



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, December 13, 2023 at 6:00 PM
City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Larry Miller, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the November 8, 2023 minutes.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Consider a request to approve the final plat of Good Day Farm Subdivision submitted by Jackson Boulevard Holdings, LLC.
3. Consider a request for a preliminary plat of Old Orchard Town Homes Subdivision submitted by Fruitland Investments, LLC and Lyndon Properties, LLC.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on December 8, 2023, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, NOVEMBER 8, 2023, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session with Chairman Harry Dryer presiding, and Commissioners Heather Harrison, Angelia Thomas, Eric Fraley, Michelle Weber, Beth Emmendorfer, and Tony Koeller were present. Commissioners Tina Weber and Bill Fadler were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh and Joe Bob Baker were also present. Citizens present were Shawn Wren and Susan Tomlin.

APPROVAL OF MINUTES

Approval of October 11, 2023)
regular meeting minutes)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Tony Koeller, seconded by Commissioner Michelle Weber.

PUBLIC HEARINGS

None)

OLD BUSINESS

Consider a request on behalf of the City)
of Jackson, Missouri, for a text amendment)
to Chapter 65 (Zoning) of the Code of)
Ordinances relative to tow companies.)

Mr. Miller reported after the last meeting that the Commission wanted to add a height requirement for a privacy fence in the I-1 and I-2 districts around a towing company and auto salvage or junkyards. Mr. Miller explained to the Commission that under the I-1 and I-2 districts, a privacy fence height of 10 feet or greater was added.

Commissioner Tony Koeller motioned to accept the ordinance as it is written and send it to the Board of Alderman, where they can hold a public hearing. Commissioner Eric Fraley seconded the motion, and it was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

NEW BUSINESS

Consider a request to approve a)
Land Exchange Certification for)
transferring .07 Acres, .014 Acres, and)
.006 Acres from 302 Greensferry Street)
to three separate adjoining properties)
Submitted by Jason and Morgan Sides.)

Mr. Miller reported that the land exchange would include 208 and 302 Greensferry Road properties and 620 and 626 N Hope Street. The property has yet to be deeded, but 208 Greensferry has been paying its property taxes. He showed the board what pieces of land would be on which property.

Susan Tomlin from 2845 Professional Court in Cape Girardeau, MO, a representative handling the application, came forward to speak on the land exchange. She explained to the Commission that the strip of land was formed when a surveyor couldn't find the corner property pin, so he made a new property corner, causing the little strip.

Chairman Harry Dryer asked if the property previously belonged to 302 Greensferry Road, and Mrs. Tomlin said that it did.

Commissioner Tony Koeller motioned to accept the land exchange as submitted, and Commissioner Heather Harrison seconded the motion, and it was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Request approval of a preliminary plat)
of Eagle View Subdivision as submitted)
by Robert W. & Belinda Phillips.)

Mr. Miller explained where this subdivision was and what it would be zoned. He told the commission that this subdivision would be built in two phases.

Shawn Wren from 241 Orange Bowl in Cape Girardeau, MO, the developer of the subdivision, came forward to speak on the preliminary plat. He said twelve lots would be in this subdivision, all with city utilities.

Commissioner Tony Koeller asked if all the lots were going to be single-family, and Mr. Wren said they would be.

Commissioner Michelle Weber asked if there would be a minimum size for the houses. Mr. Wren explained that the houses would be similar to Touchdown Ridge restrictions in Cape

Girardeau, MO. He said the houses would be an 1800-square-foot minimum, have full brick, the gables to have smart siding, and three car garages.

Commissioner Heather Harrison motioned to accept the Preliminary Plat as submitted, and Commissioner Tony Koeller seconded the motion, and it was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

ADDITIONAL ITEMS

None)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Michelle Weber motioned to adjourn, seconded by Commissioner Heather Harrison, and unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Respectfully submitted,



Tony Koeller
Planning and Zoning Commission Secretary

Attest:



Larry Miller
Building and Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING.

Staff Report

ACTION ITEM: Subdivision Plat of Good Day Farm Subdivision

APPLICANT: Jackson Boulevard Holdings, LLC

APPLICANT STATUS: Owner

PURPOSE: To combine three separate lots and make a subdivision with four lots. The Northwestern lot will be the Good Day Farm Business.

SIZE: 6.77 acres

PRESENT USES: Three lots are undeveloped, and one lot currently has a house on it.

PROPOSED USE: C-2 General Commercial and mixed-use with Residential

SURROUNDING LAND USE: West-R-2 Single Family Residential District, North, South, and East-C-2 General Commercial.

HISTORY: N/A

TRANSPORTATION AND PARKING: All street frontage and parking will be developed.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: General Commercial and Multiple Family Residential

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA map 29031C0232E dated 9-29-2011

PHYSICAL CHARACTERISTICS: None

COMMENTS: This will be a 4-lot subdivision with Good Day Farm on the Northwestern lot. There is a 50-foot road access from Hilltop Drive to access the Southwestern lot for a possible residential house in the future.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial. The Board of Alderman will make a final decision. Denial by the P&Z Commission will require a 2/3 vote by the Board of Alderman.



SUBDIVISION APPLICATION

City of Jackson, Missouri

NAME OF SUBDIVISION: Good Day Farm

DATE OF APPLICATION: 11/21/2023

TYPE OF APPLICATION:

<input type="checkbox"/>	PRELIMINARY PLAT
<input type="checkbox"/>	FINAL PLAT
<input checked="" type="checkbox"/>	MINOR SUBDIVISION
<input type="checkbox"/>	RESUBDIVISION

PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Jackson Boulevard Holdings, LLC

Mailing Address: 425 West Capitol Avenue, Suite 1350

City, State ZIP: Little Rock, Arkansas 72201

ENGINEER / SURVEYING COMPANY: Stock & Associates Consulting Engineers, Inc.

Engineer / Surveyor Contact: George M. Stock, P.E. - President

Mailing Address: 257 Chesterfield Business Parkway

City, State ZIP: Chesterfield, Missouri 63005

Contact's Phone: 636-530-9100

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Joe Pflieger, P.L.S. - Vice-President - Surveying

Mailing Address: 257 Chesterfield Business Parkway

City, State ZIP: Chesterfield, Missouri 63005

Contact's Phone: 636-530-9100

Email Address (if used): joe.pflieger@stockassoc.com

CURRENT ZONING: (circle all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input checked="" type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> 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

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

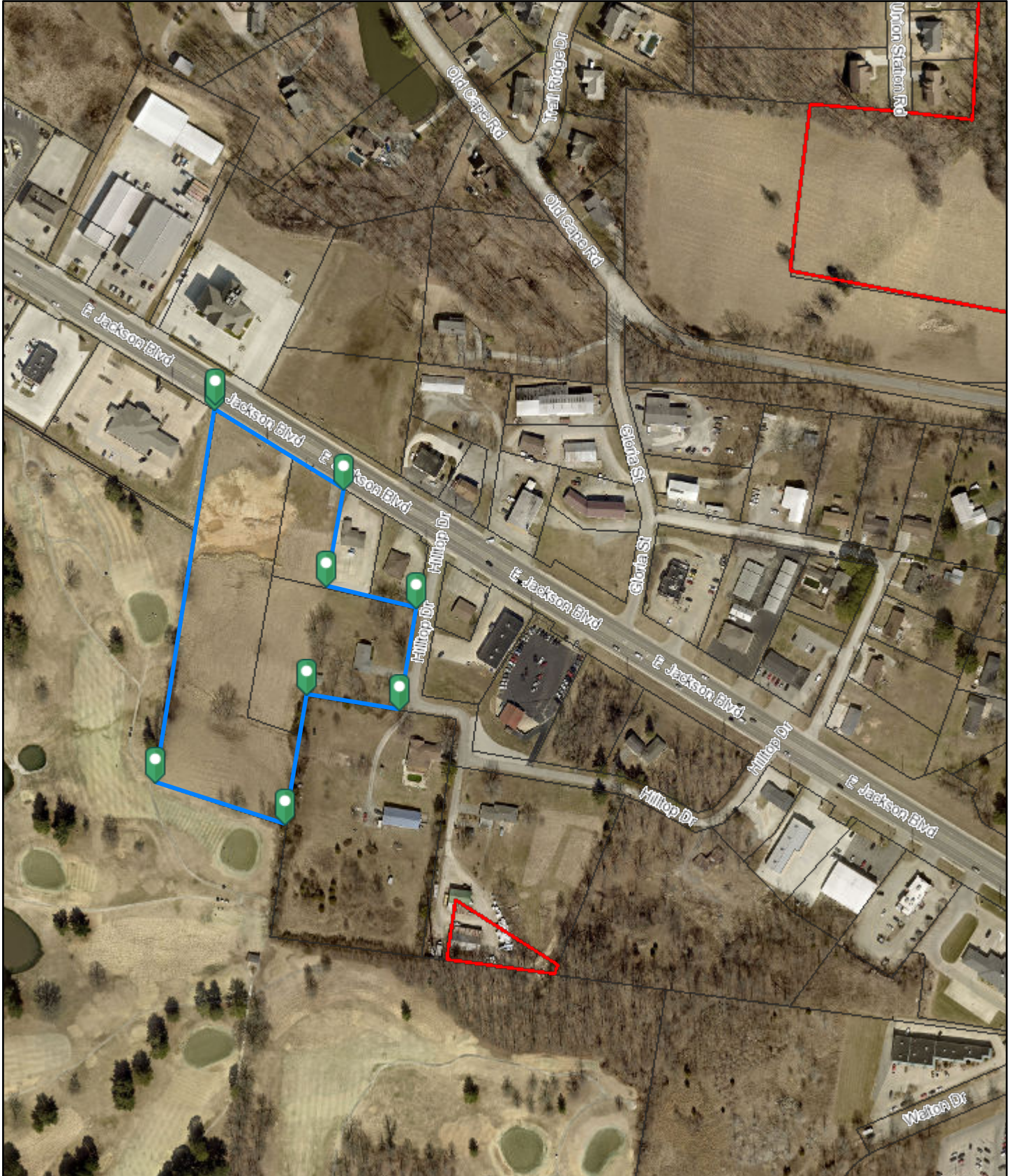


Please submit the completed application along with the applicable application fee to:

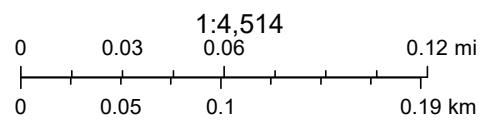
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

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

City of Jackson



12/4/2023, 4:03:42 PM



City of Jackson, Missouri Dept. of Conservation, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



November 21st, 2023

City of Jackson
Building and Planning Department
101 Court Street
Jackson, Missouri 63755

Attention: Mr. Larry Miller – Building and Planning Manager

**Re: CODES – Jackson (Good Day Farm Subdivision Plat)
Request for Variance
Stock Project No. (223-7462)**

Mr. Miller:

We respectfully request your consideration of a “Variance” from the Land Subdivision Regulations to eliminate the required rear utility easement for the rear lot line of Lot 1 of the Good Day Farm Subdivision Plat. The rear of Lot 1 will be utilized by a stormwater detention basin.

We appreciate your consideration and ask for your approval of our Request for Variance.

Thank you,

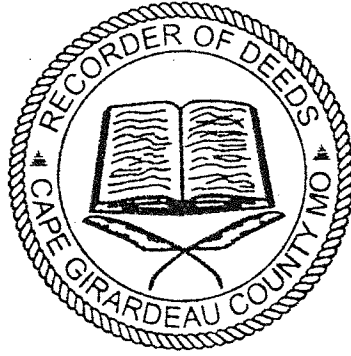
A handwritten signature in black ink that reads "Ryan Herget".

Ryan Herget – Chief Executive Officer
Good Day Farm

CC: George M. Stock, P.E. – Stock & Associates (via email)
Jacob Buening, P.E. – Stock & Associates (via email)
Norbert Wildhaber, P.L.S. – Stock & Associates (via email)

GOOD PEOPLE. GOOD CANNABIS. GOOD DAY.

425 W. Capitol Ave. 14th Floor, Little Rock, AR 72201



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
08/29/2023 12:08:53 PM
REC FEE: 36.00
PAGES: 5

TRUSTEES' WARRANTY DEED
(23-39135)

THIS DEED, Made and entered into this 11th day of August, 2023, by and between
Charlotte D. Yancey Living Revocable Trust dated January 26, 2001 and Roger L. Yancey Living Revocable Trust dated January 26, 2001 and Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011

whose address is **4439 Deer Run, Evans, GA 30809**, party(ies) of the first part (**GRANTOR**); and
Jackson Boulevard Holdings, LLC, a Missouri limited liability company

whose address is: **1350 W. Capitol Ave, Ste 1350, Little Rock, AR 72201**, party(ies) of the second part (**GRANTEE**).

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

"SEE ATTACHED EXHIBIT A"

Commonly known as: 2421 East Jackson Boulevard, Jackson, MO 63755
2505 East Jackson Boulevard, Jackson, MO 63755
2615 Hilltop Drive, Jackson, MO 63755
Parcel ID No(s): 15-406-00-02-006.00-000, 15-406-00-02-006.01-000, 15-406-00-02-002.00-000

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

The said parties of the first part hereby covenanting that; (a) said parties are the current trustees of said trusts, (b) that said trusts are in full force and affect and have never been revoked, (c) that the powers of the trustee(s) include all those stated in sections 456.8-815 and 456.8-816 of the Missouri Statutes and that said Trustees have the power under the Trust to enter into this transaction

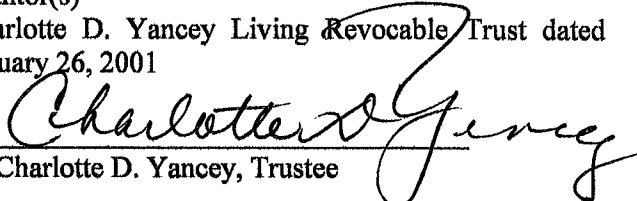
and that said parties and the heirs, executors, administrators and assigns of such parties, shall and will **WARRANT AND DEFEND** the title to the premises unto the said parties of the second part, and to the successors and assigns of such parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes of the calendar year 2023 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, parties of the first part have hereunto set their hands the day and year above written

Grantor(s)

Charlotte D. Yancey Living Revocable Trust dated
January 26, 2001

By:


Charlotte D. Yancey, Trustee

Roger L. Yancey Living Revocable Trust dated
January 26, 2001

By:

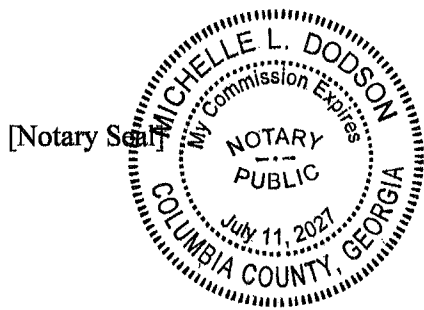

Roger L. Yancey, Trustee

STATE OF Georgia

COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9 day of August, 2023, by Charlotte D. Yancey Trustee(s) of the Charlotte D. Yancey Living Revocable Trust dated January 26, 2001 and Roger L. Yancey, Trustee(s) of the Roger L. Yancey Living Revocable Trust dated January 26, 2001 who is/are personally known to me or has/have produced _____ as identification, to be the person(s) 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 jurisdiction aforesaid, the day and year first above written.



Michelle L Dodson

Notary Public

Printed Name: Michelle L Dodson

My Commission Expires: July 11, 2027

Grantor(s)

Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011

By: Donna R Rushing Trustee
Donna R. Rushing, Trustee

STATE OF Missouri

COUNTY OF Cape Girardeau

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 7 day of August, 2023, by Donna R. Rushing, Trustee(s) of the Donna R. Rushing Living Revocable Trust dated May 19, 2006 amended January 6, 2011 who [] is/are personally known to me or [] has/have produced Drivers License as identification, to be the person(s) 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 jurisdiction aforesaid, the day and year first above written.

Cassadema L. Koenig

Notary Public

[Notary Seal]

Printed Name: Cassadema L. Koenig

My Commission Expires: 03/03/2025

CASSADENA L. KOENIG
Notary Public - Notary Seal
STATE OF MISSOURI
Cape Girardeau County
My Commission Expires: March 3, 2025
Commission #13758004

Exhibit A

Tract 1: A parcel of land containing 4.00 acres, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U S P Survey 782, thence South 82° 30' East, along the North line of Survey 782, a distance of 737.0 feet to a point in the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 404.0 feet for the point of beginning, thence continue South 58° 3' East along the right of way line, 200.0 feet for a corner, thence South 9° 32' West, 583.3 feet for a corner, thence South 72° 32' East, 123.8 feet for a corner, thence South 9° 32' West, 200.6 feet for a corner, thence North 72° 32' West, 310.5 feet for a corner, thence North 9° 32' East, 834.4 feet to the point of beginning and containing 4.00 acres.

Tract 2: A parcel of land containing 0.677 of an acre, more or less, located in U S P Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U S P Survey 782, thence South 82° 30' East, along the North line of Survey 782, 737.0 feet to an intersection with the Southwest right of way line of U.S. Highway No. 61, thence South 58° 3' East, along said right of way line, 604.0 feet for the point of beginning, thence continue South 58° 3' West, 217.7 feet for a corner, thence North 78° 35' West, 122.7 feet for a corner, thence North 9° 32' East, 264.2 feet to the point of beginning and containing 0.677 of an acre, more or less.

Tract 3: A parcel of land containing 1.136 acres, more or less, being a part of USP Survey No. 782, Township 31 North, Range 13 East, described as follows Start at a stone on the North line of said Survey No. 782, which marks the South corner of Fractional Sections 7 and 8 in said Township and Range, thence North 82° 3' West, 594.0 feet along the North line of said Survey, thence South 9° 32' West, 525.4 feet to the point of beginning, thence South 78° 38' East, 210.4 feet, thence South 9° 32' West, 228.8 feet, thence North 80° 28' West, 210.0 feet, thence North 9° 32' East, 242.3 feet to the point of beginning.

Also, that part of USP Survey No. 782, Township 31 North, Range 13 East, described as follows: Begin at the Northwest corner of said Survey No. 782 and run South 82° 30' East with the North line of Survey No. 782, 737 feet to a corner on the South right of way line of U.S. Route No. 61, thence South 58° 03' East with said South right of way line of US Route No. 61, 736.7 feet, thence South 9° 32' West, 217.7 feet for a beginning corner, thence continue South 9° 32' West, 332.1 feet, thence North 72° 32' West, 123.8 feet, thence North 9° 32' East, 319.1 feet, thence South 78° 38' East, 122.7 feet to the point of beginning, containing 0.916 acre, more or less.

Staff Report

ACTION ITEM: Preliminary Plat of Old Orchard Town Homes Subdivision

APPLICANT: Fruitland Investments, LLC & Lyndon Properties, LLC

APPLICANT STATUS: Owner

PURPOSE: Divide for residential development

SIZE: 3.88 acres

PRESENT USES: Vacant and undeveloped

PROPOSED USE: R-3 One and Two Family Residential

SURROUNDING LAND USE: West and South is out of the City Limits, East and North is R-2 Single Family Residential District

HISTORY: Wooded area that has been cleared off.

TRANSPORTATION AND PARKING: All street frontage and parking will be developed.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: Regional Center

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA map 29031C0163E dated 9-29-2011.

PHYSICAL CHARACTERISTICS: None

COMMENTS: This will be a 4-lot subdivision with a temporary cul-de-sac street. The developer wants to either build duplexes, tri-plexes, or quad-plexes.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial. The Board of Alderman will make a final decision. Denial by the P&Z Commission will require a 2/3 vote by the Board of Alderman.



SUBDIVISION APPLICATION City of Jackson, Missouri

NAME OF SUBDIVISION: OLD ORCHARD TOWNHOMES

DATE OF APPLICATION: 11/24/2023

TYPE OF APPLICATION: **PRELIMINARY PLAT**
 FINAL PLAT
 MINOR SUBDIVISION
 RESUBDIVISION

PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): FRUITLAND INVESTMENTS, LLC & LYNDON PROPERTIES, LLC

Mailing Address: 26806 STATE HWY B

City, State ZIP: MARBLE HILL, MO 63764

ENGINEER / SURVEYING COMPANY: STRICKLAND ENGINEERING

Engineer / Surveyor Contact: BRIAN STRICKLAND

Mailing Address: 113 W MAIN STREET, SUITE 1

City, State ZIP: JACKSON, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: JACOB JONES

Mailing Address: 26806 STATE HWY B

City, State ZIP: MARBLE HILL, MO 63764

Contact's Phone: 573-576-8175

Email Address (if used): jones.air37@gmail.com

CURRENT ZONING: (circle all that apply)

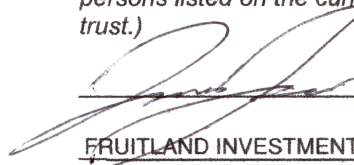
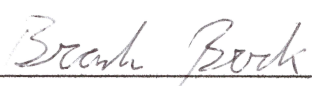
- | | | | |
|------------|-----------------------------------|-----|----------------------|
| R-1 | (Single-Family Residential) | C-1 | (Local Commercial) |
| R-2 | (Single-Family Residential) | C-2 | (General Commercial) |
| R-3 | (One- And Two-Family Residential) | C-3 | (Central Business) |
| R-4 | (General Residential) | C-3 | (Central Business) |
| MH-1 | (Mobile Home Park) | C-4 | (Planned Commercial) |
| O-1 | (Professional Office) | I-1 | (Light Industrial) |
| CO-1 | (Enhanced Commercial Overlay) | I-2 | (Heavy Industrial) |

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES NO

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:

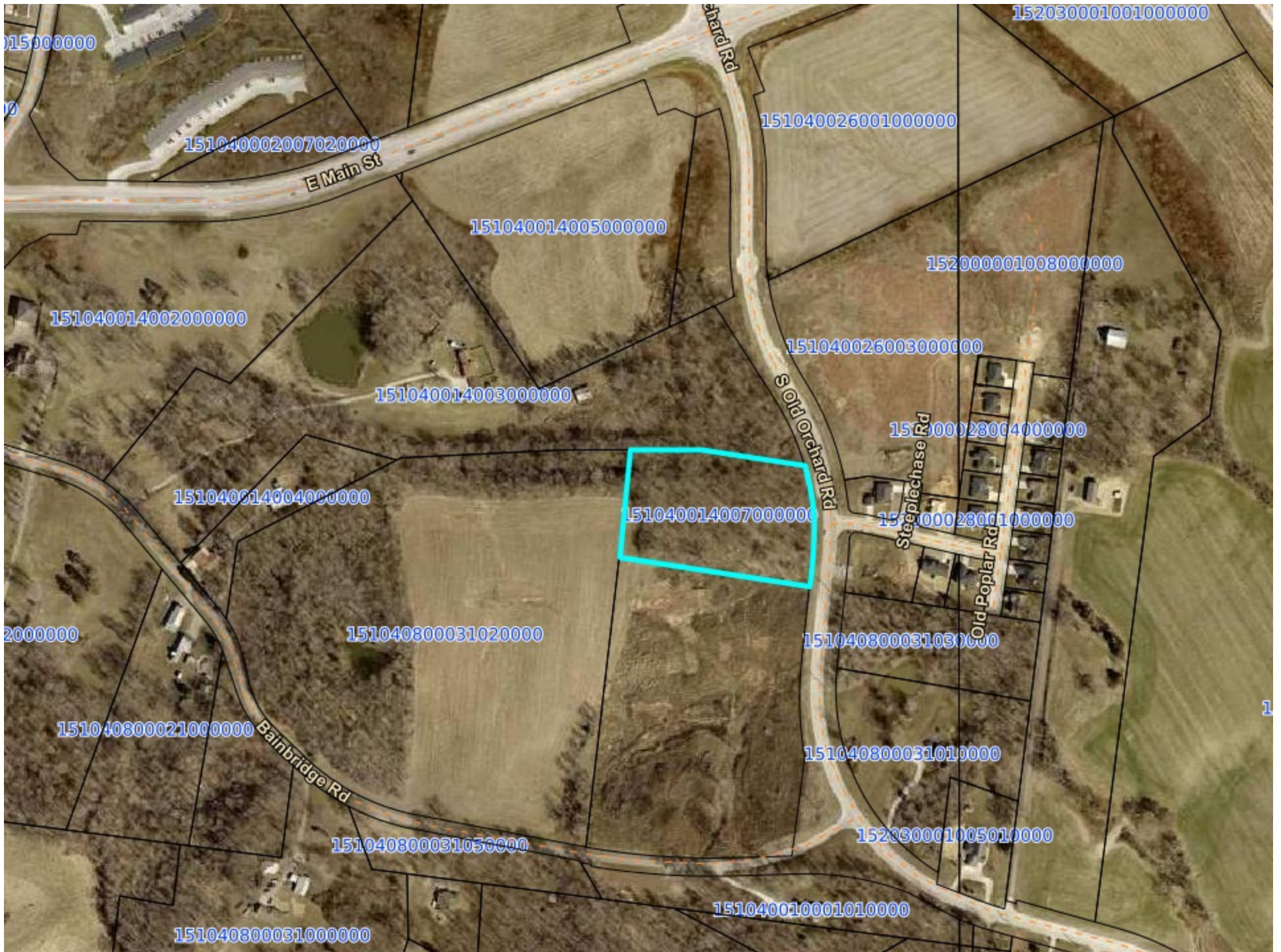
I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

	
FRUITLAND INVESTMENTS, LLC	LYNDON PROPERTIES, LLC

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

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

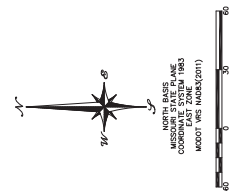
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: lmiller@jacksonmo.org



LOCATION MAP

PRELIMINARY PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION

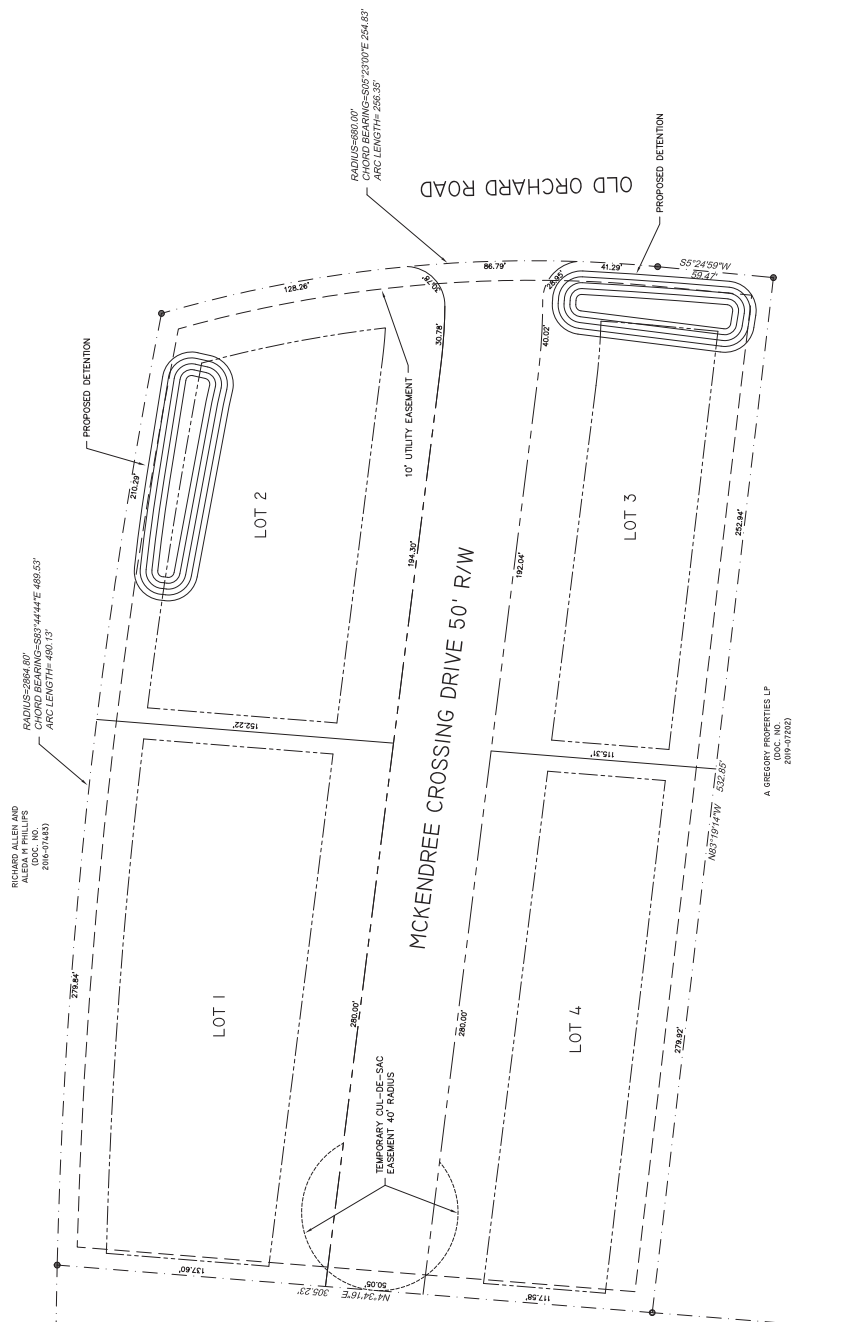
PART OF L.S.P.S. NO. 384, TOWNSHIP 21 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI



NORTH BASED
MISSOURI STATE PLANE
COORDINATE SYSTEM
NAD 83 (2011) (GEOID)

REFERENCES
T. DOCUMENT NO. 2023-08015 (SUBJECT)

LEGEND	
⊙	IRON ROD W/OUP (ROUND)
○	IRON ROD W/OUP (ROUND)
●	1/2" IRON ROD (SET)
---	LOT LINE
---	PROPERTY BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	TEMPORARY EASEMENT



RICHARD ALLEN AND
KATHLEEN ALLEN
(DOC. NO. 2016-07183)

RADIUS=284.80'
CHORD BEARING=S83°44'44\"/>

RADIUS=680.00'
CHORD BEARING=S83°44'44\"/>

A GREGORY PROPERTIES LP
113 W. MAIN STREET
JACKSON, MO 64501
2018-07262

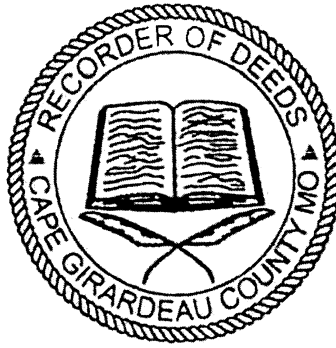
LOCATION MAP



NOTES

- ZONING: R3 ONE- & TWO-FAMILY RESIDENTIAL DISTRICT
- OWNER & DEVELOPER: HIGHLAND INVESTMENTS LLC, 28006 STATE HIGHWAY B, MARBLE HILL, MO 63094
- PREPARED BY: ASTRICKLAND ENGINEERING, 113 W. MAIN STREET SUITE 1, JACKSON, MO 64501, (573) 243-4090
- ACCURACY STANDARD: TYPE URBAN
- DESIGN STANDARDS: 5/7' RIGHT-OF-WAY WIDTH, 28' WIDE CONCRETE STREETS WITH CURB, 4' WIDE CONCRETE SIDEWALKS ON EACH SIDE
- EASEMENT NOTES: 10' REAR, 10' FRONT YARD SETBACK & 30' SIDE YARD SETBACK & 30' SIDE YARD SETBACK & 30'

	113 WEST MAIN STREET P.O. BOX 1579 JACKSON, MISSOURI 64501 TEL: 573-243-4090 FAX: 573-243-5191
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING
PRELIMINARY PLAT FOR OLD ORCHARD TOWN HOMES SUBDIVISION JACKSON, MO	SCALE: 1"=30' DATE: 12-6-23 DRAWN BY: DR CHECKED BY: BS PROJECT #: 21-029



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
09/28/2023 08:31:08 AM
REC FEE: 27.00
PAGES: 2

013535

GENERAL WARRANTY DEED (LIMITED LIABILITY COMPANY)

This Indenture is made this 25th day of September, 2023, by and between The Villas of West Park, LLC, a Missouri Limited Liability Company ("Grantor"), of the County of Cape Girardeau, Missouri, and Fruitland Investments, LLC, a Missouri Limited Liability Company and Lyndon Properties, LLC, a Missouri Limited Liability Company ("Grantee"), of the County of Bollinger, Missouri, whose address in said County is:

26806 State Hwy B, Marble Hill, MO 63764

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid to them by the Grantee, the receipt of which is hereby acknowledged, does by these present GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee and Grantee's heirs, successors and assigns, the following described Real Estate lying, being and situated in the County of Cape Girardeau, and State of Missouri, to wit:

That part of U.S.P.S. No. 324, Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows: Commence at the Southwest Corner of U.S.P.S. No. 790, Township 31 North, Range 13 East of the Fifth Principal Meridian, being a point on the East Line of said U.S.P.S. No. 324; thence South 06°40'44" West along said East Line, 745.00 feet; thence leaving said East Line, North 83°19'16" West, 30.00 feet; thence South 06°40'44" West, 627.58 feet; thence North 83°19'13" West, 666.98 feet to a point on the West Right of Way Line of South Old Orchard Road for the point of beginning; thence from the point of beginning, continue North 83°19'13" West, 532.85 feet; thence North 04°34'16" East, 305.23 feet to a point on the North Right of Way Line of Abandoned Cape Girardeau Northern Railroad; thence along said North Right of Way Line, along a non-tangent curve to the Southeast, being concave to the Southwest, having a radius of 2864.00 feet, for an arc length of 490.13 feet, (the chord of said arc bears South 83°44'44" East, 489.53 feet), to a point on said West Right of Way Line of said South Old Orchard Road; thence leaving said North Right of Way Line, and along said West Right of Way Line, along a non-tangent curve to the Southeast, being concave to the Southwest, having a radius of 680.00 feet, for an arc length of 256.35 feet, (the chord of said arc bears South 05°23'00" East, 254.83 feet); thence continue along said West

Right of Way Line, South 05°24'59" West, 59.47 feet to the point of beginning.
The herein described Tract contains 3.76 acres, more or less, as shown on Boundary
Survey by Strickland Engineering, dated September 21, 2023 Rodney W. Amos,
Surveyor, MO-PLS 20070000072.

Subject to terms, conditions, restrictions, reservations, and easements of record, if any.

TO HAVE AND TO HOLD the same, together with all and singular rights, privileges, and
appurtenances thereto belonging or in anywise appertaining unto the Grantee and unto Grantee's heirs,
successors and assigns forever. Grantor hereby covenants that Grantor is lawfully seized of an
indefeasible Estate in Fee in the premises herein conveyed; that Grantor has good right to convey the
same; that said premises are free and clear of any encumbrance done or suffered by Grantor or those
under whom Grantor claims, and that Grantor will WARRANT AND DEFEND the title to the said
premises unto the said Grantee and Grantee's heirs, successors and assigns forever against the lawful
claims and demands of all persons whomsoever.

In WITNESS WHEREOF, the Grantor has caused these presents to be signed on its behalf by
the below duly authorized agent of said Grantor on the day and year first above written.

The Villas of West Park, LLC, a Missouri Limited Liability Company

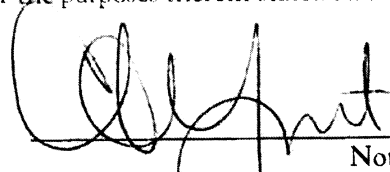
BY: 

Brandon O. Williams, Member

State of Missouri
County of Cape Girardeau

} ss.

On this 25th day of September, 2023, before me personally appeared, Brandon O. Williams, to me
personally known, who, being by me duly sworn, did say that he/she is the Member of The Villas of
West Park, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of
said limited liability company, by authority of its Articles of Organization and Operating Agreement,
and acknowledged to me that he/she executed the same for the purposes therein stated and as the free
act of deed of said limited liability company.


Notary Public

My Commission Expires: 3/17/27

