

SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: Teresa R. Maurer E. Main Subdivision

DATE OF APPLICATION: 01-20-2025

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

Names, Addresses & Phone #s: The Teresa Rosette Maurer Revocable Living Trust
2684 E. Main St.
Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Susan Dodds

Contact's Mailing Address: 194 Coker Lane
Cape Girardeau, MO 63701

Contact's Phone: 573.335.3026

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Koehler Engineering and Land Surveying
194 Coker Lane
Cape Girardeau, MO 63701

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)
please see attached

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

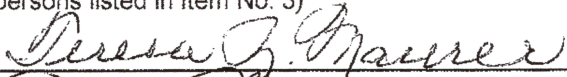
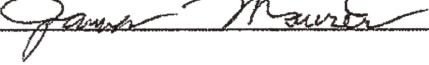
R-1 Single Family Residential
R-2 Single Family Residential
R-3 One and Two Family Residential
R-4 General Residential
MH-1 Mobile Home Park
CO-1 Enhanced Commercial Overlay

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:

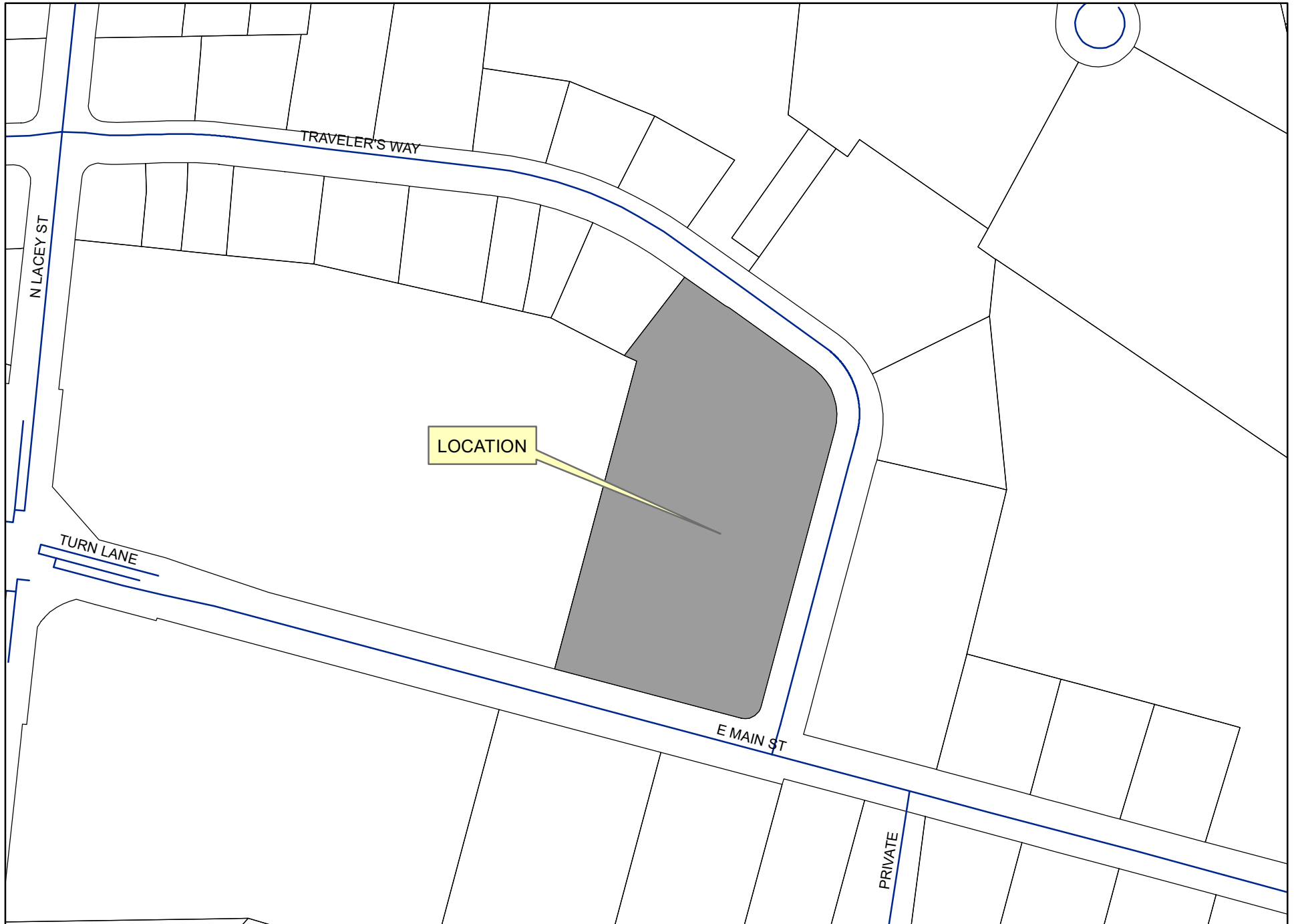
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

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

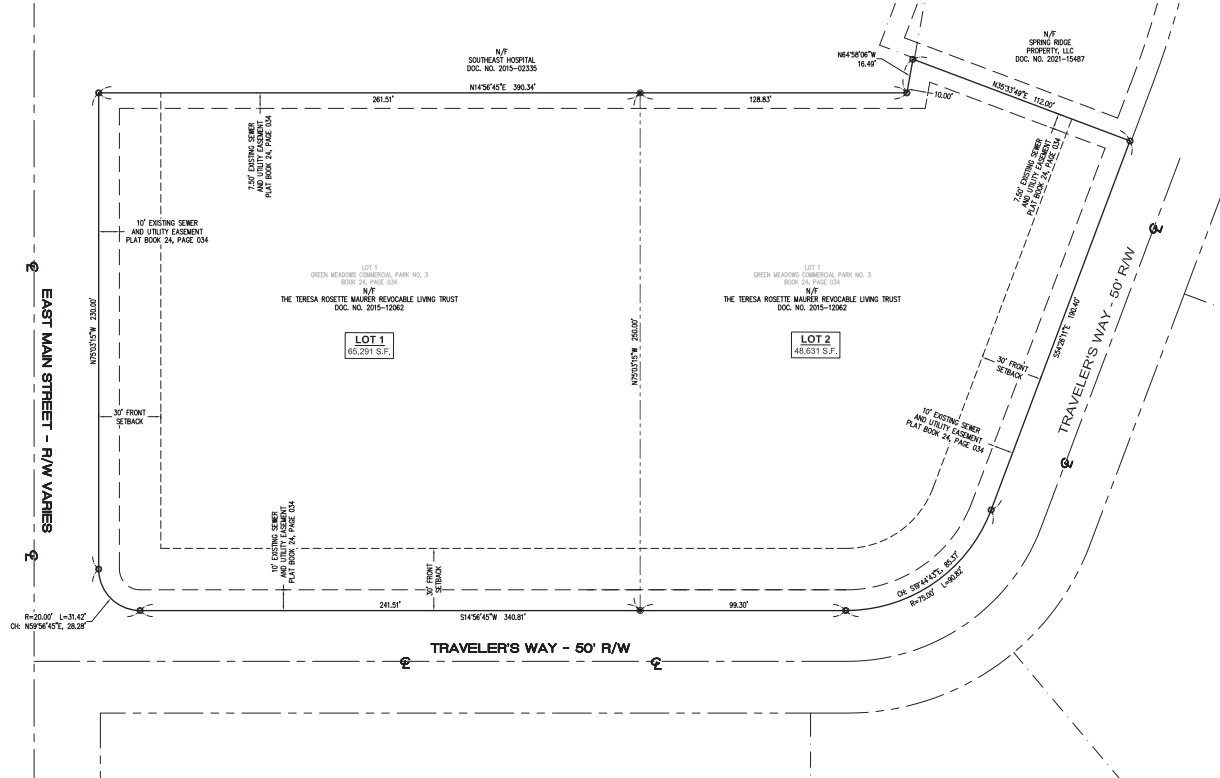
Building & Planning Superintendent
City of Jackson
101 Court Street
Jackson, MO 63755

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



Location Map

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" IRON ROD
●	SET 1/2" IRON ROD
---	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 FORTY (40) 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 BOOK 24 AT PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

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____.

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____.

JAMES DEAN MAURER - TRUSTEE
TERESA ROSETTE MAURER - TRUSTEE
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

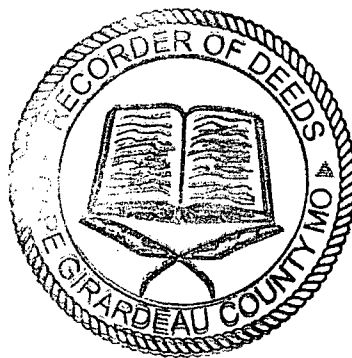
THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS IN EFFECTIVE JULY 31, 2022

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				
DRAWN BY:	SUSAN DODDS	REV DATE:		DESCRIPTION
CHECKED BY:	TRAVIS STEFFENS			
SURVEY DATE:	DECEMBER 2024			
DRAWING DATE:	JANUARY 21, 2025			
DRAWING NO:	36059			



8 1 3 3 2 5 1
Tx:4081162

DOCUMENT #
2015-12062



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
11/09/2015 1:13:01 PM
REC FEE: 27.00
PAGES: 2

WARRANTY DEED

This Warranty Deed made and entered into this 5th day of November, 2015, by and between **The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015** hereinafter referred to as **GRANTOR**, and **The Teresa Rosette Maurer Revocable Living Trust dated January 14, 1997, First Amendment on September 28, 2011, and Second Amendment on March 28, 2012**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

3120 Beaver creek, Cape Girardeau, MO 63701

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:


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 24 at Page 34 in the land records of Cape Girardeau County, Missouri.

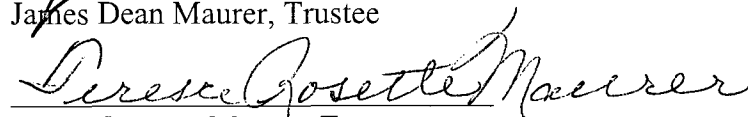
James Dean Maurer and Teresa Rosette Maurer further state that they are the current acting trustees of the **The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015**, that said trust has not been amended or revoked, and that they have the authority, under of the terms of said trust, to convey the subject property.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

GRANTOR: The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015

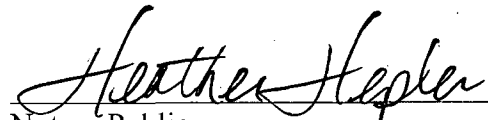

James Dean Maurer, Trustee

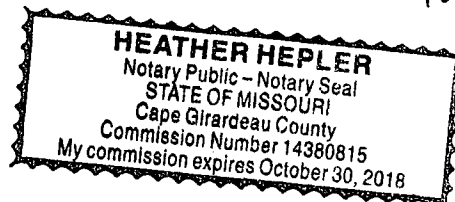

Teresa Rosette Maurer, Trustee

STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this 5 day of November, 2015, before me personally appeared **James Dean Maurer and Teresa Rosette Maurer, Trustees of The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015** to me known to be the persons described in and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and in their capacity as Trustees and in behalf of the aforesaid Trust.

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


Notary Public
My commission expires: 10-30-18



1510002