

City of Jackson

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on July 12, 2023, at a regular meeting in consideration of the following:

Consider a request for rezoning the southwest corner of E Main Street and S Shawnee Boulevard (county parcel number 15-113-00-16-001.00-0000). Currently known as the Penrod William J Trust, from an R-4 General Residential District to a C-2 General Commercial District as submitted by William J. Penrod Sr.

Applicant: William J. Penrod Sr.

Filing Date of Application/Fee: April 24, 2023

Submission Date of Application to Commission: June 14, 2023

Public Hearing Date: July 12, 2023

In examining this consideration, the following factors were considered and found as noted:

Administrative Staff Findings:		Yes/	No
1.	Application provided all necessary information:	<u>X</u>	<u> </u>
2.	Generally conforms with City Comprehensive Plan:	<u>X</u>	<u> </u>
3.	Generally conforms with Major Street Plan:	<u>X</u>	<u> </u>
Planning & Zoning Commission Findings:		Yes	/No
1.	Creates adverse effects on adjacent property:	<u>X</u>	<u> </u>
2.	Creates adverse effects on traffic movement or safety:	<u>X</u>	<u> </u>
3.	Creates adverse effects on fire safety:	<u> </u>	<u>X</u>
4.	Creates adverse effects on public utilities:	<u> </u>	<u>X</u>
5.	Creates adverse effects on general health and welfare:	<u> </u>	<u>X</u>

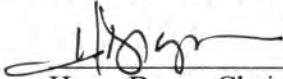
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

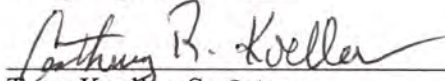
 Approved
☒ **Disapproved**
 Approved with conditions specified below

By a roll call of ayes, 7 nays, abstentions, and 2 absent this 12th day of
July 2023.

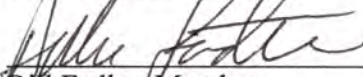
CITY OF JACKSON, MISSOURI



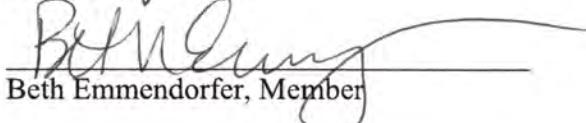
Harry Dryer, Chairman



Tony Koehler, Secretary

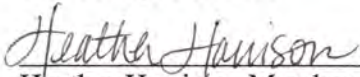


Bill Fadler, Member

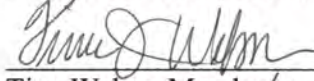


Beth Emmendorfer, Member

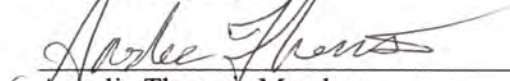
Eric Fraley, Member



Heather Harrison, Member



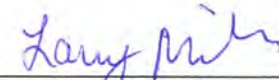
Tina Weber, Member



Angelia Thomas, Member

Michelle Weber, Member

ATTEST:



Larry Miller,
Building & Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 4-24-2023

TYPE OF APPLICATION: ✓ Rezoning Special Use Permit

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

Corner of East Main & Shawnee

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

Property Owner Name(s): William J Penrod-Sr

Mailing Address: 707 County Rd 533

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: _____

Mailing Address: _____

City, State ZIP _____

Contact's Phone: _____

Email Address (if used): _____

CURRENT ZONING: (check all that apply)

☐ R-1 (Single-Family Residential)

☐ R-2 (Single-Family Residential)

☐ 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-3 (Central Business)

☐ C-4 (Planned Commercial)

☐ I-1 (Light Industrial)

☐ I-2 (Heavy Industrial)

☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Rental

PROPOSED ZONING: (check all that apply)

- | | | | |
|------|-----------------------------------|------------|---------------------------|
| R-1 | (Single-Family Residential) | C-1 | (Local Commercial) |
| R-2 | (Single-Family Residential) | <u>C-2</u> | (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) |
| | | I-3 | (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: For people to have offices.

LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

~~For people to have offices.~~

To give the people communitie a reasonable price. for comereval property.

DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. 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 by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

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.)*

William J. Penrod - Sr

Please submit this application along with the appropriate non-refundable application fee to:

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

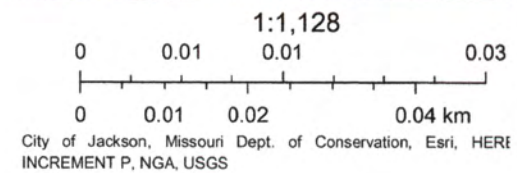
573-243-2300 ext.29 (ph)
573-243-3322 (fax)
lmiller@jacksonmo.org

APPLICATION FEE: \$200.00

City of Jackson



6/6/2023, 3:58:37 PM



East Main and South Shawnee Blvd



GENERAL WARRANTY DEED

BOOK 872 PAGE 764
006418

THIS INDENTURE, Made on the 21st day of May
A.D. One Thousand Nine Hundred and Ninety-Seven (1997) by
and between **WILLIAM J. PENROD**, a single person, of the
County of Cape Girardeau, in the State of Missouri, Party of
the First Part, and **WILLIAM J. PENROD**, Trustee of The
William J. Penrod Revocable Living Trust Agreement of May
21, 1997, of the County of Cape Girardeau, in the State of
Missouri, Party of the Second Part (mailing address of said
first named grantee is 307 County Road 533, Jackson,
Missouri 63755).

WITNESSETH, That the said party of the First Part, in
consideration of the sum of Ten dollars and other good and
valuable consideration to him paid by the said party 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 party of the Second Part, his
successors and assigns, the following described Lots, Tracts
or Parcels of Land, lying, being and situate in the County
of Cape Girardeau and State of Missouri, to-wit:

All 42.24 acres, being all of the Northwest Quarter of
the Southeast Quarter of Section 7, Township 32 North, Range
13 East, excepting therefrom 1.84 acres contained in the
Right of Way of the Cape Girardeau and northern Railroad.
Also 27.00 acres the Northwest part of the Southwest Quarter
of the Southeast Quarter of said Section 7, described by
metes and bounds as follows, to wit: Beginning at the legal
center of said Section 7, Township 32 North of Range 13 East
thence run South $1/4^{\circ}$ East 38 chains and 92 $1/2$ links to a
stone corner, thence North 68° East, 20 chains to a corner
on the West line of said Railroad right of way; thence with
said right of way North 24° West 5.60 chains; thence North
 3° West 5.54 chains to the intersection of the West line of
said Railroad right of way with the North line of the
Southwest Quarter of the Southeast Quarter of said Section
7; thence East 5.00 chains to the Northeast corner of the
Southwest Quarter of the Southeast Quarter of said Section
7; thence North $1/4^{\circ}$ West 20 chains and 55 links to the
Northeast corner of the Northwest Quarter of the Southeast
Quarter of said Section 7, from which the quarter section
corner on the East side of said Section 7 bears South 89
 $1/4^{\circ}$ East 20.62 chains; thence North 89 $1/4^{\circ}$ West 20 chains
and 62 links to the beginning, containing in the aggregate
67.40 acres.

It is the intention of this description to be those
premises previously conveyed at Book 266, page 459 of the
Land Records of Cape Girardeau County, Missouri.

ALSO,

The North 40.41 acres of the East 65.62 acres of the
Southwest Quarter of Section Seven (7), Township Thirty-two
(32) North, Range Thirteen (13) East.

This being the same land described in deed recorded in Book 175 at Page 275 of Cape Girardeau County Land Records.

It is the intention of this description to be those premises previously conveyed at Book 260, page 20 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

Lot Number One of the North West quarter of Section Eighteen, in Township Thirty-two North, of Range Thirteen East, in the District of Lands subject to sale at Jackson, Missouri, containing Eighty acres.

ALSO: The West fractional half of the North west quarter of Section Eighteen in Township Thirty two of Range Thirteen East containing fifty five acres, more or less, except the West Half thereof.

Also, all of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 32 North, Range 13 East, except that part owned by William J. Penrod.

Except any part of all of the above real estate sold for Interstate 55.

It is the intention of this description to be those premises previously conveyed at Book 286, page 733 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

The West thirty six and six tenths (36.6) feet of Lot Seventy nine in Range "P" Ingram's Addition to the City of Cape Girardeau, Missouri. Also known as Lot One of said Lot Seventy nine.

It is the intention of this description to be those premises previously conveyed at Book 336, page 425 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

An undivided one-half ($\frac{1}{2}$) interest in all Subdivision No. two Lot Seventy nine (79) Range "P" Ingram's Addition to the City of Cape Girardeau, being thirty six and six tenths (36.6) feet on Olive Street by a depth of one hundred and seventy (170) feet.

It is the intention of this description to be those premises previously conveyed at Book 336, page 429 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

An undivided one-half ($\frac{1}{2}$) interest in all Subdivision No. two Lot Seventy nine (79) Range "P" Ingram's Addition to the City of Cape Girardeau, being thirty six and six tenths (36.6) feet on Olive Street by a depth of one hundred and seventy (170) feet.

It is the intention of this description to be those premises previously conveyed at Book 336, page 427 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

Subdivisions 3 and 4 of Lot 79 of Range "P" in Ingram's Addition to the City of Cape Girardeau, Missouri, being 73.2' on Olive Street by a depth of 170'

It is the intention of this description to be those premises previously conveyed at Book 336, page 422 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A tract of land containing 127.59 acres, more or less, of which, 47.40 acres are located in the South Half of the Southwest Quarter and 1.10 acres in the Southwest Quarter of the Southeast Quarter, all in Section 18, and all of the North Half of the Northwest Quarter containing 69.09 acres and 10.00 acres in the Northwest Quarter of the Northeast Quarter of Section 19, all in Township 32 North, Range 13 East described as follows: Begin at the Northwest corner of Section 19, Township 32 North, Range 13 East; thence South along the west line of Section 19, 1338.5 feet to the

Southwest corner of the North Half of the Northwest Quarter of said Section 19; thence East along the South line of the said North Half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, 2,927.4 feet to an intersection with the West right of way line for Interstate Highway Route 55; thence along said West right of way line, N. 27° 28' W., 30.0 feet; thence N. 21° 45' W., 200.0 feet; thence N. 16° 02' W., 100.0 feet; thence N. 21° 45' W. 258.0 feet; thence West leaving said right of way line, 357.0 feet; thence North, on a line parallel to and 132 feet East of the North and South Quarter Section line of said Sections 19 and 18, 937.0 feet to an intersection with the west right of way line of said Interstate Highway Route 55; thence along said west right of way line, N. 21° 45' W., 143.0 feet; thence N. 29° 20' W., 151.3 feet; thence N. 21° 45' W., 100.0 feet; thence N. 14° 10' W., 151.3 feet; thence N. 21° 45' W., 400.0 feet; thence N. 61° 45' W., 470.0 feet to an intersection with the South right of way line of Route FF; thence N. 86° 45' W., along said South right of way line, 260.2 feet to the point of a curve to the right; thence along the arc of said curve having a radius of 766.8 feet, 197.8 feet to a point in the North line of the South Half of the Southwest Quarter of Section 18; thence S. 27° 0' W., 222.0 feet; thence S. 67° 0' W., 93.0 feet; thence N. 74° 30' W., 83.0 feet; thence S. 24° 30' W. 223.5 feet; thence N. 85° 0' W., 450.6 feet; thence South, 960.5 feet to a point in the line between Sections 18 and 19; thence West along the Section line 396.0 feet to the point of beginning.

A part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 32 North, Range 13 East, containing 5.56 acres, more or less, and described as follows:

Begin at the Southeast corner of said quarter quarter; thence North along the East line thereof, 566.9 feet; thence West, 527.3 feet to an intersection with the East right of way line of Interstate Highway Route 55; thence S. 21° 45' E., along said right of way line, 437.0 feet; thence S. 17° 30' E., 168.0 feet to an intersection with the south line of said Northwest Quarter of the Northeast Quarter of Section 19; thence East, along said South line 330.5 feet to the point of beginning.

Said parcels hereby conveyed, containing in the aggregate 133.15 acres, more or less, subject to right of way for public roads and easements for pole lines.

It is the intention of this description to be those premises previously conveyed at Book 219, page 209 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All that fractional part of the South Half of Lot No. One Hundred and Fifteen (115) in Range "Q" of Ingrams Addition to the City of Cape Girardeau, bounded as follows: Commencing fifty (50) feet East from the Southwest corner of said Lot No. 115, Range "Q"; thence East with Olive Street 44 feet; thence North parallel with Frederick Street 165-1/8 feet; thence West parallel with Olive Street 44 feet; thence South parallel with Frederick Street 165-1/8 feet to the place of beginning.

It is the intention of this description to be those premises previously conveyed at Book 336, page 342 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

Part of Henderson Lot No. Seven (7) of Out Lot Ten (10) to the City of Cape Girardeau, Missouri, more particularly described as follows, to wit:

Beginning at a point on the south line of Themis Street as the same is now widened, located and condemned, 47 feet and 6 inches West of the West line of Hanover Street, and run West with the present south line of Themis Street 47 feet and 6 inches for a corner; thence South parallel with Hanover Street 149 feet; thence East parallel with Themis

Street 47 feet and 6 inches for a corner; and thence North parallel with Hanover Street 140 feet to the place of beginning.

All that Part of Henderson Lot No. Seven (7) of Out Lot Ten (10) of the City of Cape Girardeau, Missouri, described as follows: Commence 112 feet East of the southeast corner of the intersection of North Henderson Avenue and Themis Street as now widened and extended; thence run South along the east side of a 12 foot alley 147.8 feet; thence run East 47.5 feet; thence North parallel with Henderson Avenue 148.2 feet to the south line of Themis Street; thence West along the South line of Themis Street 47.5 feet to the place of beginning.

It is the intention of this description to be those premises previously conveyed at Book 354, page 136 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

Part of Lots 29 and 30 in Range "E" in the City of Cape Girardeau, Missouri, described as follows:

Commence at the Northeast corner of Lot 30 and run West along the North line of said Lot 30, 90 feet for a beginning corner; thence continue West along the North line of said Lot 30, 45 feet; thence South through Lots 29 and 30, 224 feet; thence East 45 feet; thence North 224 feet to the place of beginning.

It is the intention of this description to be those premises previously conveyed at Book 364, page 476 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All that part of the South Half of Lot 115 Range "Q" Ingram's Addition in the City of Cape Girardeau, Missouri, described as follows: Commence at the southwest corner of said Lot 115; thence East along the north line of Olive Street 50 feet; thence North parallel with Frederick Street 165 1/8 feet; thence West parallel with Olive Street 50 feet to Frederick Street; thence South with the east line of Frederick Street 165 1/8 feet to the place of beginning.

It is the intention of this description to be those premises previously conveyed at Book 340, page 659 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

The southeast part of Lot 116 Range "Q" Ingram's Addition to the City of Cape Girardeau, Missouri, described as follows: Begin at the southeast corner of said Lot 116, run North with Frederick Street 175 feet; thence West parallel with Olive Street, 66 feet; thence South parallel with Frederick Street, 175 feet to Olive Street; thence East with the north line of Olive Street 66 feet to the place of beginning.

It is the intention of this description to be those premises previously conveyed at Book 340, page 661 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All of Lots Nineteen (19) and Twenty (20) and the North Seven (7) feet of Lot Nine (9) all in Block Three (3) of Albert Place Addition to the city of Cape Girardeau, Missouri, as shown by plat recorded in Plat Book 3 at Page 17.

It is the intention of this description to be those premises previously conveyed at Book 387, page 289 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A parcel of land being a part of Lot 8, Block 3 of Albert Place Addition to the City and County of Cape Girardeau, Missouri, described as follows:

Begin at the Southwest corner of said Lot 8, Block 3; thence northerly along the East Right-of-Way Line of Hanover

Street, 3.0 feet; thence easterly parallel with the South Line of said Lot 8, 25.0 feet; thence southerly parallel with the East Right-of-Way Line of said Hanover Street, 3.0 feet to the South Line of said Lot 8; thence westerly along said South Line, 25.0 feet to the Point of Beginning.

It is the intention of this description to be those premises previously conveyed at Book 420, page 916 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All of Lots Eleven (11) and Twelve (12) in Block Six (6) of Marble City Heights Addition to the City of Cape Girardeau, Missouri.

It is the intention of this description to be those premises previously conveyed at Book 416, page 674 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A PARCEL OF LAND BEING A PART OF LOT 24, RANGE "H" IN THE CITY AND COUNTY OF CAPE GIRARDEAU, MISSOURI DESCRIBED AS FOLLOWS:

Begin at the NW corner of said Lot 24; thence easterly along the South Line of Good Hope Street, 80.0 feet; thence southerly parallel with the East Line of Lorimier Street, 75.1 feet; thence westerly parallel with the South Line of Good Hope Street, 80.0 feet to the East Line of Lorimier Street; thence northerly along said East Line, 75.1 feet to the Point of Beginning.

It is the intention of this description to be those premises previously conveyed at Book 422, page 744 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All of Lot Six (6) in Block One (1) in Russell and Whitener's Addition to the City of Cape Girardeau, Missouri.

It is the intention of this description to be those premises previously conveyed at Book 458, page 824 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All of Lot 64 of Greenwood Second Subdivision, a part of U. S. Private Survey No. 2198, and Part of Fractional Section 25, Township 31 North, Range 13 East, City and County of Cape Girardeau, State of Missouri, as shown by plat recorded in Plat Book 13 at Page 21.

It is the intention of this description to be those premises previously conveyed at Book 487, page 134 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All of that part of Lot One Hundred Fifteen (115) in Range "Q" of Ingram's Addition in the City of Cape Girardeau, Missouri, described as follows:

Begin at a point on the north line of said Lot No. 115 in Range "Q", 168 feet from the northwest corner of said Lot; thence run East 48 feet; thence South 84 feet; thence West 48 feet; thence North 84 feet to the point of beginning.

It is the intention of this description to be those premises previously conveyed at Book 498, page 368 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All that part of lot 54, in Range O, in the City of Cape Girardeau, County of Cape Girardeau and State of Missouri, described as follows:

Start at a point one hundred forty-six feet west of the northeast corner of said lot and measure south eighty-five feet; thence west thirty-seven feet to the east line of the alley on the west side of said lot; thence north eighty-five feet to Mason St.; thence east to the point of beginning, the same being a little less than the west one third of the

parcel of ground described in Warranty Deed recorded in Book 68, Page 446 in the County Recorder's Office at Jackson, Missouri.

It is the intention of this description to be those premises previously conveyed at Book 412, page 215 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All of the North Twenty-three (23) feet of Lot No. Ten (10) and all of the South Twenty-seven (27) feet of Lot No. Nine (9), all in Block No. Three (3) of Albert Place, in the City of Cape Girardeau, Missouri, as said Lots are laid down and designated on the Official Plat of Albert Place of record in the Recorder's Office at Jackson, Missouri, in Plat Book 3 at Page 17. The portions of said Lots hereby conveyed are particularly described as follows: Begin at a point on the East line of Hanover Street, said point being 151 feet North of the Southwest corner of Lot No. 14, Block 3, Albert Place, and 11 feet North of the Southwest corner of Lot No. 10, Block 3, Albert Place; thence North, along the East line of Hanover Street, 50 feet; thence East, parallel to the North line of Lot No. 9, Block No. 3, Albert Place, 72.25 feet to the East line of Lot No. 9, Block No. 3, Albert Place; thence South, along the East line of Lots Nos. 9 and 10, Block No. 3, Albert Place, 50 feet; thence West parallel to the South line of Lot No. 10, Block No. 3, Albert Place, 72.4 feet to the point of beginning.

It is the intention of this description to be those premises previously conveyed at Book 379, page 492 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

Part of Lot No. 29 in Range "E" in the City of Cape Girardeau and State of Missouri, described as follows: to-wit: Beginning at the Southeast corner of said Lot No. 29 in Range "E" in said City, and run West with the South line of said Lot 90 feet; thence North parallel with Frederick Street 65 feet; thence East at right angles to said last line 45 feet; thence North parallel with Frederick Street 24 feet; thence East parallel with the South line of said Lot 29, 45 feet to Frederick Street; and thence South along the West line of Frederick Street 89 feet to the place of beginning.

It is the intention of this deed to convey those premises recorded at Book 279, page 27 of the Land Records of Cape Girardeau County, Missouri.

It is the intention of this description to be those premises previously conveyed at Book 402, page 386 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

Part of the West Half of Block Twenty-six (26) adjoining the West End Place Second Addition to the City of Cape Girardeau, Missouri, described as follows:

Commence at the intersection of the west line of Louisiana Avenue and the South line of Good Hope Street extended; thence West along the south line of Good Hope Street extended 345 feet for a point of beginning; thence West along the south line of Good Hope Street extended 60 feet to a point in the center of that portion of Missouri Avenue as vacated by City Ordinance; thence South parallel to Louisiana Avenue 150 feet; thence East parallel to the south line of Good Hope Street extended 60 feet; thence North parallel to Louisiana Avenue 150 feet to the point of beginning; situated and being a parcel of Out Lot 42 of Survey 2199. Subject to easements of record.

It is the intention of this description to be those premises previously conveyed at Book 451, page 338 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All of the East Half of the West Half of Lot No. Twenty

Five (25) in Range "H", in the City of Cape Girardeau described; Beginning Forty five (45) feet east of the North West corner of Lot Twenty Five (25); thence run East parallel with Good Hope Street Forty Five (45) feet; thence South parallel with Lorimier Street 112 feet; thence West parallel with Good Hope Street Forty five (45) feet; thence North parallel with Lorimier Street 112 feet to the place of beginning.

It is the intention of this description to be those premises previously conveyed at Book 458, page 822 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All that part of Lots Four (4) and Five (5) in Block Four (4) of Monticello Addition, in the City of Cape Girardeau, Missouri, described as follows: Begin at the Northwest corner of said Lot 4, thence South $81^{\circ} 30'$ East, with the north line of said Lot 4, 149.9 feet to a corner, thence South $8^{\circ} 22'$ West 120 feet to a corner on the South line of said Lot 5; thence North $81^{\circ} 30'$ West, with the South line of said Lot 5, 117.4 feet to the Southwest corner of said Lot 5; thence North $6^{\circ} 45'$ West with the west line of Lots 4 and 5 (being east line of West End Boulevard) 124.4 feet to the point of beginning.

It is the intention of this description to convey those premises previously conveyed at Book 339, page 360 of the Land Records of Cape Girardeau County, Missouri.

It is the intention of this description to be those premises previously conveyed at Book 506, page 759 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

That part of U.S.P. Survey No. 797 and that part of Lots 26 and 27 of Tiedemann's Addition to the City of Jackson in Township 31 North, Range 12 East, County of Cape Girardeau, State of Missouri, described as follows:

Commence at the Southwest Corner of said Lot No. 26, the place of beginning; thence North $8^{\circ} 10'$ East, with the West line of said Lot No. 26, 156.3 feet; thence South $52^{\circ} 57'$ East, 275.96 feet; thence South $6^{\circ} 09'$ East, 23.74 feet, to the Southeast Corner of said Lot No. 27; thence North $81^{\circ} 50'$ West, with the South line of said Lots 27 and 26, a distance of 247.5 feet, to the place of beginning.

It is the intention of this description to be those premises previously conveyed at Book 529, page 808 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

All of the Northwest Quarter of the Northeast Quarter of Section 22, Township 33 North, Range 13 East, containing 40 acres.

Also all of the Southwest Quarter of the Northeast Quarter of Section 22, Township 33 North, Range 13 East, containing 40 acres, and making in the aggregate 80.00 acres, more or less.

It is the intention of this description to be those premises previously conveyed at Book 291, page 711 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

Beginning at a stone at the quarter line of sections 17 and 18, Township 32, Range 13 East, thence east 111.5 feet to center line of a State road, Route 25, This point known as Station 598+15 thence in a southward direction along the center line of road to Station 607+30.6. Thence South $89\frac{1}{2}$ deg. West 421 feet to point of beginning an iron pin from which the northeast corner of old Depot is 25.3 feet, and the northwest corner is 37.2 feet, thence South 2 deg. East 110 feet to an iron pin, thence south $89\frac{1}{2}$ deg. west 92 feet to an iron pin on the west right-of-way of old C.G.N.R.R., thence north 2 deg. west 110 feet along west right-of-way to an iron pin, thence north $89\frac{1}{2}$ deg. east

to point of beginning.

It is the intention of this description to be those premises previously conveyed at Book 417, page 22 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A tract of land containing 131.60 acres more or less, of which 94.10 acres are located in the East Half of Section 24, Township 32 North, Range 12 East and 27.50 acres are located in the Northwest Quarter of Fractional Section 19, Township 32 North, Range 13 East, and described as follows:

Start at the center of said Section 24, thence South along the center of Section 24, 90 links for the point of beginning; thence South 82° 0' East 32.75 chains for a corner; thence South 2.10 chains for a corner; thence East 26.50 chains for a corner in the Northwest Quarter of said Fractional Section 19; thence North 21.00 chains for a corner; thence West 17.60 chains for a corner in the line between Ranges 12 and 13; thence North along said range line 15.20 chains to the center of Cane Creek; thence along a line substantially as follows: South 79° 0' West 10.30 chains; South 37° 0' West 5.40 chains; South 65° 0' West 3.70 chains; South 75° 0' West 3.80 chains; South 62° 0' West 2.62 chains; South 82° 0' West 4.00 chains; South 75° 0' West 2.30 chains; South 81° 13' West 4.71 chains; South 36° 30' West 4.00 chains; South 11° 0' West 3.40 chains; South 23° 0' West 5.40 chains; South 11° 0' West 3.50 chains; and South 37° 0' West 3.30 chains to the point of beginning.

Except any part in roadways.

It is the intention of this description to be those premises previously conveyed at Book 218, page 329 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A parcel of land being a part of the SW 1/4 SE 1/4 of Section 18 and a part of the NW 1/4 NE 1/4 of Section 19, Township 32 North, Range 13 East, in Cape Girardeau County, Missouri, containing 3.30 acres (more or less), described as follows:

Commence at the SE corner of the SW 1/4 SE 1/4 of said Section 18; thence North along the quarter quarter section line, 138.3 feet; thence West, 1219.6 feet to the West side of an Outer Road to Highway I-55 for the point of beginning; thence South 18 deg. 45' East along said West line 937.5 feet to an existing fence; thence North 88 deg. 19' 20" West along said fence to an existing North-South fence; thence North 1 deg. 40' 40" East along said fence, 878.5 feet to the point of beginning.

Subject to all easements existing thereon, if any, either written or implied.

It is the intention of this description to be those premises previously conveyed at Book 442, page 436 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

Beginning at a stone at the quarter line of sections 17 and 18, Township 32, Range 13 East, thence east 111.5 feet to center line of a State road, Route 25, This point known as Station 598/15, thence in a Southward direction along the center line of road to Station 607/30.6. Thence South 89 1/2 deg. west 421 feet to point of beginning, an iron pin from which the northeast corner of old Depot is 25.3 feet, and the northwest corner is 37.2 feet, thence south 2 deg. East 110 feet to an iron pin, thence south 89 1/2 deg. west 92 feet to an iron pin on the west right-of-way of old C.G.N.R.R., thence north 2 deg. west 110 feet along west right-of-way to an iron pin, thence north 89 1/2 deg. east to point of beginning.

It is the intention of this description to be those premises previously conveyed at Book 417, page 24 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A PART OF LOT NO. 1 OF SHAWNEE HEIGHTS SUBDIVISION AND A PART OF UNITED STATES PRIVATE SURVEY NO. 797, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a 1/2" Re-Bar at the Southwest corner of Lot No. 7 of Eastland Subdivision as recorded in the Land Records of the County Recorders Office in Plat Book No. 10 at Page No. 6, said point also being on the North right-of-way line of Main Street and from which point a 1-1/2" iron pipe at the Southwest corner of Rainbow Subdivision as recorded in Plat Book 12 at Page 62 bears N 81 deg. 48' 58" W, 364.52 feet; thence S 08 deg. 06' 18" W, 65.00 feet to the Northwest corner of a tract of land recorded in the Land Records of the County Recorders Office in Book No. 476 at Page No. 503, said point also being on the South right-of-way line of Main Street; thence S 81 deg. 48' 58" E, 141.85 feet along said South right-of-way line to the Northeast corner of said tract of land and being the true Point of Beginning.

Thence continuing along the South right-of-way line of Main Street S 81 deg. 48' 58" E, 130.00 feet; thence S 08 deg. 06' 18" W, 206.60 feet; thence S 78 deg. 37' 42" W, 209.33 feet to a point on the South line of the aforementioned tract of land; thence N 62 deg. 42' 02" E, 82.64 feet along the South line of said tract to the Southeast corner of said tract; thence N 08 deg. 06' 18" E, 228.70 feet along the East line of said tract to the Point of Beginning, containing 0.70 acres and subject to all easements of record.

It is the intention of this description to be those premises previously conveyed at Book 659, page 240 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A PART OF LOT NO. 1 OF SHAWNEE HEIGHTS SUBDIVISION AND A PART OF UNITED STATES PRIVATE SURVEY NO. 797, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at 1/2" Re-Bar at the Southwest corner of Lot No. 7 of Eastland Subdivision as recorded in the Land Records of the County Recorders Office in Plat Book No. 10 at Page No. 6, said point also being on the North right-of-way line of Main Street, and from which point a 1-1/2" iron pipe at the Southwest corner of Rainbow Subdivision as recorded in the Land Records of the County Recorders Office in Plat Book No. 12 at Page No. 62 bears N 81 deg. 48' 58" W, 364.52 feet; thence S 08 deg. 06' 18" W, 65.00 feet to the Northwest corner of a tract of land recorded in the Land Records of the County Recorders Office in Book No. 476 at Page No. 503, said point also being on the South right-of-way line of Main Street; thence S 81 deg. 48' 58" E, 271.85 feet along said South right-of-way line of Main Street to the true Point of Beginning; thence continuing along the South right-of-way line of Main Street S 81 deg. 48' 58" E, 135.70 feet; thence leaving said South right-of-way line, S 08 deg. 06' 18" W, 19.77 feet to the North line of Lot No. 1 of Shawnee Heights Subdivision as recorded in the Land Records of the County Recorders Office in Plat Book No. 12 at Page No. 40; thence N 59 deg. 00' 00" E, 31.30 feet along said North line to the South right-of-way line of Main Street; thence along said South right-of-way line the following courses and distances:

S 81 deg. 48' 58" E, 77.71 feet; thence S 08 deg. 11' 02" W, 10.00 feet; thence S 81 deg. 48' 58" E, 57.93 feet to the West right-of-way line of Shawnee Boulevard, said point being the beginning of a non-tangent curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 02 deg. 30' 39", from which point the chord bears S 15 deg. 05' 13" W; thence in a Southwesterly direction along

said curve and West right-of-way line, 48.46 feet; thence along said West right-of-way line the following courses and distances:

S 73 deg. 39' 28" E, 10.00 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 1115.92 feet and a central angle of 06 deg. 09' 28", from which point the chord bears S 19 deg. 25' 16" W; thence in a Southwesterly direction along said curve 119.93 feet; thence leaving said West right-of-way line, N 83 deg. 44' 03" W, 213.22 feet; thence S 78 deg. 37' 42" W, 66.81 feet; thence N 08 deg. 06' 18" E, 206.60 feet to the Point of Beginning containing 1.21 acres, more or less, and subject to all easements of record.

It is the intention of this description to be those premises previously conveyed at Book 661, page 29 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A part of the Northeast Quarter of the Southwest Quarter, and a part of the Northwest Quarter of the Southeast Quarter, all in Section 18, Township 32 North, Range 13 East of the Fifth Principal Meridian, County of Cape Girardeau, State of Missouri, more particularly described as follows:

Beginning at a 1/2" rebar at the center of Section 18, Township 32 North, Range 13 East, thence North 88°46' 03" East, 136.70 feet; thence South 1° 26'46" East, 1244.07 feet to the easterly right of way line of Interstate Route 55; said point being 274.00 feet northeasterly and normal to the median centerline station 635+38; thence along the easterly right of way line North 49° 57'06" West, 156.59 feet; thence continuing along said right of way North 27°27'38" West, 149.74; thence leaving said right of way North 62°32'22" East, 70.00 feet; thence N 27°27'38" West, 40.00 feet; thence South 62° 32' 22" West, 70.00 feet to the easterly right of way of Interstate 55; thence along the East right of way North 27° 27' 38" West, 11.25 feet; thence continuing along said right of way North 21°45' West, 1025.50 feet to the quarter section line; thence North 88°46'03" East, 424.60 feet to the point of beginning, containing 9.11 acres, more or less, and subject to a 50 foot access easement at the north boundary thereof.

It is the intention of this description to be those premises previously received by Harold Lloyd Hines and Judith Leah Hines, his wife, from Howard Bretz and Betty Bretz, his wife, by a general warranty deed dated March 14, 1973, and recorded at Book 314, page 338 of the Land Records of Cape Girardeau County, Missouri.

It is the intention of this description to be those premises described in a Corrective General Warranty Deed at Book 872, page 629 of the Land Records of Cape Girardeau County, Missouri.

ALSO,

A PART OF TIEDEMANN'S ADDITION TO THE CITY OF JACKSON AND A PART OF UNITED STATES PRIVATE SURVEY NO. 797 TOWNSHIP 31 NORTH, RANGE 12 AND 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

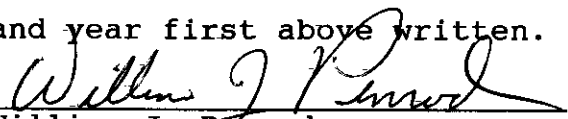
Beginning at the Southeast corner of Lot No. 32 of Tiedemann's Addition to the City of Jackson, Thence N 81° 37' 23" W, 75.65 feet along the north right of way line of Adams Street, to the Southeast corner of a Tract of land recorded in the County Recorders Office in book No. 300 at page no. 708; thence N 08° 00' 45" E, 129.60 feet along the east line of said tract; Thence N 81° 59' 15" W, 81.00 feet along the north line of said tract; to the east line of a tract of land recorded in the County Recorders Office in book no. 294 at page no. 29, and book no. 598 at page 837; Thence N 08° 00' 45" E, 160.21 feet along the east line of said tracts to a non tangent point on the south right of way line of East Main Street; said point being on a curve

concave to the southwest having a central angle of 14° 21' 03", and a radius of 1096.25 feet; Thence Easterly along the curved south right of way line 127.81 feet through a central angle of 6° 29' 15", to the point of a reverse curve concave to the northeast having a central angle of 14° 43' 36" and a radius of 1154.81 feet; Thence continuing along the south right of way line of East Main Street, 296.82 feet; Thence S 82° 22' 33" E, 234.49 feet to a point on the west line of a tract recorded in book 393, page 390; Thence leaving said right of way S 07° 23' 15" W, 134.77 feet along the west line said tract to the northeast corner of a tract recorded in book 161, page 344; Thence N 81° 53' 19" W, 141.69 feet along the north line of said tract to a point on the east line of a tract of land recorded in book 448 at page 884; Thence N 08° 10' 33" E, 49.50 feet along said east line to the northeast corner of said tract; Thence N 81° 43' 44" W, 62.00 feet to the northwest corner of said tract; Thence S 08° 10' 33" W, 28.50 feet along the west line of said tract to the northeast corner of a tract recorded in book 351 page 650, said point being the northeast corner of Lot 28 of Tiedemann's Addition; Thence N 81° 43' 44" W, 269.80 feet along the north line of Lot 26, 27 and 28 of said Addition to the centerline of Tower Grove Avenue; Thence S 08° 10' 33" W, 119.70 feet along the centerline of Tower Grove Avenue to a point on the north right of way line of East Adams Street; Thence N 81° 37' 23" W, 24.75 feet along said right of way line to the Point of Beginning containing 2.18 acres more or less.

It is the intention of this description to be those premises previously conveyed at Book 731, page 949 of the Land Records of Cape Girardeau County, Missouri.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the Second Party, and unto his successors and assigns, FOREVER, the said party of the First Part hereby covenanting that he is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by him or those under whom he claims, and that he will WARRANT AND DEFEND the title to the said premises unto the said party of the Second Part, and unto his successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the said party of the First Part has hereunto set his hand the day and year first above written.


William J. Penrod

STATE OF MISSOURI)
) SS:
COUNTY OF CAPE GIRARDEAU)

On this 21st day of May, 1997, before me Rose Mary

Kincy, a Notary Public in and for said State, personally appeared William J. Penrod, known to me to be the person who executed the within general warranty deed and acknowledged to me that he executed the same for the purposes therein stated. And the said William J. Penrod further declared himself to be single and unmarried.

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

Rose Mary Kincy
Notary Public

My com. expires:

June 24, 1997

ROSE MARY KINCY
NOTARY PUBLIC, STATE OF MISSOURI
CAPE GIRARDEAU COUNTY
COMMISSION EXPIRES JUNE 24, 1997

ROSE MARY KINCY
NOTARY PUBLIC
NOTARY SEAL
STATE OF MISSOURI

Filed for Record
1:00
MAY 22 1997
Janet Robert, Recorder
Cape Girardeau County
Jackson, Mo.

\$51.00 pd

STATE OF MISSOURI }
County of Cape Girardeau, } ss

I hereby certify that this instrument was FILED FOR RECORD at the date and time shown hereon and is recorded in Book 872 ... Page 764 ...

JANET ROBERT
Recorder of Deeds

By Patti Collier Deputy

Grantee