



CITY OF JACKSON
ZONING BOARD OF ADJUSTMENT MEETING AGENDA
Thursday, November 16, 2023 at 5:30 PM
City Hall, 101 Court Street, Jackson, Missouri

Regular Members

Jason Liley
Kenneth White
Howard Hemmann
Brent Wills

Kevin Schaper, Chairman

Larry Miller, Staff Liaison

Alternate Members

Lynette Moore
Wade Bartels
Vacant Position

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the August 24, 2023 minutes.

PUBLIC HEARINGS AND ACTION ITEMS

2. Request for a 20' variance from the required 30' front (side) setback on a corner lot in an R-2 Single-Family Residential District to construct a single-family residence at 803 E. Jefferson Street submitted by Shawn Stockard.
3. Request for a 15' variance from the required 30' rear setback on a double frontage lot in an R-2 Single-Family Residential District to construct a 10' x 20' storage shed at 211 S. Bast St. submitted by Kevin and Debra Snell.

ADMINISTRATIVE CASES

OTHER ITEMS

ADJOURNMENT

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

JOURNAL OF THE BOARD OF ADJUSTMENT
CITY OF JACKSON
AUGUST 24, 2023, 5:30 PM
JACKSON CITY HALL

Chairman Kevin Schaper called the meeting to order, explained the board's procedure, and called roll.

Present were regular members Jason Liley, Kevin Schaper, Howard Hemmann, Kenneth White, and Brent Wills. The city staff member present was Building & Planning Manager Larry Miller. The citizens in attendance were Matthew Kearney, John W King III, Rob Johnson, Carrie Johnson, Geoff Shinn, and Beth St John.

APPROVAL OF MINUTES

Approval of the minutes from the)
June 22, 2023, regular meeting)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner White, seconded by Commissioner Hemmann.

VARIANCE HEARINGS & NEW ACTION ITEMS

Request for a variance from the)
restriction prohibiting fences on side)
yards on corner lots adjacent to streets)
in R-2 Single Family Residential Districts)
for a chain link fence at the property line)
in the side yard adjacent to)
Vail Drive at 3151 Oak Ridge Dr.)

Mr. Miller reported the dates of application and notifications for this hearing.

Chairman Schaper asked the applicant of the variance to come forward.

Mr. Matt Kearney, the applicant from 3151 Oak Ridge Drive, came forward and was sworn in. Mr. Kearney explained where he wanted to place the fence in his side yard, which is a front yard because his house is a corner lot.

Chairman Schaper asked Mr. Kearney what type and how tall the fence he wanted to place in his yard. He said he wanted a black four-foot-tall chain link fence.

Commissioner Wills asked if he had looked into the subdivision covenants regarding fence restrictions. Mr. Kearney said he had, and there were no restrictions.

Commissioner Liley asked Mr. Miller what was allowed without the variance. Mr. Miller explained to the board what was allowed.

Chairman Schaper asked if anyone would like to come forward and speak in favor of the variance. Rob Johnson from 810 Green Meadows Drive came forward and asked if the fence would go into the wooded area behind Mr. Kearney. Mr. Kearney said the fence would not enter the wooded areas.

After seeing no one else to speak in favor of the request, Chairman Schaper asked if anyone would like to speak in opposition. Geoff Shinn, 3099 Ridge Road, came forward and was sworn in. He explained to the board he felt the cosmetics of the fence would be an issue since he would have to see it. Mr. Shinn felt there was a reason the ordinance was put into place. He felt like the chain link fence would devalue the properties in the area.

Chairman Schaper closed the hearing after finding no others wishing to speak in favor or opposition. Commissioner Liley motioned to approve the request, which Commissioner White seconded.

A vote was called, and the variance was denied.

Vote: 1 aye, 4 nays, 0 abstentions, 0 absent

Request a 26' variance from the)
required 30' front setback for)
approximately 97' in a C-2 General)
Commercial District to subdivide the)
lot at 2336 S Old Orchard Rd.)

Mr. Miller reported the dates of application and notifications for this hearing and then explained to the board the request.

Chairman Schaper asked the applicant of the variance to come forward.

Mr. John W. King, the applicant from 1911 El Rio Drive, Cape Girardeau, MO 63701, came forward and was sworn in and explained why he wanted the variance for his building.

Chairman Schaper closed the hearing after finding no others wishing to speak in favor or opposition. Commissioner Wills motioned to approve the request, which Commissioner Liley seconded.

A vote was called, and the variance was approved.

Vote: 5 aye, 0 nays, 0 abstentions, 0 absent

ADMINISTRATIVE ITEMS

None

OTHER ITEMS

ADJOURNMENT

Motion to adjourn)

Finding no further business, the meeting adjourned on a motion by Commissioner Wills, seconded by Commissioner White and unanimously approved.

Respectfully submitted,

Kevin Schaper
Chairman

Attested by:

Larry Miller
Building & Planning Manager

DRAFT

Staff Report

ACTION ITEM: Request for a 20' variance from the required 30' front (side) setback on a corner lot in an R-2 Single-Family Residential District to construct a single-family residence at 803 E. Jefferson Street submitted by Shawn Stockard.

APPLICANT: Shawn Stockard

APPLICANT STATUS: Property Owner

PURPOSE: To make the lot more buildable by allowing a more significant-sized house while maintaining a reasonable buffer between the building and property line.

SIZE: .23 acres/ 9,846 sq ft

PRESENT USES: Single-Family Residential

PROPOSED USE: Same

PROPERTY ZONING: R-2 Single Family Residential

SURROUNDING ZONING: R-2 Single Family Residential to the East, West, and South - R-4 General Residential District is to the North.

HISTORY: An abandoned house is currently on the lot.

TRANSPORTATION AND PARKING: All required parking and street frontage currently exist.

CODE SECTION REQUESTED TO BE VARIED: Zoning Code (Chapter 65)

Sec. 65-6. - R-2 Single-family residential district regulations.

(3) Height, area, and lot size regulations.

b. Area.

- 1. Front yard. On each lot upon which a building is constructed there shall be a front yard of not less than thirty (30) feet and not more than forty (40) feet, except when a building line is established by subdivision plat the front yard shall be not less than the setback established on the plat and not more than ten (10) feet greater than that setback.*

Sec. 65-19. - Height and area exceptions and modifications.

(2) Front yard exceptions and modifications.

- a. *Where lots have double frontage, the required front yard shall be provided on both streets.*

2009 COMPREHENSIVE PLAN: Residential use

FLOODPLAIN INFORMATION: This property is located in the floodplain per FEMA panel 29031C0143E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: This is a corner lot that has a paper street next to it. The house is located near the rear of the lot.

COMMENTS: There are no current plans for the City to develop this paper street.

ACTION REQUIRED: The Board shall approve or deny this request based on the criteria for granting variances.



VARIANCE REQUEST APPLICATION
City of Jackson, Missouri

Permit Item 2.
23-0156

APPLICATION DATE: 10-24-2023

PROPERTY ADDRESS (Other description of location if not addressed):

803 E Jefferson St

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

Property Owner Name(s): Shawn Stockard

Mailing Address: 180 Super Bowl

City, State ZIP: Jackson, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Shawn Stockard

Mailing Address: 180 Super Bowl

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-450-9200

Email Address (if used): sstockus@yahoo.com

CURRENT ZONING: (check all that apply)

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

CURRENT USE OF PROPERTY: Residential

Item 2.

PROPOSED USE OF PROPERTY: Residential

LEGAL DESCRIPTION OF TRACT (attach a copy of the most current property deed):

REASON FOR REQUEST: State the reason(s) why you believe the requested variance is necessary and compliance with the zoning code creates an undue hardship that denies all beneficial use of the property. Undue hardship must be related to condition of the property, not a condition of the owner or to a financial consideration. Attach additional page(s) as needed.

The property is relatively small & makes it a challenge to meet a standard 30' setback without reducing the buildable area. This adjustment will still maintain a reasonable buffer between the building & the property line.

DRAWINGS: Attach a scaled plat of the tract(s) showing the entire lot, the location and size of all buildings / structures on the lot. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated as part of this application by the City. The 185' distance is exclusive of rights-of-way. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

PRIOR VARIANCE HISTORY:

Have there been any prior applications for Board of Adjustment action for this property? If so, please include the date of

previous application. YES [] NO [X] Date: _____

Prior Variance Approved? YES [] NO [X]

Description of prior variance request: N/A

SITE PLAN:

Attach a site plan of the property in question. The site plan does not need to be prepared by a surveyor, but must be adequate to clearly show the following information. This site plan must include the proposed construction, all existing structures on the property, all streets, alleys, easements, property lines, etc. Please include dimensions (measurements) of all structures and measurements from the structure in question to other structures and to all property lines. For a height variance, also include the proposed height from the lowest adjacent grade and highest adjacent grade. Show the location of all unusual physical features of the property that pertain to the problem. Measurements for the distance, setback, height, or size to be varied must be accurate. Construction cannot exceed the varied distance, size, or height approved by the Board of Adjustment.

PHOTOS:

Include photos of the property if they help explain the problem and/or reason for the need for a variance.

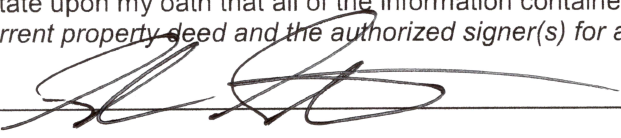
PERMISSION TO VISIT PROPERTY:

The owner hereby gives permission for members of the Board of Adjustment and/or city staff to enter within the boundaries of the real estate listed herein to examine the location(s) and property conditions involved in the proposed variance.

Yes No

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.)*



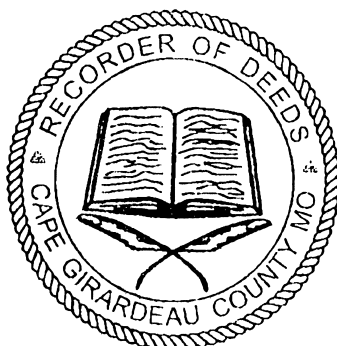
Please submit this application along with \$50.00 non-refundable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
573-243-2300 ext.29 (ph)
573-243-3322 (fax)
permits @jacksonmo.org



DocId:8369382

Tx:4217874



**DOCUMENT #
2023-08545**

**ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
10/17/2023 08:15:00 AM
REC FEE: 27.00
PAGES: 2**

Missouri General Warranty Deed

This Indenture, Made on 13th day of October, 2023, by and between

ALARIC JONES, A SINGLE PERSON
as GRANTOR, and

SHAWN STOCKARD AND STEPHANIE STOCKARD, HUSBAND AND WIFE

as GRANTEE, whose mailing address is: **180 SUPER BOWL DRIVE
JACKSON MO 63755**

Property Address: **803 E. JEFFERSON ST., JACKSON, MO 63755**

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of CAPE GIRARDEAU and State of Missouri, to wit:

All of Lot 6 of O'Brien's Addition to the City of Jackson, Missouri, bounded as follows: Beginning at the Northwest corner of said Lot 6 at the intersection of Bellview Avenue and Second South Street; thence S. 8' W. 150 feet with the East line of Bellview Avenue; thence S. 82' E. 39 1/2 feet, the Southeast corner of this; thence N. 8' E. 135 feet to a corner; thence N. 82" W. 69 1/2 feet with the South side of Second South Street to the place of beginning, as per plat filed in the Recorder's Office of the said County May 10, 1901, and being the same property acquired by Wm. B Schaifer and Anna Schaifer his wife of Wm. P. O'Brien and wife by Warranty Deed recorded in the Recorder's Office of said County in Deed Book 39, Page 262.

It is intended to convey the same property as received by a deed from the Receiver of the Cape Girardeau Northern Railway Co. to Louisa Clifton and recorded in the Land Records of Cape Girardeau County, Missouri, in Book 91, Page 465.

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

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

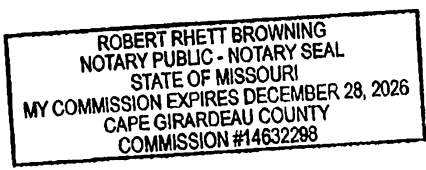

ALARIC JONES

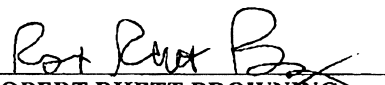
State of Missouri,

County of Cape Girardeau

On this 13th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alaric Jones to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and the said further declared that he is unmarried.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

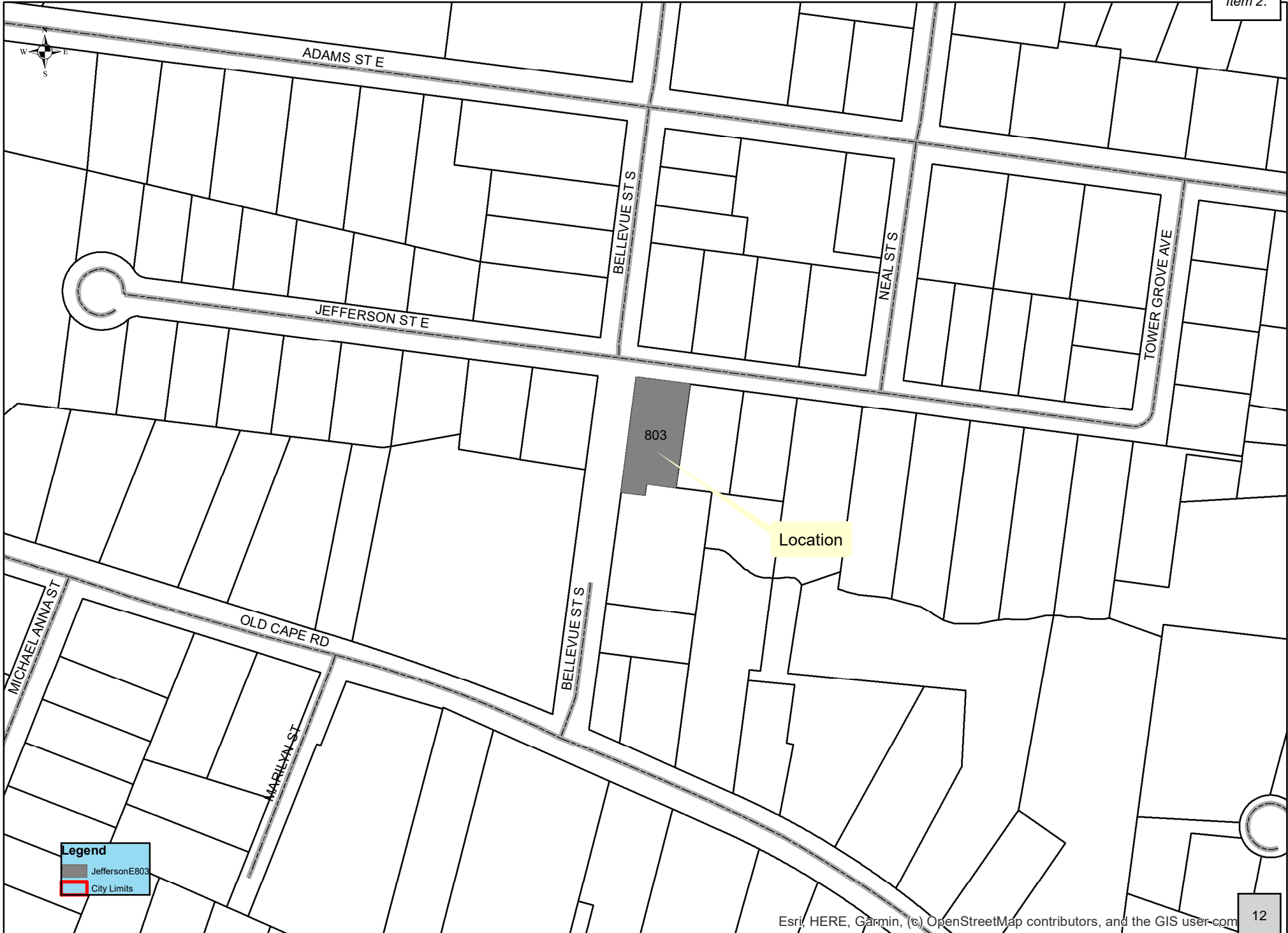



ROBERT RHETT BROWNING
Notary Public

My Term Expires: December 28, 2026

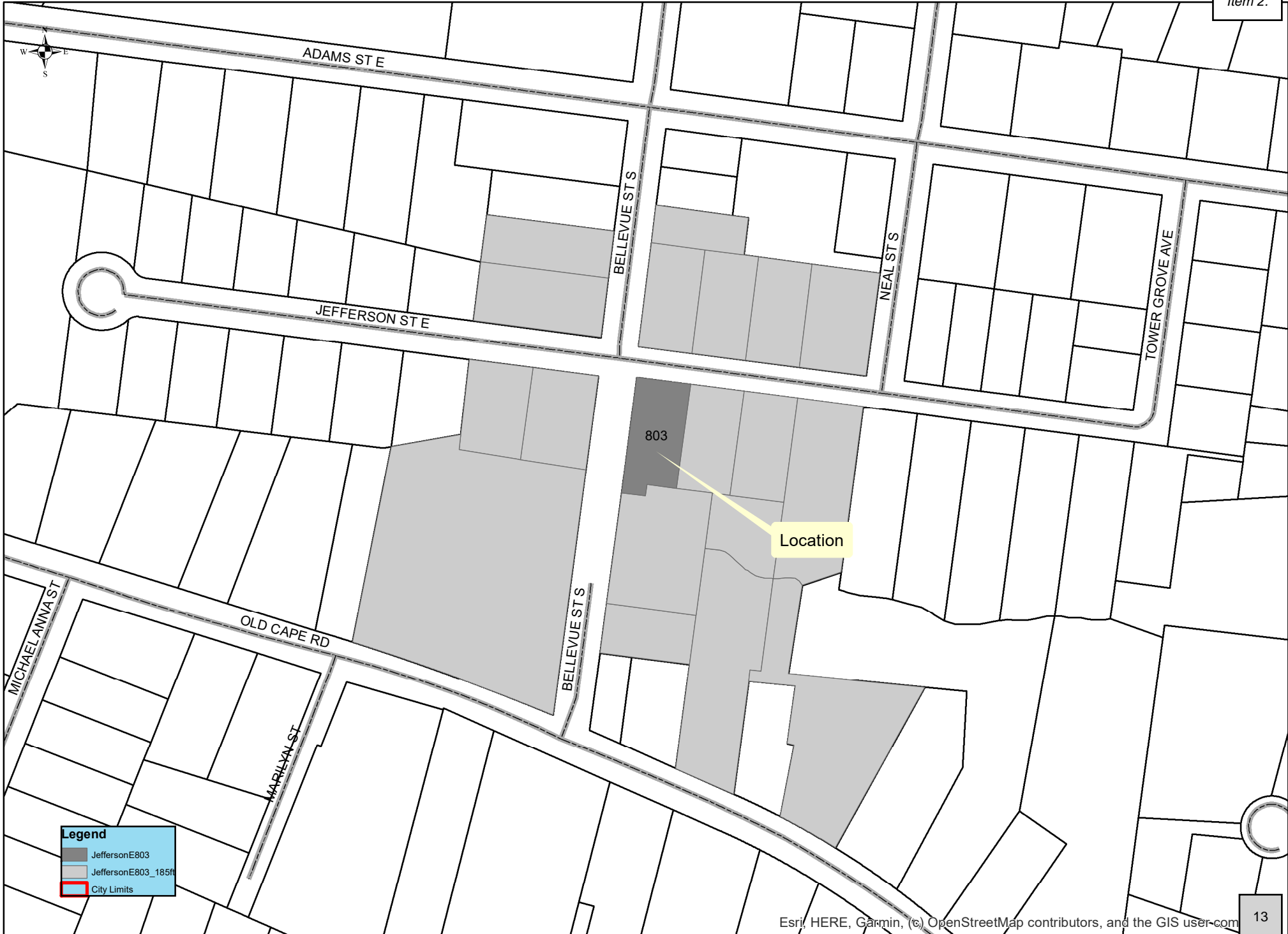
803 East Jefferson Street Location

Item 2.



803 East Jefferson Street Location

Item 2.





Flood plain

803 E Jefferson



Approx. House size
803 E Jefferson

Staff Report

ACTION ITEM: Request for a 15' variance from the required 30' rear setback on a double frontage lot in an R-2 Single-Family Residential District to construct a 10' x 20' storage shed at 211 S. Bast St. submitted by Kevin and Debra Snell.

APPLICANT: Kevin and Debra Snell

APPLICANT STATUS: Property Owners

PURPOSE: Place a storage shed in the rear yard adjacent to a paper street.

SIZE: .13 acres/ 5,680 sq ft

PRESENT USES: Single-Family Residential

PROPOSED USE: Same

PROPERTY ZONING: R-2 Single Family Residential

SURROUNDING ZONING: R-2 Single Family Residential in all directions.

HISTORY: Current owners weren't told of the paper street when they bought the property.

TRANSPORTATION AND PARKING: All required parking and street frontage currently exist.

CODE SECTION REQUESTED TO BE VARIED: Zoning Code (Chapter 65)

Sec. 65-6. - R-2 Single-family residential district regulations.

(3) Height, area, and lot size regulations.

b. Area.

- 1. Front yard. On each lot upon which a building is constructed there shall be a front yard of not less than thirty (30) feet and not more than forty (40) feet, except when a building line is established by subdivision plat the front yard shall be not less than the setback established on the plat and not more than ten (10) feet greater than that setback.*

Sec. 65-19. - Height and area exceptions and modifications.

(2) Front yard exceptions and modifications.

- a. Where lots have double frontage, the required front yard shall be provided on both streets.*

2009 COMPREHENSIVE PLAN: Residential use

FLOODPLAIN INFORMATION: This property isn't located in the floodplain per FEMA panel 29031C0143E, dated 9/29/11.

PHYSICAL CHARACTERISTICS: This is a rectangular lot with a house towards S Bast Street.

COMMENTS: The owners were unaware of the paper street, which caused their lot to have double frontage. Their setback in the rear yard is 30 feet because of this. The City has no current plans to develop this paper street.

ACTION REQUIRED: The Board shall approve or deny this request based on the criteria for granting variances.



VARIANCE REQUEST APPLICATION
City of Jackson, Missouri

Item 3.

Permit # 23-0155

APPLICATION DATE: 10-25-2023

PROPERTY ADDRESS (Other description of location if not addressed):

211 S. Bast St, Jackson, MO.

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

Property Owner Name(s): Kevin B. Snell + Debra A. Snell

Mailing Address: 211 S. Bast St.

City, State ZIP: Jackson, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Kevin B. Snell

Mailing Address: 211 S. Bast St

City, State ZIP: Jackson, MO 63755

Contact's Phone: (573) 382-5332

Email Address (if used): kbsnell@gmail.com

CURRENT ZONING: (check all that apply)

- Zoning options: R-1, R-2, R-3, R-4, MH-1, O-1, CO-1, C-1, C-2, C-3, C-4, I-1, I-2, I-3

CURRENT USE OF PROPERTY: Single Family Residence

Item 3.

PROPOSED USE OF PROPERTY: Single Family Residence with a 10' x 20' Storage Shed in rear of Residence,

LEGAL DESCRIPTION OF TRACT (attach a copy of the most current property deed):

REASON FOR REQUEST: State the reason(s) why you believe the requested variance is necessary and compliance with the zoning code creates an undue hardship that denies all beneficial use of the property. Undue hardship must be related to condition of the property, not a condition of the owner or to a financial consideration. Attach additional page(s) as needed.

Having believed that the Alleyway behind my house had already been abandoned by the city, especially since I am the person doing upkeep to said Alleyway I had bought a shed 10' x 20' for my back yard for \$9,200. It was only when I went to get a building permit the next day I was advised I had two front yards because the Alleyway is considered a street and a shed can not be in a front yard. It is called a "paper street" by the city.

DRAWINGS: Attach a scaled plat of the tract(s) showing the entire lot, the location and size of all buildings / structures on the lot. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated as part of this application by the City. The 185' distance is exclusive of rights-of-way. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

PRIOR VARIANCE HISTORY:

Have there been any prior applications for Board of Adjustment action for this property? If so, please include the date of

previous application. YES NO Date: _____

Prior Variance Approved? YES NO

Description of prior variance request: _____

SITE PLAN:

Attach a site plan of the property in question. The site plan does not need to be prepared by a surveyor, but must be adequate to clearly show the following information. This site plan must include the proposed construction, all existing structures on the property, all streets, alleys, easements, property lines, etc. Please include dimensions (measurements) of all structures and measurements from the structure in question to other structures and to all property lines. For a height variance, also include the proposed height from the lowest adjacent grade and highest adjacent grade. Show the location of all unusual physical features of the property that pertain to the problem. Measurements for the distance, setback, height, or size to be varied must be accurate. Construction cannot exceed the varied distance, size, or height approved by the Board of Adjustment.

PHOTOS:

Include photos of the property if they help explain the problem and/or reason for the need for a variance.

PERMISSION TO VISIT PROPERTY:

The owner hereby gives permission for members of the Board of Adjustment and/or city staff to enter within the boundaries of the real estate listed herein to examine the location(s) and property conditions involved in the proposed variance.

Yes No

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.)*

Kellie B. Saelle / Petra A. Snell

Please submit this application along with \$50.00 non-refundable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
573-243-2300 ext.29 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

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My name is Kevin Snell, myself and my wife Debra Snell resides at "211 South Bast Street" in Jackson, in a single family dwelling that we have owned since Oct 2014.

South Bast Street runs in front of my house and in back of the house is an old alleyway leading from West Adams Street and seems to terminate shortly past my parking pad which is located off the alleyway at the rear of my residence. Only this area of the alleyway still shows signs of a graveled alley. I have been maintaining the care for this section of the alleyway with gravel as needed and snow removal.

When we bought the house our Real Estate Agent advised us that the city had already abandoned the Alleyway.

On Oct 9th my wife and I had purchased a 10' x 20' storage shed from Backyards and Beyond for \$9,200. - The next day we went to Public Works Dept. to obtain the necessary building permit.

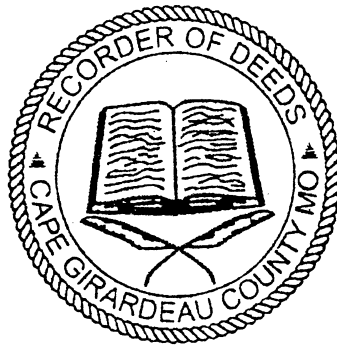
It was at that time we were informed that we could not place a shed in a front

2 of 2

yard. Evidently the alleyway behind my house constitutes a "Paper Street" and therefore I have two (2) front yards.

I am asking for a Variance in order to place this Storage Shed beside my parking pad behind my house with adequate offset from my neighbors property and the alleyway in question.

It would be used for Storage of tools and other items including Crafts that my wife enjoys making.



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
11/16/2021 08:30:59 AM
REC FEE: 27.00
PAGES: 2

(Space above reserved for Recorder of Deeds certification)

MISSOURI QUITCLAIM DEED

THIS INDENTURE, Made on the 18 day of October, 2021 by and between **Kevin B. Snell, now married to Debra A. Snell** whose mailing address is 211 S Bast St, Jackson, MO, 63755 of the County of Cape Girardeau State of Missouri herein called the grantor whether one or more, and **Kevin B. Snell and Debra A. Snell, husband and wife, as tenants by the entirety** whose mailing address is 211 S Bast St, Jackson, MO, 63755 of the County of Cape Girardeau, State of Missouri, herein called the grantee whether one or more.

WITNESSED: THAT SAID GRANTOR, in consideration of the sum of One and NO/100 Dollar (\$1.00) and other valuable consideration to him in hand paid by said grantee (the receipt of which is hereby acknowledged), does by these presents, Remise, Release and forever Quit Claim unto the said 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 the South 2 feet of Lot Two (2), all of Lot Three (3) and the North 21 feet of Lot Four (4) in Block Three (3) of Hartle's Addition to the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed in Plat Book 3 at page 32, described as follows: Starting at the Northeast corner of Block 3 of Hartle's Subdivision to the City of Jackson, Missouri, and run South with the West line of Bast Street, 48 feet for a place of beginning; thence West 121.7 feet parallel with and 2 feet North of line between Lots 2 and 3 to the East line of an alley; thence South with the East line of alley, 48 feet; thence East 121.7 feet parallel with and said 4 feet North of the line between Lots 4 and 5 of said Block 3 to the West line of Bast Street; thence North with the West line of Bast Street, 48 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.

Being the same property conveyed to Kevin B. Snell by Corrected General Warranty Deed from Donald E. Cook and Cheryl M. Cook, husband and wife as recorded 11/14/2014 in Book NA at Page NA as Document 2014-11867.

TAX ID# 14-314-00-17-008.00-0000

PROPERTY KNOWN AS: 211 S Bast St, Jackson, MO, 63755

NOTE: No Consideration, deed being prepared to Add spouse

RETURN TO:
WORLDWIDE RECORDING, INC.
9001 W. 67th ST.
MERRIAM, KS 66202
1-800-316-4682
21WR49640

TO HAVE AND TO HOLD THE SAME, Together with all the rights, immunities, privileges and appurtenances thereto belonging unto said grantee and unto his heirs and assigns forever, so that neither the grantor nor his heirs, nor any other person or persons for him or in his name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by those presents, be excluded and forever barred.

WORDS and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, The said grantor has hereunto set his hand and seal the day and year above written.

Kevin B. Snell

Kevin B. Snell

Debra A. Snell

Debra A. Snell

State of Missouri)
County of Cape Girardeau) ss.

On this 18 day of October, 2021 before me, the undersigned, a Notary Public, personally appeared **Kevin B. Snell and Debra A. Snell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

Sharon W. Stanley
Notary Public in and for said County and State
Sharon W. Stanley

My Term Expires: 9-21-2024

This Instrument Prepared By:
Nations Title Agency, Inc.
9801 Legler Rd
Lenexa, KS 66219
Ph# 877-256-4117



211 South Bast Street Location

Item 3.



Legend	
	City Limits
	211 S Bast St
Easements2022	
	<all other values>
SIZE	
	10'
	100
	12'
	13'
	14'
	15'
	16.5'
	18'
	18.5'
	2'
	20'
	21'
	25'
	26.5'
	30'
	35'
	4'
	40'
	45'
	5'
	50'
	6'
	60
	60 # 2
	60'
	7.5'
	8'
	9.5'
	Abandoned
	DETENTION BASIN
	Municipal Easement
	Null
	SEE PLANS

211 South Bast Street Location



Legend

- City Limits
- 211 S Bast St
- 211 S Bast -185 ft
- Easements2022**
- <all other values>
- SIZE**
- 10'
- 100
- 12'
- 13'
- 14'
- 15'
- 16.5'
- 18'
- 18.5'
- 2'
- 20'
- 21'
- 25'
- 26.5'
- 30'
- 35'
- 4'
- 40'
- 45'
- 5'
- 50'
- 6'
- 60
- 60 # 2
- 60'
- 7.5'
- 8'
- 9.5'
- Abandoned
- DETENTION BASIN
- Municipal Easement
- Null
- SEE PLANS





Item 3.



Proposed location
 of 10' x 20' Storage
 Shed.

at 211 S. Bast St,
 Jackson, MO
 63755

Item 3.









