GOOD DAY FARM SUBDIVISION JACKSON

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 782, TOWNSHIP 31 NORTH, RANGE 13 EAST
CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Subdivision Plat shall be known as:

"Good Day Farm Subdivision Jackson"

The area which for better identification as shown hatched ▨ on this plat is hereby established as a INGRESS/EGRESS, CROSS ACCESS Easement reserved by the present and future owners of Lots 1, 2 and 3 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from East Jackson Boulevard I.S. 61. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lots 1, 2 and 3, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate.

Hereby establish permanent easements for Utilities, as shown on this Plat.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of _____, 20__.

Jackson Boulevard Holdings, LLC

By:_____
Name: Ryan Hergel

Title: Manager

STATE OF MISSOURI)
) SS
COUNTY OF_____)

On this _____ day of _____ in the year _____ before me, _____, a Notary Public in and for said state, personally appeared Ryan Hergel, of Jackson Boulevard Holdings LLC, known to me to be the person who executed the foregoing instrument in behalf of said Company, and acknowledged to me that he executed the same for the purposes therein stated

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

_____
Notary Public

My commission expires: _____

STATE OF MISSOURI)
) SS
COUNTY OF Cape Girardeau)

Filed for Record in the Office of the Recorder of Deeds of Cape Girardeau County this this _____ day of _____ in the year _____ in Document number _____

_____
ANDREW DAVID BLATTNER
Recorder of deeds of Cape Girardeau County, Missouri

PREPARED FOR:
GOOD DAY FARM
425 W. CAPITOL AVE.
SUITE 1350
LITTLE ROCK AR 72201
ATTN: MR. SAM ALLEN–CHIEF EXPERIENCE OFFICER

PROPERTY DESCRIPTION

Tract 1:
A parcel of land containing 4.00 acres, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U S P Survey 782, thence South 82° 30' East, along the North line of Survey 782, a distance of 737.0 feet to a point in the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 404.0 feet for the point of beginning, thence continue South 58° 3' East along the right of way line, 200.0 feet for a corner, thence South 9° 32' West, 583.3 feet for a corner, thence South 72° 32' East, 123.8 feet for a corner, thence South 9° 32' West, 205.6 feet for a corner, thence North 72° 32' West, 310.5 feet for a corner, thence North 9° 32' East, 834.4 feet to the point of beginning and containing 4.00 acres.

Tract 2:
A parcel of land containing 0.677 of an acre, more or less, located in U S P Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U S P Survey 782, thence South 82° 30' East, along the North line of Survey 782, 737.0 feet to an intersection with the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 604.0 feet for the point of beginning, thence continue South 58° 3' West, 217.7 feet for a corner, thence North 78° 35' West, 122.7 feet for a corner, thence North 9° 32' East, 264.2 feet to the point of beginning and containing 0.677 of an acre, more or less.

Tract 3:
A parcel of land containing 1.136 acres, more or less, being a part of USP Survey No. 782, Township 31 North, Range 13 East, described as follows Start at a stone on the North line of said Survey No. 782, which marks the South corner of Fractional Sections 7 and 8 in said Township and Range, thence North 82° 3' West, 594.0 feet along the North line of said Survey, thence South 9° 32' West, 525.4 feet to the point of beginning, thence South 78° 38' East, 210.4 feet, thence South 9° 32' West, 226.8 feet, thence North 80° 28' West, 210.0 feet, thence North 9° 32' East, 242.3 feet to the point of beginning.

Also, that part of USP Survey No. 782, Township 31 North, Range 13 East, described as follows: Begin at the Northwest corner of said Survey No. 782 and run South 82° 30' East with the North line of Survey No. 782, 737 feet to a corner on the South right of way line of U.S. Route No. 61, thence South 58° 03' East with said South right of way line of US Route No. 61, 736.7 feet, thence South 9° 32' West, 217.7 feet for a beginning corner, thence continue South 9° 32' West, 332.1 feet, thence North 72° 32' West, 123.8 feet, thence North 9° 32' East, 319.1 feet, thence South 78° 38' East, 122.7 feet to the point of beginning, containing 0.916 acre, more or less.

SURVEYOR NOTE: Tract 2 has a missing cell.

TOTAL TRACT

A tract of land as conveyed to Jackson Boulevard Holding LLC by document number 2023-07098 of the Cape Girardeau County records, located in U.S. Survey 782, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, Cape Girardeau County, Missouri being more particularly described as follows:

Beginning at the northeast corner of Victorian Plaza #4 Subdivision recorded as Document number 2017-12516 of said records, being on the southwest right of way line of East Jackson Boulevard, as known as US 61, 90 feet wide, thence along said right of way line, South 58 degrees 00 minutes 21 seconds East, 336.05 feet, to the north corner of a tract of land conveyed to FRIA Holding LLC by Document number 2020-11471 of said records; thence leaving said right of way line, and along the west and south line of said FRIA Holding LLC parcel and the easterly extension of the south line, South 08 degrees 42 minutes 44 seconds West, 226.67 feet, and South 77 degrees 32 minutes 29 seconds East, 208.93 feet, to the west right of way line of Hilltop Drive; thence South 08 degrees 42 minutes 44 seconds West, along the west right of way line of Hilltop Drive, 228.80 feet, to the north line of a tract of land conveyed to Stanley and Debbie Wicks, by Document number 2010-10794, of said records, thence along the north and west line of said Wicks tract, North 81 degrees 14 minutes 46 seconds West, 208.48 feet, and South 08 degrees 42 minutes 44 seconds West, 280.52 feet, to the common line between above said Jackson Boulevard Holdings LLC tract and a tract of land conveyed to Jackson County Club Inc. by Deed Book 425 Page 30, of said records; thence North 73 degrees 27 minutes 50 seconds West, along said common line, 312.27 feet, to the southerly extension of the east line of above said Victorian Plaza Subdivision #4; thence along said southerly extension, North 08 degrees 36 minutes 10 seconds East, 834.40 feet to the POINT OF BEGINNING. Containing 294,670 square feet or 6.765 acres, more or less.

GENERAL NOTES:

1) Subject property is Zoned C-2 General Commercial District according to Zoning Verification Letter dated June 7, 2023 from the City of Jackson.
Setbacks according to City of Jackson Zoning Ordinance:

Front yard.
Each lot upon which a building is constructed shall have a front yard of not less than thirty (30) feet.

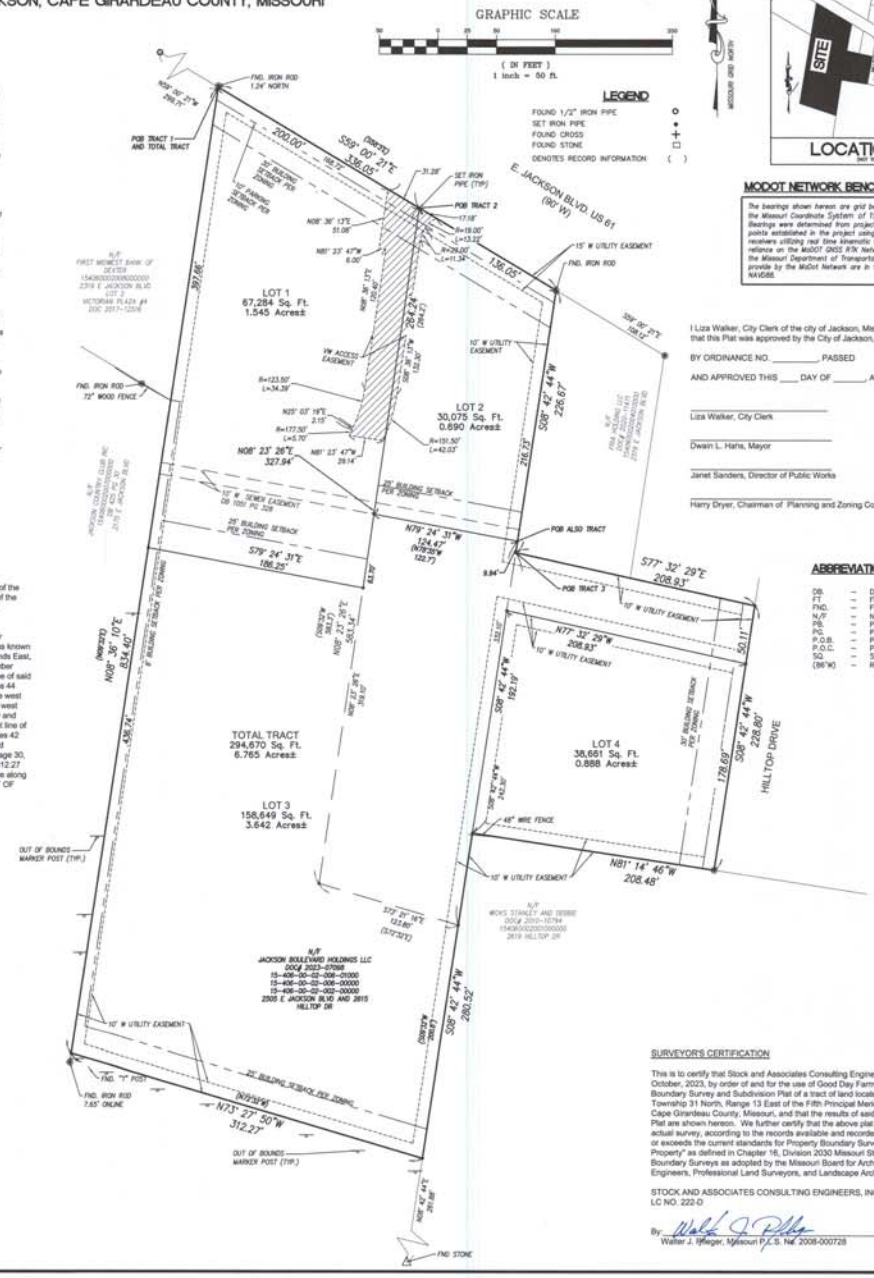
Side yard. On lots upon which a nonresidential building is constructed, there are no side yard requirements except that a side yard of eight (8) feet shall be provided where such lot abuts a residential district. On each lot upon which a dwelling is constructed, there shall be a side yard on each side of not less than eight (8) feet. Buildings in excess of forty-five (45) feet in height shall have the side yard setbacks increased by one (1) foot for every one (1) foot of height that the building is increased over forty-five (45) feet.

Rear yard. Each lot upon which a building is constructed shall have a rear yard of not less than twenty-five (25) feet.
Height: All buildings: fifty (50) feet and not over five (5) stories. Buildings exceeding this limitation shall require a special use permit.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29031C0233E with and effective date of 9/29/2011.

3) Stock and Associates Consulting Engineers, Inc. used exclusively Westcor Land Title Insurance Company, agent for Resolutions Title, Inc. Commitment No. 23-39135, with an effective date of August 8, 2023 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

4) The purpose of this plat is to reduce 4 tracts of land into 4 Lot in the subdivision



LOCATION MAP
(NOT TO SCALE)

MODOT NETWORK BENCHMARK

The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MoDOT CORS RTK Network operated by the Missouri Department of Transportation. Elevations as provide by the MoDot Network are in the datum of NAVD88.

I Liza Walker, City Clerk of the city of Jackson, Missouri, Do hereby certify that this Plat was approved by the City of Jackson, Missouri

BY ORDINANCE NO. _____, PASSED

AND APPROVED THIS ____ DAY OF _____, A.D., 20__

_____
Liza Walker, City Clerk

_____
Dwain L. Hahs, Mayor

_____
Janet Sanders, Director of Public Works

_____
Harry Dryer, Chairman of Planning and Zoning Commission

ABBREVIATIONS

DB.	=	DEED BOOK
FT.	=	FEET
FND.	=	FOUND
N/F	=	NOW OR FORMERLY
PB.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
SQ.	=	SQUARE
(86'W)	=	RIGHT–OF–WAY WIDTH

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2023, by order of and for the use of Good Day Farm, executed a Property Boundary Survey and Subdivision Plat of a tract of land located in U.S. Survey 782, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, Cape Girardeau County, Missouri, and that the results of said survey and Subdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: _____
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

PREPARED BY:
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SUBDIVISION PLAT

GOOD DAY FARM JACKSON

2421 & 2505 E. JACKSON BLVD. & 2615 HILLTOP DRIVE,
JACKSON, MISSOURI

STATE OF MISSOURI
WALTER JOSEPH PFLEGER
NUMBER
PLS-2008000728
CERTIFICATE OF AUTHORITY
LC-222-D

WALTER J. PFLEGER P.L.S.
MO. PLS # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

1	11/21/2023	FOUR LOT SUB
2	12/04/2023	DEPT NAME CHANGE

DRAWN BY: NPW	CHECKED BY: W.J.P.
DATE: 10/27/2023	JOB NO: 223-7462

SHEET TITLE:
SUBDIVISION PLAT

SHEET NO.:
#1 OF 1