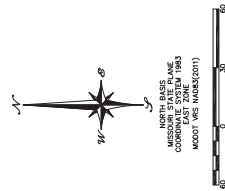


PRELIMINARY PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION

PART OF L.S.D.S. NO. 354, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI



NORTH ARROW
MISSOURI STATE PLANE
COORDINATE SYSTEM
NAD 83 (2011)

REFERENCES
T. DOCUMENT NO. 2022-08015 (SUBJECT)

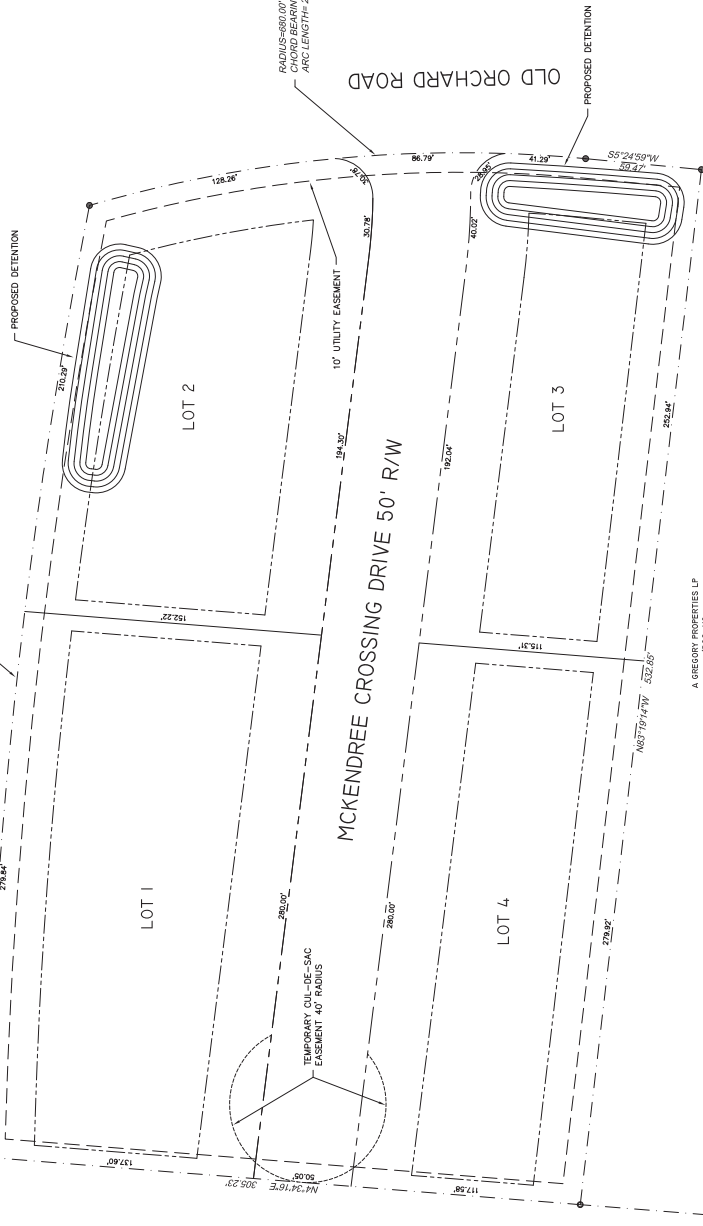
LEGEND	
●	IRON ROD W/ CAP (ROUND)
○	IRON ROD W/ CAP (ROUND)
●	1/2" IRON ROD (SET)
---	LOT LINE
---	PROPERTY BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	TEMPORARY EASEMENT

KENNETH AND HARRY
ALLEN
(DOC. NO.
2007-02598)

RICHARD ALLEN AND
HARRY ALLEN
(DOC. NO.
2006-07183)

RADIUS=2854.60'
CHORD BEARING=S83°44'44"E 489.53'
ARC LENGTH=480.13'

RADIUS=680.00'
CHORD BEARING=S89°23'00"E 264.83'
ARC LENGTH=265.35'



A GREGORY PROPERTIES LP
(DOC. NO.
2008-07282)

LOCATION MAP



NOTES

ZONING: R-3 ONE- & TWO-FAMILY RESIDENTIAL DISTRICT	OWNER & DEVELOPER: FRUITLAND INVESTMENTS LLC 20005 STATE HIGHWAY B MARBLE HILL, MO 63054
EASEMENT NOTES: 10' REAR 10' FRONT 10' SIDE	PREPARED BY: A. GREGORY ENGINEERING 113 W. MAIN STREET SUITE 1 JACKSON, MO 64502 (873) 243-0802
BUILDING SETBACKS: FRONT YARD SETBACK = 30' SIDE YARD SETBACK = 10'	ACCURACY STANDARD: TYPE URBAN
DESIGN STANDARDS: 50' RIGHT-OF-WAY WIDTH 20' WIDE CONCRETE STRIPS WITH CURB 4" WIDE CONCRETE STRIPS ON EACH SIDE	

A. GREGORY ENGINEERING
CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING
113 WEST MAIN STREET
P.O. Box 159
JACKSON, MISSOURI 64502
TEL: 873-243-0802
FAX: 873-243-2791

SCALE	1"=30'
DATE	12-6-23
DRAWN BY	DR
CHECKED BY	BS
PROJECT #	21-029