



SUBDIVISION APPLICATION

City of Jackson, Missouri

NAME OF SUBDIVISION: Magnalla Madows
DATE OF APPLICATION: 5/27/2022
TYPE OF APPLICATION: PRELIMINARY PLAT FINAL PLAT MINOR SUBDIVISION RESUBDIVISION
PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):
Property Owner Name(s): TERRY Ray Seabaugh 9- Tract Lee Foltz
Mailing Address: 939 W. Tarckson Blud
City, State ZIP: Jackson, MO 103755
ENGINEER/SURVEYING COMPANY: Richards Land Surveying.
Engineer / Surveyor Contact:
Mailing Address: 18/3 Green brier Dr.
City, State ZIP: Cape Grandeay, MO 63701
Contact's Phone: 573-339-7473
CONTACT PERSON HANDLING APPLICATION:
Contact Name: Jelly Sembrugh
Mailing Address: 528 CAST CAPE ROOK DR.
City, State ZIP: CAPE GIRARDEAU MO. 63701
Contact's Phone: (573) 986-8669
Email Address (if used): TNLSEABBUGH @ 9 M B. (. COM
CURRENT ZONING: (circle all that apply) R-1 (Single-Family Residential) C-1 (Local Commercial) R-2 (Single-Family Residential) C-2 (General Commercial) R-3 (One- And Two-Family Residential) C-3 (Central Business) R-4 (General Residential) C-3 (Central Business) MH-1 (Mobile Home Park) C-4 (Planned Commercial) O-1 (Professional Office) I-1 (Light Industrial) CO-1 (Enhanced Commercial Overlay) I-2 (Heavy Industrial)

] I-3	(Planned Industrial Park)
Will a rezoning or a special use permit request be subridevelopment? YES NO	mitted in co	njunction with the proposed
LEGAL DESCRIPTION OF TRACT: Submit a copy of divided.	the most o	current deed for the property being
OWNER SIGNATURES: I state upon my oath that all of the information contained persons listed on the current property deed and the autrust.)		
Trace Tee Toltz	prop 2006. One	
Please submit the completed application along with the	e applicable	e application fee to:
Janet Sanders Building & Planning Manager City of Jackson 101 Court Street Jackson, MO 63755		
Ph: 573-243-2300 ext. 29 Fax: 573-243-3322 Email: jsanders@jacksonmo.org		



SUBDIVISION DEDICATION

THE UNDERSIGNED, TERRY R. SEABAUGH, AND TRACI L. FOLIZ, OWNERS OF A PARCEL OF LAND BEING PART OF U.S.P. SURVEY #221. TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO BEING PART OF LOTS NUMBERED NINE (9) AND TEN (10), IN BLOCK NUMBERED FOUR (4) OF WEST END ADDITION TO THE CITY OF JACKSON, MISSOURI, AS SNOWN IN PLAT BOOK #2, AT PAGE #24 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod on the Southwesterly Right-of-Way Line of Missouri State Highway #72, from which the Northeast Corner of said U.S.P. Survey #221 bears N.88728140". a distance of 1.654.31 feet (see Document #2012-01800 of the Land Records of Cape Girardeau County, Missouri); thence S.447181'2"E. along said Right-of-Way, a distance of 78.51 feet to a 1/2" Iron Rod; thence departing from said Right-of-Way, a distance of 301.17 feet to a 1/2" Iron Rod; thence N.0573355"St. a distance of 269.73 feet to a 1/2" Iron Rod; thence N.0573355"St. a distance of 269.73 feet to a 1/2" Iron Rod; thence S.427240'St. along said Right-of-Way, a distance of 2.37 feet to a 1/2" Iron Rod; thence S.427240'St. along said Right-of-Way, a distance of 2.37 feet to a 1/2" Iron Rod; thence S.5554'34"E., a distance of 85.53 feet to the PONT OF BEGINNING. Containing 2.261 acres, more or less, in Cape Girardeau County, Missouri, dated Way of 2022. Subject to existing Essements of Record It any.

HEREBY DECLARE THAT WE HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS NUMBERED AND DESIGNATED ON THIS PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION. WHICH IS HEREBY NAMED "MAGNOLLA MEADOWS SUBDIVISION. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF JACKSON, MISSOURI IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDED THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF CITY UTILITY SYSTEMS, AND AS MAY BE AUTHORIZED BY THE CITY OF JACKSON, MISSOURI TO BE USED BY A PUBLIC OR PRIVATE UTILITY PROVIDER FOR PUBLIC TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND EXPANSION OF PROVIDED TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND EXPANSION OF THE MEDICAL PROVIDED TO THE INSTALLATION.

TERRY R. SEABAUGH	TRACI L. FOLTZ
STATE OF MISSOURI)
SEABAUGH, AND TRACI L. FOLTZ, ' THE PERSONS DESCRIBED HEREIN	IR SAID COUNTY AND STATE, PERSONALLY APPEARED TERRY R. WHO. BEING BY ME DULY SWORN, DID SAY THAT THEY ARE AND THAT THEY EXECUTED THE WITHIN RECORD PLAT ON THER ME. THAT THEY EXECUTED THE SAME FOR THE PURPOSES CT AND BEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DATE FIRST ABOVE WRITTEN.

140	IART FUBLIC		
MY	COMMISSION	EXPIRES:	

NOTARY BURGO

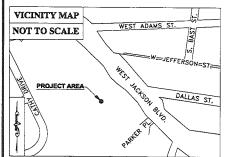
I, LIZA WALKER, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI BY ORDINANCE NO. PASSED AND APPROVED THIS _______ DAY OF ________ 20____ A.D.

UZA WALKER CITY CLERK OF THE CITY OF JACKSON, MISSOURI

OWAIN HAHS
MAYOR OF JACKSON, MO.

KENT PEETZ PUBLIC WORKS DIRECTOR

HARRY DRYER PLANNING AND ZONING CHAIRMAN



RECORD PLAT "MAGNOLIA MEADOWS SUBDIVISION"

PART OF U.S.P. SURVEY #221, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO BEING PART OF LOTS NUMBERED NINE (9) AND TEN (10), IN BLOCK NUMBERED FOUR (4) OF WEST END ADDITION TO THE CITY OF JACKSON, MISSOURI, AS SHOWN IN PLAT BOOK #2, AT PAGE #24 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI

FLOODPLAIN INFORMATION
A PORTION OF THE PROPERTY FALLS WITHIN THE 100
YEAR FLOODPLAIN (ZONE AE), ZONE X' (0.2% FLOOD
RATE) AND ALSO ZONE X, AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 20031C0143E WITH AN
EFFECTIVE DATE OF SEPTEMBER 2011, 2011.

U.S.P.S. #221

REFERENCES

DOC. #2017-10540 (MAIN REF.)
DOC. #2019-01814 (ADJOINER)
DOC. #2007-08842 (ADJOINER)
DOC. #2004-07387 (ADJOINER)
BK. #1047, PC. #668 (ADJOINER)
BK. #1319, PC. #418 (ADJOINER)
BK. #727, PG. #448 (ADJOINER)
BK. #727, PG. #448 (ADJOINER)
BK. #1383, PG. #125 (MODOT R.O.W.)
DOC. #2005-02243 (EASEMENT)
PRIOR SURVEYS BY P.L.S. #1627
PIAT BODK #10, PAGE #26
PIAT BOOK #10, PAGE #26
PIAT BOOK #10, PAGE #24
AERIAL PHOTOGRAPHS

FOR: TERRY R. SEABAUGH, AND TRACI L. FOLTZ JACKSON, MISSOURI

MAIN REFERENCE SOURCE IS: TERRY RAY SEABAUGH AND TRACI LEE FOLTZ, LOCATED IN DOCUMENT #2017-10540 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI

	LINE TABLE					
	LINE	LENGTH	BEARING			
	L1	78.51	S44°18'12'E			
	1.2	2.37	N42"24'05"W			
	L3	85.53	N55"54"34"V			
	1.4	81,11	\$55"54"34"			
	L5	40.37	\$44°18'12"			
	L6	4.42	S55°54'34"E			
	L7	91.20	S45*43'48"W			
	LB	6.73	S70°54'49"			
	L9	5.33	S07"41'05"W			
	L10	15.00	S83*01'41"E			
	L11	1.06	N07*41'05"E			
_	L12	17.53	N08*33*53*E			
	L13	132.03	N06*33*53*E			

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DETAIL U.S.P.S. #221 (NOW OR FORMERLY) CHRISTOPHER & MARCELLA GREEN DOCUMENT #2019-01814 POINT OF BEGINNING 1/2" IRON ROD FROM WHICH THE 10 FT. WIDE NORTHEAST CORNER OF U.S.P.S. 22/MARIE 37 UTILITY EASEMENT SEE "DETAIL" #221, TOWNSHIP 31 NORTH, (TYPICAL) RANGE 12 EAST OF THE FIFTH ZORTE AIR PRINCIPAL MERIDIAN, BEARS -289.65 N.88°28'40"E., AT 1,654.31" (SEE DOCUMENT #2012-01800) (NOW OR FORMERLY) -25 S.B.L. 30' S.B.1 DENNIS SIEBERT ARGI DOCUMENT #2007-08842 EXISTING SANITARY LOT#2 SEWER EASEMENT 0,454 AC. (SEE DETAIL) 19.762 SQ, FT (DOC. #2005-02243) (NOW OR FORMERLY) LOT#1 ZOME X CHARLES KAMP TRUST 1.808 AC. BOOK #727, PAGE #448 78,744 SQ. FT. LOT #6 25/00/ME WIE THE ENGINEE MON OF DENDERLY MATTER
MON OF MEDOLA MATTER
MEDICAL 9 25' STEPHEN & MELODY MATTIES STEPHEN & MELODY AD 7367 ARINGS / MISSOL G.P.S. C 301.17 10 FT WIDE ونΣ UTILITY EASEMENT (TYPICAL) (NOW OR FORMERLY) (NOW OR FORMERLY) MARY KLAPROTH & PATSY SOUTHARD CITY OF JACKSON BOOK #1047, PAGE #668 BOOK #1319, PAGE #418

LEGEND

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"DETAIL"

(NOT TO SCALE)

SET 1/2" ROD AND CAP FOUND IRON ROD FOUND IRON PIPE CALCULATED CORNER POSITION SUBDIVISION BOUNDARY LINE NEW LOT LINE EXISTING LOT LINE ADJACENT PROP. LINE APPROXIMATE FLOOD LINE APPROXIMATE FLOOD LINE

NEW EASEMENT LINE

EXISTING EASEMENT LINE

ZONING INFORMATION

C-2 GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS
FRONT YARD = THIRTY (30) FEET
FRANT YARD = TWENTY-FIVE (25) FEET
SIDE YARD = NONE, EXCEPT EIGHT (8) FEET WHEN
ADJACENT TO A RESIDENTIAL USE OR DISTRICT

NUMBER OF LOTS: 2 LARGEST LOT AREA = 78,744 SQ. FT. (L808 AC.) SMALLEST LOT AREA = 19,762 SQ. FT. (0.454 AC.) TOTAL LOT AREA = 98,506 SQ. FT. (2.262 AC.) This is to certify that I, a Missouri Land Surveyor, have surveyed the property described in the above caption as shown by the annexed Plat, which Survey is true and correct and was executed to the best of my ability, in conformance with the current Minimum Standards for Property Boundary Surveys in the State of Missouri. Given under my hand and seal at Cape Girardeau, Missouri this 20th day of June, A.D. 2022.

MISSOURI LAND SURVEYOR #2017017647

FILED FOR RECORD THIS DAY OF 2022 IN
THE OFFICE OF THE RECORDER OF DEEDS IN CAPE GIRARDEAU COUNTY
AT JACKSON, MISSOURI. DOCUMENT NO. IN SURVEYORS PLAT BOOK NO. _____AT
PAGE NO. _____

ANDREW DAVID BLATTNER, RECORDER OF DEEDS