

SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: Blues Highway Center

DATE OF APPLICATION: 07-22-2025

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

Names, Addresses & Phone #s: Mongoose Properties, LLC
3193 County Road 645
Cape Girardeau, MO 63701
573-243-1310

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Ryan Brase

Contact's Mailing Address: 2121 Megan Drive
Cape Girardeau, MO 63701

Contact's Phone: 573-339-5900

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Bowen Engineering & Surveying
2121 Megan Drive
Cape Girardeau, MO 63701 57-339-5900

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):

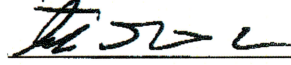
R-1 Single Family Residential
R-2 Single Family Residential
R-3 One and Two Family Residential
R-4 General Residential
MH-1 Mobile Home Park
CO-1 Enhanced Commercial Overlay

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

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:

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

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org



SURVEY NOTES:

This Survey Creates A New 3 Lot Subdivision From The Parent Tract Recorded In Document No. 2022-05662

Measured Dimensions Shown Without Parentheses Deed Or Record Dimensions Shown With Parentheses

Base of Survey Datum - NAD83, M.S.P.C. Zone 2401 East CORS Station MOJK of The MoDOT GPS RTK Network

Latitude 37° 24' 44.45840" North
Longitude 89° 39' 00.22115" West
Ellipsoid Height 394.012 U.S. Survey Feet
Northing 575,957.276 U.S. Survey Feet
Easting 1,067,059.319 U.S. Survey Feet
Elevation 476.96 U.S. Survey Feet

As Published On National Geographic Data Sheets, Retrieval Date December 28, 2023 And Converted From Meters To U.S. Survey Feet

Survey Class - Urban

REFERENCES:

Previous Survey For Rhodes Real Estate Partners, Document No. 2018-11135

Record Plat of Annwood Estates as Recorded In Plat Book No. 17 - Page No. 30

Right of Way Plans For U.S. Route 61

General Warranty Deed, Document No. 2022-05662
General Warranty Deed, Document No. 2018-03972
General Warranty Deed, Book No. 1149 - Page No. 255

Online Mapping Records For Cape Girardeau, County
<https://maps.capegirardeau.com/capegirardeau>

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

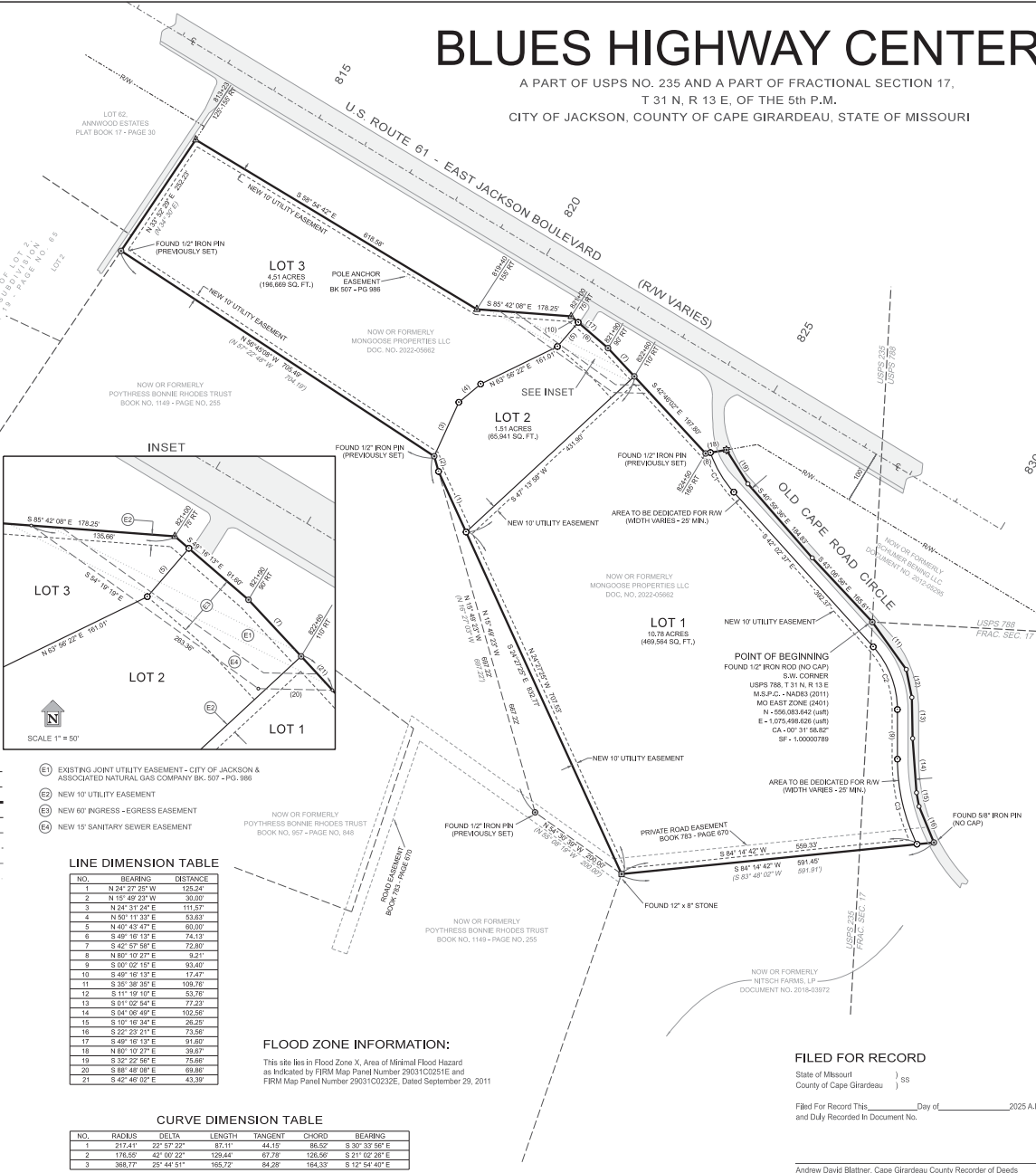
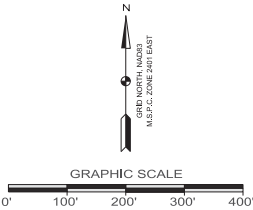
Maximum Building Height: 50 Feet Not Over 5 Stories
Maximum Lot Width: None
Maximum Lot Area: None
Setbacks:
Front Yard: 30 Feet
Side Yard: 8 Feet Where Adjoining Residential Property
0 Feet Where Commercial Use Adjoins Commercial Zone
Rear Yard: 25 Feet

SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN
- - FOUND IRON PIPE
- - FOUND STONE
- ▲ - FOUND RW MARKER
- - FOUND COTTON PICKER SPINDLE

SURVEY LEGEND

CENTERLINE - - - - -
RIGHT OF WAY LINE - - - - -
PROPERTY LINE - - - - -
LOT LINE - - - - -
ADJOINER'S PROPERTY LINE - - - - -
NEW UTILITY EASEMENT LINE - - - - -
NEW 15' SANITARY SEWER ESMT. - - - - -
EXISTING EASEMENT LINE - - - - -



LINE DIMENSION TABLE			
NO.	BEARING	DISTANCE	
1	N 89° 17' 28" W	135.24	
2	N 10° 49' 23" W	30.50	
3	N 24° 31' 24" E	111.53	
4	N 50° 11' 20" E	53.63	
5	N 40° 43' 47" E	80.50	
6	S 49° 16' 13" E	74.13	
7	S 42° 57' 58" E	72.80	
8	N 80° 10' 27" E	9.21	
9	S 00° 02' 18" E	53.40	
10	S 40° 16' 13" E	17.47	
11	S 38° 38' 35" E	109.76	
12	S 11° 19' 10" E	53.76	
13	S 01° 02' 04" E	77.23	
14	S 04° 06' 49" E	102.56	
15	S 10° 10' 34" E	26.20	
16	S 22° 23' 21" E	71.50	
17	S 49° 16' 13" E	91.60	
18	N 80° 10' 27" E	39.63	
19	S 32° 22' 00" E	74.60	
20	S 88° 48' 08" E	69.86	
21	S 42° 46' 02" E	43.30	

CURVE DIMENSION TABLE					
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	217.41'	22° 57' 22"	87.11'	44.19'	86.92'
2	176.59'	42° 00' 22"	129.44'	67.78'	126.56'
3	368.77'	25° 44' 51"	165.72'	84.28'	164.33'

FLOOD ZONE INFORMATION:

This site lies in Flood Zone X, Area of Minimal Flood Hazard as indicated by FIRM Map Panel Number 29031C0225E and FIRM Map Panel Number 29031C0232E. Dated September 29, 2011

BLUES HIGHWAY CENTER

A PART OF USPS NO. 235 AND A PART OF FRACTIONAL SECTION 17,
T 31 N, R 13 E, OF THE 5th P.M.
CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

SUBDIVISION DEDICATION:

The Undivided Mongoose, LLC, a Missouri Limited Liability Company, Owners in Fee of Part of USPS 235 and a Part of Fractional Section 17, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri Being More Particularly Described as Follows:

Beginning at a 1/2" Iron pin (found) at the Southwest Corner of USPS 788; Thence along the East line of a tract of land recorded in Document No. 2022-05662 of the land records of the County Recorder's Office and as shown by Survey Plat recorded in Document No. 2018-11135, the following courses and distances:

S 35° 38' 35" E, 109.76 feet; Thence S 11° 19' 10" E, 53.76 feet; Thence S 01° 02' 04" E, 77.23 feet; Thence S 04° 06' 49" E, 102.56 feet; Thence S 10° 16' 34" E, 26.20 feet; Thence S 22° 23' 21" E, 73.56 feet to a 5/8" Iron pin (found) at the Northeast corner of a tract of land recorded in Document No. 2018-03972; Thence S 84° 14' 42" W, 591.45 feet along the North line of said tract to a Stone (found) at the most Southerly corner of tract of land recorded in Document No. 2022-05662; Thence N 24° 27' 25" W, 532.77 feet to a 1/2" Iron pin (set) on the East line of a tract of land recorded in Book No. 1149 at Page No. 255; Thence along the East and North line of said tract the following courses and distances, N 15° 49' 23" W, 30.00 feet to a 1/2" Iron pin (found); Thence N 50° 45' 08" W, 705.49 feet to a 1/2" Iron pin (found) on the East line of Lot 2, a Resubdivision of Lot 2, Richardson Subdivision as recorded in Plat Book No. 15, at Page No. 65; Thence N 33° 52' 29" E, 252.23 feet along the East line of said subdivision and the East line of Lot 62, Annwood Estates as recorded in Plat Book No. 17, at Page No. 30 to a Right of Way Marker (found) on the Southerly Right of Way line of U.S. Route 61; Thence along said Southerly Right of Way line the following courses and distances:

S 58° 54' 42" E, 618.58 feet to a Right of Way Marker (found); Thence S 85° 42' 08" E, 178.25 feet to a Right of Way Marker (found); Thence S 49° 16' 13" E, 91.60 feet to a 1/2" Iron pin (found); Thence S 42° 57' 58" E, 72.80 feet to a 1/2" Iron pin (found); Thence S 42° 46' 02" E, 197.80 feet to a 1/2" Iron pin (found); Thence N 80° 10' 27" E, 39.67 feet to a Cotton Picker Spindle (found) in Old Cape Road Circle; Thence along said Old Cape Road Circle the following courses and distances:

S 32° 22' 56" E, 75.66 feet; Thence S 40° 58' 36" E, 164.53 feet; Thence S 43° 06' 56" E, 165.81 feet to the Point of Beginning, containing 17.83 Acres more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and do hereby name said subdivision, "Blues Highway Center".

In Witness Whereof, Signed This _____ Day of _____, 2025 A.D.

Frank Dinkler Jr., Member
Mongoose Properties, LLC

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)
Before Me, a Notary Public for Said State and County, Personally Appeared Frank Dinkler Jr., 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 hereunto Set My Hand and Affix My Official Seal This _____ Day Of _____, 2025 A.D.

Notary Public: _____ My Term Expires _____

I, Angela Birk, City Clerk, do hereby certify that this Plat was Approved and Accepted by the Board of Aldermen of Jackson, Missouri on This _____ Day of _____, 2025 A.D.
As approved by Ordinance No. _____

Angela Birk, City Clerk

Approved by: _____
Devin Hahn, Mayor

Approved by: _____
Janet Sanders, Director of Public Works

Approved by: _____
Harry Dryer, Chairman, Planning And Zoning Commission

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Mongoose Properties, LLC the tracts shown hereon were surveyed under my direct supervision, and the results of said survey are represented correctly on this plat. Said survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Division of Weights and Measures. There may exist other documents that could affect this parcel, of which an accurate and current title search may disclose. In witness whereof, I hereunto set my seal and signature:

This _____ Day of _____, 2025 A.D.

FOR REVIEW
R. Christopher Bowen
MO. PLS #2232

FILED FOR RECORD

State of Missouri
County of Cape Girardeau) ss

Filed For Record This _____ Day of _____, 2025 A.D.
and Duly Recorded in Document No. _____

Andrew David Blattner, Cape Girardeau County Recorder of Deeds

2234 Maple Drive
St. Louis, MO 63103
PH: 636.339.8900
WWW.BOWENENGINEERING.COM

Bowen
ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories

David Bowen, P.E., L.S., L.D.
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MONGOOSE PROPERTIES, LLC
3193 COUNTY ROAD 645
CAPE GIRARDEAU, MISSOURI

DESCRIPTION	DATE

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Bowen Engineering & Surveying, P.C.

JOB NO.	S25-048
DATE	JULY 30, 2025
FILE	C20448.DWG
CAUSE	S20448.ZIP
DWN BY	RWB
CKD BY	CKK
SCALE	1" = 100'

RECORD
PLAT

SHEET NO.
1 of 1