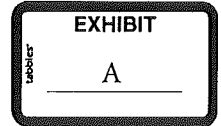




## SUBDIVISION APPLICATION FORM

City of Jackson, Missouri



NAME OF SUBDIVISION: A Resubdivision of Lots 28 and 30 of Deerwood Subdivision

DATE OF APPLICATION: 05-26-2022

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

Names, Addresses & Phone #s: Gregory M. and Alison Rae Staggs  
1773 Deerwood Dr  
Jackson, MO 63755  
573 275 8853

### CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Alex Richbourg

Contact's Mailing Address: 195 Coker Lane  
Cape Girardeau, MO 63701

Contact's Phone: 573 335 3026

### ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Koehler Engineering and Land Surveying, INC  
194 Coker Lane  
Cape Girardeau, MO 63701  
573 335 3026

### 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

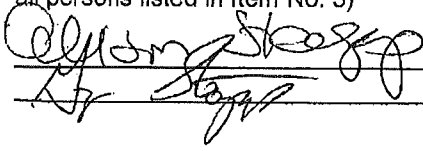
I-2 Heavy Industrial

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)



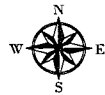
Please submit the completed application along with the applicable application fee to:

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)



Resubdivision of Lots 28 & 30 of Deerwood Subdivision  
Location Map



NORTH ORIENTATION FROM  
MISSOURI STATE PLANE  
COORDINATE SYSTEM

# RECORD PLAT OF A RESUBDIVISION OF LOTS 28 AND 30 OF DEERWOOD SUBDIVISION

A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH  
PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

## SUBDIVISION DEDICATION

THE UNDERSIGNED, GREGORY M. AND ALISON R. STAGGS, HUSBAND AND WIFE, OWNERS IN FEE  
OF ALL OF LOTS 28 AND 30 OF DEERWOOD SUBDIVISION, A SUBDIVISION RECORDED IN  
PLAT BOOK 17 PAGE 53, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF  
MISSOURI, CONTAINING 23.33 SQUARE FEET (0.539 ACRES), MORE OR LESS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF LOT 30 OF SAID SUBDIVISION, ALSO BEING A POINT ON  
THE EAST LINE OF SAID SUBDIVISION, THENCE WITH THE EAST LINE OF SAID SUBDIVISION, SOUTH  
DETAILED WEST, 188.00 FEET, THENCE LEAVING SAID EAST LINE, NORTH 83°19'18" WEST, 87.00  
FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET  
AND A LENGTH OF 31.42 FEET (THE CHORD OF SAID CURVE BEARS NORTH 30°19'18" WEST,  
28.28 FEET); THENCE NORTH DETAIL EAST, 148.00 FEET; THENCE ALONG THE ARC OF A  
CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 31.42 FEET (THE  
CHORD OF SAID CURVE BEARS NORTH 51°40'41" EAST, 28.28 FEET); THENCE SOUTH 83°19'18"  
EAST, 87.00 FEET TO THE POINT OF BEGINNING.

HEREBY COMBINE SAID TRACT INTO A SINGLE LOT AS SHOWN HEREON, WHICH IS A TRUE AND  
CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "A RESUBDIVISION OF  
LOTS 28 AND 30 OF DEERWOOD SUBDIVISION", 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.

GREGORY M. STAGGS

ALISON R. STAGGS

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 R. AND LINDA L. HARNES,  
HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREON, WHO  
ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND  
DEED.

IN WITNESS WHEREOF, I HEREBY 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

KENT PLETZ, PUBLIC WORKS DIRECTOR

HARRY DYER, PLANNING AND ZONING COMMISSION CHAIRMAN

DWAIN HANCO, 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 BLATNER

RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

## SUBDIVISION NOTES

### ZONING DISTRICT REGULATIONS

THE SUBDIVISION IS ZONED

R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

### LOT SIZE

DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT  
HAVING AN AREA OF NOT LESS THAN FIFTY THOUSAND RUDD  
SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS  
THAN SEVENTY-FIVE (75) FEET.

CHURCHES AND SIMILAR PLACES OF WORSHIP, COMMUNITY  
BUILDINGS, MAGAZINE, LIBRARIES, AUTO DEALERS, SCHOOLS, AND  
OTHER SIMILAR BUILDINGS, AND NONRESIDENTIAL BUILDINGS INCLUDING  
POLICE AND FIRE STATIONS, SHALL BE ON A LOT HAVING AN AREA  
OF NOT LESS THAN FIVE (5) ACRES AND A WIDTH AT THE FRONT LOT  
LINE OF NOT LESS THAN ONE HUNDRED (100) FEET.

PERCENTAGE OF LOT COVERAGE:  
ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT  
COVER MORE THAN TWENTY (20) PERCENT OF THE AREA OF THE  
LOT.

MINIMUM HEIGHT:  
SINGLE-FAMILY AND ALL BUILDINGS OTHER THAN CHURCHES AND  
SIMILAR PLACES OF WORSHIP, THIRTY-FIVE (35) FEET AND NOT  
OVER TWO AND ONE-HALF (2 1/2) STORIES ABOVE GRADE.

CHURCHES AND SIMILAR PLACES OF WORSHIP, SEVENTY-FIVE (75)  
FEET FOR TOWERS AND STEEPLES AND NOT MORE THAN  
FORTY-FIVE (45) FEET FOR THE PRINCIPAL BUILDING.

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 AND NOT MORE THAN FORTY (40) FEET,  
EXCEPT WHEN A BUILDING LINE IS ESTABLISHED BY SUBDIVISION  
PLAT THE FRONT YARD SHALL BE NOT LESS THAN THE SETBACK  
ESTABLISHED ON THE PLAT AND NOT MORE THAN TEN (10) FEET  
GREATER THAN THAT SETBACK.

SIDE YARD SETBACK: ON EACH LOT UPON WHICH A BUILDING IS  
CONSTRUCTED THERE SHALL BE A SIDE YARD ON EACH SIDE OF  
NOT LESS THAN EIGHT (8) FEET; ALL BUILDINGS OTHER THAN  
RESIDENTIAL BUILDINGS AND RESIDENTIAL ACCESSORY  
BUILDINGS SHALL HAVE A SIDE YARD OF FIFTY (50) FEET.

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

### AREA AND LOT INFORMATION

TOTAL SUBDIVISION AREA: 23.33 ACRES (101,900 SQ. FT.)

TOTAL NUMBER OF LOTS: 2

SMALLEST LOT: 11,665 SQ. FT. (0.266 ACRES)

LARGEST LOT: 11,665 SQ. FT. (0.266 ACRES)

### DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

GREGORY M. AND ALISON R. STAGGS  
1775 DEERWOOD DRIVE  
JACKSON, MO 64516

### RECORD OWNERS

GREGORY M. AND ALISON R. STAGGS  
DOCUMENT 8307-01319

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

HOFFMAN ENGINEERING AND LAND SURVEYING, INC.  
134 COKER LANE, CAPE GIRARDEAU, MO 63701  
(573) 335-3038

### FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 1  
PERCENT ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA,  
AS INDICATED ON THE FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NO. 2202404M WITH AN EFFECTIVE  
DATE OF SEPTEMBER 25, 2011.

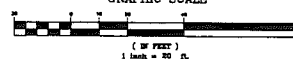
### LOT MONUMENT NOTE

ALL LOT CORNERS SET WITH IRON RODS  
UNLESS OTHERWISE IDENTIFIED.

## Legend

- - SET "X" IRON ROD
- - FOUND "X" IRON ROD
- - PROPERTY LINE
- - ADJACENT PROP. LINE
- - SUBDIVISION BOUNDARY LINE
- - BUILDING SETBACK LINE
- - LOT LINE TO BE REMOVED
- - UTILITY EASEMENT
- - EXISTING EASEMENT
- - CENTERLINE OF ROAD
- - ROAD RIGHT OF WAY

## GRAPHIC SCALE



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS  
PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS  
FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF  
MISSOURI AS MADE EFFECTIVE JUNE 26, 2011.

## KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701  
Ph. (573) 335-3038 Fax (573) 335-3048  
PLS CORPORATE LICENSE NO. 000282

DATE	BY	REV/DATE	DESCRIPTION	INITIALS
2011-05-01	ALEX ROXBOROUGH		TRAVIS STOTTEN	
2011-05-01				
2011-05-01				
2011-05-01				