



CITY OF JACKSON, MISSOURI
VOLUNTARY ANNEXATION WITH
ZONING APPLICATION

EXHIBIT
A

DATE OF APPLICATION: February 26, 2026

PROPERTY LOCATION (address):

Other description of location if not addressed:

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: CRAIG A. WILSON AND KIMBERLIE M. WILSON TRUSTEES OF WILSON JOINT REVOCABLE TRUST
2569 RIDGEWAY DR.
JACKSON, MO. 63755

CONTACT PERSON HANDLING APPLICATION

Contact's Name: CRAIG WILSON
Contact's Mailing Address: 2569 RIDGEWAY DR. JACKSON, MO. 63755
Contact's Phone: 573-579-3852 Email: TCRAIGH@GMAIL.COM

CURRENT USE OF PROPERTY: VACANT

PROPOSED ZONING: (circle)

- R-1 (Single-Family Residential)
R-2 (Single-Family Residential)
R-3 (One- And Two-Family Residential)
R-4 (General Residential)
MH-1 (Mobile Home Park)
O-1 (Professional Office)
CO-1 (Enhanced Commercial Overlay)
C-1 (Local Commercial)
C-2 (General Commercial)
C-3 (Central Business)
C-4 (Planned Commercial)
I-1 (Light Industrial)
I-2 (Heavy Industrial)
I-3 (Planned Industrial Park)

IS A SPECIAL USE PERMIT APPLICATION TO BE FILED? YES [ ] NO [X]

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

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

- a. All boundary dimensions.
b. All adjoining streets, alleys and easements.
c. All present improvements.
d. All proposed improvements.
e. All adjoining property lines and references to all owners listed in Section C.
f. 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 simple owners of the property described in Book 24 at Page 38, 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).

Craig A. Wilson

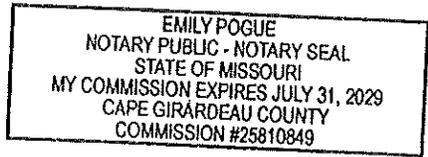
Kimberlee M. Wilson

STATE OF MISSOURI )  
 )ss.  
COUNTY OF Cape Girardeau )

On this 26<sup>th</sup> day of February, 2026, before me personally appeared Craig and Kimberlee Wilson, 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.

Emily Pogue  
Emily Pogue, Notary Public  
State Of Missouri  
County of Cape Girardeau  
My term expires: 07/31/2029



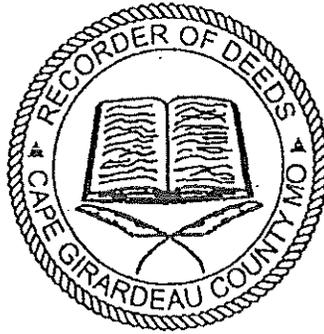
STATE OF MISSOURI )  
 )ss.  
COUNTY OF Cape Girardeau )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, 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 \_\_\_\_\_  
My term expires: \_\_\_\_\_

eRecorded  
DOCUMENT #  
2025-08656



ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
10/17/2025 01:51:39 PM  
REC FEE: 30.00  
PAGES: 3

**Special Warranty Deed  
(Trust)**

**Prime Title, LLC**

This Deed, Made and entered into as of this 17 day of October, 2025, by and between  
Kenneth A. Kiefer and Karen L. Kiefer, Trustees of The Kiefer Revocable Living Trust dated April 30, 2009

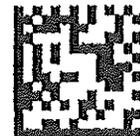
whose address is: 2121 Silver Campine Ln, Cape Girardeau, MO 63701  
party or parties of the first part as Grantor(s), and

Craig A. Wilson and Kimberlie M. Wilson, Trustees of The Wilson Joint Revocable Trust

Grantee's Mailing Address: 2569 Ridgeway Dr, Jackson, MO 63755  
party or parties of the second part as Grantee(s)

Witnesseth, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration ----- (\$1.00) paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, do by these presents Bargain and Sell, Convey and Confirm unto the said party or parties of the second part, the following described Real Estate, situated in the County of Cape Girardeau, and State of Missouri, to-wit:

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



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

Together with all improvements thereon known and numbered as 0 Bainbridge Road, Jackson, MO 63755

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

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

Grantor represents and warrants:

- a) The Trustee(s) is/are the duly acting and qualified Trustee(s), under said trust;
- b) The Trust has not been amended, revoked, or canceled, and is in full force and effect; and
- c) The Trustee(s) have the full and complete powers and authority to sell the subject property.

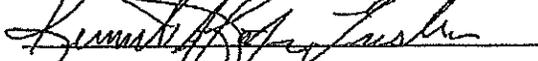
*To Have and to Hold* the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

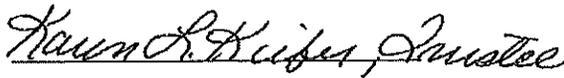
The said party or parties of the first part hereby covenanting that such party or parties and the heirs, executors and administrators shall and will *Warrant and Defend* the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against

the lawful claims of all persons claiming by, through or under party or parties of the first part but none other, excepting, however, the general taxes for the calendar year 2025 and thereafter, and the special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party or parties of the first part have executed these presents the day and year first above written.

The Kiefer Revocable Living Trust dated April 30, 2009

  
Kenneth A. Kiefer, Trustee

  
Karen L. Kiefer, Trustee

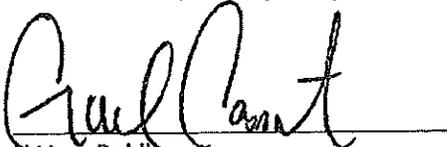
State of Missouri

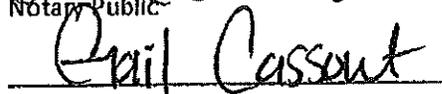
) ss.

County of Cape Girardeau

On this 17 day of October, 2025, before me personally appeared Kenneth A. Kiefer and Karen L. Kiefer to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as Trustees for Kenneth A. Kiefer and Karen L. Kiefer, Trustees of The Kiefer Revocable Living Trust dated April 30, 2009.

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

  
Notary Public

  
Print Notary Name

THE BELOW BOX IS USED FOR NOTARY EXPIRATION AND NOTARY SEAL OR STAMP ONLY

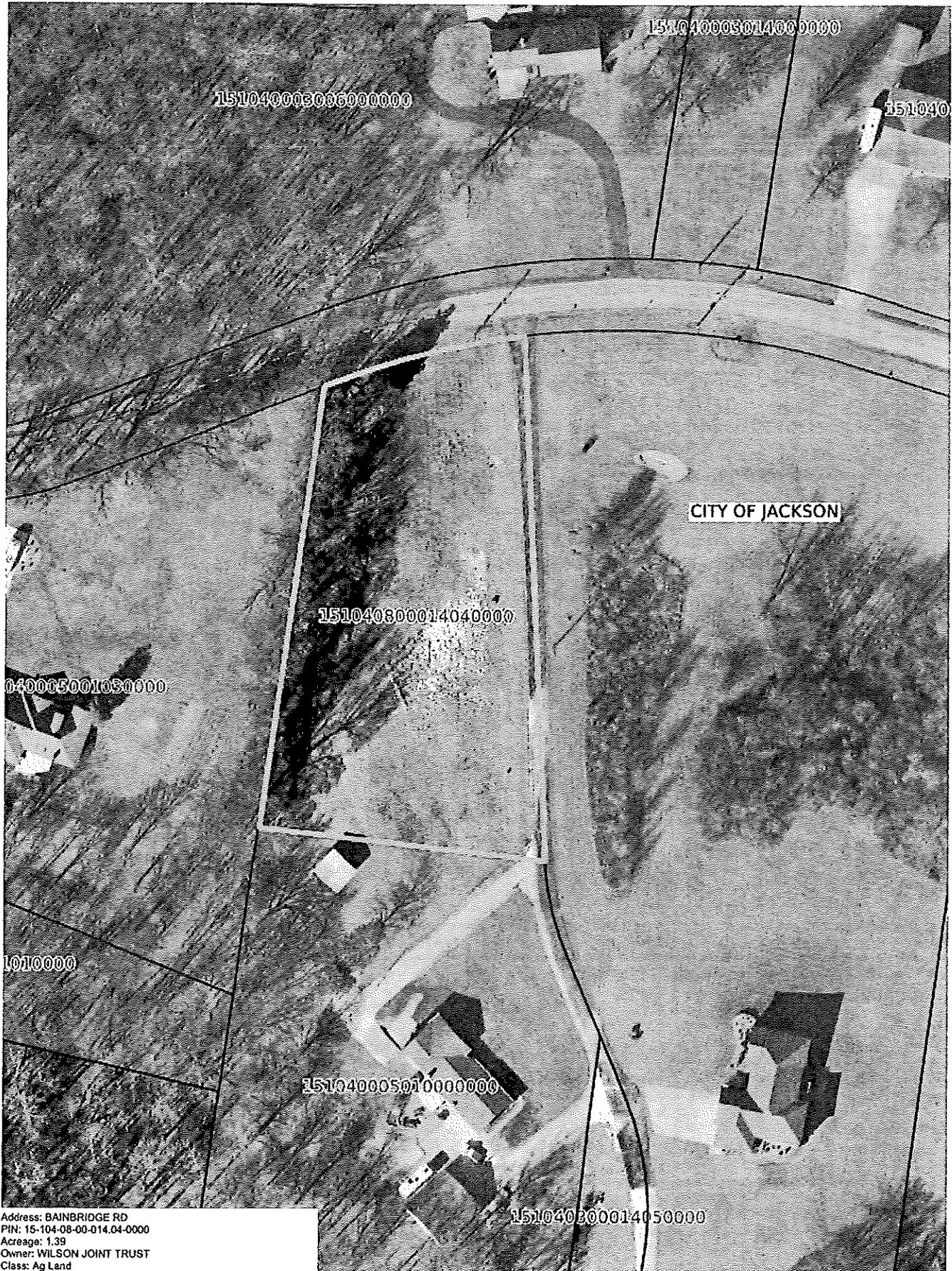
My commission expires:

GAIL CASSOUT NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI MY COMMISSION EXPIRES NOVEMBER 22, 2027 SCOTT COUNTY COMMISSION #11416994
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Address: BAINBRIDGE RD  
PIN: 15-104-08-00-014.04-0000  
Acreage: 1.39  
Owner: WILSON JOINT TRUST  
Class: Ag Land



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CITY OF JACKSON

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