



**SUBDIVISION APPLICATION FORM**  
City of Jackson, Missouri

**EXHIBIT**

**A**

**NAME OF SUBDIVISION:** INDEPENDENCE CENTER EIGHTH

**DATE OF APPLICATION:** 03-29-2023

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

Names, Addresses & Phone #s: DOUGLAS SIDING LLC  
1826 LEWIS DRIVE  
JACKSON, MO 63755

**CONTACT PERSON HANDLING APPLICATION:**

Contact's Name: DOUG DOUGLAS

Contact's Mailing Address: RT 4 BOX 111  
MARBLE HILL, MO 63764

Contact's Phone: 573-576-2224

**ENGINEER / SURVEYOR:**

Company Name, Addresses & Phone #: STRICKLAND ENGINEERING  
113 W. MAIN ST., SUITE 1  
JACKSON, MO 63755

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

☐ Preliminary plat approval

☐ Final plat approval

☒ Minor subdivision approval

☐ 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  
R-2 Single Family Residential  
R-3 One and Two Family Residential  
R-4 General Residential  
MH-1 Mobile Home Park  
CO-1 Enhanced Commercial Overlay

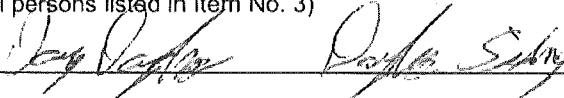
C-1 Local Commercial  
C-2 General Commercial  
C-3 Central Business District  
C-4 Planned Commercial District  
CO-1 Enhanced Commercial Overlay  
I-1 Light Industrial  
I-2 Heavy Industrial  
I-3 Planned Industrial Park

O-1 PROFESSIONAL OFFICE DISTRICT

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:

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

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



STRICKLAND  
ENGINEERING

113 W. Main Street, Suite 1 Jackson, MO 63755  
Tel. 573-243-4080 Fax 573-243-2191  
[www.stricklandengineering.com](http://www.stricklandengineering.com)

April 5, 2023

City Of Jackson  
Attn: Mr. Larry Miller  
101 Court Street  
Jackson MO 63755

RE: Independence Center Eighth Subdivision

Dear Mr. Miller:

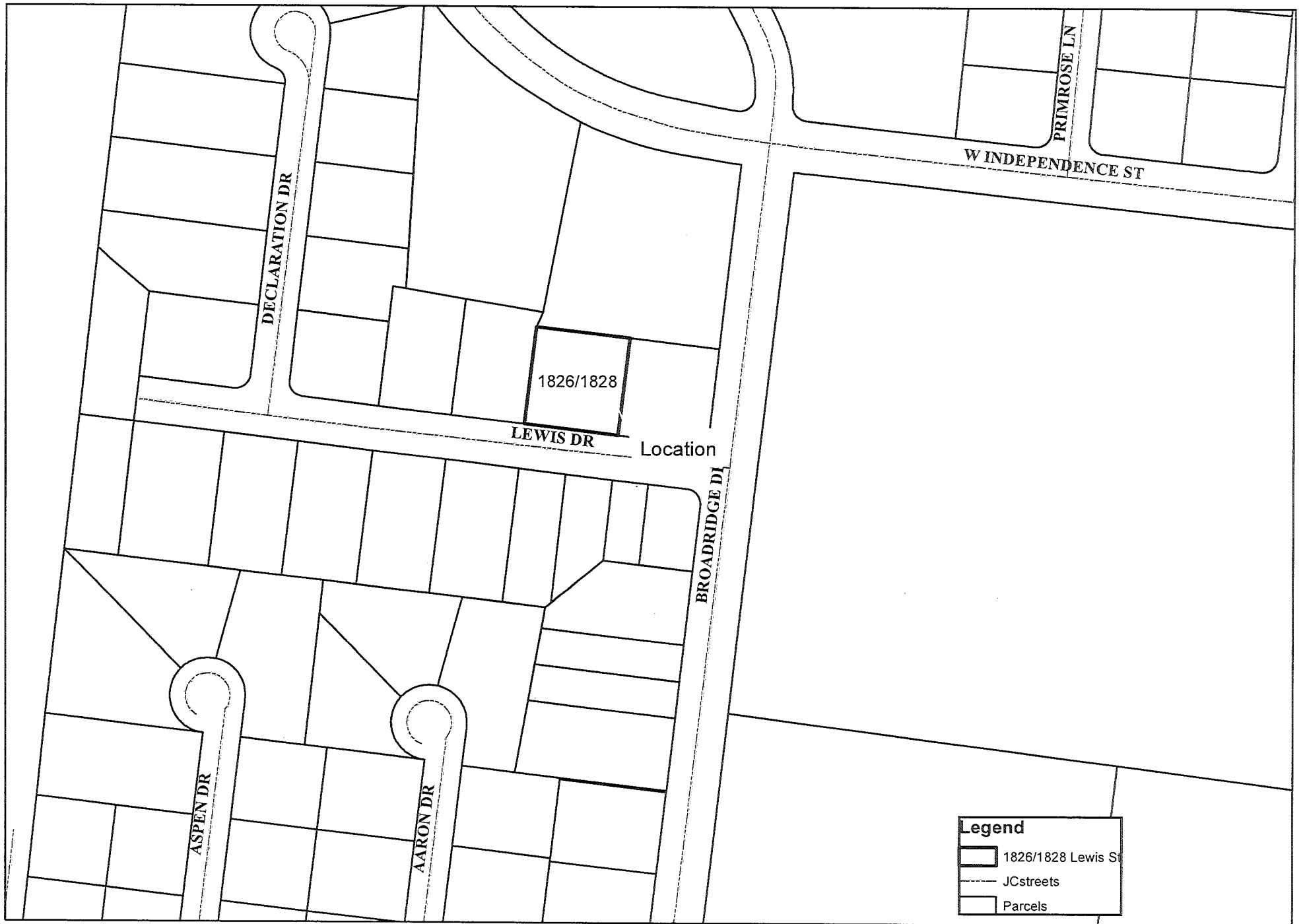
The developers of the Independence Center Eighth Subdivision are requesting the following variance for the above subject property:

- A variance from the requirement for a 10' utility easement around the boundary of the subdivision.

Please contact me if you have any questions or need any further information.

Sincerely,

Doug Douglas, Member  
Douglas Siding, LLC

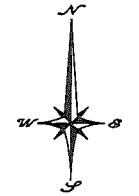


1826/1828 Lewis Drive  
Proposed Property Change

4/4/2023  
By: TChaffin

# MINOR SUBDIVISION PLAT INDEPENDENCE CENTER EIGHTH SUBDIVISION

A RESUBDIVISION OF LOT 10 OF INDEPENDENCE CENTER THIRD, AS  
RECORDED IN DOCUMENT NO. 2015-08435, BEING PART OF U.S.P.S. NO. 326,  
TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN  
IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI



NORTH BASS  
MISSOURI STATE PLANE  
COORDINATE SYSTEM 1983  
EAST ZONE  
MDOOT VRS NAD83(2011)



## REFERENCES

1. DOCUMENT NO. 2016-00825 (SUBJECT)
2. DOCUMENT NO. 2016-02069
3. DOCUMENT NO. 2016-11702
4. DOCUMENT NO. 2022-03905
5. DOCUMENT NO. 2015-06435

## FLOODPLAIN NOTE

NO LOTS WITHIN INDEPENDENCE CENTER  
EIGHTH ARE LOCATED WITHIN A FLOOD  
HAZARD ZONE AS SHOWN ON THE FLOOD  
INSURANCE RATE MAP, COMMUNITY PANEL  
205295 0106 FOR CAPE GIRARDEAU  
COUNTY, MISSOURI, EFFECTIVE DATE  
SEPTEMBER 25, 2011.

ACCURACY STANDARD: TYPE URBAN

BUILDING SETBACKS  
30' FRONT SETBACKS  
25' REAR SETBACKS  
8' SIDE SETBACKS

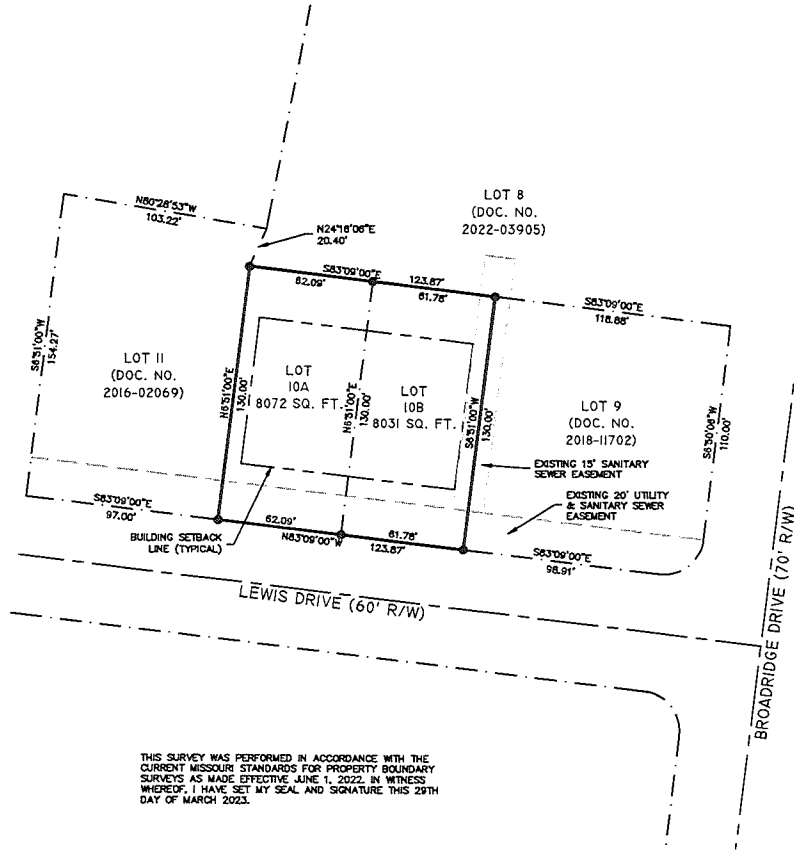
ZONING CLASSIFICATION  
"O-1" PROFESSIONAL OFFICE DISTRICT

NO. OF LOTS = 2  
SMALLEST LOT SIZE : 8031 SQ. FT.  
LARGEST LOT SIZE : 8072 SQ. FT.

## LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. GRADER BLADE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

--- PROPERTY/LOT LINE  
--- BUILDING SETBACK LINE  
--- EASEMENT LINE  
--- CENTERLINE  
--- SUBDIVISION BOUNDARY LINE



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE  
CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY  
SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS  
WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 29TH  
DAY OF MARCH 2023.

RODNEY W. AMOS, MO-PLS 200700072  
113 WEST MAIN STREET  
JACKSON, MISSOURI 63755

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 AND DULY

RECORDED IN DOCUMENT NUMBER \_\_\_\_\_

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

## SUBDIVISION DEDICATION

THE UNDERSIGNED, DOUGLAS SIDING, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, THE OWNER OF ALL OF LOT 10,  
INDEPENDENCE CENTER THIRD, JACKSON, MISSOURI, AS RECORDED IN DOCUMENT NO. 2015-08435 IN THE LAND  
RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 0°31'00" EAST ALONG THE WEST LINE OF  
SAID LOT 10, 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE LEAVING SAID WEST LINE, SOUTH  
83°04'00" EAST ALONG THE NORTH LINE OF SAID LOT 10, 123.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 10;  
THENCE LEAVING SAID NORTH LINE, SOUTH 0°31'00" WEST ALONG THE EAST LINE OF SAID LOT 10, 130.00 FEET TO  
THE SOUTHEAST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF LEWIS DRIVE;  
THENCE LEAVING SAID EAST LINE, NORTH 83°09'00" WEST ALONG THE SOUTH LINE OF SAID LOT 10, ALSO BEING THE  
NORTH RIGHT OF WAY LINE OF SAID LEWIS DRIVE, 123.87 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.37 ACRES, (16,103 SQ. FT.) MORE OR LESS, AND IS SUBJECT TO ALL  
EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

WE DECLARE THAT WE HAVE CAUSED THE FOREGOING DESCRIBED TRACT OF LAND TO BE SUBDIVIDED INTO LOTS AS  
NUMBERED AND DESIGNATED ON THE ANNEXED PLAT AND THAT WE HAVE NAMED SAID SUBDIVISION "INDEPENDENCE  
CENTER EIGHTH SUBDIVISION", AND DO DEDICATE ALL RIGHT-OF-WAYS WITHIN THE AFORESAID SUBDIVISION TO THE  
PUBLIC USE FOREVER FOR STREET AND UTILITY USE, AND DO HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC USE  
FOREVER PERMANENT UTILITY, SEWER AND DRAINAGE EASEMENTS ACROSS CERTAIN PORTIONS OF THE AFORESAID  
SUBDIVISION WHICH ARE SET FORTH ON THE ANNEXED PLAT.

DETAILED RESTRICTIONS FOR ALL LOTS IN "INDEPENDENCE CENTER THIRD" HAVE BEEN RECORDED IN A SEPARATE  
INSTRUMENT IN DOCUMENT NO. 2015-08434 IN THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2023.

DOUG DOUGLAS, MEMBER  
DOUGLAS SIDING, L.L.C.  
A MISSOURI LIMITED LIABILITY CORPORATION

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME APPEARED DOUG DOUGLAS, TO ME PERSONALLY  
KNOWN, BEING A MEMBER OF DOUGLAS SIDING, L.L.C., WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE  
PERSON DESCRIBED HEREIN AND DID EXECUTE THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT HE  
EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR  
ABOVE WRITTEN.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

I, LIZA WALKER, CITY CLERK OF THE CITY OF JACKSON, MISSOURI HEREBY  
DECLARE THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE BOARD  
OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2022, BY BILL NO. \_\_\_\_\_ ORDINANCE  
NO. \_\_\_\_\_

LIZA WALKER, CITY CLERK

APPROVED BY:

DWAIN HAYS, MAYOR

JANET SANDERS, PUBLIC WORKS  
DIRECTOR

HARRY DRYER, CHAIRMAN PLANNING  
AND ZONING COMMISSION

**STRICKLAND  
ENGINEERING**

113 WEST MAIN STREET  
JACKSON, MISSOURI 63755  
TEL: 573-243-4080  
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**RECORD PLAT FOR  
INDEPENDENCE CENTER  
EIGHTH SUBDIVISION  
JACKSON, MO**

SCALE 1"=40'  
DATE 03-29-2023  
DRAWN BY RA  
CHECKED BY DR  
PROJECT # 23-050