



SUBDIVISION APPLICATION

City of Jackson, Missouri

NAME OF SUBDIVISION: Magnolia meadows
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 & Traci Leefoltz
Mailing Address: 939 W Jackson Blvd
City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Richards Lanel Surveying

Engineer / Surveyor Contact: _____
Mailing Address: 1813 Greenbrier Dr.
City, State ZIP: Cape Girardeau, MO 63701
Contact's Phone: 573-339-7473

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Terry Seabaugh
Mailing Address: 528 East Cape Rock DR.
City, State ZIP: Cape Girardeau MO. 63701
Contact's Phone: (573) 986-8669
Email Address (if used): TNLSEABAUGH@gmail.com

CURRENT ZONING: (circle all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input checked="" type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 (Heavy Industrial) |


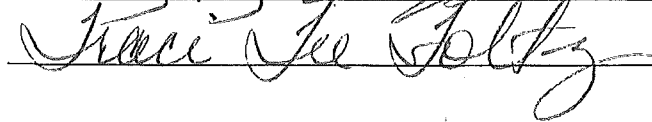
☐ I-3 (Planned Industrial Park)

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES ☐ NO ☒

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

Please submit the completed application along with the applicable 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



Magnolia Meadows Subdivision
Location Map

SUBDIVISION DEDICATION

THE UNDERSIGNED, TERRY R. SEABAUGH, AND TRACI L. FOLTZ, 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 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, 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.88°28'40"W., a distance of 1,654.31 feet (see Document #2012-01800 of the Land Records of Cape Girardeau County, Missouri); thence S.44°18'12"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, S.41°53'19"W., a distance of 219.67 feet to a 1/2" Iron Rod; thence N.85°01'41"W., a distance of 301.17 feet to a 1/2" Iron Rod; thence N.08°33'53"E., a distance of 269.73 feet to a 1/2" Iron Rod; thence S.83°02'20"E., a distance of 289.65 feet to a 1/2" Iron Rod on said Southwesterly Right-of-Way Line; thence S.42°24'05"E., along said Right-of-Way, a distance of 2.37 feet to a 1/2" Iron Rod; thence S.55°54'34"E., a distance of 85.53 feet to the POINT OF BEGINNING. Containing 2.261 acres, more or less, in Cape Girardeau County, Missouri, dated May of 2022. Subject to existing Easements of Record if 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 "MAGNOLIA MEADOWS SUBDIVISION". THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF JACKSON, MISSOURI IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDING 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 PURPOSES RELATED TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND EXPANSION OF SUCH UTILITY SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____ A.D.

TERRY R. SEABAUGH

TRACI L. FOLTZ

STATE OF MISSOURI
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TERRY R. SEABAUGH, AND TRACI L. FOLTZ, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN AND THAT THEY EXECUTED THE WITHIN RECORD PLAT ON THEIR BEHALF, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AS THEIR FREE ACT AND DEED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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.

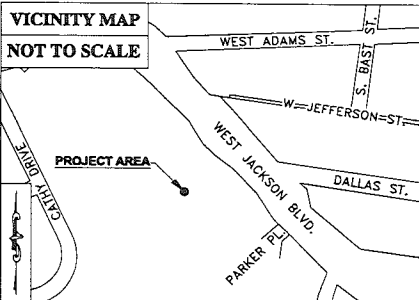
LIZA WALKER
CITY CLERK OF THE CITY OF JACKSON, MISSOURI

DWAIN HAHS
MAYOR OF JACKSON, MO.

KENT PEETZ
PUBLIC WORKS DIRECTOR

HARRY DRYER
PLANNING AND ZONING CHAIRMAN

VICINITY MAP NOT TO SCALE



LEGEND

- SET 1/2" ROD AND CAP
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WESTBROOK SUBDIVISION
(PLAT BOOK #10, PAGE #26)



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