



## SUBDIVISION APPLICATION

City of Jackson, Missouri

NAME OF SUBDIVISION: Cara's First Subdivision

DATE OF APPLICATION: 02/28/2022

TYPE OF APPLICATION:       PRELIMINARY PLAT  
     FINAL PLAT  
     MINOR SUBDIVISION  
     RESUBDIVISION

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

Property Owner Name(s): Country Life Investments, LLC.

Mailing Address: 1409 County Road 319

City, State ZIP: Jackson, MO 63755

**ENGINEER / SURVEYING COMPANY:** Sander Land Surveying, LLC.

Engineer / Surveyor Contact: Tim Sander

Mailing Address: \_\_\_\_\_

City, State ZIP: Sikeston, MO

Contact's Phone: 573-450-2000

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Anthony Koeller

Mailing Address: 2510 Berkley Dr

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-275-4144

Email Address (if used): tkoeller@appraisalark.com

**CURRENT ZONING:** (circle all that apply)

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

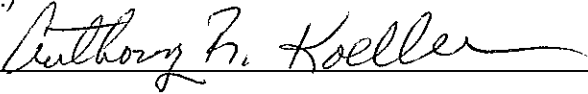
I-3 (Planned Industrial Park)

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

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

**OWNER SIGNATURES:**

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

  
\_\_\_\_\_

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

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

Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: [jsanders@jacksonmo.org](mailto:jsanders@jacksonmo.org)

02/26/2022

City of Jackson,

Late last year I purchased the home located at 1108 Morton St, Jackson, from Ms. Landewee. With this property, there is a vacant lot to the west, that is an eyesore. It is grown up and is a large hole (actually perfect for a walk-out basement constructed home. I purchased this property with the full intent to give this extra lot back to Ms. Landewee, as she wants to build a little "spec" home on it. However, at the time of purchase, she had not received the survey.

I am asking the board to grant a variance for the lot size, which includes the variance from the 10 foot easement requirement around the boundary of the Subdivision, see attached survey. Ms. Landewee has home plans exactly like the home she built on another smaller lot, located at 1139 Brandom St. This would be a better fit for the area, than a vacant grown up lot...

Thank You,

A handwritten signature in black ink, appearing to read "Anthony R. Koeller". The signature is fluid and cursive, with a long horizontal stroke at the end.

Anthony R Koeller

Country-Life Investments, LLC.

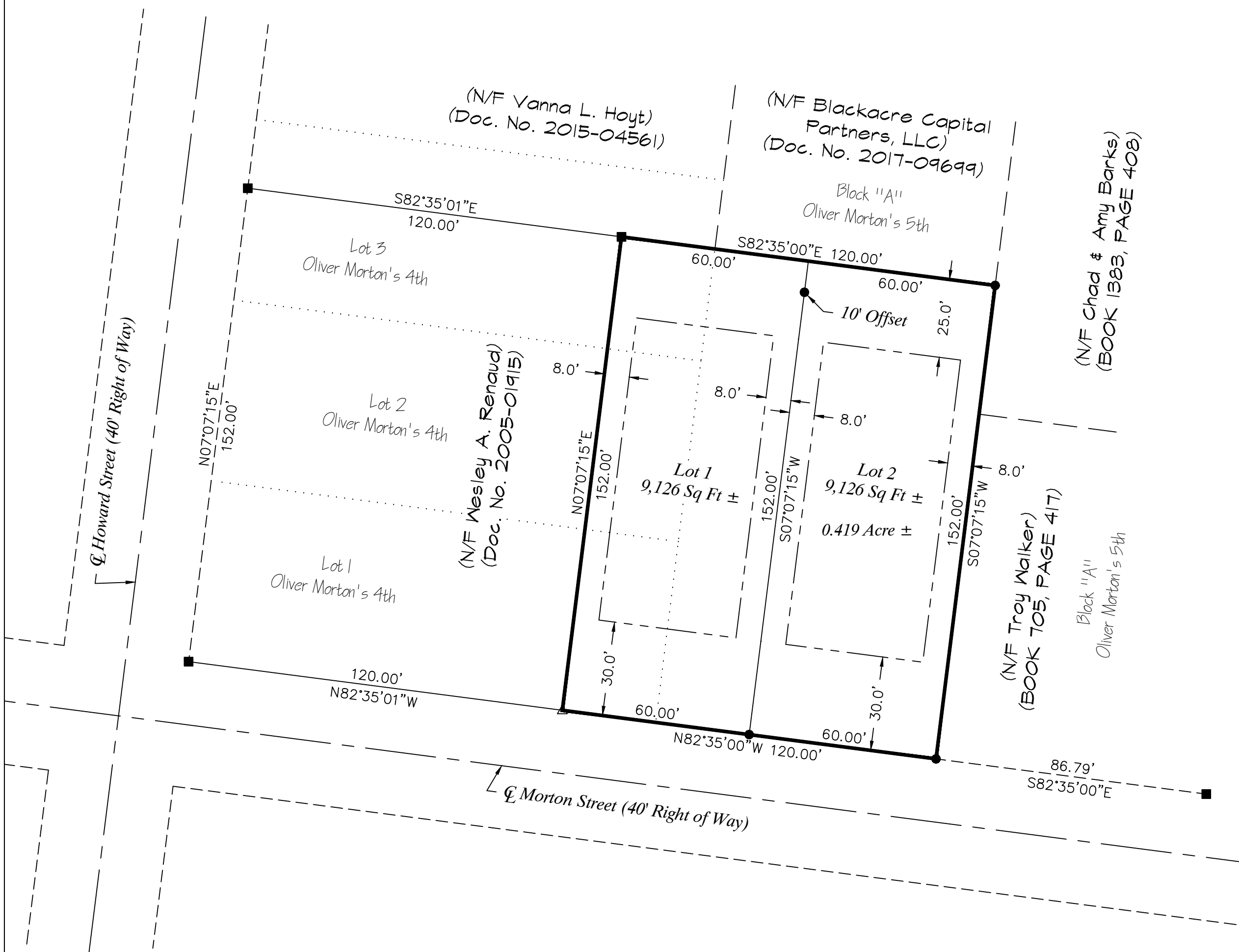


Location

Cara's First Subdivision  
Location Map

# Record Plat of: Cara's First Subdivision

Part of Lot's 1, 2 and 3 of Oliver Morton's Fourth Subdivision and Part of Block "A" of Oliver Morton's Fifth Subdivision all Being a Part of Survey 797, Township 31 North, Range 12 East in the City of Jackson in Cape Girardeau County, Missouri



### SUBDIVISION DEDICATION

I, THE UNDERSIGNED, ANTHONY R. KOELLER, COUNTRY LIFE INVESTMENTS, LLC, AND JONATHAN N RANDOL, COUNTRY LIFE INVESTMENTS, LLC, OWNERS IN FEE OF PART OF LOTS 1, 2 AND 3 OF OLIVER MORTON'S FOURTH SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 20 AND PART OF BLOCK "A" OF OLIVER MORTON'S FIFTH SUBDIVISION AS RECORDED IN PLAT BOOK 4 AT PAGE 35 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, AND PART OF SURVEY 797, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALL IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 0.419 ACRE, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at the Southwest Corner of Lot 01 of said Oliver Morton's Fourth Subdivision (Found 1/2" Iron Rod), thence, along the South Line of said Lot 01, S 82°35'00" E, 120.00 feet to the POINT OF BEGINNING; thence N 07°07'15" E, 152.00 feet; thence S 82°35'00" E, 120.00 feet; thence S 07°07'15" W, 152.00 feet to the North Right of Way Line of Morton Street; thence N 82°35'00" W, 120.00 feet to the POINT OF BEGINNING, being subject to any easements of record, do hereby divide said tracts into two lots as shown hereon and do hereby name said subdivision "CARA'S FIRST SUBDIVISION".

ANTHONY R KOELLER

JONATHAN N RANDOL

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public for said State and County, appeared Anthony R Koeller of Country Life Investments, LLC and Jonathan N Randol of Country Life Investments, LLC, to me known to be the persons described herein, who did execute the foregoing instrument, and who acknowledged that they executed the same as the free act and deed their will.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2022.

My commission expires \_\_\_\_\_

Notary Public

Approved By:

Dwain Hahs, Mayor

Kent Peetz, Public Works Director.

Mike Seabaugh, Planning and Zoning Chairman.

I, Liza Walker, City Clerk of the Jackson, Missouri, hereby certify that this plat was approved by the City of Jackson, Missouri, by Ordinance

No. \_\_\_\_\_ passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2022.

Liza Walker, City Clerk, City of Jackson, Missouri

NO PORTION OF THE ABOVE DESCRIBED PARCEL LIES WITHIN THE 100 YEAR FLOOD PLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 29031C0144E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

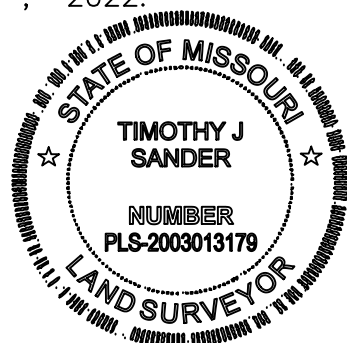
### REFERENCES

1. NORTH BASIS GPS OBSERVATION MISSOURI STATE PLANE COORDINATES SYSTEM NAD 88, ZONE EAST.
2. ABSTRACT OF TITLE.
3. P.O.B. = POINT OF BEGINNING.
4. N/F = NOW OR FORMERLY.
5. RECORD PLAT OF OLIVER MORTON'S FOURTH SUBDIVISION (PLAT BOOK 04, PAGE 20).
6. RECORD PLAT OF OLIVER MORTON'S FIFTH SUBDIVISION (PLAT BOOK 04, PAGE 35).

### SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I, TIMOTHY J SANDER, HAVE SURVEYED THE FORGOING DESCRIBED PARCEL OF LAND AT THE REQUEST OF MARILYN K. LANDEWEE AND ANTHONY KOELLER HAVE PREPARED THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY ABILITY AND THAT SAID PLAT AND SURVEY WERE DONE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JUNE 30, 2017.

DONE THIS 21 st. DAY OF JANUARY, 2022.



TIMOTHY J. SANDER, MO-PLS 2003013179  
555 COUNTY HIGHWAY 250  
BENTON, MISSOURI 63736

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2022 in Document Number \_\_\_\_\_

Andrew David Blattner, Recorder of Deeds  
Cape Girardeau County, Missouri

### LOT SIZES

TOTAL NUMBER OF LOTS = 2  
SMALLEST LOT = 9,126 SQ FT ±  
LARGEST LOT = 9,126 SQ FT ±  
TOTAL AREA = 0.419 ACRE ±

### ZONING

CURRENT ZONING = R2 SINGLE FAMILY

### MINIMUM BUILDING SETBACKS

FRONT YARD = 30'  
REAR YARD = 25'  
SIDE YARD = 8'

### RECORD OWNER

COUNTRY LIFE INVESTMENTS, LLC  
DOCUMENT NUMBER 2021-06083

### DEVELOPER OF SUBDIVISION

COUNTRY LIFE INVESTMENTS, LLC  
1409 COUNTY ROAD 319  
JACKSON, MO  
63755

PLAT PREPARED BY  
SANDER LAND SURVEYING  
TIMOTHY J SANDER, PLS  
555 COUNTY HIGHWAY 250  
BENTON, MO  
63736



Scale: 1" = 30'

### TITLE REFERENCES

DOC. NO. 2021-06083 (SUB)  
DOC. NO. 2020-06973 (REF)  
DOC. NO. 2005-01915 (ADJ)  
DOC. NO. 2015-04561 (ADJ)  
DOC. NO. 2017-09699 (ADJ)  
BOOK 1383, PAGE 408 (ADJ)  
BOOK 705, PAGE 417 (ADJ)

### SYMBOL LEGEND

1. ● = 1/2" IRON ROD (SET).
2. ■ = 1/2" IRON ROD (FND).
3. △ = DRILL HOLE IN CONCRETE (SET).
4. 3 = FORMER LOT NUMBER.
5. LOT-1 = NEW LOT NUMBER
6. ————— = SUBDIVISION BOUNDARY LINE.
7. ··········· = LOT LINE TO BE ELIMINATED.
8. - - - - - = BUILDING SETBACK LINE.
9. - - - - - = ADJOINER PROPERTY LINE.
10. - - - - - = RIGHT OF WAY LINE.
11. - - - - - = STREET CENTERLINE.

ASSESSOR'S MAP NUMBER 14-308

PROPERTY SURVEY CLASS..."URBAN"

**SANDER LAND SURVEYING**

Phone Number: (573)450-2000 E-Mail: sandersurvey2003@gmail.com

**TIMOTHY J. SANDER, PLS**

109 SUMMERFIELD WAY  
CAPE GIRARDEAU, MISSOURI  
63701



DATE: 01/21/22

DRAWN BY: TJS

REVISED:

CHECKED BY: TJS