



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, March 13, 2024 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

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

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the February 7, 2024 minutes.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Consider a request to approve the final subdivision plat of Cook Subdivision submitted by Ronald David Cook.
3. Consider a request for the rezoning of Lot 2 of the Cook Subdivision at 1931 West Jackson Boulevard from an I-1 Light Industrial to a C-2 General Commercial as submitted by Ronald David Cook.
4. Consider a rezoning request for 26.2 acres of parcel #099003600007000000 from an R-1 Single-family residential district to an I-2 Heavy industrial district as submitted by Trussworks Reality Missouri, LLC.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on March 8, 2024, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, FEBRUARY 7, 2024, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session with Chairman Harry Dryer presiding, and Commissioners Tony Koeller, Eric Fraley, Angelia Thomas, Heather Harrison, Michelle Weber, and Tina Weber were present. Commissioners Bill Fadler and Beth Emmendorfer were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh and Alderman Joe Bob Baker were present. The citizens attending were Chris Koehler, Melanie Cantrell, Pat Rokke, Sandy Dryer, and George Harris.

APPROVAL OF MINUTES

Approval of the January 10, 2024)
regular meeting minutes)

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

PUBLIC HEARINGS

None)

OLD BUSINESS

None)

NEW BUSINESS

Consider a request to approve a Land)
Exchange Certification for transferring 1 Acre)
from Lot 2 to Lot 1 of the Shriners)
Subdivision, as submitted by MidAmerica)
Hotels Corporation and BKR)
Commercial, LLC.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained where the property line is currently located and the proposed location of the new property line after the exchange.

Commissioner Weber asked if the land exchange was because they needed more parking for the building.

Chris Koehler from Koehler Engineering came forward to represent the applicant and said it will be the event center for the Ramsy Branch Subdivision, and they need more parking spaces.

Chairman Harry Dryer asked the Commission if anyone else had any other questions or comments for the applicant.

Seeing no further questions or comments, Chairman Harry Dryer entertained a motion.

Commissioner Tina Weber motioned to approve the land exchange as submitted. Commissioner Tony Koeller seconded the request, which was unanimously approved.

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

Consider a request for a special use)
permit for a temporary housing unit for)
the Fire Department at 525 S Hope St)
as submitted by the City of Jackson.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained to the Commission that the special use permit was needed for temporary housing/ office during the remodeling of Fire Station 1.

Commissioner Tina Weber asked what temporary facility they are placing there.

The City of Jackson's engineer, George Harris, who was representing the Fire Department, came forward and explained it would be a larger-scale construction office than you would see on construction sites. He said it will contain four bedrooms, a kitchen area, and a bathroom. Mr. Harris also explained that the location of the building had to be there because it was the closest to the sewer connection.

Commissioner Tina Weber asked how long the temporary building would be there, and Mr. Harris told her it would be for approximately 12-15 months.

Chairman Harry Dryer asked if the building would be equivalent to a double-wide trailer. Mr. Harris told him it would be.

Chairman Harry Dryer asked the commission if there were any other questions for the City Engineer.

Seeing no further questions or comments, Chairman Harry Dryer entertained a motion.

Commissioner Tony Koeller motioned to approve the submitted special use permit and waive the public hearing. Commissioner Heather Harrison seconded the request, which was unanimously approved.

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

Consider a rezoning request for)
Stroder's Industrial Park Subdivision)
from an R-1 and R-2 Single-family)
residential district to a C-2 General)
commercial district as submitted)
by Trussworks Reality Missouri, LLC.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller told the Commission that the rezoning is for the subdivision plat that was before them last month. He informed the board that an annex agreement had been in place since after the meeting. Mr. Miller explained to the board that once this subdivision is annexed, the larger portion will be R-1, and the small portion in the city is already R-2. Mr. Stroder is asking it all to be rezoned to C-2.

Commissioner Tony Koeller asked if there is C-2 around this property. Mr. Miller showed the Commission on the map that there is Commercial property on the south side of the subdivision.

Commissioner Tony Koeller asked if a public hearing at their level is optional. Mr. Miller said it is optional for P&Z and mandatory at the Board of Aldermen level.

Seeing no further questions or comments, Chairman Harry Dryer entertained a motion.

Commissioner Tony Koeller motioned to approve the rezoning without a public hearing. The request was seconded by Commissioner Michelle Weber and was unanimously approved.

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

ADDITIONAL ITEMS

None)

ADJOURNMENT

Consider a motion to adjourn)

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

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

Respectfully submitted,

Handwritten signature of Tony Koeller in black ink.

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Handwritten signature of Larry Miller in blue ink.

Larry Miller
Building and Planning Manager

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

Staff Report

ACTION ITEM: Consider a request to approve the final plat of Cook Subdivision submitted by Ronald David Cook.

APPLICANT: Ronald David Cook

APPLICANT STATUS: Property owner

PURPOSE: To sell the house and open a business on the other lot.

SIZE: (Lot 1 - .57 acres/ 24,951 sq ft) - (Lot 2 - .24 acres/ 10,641 sq ft)

PRESENT USES: Single-family residential

PROPOSED USE: Open a restaurant.

ZONING: I-1 Light Industrial

SURROUNDING LAND USE: North – C-2 General Commercial District; South – I-1 Light Industrial District; East – I-1 Light Industrial District; West – I-1 Light Industrial District

HISTORY: N/A

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

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: General Commercial

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

FLOODPLAIN INFORMATION: This property is not in a floodplain per FEMA panel 29031C0139E dated 9/29/11.

PHYSICAL CHARACTERISTICS: This property is located next to Straightway Service.

COMMENTS: The owner wants to separate into two lots because he eventually wants to sell the house that will be lot 2 and open a restaurant on lot 1.

ACTION REQUIRED: The Commission shall approve or deny this request. The Commission's action serves as a recommendation to the Board of Alderman. A positive recommendation requires a simple majority of the Board of Alderman for approval, and a negative recommendation requires a super-majority (6 votes).



SUBDIVISION APPLICATION FORM City of Jackson, Missouri

NAME OF SUBDIVISION: Cook Subdivision

DATE OF APPLICATION: 02-21-2024

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: Ronald David Cook
1931 W. Jackson Blvd.
Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Susan Dodds

Contact's Mailing Address: 194 Coker Lane
Cape Girardeau, MO 63701

Contact's Phone: 573.335.3026

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Koehler Engineering and Land Surveying
194 Coker Lane
Cape Girardeau, MO 63701
573.335.3026

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- Preliminary plat approval
- Final plat approval
- Minor subdivision approval
- Re-subdivision plat approval

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)
see attached description

ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | | | |
|------|--------------------------------|------|-----------------------------|
| R-1 | Single Family Residential | C-1 | Local Commercial |
| R-2 | Single Family Residential | C-2 | General Commercial |
| R-3 | One and Two Family Residential | C-3 | Central Business District |
| R-4 | General Residential | C-4 | Planned Commercial District |
| MH-1 | Mobile Home Park | CO-1 | Enhanced Commercial Overlay |
| CO-1 | Enhanced Commercial Overlay | I-1 | Light Industrial |
| | | I-2 | Heavy Industrial |
| | | I-3 | Planned Industrial Park |

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

OWNERS' SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

Ronald Coal

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

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

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



February 28, 2024

Location Map

00.000 0.015 0.03 0.045 0.06 Miles

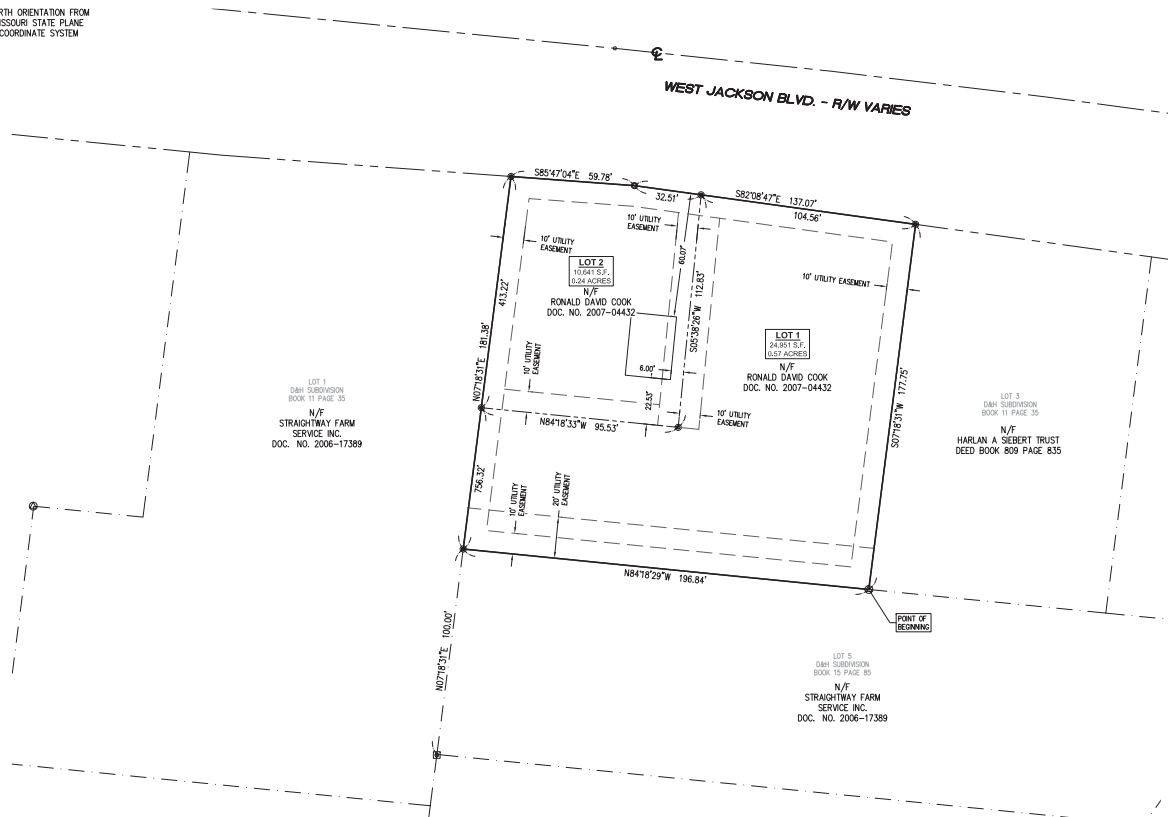


NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

RECORD PLAT FOR COOK SUBDIVISION

THAT PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

WEST JACKSON BLVD. - R/W VARIES



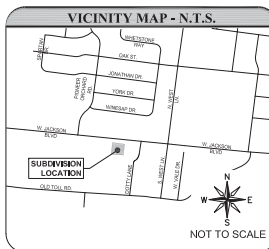
LOT 1
0.57 ACRES
N/F
STRAIGHTWAY FARM
SERVICE INC.
DOC. NO. 2006-17389

LOT 2
0.26 ACRES
N/F
STRAIGHTWAY FARM
SERVICE INC.
DOC. NO. 2007-04432

LOT 3
0.24 ACRES
N/F
HARLAN A. SEIBERT TRUST
DEED BOOK 809 PAGE 835

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022.

LEGEND	
○	= FOUND 1/2" IRON ROD
○	= SET 1/2" IRON ROD
●	= FOUND IRON PIPE
●	= FOUND IRON PIPE
■	= FOUND AED MARK
---	= SUBDIVISION BOUNDARY LINE
---	= NEW LOT LINE
---	= EXTERNAL PROPERTY LINE
---	= RIGHT-OF-WAY LINE
---	= CENTERLINE
---	= UTILITY EASEMENT LINE



SUBDIVISION NOTES

RECORD OWNER
RONALD DAVID COOK
DOCUMENT NO. 2007-04432

ZONING REGULATIONS

ZONING: I-1 - HEAVY INDUSTRIAL DISTRICT - LOT 1

SETBACKS: FRONT: NO FRONT YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT.
REAR: NO REAR YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT, EXCEPT FOR EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET WHERE SUCH USE ABUTS A RESIDENTIAL DISTRICT.
SIDE: NO SIDE YARDS ARE REQUIRED FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT, EXCEPT THAT A SIDE YARD OF TWENTY (20) FEET SHALL BE PROVIDED WHERE SUCH USE ABUTS A RESIDENTIAL DISTRICT.
C-2 - GENERAL COMMERCIAL DISTRICT - LOT 2
FRONT: EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A FRONT YARD OF NOT LESS THAN THIRTY (30) FEET.
REAR: EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN THIRTY-FIVE (35) FEET.
SIDE: ON LOTS UPON WHICH A NONRESIDENTIAL BUILDING IS CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS EXCEPT THAT A SIDE YARD OF EIGHT (8) FEET SHALL BE PROVIDED WHERE SUCH LOT ABUTS A RESIDENTIAL DISTRICT. ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED, THERE SHALL BE A REAR YARD OF EACH SIDE OR NOT LESS THAN EIGHT (8) FEET. BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE BUILDING IS IN EXCESS OF FORTY-FIVE (45) FEET.
MINIMUM HEIGHT: I-1 - FORTY-FIVE (45) FEET AND NOT OVER THREE (3) STORES.
C-2 - FIFTY (50) FEET AND NOT OVER FIVE (5) STORES.
MINIMUM LOT SIZE: I-1 - THERE ARE NO MINIMUM LOT SIZE OR FRONT LOT LINE WIDTH REQUIREMENTS FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT.
C-2 - ALL SINGLE-FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE MINIMUM LOT SIZE AND FRONT LOT LINE WIDTH REQUIREMENTS OF THE I-2 GENERAL RESIDENTIAL DISTRICT.
PERCENTAGE OF LOT COVERAGE: I-1 - THERE ARE NO LOT COVERAGE REQUIREMENTS FOR USES ALLOWED IN THE I-2 HEAVY INDUSTRIAL DISTRICT.
C-2 - ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT. THERE ARE NO LOT COVERAGE REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND STRUCTURES.

OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:
RONALD DAVID COOK
191 W. JACKSON BLVD.
JACKSON, MISSOURI 63755

LOT SIZES

TOTAL NUMBER OF LOTS: 2 LOTS
LARGEST LOT AREA: 24,961 SF (0.57 ACRES)
SMALLEST LOT AREA: 10,641 SF (0.24 ACRES)
TOTAL SUBDIVISION AREA: 35,602 SF (0.81 ACRES)

FLOODPLAIN NOTE
NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 230310055E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:
KOEHLER ENGINEERS AND LAND SURVEYING, INC.
101 COVER LANE, CAPE GIRARDEAU, MO 63701
(873) 333-2026

SUBDIVISION DEDICATION

THE UNDERSIGNED, MR. RONALD DAVID COOK, OWNER IN FEE OF ALL OF DOCUMENT NUMBER 2007-04432, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 0.81 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Begin at an iron pipe at the southwest corner of lot 3 of the D&H subdivision, said plat being recorded in Deed Book 11, Page 35, North 84° 32' 20" West, 106.24 feet; thence North 07° 33' 31" East, 88.38 feet to a point on the south right of way line of West Jackson Blvd. thence with said south right of way line South 85° 47' 04" East, 95.78 feet; thence South 87° 08' 47" East, 137.07 feet; thence bearing said south right of way line South 07° 18' 21" West, 177.75 feet to the point of beginning and containing 0.81 acres, more or less, and being subject to any easements of record.

RONALD DAVID COOK _____
STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____ A.D. 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD DAVID COOK, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS A FREE ACT AND DEED.

IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

I, ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.

BY ORDINANCE NO. _____ PASSED
AND APPROVED THIS _____ DAY OF _____ A.D. 20____.

ANGELA BIRK, CITY CLERK

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY DRYSEL, PLANNING AND ZONING COMMISSION CHAIRMAN

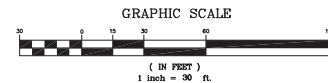
DWAIN HARRIS, MAYOR

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. _____ AT JACKSON, MISSOURI.

ON THIS _____ DAY OF _____ A.D. 20____.

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



KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (637) 333-3335 Fax: (637) 333-3049
MO PLS Corp. Certificate #000262

OWNER BY	REV DATE	DESCRIPTION	INITIALS
OWNER BY	02/27/24	ADDRESS CITY REVIEW COMMENTS	SD
OWNER BY	JANUARY 2024		
OWNER DATE	FEBRUARY 13, 2024		
OWNER NO.	39272		

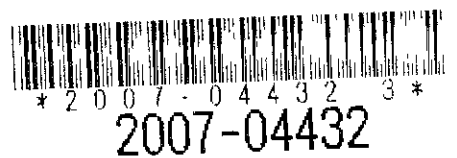


KOEHLER ENGINEERING & LAND SURVEYING, INC.

194 COKER LANE
CAPE GIRARDEAU, MO 63701
PH: (573) 335-3026

THAT PART OF FRACTIONAL SECTION 3, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at an iron pipe at the southwest corner of lot 3 of the D&H subdivision, said plat being recorded in Deed Book 11, Page 35, North 84°18'29" West, 196.84 feet; thence North 07°18'31" East, 181.38 feet to a point on the south right of way line of West Jackson Blvd; thence with said south right of way line South 85°47'04" East, 59.78 feet; thence South 82°08'47" East, 137.07 feet; thence leaving said south right of way line South 07°18'31" West, 177.75 feet' to the point of beginning and containing 0.81 acres, more or less, and being subject to any easements of record.



JANET ROBERT
 RECORDER OF DEEDS
 CAPE GIRARDEAU COUNTY MO
 RECORDED AND SEALED ON
 04/02/2007 12.15PM
 REC FEE. \$30 00
 PAGES: 3

JWS
30 chg.



 JANET ROBERT
Shirley Meger Deputy

QUIT CLAIM DEED

THIS INDENTURE, Made on the 20th day of March, 2007 by and between

GRANTORS: JERRY W. COOK and JANE B. COOK, his wife

of the County of Cape Girardeau, in the State of Missouri, Parties of the First Part, and

GRANTEE: RONALD DAVID COOK

of the County of Cape Girardeau, in the State of Missouri, Party of the Second Part

(mailing address of first named grantee is 1931 West Jackson Blvd , Jackson, MO 63755)

WITNESSETH, That the said Parties of the First Part in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable consideration to them paid by the said Party of the Second Part, the Receipt of which is hereby acknowledged, do by these presents, Remise, Release and forever Quit Claim, unto said Party of the Second Part, 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

1 0 acre, an interior part of U S Survey No 2205, Township 31 North, Range 10 East, described as follows Beginning at the Northwest corner of the 1 00 acre tract sold to Dayton Clifton and wife, on the South line of Highway 61, and run thence west with the South line of said Highway 61, a distance of 208' 5" a corner, thence run S 3 ½ deg, W, 208' 5" a corner, thence S 87 ½ deg E 208' 5" a corner, being the southwest corner of Dayton Clifton lot, thence N 3 ½ deg E 208' 5" to the place of beginning and being same property acquired by Paul Craig and wife by Warranty Deed of record in Deed Book 131 at page 515 of land records of Cape Girardeau County, Missouri

ALSO, an interior part of U S Survey No 2205, Township 31 North, of Range 12 East and described as follows Beginning at a corner which is 208 feet 5" west of the northwest corner of the 1 00 acre tract sold to Dayton Clifton and wife, said corner being on the south line of Highway No 61 (now Highway 72), thence run S 3 ½ deg West 208' 5" a corner, thence S 87 ½ deg E 90-feet to a corner, thence N 3 ½ deg E. 208' 5" to Highway No 61, thence westerly with the south line of said highway a distance of 90 feet to the beginning corner

EXCEPT, The centerline of State Rte 34 is described as commencing at the NE Corner of USPS 221, being also the NW Corner of USPS 527, T31N, R12E of the Fifth Principal Meridian, Cape Girardeau County, State of Missouri, being a 5/8 in iron pin certified by Gene Budde, LS 1797, thence N 81 ° 27' 38" W a distance

of 5186.54 ft to Centerline Sta 600+00.00, thence said centerline extends N 84° 29' 29.8" W a distance of 112.64 feet to PT Sta 598+87.36, thence along the arc of 0° 45' reverse curves with radius measurements of 7639.44 ft, the first being concave to the north at a length of 436.40 ft and a deflection angle of 3° 16' 22.9" to PRC Sta 594+50.96, the second being concave to the south at a length of 418.33 ft and a deflection angle of 3° 08' 14.9" to PC Sta 590+32.63, thence N 84° 21' 21.8" W a distance of 2419.49 ft to PT Sta 566+13.14, thence along the arc of a 0° 30' curve to the left at a distance of 164.50 ft, said curve having a deflection angle of 0° 49' 20.9", and a radius measurement of 11459.16 ft to PC Sta 564+48.64, thence N 85° 10' 42.8" W a distance of 1048.64 ft to Centerline Sta 554+00.00. Note Sta 556+61.22 on the above-described centerline is 2298.32 ft, S 79° 23' 53.31" E of an axle marking the SW Corner of USPS 247 and the NW Corner of Fractional Section 4, T31N, R12E, of the Fifth Principal Meridian, certified by Gene Budde, LS 1797

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said Party of the Second Part, and his heirs and assigns, FOREVER, so that neither the said Parties of the First Part, nor their heirs, or any other person or persons for them or in their heirs name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but each and every one of them shall, by these presents, be excluded and forever barred

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands the day and year first above written

Jerry W. Cook

 JERRY W. COOK

Jane B. Cook

 JANE B. COOK

STATE OF MISSOURI)
)
 COUNTY OF Boone) SS
)

On this 26 day of March, 2007, before me personally appeared **Jerry W. Cook**, to me known to be the person described in and who executed the foregoing Quit Claim Deed and acknowledged that he executed the same as his free act and deed

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

SEAL

Patricia Austene

 Notary Public

My Commission Expires 4-21-09

PATRICIA AUSTENE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 County of Boone
 My Commission Expires 4/21/2009
 Commission # 05700160

STATE OF MISSOURI)

Staff Report

ACTION ITEM: Request for rezoning Lot 2 of the Cook Subdivision at 1931 West Jackson Boulevard from I-1 Light Industrial District to C-2 General Commercial District as submitted by Ronald David Cook.

APPLICANT: Ronald David Cook

APPLICANT STATUS: Property Owners

PURPOSE: To rezone the existing house (lot2) to alleviate the non-conforming zoning use.

SIZE: .24 Acres/10,641 sq ft

PRESENT USES: Single Family Residence

PROPOSED USE: Same

SURROUNDING LAND USE: North –C-2 General Commercial ; South – I-1 Light Industrial District; East – I-1 Light Industrial District; West – I-1 Light Industrial District

HISTORY: No previous history known.

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

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: General Commercial

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

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0139E dated 9-29-2011.

PHYSICAL CHARACTERISTICS: This property is located next to Straightway Service.

COMMENTS: It is unknown how it initially became industrially zoned, but the current zoning code does not allow residential uses, making it a non-conforming zoning use. This non-conforming status will prevent the house from being sold.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. A public hearing at this level is optional but requires one at the Board of Aldermen level.



24-0051

REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: February 13, 2024

TYPE OF APPLICATION: Rezoning Special Use Permit

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

1931 W. Jackson Blvd., Jackson, MO 63755

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

Property Owner Name(s): Ronald David Cook

Mailing Address: 1931 W. Jackson Blvd.

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: Susan Dodds

Mailing Address: 194 Coker Lane

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573.335.3026

Email Address (if used): sdodds@koehlerengineering.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 type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input checked="" type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-3 (Planned Industrial Park) |

CURRENT USE OF PROPERTY: residential

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

PROPOSED USE OF PROPERTY: residential

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.

the owner wants to make the lot that his house sits on a C-2 zone that goes along with the zone of the neighbor.

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.)*

Ronald David Cook

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

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

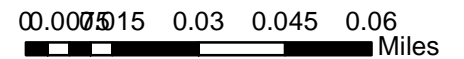
573-243-2300 ext.29 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

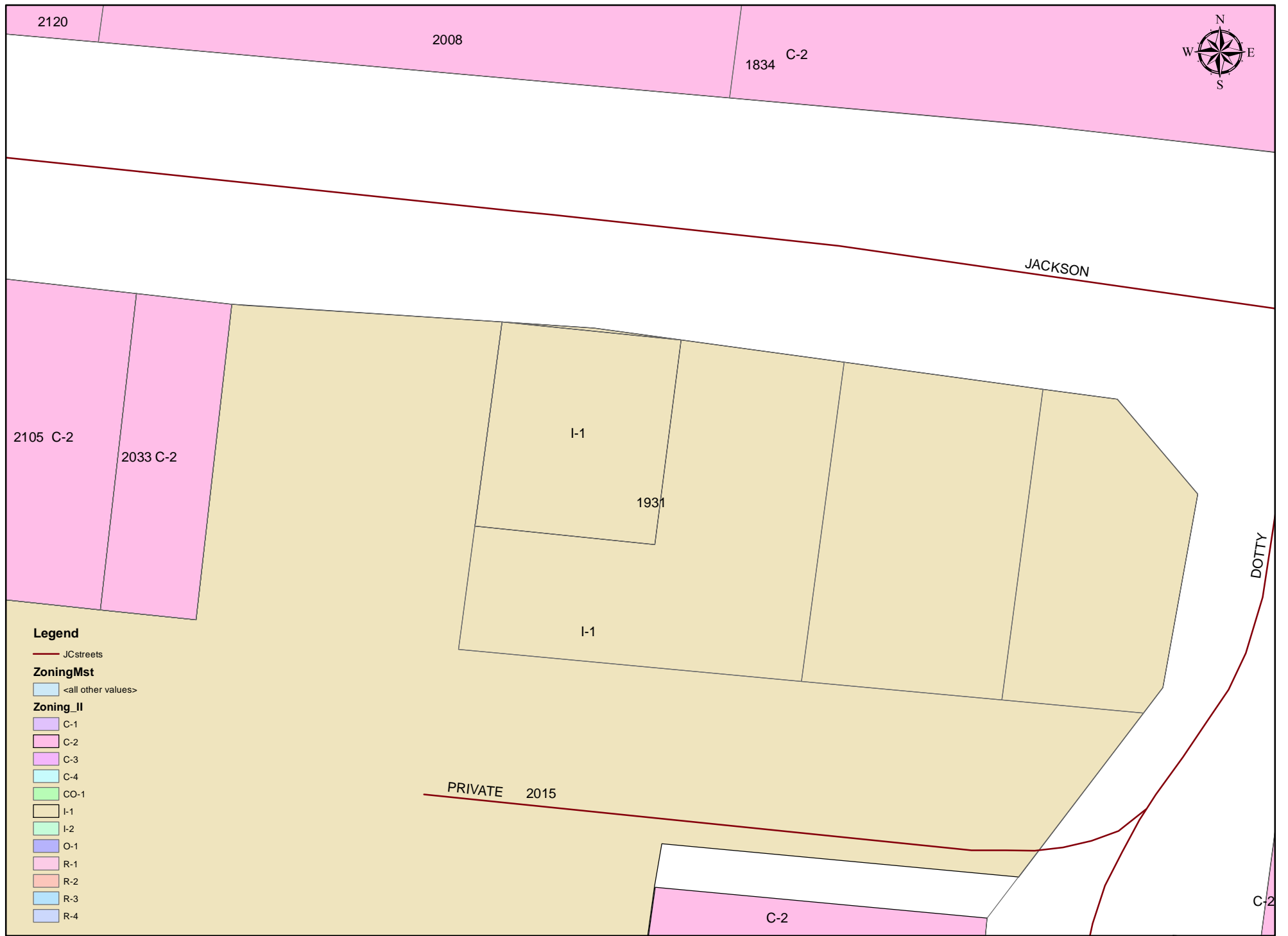
APPLICATION FEE: \$200.00



February 28, 2024

Location Map

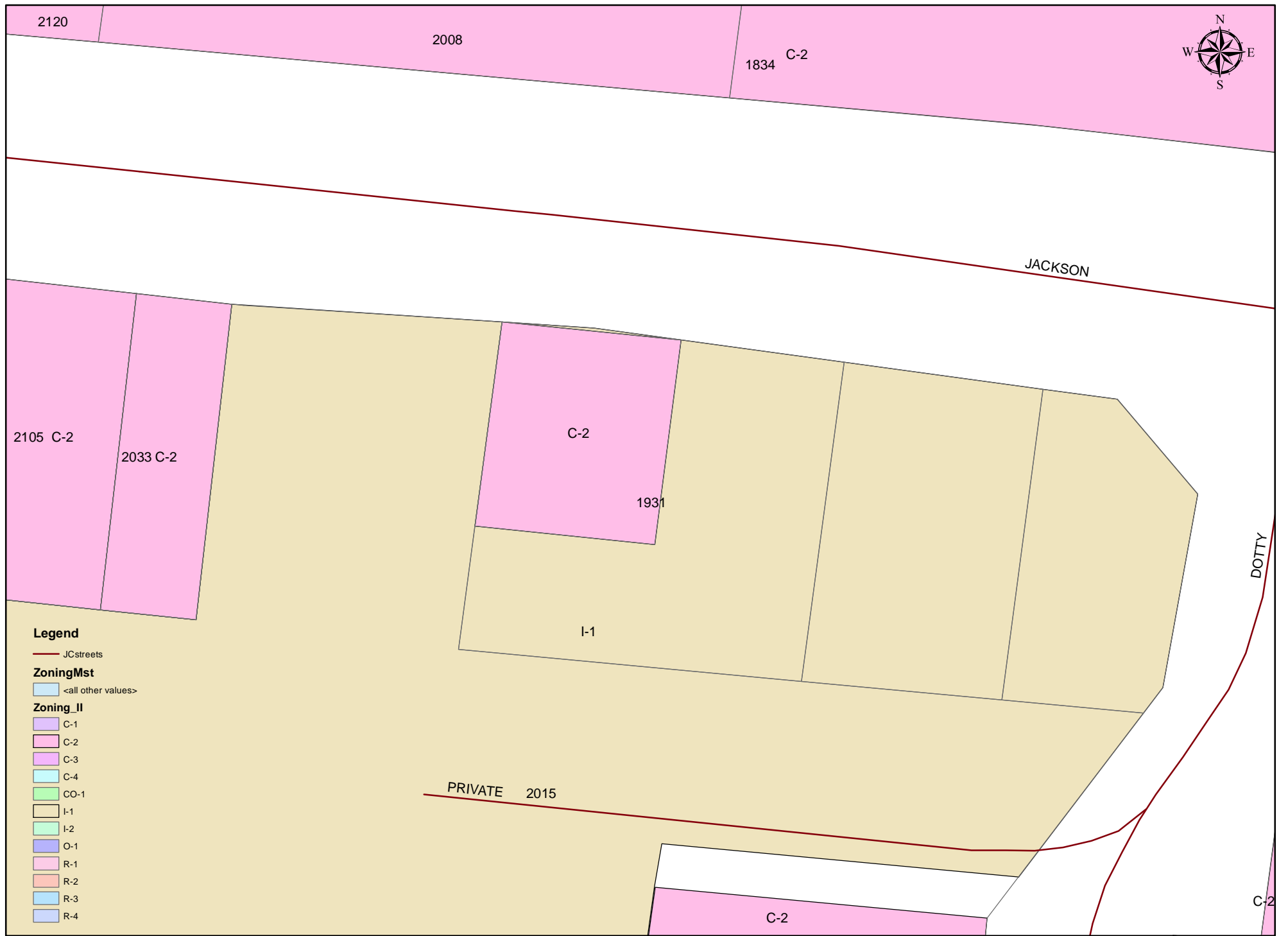




February 28, 2024

Current Zoning

00.00375075 0.015 0.0225 0.03 Miles



2120

2008

1834 C-2



JACKSON

2105 C-2

2033 C-2

C-2

1931

I-1

DOTTY

PRIVATE 2015

C-2

C-2

Legend

JCstreets

ZoningMst

<all other values>

Zoning_II

- C-1
- C-2
- C-3
- C-4
- CO-1
- I-1
- I-2
- O-1
- R-1
- R-2
- R-3
- R-4

February 28, 2024

Proposed Zoning

00.00375075 0.015 0.0225 0.03 Miles



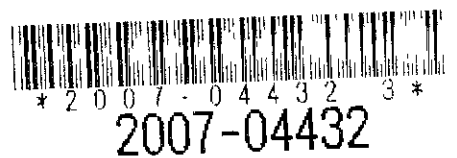
Legend

- Parcels_from_County selection
- Parcels_from_County selection 2
- JCstreets

February 28, 2024

Property Owners Within 185'

0.0175 0.035 0.07 0.105 0.14
Miles



JANET ROBERT
 RECORDER OF DEEDS
 CAPE GIRARDEAU COUNTY MO
 RECORDED AND SEALED ON
 04/02/2007 12.15PM
 REC FEE. \$30 00
 PAGES: 3

JWS
30chg.



 JANET ROBERT
Shirley Meger Deputy

QUIT CLAIM DEED

THIS INDENTURE, Made on the 20th day of March, 2007 by and between

GRANTORS: JERRY W. COOK and JANE B. COOK, his wife

of the County of Cape Girardeau, in the State of Missouri, Parties of the First Part, and

GRANTEE: RONALD DAVID COOK

of the County of Cape Girardeau, in the State of Missouri, Party of the Second Part

(mailing address of first named grantee is 1931 West Jackson Blvd , Jackson, MO 63755)

WITNESSETH, That the said Parties of the First Part in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable consideration to them paid by the said Party of the Second Part, the Receipt of which is hereby acknowledged, do by these presents, Remise, Release and forever Quit Claim, unto said Party of the Second Part, 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

1 0 acre, an interior part of U S Survey No 2205, Township 31 North, Range 10 East, described as follows Beginning at the Northwest corner of the 1 00 acre tract sold to Dayton Clifton and wife, on the South line of Highway 61, and run thence west with the South line of said Highway 61, a distance of 208' 5" a corner, thence run S 3 ½ deg, W, 208' 5" a corner, thence S 87 ½ deg E 208' 5" a corner, being the southwest corner of Dayton Clifton lot, thence N 3 ½ deg E 208' 5" to the place of beginning and being same property acquired by Paul Craig and wife by Warranty Deed of record in Deed Book 131 at page 515 of land records of Cape Girardeau County, Missouri

ALSO, an interior part of U S Survey No 2205, Township 31 North, of Range 12 East and described as follows Beginning at a corner which is 208 feet 5" west of the northwest corner of the 1 00 acre tract sold to Dayton Clifton and wife, said corner being on the south line of Highway No 61 (now Highway 72), thence run S 3 ½ deg West 208' 5" a corner, thence S 87 ½ deg E 90-feet to a corner, thence N 3 ½ deg E. 208' 5" to Highway No 61, thence westerly with the south line of said highway a distance of 90 feet to the beginning corner

EXCEPT, The centerline of State Rte 34 is described as commencing at the NE Corner of USPS 221, being also the NW Corner of USPS 527, T31N, R12E of the Fifth Principal Meridian, Cape Girardeau County, State of Missouri, being a 5/8 in iron pin certified by Gene Budde, LS 1797, thence N 81 ° 27' 38" W a distance

of 5186.54 ft to Centerline Sta 600+00.00, thence said centerline extends N 84° 29' 29.8" W a distance of 112.64 feet to PT Sta 598+87.36, thence along the arc of 0° 45' reverse curves with radius measurements of 7639.44 ft, the first being concave to the north at a length of 436.40 ft and a deflection angle of 3° 16' 22.9" to PRC Sta 594+50.96, the second being concave to the south at a length of 418.33 ft and a deflection angle of 3° 08' 14.9" to PC Sta 590+32.63, thence N 84° 21' 21.8" W a distance of 2419.49 ft to PT Sta 566+13.14, thence along the arc of a 0° 30' curve to the left at a distance of 164.50 ft, said curve having a deflection angle of 0° 49' 20.9", and a radius measurement of 11459.16 ft to PC Sta 564+48.64, thence N 85° 10' 42.8" W a distance of 1048.64 ft to Centerline Sta 554+00.00. Note Sta 556+61.22 on the above-described centerline is 2298.32 ft, S 79° 23' 53.31" E of an axle marking the SW Corner of USPS 247 and the NW Corner of Fractional Section 4, T31N, R12E, of the Fifth Principal Meridian, certified by Gene Budde, LS 1797

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said Party of the Second Part, and his heirs and assigns, FOREVER, so that neither the said Parties of the First Part, nor their heirs, or any other person or persons for them or in their heirs name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but each and every one of them shall, by these presents, be excluded and forever barred

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands the day and year first above written

Jerry W. Cook

 JERRY W. COOK

Jane B. Cook

 JANE B. COOK

STATE OF MISSOURI)
)
 COUNTY OF Boone) SS
)

On this 26 day of March, 2007, before me personally appeared **Jerry W. Cook**, to me known to be the person described in and who executed the foregoing Quit Claim Deed and acknowledged that he executed the same as his free act and deed

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

SEAL

Patricia Austene

 Notary Public

My Commission Expires 4-21-09

PATRICIA AUSTENE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 County of Boone
 My Commission Expires 4/21/2009
 Commission # 05700160

STATE OF MISSOURI)

Staff Report

ACTION ITEM: Consider a rezoning request for 26.2 acres of parcel #099003600007000000 from an R-1 Single-family residential district to an I-2 Heavy industrial district as submitted by Trussworks Reality Missouri, LLC.

APPLICANT: Trussworks Reality Missouri, LLC (Steven L. Stroder)

APPLICANT STATUS: Property Owner

PURPOSE: To rezone from an R-1 Single-family residential district to an I-2 Heavy industrial district.

SIZE: 26.2 acres (in the process of annexation).

PRESENT USES: Agricultural

PROPOSED USE: I-2 Heavy industrial district.

ZONING: R-1 Single-family residential district after annexation.

SURROUNDING LAND USE: North – I-2 Heavy industrial district; South – C-2 General commercial district; East – C-2 General commercial district; West – R-1 Single-family residential district

HISTORY: This tract was part of the Larry D. Borgfield and Audrey Borgfield property before being sold to Trussworks Reality Missouri, LLC. Stroder's Industrial Park Subdivision, which is 12 acres of Parcel #099003600007000000, is already undergoing the process of annexation and rezoning.

TRANSPORTATION AND PARKING: All required street frontage will exist once the Cane Creek Rd extension is completed.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: Single-Family Residential

MAJOR STREET PLAN: This does not conflict with the major street plan.

FLOODPLAIN INFORMATION: This property is not in a floodplain per FEMA panel 29031C0143E dated 9/29/11.

PHYSICAL CHARACTERISTICS: Various

COMMENTS: This rezoning is concurrent with annexing the land outside the city limits. Once the land is annexed, it will become an R-1 Single-family residential district. This rezoning will be for the 26.2 acres of parcel #099009600007000000.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request and will need to make their recommendation contingent on annexing the 26.2 acres of parcel number #099009600007000000. A public hearing at this level is optional but requires one at the Board of Aldermen level.



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: 3/4/2024

TYPE OF APPLICATION: [X] Rezoning [] Special Use Permit

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

26.2 Acres on Cane Creek Road (pt Tax ID#09900360000700)

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

Property Owner Name(s): Trussworks Realty Missouri, LLC / Steve Stroder, President

Mailing Address: 2270 Greensferry Rd.

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): Same

Mailing Address:

City, State, ZIP

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Chris Koehler

Mailing Address: 194 Coker Ln.

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-335-3026

Email Address (if used): ckoehler@koehlerengineering.com

CURRENT ZONING: (check all that apply)

- [X] 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-4 (Planned Commercial)
[] MH-1 (Mobile Home Park) [] I-1 (Light Industrial)
[] O-1 (Professional Office) [] I-2 (Heavy Industrial)
[] CO-1 (Enhanced Commercial Overlay) [] I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Vacant / Agricultural

PROPOSED 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 type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input checked="" type="checkbox"/> I-2 (Heavy Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-3 (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Industrial Use

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

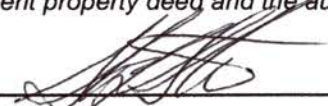
REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.
Adding jobs and tax revenue for the City of Jackson

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.)*



Steven L. Strader

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

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

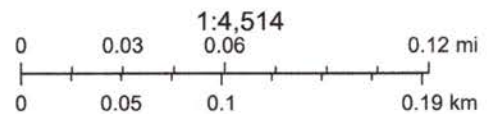
573-243-2300 ext.29 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

APPLICATION FEE: \$200.00

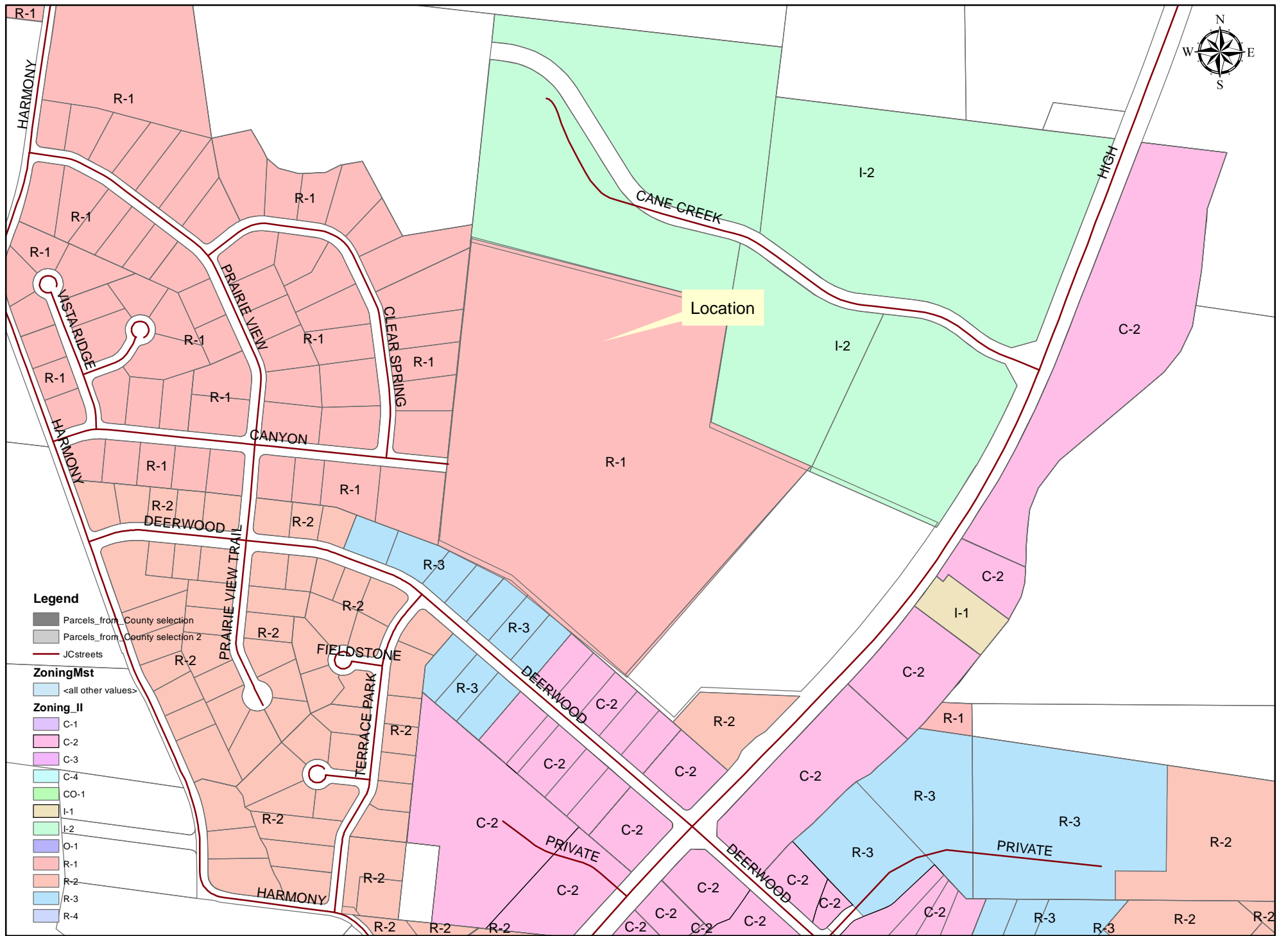
City of Jackson



1/3/2024, 4:47:54 PM

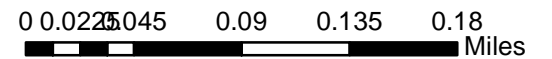


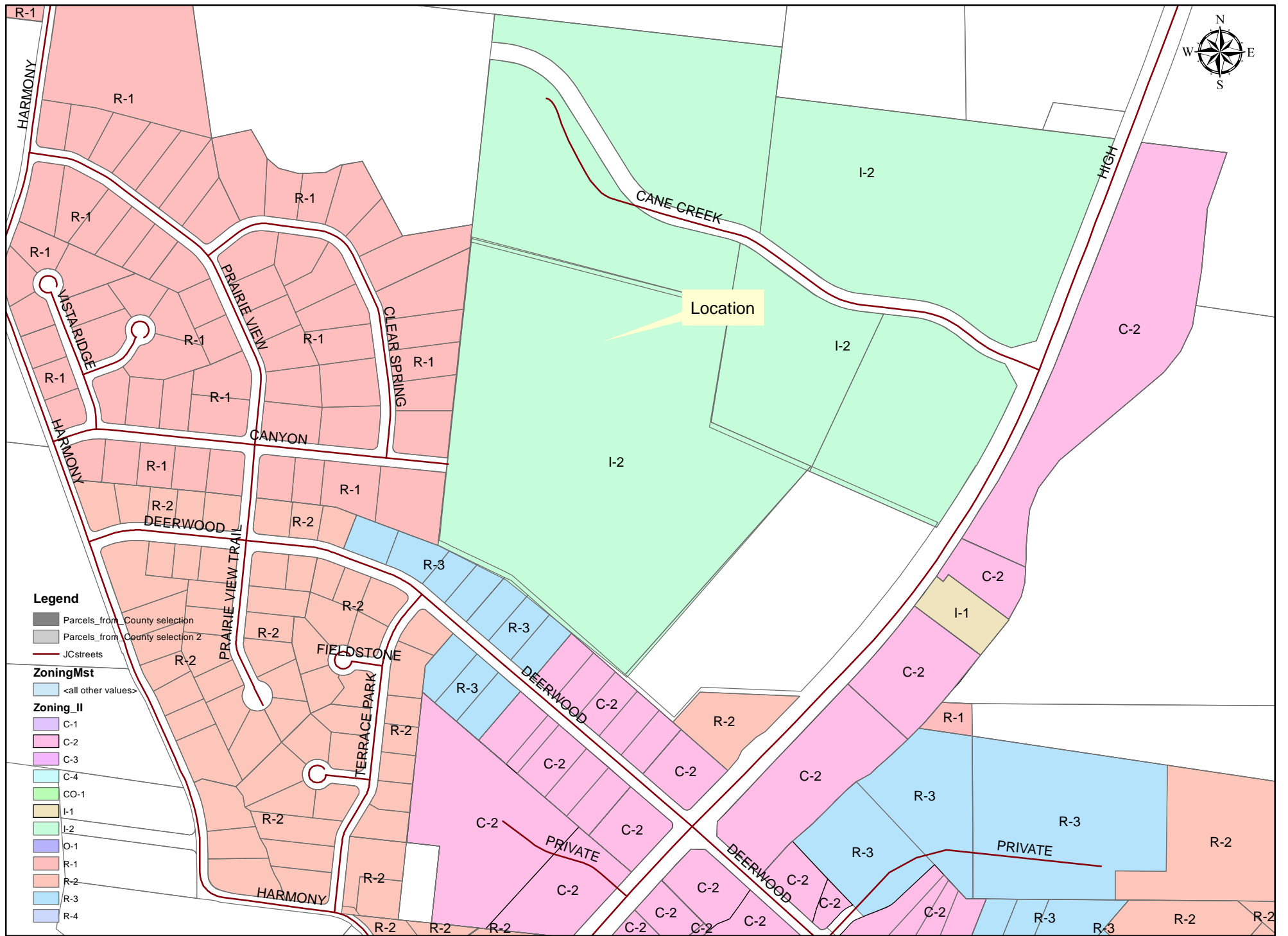
LOCATION MAP



March 5, 2024

Current Zoning

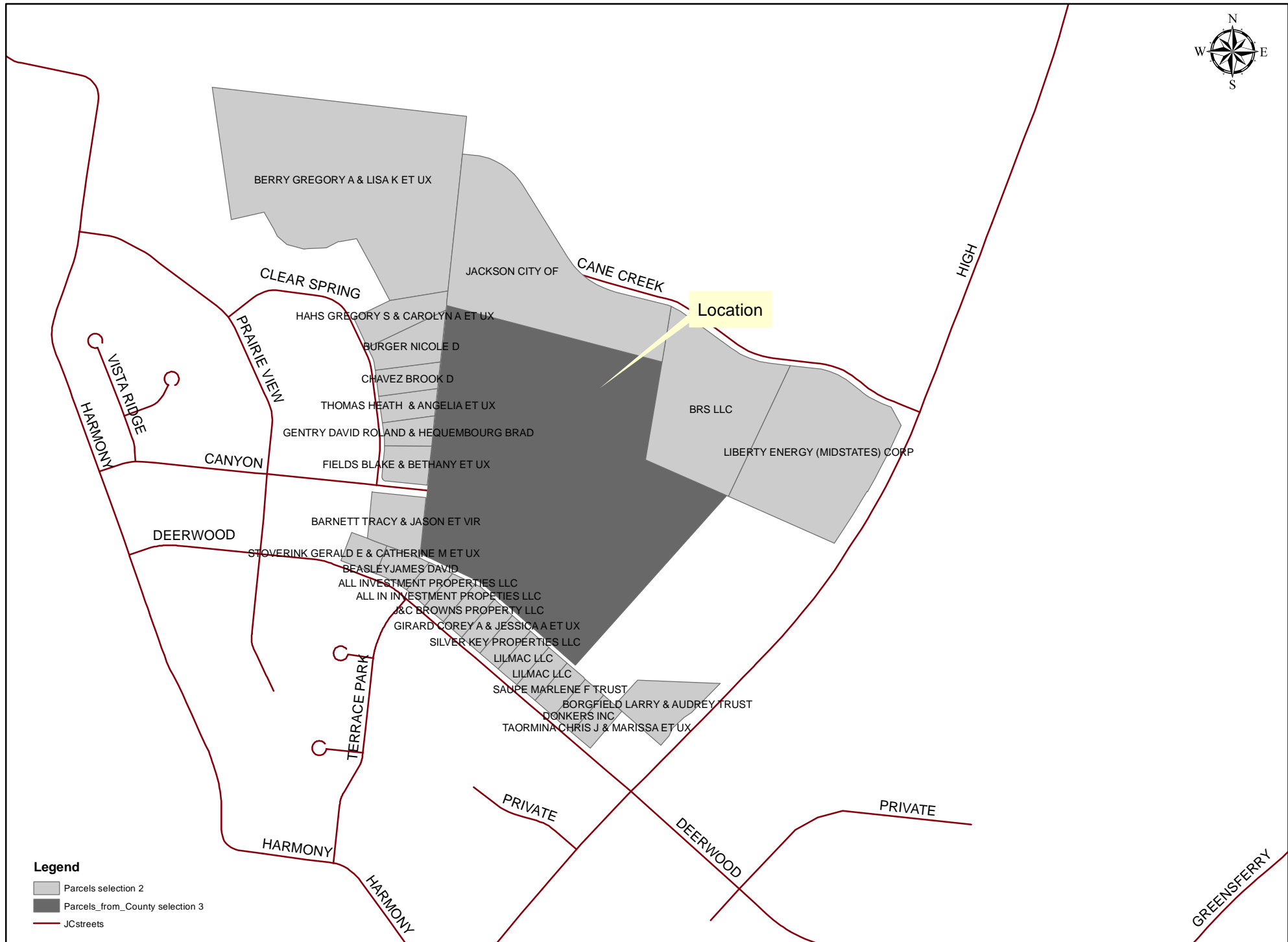




March 5, 2024

Proposed Zoning

0.0225 0.045 0.09 0.135 0.18 Miles

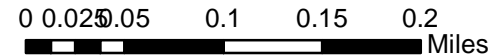


Legend

- Parcels selection 2
- Parcels_from_County selection 3
- JCstreets

March 6, 2024

Owners

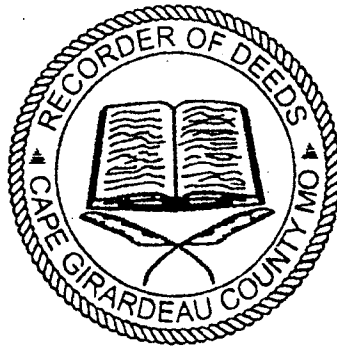


DESCRIPTION OF TRUSSWORKS SITE FOR ANNEXATION

ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the most westerly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, thence with the west line of said Lot 1, North 08°43'56" East, 409.22 feet; thence North 76°08'59" West, 918.53 feet to a point on the East line of United States Private Survey Number 807, said point being also on the east line of Cold Creek Subdivision, said Cold Creek Subdivision being recorded in Document 2009-00785; thence with the east line of said Survey Number 807 and the east line of said Cold Creek Subdivision, South 06°13'56" West, 1047.66 feet to the Southeast corner of said Cold Creek Subdivision, said point being also on the North line of Terrace Park Estates, a subdivision recorded in Plat Book 23, at Page 37; thence with the north line of said Terrace Park Estates, South 64°20'21" East, 271.61 feet, thence continue with the north line of said Terrace Park Estates, South 48°46'04" East, 470.19 feet; thence North 45°39'09" East, 972.22 feet, to a point on the South line of Lot 1 of said Jackson North Industrial Park Subdivision; thence with the south line of said Lot 1, North 64°46'04" West, 387.18 feet to the place of beginning and containing 26.18 acres, more or less, and being subject to any easements of record.

eRecorded
DOCUMENT #
2023-09671



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
11/27/2023 10:42:35 AM
REC FEE: 30.00
PAGES: 3

WARRANTY DEED

This Warranty Deed made and entered into this 24th day of November, 2023, by and between **Larry D. Borgfield, Trustee of the Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017**, hereinafter referred to as **GRANTOR**, and **Trussworks Realty Missouri, LLC, a Texas Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

2155 Greensferry rd. Jackson, MO 63755

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:

SEE EXHIBIT "A"

Larry D. Borgfield further states that he is the current acting trustee of the **Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017**, that said trust has not been amended or revoked, and that he has the authority, under of the terms of said trust, to convey the subject property.
Grantor further states Audrey Borgfield died on September 5, 2022.

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:

Larry D. Borgfield and Audrey Borgfield
Joint Revocable Trust Agreement dated June
6, 2017

BY: Larry D. Borgfield Trustee
Larry D. Borgfield, Trustee

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

On this 24th day of November, 2023, before me personally appeared **Larry D. Borgfield, Trustee of the Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017**, to me known to be the person described in and who executed the within Warranty Deed, and acknowledged to me that he executed the same as his free act and deed and in his capacity as Trustee and in behalf of the aforesaid Trust.

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

Nick P Powers
Notary Public
My commission expires:

2309020

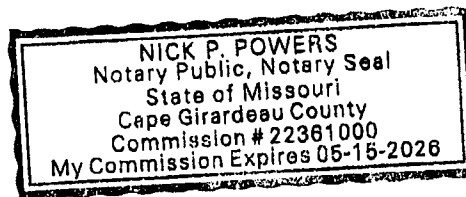


EXHIBIT "A"

ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND PART WITHIN THE COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the most westerly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, thence with the west line of said Lot 1, North 08°43'56" East, 409.22 feet; thence North 76°08'59" West, 918.53 feet to a point on the East line of United States Private Survey Number 807, said point being also on the east line of Cold Creek Subdivision, said Cold Creek Subdivision being recorded in Document 2009-00785; thence with the east line of said Survey Number 807 and the east line of said Cold Creek Subdivision, South 06°13'56" West, 1047.66 feet to the Southeast corner of said Cold Creek Subdivision, said point being also on the North line of Terrace Park Estates, a subdivision recorded in Plat Book 23, at Page 37; thence with the north line of said Terrace Park Estates, South 64°20'21" East, 271.61 feet, thence continue with the north line of said Terrace Park Estates, South 48°46'04" East, 990.34 feet to the most easterly corner of said Terrace Park Estates, said point being also on the west right of way line of North High Street / US Highway '61', thence with said west right of way line of said US Highway '61', North 44°22'23" East, 525.25 feet; thence continuing along said west right of way, along the arc of a curve to the left having a radius of 3075.22 feet, a distance of 217.46 feet; thence along an offset in said west right of way, South 49°40'43" East, 10.00 feet; thence continuing along said west right of way line of US Highway '61', along the arc of a non-tangent curve concave to the northwest having a radius of 3085.22 feet, a distance of 360.84 feet (the chord across said arc bears North 36°58'15" East, 360.64 feet), to a point at the most southerly corner of a tract now or formerly held in title by Liberty Energy (Midstates) Corp., as conveyed in Document 2013-01838; thence with the South line of said tract, North 64°46'04" West, 476.81 feet to the most westerly corner of said Liberty Energy (Midstates) Corp tract and the most southerly corner of said Lot 1 of said Jackson North Industrial Park Subdivision; thence with the south line of said Lot 1, North 64°46'04" West, 390.40 feet to the place of beginning and containing 38.18 acres, more or less

Description taken from Survey dated October 27, 2023 by Christopher L. Koehler, LS-2470, Koehler Engineering and Land Surveying, Inc.

2309020