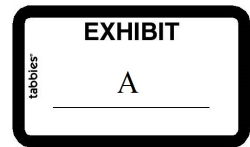




SUBDIVISION APPLICATION FORM

City of Jackson, Missouri



NAME OF SUBDIVISION: McKendree Crossing Subdivision Phase 2

DATE OF APPLICATION: 2-6-24

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

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Wayne Boehme

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

Contact's Phone: _____

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)

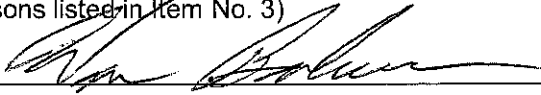
ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | |
|--------------------------------------|----------------------------------|
| R-1 Single Family Residential | C-1 Local Commercial |
| R-2 Single Family Residential | C-2 General Commercial |
| R-3 One and Two Family Residential | C-3 Central Business District |
| R-4 General Residential | C-4 Planned Commercial District |
| MH-1 Mobile Home Park | CO-1 Enhanced Commercial Overlay |
| 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:

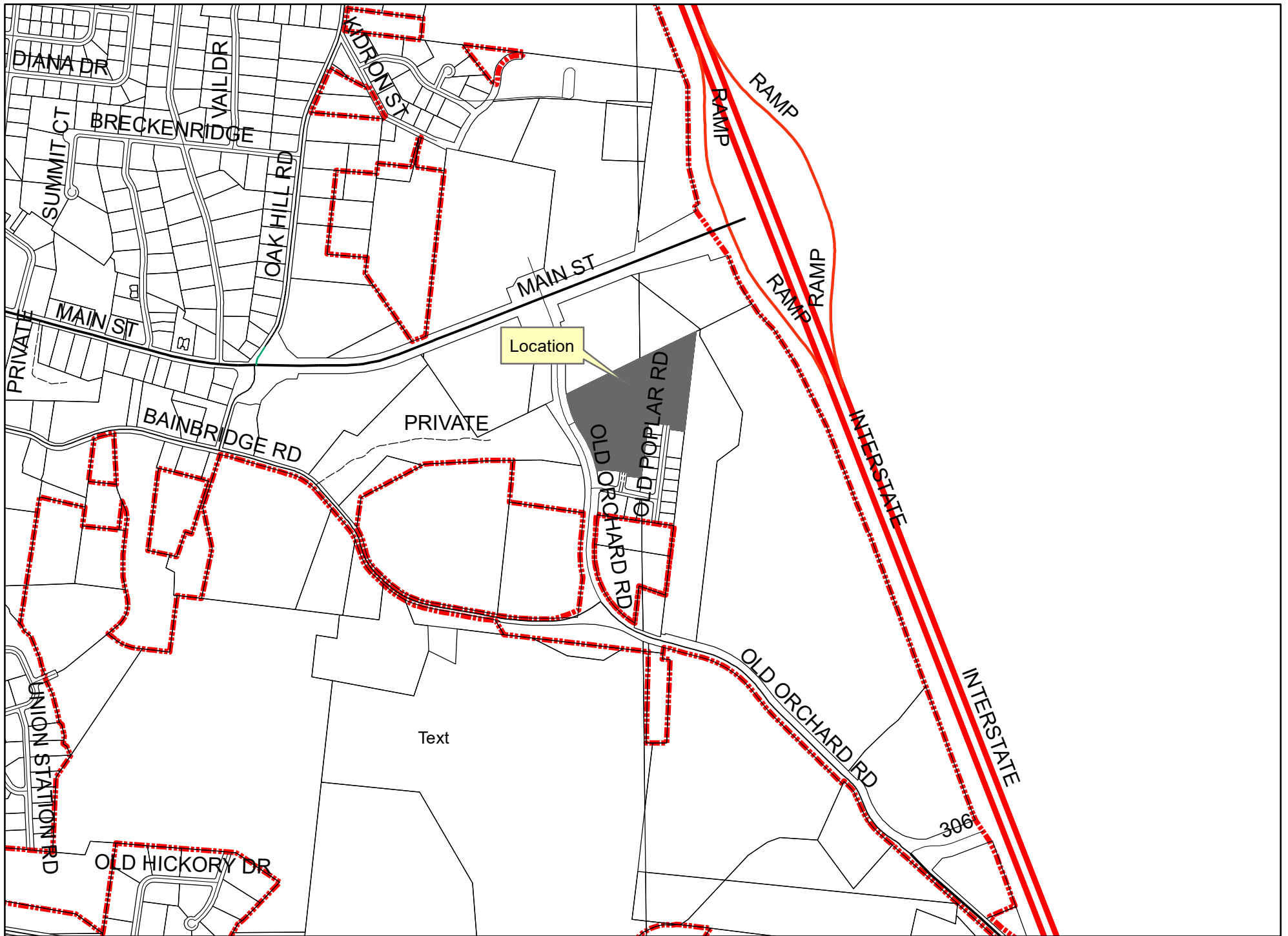
Janet Sanders
Building & Planning Superintendent
City of Jackson
101 Court Street
Jackson, MO 63755

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

COMMENCING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF U.S.P.S. NO. 202, TOWNSHIP 31 NORTH, RANGE 13 EAST; THENCE SOUTH 64 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 35.55 FEET TO A FOUND IRON PIN WITH CAP FOR THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, SOUTH 06 DEGREES 40 MINUTES 09 SECONDS WEST A DISTANCE OF 725.62 FEET TO THE NORTHEAST CORNER OF LOT 10 OF MCKENDREE CROSSING SUBDIVISION PHASE 1 AS RECORDED IN DOCUMENT 2018-05914; THENCE ALONG THE NORTH LINE OF SAID LOT 10, NORTH 82 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 114.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD POPLAR ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 7 DEGREES 11 MINUTES 40 SECONDS EAST A DISTANCE OF 31.56 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE NORTH LINE OF SAID MCKENDREE CROSSING SUBDIVISION PHASE 1, NORTH 82 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 157.50 FEET TO THE NORTHWEST CORNER OF LOT 11; THENCE ALONG THE WEST LINE OF SAID LOT 11, SOUTH 07 DEGREES 11 MINUTES 40 SECONDS WEST A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF LOT 17; THENCE ALONG THE NORTH LINE OF SAID LOT 17, NORTH 82 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 107.50 FEET TO THE EAST RIGHT-OF-WAY OF STEEPLECHASE ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 7 DEGREES 11 MINUTES 40 SECONDS EAST A DISTANCE OF 27.22 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG THE NORTH LINE OF SAID MCKENDREE CROSSING SUBDIVISION PHASE 1, NORTH 82 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 151.43 FEET; THENCE SOUTH 79 DEGREES 46 MINUTES 55 SECONDS WEST A DISTANCE OF 70.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD ORCHARD ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET, CHORD BEARING NORTH 21 DEGREES 39 MINUTES 02 SECONDS WEST 309.21 FEET AND AN ARC LENGTH OF 311.27 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET, CHORD BEARING NORTH 21 DEGREES 27 MINUTES 22 SECONDS WEST 282.15 FEET AND AN ARC LENGTH OF 284.10 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 64 DEGREES 10 MINUTES 31 SECONDS EAST A DISTANCE OF 1045.04 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 12.114 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.



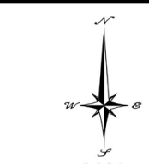
Location Map
McKendree Crossing Subdivision Phase 2

CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	157.42	700.00'	S16°18'E	157.09'
C2	33.81'	20.00'	S71°06'12"E	28.92'
C3	78.83'	175.00'	N47°32'08"W	78.17'
C4	18.73'	225.00'	S36°45'48"W	16.75'
C5	70.88'	225.00'	S47°55'10"W	70.59'
C6	28.39'	125.00'	S67°33'28"W	28.37'
C7	43.22'	75.00'	N80°11'40"E	42.43'
C8	31.42'	20.00'	N51°11'40"E	28.29'
C9	23.17'	20.00'	N25°59'57"W	21.40'
C10	111.88'	52.00'	S22°04'24"W	91.34'
C11	87.15'	52.00'	N67°48'44"W	77.50'
C12	54.49'	52.00'	N10°32'22"E	52.63'
C13	13.64'	20.00'	S20°42'22"W	13.38'
C14	13.15'	125.00'	N47°05'12"E	13.14'
C15	31.42'	20.00'	S37°48'20"E	28.28'
C17	14.41'	25.00'	N80°11'40"E	14.21'
C18	30.44'	20.00'	N20°34'02"E	27.59'
C19	52.31'	125.00'	N17°03'11"W	51.83'
C20	13.65'	125.00'	N40°03'52"E	13.45'
C21	31.42'	20.00'	S57°48'20"W	28.28'
C22	17.91'	20.00'	N17°02'08"W	17.38'

CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C23	53.86'	52.00'	N75°33'34"E	51.49'
C24	46.37'	52.00'	S48°13'44"E	44.85'
C25	57.65'	52.00'	S74°45'44"W	54.23'
C26	49.53'	52.00'	S68°41'08"W	48.03'
C27	49.30'	52.00'	N58°38'56"W	47.48'
C28	17.91'	125.00'	S57°06'18"E	17.33'
C29	31.42'	10.00'	N52°11'40"E	28.28'
C30	33.59'	75.00'	N57°38'13"W	33.31'
C31	33.58'	20.00'	N67°39'46"W	33.04'
C32	82.73'	175.00'	S50°31'46"W	81.98'
C33	7.49'	175.00'	S35°51'25"W	7.42'
C34	44.18'	225.00'	N40°15'00"E	44.11'
C35	61.58'	225.00'	N53°43'15"E	61.38'
C36	32.67'	10.00'	N15°37'32"E	28.74'
C37	33.68'	700.00'	S31°14'17"E	33.88'
C38	66.64'	780.00'	N30°51'21"W	66.62'
C39	135.94'	780.00'	N23°40'36"W	134.87'
C40	115.59'	780.00'	N14°27'48"W	115.49'
C41	284.11'	700.00'	N21°27'22"W	282.15'
C42	311.27'	780.00'	N21°39'02"W	308.21'
C43	92.60'	700.00'	S28°30'43"E	92.73'

PARCEL LINE TABLE		
Line #	Direction	Length
L1	N34°33'14"E	6.68
L2	N64°10'31"E	5.59
L3	N77°11'40"E	3.91
L4	N81°48'20"W	5.92
L5	N82°48'20"W	5.92
L6	N34°33'14"E	6.68
L7	N58°11'40"E	31.78
L8	N67°39'46"E	31.16
L9	N77°11'40"E	14.82
L10	N82°48'20"W	15.25
L11	N82°48'20"W	12.26
L12	N64°10'31"E	34.31

RANDY D. LARR & L. RUETZEL
BOOK 422, PAGE 18-4
ZONE 20-1-2-3



RECORD PLAT OF McKendree Crossing Subdivision PHASE 2

PART OF U.S.P.S. NO. 324 TOWNSHIP 31 NORTH, RANGE 13 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
IN THE CITY OF JACKSON, CAPR GARIBOLDI COUNTY, MISSOURI

SUBDIVISION DEDICATION

WE, VILLAGES OF WEST PARK LLC, THE OWNERS OF THAT PART OF UNITED STATES PRIVATE ROAD NO. 324, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPR GARIBOLDI, STATE OF MISSOURI, BEING MORE PARTICULARLY RECORDED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF U.S.P.S. NO. 202, TOWNSHIP 31 NORTH, RANGE 13 EAST, THENCE SOUTH 64 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 35.65 FEET TO A FOUND IRON PIPE WITH CAP FOR THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, SOUTH 60 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 725.62 FEET TO THE NORTHEAST CORNER OF LOT 10 OF MCKENDREE CROSSING SUBDIVISION PHASE 1 AS RECORDED IN DOCUMENT 2018-09514; THENCE ALONG THE NORTH LINE OF SAID LOT 10, NORTH 80 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 117.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD POPLAR ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 7 DEGREES 11 MINUTES 40 SECONDS EAST A DISTANCE OF 31.58 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE NORTH LINE OF SAID MCKENDREE CROSSING SUBDIVISION PHASE 1, NORTH 82 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 157.56 FEET TO THE NORTHWEST CORNER OF LOT 11; THENCE ALONG THE WEST LINE OF SAID LOT 11, SOUTH 0 DEGREES 11 MINUTES 40 SECONDS WEST A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF LOT 17; THENCE ALONG THE NORTH LINE OF SAID LOT 17, NORTH 80 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 107.04 FEET TO THE EAST RIGHT-OF-WAY OF STEEPLCHASE ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 2 DEGREES 11 MINUTES 40 SECONDS EAST A DISTANCE OF 27.22 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG THE NORTH LINE OF SAID MCKENDREE CROSSING SUBDIVISION PHASE 1, NORTH 82 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 19.41 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES 55 SECONDS WEST A DISTANCE OF 70.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD ORCHARD ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 376.00 FEET, CHORD BEARING NORTH 31 DEGREES 39 MINUTES 02 SECONDS WEST 309.21 FEET AND AN ARC LENGTH OF 317.27 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET, CHORD BEARING NORTH 21 DEGREES 27 MINUTES 22 SECONDS WEST 286.15 FEET AND AN ARC LENGTH OF 294.10 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 64 DEGREES 19 MINUTES 13 SECONDS EAST A DISTANCE OF 1045.04 FEET TO THE POINT OF BEGINNING.

THE HERIN DESCRIBED TRACT CONTAINS 12.14 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR UNWRITTEN.

DECLARE THAT I 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 I HAVE NAMED SAID SUBDIVISION "MCKENDREE CROSSING SUBDIVISION PHASE 2" AND DO HEREBY DEDICATE ALL RIGHT-OF-WAYS WITHIN THE AFORESAID SUBDIVISION TO THE PUBLIC USE, FOREVER FOR STREET AND UTILITY USE, AND DO HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC USE PERMANENT UTILITY, SURFACE AND SUBSURFACE EASEMENTS ACROSS CERTAIN PORTIONS OF THE AFORESAID SUBDIVISION WHICH ARE SET FORTH ON THE ANNEXED PLAT.

DETAILED RESTRICTIONS FOR ALL LOTS IN MCKENDREE CROSSING SUBDIVISION PHASE 2 HAVE BEEN RECORDED IN A SEPARATE INSTRUMENT IN DOCUMENT NO. 2018-09514; IN THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS _____ DAY OF _____, 20____.

WAYNE BOONE
VILLAGES OF WEST PARK LLC
A MISSOURI LIMITED LIABILITY CORPORATION

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED WAYNE BOONE, TO ME PERSONALLY KNOWN, BEING A MEMBER OF VILLAGES OF WEST PARK LLC, WHO BEING BY MY SELF DULY SWORN, DID SAY THAT HE IS THE PERSON DESCRIBED HEREIN AND DID EXECUTE THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVED BY:
DWAYNE HANE, MAYOR
ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI
HEREBY DECLARE THAT THIS PLAT WAS PREPARED TO AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON,
MISSOURI ON THE _____ DAY OF _____, 20____, BY BILL _____,
40. _____ ORDINANCE NO. _____

JANE SANDERS, PUBLIC WORKS DIRECTOR
HARRY DREIER, CHAIRMAN PLANNING AND ZONING COMMISSION
ANGELA BIRK, CITY CLERK

STATE OF MISSOURI
COUNTY OF CAPR GARIBOLDI
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AND DULY RECORDED
IN DOCUMENT NUMBER _____

ANDREW DAVID EATNER
RECORDER OF DEEDS OF CAPR GARIBOLDI COUNTY, MISSOURI

STATE OF MISSOURI
COUNTY OF CAPR GARIBOLDI
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AND DULY RECORDED
IN DOCUMENT NUMBER _____

ANDREW DAVID EATNER
RECORDER OF DEEDS OF CAPR GARIBOLDI COUNTY, MISSOURI

STRICKLAND ENGINEERING
113 WEST MAIN STREET
JACKSON, MISSOURI 65755
TEL: 573-263-4080
FAX: 573-263-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**RECORD PLAT FOR
MCKENDREE CROSSING
SUBDIVISION - PHASE 2
JACKSON, MISSOURI**

SCALE AS NOTED
DATE 2-6-24
DRAWN BY MTM
CHECKED BY RA/BS
PROJECT # 19-030

ZONING CLASSIFICATION
"R-2" SINGLE FAMILY RESIDENTIAL DISTRICT

No. of LOTS = 40
SMALLEST LOT SIZE = 6,568 SQ. FT.
LARGEST LOT SIZE = 16,230 SQ. FT.

- REFERENCES**
- 2218-03090 (SUBJECT PROPERTY)
 - DOCUMENT 2018-00914 - MCKENDREE CROSSING SUBDIVISION PHASE 1
 - DOCUMENT 2006-10378
 - DOCUMENT 2011-03889
 - DOCUMENT 2013-06110
 - DOCUMENT 2013-02522
 - DOCUMENT 2008-10375
 - DOCUMENT 2006-07818
 - DOCUMENT 2011-04154
 - DOCUMENT 2001-04661
 - DOCUMENT 2010-02007
 - PLAT BOOK 811, PAGE 566
 - PLAT BOOK 420, PAGE 125
 - PLAT BOOK 190, PAGE 114

SIDEWALKS
EACH LOT OWNER WILL BE REQUIRED TO CONSTRUCT A SIDEWALK ALONG THE ENTIRE FRONTAGE OF THE LOT ACCORDING TO CITY ENGINEER SPECIFICATIONS DURING HOME CONSTRUCTION. AN OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE CITY UNTIL THIS HAS BEEN COMPLETED. THE DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALKS FOR LOTS THAT DO NOT YET HAVE HOMES AT THE END OF THE TWO-YEAR MAINTENANCE PERIOD.

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

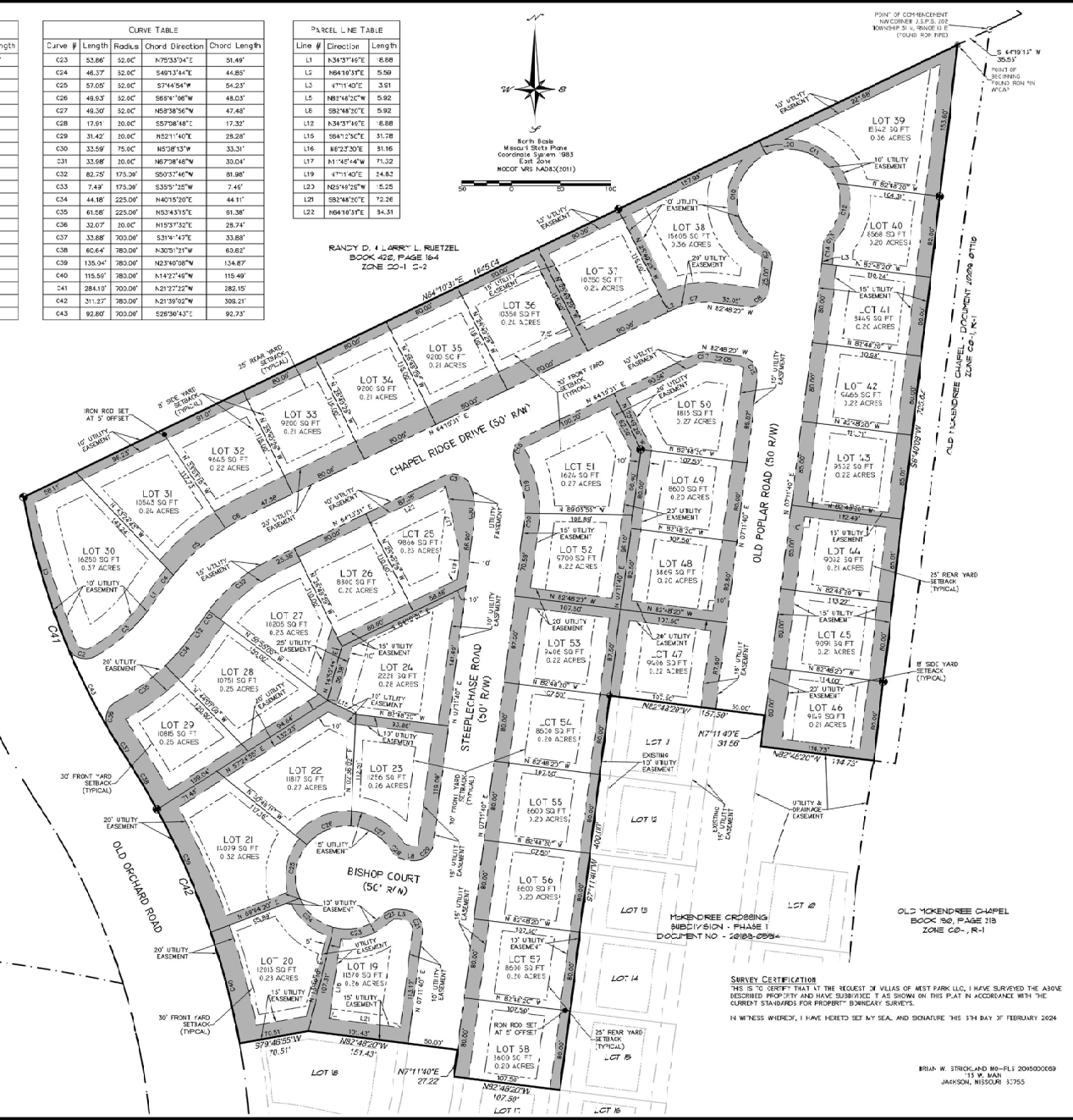
ACCURACY STANDARD: TYPE URBAN

FLOODPLAIN NOTE
NO LOTS WITHIN MCKENDREE CROSSING SUBDIVISION PHASE 2 ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 280310013B FOR CAPR GARIBOLDI COUNTY, MISSOURI, EFFECTIVE DATE SEPTEMBER 29, 2011 AND AS SHOWN ON THE ANNEXED PLAT.

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

- LEGEND**
- 1/2" IRON ROD (SET)
 - 5/8" IRON ROD W/ALUM CAP (SET)
 - IRON ROD W/CAP (FOUND)
 - IRON ROD (FOUND)
 - IRON PIPE
 - STONE
 - COTTON PICKER SPINDLE
 - CHISELED CROSS
 - CRACKER BLOCK
 - ALUMINUM MONUMENT
 - RIGHT-OF-WAY MARKER
 - MEASURED
 - RECORDED

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EASEMENT AREA



SURVEY CERTIFICATION
THIS IS TO CERTIFY THAT I, THE REQUESTOR VILLAGES OF WEST PARK LLC, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND HAVE SUBMITTED AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY SEAL AND SIGNATURE THIS 13th DAY OF FEBRUARY 2024

BRIAN W. STRICKLAND M.S.-PLS 2016000069
113 W. MAIN
JACKSON, MISSOURI 65755