

PRELIMINARY PLAT PHASE II FOR JACKSON NORTH INDUSTRIAL PARK SUBDIVISION

THAT PART OF SOUTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S27°49'59"W	62.24'
L4	S13°51'01"W	12.45'
L5	S76°08'59"E	19.00'
L6	S13°51'01"W	60.00'
L7	N13°51'01"E	60.00'
L8	S76°08'59"E	19.00'
L9	N13°51'01"E	12.45'
L10	N27°49'59"E	62.24'



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	36.76'	270.00'	R72°14'58"W	36.73'
C2	31.61'	330.00'	R73°24'22"W	31.59'
C3	31.30'	22.00'	S68°35'08"W	28.72'
C5	41.49'	170.00'	S20°50'30"W	41.39'
C6	32.99'	21.00'	S31°08'59"E	29.70'
C7	32.99'	21.00'	N58°51'01"E	29.70'
C8	56.13'	230.00'	N20°50'30"E	55.99'
C9	31.30'	22.00'	N12°55'09"W	28.72'
C10	60.59'	330.00'	R70°53'23"W	60.51'
C11	31.73'	270.00'	S64°58'56"E	31.71'
C13	48.81'	200.00'	S20°50'30"W	48.69'

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 2903100140C AND MAP NUMBER 2903100140C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SUBDIVISION NOTES

LOT SIZES

TOTAL NUMBER OF LOTS: 5
MINIMUM LOT SIZE: 0.73 ACRES
MAXIMUM LOT SIZE: 8.89 ACRES

ZONING

ALL LOTS: I-2 (HEAVY INDUSTRIAL)

BUILDING SETBACKS FOR I-2 ZONING

FRONT SETBACKS: NONE
REAR SETBACKS: NONE, EXCEPT WHERE LOT ABUTS RESIDENTIAL DISTRICT (20 FEET)
SIDE SETBACKS: NONE, EXCEPT WHERE LOT ABUTS RESIDENTIAL DISTRICT (20 FEET)

RECORD OWNER

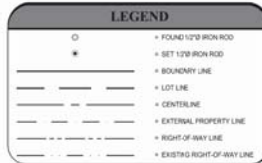
CITY OF JACKSON
DOC. NO. 2006-16516
DOC. NO. 2006-16517
DOC. NO. 2006-16518

DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:

CITY OF JACKSON
101 COURT STREET
JACKSON, MO 63705

PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
104 CONGER LANE
CAPE GIRARDEAU, MO 63701
(573) 335-3028



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING STANDARDS FOR PROFESSIONAL SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2002.

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3028 Fax: (573) 335 - 3049
MO PLS Corp. Certificate #0000262

DRAWN BY	DATE	DESCRIPTION	NOTES
SUSAN DEODS	05/21/15	ADDRESS CITY REVIEW COMMENTS	SD
TRAVIS STEFFENS	05/22/15	ADDRESS CITY REVIEW COMMENTS	SD
CHECKED BY			
SURVEY DATE			
DRAWING DATE	FEBRUARY 26, 2015		
DRAWING NO.	30030		