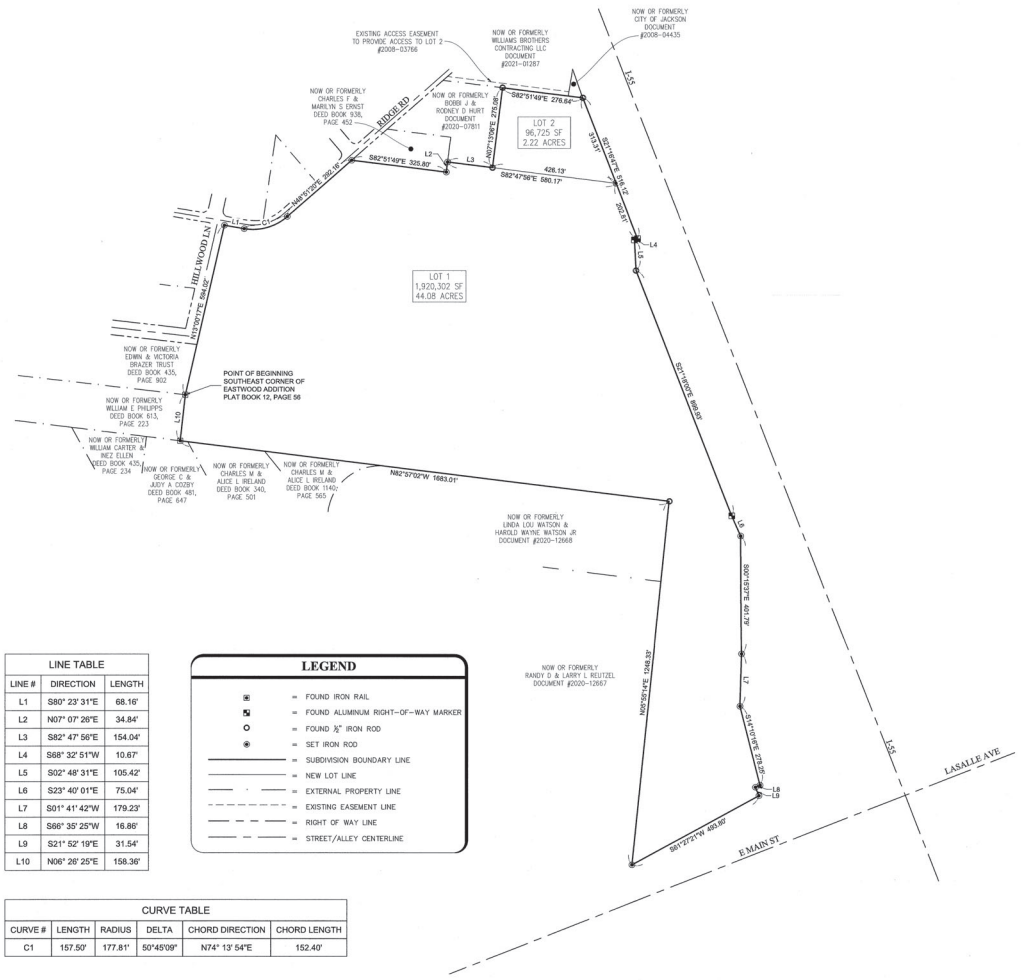
RECORD PLAT OF
ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION

PART OF UNITED STATES PRIVATE SURVEY NO. 324 AND PART OF UNITED STATES PRIVATE SURVEY 2262,
TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

0 200' 400'
SCALE: 1" = 200'
HORIZONTAL SCALE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S80° 23' 31"E	68.16'
L2	N07° 07' 26"E	34.84'
L3	S82° 47' 56"E	154.04'
L4	S68° 32' 51"W	10.67'
L5	S02° 48' 31"E	105.42'
L6	S23° 40' 01"E	75.04'
L7	S01° 41' 42"W	179.23'
L8	S66° 35' 25"W	16.86'
L9	S21° 52' 19"E	31.54'
L10	N06° 26' 25"E	158.36'

LEGEND

- = FOUND IRON RAIL
- = FOUND ALUMINUM RIGHT-OF-WAY MARKER
- = FOUND ½" IRON ROD
- = SET IRON ROD
- = SUBDIVISION BOUNDARY LINE
- = NEW LOT LINE
- = EXTERNAL PROPERTY LINE
- = EXISTING EASEMENT LINE
- = RIGHT OF WAY LINE
- = STREET/ALLEY CENTERLINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	157.50'	177.81'	50°45'09"	N74° 13' 54"E	152.40'

SUBDIVISION NOTES

ZONING

C-2 (GENERAL COMMERCIAL DISTRICT)
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 LOT AREA:
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.

BUILDING SETBACKS FOR C-2 ZONING

FRONT SETBACK: THIRTY (30) FEET.
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 SUCH LOT ABUTS 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 SETBACK: TWENTY-FIVE (25) FEET.

LOT SIZES

NUMBER OF LOTS: 2
LARGEST LOT SIZE: 1,920,302 SF (44.08 ACRES)
SMALLEST LOT SIZE: 96,725 SF (2.22 ACRES)

RECORD OWNERS

ABBOTTSFORD LAND MANAGEMENT LP
DOCUMENT #2013-02812

PREPARED FOR

CITY OF JACKSON, MO
101 COURT ST.,
JACKSON, MO 63755

PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

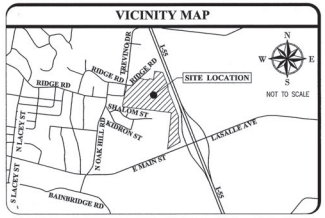
KLINGNER & ASSOCIATES, P.C.
194 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 335-3026

VARIANCE NOTE

A VARIANCE IS SHOWN FOR STORM WATER DETENTION. STORM WATER DETENTION WILL BE DEFERRED TO THE FUTURE DEVELOPMENT OF THE PROPERTY.

A VARIANCE IS SHOWN FOR STREET RIGHT-OF-WAY FRONTAGE ON LOT 2. ZONE C-2 REQUIRES A MINIMUM 50' LOT FRONTAGE. LOT 2 WILL BE ACCESSIBLE THROUGH THE EXISTING ACCESS EASEMENT ON THE ADJACENT PROPERTY RECORDED IN DEED #2008-03766.

VICINITY MAP



FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0163E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

THIS SURVEY OF A TRACT OF RURAL PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE AUGUST 30, 2025

Description of Survey

THE UNDERSIGNED, EARL NORMAN, MANAGING MEMBER OF ABBOTTSFORD LAND MANAGEMENT LP, OWNER IN FEE OF ALL OF DOCUMENT NUMBER 2013-02811, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 46.3 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF UNITED STATES PRIVATE SURVEY NO. 324 AND PART OF UNITED STATES PRIVATE SURVEY 2262, 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 A FOUND IRON RAIL AT THE SOUTHEAST CORNER OF EASTWOOD ADDITION, A SUBDIVISION RECORDED IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN PLAT BOOK 12 AT PAGE 56, THENCE WITH THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HILLWOOD LANE, NORTH 13°06'17" EAST, 994.02 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE LEAVING SAID EAST LINES AND WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 80°23'31" EAST, 68.16 FEET; THENCE ALONG THE CURVE OF AN ARC TO THE LEFT HAVING A LENGTH OF 157.50 FEET AND A RADIUS OF 177.81 FEET (THE CHORD OF SAID ARC BEARS NORTH 74°13'54" EAST, 152.40 FEET); THENCE NORTH 48°51'09" EAST, 292.16 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 82°51'49" EAST, 325.80 FEET; THENCE NORTH 07°07'26" EAST, 34.84 FEET; THENCE SOUTH 82°47'56" EAST, 154.04 FEET; THENCE NORTH 07°13'06" EAST, 275.08 FEET; THENCE SOUTH 82°51'49" EAST, 276.64 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 55; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, SOUTH 21°16'47" EAST, 516.12 FEET; THENCE SOUTH 68°32'51" WEST, 10.67 FEET; THENCE SOUTH 02°48'31" EAST, 105.42 FEET; THENCE SOUTH 21°16'50" EAST, 899.93 FEET; THENCE SOUTH 29°40'01" EAST, 75.04 FEET; THENCE SOUTH 00°19'33" EAST, 491.79 FEET; THENCE SOUTH 01°41'42" WEST, 179.23 FEET; THENCE SOUTH 14°10'16" EAST, 278.25 FEET; THENCE SOUTH 66°35'25" WEST, 16.86 FEET; THENCE SOUTH 21°52'19" EAST, 31.54 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND WITH SAID NORTH RIGHT-OF-WAY LINE, SOUTH 61°37'21" WEST, 493.80 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 05°55'14" EAST, 1248.33 FEET; THENCE NORTH 82°57'02" WEST, 1683.01 FEET TO A POINT ON THE NORTH LINE OF MCKENDREE HILLS, A SUBDIVISION RECORDED IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN PLAT BOOK 19 AT PAGE 9; THENCE LEAVING SAID NORTH LINE, NORTH 06°26'25" EAST, 158.36 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 "ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION", SUBJECT TO ALL EXISTING EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS AND LICENSES WHICH MAY EXIST THEREON, EITHER WRITTEN OR IMPLIED.

EARL NORMAN - MANAGING MEMBER

STATE OF MISSOURI)
)SS
COUNTY OF CAPE GIRARDEAU)

ON THIS 17th DAY OF February, A.D. 2026 BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EARL NORMAN, 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 HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 10-27-29

NOTARY PUBLIC

KIMBERLY K. DOUGHERTY
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 27, 2029
CAPE GIRARDEAU COUNTY
COMMISSION #13540008

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. 26-10 PASSED AND APPROVED THIS 2nd DAY OF February, A.D. 2026

ANGELA BIRK, CITY CLERK

CITY OF JACKSON CAPE GIRARDEAU COUNTY, MO SEAL

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. 2026-01306 AT JACKSON, MISSOURI, ON THIS 20th DAY OF February, A.D. 2026

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

RECORDER OF DEEDS CAPE GIRARDEAU COUNTY

KOEHLER ENGINEERING
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REVISION HISTORY

NUMBER	DESCRIPTION	DATE	APPR
1	CITY REVIEW COMMENTS	01/12/26	AD

Klingner & Associates, P.C.
Missouri State Certificate of Authority
No.E-000866

ISSUED FOR

RECORD PLAT

STATE OF MISSOURI
CHRISTOPHER L. KOEHLER
NUMBER PLS-2011
PROFESSIONAL SURVEYOR

ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION

CITY OF JACKSON, MO
101 COURT ST, JACKSON MO

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
CK	AG
FIELD	FIELD BOOK
CHECKED CK	CHECK DATE 01/08/26

SHEET TITLE
RECORD PLAT

PROJECT NO. 25-8235
DRAWING ISSUED DATE: 01/08/26
SHEET 1/1