

# SUBDIVISION DEDICATION

THE UNDERSIGNED, APPLETON VALLEY FARM INC, OWNER IN FEE OF ALL OF LOT 1 GREEN MEADOW COMMERCIAL PARK NO. 5, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 116,583 SQUARE FEET (2.68 ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 OF GREEN MEADOWS COMMERCIAL PARK NO. 5 AS SHOWN IN SAID PLAT BOOK AND PAGE.

HEREBY DIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "A MINOR SUBDIVISION OF LOT 1 GREEN MEADOWS COMMERCIAL PARK NO. 5", AND WE DO HEREBY ESTABLISH PERMANENT EASEMENTS AS SHOWN HEREON, AND WE DO HEREBY DEDICATE THE ABOVE SET OUT EASEMENTS TO THE PUBLIC USE FOREVER.

JOHN P. LICHTENEGER, PRESIDENT

STATE OF MISSOURI )  
 )SS  
COUNTY OF CAPE GIRARDEAU )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN P. LICHTENEGER, PRESIDENT OF APPLETON VALLEY FARMS, A MISSOURI CORPORATION, KNOWN TO ME TO BE THE PERSON 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\_\_\_\_

LIZA WALKER, CITY CLERK

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY DRYER, PLANNING AND ZONING COMMISSION CHAIRMAN

DWAIN HAHS, MAYOR

STATE OF MISSOURI )  
 )SS  
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,

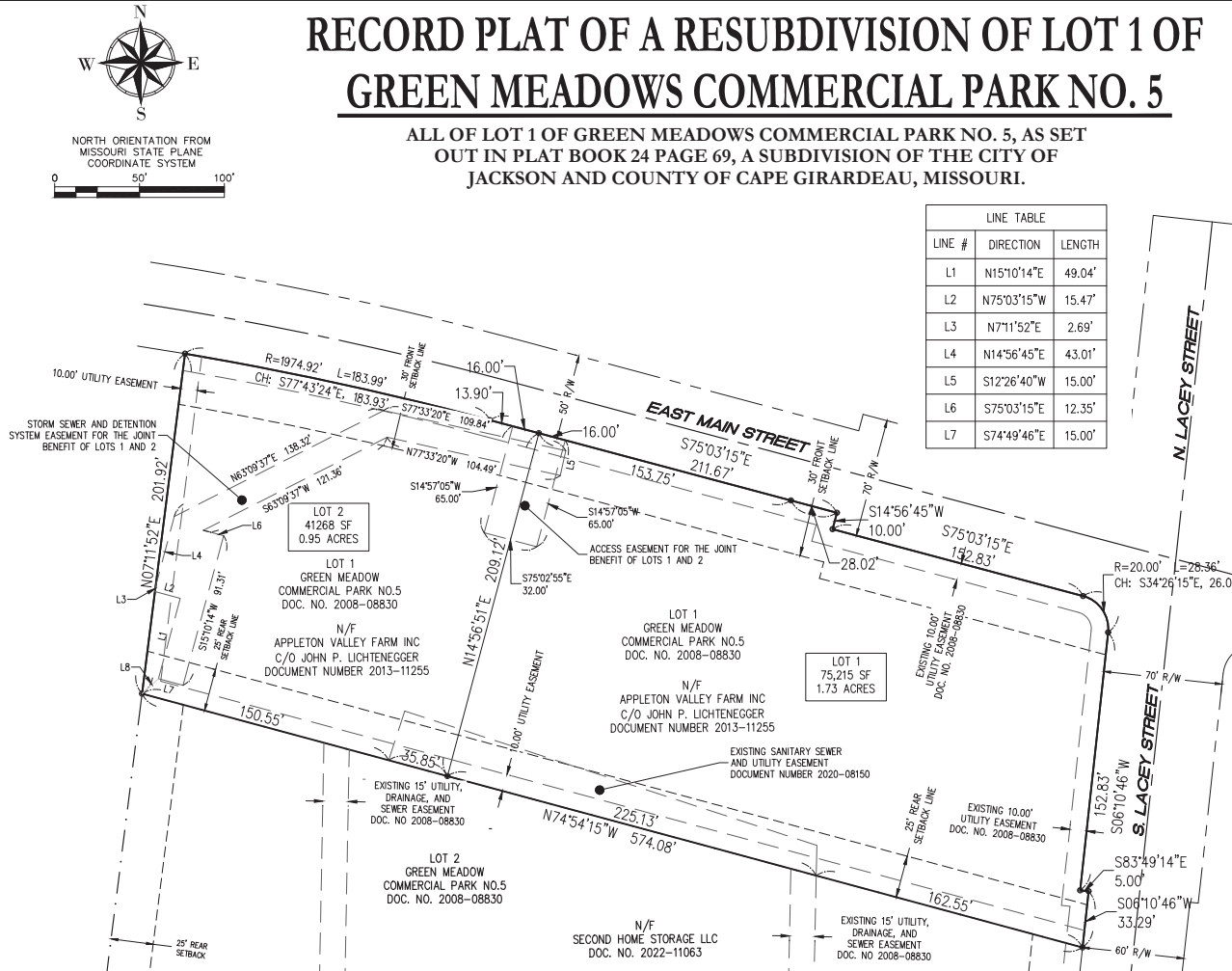
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

## RECORD PLAT OF A RESUBDIVISION OF LOT 1 OF GREEN MEADOWS COMMERCIAL PARK NO. 5

ALL OF LOT 1 OF GREEN MEADOWS COMMERCIAL PARK NO. 5, AS SET OUT IN PLAT BOOK 24 PAGE 69, A SUBDIVISION OF THE CITY OF JACKSON AND COUNTY OF CAPE GIRARDEAU, MISSOURI.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N15°10'14"E	49.04'
L2	N75°03'15"W	15.47'
L3	N7°11'52"E	2.69'
L4	N14°56'45"E	43.01'
L5	S12°26'40"W	15.00'
L6	S75°03'15"E	12.35'
L7	S74°49'46"E	15.00'



### SUBDIVISION NOTES

#### ZONING

C-2 (GENERAL COMMERCIAL DISTRICT)

#### LOT SIZE

ALL SINGLE-FAMILY, TWO-FAMILY, AND MULTIPLE-FAMILY DWELLINGS SHALL COMPLY WITH THE MINIMUM LOT SIZE AND FRONT LOT LINE WIDTH REQUIREMENTS OF THE R-4 GENERAL RESIDENTIAL DISTRICT. 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) STORIES. BUILDINGS EXCEEDING THIS 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 YARD SETBACK: ON EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED THERE SHALL BE A FRONT YARD OF NOT LESS THAN THIRTY (30) FEET.

**SIDE YARD 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 SUCH 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.

**REAR YARD SETBACK:** EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET.

#### AREA AND LOT INFORMATION

TOTAL SUBDIVISION AREA: 116,583 SQ. FT. (2.68 ACRES)  
TOTAL NUMBER OF LOTS: 2  
SMALLEST LOT SIZE: 41,373 SQ. FT. (0.95 ACRES)  
LARGEST LOT SIZE: 75,215 SQ. FT. (1.73 ACRES)

#### DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

JOHN LICHTENEGER  
2480 E MAIN STREET STE E  
JACKSON, MO 63755

#### RECORD OWNERS

APPLETON VALLEY FARM INC  
DOCUMENT #2013-11255

#### 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) 335-3026

#### FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 1 PERCENT ANNUAL CHANCE SPECIAL FLOOD HAZARD AREAS, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0144E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

#### LOT MONUMENT NOTE

ALL LOT CORNERS SET WITH 1/2" RODS UNLESS OTHERWISE DENOTED.

### LEGEND

- = SET IRON PIN
- = FOUND IRON PIN
- = RIGHT OF WAY LINE
- = LOT LINE
- = SUBDIVISION BOUNDARY
- = BUILDING SETBACK
- = EASEMENT LINE
- = CENTERLINE
- = ADJACENT PROPERTY LINE
- = SURVEY LINE

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

# KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701  
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049

DRAWN BY:	ALEX RICHBOURG	REV/DATE	DESCRIPTION	INITIALS
CHECKED BY:	TRAVIS STEFFENS			
SURVEY DATE:				
DRAWING DATE:	JULY 2023			
DRAWING NO:	39073			