



NORTH ORIENTATION FROM
MISSOURI STATE PLANE
COORDINATE SYSTEM

GRAPHIC SCALE



RECORD PLAT OF East Main Crossroads Commercial Subdivision

ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT
2019-12096, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

SUBDIVISION NOTES

ZONING DISTRICT REGULATIONS

THE SUBDIVISION IS ZONED
C-1 GENERAL COMMERCIAL DISTRICT
DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT
HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000)
SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS
THAN SEVENTY-FIVE (75) FEET.

ATTACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT
HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000)
SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS
THAN FORTY (40) FEET EXCEPT THAT INTERIOR UNITS ATTACHED
ON TWO (2) OR MORE SIDES SHALL HAVE A MINIMUM LOT AREA OF
NOT LESS THAN TWO THOUSAND (2,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FORTY (40)
FEET.

TWO-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF
NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE
(75) FEET.

MULTIPLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN
AREA OF NOT LESS THAN FIVE THOUSAND FIVE HUNDRED
(12,500) SQUARE FEET WITH MINIMUM LOT AREA PER UNIT OF TWO
THOUSAND FIVE HUNDRED (2,500) SQUARE FEET AND A WIDTH
AT THE FRONT LOT LINE OF NOT LESS THAN FORTY (40) FEET
SQUARE FEET FOR EACH UNIT ABOVE THE FIRST FLOOR AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE
(75) FEET.

ALL OTHER BUILDINGS SHALL BE ON A LOT HAVING AN AREA OF
NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50)
FEET.

PERCENTAGE OF LOT COVERAGE
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.

MAXIMUM HEIGHT
ALL BUILDINGS, FIFTY (50) FEET AND NOT OVER FIVE (5) STORES
BUILDINGS EXCEEDING THE LIMITATION SHALL REQUIRE A
SPECIAL USE PERMIT.
TOWERS AND STEEPLES OF CHURCHES AND SIMILAR PLACES OF
WORSHIP SEVENTY-FIVE (75) FEET.

MINIMUM YARD REQUIREMENTS
FRONT SETBACK: THIRTY (30) FT.
REAR SETBACK: TWENTY-FIVE (25) FT.
SIDE SETBACK
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 EACH LOT ADJUTS A RESIDENTIAL DISTRICT. ON
EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED, THERE
SHALL BE A SIDE YARD ON EACH SIDE OF 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 INCREASED OVER FORTY-FIVE (45) FEET.

AREA AND LOT INFORMATION

TOTAL SUBDIVISION AREA: 98.98 SQ. FT. (17.35 ACRES)
TOTAL NUMBER OF LOTS: 2
SMALLEST LOT SIZE: 52,208 SQ. FT. (1.20 ACRES)
LARGEST LOT SIZE: 54,728 SQ. FT. (1.26 ACRES)

DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

MICHAEL HAYNES
13275 LAKEWOOD DR.
STE. GENEVE, MO 63870

RECORD OWNERS

MICHAEL K. & LINDA J. HAYNES
DOCUMENT #2006-05419

PLAT PREPARED BY AND ENGINEERING AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 338-3008

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100
YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 2803C-04E WITH AN
EFFECTIVE DATE OF SEPTEMBER 28, 2011.

LOT MONUMENT NOTE

ALL LOT CORNERS SET WITH "P" RODS
UNLESS OTHERWISE DENOTED.

KEYED NOTES

- ITEM NOTE
- 30' FRONT SETBACK (TYPICAL)
- 25' REAR SETBACK (TYPICAL)
- 8' SIDE SETBACK
- EXISTING 10.0' SEWER AND UTILITY EASEMENT
ORDINANCE NO. 08-76
- EXISTING 7.5' SEWER AND UTILITY EASEMENT
ORDINANCE NO. 08-76
- NEW 10.0' SEWER AND UTILITY EASEMENT (TYPICAL)
- NEW SEWER AND UTILITY EASEMENT

LEGEND

- = FOUND 3" IRON ROD
- = FOUND CROSS
- = FOUND STONE
- = SET IRON ROD
- = SUBDIVISION BOUNDARY LINE
- = NEW LOT LINE
- = EXISTING EASEMENT LINE
- = NEW EASEMENT LINE
- = BUILDING SETBACK LINE
- = EXTERNAL PROPERTY LINE
- = RIGHT OF WAY LINE
- = CENTERLINE

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD | DIRECTION | CHORD LENGTH |
|---------|---------|----------|----------|-------------|-----------|--------------|
| C1 | 206.07' | 2039.89' | 54°7'17" | N88°35'10"E | 205.99' | |
| C2 | 148.47' | 2039.89' | 47°0'12" | S86°26'06"E | 148.44' | |

SUBDIVISION DEDICATION

THE UNDERSIGNED, MICHAEL K. AND LINDA J. HAYNES, HUSBAND AND WIFE, OWNERS IN FEE OF
ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT
2019-12096, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI,
CONTAINING 306,936 SQUARE FEET (7.05 ACRES), MORE OR LESS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF SAID LOT, ALSO BEING A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND
WITH THE WEST LINE OF SAID LOT, NORTH 08°50'00" EAST, 730.24 FEET TO THE NORTHWEST
CORNER OF SAID LOT; THENCE WITH THE NORTH LINE OF SAID LOT, SOUTH 83°29'01" EAST,
299.82 FEET; THENCE SOUTH 05°31'59" WEST, 20.46 FEET; THENCE SOUTH 58°27'29" EAST,
215.53 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE WITH THE EAST LINE OF SAID
LOT, SOUTH 07°12'32" WEST, 385.16 FEET; THENCE NORTH 82°47'28" WEST, 140.00 FEET;
THENCE SOUTH 07°12'32" WEST, 199.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE
OF EAST MAIN STREET; THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE,
HAVING A RADIUS OF 2039.89 FEET AND A LENGTH OF 354.54 FEET (THE CHORD OF SAID
CURVE BEARS NORTH 89°14'44" WEST, 354.10 FEET) TO THE POINT OF BEGINNING, AND BEING
SUBJECT TO ANY EASEMENTS OF RECORD.

HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT
REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "EAST MAIN CROSSROADS
COMMERCIAL SUBDIVISION".

MICHAEL K. HAYNES

LINDA J. HAYNES

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 MICHAEL K. AND LINDA J. HAYNES,
HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREIN, WHO
ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND
DEED.

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

MY TERM EXPIRES _____

NOTARY PUBLIC

I, LIZA WALKER, 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, DIRECTOR OF PUBLIC WORKS

HARRY DRYER, PLANNING AND ZONING CHAIRMAN

DWAIN HAHNS, 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: (573) 335 - 3028 Fax: (573) 335 - 3049
PLS CORPORATE LICENSE NO. 000262

| CREATED BY | ASHTON GASKILL | REV./DATE | DESCRIPTION | INITIALS |
|-----------------|----------------|-----------|-------------|----------|
| CHECKED BY | CHRIS KOEHLER | | | |
| CURRENT DATE | MARCH 2022 | | | |
| EXPIRATION DATE | 05-29-2024 | | | |
| PREPARED BY | TRACER | | | |

THIS SURVEY OF A TRACT OF RURAL PROPERTY WAS
PERFORMED IN ACCORDANCE WITH THE CURRENT ANNUAL
STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE
STATE OF MISSOURI AS MADE EFFECTIVE JUNE 30, 2017.