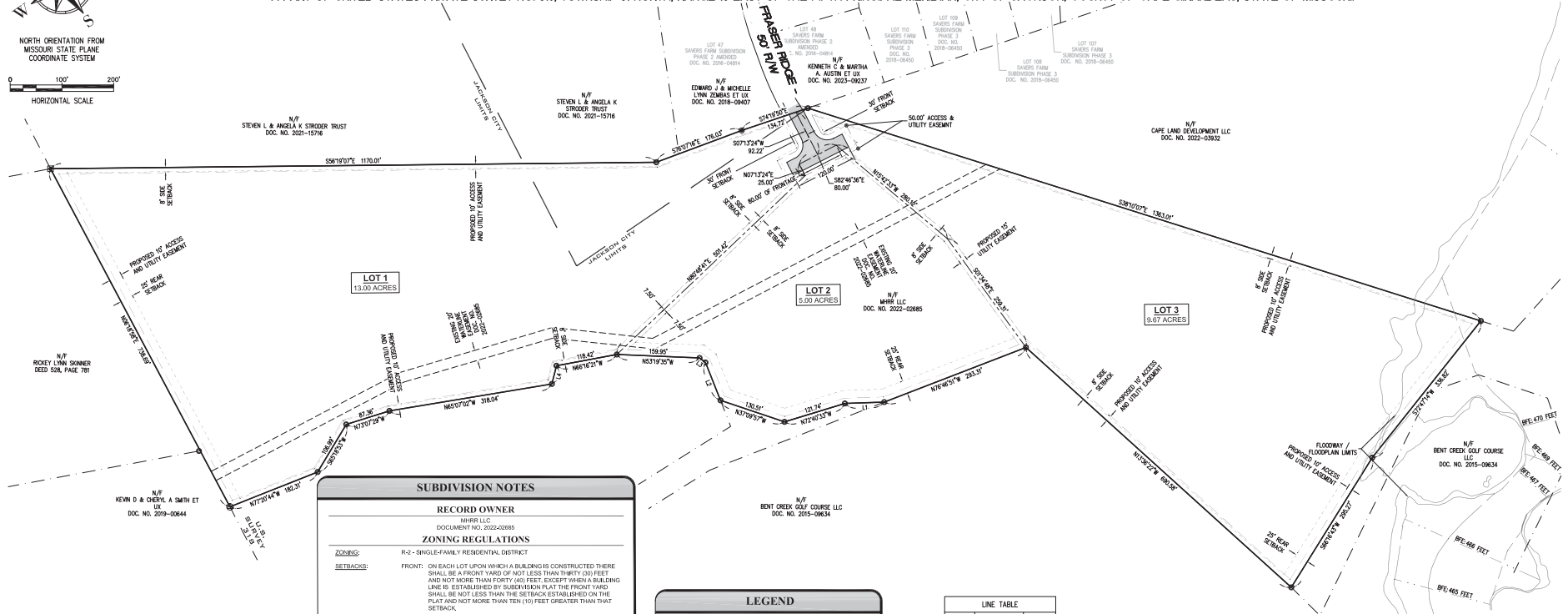


PRELIMINARY PLAT
FOR
TERRACE ABOVE THE GREENS SUBDIVISION

A PART OF UNITED STATES PRIVATE SURVEY NO. 318, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI



SUBDIVISION NOTES

RECORD OWNER
MWR LLC
DOCUMENT NO. 2022-02885

ZONING REGULATIONS
R-2 - SINGLE-FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT: 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.
REAR: EVERY LOT OR PARCEL OF LAND UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET.
SIDE: ON EACH LOT UPON WHICH A DWELLING 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 FIFTEEN (15) FEET.
MAXIMUM HEIGHT: THIRTY-FIVE (35) FEET AND NOT OVER TWO AND ONE-HALF (2 1/2) STORIES ABOVE GRADE.
MINIMUM LOT SIZE: NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET AND A WIDTH AT THE FRONT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET.
PERCENTAGE OF LOT COVERAGE: SHALL NOT COVER MORE THAN THIRTY (30) PERCENT OF THE AREA OF THE LOT.

OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:
MARSHALL TAYLOR
1410 WEDGEWOOD DR.
JACKSON, MISSOURI 63705

LOT SIZES

| | |
|-------------------------|---------------|
| TOTAL NUMBER OF LOTS: | 3 LOTS |
| LARGEST LOT AREA: | (13.00 ACRES) |
| SMALLEST LOT AREA: | (5.00 ACRES) |
| TOTAL SUBDIVISION AREA: | (27.87 ACRES) |

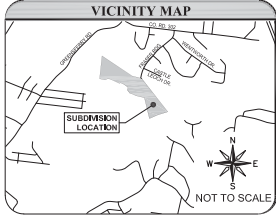
FLOODPLAIN NOTE
NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2801014E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:
KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 335-3025

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- FOUND STONE
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- SETBACK
- EXTERNAL PROPERTY LINE
- EXISTING UTILITY EASEMENT LINE
- NEW ACCESS AND UTILITY EASEMENT LINE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N57°38'43"W | 76.09' |
| L2 | N12°39'16"E | 78.59' |
| L3 | N18°12'59"W | 14.53' |
| L4 | S48°30'25"W | 36.27' |



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022.

KOEHLER
Professional Engineers & Land Surveyors
194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335-335 - 3026 Fax: (573) 335-3049
MO PLS Corp. Certificate #000262

| OWNER BY: | SUSAN OGDON | REV DATE: | 09/03/24 | DESCRIPTION: | ADDRESS CITY REVIEW COMMENTS | INITIALS: | SD |
|--------------|-----------------|-----------|----------|--------------|------------------------------|-----------|----|
| CHANGED BY: | TRAVIS STEFFENS | REV DATE: | 10/03/24 | DESCRIPTION: | ADDRESS CITY REVIEW COMMENTS | INITIALS: | SD |
| SUBMIT DATE: | OCTOBER 2023 | REV DATE: | | DESCRIPTION: | | INITIALS: | |
| ISSUED DATE: | JUNE 26, 2024 | REV DATE: | | DESCRIPTION: | | INITIALS: | |
| ISSUED BY: | 36896 | REV DATE: | | DESCRIPTION: | | INITIALS: | |