



CITY OF JACKSON, MISSOURI
VOLUNTARY ANNEXATION WITH
ZONING APPLICATION

EXHIBIT

A

DATE OF APPLICATION:

1/4/2025

PROPERTY LOCATION (address):

Other description of location if not addressed:

Proposed section of subdivision "Terrace Above the Green"
Drawn by Keebler Engineering that sat in city limits

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: Marshall Trawick III 238 Heritage Farms Ln Jackson MO 63755

CONTACT PERSON HANDLING APPLICATION

Contact's Name:

Marshall Trawick

Contact's Mailing Address:

238 Heritage Farms Ln Jackson MO 63755

Contact's Phone:

573-208-0556

Email: mtrawick@gmail.com

CURRENT USE OF PROPERTY:

PROPOSED ZONING: (circle)

- | | |
|----------------------------------------|-------------------------------|
| R-1 (Single-Family Residential) | C-1 (Local Commercial) |
| <u>R-2 (Single-Family Residential)</u> | 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) |

IS A SPECIAL USE PERMIT APPLICATION TO BE FILED? YES ☐ NO ☒

LEGAL DESCRIPTION OF TRACT: (attach legal description if metes & bounds description)

Please see attached

Attach to this page a scaled plat of the tract(s) showing the following information:

- All boundary dimensions.
- All adjoining streets, alleys and easements.
- All present improvements.
- All proposed improvements.
- All adjoining property lines and references to all owners listed in Section C.
- Zoning classification of all adjoining properties.


PETITION

TO: THE CITY OF JACKSON, MISSOURI, A MUNICIPAL CORPORATION

We, the undersigned, state that we are the fee and simple owners of the property described in Book _____ at Page _____, and we do hereby request and petition the City of Jackson, Missouri to annex the land described in the above referenced book and page so that the same is contained within the corporate limits of said City.

We, the undersigned, do further state and declare that no person, firm, or corporation other than the undersigned own any fee simple interest in the land described in the above referenced book and page.

We, the undersigned, do further state and declare that this request and petition is voluntarily made and is submitted under the provisions of Section 71.012 RSMo. 1986, as amended (Voluntary Annexation).




STATE OF MISSOURI)

COUNTY OF Cape Girardeau) ss.

On this 7th day of January, 2025, before me personally appeared Marshall Trawick III, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

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.


_____, Notary Public

State Of Missouri

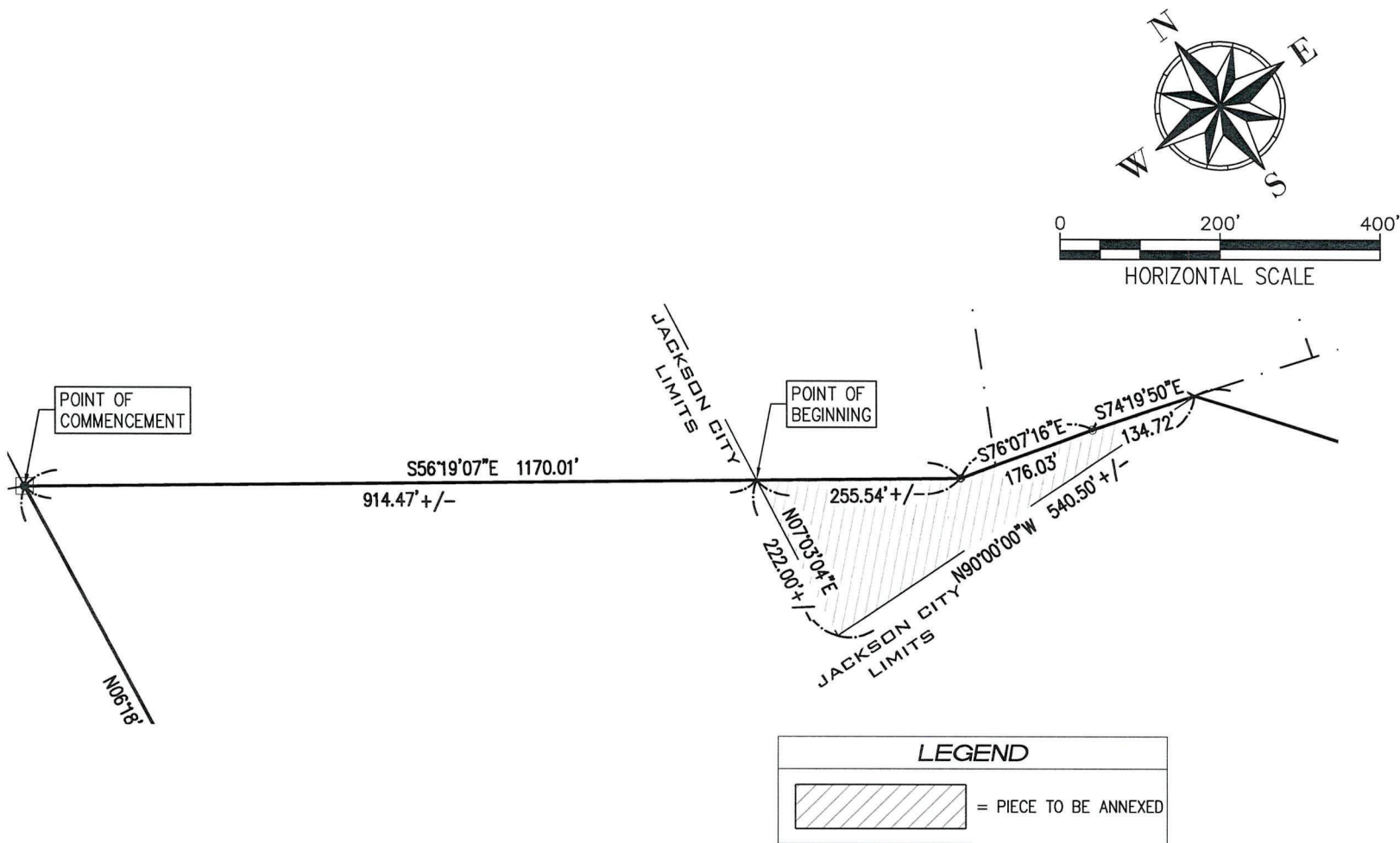
County of Cape Girardeau
My term expires: January 28, 2028



STATE OF MISSOURI)

) ss.

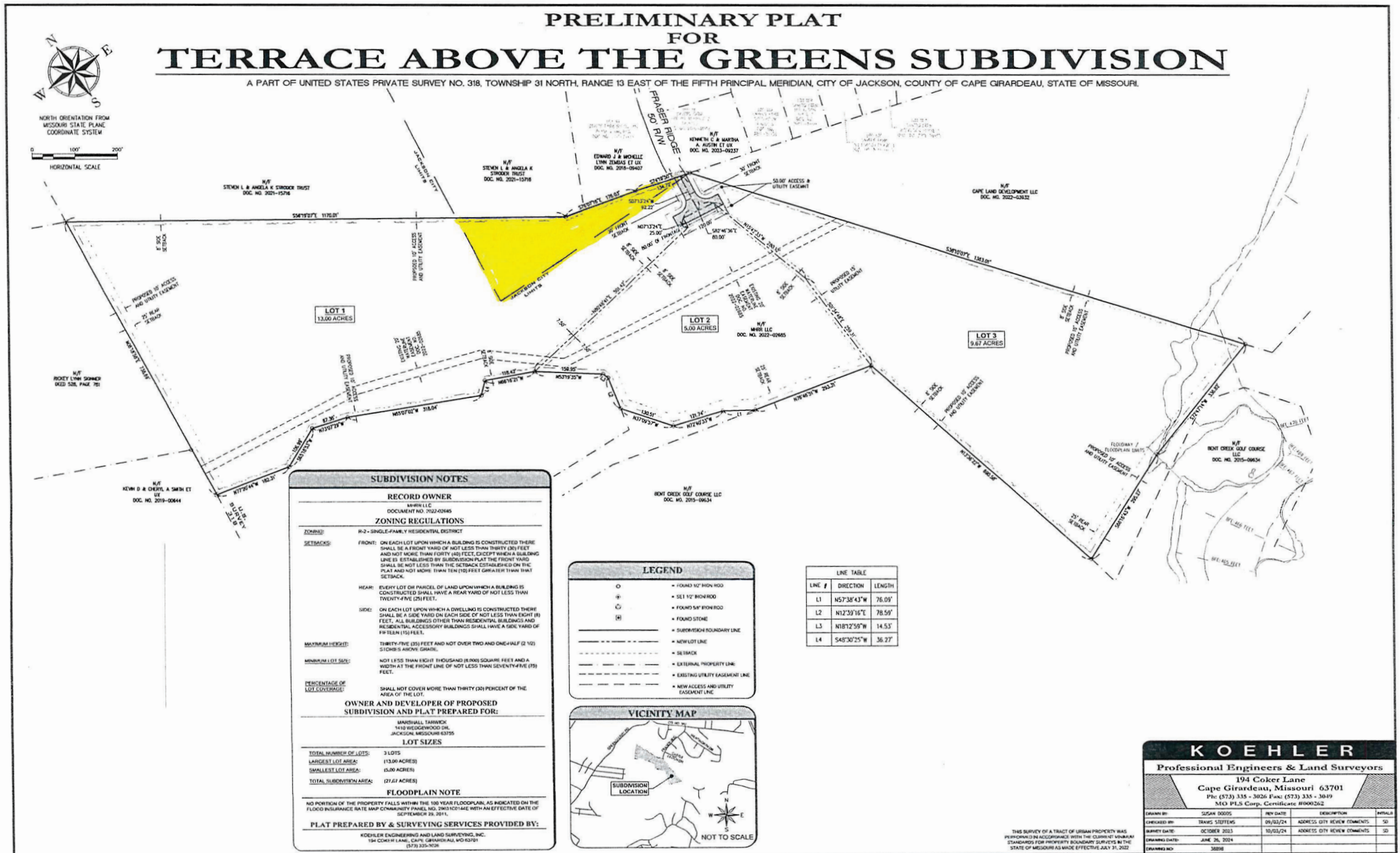
COUNTY OF _____)



DESCRIPTION OF TERRACE ABOVE THE GREENS SITE FOR ANNEXATION

A PART OF UNITED STATES PRIVATE SURVEY NO. 318, 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:

COMMENCING AT A FOUND STONE ON THE WEST LINE OF U.S.P.S. 318, THENCE SOUTH 56°19'07" EAST, 914.47 FEET +/- TO A POINT OF BEGINNING; THENCE SOUTH 56°19'07" EAST, 255.54 FEET +/-; THENCE SOUTH 76°07'16" EAST, 176.03 FEET; THENCE SOUTH 74°19'50" EAST, 134.72 FEET TO THE EXISTING CITY LIMITS; THENCE WITH THE EXISTING CITY LIMITS NORTH 90°00'00" WEST, 540.50 FEET +/-; THENCE NORTH 07°03'04" EAST, 222.00 FEET +/- TO THE POINT OF BEGINNING AND CONTAINING 1.08 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.





FROM BEGINNING TO END • IT'S ALL ABOUT **YOU.**

2911 Breckenridge
Cape Girardeau MO 63701
573-339-5700 / 339-2088 (fax)

1210 Greenway Drive/PO Box 290
Jackson MO 63755
573-204-8088 / 204-8084 (fax)

15 E Ste Marie St
Perryville MO 63775
573-517-0077 / 605-1244 (fax)

March 15, 2022

MHRR LLC
130 Quarterback Ridge
Jackson, MO 63755

RE: Recorded Document
FILE: 2202136

Please find enclosed your original Warranty Deed.

We thank you for the opportunity of serving you in this matter and sincerely hope that we can assist you in the future with any title insurance and closing needs.

If you have any questions, please feel free to call us at (573) 204-8088.

Sincerely,

A handwritten signature in blue ink, appearing to be 'HShaw'.

Hannah Shaw

Enclosure(s)



eRecorded
DOCUMENT #
2022-02685

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
03/11/2022 01:12:59 PM
REC FEE: 30.00
PAGES: 3

WARRANTY DEED

This Warranty Deed made and entered into this 11th day of March, 2022, by and between **LITZ BROTHERS, INC.**, a Missouri Corporation a/k/a **LITZ BROS., INC.**, hereinafter referred to as **GRANTOR**, and **MHRR 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: 130 Quarterback Ridge, 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 Attached Exhibit "A"

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.

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

GRANTOR:

LITZ BROTHERS, INC., a Missouri Corporation

BY: Robert Litzelfelner
Robert Litzelfelner, President

ATTEST:

BY: Mike L. Litzelfelner
Mike L. Litzelfelner, Secretary/Treasurer

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

On this 11 day of March, 2022, before me personally appeared **Robert Litzelfelner, President and Mike L. Litzelfelner, Secretary/Treasurer of LITZ BROTHERS, INC., a Missouri Corporation a/k/a LITZ BROS., INC.**, to me known to be the person described in and who executed the within Warranty Deed, in behalf of said corporation and acknowledged to me that he 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.



Stephanie A. Mueller

Notary Public

My commission expires:

Exhibit A

A PART OF UNITED STATES PRIVATE SURVEY NO. 318, 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 STONE (FOUND) ON THE WEST LINE OF U.S.P.S. 318, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2010-09594, FROM WHICH A ½" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF U.S.P.S. 183 BEARS, S 06° 19' 07" W, 5,746.35 FEET; THENCE S 56° 04' 34" E, 1,168.67 FEET ALONG THE SOUTH LINE OF SAID TRACT RECORDED IN DOC. 2010-09594 TO A ½" IRON PIN (SET) AT THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2014-05062; THENCE ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

S 76° 14' 31" E, 177.45 FEET TO A ½" IRON PIN (SET); THENCE S 74° 28' 31" E, 133.23 FEET TO A ½" IRON PIN (SET); THENCE S 38° 20' 01" E, 1,363.88 FEET TO A ½" IRON PIN (SET); THENCE LEAVING SAID SOUTH LINE, S 72° 47' 14" W, 336.82 FEET TO A ½" IRON PIN (SET); THENCE S 66° 16' 43" W, 295.27 FEET TO A ½" IRON PIN (SET); THENCE N 13° 36' 22" W, 690.58 FEET TO A ½" IRON PIN (SET); THENCE N 76° 46' 51" W, 293.31 FEET TO A ½" IRON PIN (SET); THENCE N 57° 38' 43" W, 76.09 FEET TO A ½" IRON PIN (SET); THENCE N 72° 40' 33" W, 121.74 FEET TO A ½" IRON PIN (SET); THENCE N 37° 09' 57" W, 130.51 FEET TO A ½" IRON PIN (SET); THENCE N 12° 39' 16" E, 78.59 FEET TO A ½" IRON PIN (SET); THENCE N 18° 12' 59" W, 14.53 FEET TO A ½" IRON PIN (SET); THENCE N 53° 19' 35" W, 159.95 FEET TO A ½" IRON PIN (SET); THENCE N 66° 16' 21" W, 118.42 FEET TO A ½" IRON PIN (SET); THENCE S 48° 30' 25" W, 36.27 FEET TO A ½" IRON PIN (SET); THENCE N 65° 07' 02" W, 318.04 FEET TO A ½" IRON PIN (SET); THENCE N 73° 07' 29" W, 87.36 FEET TO A ½" IRON PIN (SET); THENCE S 65° 18' 53" W, 106.99 FEET TO A ½" IRON PIN (SET); THENCE N 77° 20' 44" W, 182.31 FEET TO A ½" IRON PIN (SET) ON THE WEST LINE OF U.S.P.S. 318; THENCE N 06° 19' 07" E, 739.57 FEET ALONG THE WEST LINE OF SAID SURVEY TO THE POINT OF BEGINNING, CONTAINING 27.55 ACRES, MORE OR LESS.