and Two Family Residential

R-4 General Residential

MH-1 Mobile Home Park

CO-1 Enhanced Commercial Overlay

C-1 Local Commercial

C-2 General Commercial

C-3 Central Business District

C-4 Planned Commercial District

CO-1 Enhanced Commercial Overlay

I-1 Light Industrial

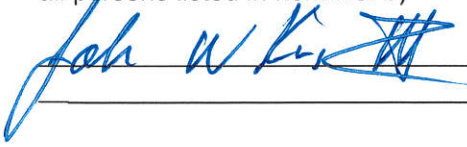
I-2 Heavy Industrial

I-3 Planned Industrial Park

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

OWNERS' SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

A handwritten signature in blue ink, appearing to read "John W. King", is written over a horizontal line. The signature is stylized and includes a large "J" and "K".

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

Janet Sanders
Building & Planning Superintendent
City of Jackson
101 Court Street
Jackson, MO 63755

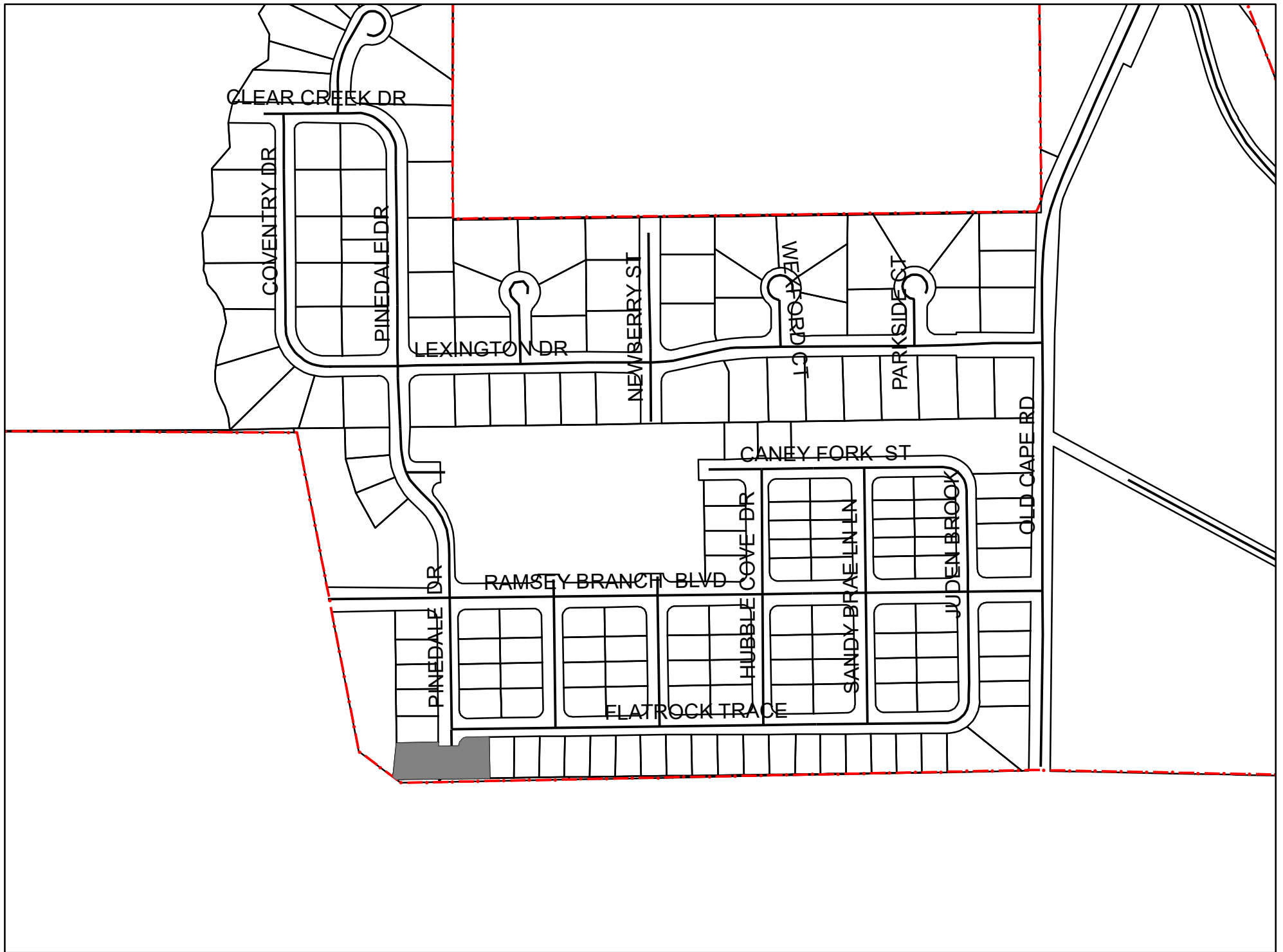
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: jsanders@jacksonmo.org

Ramsey Branch Phase 3 Description:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 72 IN RAMSEY BRANCH SUBDIVISION PHASE 2, AS RECORDED IN DOCUMENT NUMBER 2022-02518 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 46 MINUTES 54 SECONDS WEST 232.97 FEET; THENCE NORTH 58 DEGREES 00 MINUTES 20 SECONDS WEST 126.08 FEET; THENCE NORTH 09 DEGREES 40 MINUTES 18 SECONDS WEST 345.83 FEET TO THE SOUTH RIGHT-WAY-LINE OF RAMSEY BRANCH BOULEVARD, IN SAID RAMSEY BRANCH SUBDIVISION PHASE 2; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 03 MINUTES 24 SECONDS EAST 169.26 FEET TO THE NORTHWEST CORNER OF LOT 119 IN SAID RAMSEY BRANCH SUBDIVISION PHASE 2; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY ALONG THE WEST LINE OF SAID RAMSEY BRANCH SUBDIVISION PHASE 2, SOUTH 00 DEGREES 56 MINUTES 36 SECONDS EAST 320.00 FEET TO THE SOUTHWEST CORNER OF LOT 115 OF SAID RAMSEY BRANCH SUBDIVISION PHASE 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 115, NORTH 89 DEGREES 03 MINUTES 24 SECONDS EAST 100.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINEDALE DRIVE AS RECORDED IN SAID RAMSEY BRANCH SUBDIVISION PHASE 2; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 56 MINUTES 36 SECONDS EAST 10.00 FEET; THENCE NORTH 89 DEGREES 03 MINUTES 24 SECONDS EAST 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, CHORD BEARING NORTH 44 DEGREES 03 MINUTES 23 SECONDS EAST 28.28 FEET AND AN ARC LENGTH OF 31.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FLATROCK TRACE IN SAID RAMSEY BRANCH SUBDIVISION PHASE 2; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 03 MINUTES 24 SECONDS EAST 52.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 72; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID LOT 72, SOUTH 00 DEGREES 56 MINUTES 36 SECONDS EAST 99.26 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 1.68 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.



Location Map
Ramsey Branch Subdivision Phase 3

