



## SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: WILLIAMS CREEK ESTATES

DATE OF APPLICATION: MARCH 11, 2025

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

Names, Addresses & Phone #s: SM RICHARDS PROPERTIES LLC  
3071 LEXINGTON  
CAPE GIRARDEAU, MO 63701

### CONTACT PERSON HANDLING APPLICATION:

Contact's Name: CHRIS KELLEY

Contact's Mailing Address: 2121 MEGAN DRIVE  
CAPE GIRARDEAU, MO

Contact's Phone: (573)339-5900

### ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: BOWEN ENGINEERING AND SURVEYING, P.C.  
2121 MEGAN DRIVE  
CAPE GIRARDEAU, MO 63701

### TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- |   |  |
|---|--|
| <input type="checkbox"/> Preliminary plat approval  | <input type="checkbox"/> Final plat approval                     |
| <input type="checkbox"/> Minor subdivision approval | <input checked="" type="checkbox"/> Re-subdivision plat approval |

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

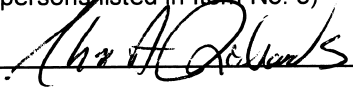
**ZONING:** Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- |                                    |                                  |
|------------------------------------|----------------------------------|
| R-1 Single Family Residential      | C-1 Local Commercial             |
| R-2 Single Family Residential      | <b>C-2</b> General Commercial    |
| R-3 One and Two Family Residential | C-3 Central Business District    |
| R-4 General Residential            | C-4 Planned Commercial District  |
| MH-1 Mobile Home Park              | CO-1 Enhanced Commercial Overlay |
| 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)

  
\_\_\_\_\_

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

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

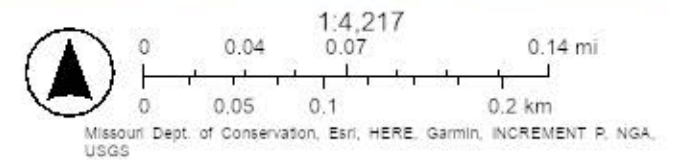
Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: [permits@jacksonmo.org](mailto:permits@jacksonmo.org)



# SEMORPC Web Map



4/8/2025, 2:19:46 PM







3239

0

3582

3616

3618

E Jackson Blvd

2351

3597

2369

2405

3531

2427

2449

2436

0

### SURVEY NOTES:

This Survey Creates A New 1.60 Acre Tract From The Parent Tract Recorded In Doc. No. 2015-02314

Measured Dimensions Shown Without Parentheses  
Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East  
CORS Station MOJK Of The MOdot GPS RTK Network

Latitude	37° 24' 44.5840"	North
Longitude	89° 39' 00.22115"	West
Ellipsoid Height	384.012	U.S. Survey Feet
Northing	575,957.276	U.S. Survey Feet
Easting	1,067,059.319	U.S. Survey Feet
Elevation	476.96	U.S. Survey Feet

As Published On National Geodetic Data Sheets,  
Retrieval Date December 28, 2023 And Converted  
From Meters To U.S. Survey Feet.

Survey Class - Urban

### REFERENCES:

Record Plat of Annwood Estates Plat Book 17 - Page 30

General Warranty Deed, Doc. No. 2015-02314  
General Warranty Deed, Doc. No. 2024-10022

Online Mapping Records For Cape Girardeau, County  
<https://maps.comavision.com/capegirardeaumo>

### FLOOD ZONE INFORMATION:

By Graphic Plotting Only. This site lies in Flood Zone AE,  
Special Flood Hazard Area, as indicated by FIRM Map  
Panel Number 29031G0232 E, Dated September 29, 2011

### ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50' Not Over 5 Stories  
Maximum Lot Width: None  
Maximum Lot Area: NONE

Setbacks:  
Front Yard 30 FT.  
Side Yard 8 FT.  
Rear Yard 25 FT.

### SURVEY LEGEND

CENTERLINE	---
RIGHT OF WAY LINE	---
PROPERTY LINE	---
ADJOINER'S PROPERTY LINE	---
BUILDING SETBACK LINE	---
FLOOD ZONE LINE	---
REGULATORY FLOODWAY LINE	---
NEW UTILITY EASEMENT LINE	---
EXISTING EASEMENT LINE	---
MANHOLE	○

### LINE DIMENSION TABLE

NO.	BEARINGS	DISTANCE
1	S 37° 08' 55" W	35.00'
2	N 41° 15' 54" E	30.48'

### SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN
- - FOUND IRON PIPE
- - FOUND STONE
- ▲ - FOUND R/W MARKER
- ⊕ - FOUND T-POST
- ⊗ - FOUND COTTON PICKER SPINDLE
- - ANGLE POINT (NO CORNER SET)

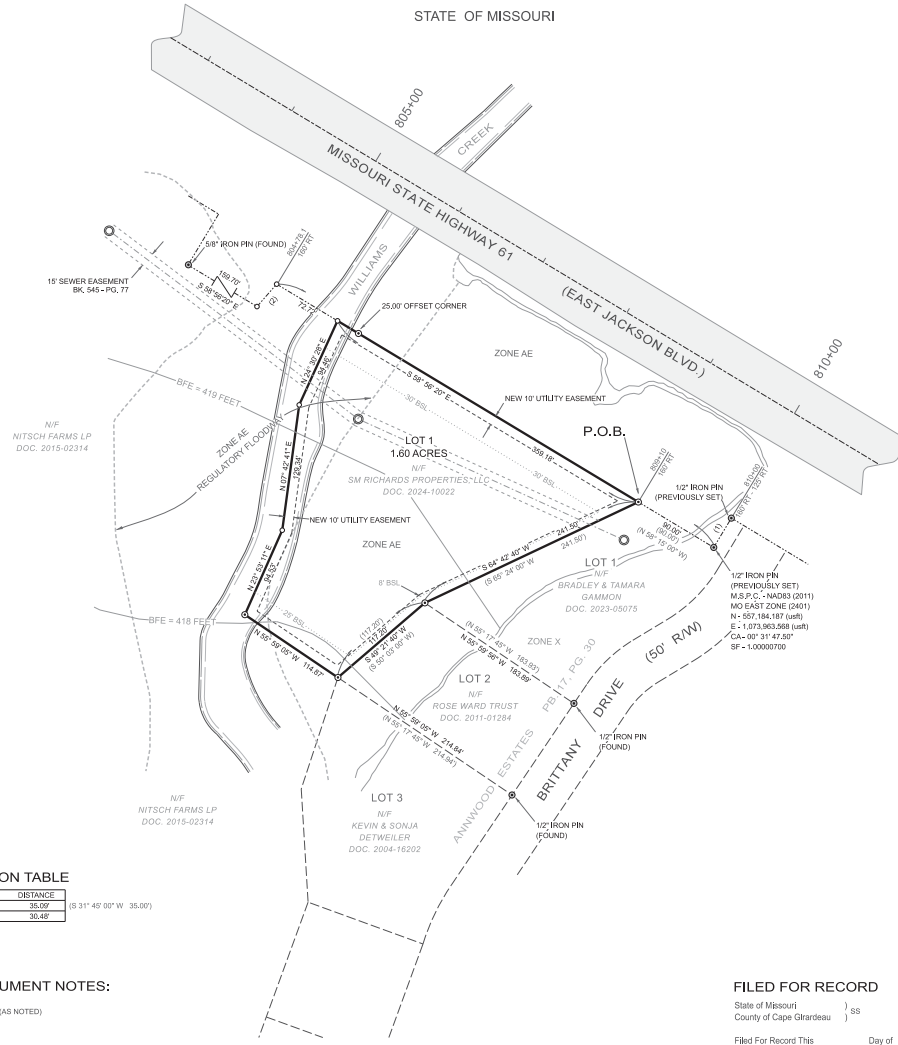
### RECORD PLAT

# Williams Creek Estates

A PART OF U.S.P.S. NO. 235, T 31 N, R 13 E, OF THE 5th P.M.

CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU,

STATE OF MISSOURI



### SUBDIVISION DEDICATION

The Undersigned SM Richards Properties, LLC, a Missouri Limited Liability Company, Owner In Fee of A Part of U.S.P.S. No. 235, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and Being More Particularly Described as Follows:

Beginning at a 1/2" Iron Pin (Set) at the most Northerly Corner of Lot 1 of Annwood Estates, as recorded in Plat Book 17, at Page 30 in the Land Records of the County Recorder's Office; Thence along the West line of Lots 1 and 2 of Annwood Estates, S 64° 42' 40" W, 241.50 feet to a 1/2" Iron Pin (Set); Thence S 49° 21' 40" W, 117.20 feet to a 1/2" Iron Pin (Set) at the most Westerly Corner of Lot 2; Thence leaving said West line, N 55° 59' 00" W, 114.87 feet to the Cornerline of Williams Creek; Thence along said centerline the following courses and distances:

N 23° 53' 11" E, 64.53 feet; Thence  
N 07° 42' 41" E, 129.34 feet; Thence  
N 24° 30' 28" E, 94.46 feet to the South Right of Way line of Missouri State Highway 61; Thence S 58° 56' 20" E, 359.18 feet along said South Right of Way line to the Point of Beginning, containing 1.60 Acres, more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and do hereby name said subdivision, "Williams Creek Estates".

In Witness Whereof, Signed This \_\_\_\_\_ Day of \_\_\_\_\_, 2025 A.D.

Shane A. Richards, Managing Member

### STATE OF MISSOURI COUNTY OF CAPE GIRARDEAU

Before Me, a Notary Public for Said State and County, Personally Appeared Jeffrey L. Spray, Managing Member of SM Richards Properties, LLC, a Missouri Limited Liability Company, Known to Me to Be the Person Described Herein, Who Acknowledged That He Executed the Foregoing Instrument as His Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official Seal This \_\_\_\_\_ Day Of \_\_\_\_\_, 2025 A.D.

Notary Public My Term Expires \_\_\_\_\_

I, Angela Birk, City Clerk of Jackson, Missouri, do hereby certify that this Plat was Approved and Accepted by the City Council of Jackson, Missouri on This \_\_\_\_\_ Day of \_\_\_\_\_, 2025 A.D. As approved by Ordinance No. \_\_\_\_\_

Angela Birk, City Clerk of Jackson, Mo.

Approved By: Dwain Hahn, Mayor

Approved By: Janet Sanders, Director of Public Works

Approved By: Harry Dryer, Chairman,  
Planning And Zoning Commission

### SURVEYOR'S CERTIFICATION

This is to certify that at the request of SM Richards Properties, LLC, the tract shown hereon was surveyed under my direct supervision, and the results of said survey are represented correctly on this plat. Said survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Division of Weights and Measures. There may exist other documents that could affect this parcel, of which an accurate and current title search may disclose. In witness whereof, I hereunto set my seal and signature:

This 8th Day of April, 2025 A.D.

FOR REVIEW

R. Christopher Bowen

MO. PLS 92232



SM Richards Properties, LLC  
3071 Lexington Ave  
Cape Girardeau, MO 63701

DESCRIPTION	DATE

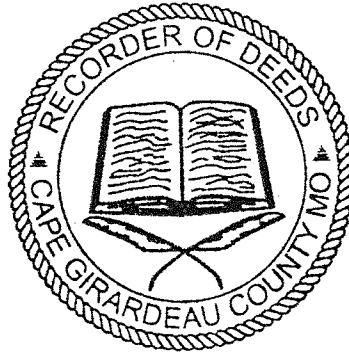
Created: 01/02/25  
Bowen Engineering & Surveying, P.C.

JOB NO.	S25-0056
DATE	APRIL 8, 2025
FILE	C:\2025\05-05.DGN
CAUSE	S24106-275
DWN BY	RWB
CHK BY	CKK
SCALE	1" = 80'

RECORD  
PLAT

SHEET NO.  
1 of 1





ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
12/17/2024 02:49:01 PM  
REC FEE: 27.00  
PAGES: 2

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## WARRANTY DEED

This Warranty Deed made and entered into this 16<sup>th</sup> day of December, 2024, by and between **NITSCH FARMS, L.P., a Missouri Limited Partnership**, hereinafter referred to as **GRANTOR**, and **SM Richards Properties, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

4879 Parkside Ct. Jackson, MO 63755

**WITNESSETH:** The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee 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:

A Part of U.S.P.S. No. 235, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and being more particularly described as follows:

Beginning at a 1/2" Iron Pin (Set) at the most Northerly Corner of Lot 1 of Annwood Estates, as recorded in Plat Book 17, at Page 30 in the Land Records of the County Recorder's Office; Thence along the West line of Lots 1 and 2 of Annwood Estates, S 64° 42' 40" W, 241.50 feet to a 1/2" Iron Pin (Set); Thence S 49° 21' 40" W, 117.20 feet to a 1/2" Iron Pin (Set) at the most Westerly Corner of Lot 2; Thence leaving said West line, N 55° 59' 05" W, 114.87 feet to the Centerline of Williams Creek; Thence along said centerline the following courses and distances: N 23° 53' 11" E, 94.53 feet; Thence N 07° 42' 41" E, 129.34 feet; Thence N 24° 30' 28" E, 94.46 feet to the South Right of Way line of Missouri State Highway 61; Thence S 58° 56' 20" E, 359.18 feet along said South Right of Way line to the Point of Beginning, containing 1.60 acres, more or less.

Description taken from Survey dated October 16, 2024 by R. Christopher Bowen, MO. PLS #2232, Bowen Engineering & Surveying.

**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 Grantee and unto its successors and assigns FOREVER, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand the day and year first above written.

**GRANTOR:**

NITSCH FARMS, L.P., a Missouri Limited Partnership

BY NITSCH GIRLS, L.L.C, a Missouri Limited Liability Company, General Partner

BY: Cynthia A. Raganyi  
Cynthia A. Raganyi, Managing Member

BY: Lynette S. Moore  
Lynette S. Moore, Managing Member

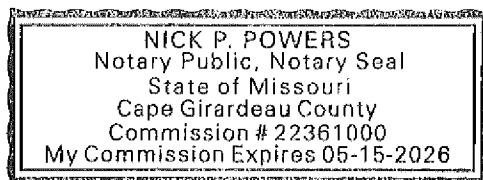
BY: Rhonda K. Norman  
Rhonda K. Norman, Managing Member

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

On this 16 day of December, 2024, before me personally appeared **Cynthia A. Raganyi, Lynette S. Moore, and Rhonda K. Norman, Managing Members of NITSCH GIRLS, L.L.C, General Partner of NITSCH FARMS, L.P., a Missouri Limited Partnership**, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited partnership and acknowledged to me that he or she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Nick P. Powers  
Notary Public  
My commission expires:



2411106

**LIMITED LIABILITY COMPANY  
CERTIFICATE NO.**

**1**

**SHARES  
100**

**(Of 100 outstanding certificates)**

## **SM RICHARDS PROPERTIES, LLC**

### **CERTIFICATE OF INTEREST IN LIMITED LIABILITY COMPANY**

**THIS CERTIFIES THAT Shane Richards (T.O.D. Maureen Richards) is the owner of 100 shares in SM Richards Properties, LLC, a Missouri Limited Liability Company, transferable only on the books of the company by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed. TRANSFER OF THIS CERTIFICATE IS RESTRICTED AND ANY PURPORTED TRANSFER NOT IN ACCORDANCE WITH THE AGREEMENT OF ALL THE MEMBERS OF SM RICHARDS PROPERTIES, LLC, IS VOID.**

**IN WITNESS WHEREOF SM Richards Properties, LLC, has caused this Certificate to be signed by its authorized members this 5<sup>th</sup> day of September 2019.**

**SM RICHARDS PROPERTIES, LLC**



**By: Shane Richards, Member/Manager**