




# City of Jackson

**MEMO TO:** The Honorable Mayor Dwain Hahs and  
Members of the Board of Aldermen

**FROM:** Rodney Bollinger, Director of Administrative Services 

**DATE:** February 11, 2025

**SUBJECT:** Request to Abandon Utility & Roadway Easements in  
Turner Subdivision

Attached please find correspondence and location maps relative to a request by Mr. David Voshage for the abandonment of a 10-foot Utility and 15-foot Roadway Easement on Lot 1 in Turner Subdivision. The purpose of this memo is to relay the collective input received from supervisors to the elected officials on the issue of this request.

## **Location:**

The Utility Easement is 10' wide and extends from the north right of way line of East Jackson Boulevard then in a northerly direction 348.28 feet to the northeast corner of Lot 1, and there terminating.

The Roadway Easement is 15' wide (which is half of a total 30' easement) and extends from the north right of way line of East Jackson Boulevard then in a northerly direction 348.28 feet to the northeast corner of Lot 1, and there terminating.

## **Public Utilities:**

The staff has contacted Missouri One Call and utility locates are currently underway for the area in question.

## **Adjacent Property Owners:**

There are four lot owners who will be impacted by the request. The three adjacent property owners to the east might be concerned by the loss of one-half of the existing private roadway easement and should be notified of the request. Their names and addresses are identified as:

The Steven Horst Trust  
2701 E. Jackson Blvd.  
Jackson, MO 63755

B&H Beussink Construction Company  
1227 Gloria Dr.  
Jackson, MO 63755

The Randolph and Mary Farrar Trust  
1217 Gloria Dr.  
Jackson, MO 63755

**City Attorney:**

Generally, streets, rights of way, alleys, and easements are abandoned because the City determines that the continued use of such is no longer needed. Article VI section 25 of the Missouri Constitution reads;

“No county, city, or other political corporation or subdivision of the state shall be authorized to lend its credit or grant public money or property to any private individual, association, or corporation...” If the Board determines this easement has no use to the citizens and should be abandoned then it must either;

- determine that that tract of real estate has no marketable value greater than the benefit of abandonment, or
- sell the land for fair market value.

**Value**

The value of the easement has not been determined by a professional appraisal and has not been surveyed.

**Staff Conclusion:**

The Mayor and Board of Aldermen will decide on the request in the form of an ordinance at a future regular meeting, but only after receiving input from the impacted property owners at the next study session meeting.

Thanks for your time and consideration of this information. As always, please feel welcome to contact me should you have any questions regarding this matter.

David Voshage  
319 Donna Drive  
Jackson, Mo 63755  
~~573-579-8480~~ 450-8858  
[C21voshage@hotmail.com](mailto:C21voshage@hotmail.com)

February 10, 2025

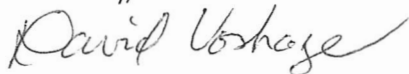
City of Jackson

To whom it may concern:

At this time, I am writing to request the abandonment of the 15 ft easement on the East side of the property at 2616 East Jackson Blvd Rear. This would be in order to facilitate a plan for which I am planning to have a new storage building added to my property which would consist of a 42'x72' metal/steel building.

The property stated above was previously known as Jim "bulldog" Turner's property. Since acquiring the property 8 yrs ago, we have made improvements and want to further improve this area aesthetically. Thank you for your time and you may contact me at the above phone # or email.

Sincerely,



David Voshage





NORTH ORIENTATION IN ACCORDANCE  
WITH THE MISSOURI STATE PLANE  
COORDINATE SYSTEM EAST ZONE

# RECORD PLAT OF TURNER SUBDIVISION

THAT PART OF U.S.P.S. 782, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF  
JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

NOW OR FORMERLY  
VERLIN W. & MARGARET PUCHBAUER  
BOOK 212 PAGE 226

NOW OR FORMERLY  
LOUIS & EDNA KASTEN  
BOOK 116 PAGE 326

NOW OR FORMERLY  
DAVID TURNER  
BOOK 1196 PAGE 703

NOW OR FORMERLY  
DAVID TURNER  
BOOK 1196 PAGE 703

NOW OR FORMERLY  
RANDOLPH CHARLES FARRAR  
AND MARY CHRISTINA FARRAR  
REVOCABLE TRUST 2015  
DOC. #2015-00567

NOW OR FORMERLY  
BEUSSINK CONSTRUCTION  
COMPANY, INC.  
BOOK 1017 PAGE 39

NOW OR FORMERLY  
STEVEN L. HORST REV. TRUST &  
CAROL B. HORST REV. TRUST  
DOC. #2007-17088

## SUBDIVISION DEDICATION

THE UNDERSIGNED, DAVID TURNER, DOUGLAS TURNER, & DENNIS TURNER, OWNERS IN FEE OF THAT PART OF UNITED STATES SURVEY NO. 782, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing from the intersection of the North line of said U.S.P.S. 782 and the Southeast corner of Fractional Section 7, of said Township and Range; thence North 82°55' West 257.2 feet to the Point of Beginning; thence South 08°05'42" West 348.28 feet to a point on the Northeastly Right of Way of Highway 71; thence with said Right of Way, North 59°01'37" West 230.52 feet; thence leaving said Right of Way, North 08°19'31" East 252.48 feet to the North line of said U.S.P.S. 782; thence with said North line South 83°34'45" East 211.46 feet to the point of beginning and containing 1.46 acres, more or less, subject to roadway easements as recorded in Document No. 2007-17088 and Document No. 2015-00567, and any other easements of record.

IN WITNESS WHEREOF, I hereunto set my hand this 21st day of Dec, A.D. 2016

David Turner  
Owner

Douglas Turner  
Owner

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

SS

On this 21st day of Dec, A.D. 2016 before me, a Notary Public for said County and State, personally appeared David Turner & Douglas Turner, owners, who are authorized to execute the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 21st day of Dec, A.D. 2016

My term expires 7-31-2020

Janet L. Sanders  
Notary Public

JANET L. SANDERS  
Notary Public - Notary Seal  
State of Missouri, Cape Girardeau County  
Commission # 1361139  
My Commission Expires July 31, 2020

IN WITNESS WHEREOF, I hereunto set my hand this 21 day of Dec, A.D. 2016

Dennis Turner  
Owner

SS

On this 21st day of December, A.D. 2016 before me, a Notary Public for said County and State, personally appeared Dennis Turner, owner, who is authorized to execute the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 21st day of December, A.D. 2016

My term expires 7-31-2020

Janet L. Sanders  
Notary Public

JANET L. SANDERS  
Notary Public - Notary Seal  
State of Missouri, Cape Girardeau County  
Commission # 1361139  
My Commission Expires July 31, 2020

I, Mary Lowry, City Clerk of the City of Jackson, Missouri, hereby certify that this plat was approved by the City of Jackson, Missouri, by Ordinance No. 16-131, passed and approved this 21st day of December, A.D. 2016

Mary Lowry  
City Clerk

Mike Seabaugh, Planning and Zoning  
Commission Chairman

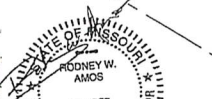
Rodney Bollinger, Director of Public Works



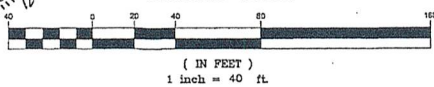
Signature of Rodney Bollinger

Filed for record in the office of the Recorder of Deeds of  
Cape Girardeau County, Missouri, in Document No.  
3176-14410, at Jackson, Missouri, on the 21st day of  
December, A.D. 2016

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



## GRAPHIC SCALE



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE  
WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN  
THE STATE OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

## FLOODPLAIN NOTE

NO PORTION OF THE SURVEYED TRACT FALLS WITHIN AN AREA  
PROTECTED FROM THE 1 PERCENT ANNUAL CHANCE OR GREATER FLOOD  
HAZARD BY A FLOODWAY CHANNEL, AS INDICATED ON THE FLOOD  
INSURANCE RATE MAP NUMBER 28031C0232E, WITH AN EFFECTIVE DATE  
OF SEPTEMBER 26, 2011.

## NOTES

### SUBDIVISION & LOT SIZES

NO. OF LOTS = 3  
TOTAL SUBDIVISION AREA: 63,667 SQ. FT. (1.46 ACRES)  
SMALLEST LOT SIZE: 9,322 SQ. FT. (0.21 ACRES)  
LARGEST LOT SIZE: 36,698 SQ. FT. (0.84 ACRES)

### ZONING & SETBACK INFORMATION

LOTS THAT ARE ZONED C-2, GENERAL COMMERCIAL DISTRICT  
THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:

FRONT YARD SETBACK OF THIRTY (30) FEET  
REAR SETBACK OF TWENTY-FIVE (25) FEET  
NO SIDE YARD SETBACK EXCEPT 8 FEET SHALL BE PROVIDED  
WHEN A LOT ABUTS A RESIDENTIAL DISTRICT

RESIDENTIAL BUILDINGS SHALL NOT COVER MORE THAN 40% OF THE LOT  
AREA, NO REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS

HEIGHT - MAXIMUM HEIGHT OF BUILDINGS PERMITTED SHALL BE  
FIFTY (50) FEET AND NOT OVER 5 STORIES

LOTS THAT ARE ZONED H-1, LIGHT INDUSTRIAL DISTRICT  
THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:

FRONT YARD SETBACK OF THIRTY (30) FEET  
REAR YARD SETBACK OF TWENTY-FIVE (25) FEET  
NO SIDE YARD SETBACK EXCEPT 10 FEET SHALL BE PROVIDED  
WHEN A LOT ABUTS A RESIDENTIAL DISTRICT

### NO LOT COVERAGE REQUIREMENTS

HEIGHT - MAXIMUM HEIGHT OF BUILDINGS PERMITTED SHALL BE  
FORTY-FIVE (45) FEET AND NOT OVER 3 STORIES

### RECORD OWNERS

PARCEL NO:  
15-406-00-01-00-100.00  
15-407-00-03-00-300.00  
DAVID TURNER  
DOUGLAS TURNER  
DENNIS TURNER  
DOC. NO. 2007-10081

### DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

DAVID TURNER  
118 VILLAGE DRIVE  
JACKSON, MO 63775  
DAVID VOSHAGE  
319 DONNA DRIVE  
JACKSON, MO 63755

### SURVEYOR'S CERTIFICATION

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS  
PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM  
STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE  
OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

### PLAT PREPARED BY AND ENGINEERING AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.  
194 COKER LANE  
CAPE GIRARDEAU, MO 63701  
(573) 335-3025

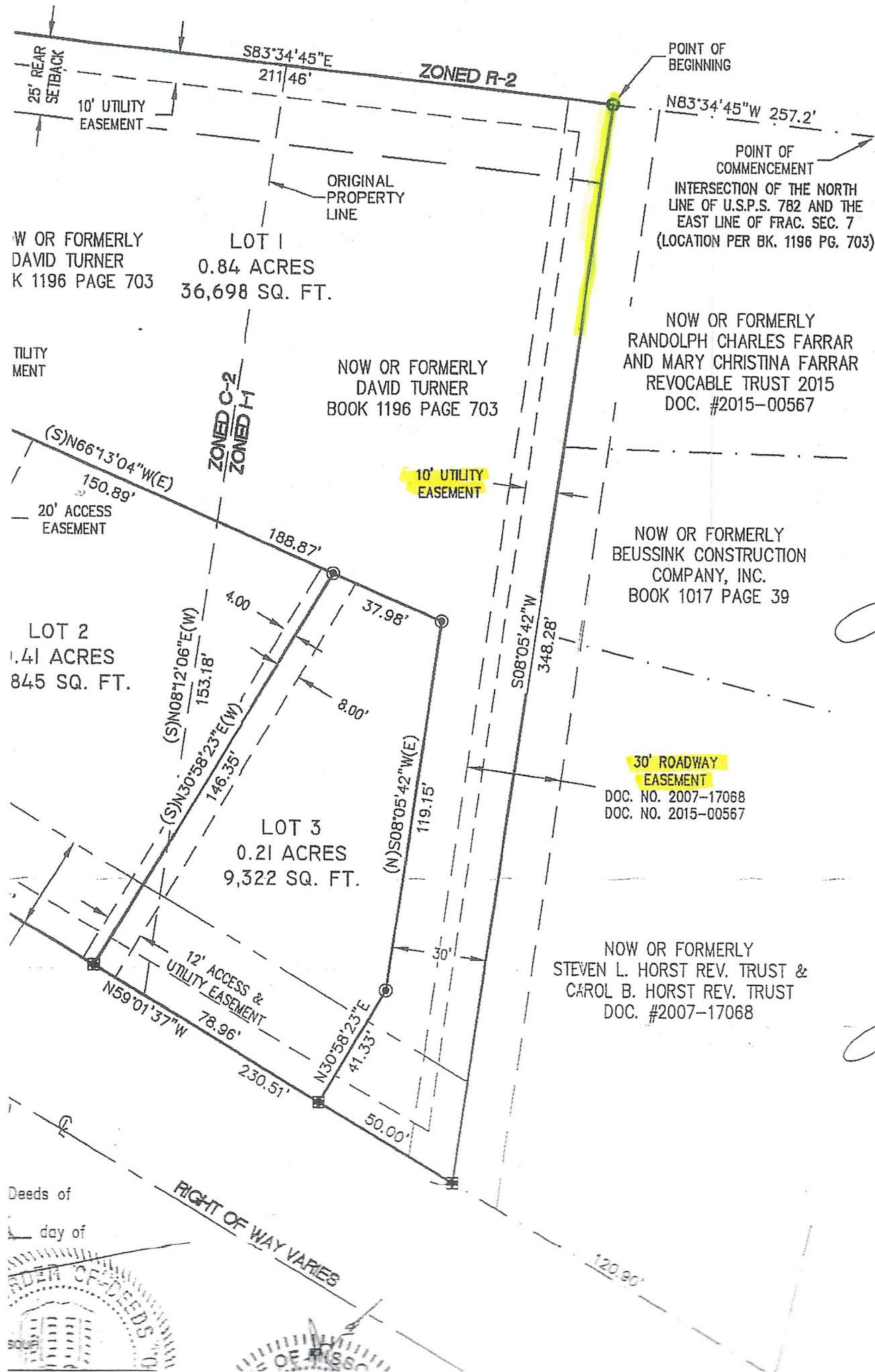
## KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701  
Ph: (573) 335 - 3025 Fax: (573) 335 - 3049

DRAWN BY	DYLAN HOUSE	REV	DATE	DESCRIPTION	INITIALS
CHECKED BY	RODNEY AMOS				
SURVEY DATE	OCTOBER 2016				
DRAWING DATE	DECEMBER 13, 2016				
DRAWING NO	35422				





THE UNDERSIGNED, DAV  
STATES SURVEY NO. 78  
JACKSON, COUNTY OF (

Commencing from the  
Section 7, of said To  
South 08°05'42" West  
Right of Way, North 59  
to the North line of sc  
beginning and containi  
2007-17068 and Docu

IN WITNESS WHEREOF, I he

David Turner  
David Turner  
Owner

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDE

On this 21st day of  
appeared David Turner & D  
that they executed the so

IN WITNESS WHEREOF, I her

My term expires 7-31

Shirley C. Turner  
Notary Public

IN WITNESS WHEREOF, I her

Dennis Turner  
Dennis Turner  
Owner

On this 21st day of  
appeared Dennis Turner, ow  
same as his free act and

IN WITNESS WHEREOF, I her

My term expires 7-31

Shirley C. Turner  
Notary Public

Mary Lowry  
approved by the City of  
December, A.D.

Mary Lowry  
Mary Lowry, City Clerk

Mike Seabough  
Mike Seabough, Planning  
Commission Chairman





0100200000

151180009012010000

154060001003000000

154070003002000000

154060001001000000

154070003001000000

154060001004000000

154070003006000000

154060002003000000

154070003005000000

154070004001000000

Gloria St





LOT 1  
0.84 ACRES  
36,698 SQ. FT.

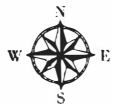
ZONED C-2  
ZONED H

LOT 3  
0.21 ACRES  
9,388 SQ. FT.

LOT 2  
0.21 ACRES  
9,388 SQ. FT.

LOT 4





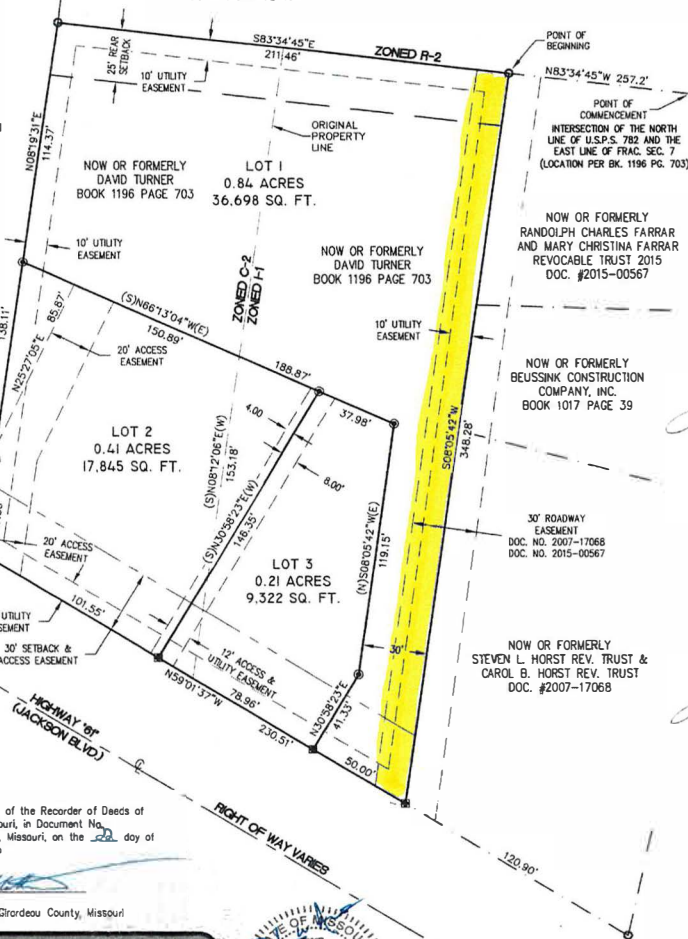
NORTH ORIENTATION IN ACCORDANCE  
WITH THE MISSOURI STATE PLANE  
COORDINATE SYSTEM EAST ZONE

# RECORD PLAT OF TURNER SUBDIVISION

THAT PART OF U.S.P.S. 782, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF  
JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

NOW OR FORMERLY  
VERLUN W. & MARGARET PUCHBAUER  
BOOK 212 PAGE 226

NOW OR FORMERLY  
LOUIS & EDNA KASTEN  
BOOK 116 PAGE 326



## SUBDIVISION DEDICATION

THE UNDERSIGNED, DAVID TURNER, DOUGLAS TURNER, & DENNIS TURNER, OWNERS IN FEE OF THAT PART OF UNITED STATES SURVEY NO. 782, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing from the intersection of the North line of said U.S.P.S. 782 and the Southeast corner of Fractional Section 7, of said Township and Range; thence North 82°55' West 257.2 feet to the Point of Beginning; thence South 08°05'42" West 348.28 feet to a point on the Northeast Right of Way of Highway "61"; thence with said Right of Way, North 59°01'37" West 230.52 feet; thence leaving said Right of Way, North 08°19'31" East 252.48 feet to the North line of said U.S.P.S. 782; thence with said North line South 83°34'45" East 211.46 feet to the point of beginning and containing 1.46 acres, more or less, subject to roadway easements as recorded in Document No. 2007-17068 and Document No. 2015-00567, and any other easements of record.

IN WITNESS WHEREOF, I hereunto set my hand this 21st day of Dec, A.D. 2016

David Turner  
David Turner  
Owner

Douglas Turner  
Douglas Turner  
Owner

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

SS

On this 21st day of Dec, A.D. 2016, before me, a Notary Public for said County and State, personally appeared David Turner & Douglas Turner, owners, who are authorized to execute the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 21st day of Dec, A.D. 2016

My term expires 7-31-2020

Janet L. Sanders  
Notary Public

JANET L. SANDERS  
Notary Public - Notary Seal  
State of Missouri, Cape Girardeau County  
Commission # 12611339  
My Commission Expires July 31, 2020

IN WITNESS WHEREOF, I hereunto set my hand this 21st day of Dec, A.D. 2016

Dennis Turner  
Dennis Turner  
Owner

SS

On this 21st day of Dec, A.D. 2016, before me, a Notary Public for said County and State, personally appeared Dennis Turner, owner, who is authorized to execute the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 21st day of Dec, A.D. 2016

My term expires 7-31-2020

Janet L. Sanders  
Notary Public

JANET L. SANDERS  
Notary Public - Notary Seal  
State of Missouri, Cape Girardeau County  
Commission # 12611339  
My Commission Expires July 31, 2020

I, Mary Lowry, City Clerk of the City of Jackson, Missouri, hereby certify that this plat was approved by the City of Jackson, Missouri, by Ordinance No. 44-121, passed and approved this 21st day of December, A.D. 2016

Mary Lowry  
Mary Lowry, City Clerk

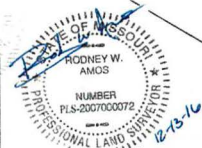
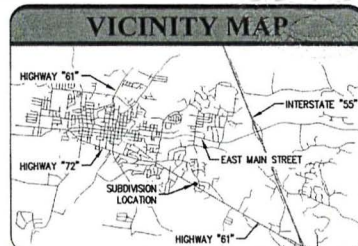


Mike Stobaugh  
Mike Stobaugh, Planning and Zoning  
Commission Chairman

Rodney Bolinger  
Rodney Bolinger, Director of Public Works

Filed for record in the office of the Recorder of Deeds of  
Cape Girardeau County, Missouri, in Document No. 44-121 at Jackson, Missouri, on the 22nd day of  
Dec, A.D. 2016

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



## GRAPHIC SCALE



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE  
WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN  
THE STATE OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

## FLOODPLAIN NOTE

NO PORTION OF THE SURVEYED TRACT FALLS WITHIN AN AREA  
PROTECTED FROM THE 1 PERCENT ANNUAL CHANCE OR GREATER FLOOD  
HAZARD BY A FLOODWAY CHANNEL, AS INDICATED ON THE FLOOD  
INSURANCE RATE MAP NUMBER 2903IC0232E, WITH AN EFFECTIVE DATE  
OF SEPTEMBER 28, 2011.

## NOTES

### SUBDIVISION & LOT SIZES

NO. OF LOTS: 3  
TOTAL SUBDIVISION AREA: 63,887 SQ. FT. (1.46 ACRES)  
SMALLEST LOT SIZE: 9,322 SQ. FT. (0.21 ACRES)  
LARGEST LOT SIZE: 36,698 SQ. FT. (0.84 ACRES)

### ZONING & SETBACK INFORMATION

LOTS THAT ARE ZONED C-2, GENERAL COMMERCIAL DISTRICT  
THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:

FRONT YARD SETBACK OF THIRTY (30) FEET  
REAR SETBACK OF TWENTY-FIVE (25) FEET  
NO SIDE YARD SETBACK EXCEPT 8 FEET SHALL BE PROVIDED  
WHEN A LOT ABUTS A RESIDENTIAL DISTRICT

RESIDENTIAL BUILDINGS SHALL NOT COVER MORE THAN 40% OF THE LOT  
AREA. NO REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS

HEIGHT - MAXIMUM HEIGHT OF BUILDINGS PERMITTED SHALL BE  
FIFTY (50) FEET AND NOT OVER 5 STORIES

LOTS THAT ARE ZONED I-1, LIGHT INDUSTRIAL DISTRICT  
THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:

FRONT YARD SETBACK OF THIRTY (30) FEET  
REAR YARD SETBACK OF TWENTY-FIVE (25) FEET  
NO SIDE YARD SETBACK EXCEPT 10 FEET SHALL BE PROVIDED  
WHEN A LOT ABUTS A RESIDENTIAL DISTRICT

NO LOT COVERAGE REQUIREMENTS

HEIGHT - MAXIMUM HEIGHT OF BUILDINGS PERMITTED SHALL BE  
FORTY-FIVE (45) FEET AND NOT OVER 3 STORIES

### RECORD OWNERS

PARCEL NO.:  
15-406-00-01-00-100.00  
15-407-00-03-00-300.00  
DAVID TURNER  
DOUGLAS TURNER  
DENNIS TURNER  
DOC. NO. 2007-10081

### DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

DAVID TURNER  
118 VILLAGE DRIVE  
JACKSON, MO 63775  
DAVID VOSHAGE  
319 DONNA DRIVE  
JACKSON, MO 63755

### SURVEYOR'S CERTIFICATION

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS  
PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM  
STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE  
OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

### PLAT PREPARED BY AND ENGINEERING AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.  
194 COKER LANE  
CAPE GIRARDEAU, MO 63701  
(573) 335-3026

## KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701  
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049

DRAWN BY:	DYLAN HOUSE	REV	DATE	DESCRIPTION	INITIALS
CHECKED BY:	RODNEY AMOS				
SURVEY DATE:	OCTOBER 2016				
DRAWING DATE:	DECEMBER 13, 2016				
DRAWING NO:	36422				

Turner Subd.