



SUBDIVISION APPLICATION FORM City of Jackson, Missouri

NAME OF SUBDIVISION: Goggin Subdivision No. 1

DATE OF APPLICATION: May 5, 2025

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

Names, Addresses & Phone #s: James & Belinda Goggin
4580 State Hwy W
Cape Girardeau, Mo 63701
573-270-7766

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Ryan Brase

Contact's Mailing Address: 2121 Megan Dr
Cape Girardeau, Mo 63701

Contact's Phone: 573-339-5900

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Bowen Engineering & Surveying
2121 Megan Dr
Cape Girardeau, MO 63701
573-339-5900

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- | | |
|-----------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Preliminary plat approval | <input checked="" type="checkbox"/> Final plat approval |
| <input type="checkbox"/> Minor subdivision approval | <input checked="" type="checkbox"/> Re-subdivision plat approval |

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)

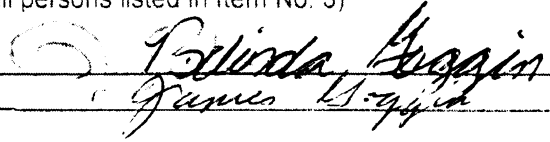
ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | | | |
|------|--------------------------------|------------|-----------------------------|
| R-1 | Single Family Residential | C-1 | Local Commercial |
| R-2 | Single Family Residential | <u>C-2</u> | General Commercial |
| R-3 | One and Two Family Residential | C-3 | Central Business District |
| R-4 | General Residential | C-4 | Planned Commercial District |
| MH-1 | Mobile Home Park | CO-1 | Enhanced Commercial Overlay |
| 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. 2029
Fax: 573-243-3322
Email: permits@jacksonmo.org



SURVEY NOTES:

This Survey Creates A New 5 Lot Subdivision From
The Parent Tract Recorded In Document No. 2022-12102

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

Based Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East
CORS Station MOJK Of The MoDOT GPS RTK Network

Latitude 37° 24' 44.58402" North
Longitude 89° 39' 00.22115" West
Ellipsoid Height 384.012 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 Geodetic Data Sheets,
Retrieval Date December 28, 2023 And Converted
From Meters To U.S. Survey Feet.

Survey Class - Urban

REFERENCES:

Previous Survey By Dowdy (LS 1518) Dated Nov. 24, 1886
Record Plat For Stone Creek Subd., Doc. No. 2017-11789
Record Plat For Stone Creek Subd. No.2, Doc. No. 2021-12476

Corrective General Warranty Deed, Document No. 2022-12102
General Warranty Deed, Document No. 2018-00720
General Warranty Deed, Document No. 2022-01829
General Warranty Deed, Book No. 375 - Page No. 648

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

SURVEY LEGEND

CENTERLINE	---
RIGHT OF WAY LINE	----
PROPERTY LINE	=====
LOT LINE	-----
ADJOINER'S PROPERTY LINE	-----
EXISTING EASEMENT LINE	- - - - -
NEW UTILITY EASEMENT LINE	- - - - -
AREA TO BE DEDICATED FOR RW	XXXXXX
PRIVATE UTILITY EASEMENT	XXXXXX

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50' 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

FLOOD ZONE INFORMATION:

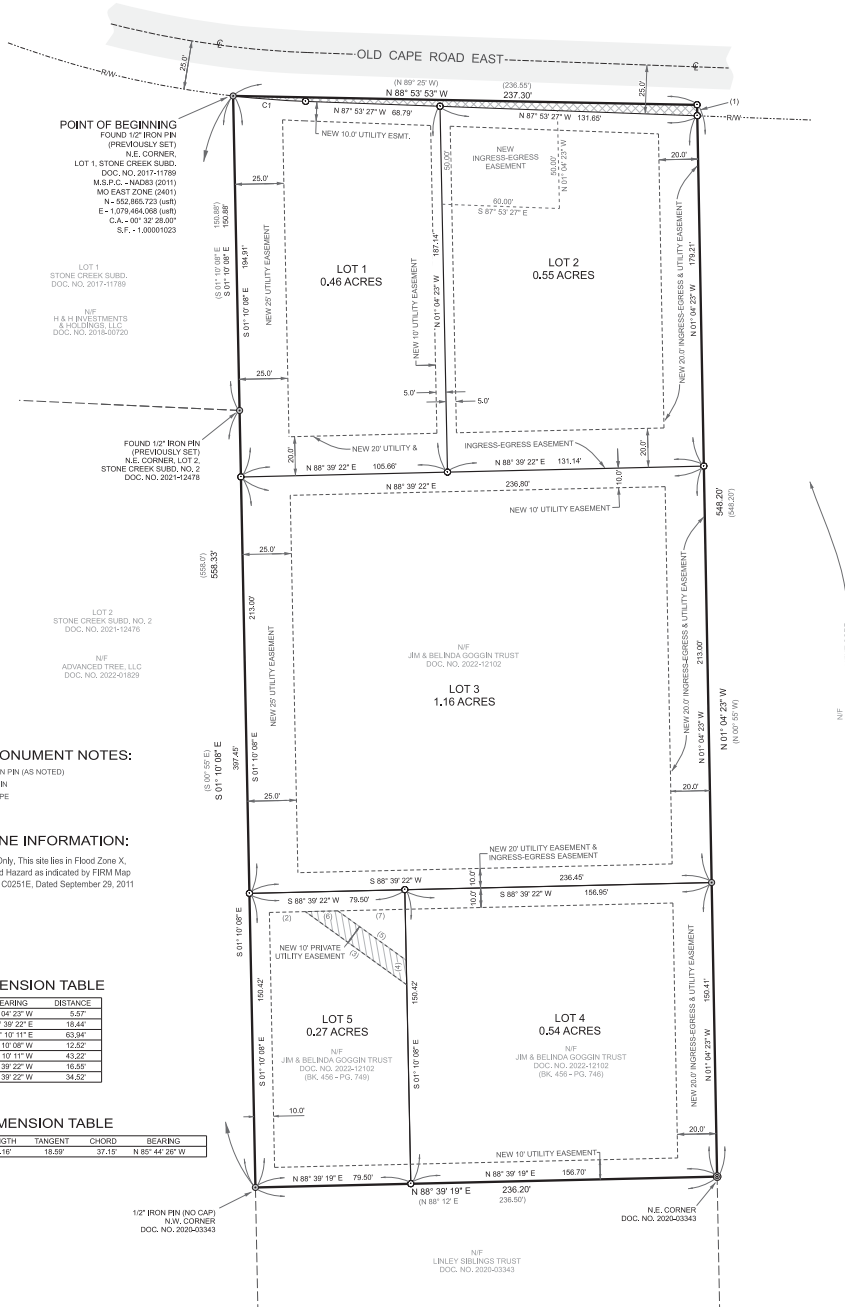
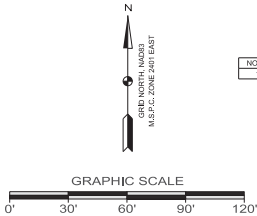
By Graphic Plotting Only. This site lies in Flood Zone X,
Area of Minimal Flood Hazard as indicated by FIRIM Map
Panel Number 29031C0251E, Dated September 29, 2011

LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 01° 04' 23" W	5.57
2	N 88° 39' 22" E	18.44
3	S 84° 10' 11" E	63.94
4	N 01° 10' 08" W	12.52
5	N 54° 10' 11" W	43.22
6	S 88° 39' 22" W	16.89
7	S 88° 39' 22" W	34.52

CURVE DIMENSION TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	485.19'	04° 18' 01"	37.19'	18.59'	37.19'	N 88° 44' 26" W



GOGGIN SUBDIVISION NO.1

A PART OF THE SOUTHWEST QUARTER, NORTHEAST QUARTER, SECTION 21,
T 31 N, R 13 E, OF THE 5th P.M.,
CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU,
STATE OF MISSOURI

SUBDIVISION DEDICATION

The Undersigned James B. Goggin and Belinda M. Goggin, Husband and Wife, the Owners
of a Part of the Southwest Quarter, Northeast Quarter, Section 21, Township 31 North,
Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau,
State of Missouri and Being More Particularly Described as Follows:

Beginning at a 1/2" Iron Pin (found) at the Northeast corner of Lot 1, Stone Creek Subdivision
as recorded in Document No. 2017-11789 of the land records of the County Recorder's Office:
Thence S 01° 10' 08" E, 558.33 feet along the East line thereof and the East line of Stone
Creek Subdivision as recorded in Document No. 2021-12476 to a 1/2" Iron pin (found) at the
Northwest corner of a tract of land recorded in Document No. 2020-03943; Thence
N 88° 39' 19" E, 236.20 feet to a 1/2" Iron pin (found) at the Northeast corner of said tract,
said point being on the East line of a tract of land recorded in Book 375, Page No. 648; Thence
N 01° 04' 23" W, 548.20 feet along said East line to the Northeast corner of a tract recorded in
Document No. 2022-12102; Thence N 88° 39' 22" W, 237.30 feet along the North line thereof
to the Point of Beginning, containing 3.01 Acres more or less.

Herby 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, "Goggin Subdivision".

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

James B. Goggin, Owner Belinda M. Goggin, Owner

STATE OF MISSOURI } ss
COUNTY OF CAPE GIRARDEAU }

Before Me, a Notary Public for Said State and County, Personally Appeared James B. Goggin
and Belinda M. Goggin, 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: Dwayne Hahs, Mayor

Approved By: Janet Sanders, Director of Public Works

Approved By: Harry Dryer, Chairman,
Planning And Zoning Commission

FILED FOR RECORD

State of Missouri } ss
County of Cape Girardeau }

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

Andrew David Blatner, Cape Girardeau County Recorder of Deeds

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Jim Goggin the tracts
shown herein 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.

R. Christopher Bowen MO. PLS #2232

FOR REVIEW

2231 Maple Drive
St. Louis, MO 63105
PH: 636.339.9900
www.boweneng.com

Bowen
ENGINEERING & SURVEYING

Consulting Engineers • Land Surveyors • Testing Laboratories
Bowen Engineering & Surveying, P.C.
Land Surveyors • Civil Engineers • Professional Surveyors
Land Surveyors • Civil Engineers • Professional Surveyors

JIM GOGGIN
4580 STATE HWY W
CAPE GIRARDEAU, MO

DESCRIPTION	DATE

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Bowen Engineering & Surveying, P.C.

JOB NO.	S25-0304
DATE	JUNE 18, 2025
FILE	C250304-06-01 DGN
CAUSE	S250304-27P
DWN BY	RWB
CHK BY	CKK
SCALE	1" = 80'

RECORD
PLAT

SHEET NO.
1 of 1



Bowen

ENGINEERING & SURVEYING

Incorporated

2121 Megan Drive
Cape Girardeau, MO 63701
Ph 573 339 5900
Fax 573 339 1391
www.bowenengsurv.com

July 9, 2025

Attn: Mr. Larry Miller
Building and Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

Re: Request for a Variance Goggin Subdivision No. 1

Mr. Miller:

Request 1)

To avoid a major subdivision classification as stated in the City's Land Subdivision Regulations (Chapter 57 of the Jackson Code of Ordinances) the owner respectfully requests the allowance of the minor subdivision be allowed with the One additional Lot be approved.

Request 2)

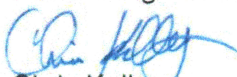
Lots 3, 4 & 5 do not have frontage on a public street mainly due to the location of the existing buildings on said Lots date back to the 1980's. The creation of Goggin Subdivision No. 1, a new 20 feet wide ingress-egress easement will be to benefit said Lots 3, 4 & 5. The owner is respectfully requesting this variance be approved.

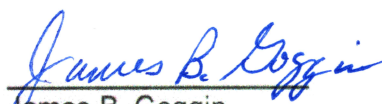
Request 3)

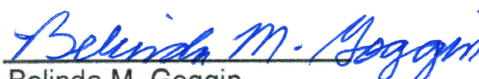
Due to the existing water line servicing each of the proposed Lots 2, 3, 4 & 5 currently.

The owners respectfully request a variance to the subdivision regulations regarding the water distribution system, which requires a separate water tap connection for each lot from the main water line.

Sincerely,
Bowen Engineering & Surveying


Chris Kelley
Survey Manager


James B. Goggin
Owner


Belinda M. Goggin
Owner