

**AN ORDINANCE ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY LIMITS OF THE CITY OF JACKSON, MISSOURI, AND AMENDING THE “OFFICIAL ZONING DISTRICT MAP” OF THE CITY OF JACKSON, MISSOURI; ALL IN ACCORANDANCE WITH THE AUTHORITY GRANTED TO THE BOARD OF ALDERMEN UNDER THE PROVISIONS OF SECTION 58-12 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.**

WHEREAS, on the 26<sup>th</sup> day of April, 2026, a verified petition signed by all owners of the real estate hereinafter described, was submitted by Craig A. Wilson and Kimberlie M. Wilson as Trustees of The Wilson Joint Revocable Trust, requesting voluntary annexation with zoning of said territory being described as 2757 Bainbridge Road as set out in Exhibit A, attached hereto and made a part hereof, was filed with the City Clerk and the Board of Aldermen; and,

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Jackson, Missouri; and,

WHEREAS, the City of Jackson, Missouri provided written notice, on March 25, 2026, to all property owners within one hundred and eighty-five (185) feet of the proposed voluntary annexation with zoning of the date, time and location for the public hearing; and

WHEREAS, notice of the public hearing was given by publication of notice on March 25, 2026, in the Cash Book Journal, a weekly newspaper of general circulation in the County of Cape Girardeau, State of Missouri; and,

WHEREAS, a public hearing concerning said matter was held at the City Hall in the City of Jackson, Missouri, at 6:00 p.m. on April 20, 2026; and,

WHEREAS, at said public hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed voluntary annexation with zoning; and,

WHEREAS, no written objection to the proposed annexation was filed with the Board of Aldermen of the City of Jackson, Missouri, within 14 days after the date of the public hearing; and,

WHEREAS, the Board of Aldermen of the City of Jackson, Missouri, does find and determine that said voluntary annexation with zoning is reasonable and necessary to the proper development of the City and is in the best interest of the citizens of the City of Jackson, Missouri; and

WHEREAS, the City of Jackson, Missouri, is able to furnish normal municipal services to said area within a reasonable time after annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. Pursuant to the provisions of Section 58-12 of the Code of Ordinances of the City of Jackson, Missouri, the following described real estate is hereby annexed into the City of Jackson, Missouri:

That part of the Southwest corner of United States Private Survey 324, Township 31 North, Range 13 East In the County of Cape Girardeau, State of Missouri, described as follows: Commence at a found 1/2 inch iron rod on the East side of Lot 20 of East Ridge Place Subdivision, a subdivision on file In the land records of Cape Girardeau County in Plat Book 24 Page 38, said point bears North 02 degrees 32 minutes 26 seconds East, 65.48 feet from the Southeast corner of said Lot 20; thence along the East line of said subdivision, North 34 degrees 00 minutes 05 seconds East, 187.51 feet; thence North 22 degrees 30 minutes 18 seconds West, 73.23 feet; thence North 57 degrees 09 minutes 09 seconds West, 30.50 feet; thence North 07 degrees 27 minutes 25 seconds East, 56.16 feet; thence North 11 degrees 07 minutes 28 seconds West, 82.33 feet; North 48 degrees 40 minutes 04 seconds West, 26.88 feet; thence North 09 degrees 58 minutes 45 seconds West, 75.47 feet; thence North 15 degrees 49 minutes 01 seconds West, 135.81 feet; thence North 23 degrees 56 minutes 10 seconds West, 95.90 feet to the South right of way line of Shadow Trail; thence leaving said East line and with said right of way line North 66 degrees 03 minutes 50 seconds East

90.10 feet; thence leaving said right of way line, North 23 degrees 56 minutes 10 seconds West, 25.00 feet to a point on the centerline of an access easement; thence with said centerline, North 66 degrees 03 minutes 50 seconds East, 10.96 feet; thence along the arc of a curve to the Northeast being concave to the Northwest having a radius of 300.00 feet, a distance of 78.52 feet {the chord of said arc bears North 58 degrees 33 minutes 57 seconds East, 78.30 feet); thence North 50 degrees 45 minutes 35 *seconds* East, 375.32 feet; thence North 50 degrees 45 minutes 35 seconds East, 84.92 feet; thence along the arc of a curve to the Northeast being concave to the Northwest having a radius of 200.00 feet, a distance of 217.25 feet (the chord of said arc bears North 19 degrees 38 minutes 28 seconds East, 206.73 feet); thence North 11 degrees 28 minutes 40 seconds West, 129.60 feet; thence along the arc of a curve to the Northwest being concave to the Northeast having a radius of 300.00 feet, a distance of 65.43 feet (the chord of *said* arc bears North 05 degrees 13 minutes 47 seconds West, 65.30 feet); thence North 01 degrees 01 minutes 07 seconds East, 123.31 feet; thence along the arc of a curve to the Northeast being concave to the Southeast having a radius of 500.00 feet, a distance of 60.36 feet {the chord of said arc bears North 04 degrees 28 minutes 38 seconds East, 60.33 feet); thence North 07 degrees 56 minutes 09 seconds East, 163.37 feet; thence along the arc of a curve to the Northwest being concave to the Southwest having a radius of 200.00 feet, a distance of 109.01 feet (the chord of said arc bears North 07 degrees 40 minutes 46 seconds West, 107.67 feet); thence North 23 degrees 17 minutes 40 seconds West, 109.92 feet; thence along the arc of a curve to the Northwest being concave to the Northeast having a radius of 200.00 feet, a distance of 65.25 being (the chord of said arc bears North 13 degrees 56 minutes 53 seconds West, 64.96 feet) to the point of beginning; thence continuing with said centerline along the arc of a curve to the Northwest being concave to the Northeast having a radius of 200.00 feet, a distance of 5.26 feet (the chord of said arc bears North 03 degrees 50 minutes 54 seconds West, 5.26 feet); thence North 03 degrees 05 minutes 41 seconds West, 362.84 feet to the South right of way line of Bainbridge Road; thence leaving said centerline and along said right of way line South 86 degrees 54 minutes 19 seconds West, 29.21 feet; thence South 75 degrees 19 minutes 19 seconds West, 99.87 feet; thence South 69 degrees 55 minutes 34 seconds West, 23.64 feet; thence leaving said right of way line, South 06 degrees 50 minutes 18 seconds West, 313.52 feet; thence South 84 degrees 04 minutes 59 seconds East, 206.35 feet to the point of beginning.

Together with all Improvements thereon known and numbered as 2757 Bainbridge Road,  
Jackson, MO  
63755

Subject to Existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, If any.

Locator No: 15-104-08-00-01404-0000

Grantor represents and warrants:

a) The Trustee(s) is/are the duly acting and qualified Trustee(s), under said trust;

- b) The Trust has not been amended, revoked, or canceled, and is in full force and effect;  
and
- c) The Trustee(s) have the full and complete powers and authority to sell the subject property.

Section 2. The boundaries of the City of Jackson, Missouri, are hereby altered so as to encompass the above-described tract of land lying adjacent and contiguous to the present corporate limits of said City of Jackson, Missouri.

Section 3. That the Zoning Ordinance and the accompanying “Official Zoning District Map” of the City of Jackson, Missouri, are hereby amended insofar as they relate to the property described on Exhibit A that said property is hereby zoned R-2 (Single-Family Residential) District.

Section 4. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to amend the “Official Zoning District Map” of the City of Jackson, Missouri, and to certify same and to keep said map on file in the office of the City Clerk and an updated copy shall be placed at City Hall, City of Jackson, Missouri.

Section 5. The City Clerk of the City of Jackson, Missouri, is hereby ordered to cause three certified copies of this ordinance to be filed with the County Clerk of Cape Girardeau County, Missouri.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid, or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 7. That this ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: May 18, 2026.

SECOND READING: May 18, 2026.

PASSED AND APPROVED this 18<sup>th</sup> day of May, 2026, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, \_\_\_\_\_ abstentions and \_\_\_\_\_ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

ATTEST:

BY: \_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk