



CITY OF JACKSON

PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, August 13, 2025 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman

Eric Fraley, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Steve Stroder, Alderman Assigned
Larry Miller, Staff Liaison

Regular Members

Angelia Thomas
Heather Harrison
Russ Wiley
Travis Niswonger

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the July 9, 2025 minutes

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Requested removal of a section of the Major Street Plan in the north section of E. Main St. that connects to N. Donna Drive.
3. Consider a request to approve a Land Exchange Certification for transferring .96 Acres from 3815 E Jackson Blvd to 3704 Dana Drive as submitted by Mongoose Properties, LLC.
4. Consider a request for approval of a minor subdivision of Blues Highway Center submitted by Mongoose Properties, LLC.
5. Consider a request for a special use permit to allow the placement of billboards closer to East Jackson Boulevard due to the roadway's rerouting performed by MODOT, as submitted by Jansco Investments Inc.
6. Consider a request to approve a Land Exchange Certification for transferring .03 Acres from 1355 Mohawk Street to 1233 Cherokee Street as submitted by Gary A. Seyer & Nancy A. Seyer Joint Revocable Trust Agreement.
7. Consider a request to approve a Land Exchange Certification for transferring 2,022 sq ft from 1044 Oakland Drive to 1026 Oakland Drive and 380 sq ft from 1026 Oakland Drive to 1044 Oakland Drive, as submitted by David D. and Gloria B. McSpadden, and Unger Family Living Trust.
8. Consider a request on behalf of the City of Jackson, Missouri, for a text amendment to Chapter 65 (Zoning) of the Code of Ordinances relative to off-street parking for medical and dental clinics.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JULY 9, 2025, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

Call to Order

Chairman Harry Dryer called the Planning and Zoning Commission Meeting to order at 6:00 p.m. in the City Hall Board Room.

Roll Call

Commission members present/absent:

- Bill Fadler – Present
- Harry Dryer – Present
- Tony Koeller – Present
- Russ Wiley – Present
- Heather Harrison – Absent
- Tina Weber – Present
- Travis Niswonger – Present
- Angelia Thomas – Absent
- Michelle Weber – Present

Also Present:

- Mayor Dwain Hahs
- City Administrator Matt Winters
- Assigned Aldermen: Mike Seabaugh, Eric Fraley, and Steve Stroder
- Citizens in Attendance: Pastor Kevin Mann, Jim Goggin, and Belinda Goggin

Approval of Minutes

Item 1: Approval of the minutes from the June 11, 2025, meeting.

Staff noted a correction regarding previously included roll-call votes, which were removed from the official minutes because a roll call wasn't conducted at the last meeting on the items. It was clarified that while roll-call voting is not required under the Sunshine Law, it is recommended. Roll-call voting will take place moving forward.

Motion: Motion by Tina Weber, seconded by Tony Koeller, to approve the corrected minutes.

Vote: All in favor. Motion carried.

New Business

Item 2:

Request: Removal of the north section of East Main Street (as shown on the Major Street Plan) that connects to North Donna Drive – *Submitted by Mike Haynes.*

- Staff reported the applicant has withdrawn the request to an undetermined future date.
- Mayor Dwain Hahs and City Administrator Matt Winters spoke in favor of the removal, citing better alternatives through Ridge Road and the Shawnee roundabout.
- Discussion focused on development potential, cost implications, and the impact on existing infrastructure.
- No vote was taken. Matter deferred until resubmittal by the applicant.

Item 3:

Request: Land exchange between Connection Point Church and Tim Sadler involving property near East Deerwood Drive.

Applicant: Kevin Mann, Executive Pastor, Connection Point Church.

- Mr. Mann explained that the purpose was to correct an irregular parcel boundary by having Mr. Sadler donate a triangular portion of land to the church.
- No opposition or questions from the Commission.

Motion: Motion by Tony Koeller, seconded by Travis Niswonger, to approve the land exchange.

Roll Call Vote:

- Bill Fadler – Yes
- Harry Dryer – Yes
- Russ Wiley – Yes
- Tina Weber – Yes
- Travis Niswonger – Yes
- Tony Koeller – Yes
- Michelle Weber – Yes

Motion carried.

Item 4:

Request: Approval of a resubdivision plat of Goggin Subdivision No. 1 – *Submitted by James and Belinda Goggin.*

- Applicant seeks to subdivide property on Old Cape Road East into five lots and install a new water main to replace a non-permitted private line.
- Three variances requested:
 1. To classify as a minor subdivision despite containing five lots.

2. To allow lots 3–5 without public street frontage.
3. To allow private water distribution with individual taps off a new private line instead of connecting each lot to the public main.

Applicant: James Goggin, 4580 State Highway W, explained the history and necessity of the request.

- Extensive discussion occurred regarding existing infrastructure, legal access, value creation, and long-term intent.
- Staff confirmed the proposed plat meets requirements with variances.

Motion: Motion by Tina Weber, seconded by Bill Fadler, to approve the resubdivision plat and grant the three variances.

Roll Call Vote:

- Bill Fadler – Yes
- Harry Dryer – Yes
- Russ Wiley – Yes
- Keena Weber – Yes
- Travis Niswonger – Yes
- Tony Koeller – Yes
- Michelle Weber – Yes

Motion carried.

Item 5:

Request: Text amendment to Chapter 65 of the Zoning Code – revising off-street parking requirements for medical and dental clinics.

- Current ordinance requires parking based on exam rooms, employees, and doctors. This resulted in a requirement of 81 spaces for a recently proposed clinic renovation, which staff and the Board of Aldermen deemed excessive.
- Staff proposed simplifying the standard to **one parking space per 250 square feet** of gross floor area.
- Supporting research from peer cities (Cape Girardeau, Perryville, Lebanon, etc.) showed most use square footage-based standards.
- Commission discussion supported staff findings.

Motion: Motion by Tony Koeller, seconded by Tina Weber, to direct staff to draft an ordinance amendment using the one space per 250 sq ft standard.

Roll Call Vote:

- Bill Fadler – No
- Harry Dryer – Yes
- Russ Wiley – Yes
- Tina Weber – Yes

- Travis Niswonger – Yes
- Tony Koeller – Yes
- Michelle Weber – Yes

Motion carried.

Other Discussion:

- The transfer of the special use permit for the McCombs Crematorium to a new owner was handled administratively and approved by the Board of Aldermen, as the use and operations will remain unchanged.

Adjournment

Motion: Motion by Tina Weber, seconded by Tony Koeller, to adjourn.

Vote: All in favor. Meeting adjourned.

Meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Larry Miller
Building and Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING

MEMO



TO: Chairman Harry Dryer and Members of the Planning & Zoning Commission

FROM: Larry Miller, Building & Planning Manager

DATE: July 11, 2025

SUBJECT: Major Street Plan

Mr. Haynes, a property owner along East Main Street, has submitted a request asking the City to remove a future street connection (shown through his property) from the Major Street Plan (MSP). The planned connection would extend East Main Street north to connect with North Donna Drive, as shown on the maps in your packet.

This request has been reviewed by staff. Based on current conditions and planning priorities, staff have identified the following considerations related to the request:

- The property in question has greater long-term value to the City as a commercially developed site generating sales and property tax, rather than as a future street corridor.
- Observations indicate that the City's current focus in this area is the continued commercial development of Main Street.
- The City does not currently own any right-of-way across Mr. Haynes's property for the proposed connection.
- There are no formal engineering studies, designs, or development timelines for the road.
- Construction of this segment, likely including a bridge over an existing creek, would involve substantial costs.
- No alternate route is proposed; past amendments to the MSP have included relocations rather than removals.

- The 2018 Jackson City-Wide Transportation Plan (prepared by Lochmueller Group) retained Donna Drive as a north/south corridor and did not recommend its removal.
- In 2014, the City paid to oversize North Donna Drive near East Elementary to accommodate the street expansion in the future.
- Donna Drive is planned as a critical link between Jackson Blvd., Main Street, Ridge Road, and Greensferry Road—part of the City's overall traffic network.
- With new growth in Savers Farm and rural subdivisions near Greensferry, alternate east-west routes are needed to reduce traffic on narrow, winding roads.
- Corner properties on collector routes are often more valuable for commercial development, not less.
- Amending the MSP sets a precedent and could lead to more requests that weaken the City's street network.

The Planning & Zoning Commission is the deciding body on amendments to the Major Street Plan. If the Commission approves the request, a public hearing would need to be scheduled before the final approval.

Mr. Haynes' original letter is attached for your review.

City of Jackson Planning & Zoning Commission
101 Court Street
Jackson, MO 63755

Dear Members of the Planning & Zoning Commission,

I am writing to formally request the removal of a portion of the proposed North Donna Drive from the City of Jackson Major Street Plan.

Specifically, I am requesting the removal of the section located north of East Main Street extending to the existing North Donna Drive. The inclusion of this proposed roadway in the Major Street Plan significantly limits the future development potential of property that I currently own in this area.

I simply want to gain clarity from the City of Jackson regarding this proposed street's future and remove it from the City of Jackson Major Street Plan if the proposed street is deemed no longer necessary.

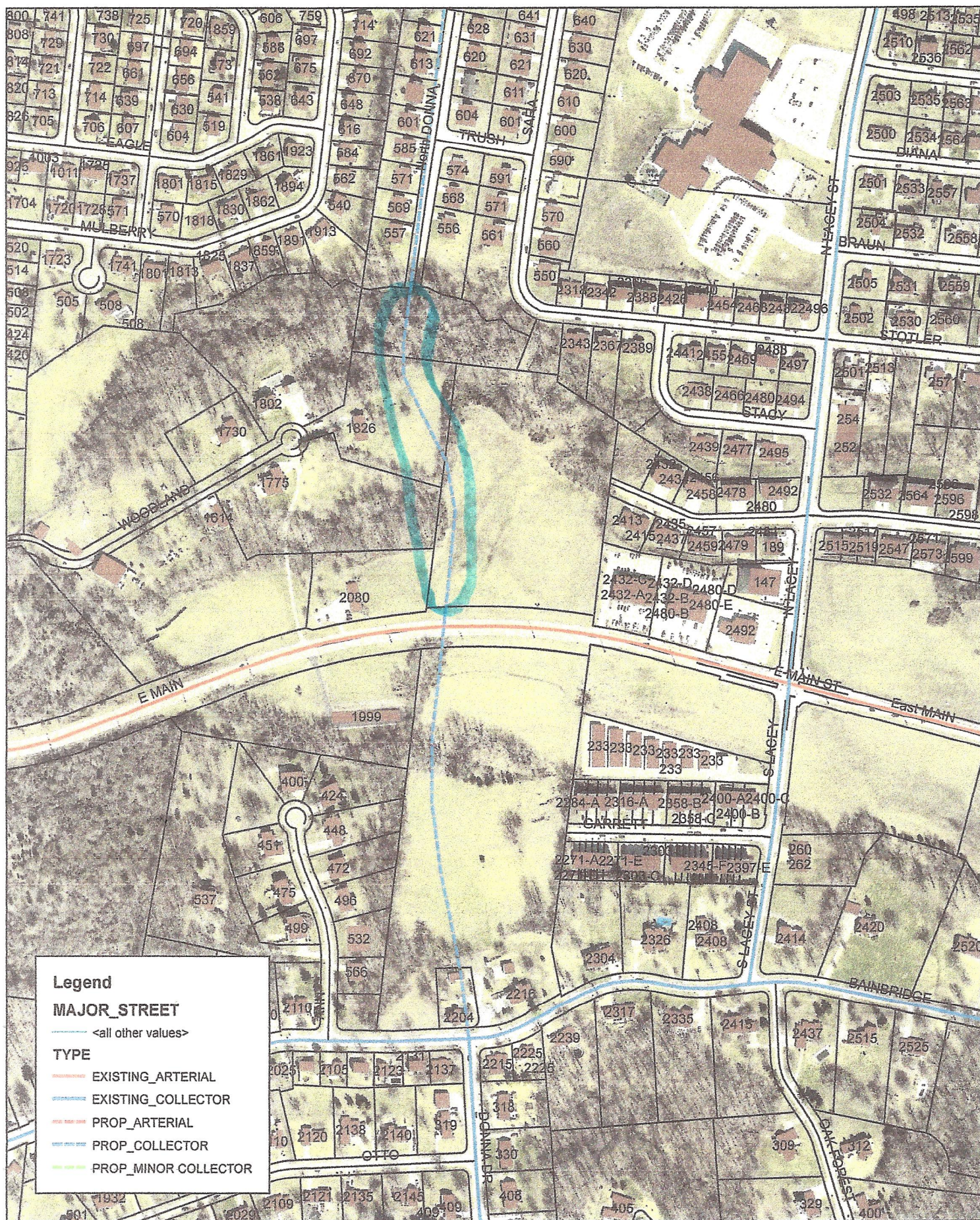
I respectfully ask the Commission to consider this request and evaluate the impact that the proposed roadway may have on private property development and land use flexibility.

Thank you for your time and consideration. Please feel free to contact me if further information or discussion is needed.

Sincerely,

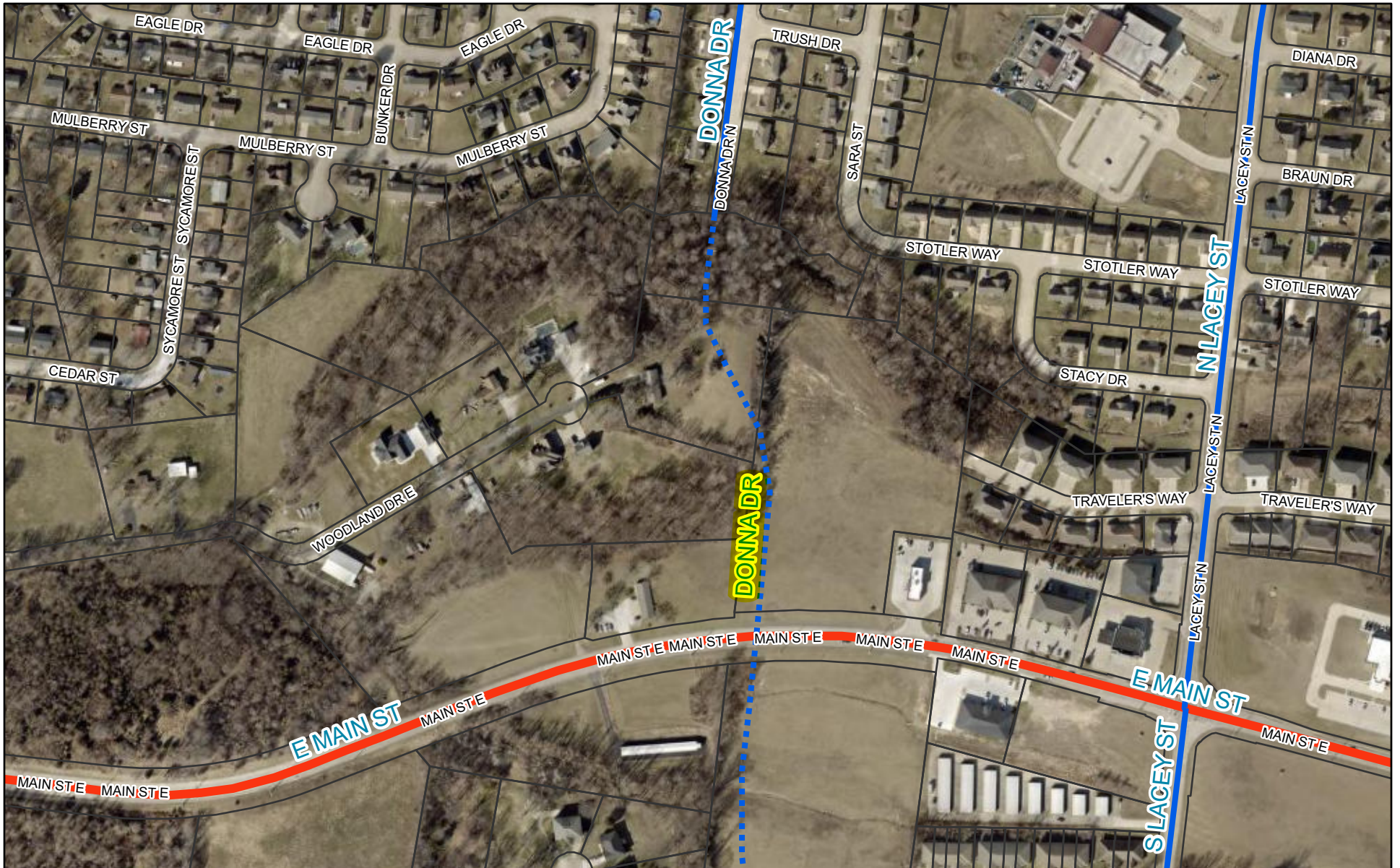
Michael Haynes

A handwritten signature in cursive script that reads "Michael Haynes". The signature is fluid and stylized, with a long horizontal stroke at the end.

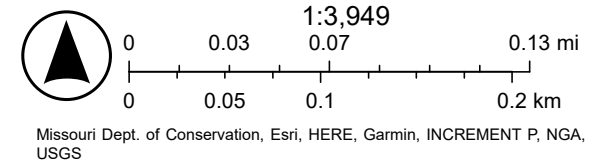


North Donna Drive Major Street Plan

SEMORPC: Web Map



7/1/2025, 11:32:06 AM



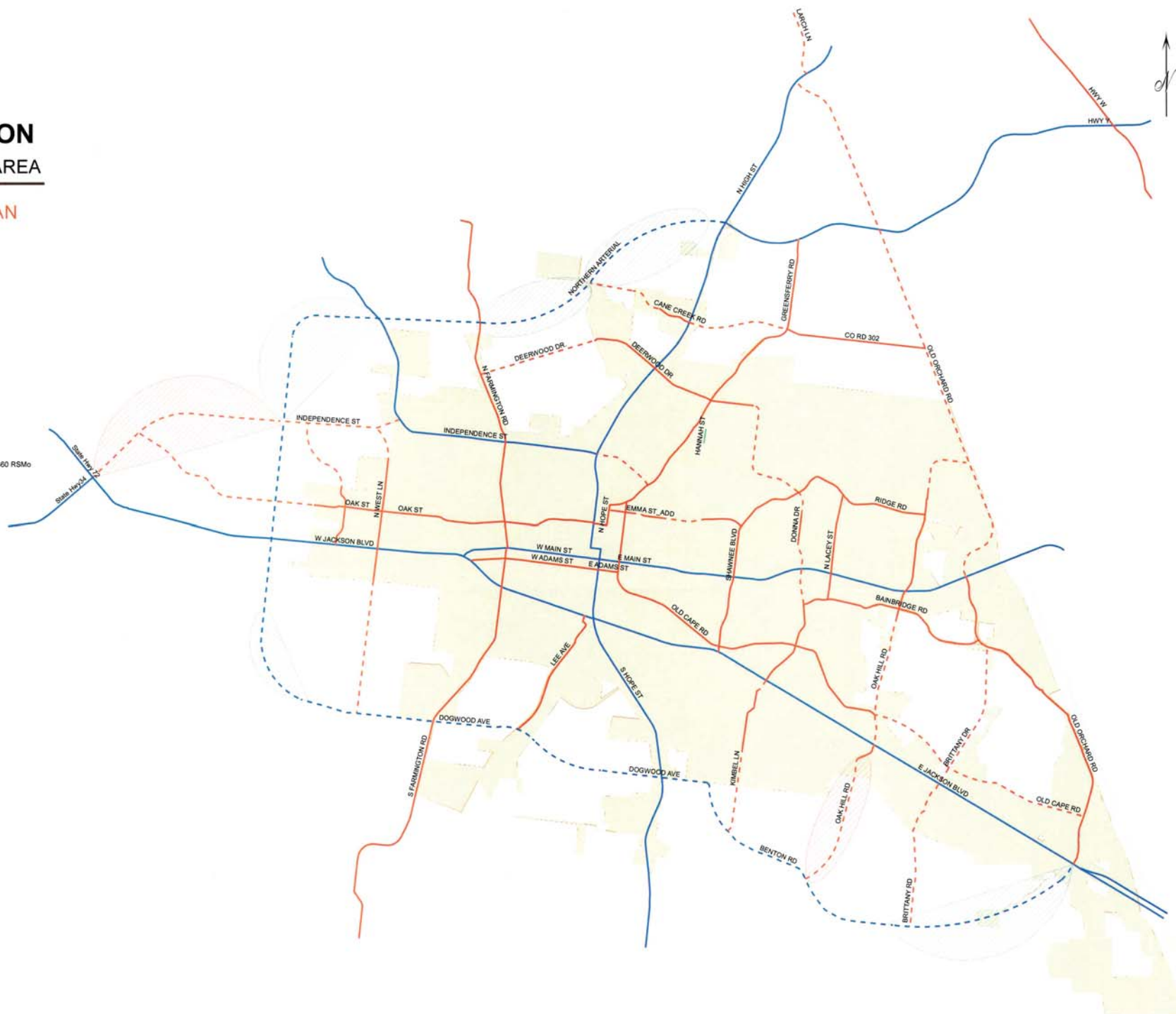
MAJOR STREET PLAN
2018



Mike Seabough
Chairman Planning and Zoning Commission

Tony Koeller
Secretary, Planning and Zoning Commission

Andrew David Blattner, Recorder
Cape Girardeau County
Jackson, MO



0 0.075 0.15 0.3 0.45 0.6
Miles

Jackson Building & Planning Dept
Prepared by: ReKramerSr. 8/2013

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .96 Acres from 3815 E Jackson Blvd to 3704 Dana Drive as submitted by Mongoose Properties, LLC.

APPLICANT: Mongoose Properties, LLC.

APPLICANT STATUS: Owner

PURPOSE: Land Exchange Certification

SIZE: .96 Acres

PRESENT USES: C-2 General Commercial

PROPOSED USE: C-2 General Commercial

ZONING: C-2 general Commercial

SURROUNDING LAND USE: All directions – C-2 General Commercial

HISTORY: N/A

TRANSPORTATION AND PARKING: N/A

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Parks and Open Space - The open space designation includes riparian corridors, preserved open lands, and other natural features. Open space and environmental features contribute significantly to the city's overall quality of life and character. The city should require the preservation of creeks and floodplain areas, which will aid in protecting the environment, lessening flooding problems, and providing an opportunity to interact with nature through trails.

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 29031C0232E and 29031C0251E Dated 9-29-2011.

PHYSICAL CHARACTERISTICS: Various Sizes

COMMENTS: N/A

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Aldermen requires no action.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: 07-01-2025

ADDRESS OF GRANTING PROPERTY: 3815 East Jackson Blvd.

ADDRESS OF RECEIVING PROPERTY: Dana Drive

GRANTING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Mongoose Properties, LLC

Mailing Address: 3193 County Road 645

City, State ZIP: Cape Girardeau, MO 63701

RECEIVING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Bonnie Rhodes Poythress Trust

Mailing Address: 3704 Dana Drive

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Bowen Engineering & Surveying

Engineer / Surveyor Contact: Ryan Brase

Mailing Address: 2121 Megan Drive

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-339-5900

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Ryan Brase

Mailing Address: 2121 Megan Drive

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-339-5900

Contact's Email Address (if used): RyanBrase@Bowenengsurv.com

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
☐ Division of land for cemetery usage
☒ Lot line adjustment between adjoining lots
☐ Transfer to adjoining property to improve ingress or egress
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

REASON FOR REQUEST (use additional pages if needed):

~~Excess ground not needed by Mongoose Properties, LLC.~~

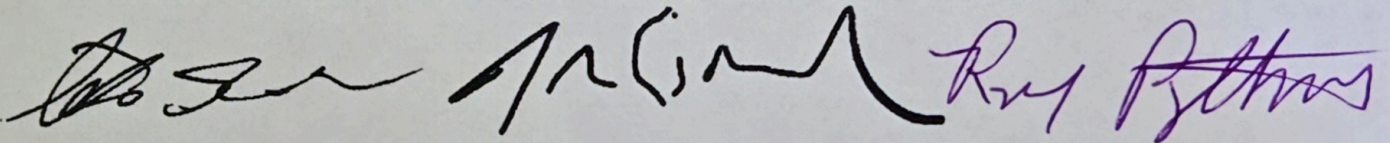
CURRENT ZONING: (circle all that apply)

- | | |
|--|--|
| ☐ 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) |

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



SURVEY NOTES:

This Survey Creates A New 0.96 Acre Tract From
The Parent Tract Recorded In Document No. 2022-05662

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

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

Latitude	37° 24' 44.45840"	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:

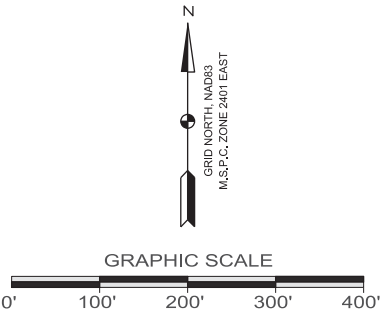
Previous Survey For Rhodes Real Estate Partners,
Document No. 2018-11135

General Warranty Deed, Document No. 2022-05662
General Warranty Deed, Document No. 2018-03972
General Warranty Deed, Book No. 1149 - Page No. 255

Online Mapping Records For Cape Girardeau, County
<https://maps.camavision.com/capegirardeaumo>

SURVEY MONUMENT NOTES:

- - FOUND IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN
- ⊙ - FOUND IRON PIPE
- - FOUND STONE
- ▲ - FOUND R/W MARKER
- ⊕ - FOUND T-POST
- ✱ - FOUND COTTON PICKER SPINDLE



NO.	BEARING	DISTANCE
1	S 35° 38' 35" E	109.76'
2	S 11° 19' 10" E	53.75'
3	S 01° 02' 54" E	77.23'
4	S 04° 06' 49" E	102.56'
5	S 10° 16' 34" E	26.25'
6	S 22° 23' 21" E	73.56'

FILED FOR RECORD

State of Missouri)
County of Cape Girardeau) ss

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

Andrew David Blattner, Cape Girardeau County Recorder of Deeds

LAND EXCHANGE PLAT
A SURVEY TO SET OUT
A 0.96 ACRE TRACT FROM THE PARENT TRACT
RECORDED IN DOCUMENT NO. 2022-05662

A PART OF THE USPS 235,
T 31 N, R 13 E, OF THE 5th P.M.
CITY OF JACKSON,
COUNTY OF CAPE GIRARDEAU,
STATE OF MISSOURI

DESCRIPTION: 0.96 ACRE TRACT
FROM MONGOOSE PROPERTIES, LLC
TO BONNIE RHODES POYTHRESS TRUST

Part of USPS 235, Township 31 North, Range 13 East of the Fifth Principal Meridian,
City of Jackson, County of Cape Girardeau, State of Missouri Being More Particularly
Described as Follows:

Commencing at a 1/2" Iron pin (found) at the Southwest Corner of USPS 788;
Thence along the East line of a tract of land recorded in Document No. 2022-05662 of
the land records of the County Recorder's Office and as shown by Survey Plat recorded
in Document No. 2018-11135, the following courses and distances:

S 35° 38' 35" E, 109.76 feet;
Thence S 11° 19' 10" E, 53.75 feet;
Thence S 01° 02' 54" E, 77.23 feet;
Thence S 04° 06' 49" E, 102.56 feet;
Thence S 10° 16' 34" E, 26.26 feet;
Thence S 22° 23' 21" E, 73.56 feet to a 1/2" Iron pin (found) at the Southeast corner
of a said tract; Thence S 84° 14' 42" W, 591.45 feet along the South line of said tract
to a Stone (found) at the most Southerly corner of said tract, said point also being the
TRUE POINT OF BEGINNING;

Thence along the Westerly line of said tract the following courses and distances,
N 54° 30' 39" W, 200.00 feet to a 1/2" Iron pin (previously set); Thence N 15° 49' 23" W,
667.22 feet to a 1/2" Iron pin (set); Thence leaving said Westerly line, S 24° 27' 25" E,
832.77 feet to the Point of Beginning, containing 0.96 Acres more or less.

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Roger Poythress the tract
shown hereon was 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

219 N. Main St.
Cape Girardeau, MO 63701
Ph: 573.339.5900
www.bowenengineering.com

Bowen
ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories

Bowen Engineering & Surveying, P.C.
Engineering Corporation - Missouri State Certificate of Authority #000383
Land Surveying Corporation - Missouri State Certificate of Authority #000166

MONGOOSE PROPERTIES, LLC
3193 COUNTY ROAD 645
CAPE GIRARDEAU, MISSOURI

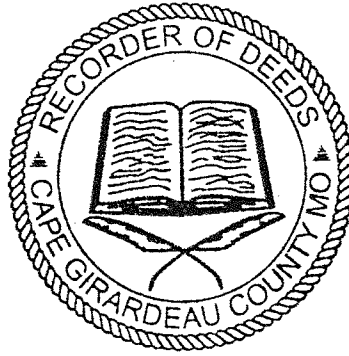
DESCRIPTION	DATE

Copyright © 2025 by
Bowen Engineering & Surveying, P.C.

JOB NO.	S25-048
DATE	JULY 1, 2025
FILE	S25048.DGN
CAICE	S25048.ZIP
DWN BY	RWB
CKD BY	CCK
SCALE	1" = 100'

LAND
EXCHANGE
PLAT

SHEET NO.
1 of 1



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
05/23/2022 08:31:02 AM
REC FEE: 30.00
PAGES: 3

General Warranty Deed

THIS INDENTURE, made on the 20th day of May, 2022, by and between **Rhodes Real Estate Partners, L.P., a Missouri Limited Partnership**, of the County of Cape Girardeau, State of Missouri, **GRANTOR**, and **Mongoose Properties, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, whose mailing address is 3193 County Rd 645, Cape Girardeau, MO 63701, **GRANTEE**.

WITNESSETH, That the said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, *Grant, Bargain and Sell, Convey and Confirm*, unto the said Grantee, its successors and assigns, the following described real estate, lying, being and situate in the County of Cape Girardeau, State of Missouri, to-wit:

All that part of U.S. Surveys Two Hundred Thirty-Five (235), Seven Hundred Eighty Eight (788) and Fractional Section Seventeen (17) all in Township Thirty One (31) North, Range Thirteen (13) East, described as follows, to wit: Begin at the southwest corner of said U.S. Survey 788; thence South 33° 30' East, with the old Jackson Gravel Road, 144.5 feet; thence South 0° 30' West, with said road, 264.0 feet; thence South 38° 30' East, 45.5 feet to a corner in said road; thence South 85° West 598 feet to a stone for a corner; thence South 19° 50' West, 651.4 feet; thence North 68° 30' West, 864. 7 feet to the southeast corner of a 31.81 acre tract of land conveyed by Lowell Scott Bunch and Leona M. Bunch to Richard Calvin Conley and Carrie Ester Conley by deed dated October 11, 1943 and recorded in Book 124 Page 110 of the land records of Cape Girardeau County; thence North 21 ° 30' East, with an east line of said 31.81 acre tract, 878.3 feet; thence North 62° 45' West with a north line of said 31.81 acre tract 567.4 feet; thence North 34° 30' East, with an east line of said 31.81 acre tract, 787.0 feet to the southwest right of way line of U.S. Route 61; thence South 58° 15' East, with said right of way line, 80.0 feet; thence North 31 ° 45' East with an offset in said right of way line 50.0 feet; thence continue South 58° 15' East with said southwest right of way line 1435.8 feet; thence North 83° 16' West, 39.5 feet to a point on the east line of U.S. Survey 235; thence South 7° 30' West, 209.2 feet to the beginning corner.

LESS AND EXCEPT that part conveyed to Roger David Poythress and Bonnie R. Poythress, husband and wife by deed recorded in Book 646 at Page 389, land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT that part conveyed to Bonnie Rhodes Poythress, Trustee of The Bonnie Rhodes Poythress Revocable Living Trust Agreement dated May 6, 1998, by deed

2

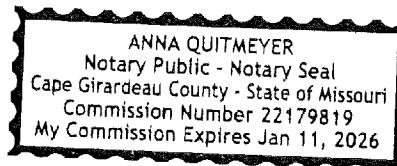
Warranty Deed was signed in behalf of such Limited Partnership by authority of its General Partner; and said Patricia Rhodes Bratton, Co-Trustee, acknowledged said instrument to be the free act and deed of such Limited Partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



Notary Public

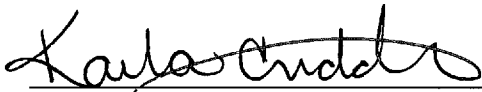
My commission expires:



STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

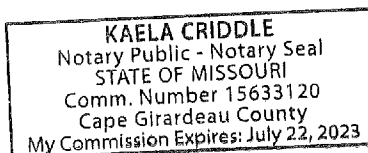
On this 20th day of May, 2022, before me appeared G. Elaine Beussink, Co-Trustee, to me personally known, who, being by me duly sworn, did say that the Rhodes Family Limited Partnership Irrevocable Trust Agreement dated October 24, 1995, is the General Partner of Rhodes Real Estate Partners, L.P., a Missouri Limited Partnership, and that the within General Warranty Deed was signed in behalf of such Limited Partnership by authority of its General Partner; and said G. Elaine Beussink, Co-Trustee, acknowledged said instrument to be the free act and deed of such Limited Partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



Notary Public

My commission expires:



GENERAL WARRANTY DEED

BOOK 1149 PAGE 255

012785

THIS INDENTURE, made on the 14th day of August, A.D. Two Thousand and One by and between **RHODES REAL ESTATE PARTNERS, L.P.**, a Missouri limited partnership, Party of the First Part, and **BONNIE RHODES POYTHRESS, TRUSTEE OF THE BONNIE RHODES POYTHRESS REVOCABLE LIVING TRUST AGREEMENT DATED MAY 6, 1998**, of the County of Cape Girardeau in the State of Missouri, Party of the Second Part:

(mailing address of said first named grantee is: 3899 E Jackson Blvd / Jackson, MO 63755)

WITNESSETH, That the said party of the First Part, in consideration of the sum of Ten Dollars and No Cents (\$10.00) to them paid by the said parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party of the Second Part her successors/heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying being situate in the County of Cape Girardeau and State of Missouri, to-wit:

THAT PART OF U.S.P. SURVEY NO. 235, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of U.S.P. survey No. 235, thence North 33°45'49" East, 3488.11 feet to the point of beginning; thence South 69°28'14" East, 860.21 feet; thence North 18°27'02" East, 651.40 feet; thence North 55°08'19" West, 200.00 feet; thence North 16°27'03" West, 697.22 feet; thence North 57°22'48" West, 704.19 feet; thence South 33°32'24" West, 496.94 feet; thence South 64°07'24" East, 566.93 feet; thence South 55°08'18" East, 401.63 feet; thence South 18°27'02" West, 364.34 feet; thence North 69°28'14" West 395.63 feet; thence South 19°41'58" West, 404.45 feet to the point of beginning and containing 21.21 acres more or less and subject to easements of record.

EASEMENT No. 1

THAT PART OF U.S.P. SURVEY NO. 235, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of U.S.P. Survey No. 235, thence North 33°45'49" East, 3488.11 feet; thence South 69°28'14" East, 860.21 feet; thence North 18°27'02" East, 651.40 feet to the point of beginning of Easement No. 1; thence North 83°48'02" East 591.91 feet; thence North 40°23'40" West, 45.30 feet; thence North 01°23'40" West, 22.61 feet; thence South 83°48'02" West, 540.81 feet; thence South 18°27'02" West, 66.02 feet to the point of beginning and containing 33,661 square feet more or less

EASEMENT NO. 2

THAT PART OF U.S.P. SURVEY NO. 235, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of U.S.P. Survey No. 235, thence North 33°45'49" East, 3488.11 feet; thence South 69°28'14" East, 860.21 feet; thence North 18°27'02" East, 651.40 feet; thence North 55°08'19" West, 200.00 feet; thence North 16°27'03" West; 664.66 feet to the point of beginning; thence South 50°40'59" West, 117.29 feet; thence North 39°19'01" West, 30.00 feet; thence North 50°40'59" East, 129.95 feet; thence South 16°27'03" East, 32.56 feet to the point of beginning and containing 3,709 square feet more or less and subject to any easements of record.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said parties of the Second Part, and unto their successors/heirs and assigns,

FOREVER, the said party of the first part **RHODES REAL ESTATE PARTNERS, L.P.** hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same: that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said party of the Second Part, and unto their successors/heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hand the day and year first above written.

RHODES REAL ESTATE PARTNERS, L.P.
BY ITS GENERAL PARTNERS:

Francis E. Rhodes
Francis Eugene Rhodes, Trustee of the Francis
Eugene Rhodes Revocable Living Trust Agreement
Dated September 3, 1993

Edvira A. Rhodes
Edvira A. Rhodes, Trustee of the Edvira A. Rhodes
Revocable Living Trust Agreement dated
September 3, 1993

Francis E. Rhodes
Francis Eugene Rhodes, Trustee of the Edvira A. Rhodes
Revocable Living Trust Agreement dated
September 3, 1993

Patricia Rhodes Bratton
Patricia Rhodes Bratton, Trustee of the
Rhodes Family Limited Partnership Irrevocable Trust
Agreement dated October 24, 1995

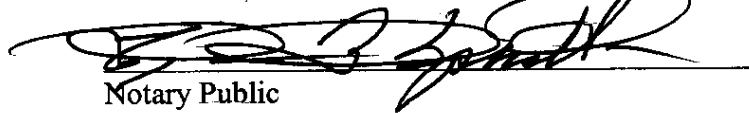
G. Elaine Beussink
G. ELAINE BEUSSINK, TRUSTEE OF THE
Rhodes Family Limited Partnership Irrevocable Trust
Agreement dated October 24, 1995

STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

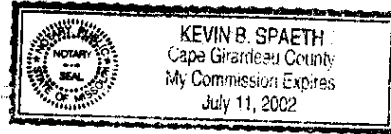
On this 14th day of September, 2001, before me personally appeared Francis Eugene Rhodes and Edvira A. Rhodes to me known to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cape Girardeau, Missouri, the day and year first above written.

BOOK 1149 PAGE 257


Notary Public

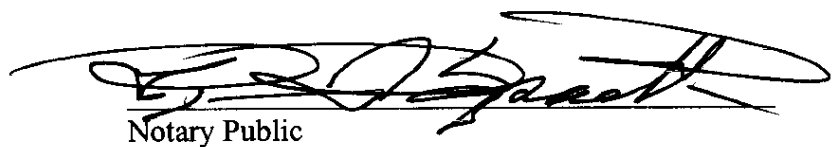
My commission expires: 7-11-02



STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

On this 14th day of September, 2001, before me personally appeared Patricia Rhodes Bratton to me known to be the person described in and who executed the foregoing instrument and acknowledge that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cape Girardeau, Missouri, the day and year first above written.


Notary Public

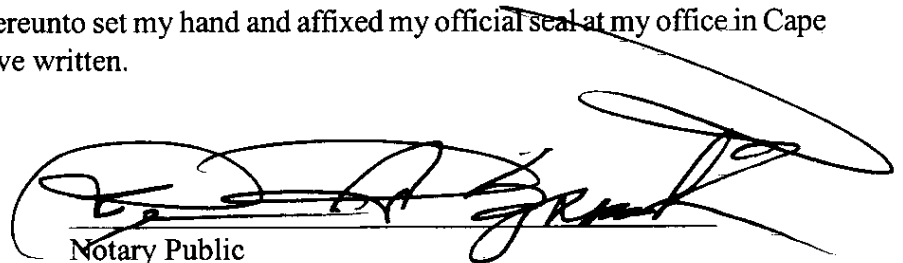
My commission expires: 7-11-02



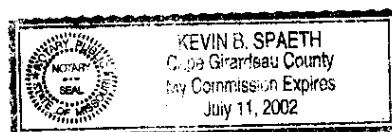
STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

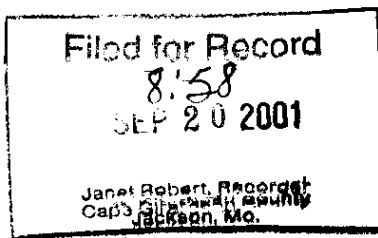
On this 14th day of September, 2001, before me personally appeared G. Elaine Beussink to me known to be the person described in and who executed the foregoing instrument and acknowledge that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cape Girardeau, Missouri, the day and year first above written.


Notary Public

My commission expires: 7-11-02





\$32.00 chg.

RS HBR
Kevin Spaeth

STATE OF MISSOURI } ss
County of Cape Girardeau, }

I hereby certify that this instrument
was FILED FOR RECORD at the date
and time shown hereon and is recorded in
Book... 1149 ... Page... 255 ...

JANET ROBERT
Recorder of Deeds

By Vickie Ruehling... Deputy



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: Blues Highway Center

DATE OF APPLICATION: 07-22-2025

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

Names, Addresses & Phone #s: Mongoose Properties, LLC
3193 County Road 645
Cape Girardeau, MO 63701
573-243-1310

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Ryan Brase

Contact's Mailing Address: 2121 Megan Drive
Cape Girardeau, MO 63701

Contact's Phone: 573-339-5900

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Bowen Engineering & Surveying
2121 Megan Drive
Cape Girardeau, MO 63701 57-339-5900

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)

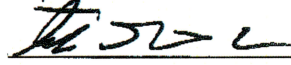
ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | |
|------------------------------------|----------------------------------|
| R-1 Single Family Residential | 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. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org

Staff Report

ACTION ITEM: Consider a request for approval of a minor subdivision of Blues Highway Center submitted by Mongoose Properties, LLC.

APPLICANT: Mongoose Properties, LLC.

APPLICANT STATUS: Owners

PURPOSE: Dividing one lot into three separate lots.

SIZE: 16.9 Acres Total, Lot 1- 10.88 Acres, Lot 2- 1.51 Acres, Lot 3- 4.51 Acres

PRESENT USES: Bryant Restoration

PROPOSED USE: Bryant Restoration on lot 2, and unknown on lots 1 and 3

PROPERTY ZONING: C-2 General Commercial.

SURROUNDING LAND USE: North, South, East, and West – C-2 General Commercial

HISTORY: The Jackson Waterslide was on the proposed lot 1.

TRANSPORTATION AND PARKING: All required street frontage is provided.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: Parks and Open Spaces:

The parks designation includes areas for active or passive recreation – both public parks owned and maintained by the city and private parks in planned subdivisions. There are several parks located throughout Jackson, including Jackson City Park, Litz Park, and Brookside Park. Several of the city's parks are connected by a trail system.

The open space designation includes riparian corridors, preserved open lands, and other natural features. Open space and environmental features contribute significantly to the city's overall quality of life and character. The city should require the preservation of creeks and floodplain areas which will aid in protecting the environment, lessening flooding problems, and providing an opportunity to interact with nature through trails.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA panel 29031C0251E and 29031C0232E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: No unusual physical characteristics were noted.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Aldermen. A negative recommendation requires approval from a super-majority (6 votes) of the Board of Aldermen. No public hearings are required for subdivision applications.



SURVEY NOTES:

This Survey Creates A New 3 Lot Subdivision From The Parent Tract Recorded In Document No. 2022-05662

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

Base of Survey Datum - NAD83, M.S.P.C. Zone 2401 East CORS Station MOJK of The MoDOT GPS RTK Network

Latitude 37° 24' 44.45840" North
Longitude 89° 39' 00.22115" West
Ellipsoid Height 394.012 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 Geographic Data Sheets, Retrieval Date December 28, 2023 And Converted From Meters To U.S. Survey Feet

Survey Class - Urban

REFERENCES:

Previous Survey For Rhodes Real Estate Partners, Document No. 2018-11135

Record Plat of Annwood Estates as Recorded In Plat Book No. 17 - Page No. 30

Right of Way Plans For U.S. Route 61

General Warranty Deed, Document No. 2022-05662
General Warranty Deed, Document No. 2018-03972
General Warranty Deed, Book No. 1149 - Page No. 255

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

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

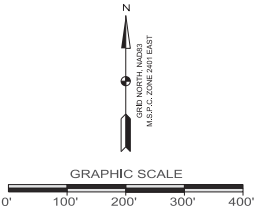
Maximum Building Height: 50 Feet Not Over 5 Stories
Maximum Lot Width: None
Maximum Lot Area: None
Setbacks:
Front Yard: 30 Feet
Side Yard: 8 Feet Where Adjoining Residential Property
0 Feet Where Commercial Use Adjoins Commercial Zone
Rear Yard: 25 Feet

SURVEY MONUMENT NOTES:

- FOUND 1/2" IRON PIN (AS NOTED)
- SET 1/2" IRON PIN
- FOUND IRON PIPE
- FOUND STONE
- ▲ FOUND RW MARKER
- FOUND COTTON PICKER SPINDLE

SURVEY LEGEND

CENTERLINE
RIGHT OF WAY LINE
PROPERTY LINE
LOT LINE
ADJOINER'S PROPERTY LINE
NEW UTILITY EASEMENT LINE
NEW 15' SANITARY SEWER ESMT.
EXISTING EASEMENT LINE



LINE DIMENSION TABLE		
NO.	BEARING	DISTANCE
1	N 89° 17' 28" W	135.24
2	N 10° 49' 23" W	30.50
3	N 24° 31' 24" E	111.53
4	N 50° 11' 20" E	33.63
5	N 40° 43' 47" E	80.50
6	S 49° 16' 13" E	74.13
7	S 42° 57' 58" E	72.80
8	N 80° 10' 27" E	9.25
9	S 00° 02' 18" E	53.40
10	S 40° 16' 13" E	17.47
11	S 35° 38' 35" E	109.76
12	S 11° 19' 10" E	53.76
13	S 01° 02' 04" E	77.23
14	S 04° 06' 49" E	102.56
15	S 10° 10' 34" E	26.20
16	S 22° 23' 21" E	71.50
17	S 49° 16' 13" E	91.60
18	N 80° 10' 27" E	39.63
19	S 32° 22' 00" E	74.60
20	S 88° 48' 08" E	69.80
21	S 42° 46' 02" E	43.30

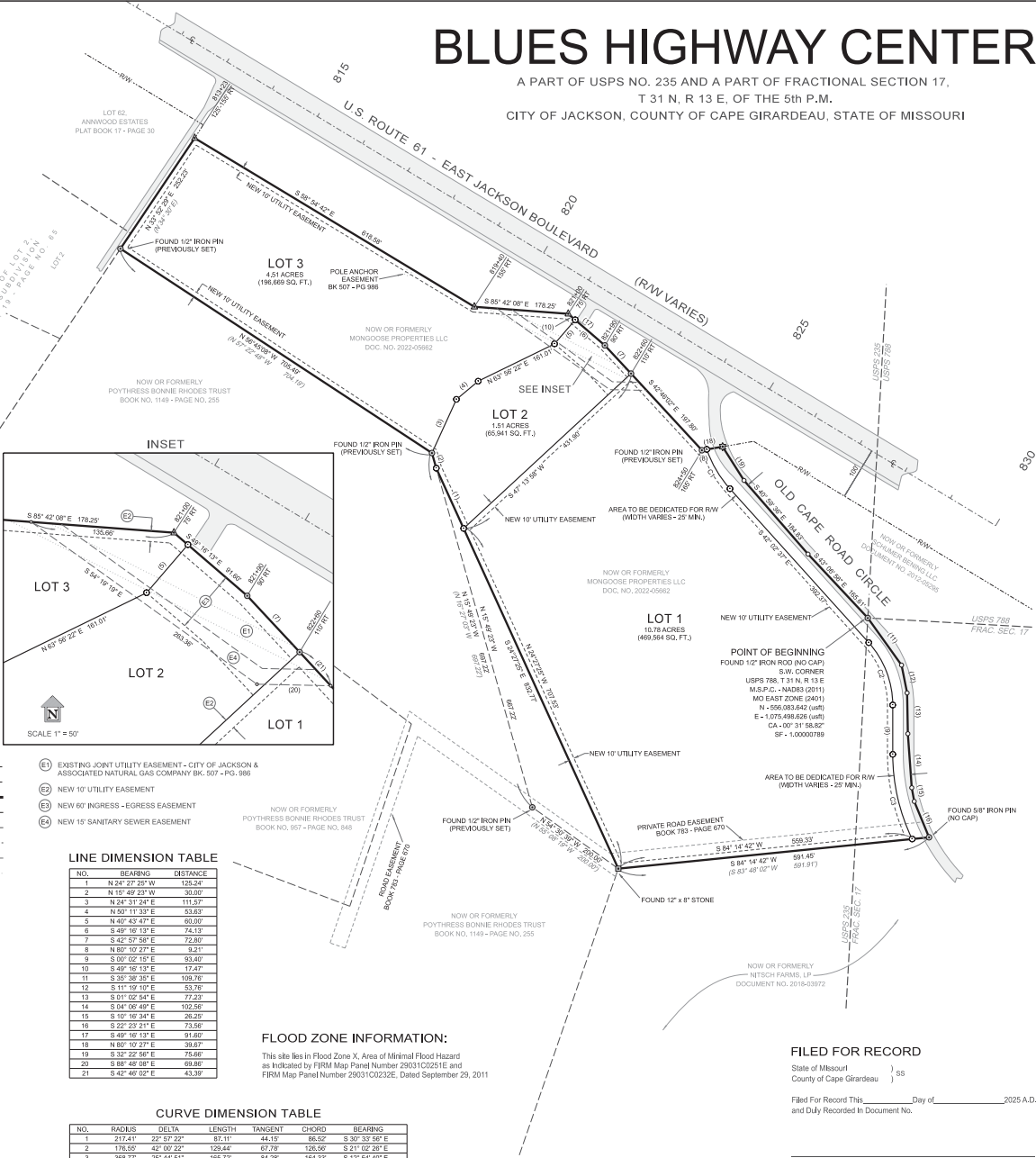
CURVE DIMENSION TABLE					
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	217.41'	22° 57' 22"	87.11'	44.19'	86.52'
2	176.59'	42° 00' 22"	129.44'	67.78'	126.56'
3	368.77'	25° 44' 51"	165.72'	84.28'	164.33'

FLOOD ZONE INFORMATION:

This site lies in Flood Zone X, Area of Minimal Flood Hazard as indicated by FIRM Map Panel Number 29031C0225E and FIRM Map Panel Number 29031C0232E. Dated September 29, 2011

BLUES HIGHWAY CENTER

A PART OF USPS NO. 235 AND A PART OF FRACTIONAL SECTION 17,
T 31 N, R 13 E, OF THE 5th P.M.
CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI



FILED FOR RECORD

State of Missouri
County of Cape Girardeau

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

Andrew David Blattner, Cape Girardeau County Recorder of Deeds

SUBDIVISION DEDICATION:

The Undersigned Mongoose Properties, LLC, a Missouri Limited Liability Company, Owners in Fee of Part of USPS 235 and a Part of Fractional Section 17, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri Being More Particularly Described as Follows:

Beginning at a 1/2" Iron pin (found) at the Southwest Corner of USPS 788; Thence along the East line of a tract of land recorded in Document No. 2022-05662 of the land records of the County Recorder's Office and as shown by Survey Plat recorded in Document No. 2018-11135, the following courses and distances:

S 35° 38' 35" E, 109.76 feet; Thence S 11° 19' 10" E, 53.76 feet; Thence S 01° 02' 04" E, 77.23 feet; Thence S 04° 06' 49" E, 102.56 feet; Thence S 10° 16' 34" E, 26.20 feet; Thence S 22° 23' 21" E, 73.56 feet to a 5/8" Iron pin (found) at the Northeast corner of a tract of land recorded in Document No. 2018-03972; Thence S 84° 14' 42" W, 591.45 feet along the North line of said tract to a Stone (found) at the most Southerly corner of tract of land recorded in Document No. 2022-05662; Thence N 24° 27' 25" W, 832.77 feet to a 1/2" Iron pin (set) on the East line of a tract of land recorded in Book No. 1149 at Page No. 255; Thence along the East and North line of said tract the following courses and distances, N 15° 49' 23" W, 30.00 feet to a 1/2" Iron pin (found); Thence N 50° 45' 08" W, 705.49 feet to a 1/2" Iron pin (found) on the East line of Lot 2, a Resubdivision of Lot 2, Richardson Subdivision as recorded in Plat Book No. 15, at Page No. 65; Thence N 33° 52' 29" E, 252.23 feet along the East line of said subdivision and the East line of Lot 62, Annwood Estates as recorded in Plat Book No. 17, at Page No. 30 to a Right of Way Marker (found) on the Southerly Right of Way line of U.S. Route 61; Thence along said Southerly Right of Way line the following courses and distances:

S 58° 54' 42" E, 618.58 feet to a Right of Way Marker (found); Thence S 85° 42' 08" E, 178.25 feet to a Right of Way Marker (found); Thence S 49° 16' 13" E, 91.60 feet to a 1/2" Iron pin (found); Thence S 42° 57' 58" E, 72.80 feet to a 1/2" Iron pin (found); Thence S 42° 46' 02" E, 197.80 feet to a 1/2" Iron pin (found); Thence N 80° 10' 27" E, 39.67 feet to a Cotton Picker Spindle (found) in Old Cape Road Circle; Thence along said Old Cape Road Circle the following courses and distances:

S 32° 22' 56" E, 75.66 feet; Thence S 40° 58' 36" E, 164.53 feet; Thence S 43° 06' 56" E, 165.81 feet to the Point of Beginning, containing 17.83 Acres more or less.

Hereby 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, "Blues Highway Center".

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

Frank Dinkler Jr., Member
Mongoose Properties, LLC

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

Before Me, a Notary Public for Said State and County, Personally Appeared Frank Dinkler Jr., 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: _____
Devin Hahn, Mayor

Approved by: _____
Janet Sanders, Director of Public Works

Approved by: _____
Harry Dryer, Chairman, Planning And Zoning Commission

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Mongoose Properties, LLC the tracts shown hereon 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.

FOR REVIEW

R. Christopher Bowen MO. PLS #2232

2232 Maple Drive
St. Louis, MO 63103
PH: 314.233.9300
www.bowenllc.com

Bowen
ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories

MONGOOSE PROPERTIES, LLC
3193 COUNTY ROAD 645
CAPE GIRARDEAU, MISSOURI

DESCRIPTION	DATE

Created: 1/20/25 by
BOWEN ENGINEERING & SURVEYING, P.C.

JOB NO.	S25-048
DATE	JULY 30, 2025
FILE	C204048.DWG
CAUSE	S204048.ZIP
DWN BY	RWB
CKD BY	CKK
SCALE	1" = 100'

RECORD
PLAT

SHEET NO.
1 of 1

GENERAL WARRANTY DEED

BOOK **1149** PAGE **255**

012785

THIS INDENTURE, made on the 14th day of August, A.D. Two Thousand and One by and between **RHODES REAL ESTATE PARTNERS, L.P.**, a Missouri limited partnership, Party of the First Part, and **BONNIE RHODES POYTHRESS, TRUSTEE OF THE BONNIE RHODES POYTHRESS REVOCABLE LIVING TRUST AGREEMENT DATED MAY 6, 1998**, of the County of Cape Girardeau in the State of Missouri, Party of the Second Part:

(mailing address of said first named grantee is: 3899 E Jackson Blvd / Jackson, MO 63755)

WITNESSETH, That the said party of the First Part, in consideration of the sum of Ten Dollars and No Cents (\$10.00) to them paid by the said parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party of the Second Part her successors/heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying being situate in the County of Cape Girardeau and State of Missouri, to-wit:

THAT PART OF U.S.P. SURVEY NO. 235, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

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EASEMENT No. 1

THAT PART OF U.S.P. SURVEY NO. 235, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

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EASEMENT NO. 2

THAT PART OF U.S.P. SURVEY NO. 235, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

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TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said parties of the Second Part, and unto their successors/heirs and assigns,

FOREVER, the said party of the first part **RHODES REAL ESTATE PARTNERS, L.P.** hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same: that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said party of the Second Part, and unto their successors/heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hand the day and year first above written.

RHODES REAL ESTATE PARTNERS, L.P.
BY ITS GENERAL PARTNERS:

Francis E. Rhodes
Francis Eugene Rhodes, Trustee of the Francis
Eugene Rhodes Revocable Living Trust Agreement
Dated September 3, 1993

Edvira A. Rhodes
Edvira A. Rhodes, Trustee of the Edvira A. Rhodes
Revocable Living Trust Agreement dated
September 3, 1993

Francis E. Rhodes
Francis Eugene Rhodes, Trustee of the Edvira A. Rhodes
Revocable Living Trust Agreement dated
September 3, 1993

Patricia Rhodes Bratton
Patricia Rhodes Bratton, Trustee of the
Rhodes Family Limited Partnership Irrevocable Trust
Agreement dated October 24, 1995

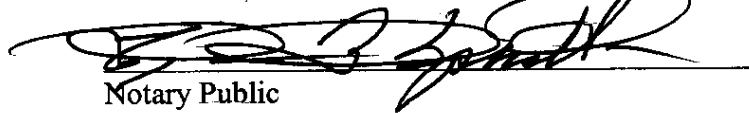
G. Elaine Beussink
G. ELAINE BEUSSINK, TRUSTEE OF THE
Rhodes Family Limited Partnership Irrevocable Trust
Agreement dated October 24, 1995

STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

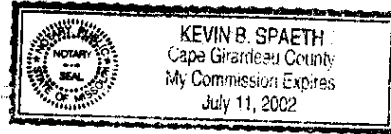
On this 14th day of September, 2001, before me personally appeared Francis Eugene Rhodes and Edvira A. Rhodes to me known to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cape Girardeau, Missouri, the day and year first above written.

BOOK 1149 PAGE 257


Notary Public

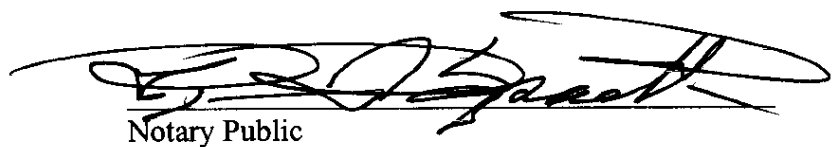
My commission expires: 7-11-02



STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

On this 14th day of September, 2001, before me personally appeared Patricia Rhodes Bratton to me known to be the person described in and who executed the foregoing instrument and acknowledge that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cape Girardeau, Missouri, the day and year first above written.


Notary Public

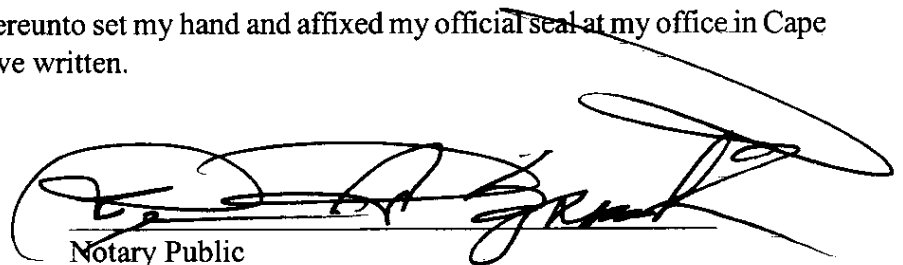
My commission expires: 7-11-02



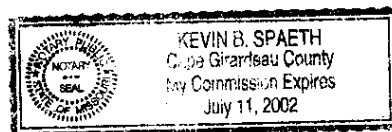
STATE OF MISSOURI)
) SS.
COUNTY OF CAPE GIRARDEAU)

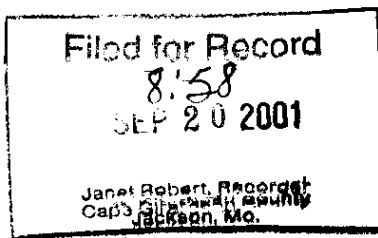
On this 14th day of September, 2001, before me personally appeared G. Elaine Beussink to me known to be the person described in and who executed the foregoing instrument and acknowledge that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cape Girardeau, Missouri, the day and year first above written.


Notary Public

My commission expires: 7-11-02





\$32.00 chg.

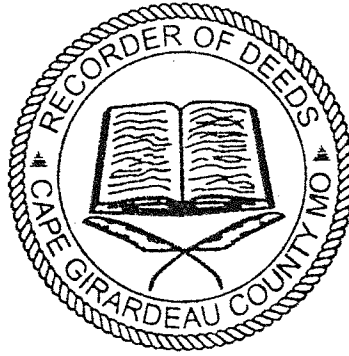
RS HBR
Kevin Spaeth

STATE OF MISSOURI } ss
County of Cape Girardeau, }

I hereby certify that this instrument
was FILED FOR RECORD at the date
and time shown hereon and is recorded in
Book... 1149 ... Page... 255 ...

JANET ROBERT
Recorder of Deeds

By Vickie Ruehling ...
Deputy



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
05/23/2022 08:31:02 AM
REC FEE: 30.00
PAGES: 3

General Warranty Deed

THIS INDENTURE, made on the 20th day of May, 2022, by and between **Rhodes Real Estate Partners, L.P., a Missouri Limited Partnership**, of the County of Cape Girardeau, State of Missouri, **GRANTOR**, and **Mongoose Properties, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, whose mailing address is 3193 County Rd 645, Cape Girardeau, MO 63701, **GRANTEE**.

WITNESSETH, That the said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, *Grant, Bargain and Sell, Convey and Confirm*, unto the said Grantee, its successors and assigns, the following described real estate, lying, being and situate in the County of Cape Girardeau, State of Missouri, to-wit:

All that part of U.S. Surveys Two Hundred Thirty-Five (235), Seven Hundred Eighty Eight (788) and Fractional Section Seventeen (17) all in Township Thirty One (31) North, Range Thirteen (13) East, described as follows, to wit: Begin at the southwest corner of said U.S. Survey 788; thence South 33° 30' East, with the old Jackson Gravel Road, 144.5 feet; thence South 0° 30' West, with said road, 264.0 feet; thence South 38° 30' East, 45.5 feet to a corner in said road; thence South 85° West 598 feet to a stone for a corner; thence South 19° 50' West, 651.4 feet; thence North 68° 30' West, 864. 7 feet to the southeast corner of a 31.81 acre tract of land conveyed by Lowell Scott Bunch and Leona M. Bunch to Richard Calvin Conley and Carrie Ester Conley by deed dated October 11, 1943 and recorded in Book 124 Page 110 of the land records of Cape Girardeau County; thence North 21 ° 30' East, with an east line of said 31.81 acre tract, 878.3 feet; thence North 62° 45' West with a north line of said 31.81 acre tract 567.4 feet; thence North 34° 30' East, with an east line of said 31.81 acre tract, 787.0 feet to the southwest right of way line of U.S. Route 61; thence South 58° 15' East, with said right of way line, 80.0 feet; thence North 31 ° 45' East with an offset in said right of way line 50.0 feet; thence continue South 58° 15' East with said southwest right of way line 1435.8 feet; thence North 83° 16' West, 39.5 feet to a point on the east line of U.S. Survey 235; thence South 7° 30' West, 209.2 feet to the beginning corner.

LESS AND EXCEPT that part conveyed to Roger David Poythress and Bonnie R. Poythress, husband and wife by deed recorded in Book 646 at Page 389, land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT that part conveyed to Bonnie Rhodes Poythress, Trustee of The Bonnie Rhodes Poythress Revocable Living Trust Agreement dated May 6, 1998, by deed

2

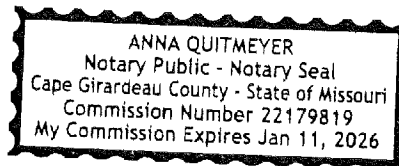
Warranty Deed was signed in behalf of such Limited Partnership by authority of its General Partner; and said Patricia Rhodes Bratton, Co-Trustee, acknowledged said instrument to be the free act and deed of such Limited Partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



Notary Public

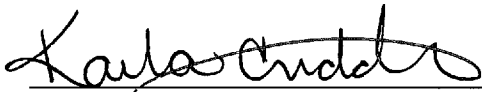
My commission expires:



STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

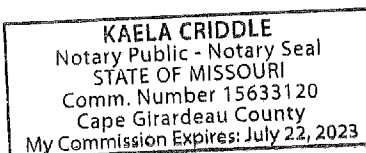
On this 20th day of May, 2022, before me appeared G. Elaine Beussink, Co-Trustee, to me personally known, who, being by me duly sworn, did say that the Rhodes Family Limited Partnership Irrevocable Trust Agreement dated October 24, 1995, is the General Partner of Rhodes Real Estate Partners, L.P., a Missouri Limited Partnership, and that the within General Warranty Deed was signed in behalf of such Limited Partnership by authority of its General Partner; and said G. Elaine Beussink, Co-Trustee, acknowledged said instrument to be the free act and deed of such Limited Partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



Notary Public

My commission expires:



MEMO



TO: Members of the Planning and Zoning Commission
FROM: Larry Miller, Building & Planning Manager
DATE: July 29, 2025
SUBJECT: Special Use Permit Request – Billboard Relocation Along
E. Jackson Blvd (Jansco Investments Inc.)

Jansco Investments Inc. is requesting a Special Use Permit to place two existing billboards along East Jackson Boulevard, one on each side of Wanda Lee Way.

These billboards were positioned adjacent to East Jackson Boulevard for visibility to passing traffic. However, due to the MoDOT realignment and rerouting of the roadway, the billboards are no longer located directly along the new road alignment. As a result, new buildable land has been created between the current billboard locations and East Jackson Boulevard. The surrounding area is a mix of commercial and industrial zoning, consistent with locations where billboards are typically permitted.

The applicant is concerned that future development on this newly created land could obstruct the billboards' visibility. To address this, they request a Special Use Permit to relocate the billboards closer to the new alignment of East Jackson Boulevard to maintain visibility and functionality.

Section 65-21(13) of the City of Jackson Code of Ordinances regulates billboards, including their location, size, spacing, setbacks, and structural requirements. Billboards are allowed only in specific zoning districts (C-2, C-4, I-1, I-2, and I-3) and are generally permitted along designated roadways such as Interstate 55. Standard requirements include a 30-foot minimum setback from the street edge, 1,400-foot spacing on the same side of the street, and a 100-foot buffer from residential districts unless a special use permit is granted. Billboards not meeting these standards, such as those proposed in this case, due to the change in road alignment, require a special use permit.

If the Planning & Zoning Commission recommends approving the Special Use Permit, the request will move to the Board of Aldermen for final consideration. While a public

hearing at the Commission level is optional, a public hearing before the Board of Aldermen is required before final action.



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE:

7/17/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

East 15-503-21-00-005.01-0000

West 5120 east Jackson Bld.

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): East: Jansco Investments inc. West: Wright family trust

Mailing Address: East: P.O. Box 65 Gordonville, MO 63752 West: 5120 east Jackson Bld. 63755

City, State ZIP:

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): East: Jansco Investments inc. West: Jansco Investments inc.

Mailing Address:

P.O. Box 65

City, State, ZIP

Gordonville, MO 63752

CONTACT PERSON HANDLING APPLICATION:

Contact Name:

David Jansen

Mailing Address:

P.O. Box 65

City, State ZIP

Gordonville, MO 63752

Contact's Phone:

573-225-4600

Email Address (if used):

davidjansen1003@gmail.com

CURRENT ZONING: (check 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)



O-1 (Professional Office)



CO-1 (Enhanced Commercial Overlay)



C-1 (Local Commercial)



C-2 (General Commercial)



C-3 (Central Business)



C-4 (Planned Commercial)



I-1 (Light Industrial)



I-2 (Heavy Industrial)



I-3 (Planned Industrial Park)

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.)

East Sign Location is owned by Taneco Outdoor

West Sign Location is in negotiations. *David J. [Signature]* 7-23-2025

Please submit this application along with appropriate non-refundable application fee to:

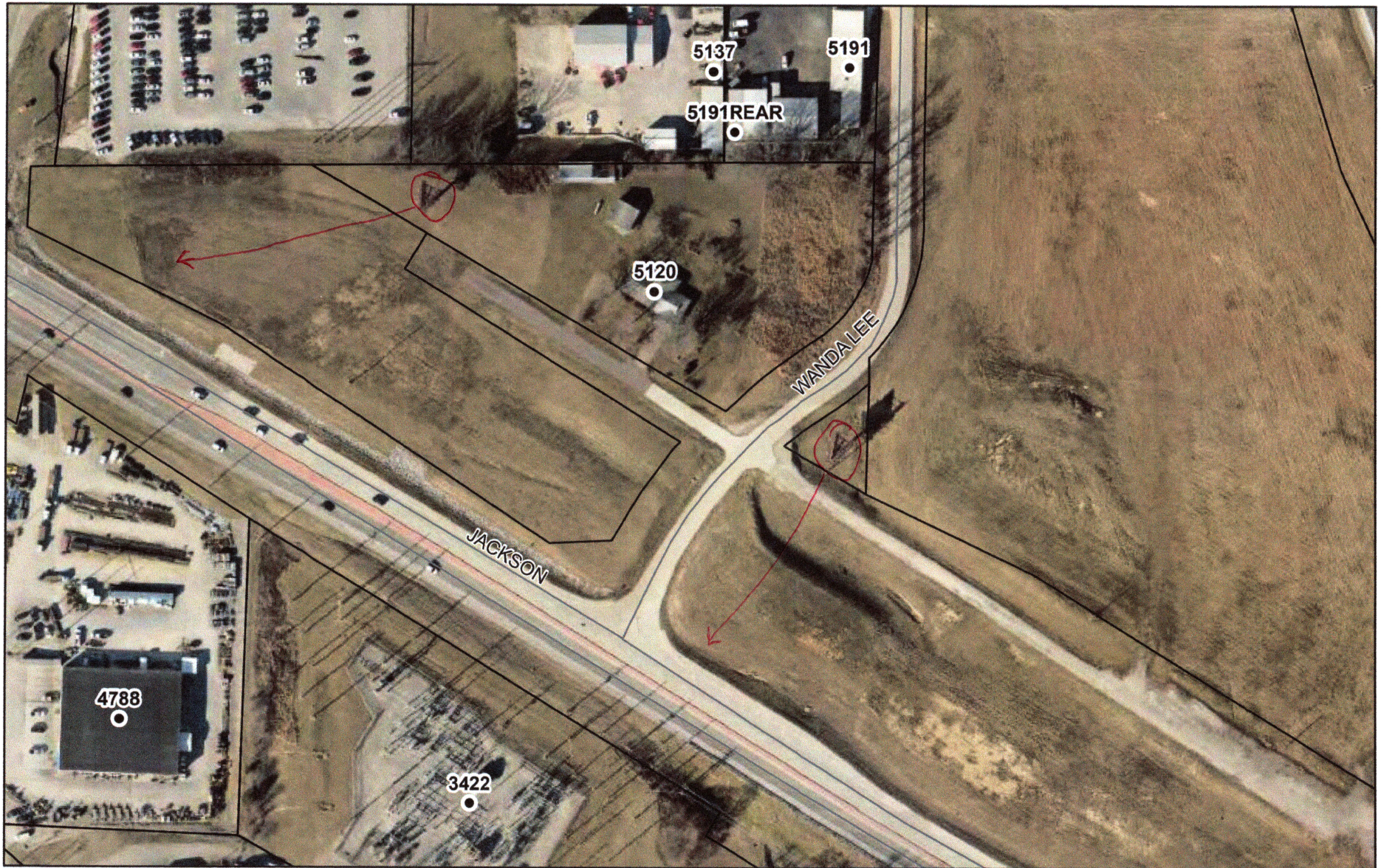
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)
573-243-3322 (fax)

permits@jacksonmo.org

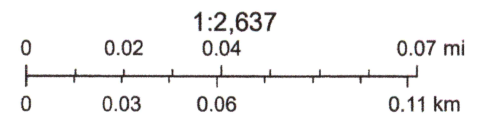
APPLICATION FEE: \$200.00

Building & Planning



7/29/2025

- Jackson City Addresses
- ▭ Parcels
- Jackson Street Centerlines
- World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

Point of Commencement

Corner of Sections 16, 17, 20, and 21, Township 31 North,
Range 13 East of the Fifth Principal Meridian,
(Found No. 4 Rebar referenced in Doc No. 600-36647)

Point of Beginning

TRACT 1
SET 5/8"
REBAR W/ CAP

3964.21'
S85°50'00"E

East Location Plat

To set out a new 5.1

Jackson, Cape C

STATE OF MISSOURI
COUNTY OF
FILED FOR RE
DAY OF 30
AND DULY RE
2025
Andrew David B
Cape Girardeau

N/F
JANSO INVESTMENTS
BK 2021 PG 10850

Point of Beginning

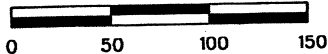
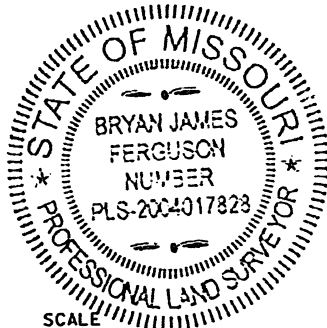
TRACT 2
SET 5/8"
REBAR W/ CAP

Tract No. 1
0.75 Acre

MHTC
DRAINAGE
EASEMENT
(0.05 Acre +/-)

Ingress/Egress
Easement
1.51 Acre +/-

Tract N
5.19 Acre



LEGEND

- USPS CORNER
- FOUND STEEL
MHTC BOUNDARY MARKER
- SET MONUMENT
(SET 5/8"x24" REBAR W/ CAP)
- N/F - NOW OR FORMERLY
- MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION
- NEW MHTC BOUNDARY LINE
(CONTROLLED ACCESS)
- EXISTING MHTC BOUNDARY
- MHTC PERMANENT EASEMENT
- LINE NOT TO SCALE
- DEED PROPERTY LINE

Surveyor Certification:

I, Bryan J. Ferguson, Missouri Professional Land Surveyor number 2004017828, hereby certify that I did in the month of November 2024, at the request of the Missouri Highways and Transportation Commission complete a survey in US Survey No. 3157, Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri. This survey was completed under my direct supervision, and the results of said survey are represented correctly on this plat, to the best of my knowledge and belief. Said survey was executed in accordance with the current "Missouri Standards for Property Boundary Surveys", 2 CSR 90-60, for Urban Property. In witness whereof, I hereunto set my seal and signature, this 9 day of December 2024.

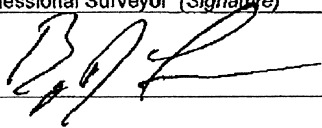
Bryan J. Ferguson, MO PLS2004017828

12/9/24

A tract of land lying and being situated in US Survey 3157, Township 31 North, Range 13 East of the Fifth Principal Meridian, being more particularly described as follows:

Commencing at a No. 4 Rebar as described in MLS Document No. 600-36647 marking the common corner of Sections 16, 17, 20, and 21, Township 31 North, Range 13 East; thence S 85 deg. 50 min. 00 sec. E a distance of 3964.21 ft to a set 5/8" Rebar w/ Cap, being the POINT OF BEGINNING; thence S 43 deg. 45 min. 45 sec. W a distance of 108.50 ft to a set 5/8" Rebar w/ Cap; thence S 30 deg. 48 min. 31 sec. W a distance of 96.00 ft to a set 5/8" Rebar w/ Cap, 140.00' Left of Business Route 55 centerline station 875+35.00; thence S 26 deg. 29min. 07 sec. E a distance of 70.01 ft to a set 5/8" Rebar w/ Cap; thence S 78 deg. 20 min. 50 sec. E a distance of 100.07 ft to a set 5/8" Rebar w/ Cap; thence N 31 deg. 06 min. 12 sec. E a distance of 207.51 ft to a set 5/8" Rebar w/ Cap; thence N 66 deg. 31 min. 12 sec. W a distance of 10.37 ft to a found Steel MHTC Boundary Marker; thence N 58 deg. 55 min. 46 sec. W a distance of 119.90 ft to the POINT OF BEGINNING, containing 0.75 acre, more or less.

And being subject to an ingress/egress easement, BEGINNING at the Northerly Corner of the above described tract; thence S 43 deg. 45 min. 45 sec. W a distance of 51.10 ft to a point; thence S 58 deg. 55 min. 48 sec. E a distance of 141.38 ft to a point; thence N 31 deg. 06 min. 12 sec. E a distance of 51.22 ft to a set 5/8" Rebar w/ Cap; thence N 66 deg. 31 min. 12 sec. W a distance of 10.37 ft to a found Steel MHTC Boundary Marker; thence N 58 deg. 55 min. 46 sec. W a distance of 119.90 ft to the POINT OF BEGINNING, containing 0.15 acre, more or less.

Title (name or identification of project)		County	
SE1038B - Rte. 61 & I-55 Interchange		Cape Girardeau	
		City (if applicable)	State
		Jackson	MO
		Date Prepared	Sheet
		04/14/2025	1 of 1
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)		Professional Surveyor Name (print)	
Missouri Department of Transportation 105 West Capital Jefferson City, Missouri 65102 888 ASK MODOT (888) 275-6636		Bryan J. Ferguson	
		Discipline	
		Professional Land Surveyor	
		License or Certificate of Authority No.	
		MO # 2004017828	
Professional Surveyor (Signature)		Date	
		4/14/20	
Only the following description contained in this "EXHIBIT" is authenticated by this seal.			

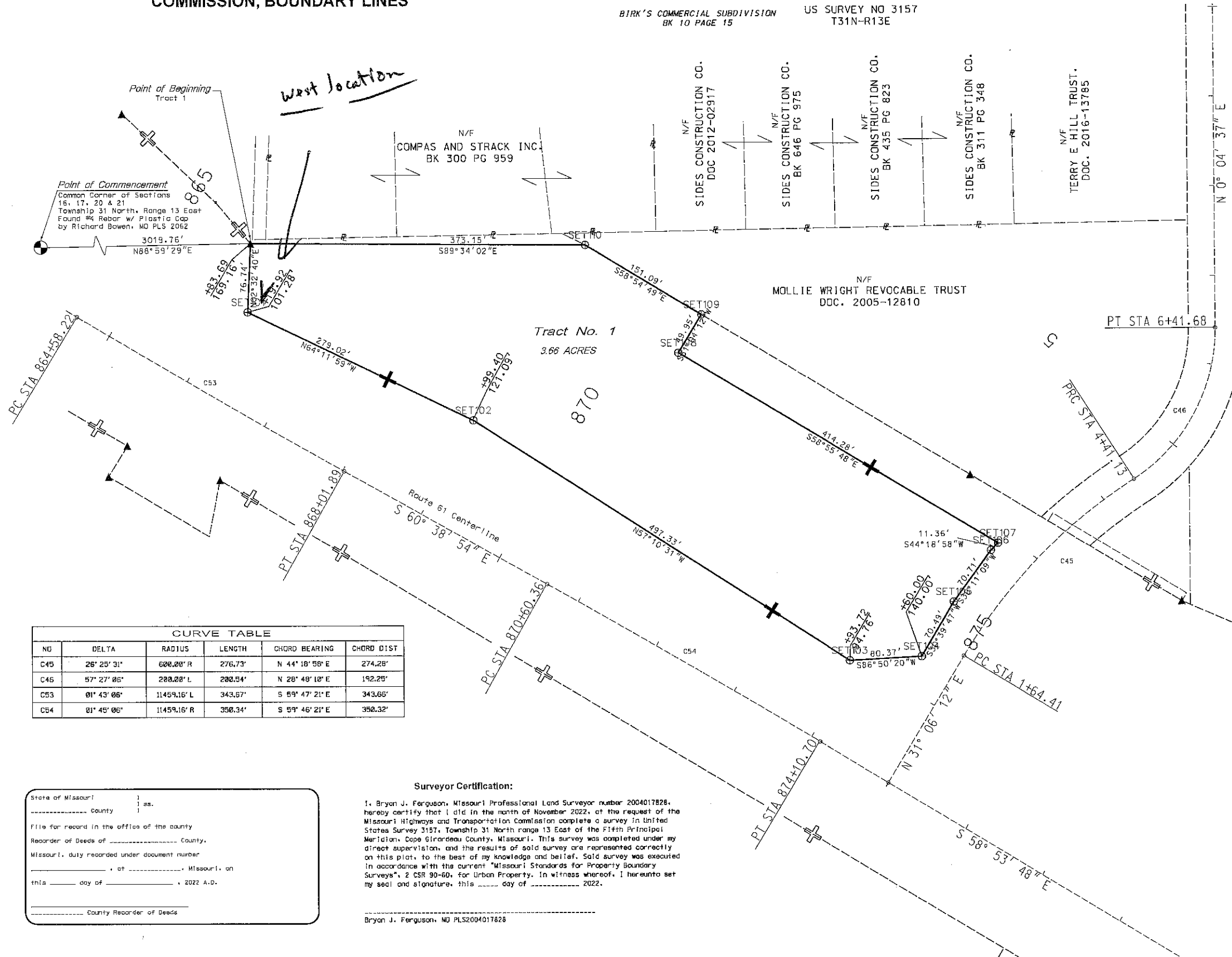


LOCATION SURVEY PLAT
OF
MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION, BOUNDARY LINES

BIRK'S COMMERCIAL SUBDIVISION
BK 10 PAGE 15

US SURVEY NO 3157
T31N-R13E

Grid North of the Missouri
Coordinate System of 1983
East Zone



Tract 1:
All that part of United States Survey No. 3157,
Township 31 North, Range 13 East of the Fifth Principal
Meridian, being more particularly described as follows:
Commencing at a #4 Rebar w/ Plastic Cap found marking
the Common Corner of Sections 16, 17, 20 & 21, Township
31 North, Range 13 East of the Fifth Principal Meridian;
thence North 88 deg. 59 min. 29 sec. East a distance of
3019.76 feet to a Steel Right of Way Marker at
Centerline Station 865+83.69 of Missouri Route 61 and
being set 169.16 feet to the left, being the POINT OF
BEGINNING; thence South 89 deg. 34 min. 02 sec. East a
distance of 373.15 feet to a set 5/8\" Rebar w/ Cap;
thence South 58 deg. 54 min. 49 sec. East a distance of
151.09 feet to a set 5/8\" Rebar w/ Cap; thence South 31
deg. 04 min. 12 sec. West a distance of 49.95 feet to a
set 5/8\" Rebar w/ Cap; thence South 58 deg. 55 min. 48
sec. East a distance of 414.28 feet to a set 5/8\" Rebar
w/ Cap; thence South 44 deg. 18 min. 58 sec. West a
distance of 11.36 feet to a set 5/8\" Rebar w/ Cap;
thence South 36 deg. 11 min. 09 sec. West a distance of
70.71 feet to a set 5/8\" Rebar w/ Cap; thence South 30
deg. 39 min. 47 sec. West a distance of 70.49 feet to a
set 5/8\" Rebar w/ Cap; thence South 86 deg. 50 min. 20
sec. West a distance of 80.37 feet to a set 5/8\" Rebar
w/ Cap; thence North 57 deg. 10 min. 31 sec. West a
distance of 497.33 feet to a set 5/8\" Rebar w/ Cap;
thence North 64 deg. 11 min. 59 sec. West a distance of
279.02 feet to a set 5/8\" Rebar w/ Cap; thence North 02
deg. 32 min. 40 sec. East a distance of 76.74 feet to
the POINT OF BEGINNING, containing 3.66 Acres, more or
less.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C45	26° 25' 31"	600.00' R	276.73'	N 44° 18' 58" E	274.28'
C46	57° 27' 05"	200.00' L	200.54'	N 28° 48' 10" E	192.25'
C53	01° 43' 06"	11459.16' L	343.67'	S 69° 47' 21" E	343.66'
C54	01° 45' 06"	11459.16' R	350.34'	S 59° 46' 21" E	350.32'

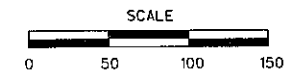
State of Missouri: _____ ss.
County: _____
File for record in the office of the county
Recorder of Deeds of _____ County,
Missouri, duly recorded under document number
_____, at _____, Missouri, on
this _____ day of _____, 2022 A.D.

County Recorder of Deeds

Surveyor Certification:

I, Bryan J. Ferguson, Missouri Professional Land Surveyor number 2004017828,
hereby certify that I did, in the month of November 2022, at the request of the
Missouri Highways and Transportation Commission complete a survey in United
States Survey 3157, Township 31 North range 13 East of the Fifth Principal
Meridian, Cape Girardeau County, Missouri. This survey was completed under my
direct supervision, and the results of said survey are represented correctly on
this plat, to the best of my knowledge and belief. Said survey was executed
in accordance with the current "Missouri Standards for Property Boundary
Surveys", 2 CSR 90-60, for Urban Property. In witness whereof, I hereunto set
my seal and signature, this _____ day of _____ 2022.

Bryan J. Ferguson, MO PLS2004017828



LEGEND

- USPSS CORNER
- FOUND STEEL
- MHTC BOUNDARY MARKER
- SET MONUMENT (SET 5/8"x24" REBAR W/ CAP)
- N/F - NOW OR FORMERLY
- MHTC - MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
- NEW MHTC BOUNDARY LINE (NO RIGHT ACCESS)
- EXISTING MHTC BOUNDARY (NO RIGHT ACCESS)
- EXISTING MHTC BOUNDARY
- LINE NOT TO SCALE
- DEED PROPERTY LINE

MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION



105 WEST CAPITAL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

DISTRICT: SE

SCALE: 1" = 50'

DATE PREPARED: 1/23/2024

SHEET: 1 OF 1

PROJECT SURVEYOR: Bryan J. Ferguson

ROUTE: 61

PROJECT: J9P3460

COUNTY: Cape Girardeau

TOWNSHIP: 31N

RANGE: 13E

J9P3460: Excess
Route 61

US Survey No. 3157-T31N-R13E
Cape Girardeau County, Missouri

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .03 Acres from 1355 Mohawk Street to 1233 Cherokee Street as submitted by Gary A. Seyer & Nancy A. Seyer Joint Revocable Trust Agreement.

APPLICANT: Gary A. Seyer & Nancy A. Seyer

APPLICANT STATUS: Owners of 1355 Mohawk Street

PURPOSE: Land Exchange Certification

SIZE: .03 Acres

PRESENT USES: R-2 Single-Family Residential

PROPOSED USE: R-2 Single-Family Residential

ZONING: R-2 Single-Family Residential

SURROUNDING LAND USE: North, East, West - R-2 Single-Family Residential, South - R-1 Single-Family Residential

HISTORY: 1355 Mohawk St is an undeveloped lot on a paper street.

TRANSPORTATION AND PARKING: N/A

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 29030143E Dated 9-11-2009.

COMMENTS: N/A

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Aldermen requires no action.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: July 25, 2025

ADDRESS OF GRANTING PROPERTY: Mohawk St.

ADDRESS OF RECEIVING PROPERTY: 1233 Cherokee St.

GRANTING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Gary A. Seyer and Nancy A. Seyer Joint Revocable Trust Agreement

Mailing Address: 975 Shady Ln.

City, State ZIP: Jackson, MO 63755

RECEIVING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Emily A. Schmitt

Mailing Address: 1233 Cherokee St.

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Gary Seyer

Mailing Address: 975 Shady Ln

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-803-7540

Contact's Email Address (if used): gseyer@outlook.com

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
☐ Division of land for cemetery usage
☒ Lot line adjustment between adjoining lots
☐ Transfer to adjoining property to improve ingress or egress
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

REASON FOR REQUEST (use additional pages if needed):

Adjusting line between properties.

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) |

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.)*



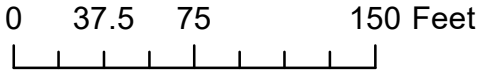

Please submit the completed application along with the applicable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org



Legend

- Jackson City Addresses
- ⛔ DefunctAddresses
- ▭ Parcels
- ▭ Lots



Made by: Rachel Heise
Date : 7/2025

New Addresses:
1320 Mohawk St
1321 Mohawk St
1350 Mohawk St
1355 Mohawk St

Defunct Addresses:
1323 Mohawk St
2918 Mohawk St



LAND EXCHANGE PLAT FOR GARY & NANCY SEYER

Lot 2 of a Subdivision of Block 12 of Indian Hills Subdivision,
City of Jackson, Cape Girardeau County, Missouri.



NORTH BASIS
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
EAST ZONE
MODOT VRS NAD83(2011)



REFERENCES

1. DOCUMENT NO. 2007-16057 (SUBJECT)
2. DOCUMENT NO. 2017-10833
3. DOCUMENT NO. 2014-04584
4. DOCUMENT NO. 2012-04229
5. SUBDIVISION OF BLOCK 12 OF INDIAN HILLS SUBDIVISION, PLAT BOOK 10, PAGE 42
6. INDIAN HILLS, PLAT BOOK 6, PAGES 22 & 23
7. WARREN PLACE SUBDIVISION PHASE 2, PLAT BOOK 20, PAGE 19

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0232E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

ACCURACY STANDARD: TYPE URBAN

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM. CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 24TH DAY OF JULY 2025.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

TRACT 1 - DESCRIPTION (FROM GARY A. SEYER AND NANCY A. SEYER JOINT REVOCABLE TRUST AGREEMENT, DOCUMENT NO. 2007-16057 ATTACHING TO EMILY A. SCHMITT, DOCUMENT NO. 2017-10833)

THAT PART OF LOT 2 OF A SUBDIVISION OF BLOCK 12 OF INDIAN HILLS SUBDIVISION, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 10, PAGE 42, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 05°51'42" EAST ALONG THE WEST LINE OF SAID LOT 2, 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST LINE, SOUTH 31°17'28" EAST 35.89 FEET; THENCE SOUTH 20°46'22" WEST 84.23 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.03 ACRES, (1,192 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 2 - DESCRIPTION (REMAINDER OF LOT 2)

THAT PART OF LOT 2 OF A SUBDIVISION OF BLOCK 12 OF INDIAN HILLS SUBDIVISION, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 10, PAGE 42, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 84°05'11" EAST ALONG THE SOUTH LINE OF SAID LOT 2, 130.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID SOUTH LINE, NORTH 05°41'30" EAST ALONG THE EAST LINE OF SAID LOT 2, 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID EAST LINE, NORTH 84°05'10" WEST ALONG THE NORTH LINE OF SAID LOT 2, 130.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID NORTH LINE, SOUTH 31°17'28" EAST 35.89 FEET; THENCE SOUTH 20°46'22" WEST 84.23 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.30 ACRES, (13,173 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOCUMENT NO. 2007-16057 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2025 AND DULY

RECORDED IN DOCUMENT NUMBER _____

ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI



STRICKLAND
ENGINEERING

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR
GARY A. SEYER AND NANCY A.
SEYER JOINT REVOCABLE TRUST
MOHAWK ST.

SCALE	1"=50'
DATE	07-24-2025
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	25-135



* 2 0 0 7 - 1 6 0 5 7 2 *

2007-16057

JANET ROBERT
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY MO
RECORDED AND SEALED ON
11/16/2007 08:28AM
REC FEE \$27 00
PAGES 2

CC-27pd

GENERAL WARRANTY DEED

JANET ROBERT

Vickie Meyer Deputy

THIS INDENTURE, Made on the 15th day of November Two Thousand and Seven, by and between **GRANTOR**, Gerald Adams, Successor-Trustee of the Leonard M Adams Revocable Trust Agreement, of the County of Cape Girardeau, in the State of Missouri, Party of the First Part, and **GRANTEE**, Gary A. Seyer and Nancy A Seyer, Trustees of the Gary A Seyer and Nancy A. Seyer Joint Revocable Trust Agreement, of the County of Cape Girardeau, in the State of Missouri, Parties of the Second Part: (mailing address of said first named grantee is. 1233 Cherokee Lane, Jackson, Missouri 63755)

WITNESSETH, That the said party of the First Part, in consideration of the sum of Ten Dollars and other valuable consideration from the said parties of the Second Part, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said parties of the Second Part, their successors and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit

Lots One (1) and Two (2) in a Subdivision of Block Twelve (12) of Indian Hills Subdivision as recorded in Plat Book Number 10 at Page 42, in the City of Jackson, County of Cape Girardeau, State of Missouri

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said parties of the Second Part, and unto their successors and assigns, **FOREVER**, the said Gerald Adams, Successor-Trustee of the Leonard M Adams Revocable Trust Agreement, hereby covenanting that he is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed, that he has good right to convey the same, that the said premises are free and clear of any encumbrance done or suffered by him or those under whom he claims, and that he will **WARRANT AND DEFEND** the title to the said premises unto the said parties of the Second Part, and unto their successors and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever

IN WITNESS WHEREOF, the said party of the First Part has hereunto set his hand the day and year first above written

Gerald L. Adams Successor-Trustee
Gerald Adams, Successor-Trustee

STATE OF MISSOURI)
) ss
COUNTY OF CAPE GIRARDEAU)

On this 15th day of November, 2007, before me, a Notary Public in and for said State, personally appeared Gerald Adams, Successor-Trustee of the Leonard M Adams Revocable Trust, who being duly sworn, stated he is the only duly authorized and acting Successor-Trustee of the Leonard M Adams Revocable Trust and that the foregoing General Warranty Deed was made and executed by him in his capacity as Successor-Trustee in accordance with the terms and the powers granted to him by the Trust Agreement, for the purposes stated therein and with full consent of all necessary beneficiaries

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year first above written

Rebecca C. Wolsey
Notary Public, Rebecca C. Wolsey

My commission expires November 29, 2009



REBECCA C WOLSEY
My Commission Expires
November 29, 2009
Cape Girardeau County
Commission #05400207

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring 2,022 sq ft from 1044 Oakland Drive to 1026 Oakland Drive and 380 sq ft from 1026 Oakland Drive to 1044 Oakland Drive, as submitted by David D. and Gloria B. McSpadden, and Unger Family Living Trust.

APPLICANT: David D., Gloria B. McSpadden, and Unger Family Living Trust.

APPLICANT STATUS: McSpadden owns 1026 Oakland Drive, and Unger owns 1044 Oakland Drive.

PURPOSE: Land Exchange Certification

SIZE: Tract one 2022 sq ft
Tract two 380 sq ft

PRESENT USES: R-2 Single-Family Residential

PROPOSED USE: R-2 Single-Family Residential

ZONING: R-2 Single-Family Residential

SURROUNDING LAND USE: North, South, East, West - R-2 Single-Family Residential

HISTORY:

TRANSPORTATION AND PARKING: N/A

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 29030231E Dated 9-11-2009.

COMMENTS: N/A

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Aldermen requires no action.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: July 25, 2025

ADDRESS OF GRANTING PROPERTY: 1026 Oakland Dr.

ADDRESS OF RECEIVING PROPERTY: 1044 Oakland Dr.

GRANTING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): David D. McSpadden and Gloria B. McSpadden

Mailing Address: 1026 Oakland Dr.

City, State ZIP: Jackson, MO 63755

RECEIVING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Unger Family Living Trust

Mailing Address: 1044 Oakland Dr.

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: David McSpadden

Mailing Address: 1026 Oakland Dr.

City, State ZIP: Jackson, MO 63755

Contact's Phone: _____

Contact's Email Address (if used): _____

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
☐ Division of land for cemetery usage
☒ Lot line adjustment between adjoining lots
☐ Transfer to adjoining property to improve ingress or egress
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

REASON FOR REQUEST (use additional pages if needed):

Adjusting line between properties.

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) |

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.)*

David D. McSpadden
Gloria B. McSpadden

Mark Unger

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

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: July 25, 2025

ADDRESS OF GRANTING PROPERTY: 1044 Oakland Dr.

ADDRESS OF RECEIVING PROPERTY: 1026 Oakland Dr.

GRANTING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Unger Family Living Trust

Mailing Address: 1044 Oakland Dr.

City, State ZIP: Jackson, MO 63755

RECEIVING PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): David D. McSpadden and Gloria B. McSpadden

Mailing Address: 1026 Oakland Dr.

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Mark Unger

Mailing Address: 1022 Shady Ln

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-450-5112

Contact's Email Address (if used): mwu.golf@gmail.com

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
☐ Division of land for cemetery usage
☒ Lot line adjustment between adjoining lots
☐ Transfer to adjoining property to improve ingress or egress
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

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| ☐ R-1 (Single-Family Residential) | ☐ C-1 (Local Commercial) |
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| | ☐ I-3 (Planned Industrial Park) |

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.)*

David D. McSpadden
Gloria B. McSpadden

Mark Unger

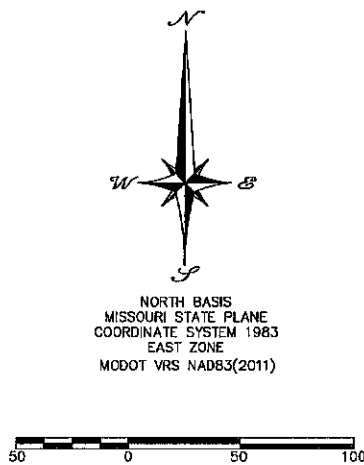
Please submit the completed application along with the applicable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org



LAND EXCHANGE PLAT FOR UNGER FAMILY LIVING TRUST

Part of Lots 2 & 3, Block 2 of Beussink's Subdivision, Part of U.S.P.S. No. 2255,
Township 31 North, Range 12 East of the Fifth Principal Meridian,
City of Jackson, Cape Girardeau County, Missouri.



REFERENCES

1. BOOK 1092, PAGE 357 (SUBJECT)
2. BOOK 349, PAGE 288 (SUBJECT)
3. DOCUMENT NO. 2023-06583
4. DOCUMENT NO. 2023-05257
5. BEUSSINK'S SUBDIVISION, PLAT BOOK 6, PAGE 45

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 28031C0231E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011.

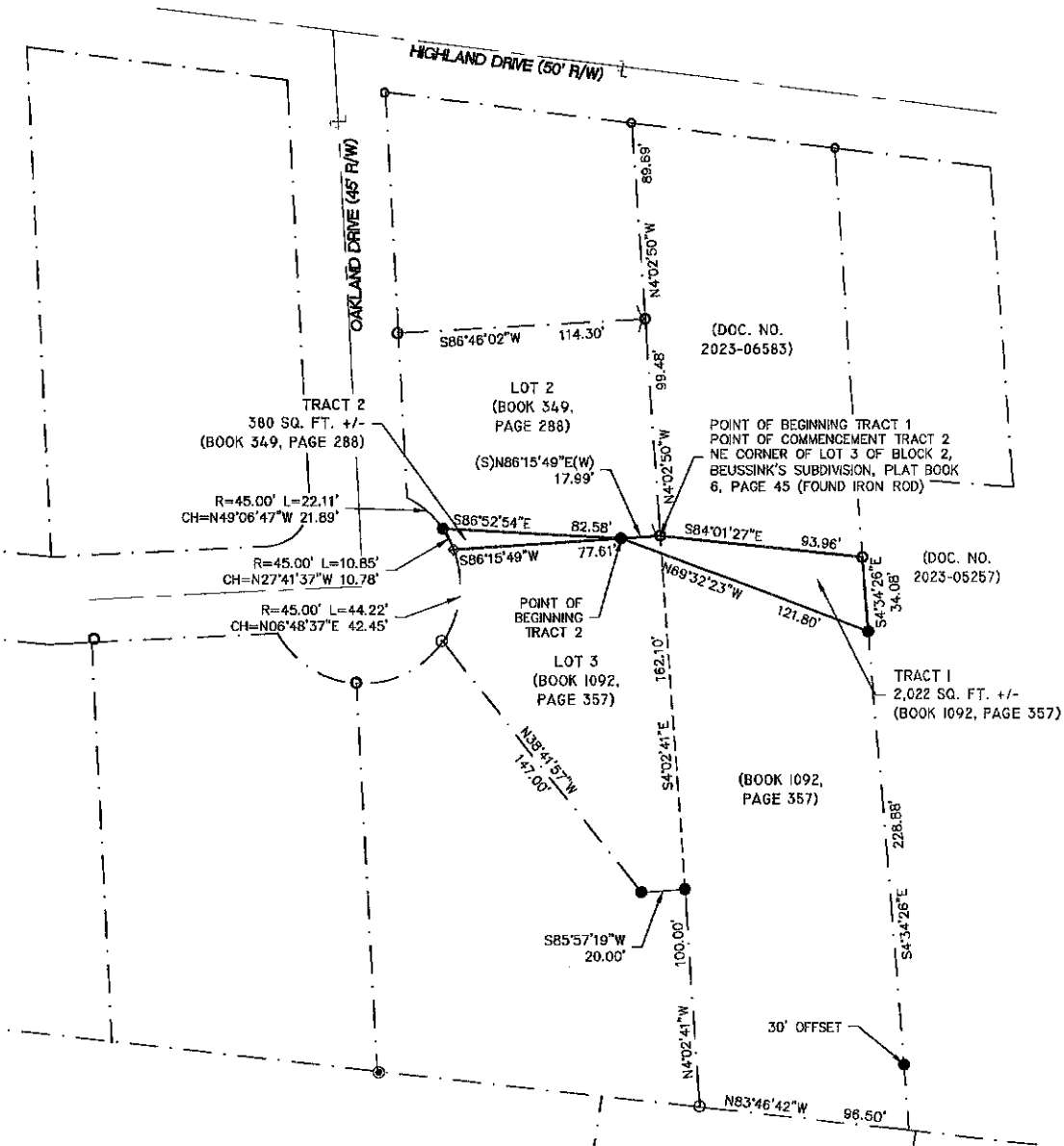
SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

ACCURACY STANDARD: TYPE URBAN

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 25TH DAY OF JULY 2025.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

TRACT 1 - DESCRIPTION (FROM UNGER FAMILY LIVING TRUST, BOOK 1092, PAGE 357, ATTACHING TO DAVID AND GLORIA McSPADDEN, BOOK 349, PAGE 288)

THAT PART OF LOT 3, BLOCK 2 OF BEUSSINK'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 45, AND THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 84°01'27" EAST 93.96 FEET; THENCE SOUTH 04°34'26" EAST 34.08 FEET; THENCE NORTH 69°32'23" WEST 121.80 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 86°15'49" EAST ALONG SAID NORTH LINE, 17.99 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 2,022 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 2 - DESCRIPTION (FROM DAVID AND GLORIA McSPADDEN, BOOK 349, PAGE 288, ATTACHING TO UNGER FAMILY LIVING TRUST, BOOK 1092, PAGE 357)

THAT PART OF LOT 2, BLOCK 2 OF BEUSSINK'S SUBDIVISION, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 6, PAGE 45, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, BLOCK 2 OF SAID BEUSSINK'S SUBDIVISION, THENCE SOUTH 88°15'49" WEST ALONG THE SOUTH LINE OF SAID LOT 2, 17.99 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 86°15'49" WEST ALONG SAID SOUTH LINE, 77.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF OAKLAND DRIVE; THENCE LEAVING SAID SOUTH LINE, ALONG SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE NORTHWEST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 45.00 FEET, FOR AN ARC LENGTH OF 10.85 FEET, (THE CHORD OF SAID ARC BEARS NORTH 27°41'37" WEST 10.78 FEET); THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 85°52'54" EAST 82.58 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.30 ACRES, (380 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM TRACTS DESCRIBED IN BOOK 1092, PAGE 357 AND BOOK 349, PAGE 288 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2025 AND DULY

RECORDED IN DOCUMENT NUMBER _____

ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI



STRICKLAND
ENGINEERING

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR
UNGER FAMILY LIVING TRUST
1044 OAKLAND DR.
JACKSON, MO

SCALE 1"=50'
DATE 07-25-2025
DRAWN BY RA
CHECKED BY DR
PROJECT # 25-096

GENERAL WARRANTY DEED

015116

THIS INDENTURE, Made on the 14th day of December, A.D. 2000, by and between **WILLIAM J. UNGER and JANICE T. UNGER, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, Parties of the First Part, and **WILLIAM J. UNGER and JANICE T. UNGER, Trustees, or their successors in trust, under the UNGER FAMILY LIVING TRUST, dated DECEMBER 14, 2000, and any amendments thereto**, of the County of Cape Girardeau, in the State of Missouri, Parties of the Second Part: (mailing address of said first named Grantee is 1044 Oakland, Jackson, MO 63755).

WITNESSETH, That the said Parties of the First Part, in consideration of Ten Dollars and Other Good and Valuable Consideration to them paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents, **Grant, Bargain and Sell, Convey and Confirm**, unto the said Parties of the Second Part, their successors and assigns, the following described Lots, Tract or Parcels of Land, lying, being and situate in the County of Cape Girardeau and State of Missouri, to wit:

Tract A. All of Lot Three (3), Block Three (3), in Elmwood Addition to the City of Jackson, Cape Girardeau County, Missouri, also known as 932 Raines Avenue, Jackson, Missouri.

Tract B. A part of U.S.P.S. No. 2255, Township 31 North, Range 12 East, of the Fifth Principal Meridian, in the City of Jackson, State of Missouri more particularly described as follows:

Begin at the Northwest corner of the Stearns Tract, described in Book 212, Page 611 of the Cape Girardeau County Recorders Office, said point being on the South right of way line of Highland Drive; thence North 82° 42' 49" West, 73 feet along the South line of Highland Drive; thence South 3° 09' E, 157.40 feet to a ½ inch re-bar; thence South 84° 53' 34" East, 73.00 feet to a ½ inch re-bar; thence North 3° 18' 41" West, 154.66 feet to the point of beginning, containing 0.257 acres, more or less.

Tract C. All of Lot Three (3) in Block Two (2) of Beussink's Subdivision in the city of Jackson, Missouri, as shown by plat recorded in Plat Book 6 at Page 45.

Also, a part of U. S. P. Survey 2255 in the City of Jackson, Missouri, described as follows: Start at the Northeast corner of Lot 3, Block 2 of Beussink's Subdivision; thence South along the East line of said Subdivision a distance of 262.1 feet more or less; thence South 82° East, 96.5 feet; thence North 3 1/2° West, 262.1 feet; thence West to the point of beginning.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Parties of the Second Part, and unto their successors and assigns, **FOREVER**, the said Parties of the First Party hereby covenanting that they lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim; and that they will **WARRANT AND DEFEND** the title to the said premises unto the said Parties

of the Second Part, and unto their successors and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands the day and year first above written.

William J. Unger
 WILLIAM J. UNGER
Janice T. Unger
 JANICE T. UNGER

STATE OF MISSOURI)
) SS.
 COUNTY OF CAPE GIRARDEAU)

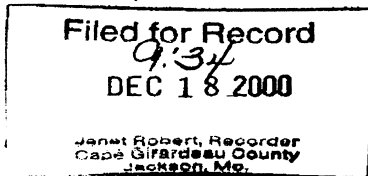
On this 14th day of December, 2000, before me, Mary Sue Oldham (name of notary), a Notary Public in and for said state, personally appeared **WILLIAM J. UNGER and JANICE T. UNGER, husband and wife**, to me known to be the persons described in and who executed the foregoing General Warranty Deed and acknowledged to me that they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

Mary Sue Oldham
 Mary Sue Oldham
 Notary Public
 County of Cape Girardeau
 State of Missouri
 My term expires: 02-12-2002

L:\HOME\MARYSUE\UNGER.GWD

\$21.00 pd.



JPR

STATE OF MISSOURI)
 County of Cape Girardeau,) SS

I hereby certify that this instrument was FILED FOR RECORD at the date and time shown hereon and is recorded in Book. 1092 Page. 357

JANET ROBERT
 Recorder of Deeds

By *Carol A. McIntyre*
 Deputy

THIS INDENTURE, Made on the 30th day of September A. D. One Thousand Nine
Hundred and Seventy-seven by and between Dwight H. Johnson and Phyllis M.
Johnson, his wife,

of the County of Cape Girardeau In the State of Missouri, Part ies of the First Part, and

David D. McSpadden and Gloria B. McSpadden, his wife,
1026 Oakland
Jackson, Missouri 63755

of the County of Cape Girardeau, in the State of Missouri, Part ies of the Second Part:
(mailing address of said first named grantee is)

WITNESSETH, That the said part ies of the First Part, in consideration of the sum of

Ten Dollars and Other Valuable Considerations-----~~XXXX~~~~XXXX~~~~XXXX~~

to them paid by the said part ies of the Second Part, the receipt of which is hereby acknowledged, do by these
presents, Grant, Bargain and Sell, Convey and Confirm, unto the said part ies of the Second Part their heirs and assigns,
the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Cape Girardeau
and State of Missouri, to-wit: ~~XXXX~~

All of Lot Two (2) in Block Two (2) of Beussink's Subdivision in
the City of Jackson, Missouri, as shown by Plat recorded in Plat
Book 6 at Page 45.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto
belonging or in anywise appertaining unto the said part ies of the Second Part, and unto their heirs and assigns,
FOREVER, the said Parties of the First Part
hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that
they have good right to convey the same: that the said premises are free and clear of any encumbrance done or
suffered by them or those under whom they claim, and that they will WARRANT AND
DEFEND the title to the said premises unto the said part ies of the Second Part, and unto their heirs and assigns,
FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the First Part ha VE, hereunto set their hands
the day and year first above written.

Signed and Delivered in the presence of us,

Dwight H. Johnson
Dwight H. Johnson

Phyllis M. Johnson
Phyllis M. Johnson

STATE OF MISSOURI, }
COUNTY OF Cape Girardeau } ss. On this 30th day of September 1977

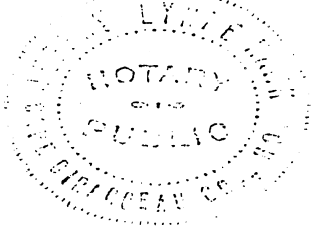
before me personally appeared Dwight H. Johnson
and Phyllis M. Johnson

his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county the day and year first above written.

My term expires February 9, 1981

Jeffrey Lynne Hawk - Notary Public



STATE OF MISSOURI, }
COUNTY OF } ss. On this day of 19

before me personally appeared

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed. And the said

further declared to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the day and year first above written.

My term expires 19

STATE OF MISSOURI, }
COUNTY OF Cape Girardeau } ss.

IN THE RECORDER'S OFFICE.

I, JANET ROBERT

Recorder of said County, do hereby certify that the within instrument of writing was, at 9 o'clock and 40 minutes A.M., on the 3rd day of October

A. D. 1977, duly filed for record in my office, and is recorded in the records of this office, in book 349 at page 288

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jackson, Missouri, this 3rd day of October A. D. 1977

Janet Robert
JANET ROBERT RECORDER.

GENERAL WARRANTY DEED

FROM

TO

Filed for Record this 3rd day

of October A. D. 1977

at 9 40 minutes A. M.

Janet Robert
RECORDER.

RECORDER'S FEE

5.00
100th
Heritage Aug 4 Loan
Jackson, Mo.

MEMO



TO: Planning and Zoning Commission
FROM: Larry Miller, Building & Planning Manager
DATE: July 23, 2025
SUBJECT: Code Amendment – Chapter 65-22(21), Off-Street Parking for Medical and Dental Clinics

Following the discussion and support for a code amendment, a revision to Chapter 65-22(21) of the zoning ordinance, which addresses off-street parking for medical and dental clinics, is needed.

The current code is a formula based on the number of doctors, employees, exam rooms, and square footage. This formula often results in significantly higher parking requirements than other Missouri cities.

To simplify the code and align with other cities, a proposal to replace the existing code with the following amendment:

"One (1) parking space shall be provided for every 250 square feet of total floor area, per floor."

This change offers a clearer standard for applicants and will help encourage redevelopment and expansion in already-developed commercial areas where additional parking cannot be easily added.

Staff recommends that the Commission consider adopting this amendment to ensure the zoning ordinance remains practical and supports continued medical service development in Jackson.

The Commission shall vote to approve, deny, or modify the draft language for this code amendment. A public hearing is optional at the P&Z level but required for the Board of Aldermen.

Sec. 65-22. - Off-street parking and loading regulations.

The regulations hereinafter set forth in this section are in addition to, qualify, or supplement, as the case may be, the district regulations appearing elsewhere in this chapter.

(4) *Schedule of minimum parking spaces required.*

b. Commercial, industrial, and institutional.

21. Medical or dental clinic: ~~one (1) parking space for each doctor practicing in the building and one (1) parking space for every two (2) persons regularly employed in the building, plus four (4) parking spaces for every one thousand (1,000) square feet of floor area, or four (4) parking spaces for each examination room, whichever is greater.~~

21. Medical or dental clinic: **One (1) parking space shall be provided for every 250 square feet of total floor area, per floor.**

This is an example of how the current code works with Mercy's convenient care building on East Main Street, which has 48 available parking spaces.

4 doctors, 18 employees, 17 exam rooms, 8400 square feet

Base Requirement (applies in both scenarios):

- 4 doctors = 4 spaces
- 18 employees ÷ 2 = 9 spaces
- **Subtotal = 13 spaces**

Option A – Based on Floor Area (8,400 sq ft):

- $8.4 \times 4 = 33.6 \rightarrow 34$ spaces
- **Total = 13 + 34 = 47 spaces (Option A)**

Option B – Based on Examination Rooms (17 rooms):

- $17 \times 4 = 68$ spaces
- **Total = 13 + 68 = 81 spaces**

Required Minimum (Greater of the Two):

- **81 spaces (Option B)**

Example under proposed code.

Required Minimum:

- $8400 / 250 = 33.6$ **37 Spaces**

St. Francis wants to expand onto its 2nd floor on E Jackson Boulevard. Below are the figures based on the current code, which has approximately 100 available parking spaces.

1st floor 17 exam rooms, 2 Doctors, 23 employees, 11,096 square feet

2nd floor 8 exam rooms, 1 Doctor, 8 employees, 10,372 square feet

Base Requirement (applies in both scenarios):

- 2 doctors = 2 spaces
- 23 employees ÷ 2 = 11.5 12 spaces
- **Subtotal = 12 spaces**

Option A – Based on Floor Area (11,096 sq ft):

- $11.096 \times 4 = 44.4 \rightarrow 44$ spaces
- **Total = 12 + 44 = 56 spaces (Option A)**

Option B – Based on Examination Rooms (17 rooms):

- $17 \times 4 = 68$ spaces
- **Total = 56 + 68 = 124 spaces**

Required Minimum (Greater of the Two):

- **124 spaces (Option B) 1st floor**

Base Requirement (applies in both scenarios):

- 1 doctors = 1 spaces
- 8 employees ÷ 2 = 16 spaces
- **Subtotal = 12 spaces**

Option A – Based on Floor Area (10,372 sq ft):

- $10.372 \times 4 = 41.5 \rightarrow 42$ spaces
- **Total = 12 + 42 = 54 spaces (Option A)**

Option B – Based on Examination Rooms (17 rooms):

- $8 \times 4 = 32$ spaces

- Total = $54 + 32 = 86$ spaces

Required Minimum (Greater of the Two):

- 86 spaces (Option B) 2nd floor
 - TOTAL = 110 Spaces (Option A)
210 Spaces (Option B)

Example under proposed code.

Required Minimum:

- $11,096 / 250 = 44.4$ 44 Spaces 1st floor
- $10,372 / 250 = 41.5$ 42 Spaces 2nd floor
 - TOTAL = 86 Spaces