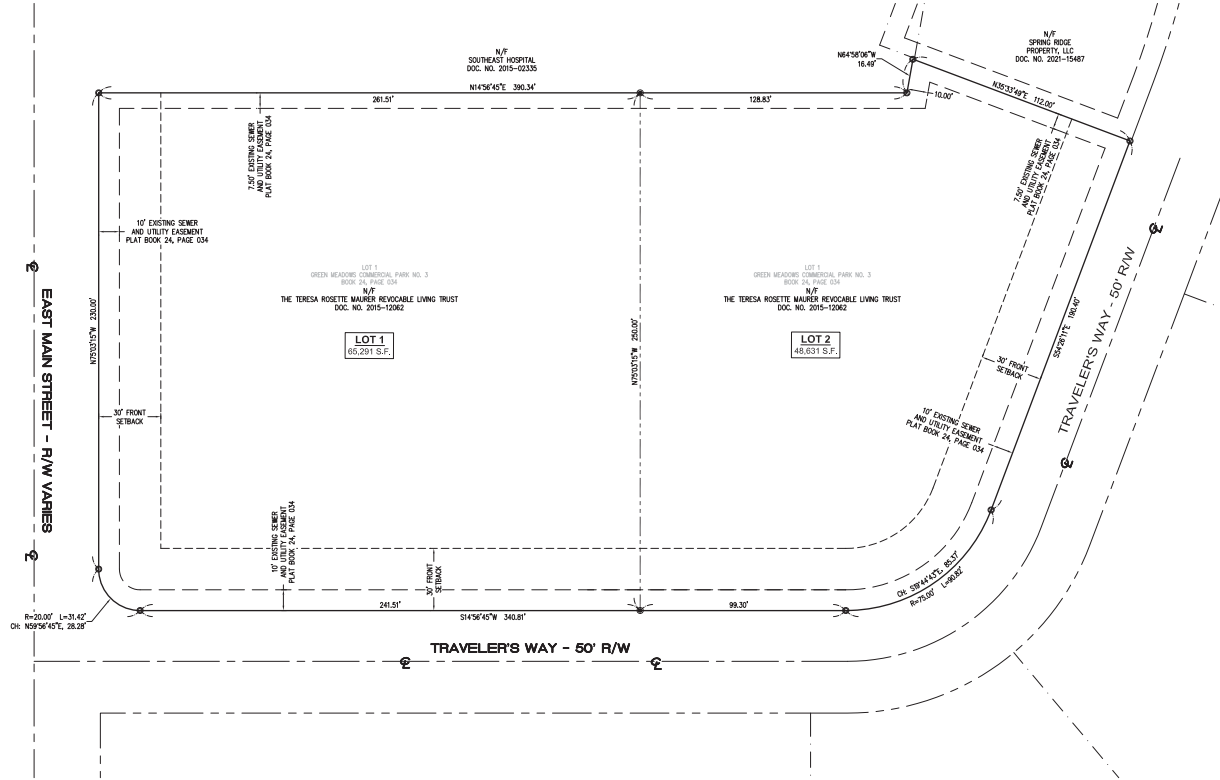


RECORD PLAT
FOR
TERESA R. MAURER E. MAIN SUBDIVISION
ALL OF LOT ONE (1) OF GREEN MEADOWS COMMERCIAL PARK NO. 3, A SUBDIVISION IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT BOOK 24 AT PAGE 34 IN THE LAND RECORDS OF
CAPE GIRARDEAU COUNTY, MISSOURI



LEGEND	
○	FOUND 1/2\"/>
●	SET 1/2\"/>
---	SUBDIVISION BOUNDARY LINE
---	NEW LOT LINE
---	SETBACK
---	EXTERNAL PROPERTY LINE
---	RIGHT OF WAY LINE
---	CENTERLINE
---	EXISTING UTILITY EASEMENT LINE

SUBDIVISION NOTES	
ZONING: C-2 - GENERAL COMMERCIAL DISTRICT SETBACKS: FRONT: THIRTY (30) FEET. REAR: TWENTY-FIVE (25) FEET. SIDE: 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 ADJUTS 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. MAXIMUM HEIGHT: FIFTY (50) FEET AND NOT OVER FIVE (5) STOREYS. BUILDINGS EXCEEDING THIS LIMITATION SHALL REQUIRE A SPECIAL USE PERMIT. MINIMUM LOT SIZE: DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET. TOWERS AND STEEPLES OF CHURCHES AND SIMILAR PLACES OF WORSHIP: SEVENTY-FIVE (75) FEET. ATTACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FORTY (40) FEET. EXCEPT THAT INTERIOR UNITS ATTACHED ON TWO (2) OR MORE SIDES SHALL HAVE A MINIMUM LOT AREA OF NOT LESS THAN TWO THOUSAND (2,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTEEN (15) FEET. TWO-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN TEN THOUSAND (10,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET. MULTIPLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN TWELVE THOUSAND FIVE HUNDRED (12,500) SQUARE FEET, WITH MINIMUM LOT AREA PER UNIT OF TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET FOR EACH FIRST FLOOR UNIT AND ONE THOUSAND SEVEN HUNDRED FIFTY (1,750) SQUARE FEET FOR EACH UNIT ABOVE THE FIRST FLOOR AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET. ALL OTHER BUILDINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50) FEET. ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT. THERE ARE NO LOT COVERAGE REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND STRUCTURES.	RECORD OWNER THE TERESA ROSETTE MAURER REVOCABLE LIVING TRUST DOCUMENT NO. 2015-12062 OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR: MAYSON CAPITAL PARTNERS C/O JEFF MAURER CAPE GIRARDEAU, MISSOURI 63701 LOT SIZES TOTAL NUMBER OF LOTS: 2 LOTS LARGEST LOT AREA: (1.66 ACRES) SMALLEST LOT AREA: (1.12 ACRES) TOTAL SUBDIVISION AREA: (2.62 ACRES) FLOODPLAIN NOTE NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20037-0046E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2011. PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY: KOEHLER ENGINEERING AND LAND SURVEYING, INC. 194 COKER LANE, CAPE GIRARDEAU, MO 63701 (573) 339-9028

SUBDIVISION DEDICATION

THE UNDERSIGNED, JAMES DEAN MAURER AND TERESA ROSETTE MAURER, TRUSTEES OF THE TERESA ROSETTE MAURER REVOCABLE LIVING TRUST, OWNERS IN FEE OF ALL OF DOCUMENT NUMBER 2015-12062 IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 2.62 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT ONE (1) OF GREEN MEADOWS COMMERCIAL PARK NO. 3, A SUBDIVISION IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT FILED FOR RECORD IN PLAT BOOK 34 AT PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

HEREBY SUBSIDISE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "TERESA R. MAURER E. MAIN SUBDIVISION," SUBJECT TO ALL EXISTING EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS AND LICENSES WHICH MAY EXIST THEREON, EITHER WRITTEN OR IMPLIED.

I, ANGELA BIRK, CITY CLERK OF THE CITY OF 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. 20____,
ANGELA BIRK, CITY CLERK

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS
FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. _____ AT JACKSON, MISSOURI, ON THIS _____ DAY OF _____, A.D. 20____.

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

JANET SANDERS, PUBLIC WORKS DIRECTOR
HARRY DYER, PLANNING AND ZONING COMMISSION CHAIRMAN
DWAYN HARRIS, MAYOR

ON THIS _____ DAY OF _____, A.D. 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED: JAMES DEAN MAURER AND TERESA ROSETTE MAURER, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS A FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3024 Fax: (573) 335 - 3049
MO PLS Corp. Certificate #000262

OWNER BY	SUSAN OODDS	REV DATE	DESCRIPTION	DETAILS
CHECKED BY	TRAVIS STEFFENS			
SUBMIT DATE	DECEMBER 2024			
ISSUED DATE	JANUARY 21, 2025			
DRAWING NO.	36059			

"THE SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS IN EFFECTIVE JULY 31, 2022"