



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, January 12, 2022 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Harry Dryer
Tina Weber

Mike Seabaugh, Chairman
Joe Baker, Alderman Assigned
Tom Kimbel, Alderman Assigned
Janet Sanders, Staff Liaison

Wade Bartels
Heather Harrison
Beth Emmendorfer
Chris Hartlein

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of minutes of December 8, 2021 meeting.

NEW BUSINESS

2. Request for a Special Use Permit for an existing daycare under new ownership in an R-4 General Residential District at 1327 East Main Street submitted by Tot Spot Academy and Preschool, LLC.
3. * Request for rezoning of 2.65 acres of property at 720 South Old Orchard Road from R-1 Single Family Residential to C-2 General Commercial submitted by Independence Self-Storage, LLC (contingent upon successful annexation)

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

* Amended agenda item.

This amended agenda was posted at City Hall on January 10, 2022 at 3:30 PM.

PLEASE OBSERVE SOCIAL DISTANCING WHEN ATTENDING THIS MEETING.
MASK USE IS STRONGLY ENCOURAGED.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, DECEMBER 8, 2021, 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 Mike Seabaugh presiding and Commissioners Tony Koeller, Beth Emmendorfer, Wade Bartels, Heather Harrison, Tina Weber, Harry Dryer, and Bill Fadler present. Mike Seabaugh announced that Chris Hartlein has completed his move outside the city so his position is now vacant. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Alderman Joe Bob Baker and Tom Kimbel were also present. Citizens attending were Joe & Francis Willenbring, Christina Adair, Aaron Abernathy, Jeff Long, Nolan Bartels, and John W. King, III.

Approval of the November 10, 2021)
regular meeting minutes)

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

PUBLIC HEARINGS

Public Hearing – Request for a Special)
Use Permit for a daycare in an R-4 General)
Residential District at 804 East Main Street)
submitted by Little Buttercups, LLC)

Commissioner Dryer pointed out the staff report refers to an attached garage which is actually a detached garage. Mrs. Sanders noted the needed correction.

Chairman Seabaugh opened the hearing. Mrs. Sanders read a report detailing the dates of application and notifications for this request. She said information about parking requirements were added to the staff report. The applicant was not present at this meeting. Mr. Aaron Abernathy, realtor for the seller, came forward and stated they have not been successful selling the property residentially because of the traffic on Main Street and feel it would be better as a commercial use.

Commissioner Dryer asked about parking since parking on Bellevue is almost non-existent and the applicant is proposing to have 40-60 vehicles per day with a very small driveway. He said this location is bad for any business with a lot of traffic. Commissioner Weber agreed that this would be too much traffic and parking need at this location.

Finding no one else wishing to speak in favor or in opposition, Chairman Seabaugh closed the hearing.

Public Hearing – Request for a Special)
Use Permit for a towing business in a)

C-2 General Commercial District at 1802)
North High Street submitted by Donna F.)
Voorhes)

Mrs. Sanders read a report detailing the dates of application and notifications for this request. Mrs. Donna Voorhes of 181 Bellwood Drive, Jackson, came forward and was sworn in. She said she had been approached by a towing business to lease the property. She has since decided not to lease to that business due to changes they wanted to make to the property that might affect her current income from a business renting portable storage sheds. She decided to continue the application to see if it would be approved in case another towing business would like to lease. She was told by the Commission that a Special Use Permit is specific to the proposed business.

Finding no one else wanting to speak in favor or opposition, Chairman Seabaugh closed the hearing.

OLD BUSINESS

Request for a Special Use Permit)
for a daycare in an R-4 General Residential)
District at 804 East Main Street as)
submitted by Little Buttercups, LLC)

Commissioner Bartels made a motion to approve the request with the special conditions recommended in the staff report, seconded by Commissioner Dryer. Commissioner Koeller said he agrees that the best use of this property is commercial, but not for a business with fifty cars. A vote was called, and the motion failed unanimously.

Vote: 0 ayes, 8 nays, 0 abstentions, 0 absent (1 vacant position)

Request for a Special Use Permit)
for a towing business in a C-2 General)
Commercial District at 1802 North High)
Street as submitted by Donna Faye Voorhes)

Commissioner Bartels made a motion to approve the request for a towing business with the special conditions recommended on the staff report. Commissioner Koeller seconded the motion, and a vote was called. Commissioners Bartels, Koeller, and Seabaugh voted aye. Commissioners Fadler, Emmendorfer, Harrison, Weber, and Dryer voted nay. Chairman Seabaugh announced the request failed.

Mrs. Sanders informed the audience that unless an application is withdrawn, it continues to the next step in the process, which is for the Board of Aldermen to schedule a public hearing at their level. The applicants will be notified of that next meeting date.

Vote: 3 ayes, 5 nays, 0 abstentions, 0 absent (1 vacant position)

NEW BUSINESS

Request for rezoning 4.0 acres of 2336)
South Old Orchard Road from R-1)
Single Family Residential to C-2 General)
Commercial submitted by KB413, LLC)
(contingent upon annexation))

Mrs. Sanders stated this is a rezoning request in conjunction with an ongoing annexation procedure. This property is part of the former Class Act Gymnastics property. The new owner wants to annex and rezone 4.0 acres of the property and keep 1.01 acres in the county. The proposed uses of the two existing buildings are for an indoor sports complex, a fitness center, rental storage, and other uses.

Mr. Bill King of 1385 Kimbel Lane came forward. He was asked why they are not annexing the additional acre and Mr. King said they wanted to reserve that area for placement of a billboard. They did not initially think that was allowed in the city, but Mrs. Sanders has informed them it is allowed [on I-55]. They planned to have 23,000 square feet of indoor turf along with a gym, some climate-controlled storage, and three commercial units related to fitness. So far, they have redone the outside of the building and filled the lot. They may increase the field area to 34,000 sq. ft. because they have been approached about indoor pickleball courts.

Mrs. Sanders asked if they plan to use the additional acre to expand the existing parking. Mr. King did not confirm or deny.

Commissioner Koeller made a motion to approve the request contingent upon annexation. The request was seconded by Commissioner Emmendorfer and was unanimously approved.

Vote: 8 ayes, 0 nays, 0 abstentions, 0 absent (1 vacant position)

Consider a motion to add items to the)
agenda)

No items were added to the agenda.

Consider a motion to adjourn)

Commissioner Dryer made a motion to adjourn, seconded by Commissioner Emmendorfer and unanimously approved.

Respectfully submitted,



Tony Koeller
Planning and Zoning Commission Secretary

Attest:



Janet Sanders
Building & 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: Request for a special use permit for an existing daycare under new ownership in an R-4 General Residential District at 1327 East Main Street

APPLICANT: Tot Spot Academy and Preschool, LLC

APPLICANT STATUS: Property owner

PURPOSE: To continue existing daycare use of the property under new name and new ownership.

SIZE: approximately 0.9 acres

PRESENT USES: Daycare

PROPOSED USE: Same

SURROUNDING ZONING: R-4 General Residential in all directions

HISTORY: The existing daycare, Just Kids Learning Development Center, has been operating at this location since 1998.

TRANSPORTATION AND PARKING: All required parking and loading spaces currently exist. (5 parking spaces required by code A)

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

Sec. 65-8. - R-4 General residential district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the R-4 General residential district. The purpose of the R-4 General residential district is to provide for compact residential development, including multifamily housing, with provisions for adequate light, air, and open space.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

o. Child or daycare center, or nursery school, with a special use permit only.

2009 COMPREHENSIVE PLAN: General commercial use

FLOODPLAIN INFORMATION: The rear of this property is located in a floodplain as determined by FEMA panel 29031C0144E dated 9/29/11

PHYSICAL CHARACTERISTICS: The property has a circle drive for drop-off and pick-up. No parking is allowed on East Main Street at this location, but parking is allowed on Donald Street located directly across East Main Street

COMMENTS: The following special conditions were made part of the original special use permit in 1998 for Just Kids:

- 1) Compliance with all ordinances of the City of Jackson.
- 2) Only one (1) attached sign, not more than forty (40) square feet in sign face area, containing only the name of the day care facility shall be permitted upon the existing building;
- 3) At least six (6) off-street parking spaces shall be provided for the daycare facility.
- 4) All off-street parking shall be restricted to the proposed parking facilities of the day care center only. No parking associated with said day care facility shall be permitted on or along East Main Street., Donald Street, or Tracy Street. Additionally, no parking shall be permitted in access driveway or parking lots owned by adjacent owners.
- 5) Permitted hours of operation for said day care center shall be no earlier than 6:00 a.m. to no later than 6:00 p.m.
- 6) The applicant shall make every attempt to remove the making, creation, or permitting of any unreasonably loud, disturbing, or unnecessary noise as generated by the day care facility. Honking and/or other disturbing or unnecessary noises as defined in Chapter 43 Article IV of the City code shall not be permitted.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of this request, with or without special conditions as deemed appropriate. A public hearing is optional at this level and is required at the Board of Aldermen level.



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: 12-28-21

TYPE OF APPLICATION: Rezoning X Special Use Permit

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

1327 East Main Street Jackson, Missouri 63755

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

Property Owner Name(s): Tot Spot Academy and Preschool, LLC Stacey Bertrand-McIntosh
Mailing Address: 338 State Hwy BB
City, State ZIP: Millersville MO 63766

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

Proposed Property Owner(s): NA
Mailing Address: _____
City, State, ZIP: _____

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Stacey Bertrand-McIntosh
Mailing Address: 338 State Hwy BB
City, State ZIP: Millersville MO 63766
Contact's Phone: (573) 225-8959
Email Address (if used): staceybmintosh@yahoo.com
darren.mcintosh72@yahoo.com

CURRENT ZONING: (check 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 type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input checked="" 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) |
| | <input type="checkbox"/> I-3 (Planned Industrial Park) |

CURRENT USE OF PROPERTY: _____

Childcare

PROPOSED ZONING: (check 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)
		I-3	(Planned Industrial Park)

PROPOSED USE OF PROPERTY: _____

Childcare

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

see attached

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.

There is a great need for Early Learning and quality childcare in Jackson Mo. I recieved a grant through childcare relief act from the state of Mo, for upgrades to the property, furniture and supplies. I have 20 years Child Development experience being a director in private Preschool's and in Child Development in two public school districts as a Parent Educator. I can offer more Knowledge for families for growth of their children in Early Learning.

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.)*

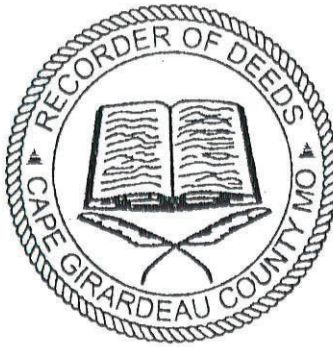
Stacey Bernhard-Medlock

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

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

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

APPLICATION FEES:	Rezoning:	\$200.00
	Special Use Permit:	\$100.00



eRecorded
DOCUMENT #
2021-16763

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
12/21/2021 11:33:26 AM
REC FEE: 27.00
PAGES: 2

WARRANTY DEED

This Warranty Deed made and entered into this 17th day of December, 2021, by and between **JUST KIDS LEARNING DEVELOPMENT CENTER, LLC, a Missouri Limited Liability Company**, hereinafter referred to as **GRANTOR**, and **Tot Spot Academy and Preschool, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

338 State Highway BB, Millersville, MO 63766

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the 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:


Part of Survey 797, Township 31 North, Range 13 East and Part of Lot 1 of Shawnee Heights Subdivision in the City of Jackson, in Cape Girardeau County, Missouri, described as follows:
Commence at the Southwest corner of Lot 7 of East Land Subdivision to the City of Jackson, being on the North line of East Main Street; thence South 7 degrees 46' West, along the West line of said Subdivision, 65.0 feet for a point of beginning on the South line of said subdivision and the South line of East Main Street; thence South 7 degrees 46' West, 311.7 feet; thence North 78 degrees 40' East, 51.21 feet; thence North 62 degrees 00' East, 115.16 feet; thence North 7 degrees 46' East, 228.3 feet, the South line of East Main Street; thence North 82 degrees 31' West, along the South line of East Main Street, 141.85 feet to the Point of Beginning.

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 Grantee and unto its successors and assigns **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

JUST KIDS LEARNING DEVELOPMENT CENTER, LLC, a Missouri Limited Liability Company

BY: 
Donald E. Harris, Member

STATE OF Texas)
) ss.
COUNTY OF Parker)

On this 17 day of December, 2021, before me personally appeared **Donald E. Harris, Member of JUST KIDS LEARNING DEVELOPMENT CENTER, LLC, a Missouri Limited Liability Company**, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.




Notary Public
My commission expires:



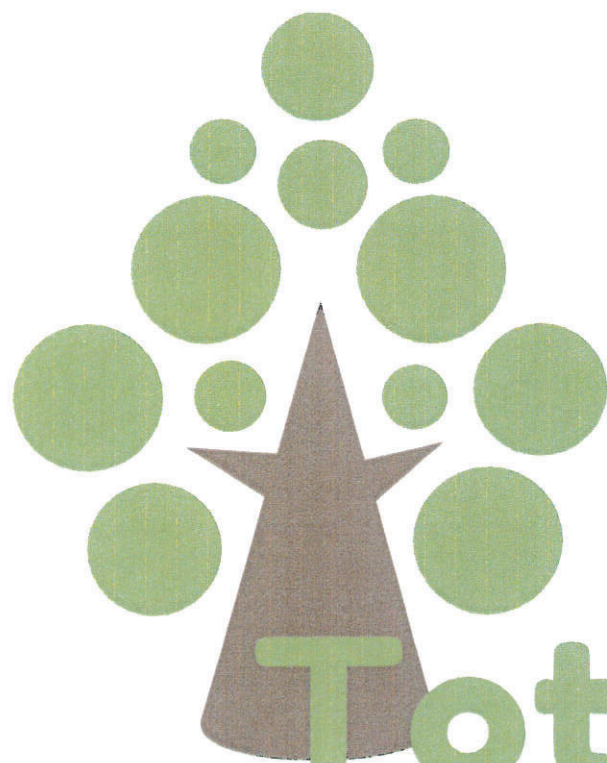
1327 E. Main St.
Location Map

12/30/2021 / jls

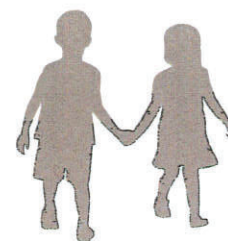


1327 E. Main St.
Properties Within 185'

12/30/2021 / jls



Tot Spot



Academy & Preschool, LLC

573-510-1571

Hi, my name is Stacey Bertrand-McIntosh. I recently purchased Just Kids building at 1327 East Main Street in Jackson Missouri and closed on the purchase on December 17th, 2021. I was unaware of any special purpose permit until the day in late December that I went to obtain my city license. I received a grant through the state of Missouri through Child Care Relief funds and have been in constant contact with Childcare Regulations in Cape Girardeau Missouri. My purpose is to open Tot Spot Academy and Preschool, LLC on February 28th of 2022 or early March 2022.

I currently work with Jackson School District as well as neighboring District Scott City providing in home visits as a Parents as Teachers Educator part-time for both districts. I have over 20 years' experience in Child development and have worked as a director, lead teacher, and aide positions in both private and public-school systems. I have an associate degree in Childcare and Guidance from SEMO and a Human Services bachelor's degree from Rasmussen College. In addition, I am an elevated needs foster parent since 2013. My main goal is to provide quality childcare in Jackson Missouri while providing families with peace of mind when leaving their children in the care of my facility. I will be licensed for children 6 weeks-old to 12 years. It will be my great pleasure to service the childcare needs of our community.

Staff Report

ACTION ITEM: Request for rezoning of a 2.65-acre tract at 720 South Old Orchard Road from R-1 Single Family Residential to C-2 General Commercial.

APPLICANT: Independence Self Storage, LLC

APPLICANT STATUS: Property Owner

PURPOSE: To rezone newly annexed property from the default R-1 Single Family Residential zoning upon annexation

SIZE: 2.65 acres

PRESENT USES: Out of city – site work begun in county for self-storage units

PROPOSED USE: Commercial – in city

SURROUNDING LAND USE: North – R-2 Single Family Residential District; South – out of city; East – R-1 Single Family Residential, C-2 General Residential & CO-1 Commercial Overlay; West – out of city

HISTORY: This county property is currently being developed as self-storage units. The city's Williams Creek Interceptor Sewer was designed and constructed between the designed buildings of this development.

TRANSPORTATION AND PARKING: Required street frontage currently exists on South Old Orchard Road. There are no parking requirements for self-storage units.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

Sec. 65-12. - C-2 General commercial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the C-2 General commercial district. The purpose of the C-2 General commercial district is to provide areas for general commerce and services typically associated with major thoroughfares.

(1) *Use regulations.* A building or premises shall be used only for the following purposes:

ww. The following uses when located fifty (50) feet or more from any residential district (as measured to the property line) and separated from an adjacent residential district by a privacy fence:

2009 COMPREHENSIVE PLAN: Regional Center (commercial)

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0163E dated 9/29/11

PHYSICAL CHARACTERISTICS: This property has been cleared and graded for development prior to application for annexation.

COMMENTS: The property is currently in the county and is in the process of annexation. A variance application has also been submitted to the Board of Adjustment for a reduction in the 50' buffer between the self-service storage and the adjacent residentially zoned property and for a reduction in the front setback. The variance request will be heard and decided by the Board of Adjustment on January 27th.

South Old Orchard Road was originally developed as a commercial corridor similar to Siemer's Drive in Cape Girardeau. The right-of-way acquired for this road is 100' wide to accommodate future expansion to a four-lane road. As property along this road came into the city, the intent was for it to be zoned commercial. However, the parent tract for McKendree Crossing Subdivision was approved as R-2 and R-3 zoning for a residential development along South Old Orchard Road.

Successful annexation will also be contingent upon approved rezoning and variance. Without annexation, the development of self-storage will continue as planned, but remain in the county.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of this request. A public hearing by P&Z is optional. A public hearing is required at the Board of Aldermen level.

Any approval must be contingent upon successful annexation.

CURRENT USE OF PROPERTY: Self Storage

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: Self Storage

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

See attached

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.

Growing need for self storage including Climate Control units.

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:

Michael H. Lachamp
Sandra K. Lachamp

TRACT 1 - DESCRIPTION

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:

BEGIN AT THE SOUTHWEST CORNER OF MCKENDREE CROSSING SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2018-05914 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 80°51'49" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 566.88 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 06°40'44" WEST 204.32 FEET; THENCE NORTH 80°51'49" WEST 562.37 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE NORTH 05°24'59" EAST ALONG SAID EAST RIGHT OF WAY LINE, 204.56 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 2.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES A NEW PARCEL FROM A TRACT DESCRIBED IN DOC. NO. 2012-06110 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2021 AND DULY

RECORDED IN DOCUMENT NUMBER _____

12

McKENNIE CROSSING

566.88'

24' Buffer

15' Drive

Summer 2022

Future

Bldg B

35'

Future Bldg D

20'

Bldg A

Future Bldg C

20'

Climate Control

Spring 2022

Future

Bldg CC

37'

304.56'

504th 6th ORCHARD

Future Bldg F

20'

200'

118'

Future Bldg E

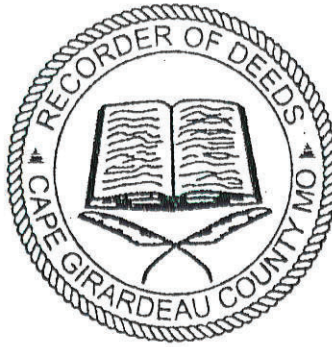
30'

2.65 Acre

562.37

SEWER LINE EASEMENT

25'



eRecorded
DOCUMENT #
2021-16567

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
12/16/2021 10:26:40 AM
REC FEE: 27.00
PAGES: 2

WARRANTY DEED

This Warranty Deed made and entered into this 16th day of December, 2021, by and between **W & L Enterprises, LLC, a Missouri Limited Liability Company**, hereinafter referred to as **GRANTOR**, and **INDEPENDENCE SELF STORAGE, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

6839 State Hwy D, Oak Ridge, MO 63769

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the 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:

That part of USPS No. 324 Township 31 North, Range 13 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, being more particularly described as follows: Begin at the southwest corner of McKendree Crossing Subdivision, as recorded in document No. 2018-05914 in the land records of Cape Girardeau County Missouri: thence South 80°51'49" East along the south line of said subdivision, 566.88 feet; thence leaving said south line, South 06°40'44" West 204.32 feet; thence North 80°51'49" West 562.37 feet to a point on the east right of way line of South Old Orchard Road; thence North 05°24'59" East along said east right of way line 204.56 feet to the point of beginning.

The herein described tract contains 2.65 acres, more or less. Description taken from survey dated 07/09/2021 by Rodney W. Amos, PLS# 2007000072 of Strickland Engineering, Project #21-153,

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 Grantee and unto its successors and assigns FOREVER, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

Michael H. Lackamp
Michael H. Lackamp, Member

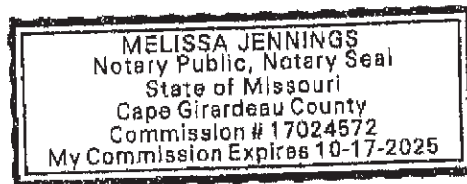
Sandra K. Lackamp
Sandra K. Lackamp, Member

STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this 16 day of December, 2021, before me personally appeared **Michael H. Lackamp and Sandra K. Lackamp, Members of W & L Enterprises, LLC, a Missouri Limited Liability Company**, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited liability company and acknowledged to me that he or she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Melissa Jennings
Notary Public
My commission expires:



2109049

BOUNDARY SURVEY FOR INDEPENDENCE SELF STORAGE

Part of U.S.P.S. No. 324, Township 31 North,
Range 13 East of the Fifth Principal Meridian
Cape Girardeau County, Missouri.



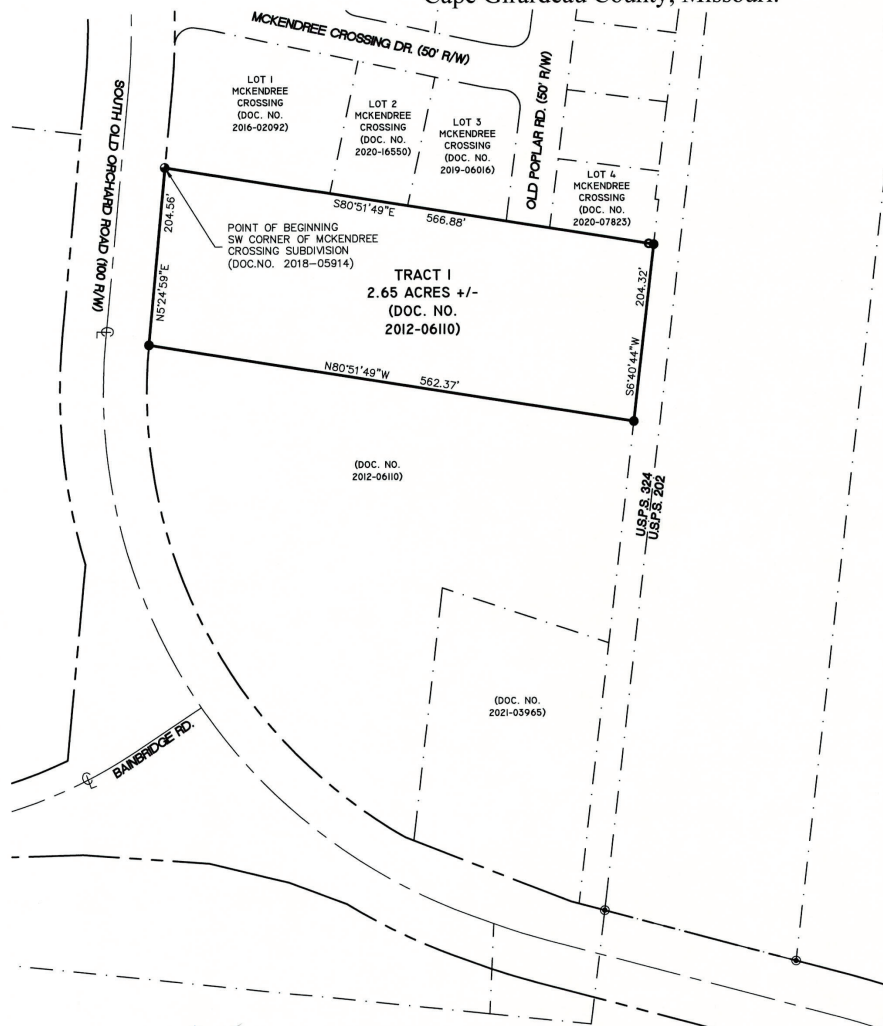
REFERENCES

1. DOCUMENT NO. 2012-06110 (SUBJECT)
2. DOCUMENT NO. 2016-02092
3. DOCUMENT NO. 2020-16550
4. DOCUMENT NO. 2019-06016
5. DOCUMENT NO. 2020-07823
6. MCKENDREE CROSSING SUBDIVISION, DOCUMENT NO. 2018-05914
7. PREVIOUS SURVEYS DATED 02-02-2010, 02-07-2011, & 12-03-2013

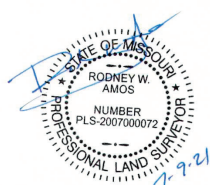
ACCURACY STANDARD: TYPE RURAL

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 30, 2017. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 9TH DAY OF JULY 2021.



RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

TRACT I - DESCRIPTION

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:

BEGIN AT THE SOUTHWEST CORNER OF MCKENDREE CROSSING SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2018-05914 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 80°51'49" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 566.88 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 06°40'44" WEST 204.32 FEET; THENCE NORTH 80°51'49" WEST 562.37 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE NORTH 05°24'59" EAST ALONG SAID EAST RIGHT OF WAY LINE, 204.56 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 2.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES A NEW PARCEL FROM A TRACT DESCRIBED IN DOC. NO. 2012-06110 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
FILED FOR RECORD THIS 16TH DAY OF July, 2021 AND DULY

RECORDED IN DOCUMENT NUMBER 2021-09601

ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

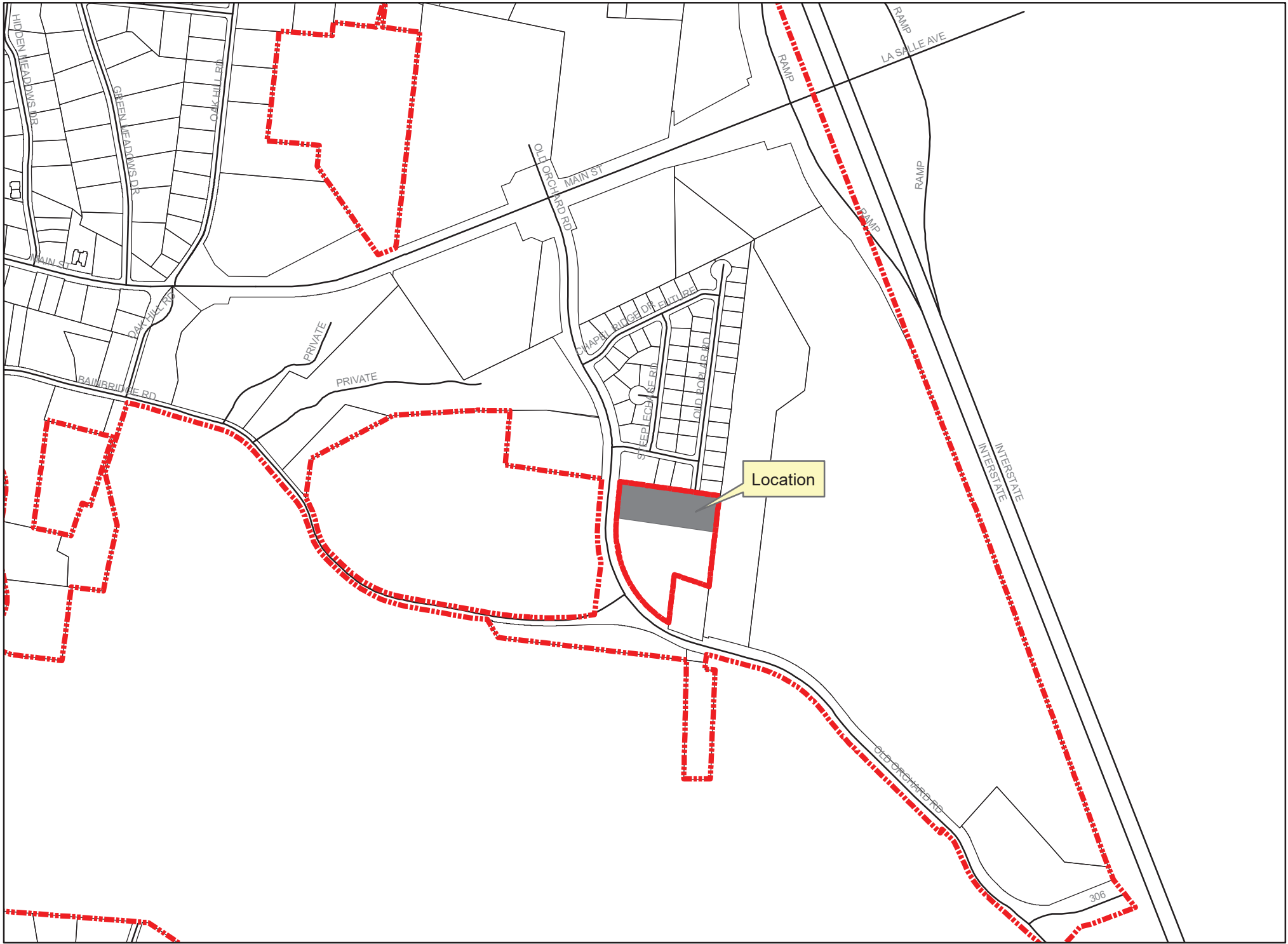
STRICKLAND ENGINEERING

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**BOUNDARY SURVEY FOR
INDEPENDENCE SELF STORAGE
SOUTH OLD ORCHARD RD
JACKSON, MO**

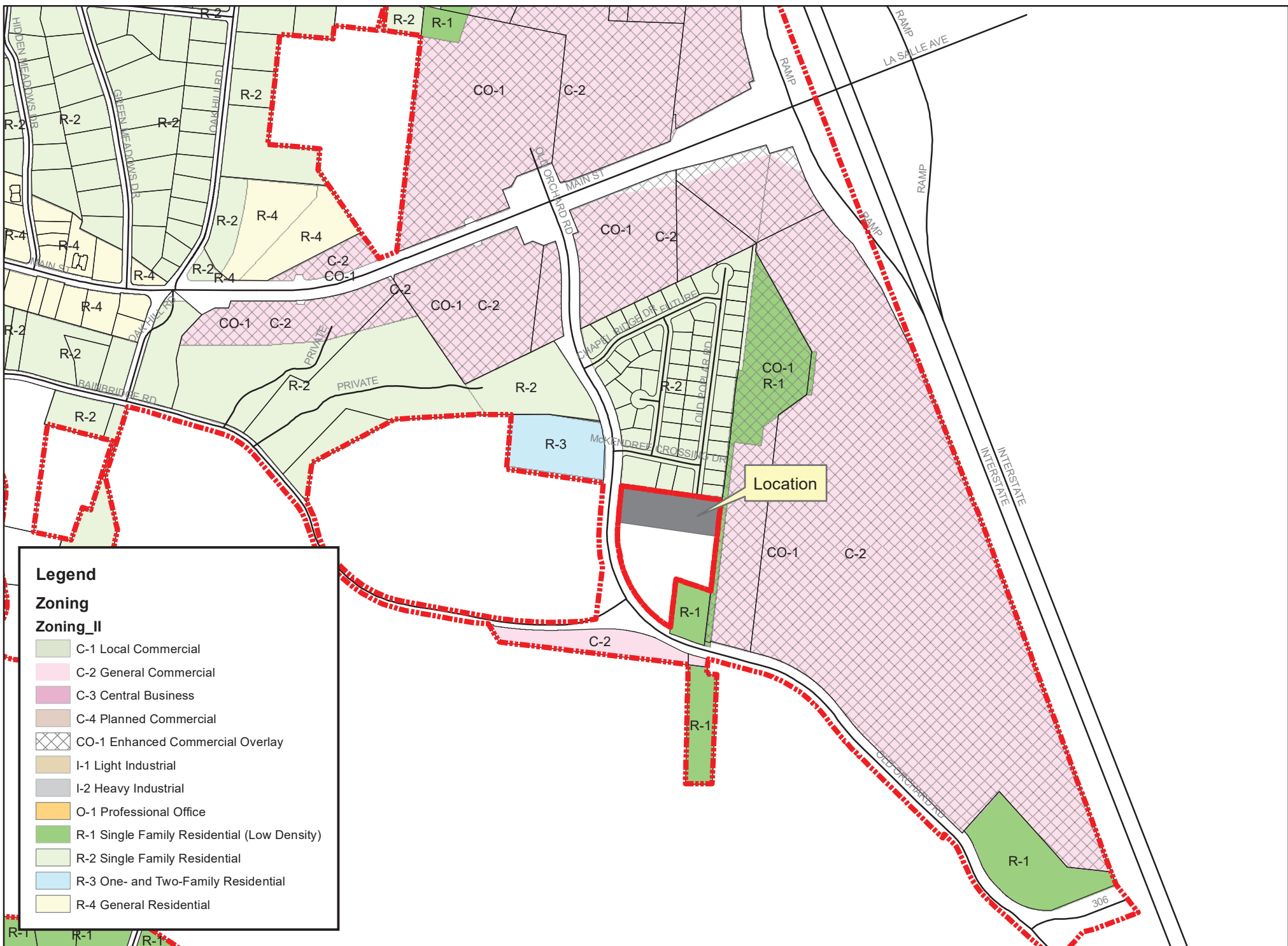
SCALE	1"=100'
DATE	07-09-2021
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	21-153



720 S. Old Orchard Rd.
Location Map



720 S. Old Orchard Rd.
Properties Within 185'



720 S. Old Orchard Rd.
Surrounding Zoning

1/7/2022 / jls