



SUBDIVISION APPLICATION FORM City of Jackson, Missouri

NAME OF SUBDIVISION:	KIMBELAND PLACE SU	<u>BDIVISI</u>	NC	94300-94311 10107933 HO (1000001800 1830410000 183041000 183041000 183041000 183041000 183041000 183041000 183	MA Alango en consciona de la compansión de			
DATE OF APPLICATION:	9-16-2024				ARTIOCALIA			
PROPERTY OWNERS: (all	legal property owners exact	tly as lis	ted on the deed)					
Names, Addresses & Phone Steven Seb 1508 Kimbel	e#s: augh and Linda and , Jackson, !	M. :	Sebaugh,	Husband	and Wife			
CONTACT PERSON HAND				,				
Contact's Name:								
Contact's Mailing Address:	1508 Kimbeland Jackson, MO 6	d D	rive					
Contact's Phone:	573-450-1691		······································		- The same of the			
ENGINEER / SURVEYOR: Company Name, Addresses	s & Phone #: RICHARDS L 1813 GREENI CAPE GIRAR 573-339-7473	BRIER (DEAU, I	DRIVE					
TYPE OF SUBDIVISION A	PPLICATION: (check all ap	plicable	items)					
Preliminary plat approve	al 🔽 Fir	nal plat a	approval					
Minor subdivision appro	oval Re	a-subdiv	ision plat approval					
LEGAL DESCRIPTION OF	TRACT: (attach separate p	age if n	ecessary)					
ZONING: Indicate the current that apply):	ent zoning district classificati		e entire tract to be	developed (cir	cle all			
R-1 Single Family Resid Single Family Resid R-3 One and Two Famil R-4 General Residential MH-1 Mobile Home Park CO-1 Enhanced Commerc	dential ly Residential l cial Overlay	C-1 C-2 C-3 C-4 CO-1 I-1 I-2 I-3	Local Commerci General Comme Central Business Planned Comme Enhanced Comm Light Industrial Heavy Industrial Planned Industrial	rcial s District ercial District nercial Overlay al Park				
Will a rezoning or a special development? YES	use permit request be subm	itted in o	conjunction with th	e proposed				

OWNERS' SIGNATURES:

state upon my oatl	n that all of the	information	contained in this	application	is true.	(Original s	signatures of
all persons listed in	Item No. 3)		1				
Danier	XL.	<i>y</i>	Kind	a Al		lance	4

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

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

Ph: 573-243-2300 ext. 2029

Fax: 573-243-3322

Email: lmiller@jacksonmo.org

Location Map



RECORD PLAT FOR: STEVEN SEBAUGH LAND SURVEYING EAU, MISSOURI 173 JACKSON, MISSOURI KIMBELAND PLACE SUBDIVISION PREPARED BY RICHARDS LAND SUBDIVISION DEDICATION SURVEYING, 1813 GREENBRIER DRIVE, ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), WE. THE UNDERSIGNED, STEVEN AND LINDA M. SEBAUGH, HUSBAND AND WIFE, AND THE CAPE GIRARDEAU, MISSOURI, 63701 WE, HE UNDERSIDED, STEVEN AND LINDA M. SEARCH, HUSBAND AND WHE, AND HE OWNERS OF ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), AND THE SOUTH HALF OF LOT NUMBERED EIGHTEIN (18), OF COUNTRY CLUB PLACE SUBDINISION, AS SHOWN IN PLAT BOOK \$11, AT PAGE \$18 OF THE COUNTY LAND RECORDS, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRRADEAU, MISSOURI, CONTAINING 45,164 SQUARE FEET PHONE: 573-339-7473 AND THE SOUTH HALF OF LOT NUMBERED EIGHTEEN (18), OF COUNTRY CLUB PLACE SUBDIVISION, AS MAIN REFERENCE SOURCE IS: STEVEN AND LINDA M. SERAUGH, LOCATED IN SHOWN IN PLAT BOOK #11, AT PAGE #19 OF THE (1.050 ACRES), MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COUNTY LAND RECORDS, IN THE CITY OF JACKSON, BOOK #1086, AT PAGE #262 OF THE LAND RECORDS OF CAPE GIRARDEAU A PARCEL OF LAND BEING ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), AND COUNTY OF CAPE GIRARDEAU, MISSOURI COUNTY, MISSOURL A FARCEL OF JOHN BEING ML UP IN NUMBERED EIGHTEN (18) OF COUNTRY CLUB PLACE SUBDIVISION, AS SHOWN IN PLAT BOOK \$11, AT PAGE \$19 OF THE LAND RECORDS OF CAPE GRANDEAU COUNTY, MISSOURI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: LOT #12 BEGINNING of a Point at the Southwest Corner of sold Lot Numbered Sideen (16); thence N.18721'45'E., along the West Line thereof, a distance of 173.45 feet to a 1/2" from Rod; thence Northeasterty, clong a Curve to the Left, thoring a Radius of 52.00 feet, a Length of 173.71 feet (Chord bears N.12'40'56'E., a distance of 83.00 feet for an iron Pipe; thence S.81'57'22'E., a distance of 189.32 feet to a Point; thence S.81'57'22'E., a distance of 189.32 feet to a Point; thence S.273'3'36'W., a distance of 73.40 feet to the Point; thence S.773'3'36'W. and Indiana of 78.00 feet to 4 Point; thence S.773'3'55'3'W. and Indiana of 78.00 feet to 4 Point; thence S.773'3'5''W. and Indiana of 78.00 feet to 4 Point; thence S.773'3''S''. LOT #19 REFERENCES (NOW OR FORMERLY) BOOK #1065, PAGE #262 (MAIN REF.) BOOK #309, PAGE #486 (ADJOINER) DOC. #2024-03788 (ADJOINER) DOC. #2024-00866 (ADJOINER) PLAT BOOK #11, PAGE #19 CLAUDE J. ROSE TRUST DOCUMENT #2024-00866 KIMBELAND DRIVE WIDE RO.W.) (COUNTRY CLUB PLACE SUBDIVISION) 10 FT. UTILITY HEREBY DECLARE THAT WE HAVE CAUSED SAID LAND TO BE RESUBDIVIDED INTO A SINGLE LOT AS NUMBERED AND DESIGNATED ON THIS PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY MALBED KIMBELAND PLACE SUBDIVISION. IN WITNESS WHEREOF, SIGNED THIS _________ DAY OF N09'10'37"E 90.02' AFRIAL PHOTOGRAPHS LOT #13 EASEMENT FOUND 1/2" JPON PRO 10.7 WEST ON LINE? 189.32 NOTE: E LOT #18 SETBACK LINE ADJUSTED STEVEN SEBAUGH (OWNER) LINDA M. SEBAUGH (OWNER) TO ALIGN WITH EASEMENT -30' S.B.L. STATE OF MISSOURI COUNTY OF . ON THIS PLAY ON THE STATE AND COUNTY, PERSONALLY APPEARED STEVEN AND THAT WHEN THE STATE AND COUNTY, PERSONALLY APPEARED STEVEN AND LINDA M. SEBAUGH, HUSBAND AND WIFE, WHO, BY ME DILLY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HERBIN, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND THAT THEY EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN AS THUR FREE ACT AND DEED. FLOODPLAIN INFORMATION A PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN AND ALSO ZONE NOW OR FORMERLY) STEVEN & LINDA M. SEBAUGH N09'10'37" 90.02' LOT #14 BOOK #1066, PAGE #262 (NOW OR FORMERLY) JACKSON COUNTRY CLUB, INC BOOK #809, PAGE #486 X, AS INDICATED ON THE FLOOD INSURANCE SEE NOTE RATE MAP NUMBER 20031C0232F WITH AN IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE STATE AND COUNTY AFORESAID, THE DATE FIRST ABOVE WRITTEN. EFFECTIVE DATE OF SEPTEMBER 2011, 2011. LOT #17 10 FT. ATTEMTY FXISTING 10' EASEMENT NOTARY PUBLIC SEWER & UTILITY MY COMMISSION EXPIRES: EASEMENT-LEGEND I, ... 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 20. ... A.D. SET 1/2" ROD AND CAP FOUND 1/2" IRON ROD FOUND 1/2" IRON PIPE LOT#1 CALCULATED CORNER POSITION DATE 9-09-2024 SHEET 1.060 AC. AS NOTED ANGELA BIRK, CITY CLERK CITY OF JACKSON, MISSOURI SUBDIVISION BOUNDARY LINE 46.164 SQ! PT BY: AMV LOT #15 --- LOT LINE TO BE ELIMINATED EXISTING 10 ö NEW EASEMENT LINE NOW OR FORMERLY) SEWER EASEMENT JANET SANDERS PURILIC WORKS DIRECTOR ----- FXISTING FASEMENT LINE SUE E. ULRICH ----- BUILDING SETBACK LINE DOCUMENT #2024-03788 EXTERNAL PROPERTY LINE -30' S.B.L HARRY DRYER, PLANNING AND ZONING COMMISSION CHAIRMAN 10 FT. UTILITY RIGHT-OF-WAY LINE LOT #16 EASEMENT CENTERLINE APPROXIMATE FLOODPLAIN LIMITS ZOMEX DWAIN HAHS, MAYOR SEE NOTE: This is to certify that i, a Missouri Land Surveyor, have ZONING AND LOT INFORMATION ZOME A S ARE REFERENCIONS GRID NOI OURI GRID NOI OUSERVATION (EAST ZONE) surveyed the property described in the above caption as shown by the annexed Plat, which Survey is true and correct and was FOUND 1/2" ZONING: R-2, SINGLE-FAMILY RESIDENTIAL IRON ROD 23.5 executed to the best of my ability, in conformance with the current Minimum Standards for Property Boundary Surveys In the State of Missouri. Given under my hand and seal at Cape Girardeau, Missouri this 9th day of September, A.D. 2024. SUBDIVISION NORTH ON (NOW OR FORMERLY) MAXIMUM HEIGHT = TWO AND ONE HALF (2 1/2) STORIES, NOT TO EXCEED THIRTY-FIVE (35) FERT MINIMUM LOT AREA = TEN THOUSAND (10,000) JACKSON COUNTRY CLUB, INC. BEARINGS / TO MISSOL BY G.P.S. C (NAD 83) (F COPNERS FALIN BOOK #809, PAGE #486 POINT OF EXISTING CREEK SQUARE FEET MINIMUM LOT WIDTH = SEVENTY-FIVE (75) FEET KELLY K. SNELL, MO. P.L.S. #2017017647 SEBAUGH PLACE STATE OF MISSOURI MINIMUM BUILDING SETBACKS: CAPE GIRARDEAU COUNTY FRONT YARD = THIRTY (30) FRET SIDE YARD = BIGHT (8) FRET (UNLESS GRAPHIC SCALE THE SOUTHWEST CORNER OF LOT #16 OTHERWISE NOTED) OF COUNTRY CLUB PLACE REAR YARD = TWENTY-FIVE (25) FEET SUBDIVISION, PLAT BOOK #11, AT NUMBER OF LOTS: ONE (1) PAGE #19 OF THE LAND RECORDS OF TOTAL AREA: 46,164 SQ. FT. (1.060 AC.) URBAN SURVEY ANDREW DAVID BLATTNER, RECORDER OF DEEDS CAPE GIRARDEAU COUNTY, MISSOURI CAPE GIRARDEAU COUNTY, MISSOURI. (IN FEET) 1 inch = 40 ft. (CALCULATED CORNER POSITION) 80

GENERAL WARRANTY DEED (Individual)

00021626

This Deed, Made and entered into this

27TH day of

JUNE

, 2000, by and between

Morton B. Estes and Lillian R. Estes, Husband and Wife

of the County of Cape Girardeau, State of Missouri, party or parties of the first part, and

STEVEN SEBAUGH AND LINDA M. SEBAUGH, HUSBAND AND WIFE

MAILING ADDRESS:

1508 KIMBELAND,

JACKSON, MO 63755

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of the County of Cape Girardeau, State of Missouri party or parties of the second part.

007799

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Cape Girardeau and State of Missouri, to-wit:

Lots Sixteen (16) and Seventeen (17) of Country Club Place Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 11 at page 19.

That portion of Lot Eighteen (18) of Country Club Place Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 11 at page 19, described as follows: Start at the southwest corner of said Lot No. 18, the place of beginning; thence South 80 degrees 54' East with the south line of said Lot No. 18, 176.53 feet to the southeast corner of said Lot No. 18; thence North 26 degrees 01' East, 47.03 feet; thence North 80 degrees 54' West, 189.32 feet to a point on the west line of said Lot No. 18; thence South 10 degrees 14' West, 45.0 feet to the place of beginning.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2000 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Morton B. Estes

Lillian R Fotos

STATE OF MISSOURI
County of Cape Girardeau

c

On this 27TH

day of

JUNE

, 2000.

State of Missouri, to-wit:

Lots Sixteen (16) and Seventeen (17) of Country Club Place Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 11 at page 19.

That portion of Lot Eighteen (18) of Country Club Place Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 11 at page 19, described as follows: Start at the southwest corner of said Lot No. 18, the place of beginning; thence South 80 degrees 54' East with the south line of said Lot No. 18, 176.53 feet to the southeast corner of said Lot No. 18; thence North 26 degrees 01' East, 47.03 feet; thence North 80 degrees 54' West, 189.32 feet to a point on the west line of said Lot No. 18; thence South 10 degrees 14' West, 45.0 feet to the place of beginning.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2000 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Morton B. Estes

Lillian R. Estes

STATE OF MISSOURI
County of Cape Girardeau ss. On this

On this 27TH day of

JUNE

, 2000.

before me personally appeared Morton B. Estes and Lillian R. Estes, Husband and Wife, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires:

Notary Public - Notary Seal
State of Missouri

State of Missouri
Cape Girardeau County

My Commission Expires January 30 2004

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Filed for Record 9.78 JUN 28 2000

Janet Robert, Recorder Cape Cirerdent County Jackson, Mo.

#21.00 chg

Metro

STATE OF MISSOURI County of Cape Girardeau,

> ANET ROBERT Recorder of Deeds

> > Deputy