



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

EXHIBIT

A

NAME OF SUBDIVISION: Orchard Place Subdivision Phase 1

DATE OF APPLICATION: 10-24-24

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: Villas of West Park LLC
2985 Boutin Drive
Cape Girardeau, MO 63701
573-382-7373

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Brandon Williams

Contact's Mailing Address: 2985 Boutin Drive
Cape Girardeau, MO 63701

Contact's Phone: 573-382-7373

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Strickland Engineering
113 West Main Street, Suite 1
Jackson, MO 63755
573-243-4080

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

☐ Preliminary plat approval

☒ Final plat approval

☐ Minor subdivision approval

☐ Re-subdivision plat approval

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)

ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

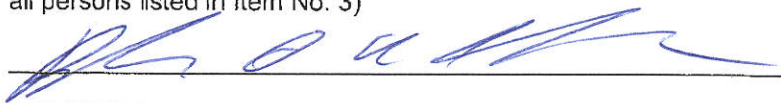
R-1 Single Family Residential
R-2 Single Family Residential
R-3 One and Two Family Residential
R-4 General Residential
MH-1 Mobile Home Park
CO-1 Enhanced Commercial Overlay

C-1 Local Commercial
C-2 General Commercial
C-3 Central Business District
C-4 Planned Commercial District
CO-1 Enhanced Commercial Overlay
I-1 Light Industrial
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 ☒

OWNERS' SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)



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

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

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: jsanders@jacksonmo.org

COMMENCE AT THE NORTHWEST CORNER OF LOT 6 OF SAPPINGTON COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 54 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, ALSO BEING A POINT ON THE SOUTH LINE OF SAID U.S.P.S. NO. 788; THENCE SOUTH 83°09'32" EAST ALONG THE NORTH LINE OF SAID LOT 6, ALSO BEING SAID SOUTH LINE OF SAID U.S.P.S. NO. 788, 28.37 FEET; THENCE LEAVING SAID LINE, NORTH 06°02'57" EAST 276.70 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 06°02'57" EAST 504.31 FEET; THENCE SOUTH 70°49'32" EAST 382.06 FEET; THENCE NORTH 74°07'29" EAST 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, CHORD BEARING SOUTH 43°21'02" EAST 115.34 FEET, AND AN ARC LENGTH OF 119.88 FEET; THENCE SOUTH 70°49'32" EAST 450.68 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, CHORD BEARING NORTH 64°10'28" EAST 28.28 FEET, AND AN ARC LENGTH OF 31.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE ALONG SAID WEST LINE, SOUTH 19°10'28" WEST 416.86 FEET; THENCE LEAVING SAID WEST LINE, NORTH 83°50'24" WEST 187.61 FEET; THENCE NORTH 06°09'36" EAST 150.00 FEET; THENCE NORTH 83°50'24" WEST 682.44 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 8.959 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.



Text



Location Map
Orchard Place Subd Phs 1

RECORD PLAT OF ORCHARD PLACE SUBDIVISION PHASE 1

PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI

SUBDIVISION DEDICATION

WE, VILLAGES OF WEST PARK LLC, THE OWNERS OF THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 6 OF SAPPINGTON COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 54 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; ALSO BEING A POINT ON THE SOUTH LINE OF SAID U.S.P.S. NO. 788; THENCE SOUTH 83°46'32" EAST ALONG THE NORTH LINE OF SAID LOT 6, ALSO BEING SAID SOUTH LINE OF SAID U.S.P.S. NO. 788, 28.37 FEET; THENCE LEAVING SAID LINE, NORTH 05°02'57" EAST 276.70 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 05°02'57" EAST 504.31 FEET; THENCE SOUTH 70°44'32" EAST 282.06 FEET; THENCE NORTH 74°07'29" EAST 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, CHORD BEARING SOUTH 43°21'02" EAST 115.34 FEET, AND AN ARC LENGTH OF 119.88 FEET; THENCE SOUTH 70°46'32" EAST 450.68 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, CHORD BEARING NORTH 64°10'28" EAST 28.28 FEET, AND AN ARC LENGTH OF 31.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF "SOUTH OLD ORCHARD ROAD, THENCE ALONG SAID WEST LINE, SOUTH 18°10'28" WEST 416.88 FEET; THENCE LEAVING SAID WEST LINE, NORTH 83°50'24" WEST 187.61 FEET; THENCE NORTH 05°09'56" EAST 150.00 FEET; THENCE NORTH 83°50'24" WEST 682.44 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 8.959 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LIENS AFFECTING THE SAME, OTHER THAN THOSE HEREIN SPECIALLY EXCEPTED.

DECLARE THAT WE HAVE CAUSED THE FOREGOING DESCRIBED TRACT OF LAND TO BE SUBDIVIDED INTO LOTS AND STREETS AS NUMBERED AND DESIGNATED ON THE ANNEXED PLAT AND THAT WE HAVE NAMED SAID SUBDIVISION "ORCHARD PLACE SUBDIVISION, PHASE 1" AND DO HEREBY DEDICATE ALL RIGHT-OF-WAYS WITHIN THE FOREGOING SUBDIVISION TO THE PUBLIC USE FOREVER FOR STREET AND UTILITY USE, AND DO HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC USE FOREVER PERMANENT UTILITY, SEWER AND DRAINAGE EASEMENTS ACROSS CERTAIN PORTIONS OF THE FOREGOING SUBDIVISION, WHICH ARE SET FORTH ON THE ANNEXED PLAT.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS _____ DAY OF _____, 2024.

BRANDON WILLIAMS
VILLAGES OF WEST PARK LLC
A MISSOURI LIMITED LIABILITY CORPORATION

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED BRANDON WILLIAMS TO ME, PERSONALLY KNOWN, BEING A MEMBER OF VILLAGES OF WEST PARK LLC, WHO BEING BY ME DULY SWORN DO SAID THAT HE IS THE PERSON DESCRIBED HEREIN AND DO EXECUTE THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVED BY:

DWAIN HUNS, MAYOR

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY DRYER, CHAIRMAN PLANNING AND ZONING COMMISSION

I, ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY DECLARE THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON.

MISSOURI ON THE _____ DAY OF _____, 2024, BY BILL NO. _____ ORDINANCE NO. _____

ANGELA BIRK, CITY CLERK

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2024 AND DULY RECORDED

IN DOCUMENT NUMBER _____

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

**STRICKLAND
ENGINEERING**

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

113 WEST MAIN STREET
P.O. Box 159
JACKSON, MISSOURI 65755
TEL: 573-263-4088
FAX: 573-263-2191

DATE AS SHOWN
10-24-24
DRAWN BY MTM
CHECKED BY RA
PROJECT # 22-267

**RECORD PLAT OF
ORCHARD PLACE
SUBDIVISION PHASE 1
JACKSON, MISSOURI**

BRAN V. STRICKLAND MO-PLS 200580269
JACKSON, MISSOURI 67255

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	19.86	125.00	S43°21'02"E	115.34
C2	31.42	36.80	N64°10'28"E	28.28
C3	31.42	36.80	N25°45'32"W	28.28
C4	45.79	175.30	N30°34'50"W	166.61
C5	132.35	175.30	N30°34'50"W	166.61
C6	47.68	193.20	N2°30'34"W	67.82
C7	156.83	119.30	S21°32'35"E	139.29

FUTURE DEVELOPMENT

VILLAGES OF WEST PARK, LLC
(DOC. NO. 202-04659)

EXISTING ELECTRIC LINE EASEMENT

COLDWATER DRIVE (50' R/W)

S. OLD ORCHARD RD.
(80' R/W)

THE GREAT EIGHT LLC
(DOC. NO. 202-11289)

THE GREAT EIGHT LLC
(BOOK 1553, PAGE 91)



NEW GENERATIONS C-HURCH
OF JACKSON
(DOC. NO. 200-10054)

- REFERENCES
1. DOCUMENT NO. 2021-04039 (SUBJECT)
 2. DOCUMENT NO. 2024-10024
 3. DOCUMENT NO. 2021-12357
 4. BOOK 1353, PAGE 311
 5. BOOK 338, PAGE 199
 6. SAPPINGTON COURT SUBDIVISION, PLAT BOOK 18, PAGE 54
 7. SURVEY BY MATTHEW D. DEJOURNET, PLS 2015000226, DATED 07-20-2015
 8. SURVEY BY TIMOTHY JOSEPH BAER, LS 2854, DATED 07-20-2021

POINT OF COMMENCEMENT
NW CORNER LOT 8
SAPPINGTON COURT SUBDIVISION
PLAT BOOK 18, PAGE 54
(FOUND IRON ROD)

LOT 9

LOT 8

LOT 7

LOT 6

- LEGEND
- 1. 1/2" IRON ROD (SET)
 - 2. 5/8" IRON ROD W/ALUM CAP (SET)
 - 3. IRON ROD W/CAP (FOUND)
 - 4. IRON ROD (FOUND)
 - 5. IRON PIPE
 - 6. STONE
 - 7. COTTON PICKER SPINDLE
 - 8. CHISELED CROSS
 - 9. CRACKER BLOCK
 - 10. ALUMINUM MONUMENT
 - 11. RIGHT-OF-WAY MARKER
 - 12. (M) MEASURED
 - 13. (R) RECORDED
- PROPERTY BOUNDARY LINE
--- RIGHT-OF-WAY LINE
--- LOT LINE
--- BUILDING SETBACK LINE
--- EASEMENT LINE
--- EASEMENT AREA

ACCURACY STANDARD: TYPE URBAN

SURVEYOR'S NOTE

1/2" IRON RODS WITH PLASTIC CAP SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

FLOODPLAIN NOTE
NO LOTS WITHIN ORCHARD PLACE SUBDIVISION PHASE 1 ARE LOCATED WITHIN A FLOOD HAZARD ZONE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 2807000101 FOR CAPE GIRARDEAU COUNTY, MISSOURI, EFFECTIVE DATE SEPTEMBER 29, 2011 AND AS SHOWN ON THE ANNEXED PLAT.

BUILDING SETBACKS

30' FRONT SETBACKS
25' REAR SETBACKS
0' SIDE SETBACKS INTERNAL SIDES
30' SIDE SETBACK ON STREET CORNER SIDES

ZONING CLASSIFICATION

"I-1" LIGHT INDUSTRIAL
No. of LOTS = 3
SMALLEST LOT SIZE = 57,537 Sq. Ft.
LARGEST LOT SIZE = 181,640 Sq. Ft.