

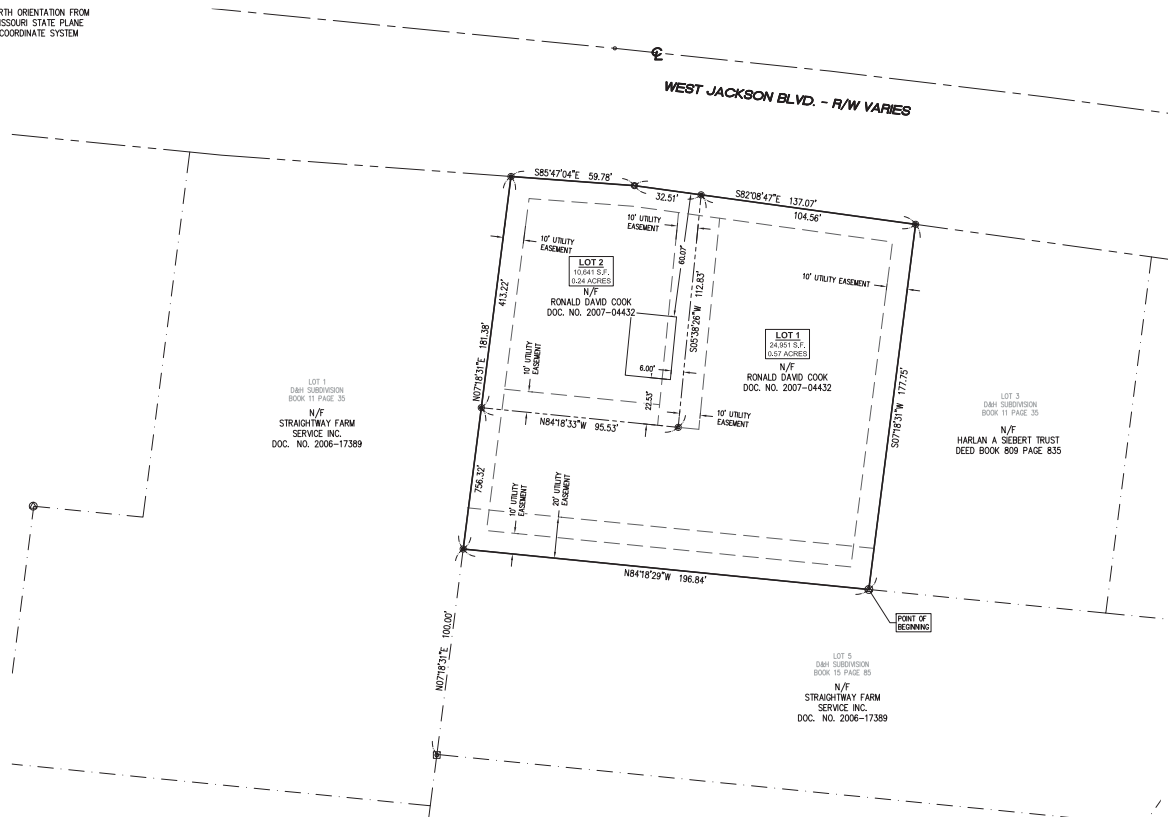


NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

RECORD PLAT FOR COOK SUBDIVISION

THAT PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

WEST JACKSON BLVD. - R/W VARIES

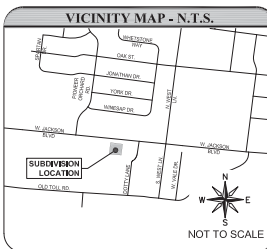


LOT 1
0.57 ACRES
N/F
STRAIGHTWAY FARM
SERVICE INC.
DOC. NO. 2006-17389

LOT 3
0.26 ACRES
N/F
HARLAN A SEBERT TRUST
DEED BOOK 809 PAGE 835

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.

LEGEND	
○	= FOUND 1/2" IRON ROD
○	= SET 1/2" IRON ROD
●	= FOUND IRON PIPE
●	= FOUND IRON PIPE
■	= FOUND AED NAIL
---	= SUBDIVISION BOUNDARY LINE
---	= NEW LOT LINE
---	= EXTERNAL PROPERTY LINE
---	= RIGHT-OF-WAY LINE
---	= CENTERLINE
---	= UTILITY EASEMENT LINE



SUBDIVISION NOTES

RECORD OWNER
RONALD DAVID COOK
DOCUMENT NO. 2007-04432

ZONING REGULATIONS

UTILITIES: I-1 - HEAVY INDUSTRIAL DISTRICT - LOT 1

SETBACKS: FRONT: NO FRONT YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT.
REAR: NO REAR YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT, EXCEPT FOR EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET WHERE SUCH USE ABUTS A RESIDENTIAL DISTRICT.
SIDE: NO SIDE YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT, EXCEPT THAT A SIDE YARD OF TWENTY (20) FEET SHALL BE PROVIDED WHERE SUCH USE ABUTS A RESIDENTIAL DISTRICT.
C-2 - GENERAL COMMERCIAL DISTRICT - LOT 2
FRONT: EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A FRONT YARD OF NOT LESS THAN THIRTY (30) FEET.
REAR: EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN THIRTY (30) FEET.
SIDE: ON LOTS UPON WHICH A NONRESIDENTIAL BUILDING IS CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS EXCEPT THAT A SIDE YARD OF EIGHT (8) FEET SHALL BE PROVIDED WHERE SUCH LOT ABUTS A RESIDENTIAL DISTRICT. ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED, THERE SHALL BE A REAR YARD OF EACH SIDE OR NOT LESS THAN EIGHT (8) FEET. BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE BUILDING IS IN EXCESS OF FORTY-FIVE (45) FEET.
I-1 - FORTY-FIVE (45) FEET AND NOT OVER THREE (3) STORES.
C-2 - FIFTY (50) FEET AND NOT OVER FIVE (5) STORES.
I-1 - THERE ARE NO MINIMUM LOT SIZE OR FRONT LOT LINE WIDTH REQUIREMENTS FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT.
C-2 - ALL SINGLE-FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE MINIMUM LOT SIZE AND FRONT LOT LINE WIDTH REQUIREMENTS OF THE I-2 GENERAL RESIDENTIAL DISTRICT.
I-1 - THERE ARE NO LOT COVERAGE REQUIREMENTS FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT.
C-2 - ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT. THERE ARE NO LOT COVERAGE REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND STRUCTURES.

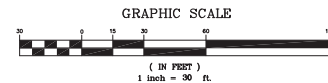
OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:
RONALD DAVID COOK
191 W. JACKSON BLVD.
JACKSON, MISSOURI 63755

LOT SIZES

TOTAL NUMBER OF LOTS: 2 LOTS
LARGEST LOT AREA: 24,961 SF (0.57 ACRES)
SMALLEST LOT AREA: 10,641 SF (0.24 ACRES)
TOTAL SUBDIVISION AREA: 35,602 SF (0.81 ACRES)

FLOODPLAIN NOTE
NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 230310055E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:
KOEHLER ENGINEERS AND LAND SURVEYING, INC.
101 COVER LANE, CAPE GIRARDEAU, MO 63701
(873) 333-2028



SUBDIVISION DEDICATION

THE UNDERSIGNED, MR. RONALD DAVID COOK, OWNER IN FEE OF ALL OF DOCUMENT NUMBER 2007-04432, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 0.81 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Begin at an iron pipe at the southwest corner of lot 3 of the D&H subdivision, said plat being recorded in Deed Book 11, Page 35, North 84° 32' 20" West, 104.56 feet; thence North 07° 18' 31" East, 88.38 feet to a point on the south right of way line of West Jackson Blvd, thence with said south right of way line South 85° 47' 04" East, 95.78 feet; thence South 87° 08' 47" East, 137.07 feet; thence bearing said south right of way line South 07° 18' 31" West, 177.75 feet to the point of beginning and containing 0.81 acres, more or less, and being subject to any easements of record.

RONALD DAVID COOK _____
STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____ A.D. 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD DAVID COOK, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS A FREE ACT AND DEED.

IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

I, ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.

BY ORDINANCE NO. _____ PASSED
AND APPROVED THIS _____ DAY OF _____ A.D. 20____.

ANGELA BIRK, CITY CLERK

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY DRYSEL, PLANNING AND ZONING COMMISSION CHAIRMAN

DWAIN HARRIS, MAYOR

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. _____ AT JACKSON, MISSOURI.

ON THIS _____ DAY OF _____ A.D. 20____.

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

KOEHLER Professional Engineers & Land Surveyors				
194 Coker Lane Cape Girardeau, Missouri 63701 Ph: (873) 333-3335 - 3026 Fax: (873) 333-3049 MO PLS Corp. Certificate #000262				
OWNER BY	REV DATE	DESCRIPTION	INITIALS	SD
OWNER BY	TRAVIS STEFFENS	02/27/24	ADDRESS CITY REVIEW COMMENTS	
SUBMIT DATE	JANUARY 2024			
OWNER DATE	FEBRUARY 13, 2024			
OWNER NO.	39212			