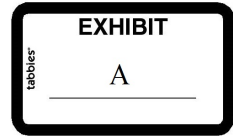




SUBDIVISION APPLICATION

City of Jackson, Missouri



NAME OF SUBDIVISION: Stroder's Industrial Park Subdivision

DATE OF APPLICATION: 12/27/2023

TYPE OF APPLICATION:

- PRELIMINARY PLAT
- FINAL PLAT
- MINOR SUBDIVISION
- RESUBDIVISION

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

Property Owner Name(s): Trussworks Realty Missouri, LLC

Mailing Address: 17251 Kachina

City, State ZIP: College Station, TX 77845

ENGINEER / SURVEYING COMPANY: Koehler Engineers & Land Surveyors

Engineer / Surveyor Contact: Chris Koehler

Mailing Address: 194 Coker Ln.

City, State ZIP: Cape Girardeau, MO 63755

Contact's Phone: 573-335-3026

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Steve Stroder

Mailing Address: 2155 Greensferry Rd.

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-270-9934

Email Address (if used): sstroder@trussworksllc.net

CURRENT ZONING: (circle all that apply)

- | | |
|---|---|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input checked="" 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-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) |

I-3 (Planned Industrial Park)

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

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

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.)*



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

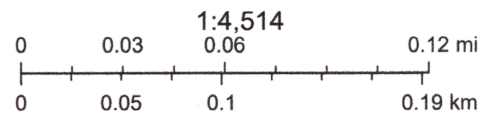
Larry Miller
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

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

City of Jackson



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



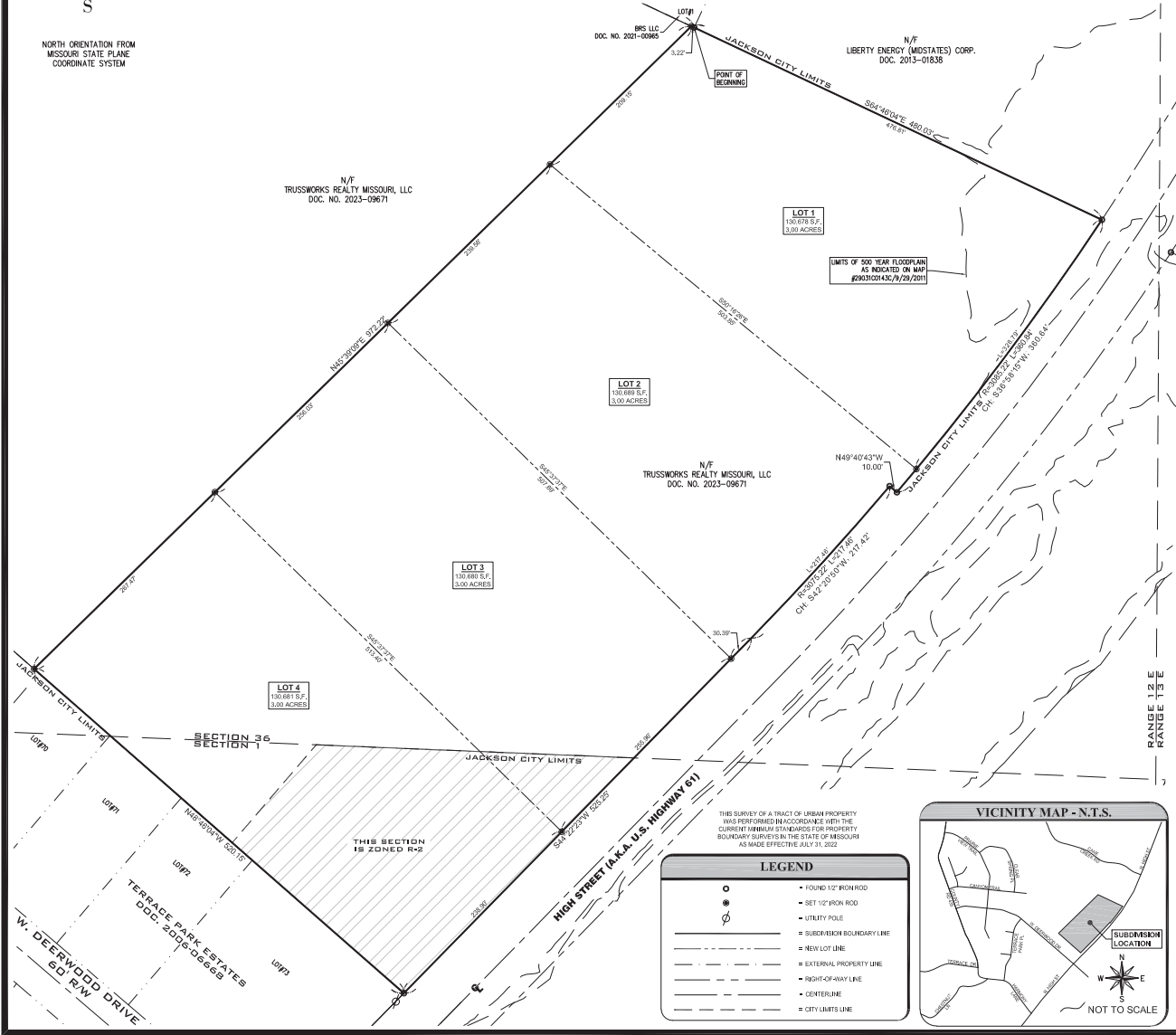
LOCATION MAP



NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

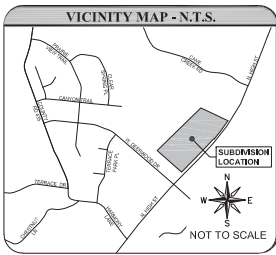
RECORD PLAT FOR STRODER'S INDUSTRIAL PARK SUBDIVISION

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 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.



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 IRON ROD
	UTILITY POLE
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	EXTERNAL PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	CITY LIMITS LINE



SUBDIVISION NOTES

RECORD OWNER
TRUSSWORKS REALTY MISSOURI, LLC
DOCUMENT NUMBER: 2023-09671

ZONING REGULATIONS
R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT: ON EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED THERE SHALL BE A FRONT YARD OF NOT LESS THAN THIRTY (30) FEET AND NOT MORE THAN FORTY (40) FEET, EXCEPT WHEN A BUILDING LINE IS ESTABLISHED BY SUCH OTHER PLAT THE FRONT YARD SHALL BE NOT LESS THAN THE SETBACK ESTABLISHED ON THE PLAT AND NOT MORE THAN TEN (10) FEET GREATER THAN THAT SETBACK.

REAR: EVERY LOT OR PARCEL OF LAND UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET.

SIDE: ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT (8) FEET. ALL BUILDINGS OTHER THAN RESIDENTIAL BUILDINGS AND RESIDENTIAL ACCESSORY BUILDINGS SHALL HAVE A SIDE YARD OF FIFTEEN (15) FEET.

MAXIMUM HEIGHT: THIRTY-FIVE (35) FEET AND NOT OVER TWO AND ONE-HALF (2 1/2) STORES ABOVE GRADE.

MINIMUM LOT SIZE: DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET.

PERCENTAGE OF LOT OCCUPANCY: ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN THIRTY (30) PERCENT OF THE AREA OF THE LOT.

OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:
MR. STEVE L. STRODER
2270 GREENEFERRY ROAD
JACKSON, MISSOURI 64501

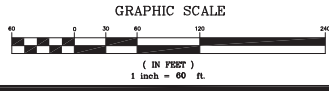
LOT SIZES

TOTAL NUMBER OF LOTS:	4 LOTS
LARGEST LOT AREA:	100,099 SF (3.00 ACRES)
SMALLEST LOT AREA:	100,078 SF (3.00 ACRES)
TOTAL SUBDIVISION AREA:	522,728 SF (12.00 ACRES)

APPROVAL NOTE
THE CITY'S APPROVAL IS ONLY FOR THE PART IN CITY LIMITS WHICH ZONED R-2.

FLOODPLAIN NOTE
NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 260310104C WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2011.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:
KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE, CAPE GIRARDEAU, MISSOURI 63503
(573) 335-3026



SUBDIVISION DEDICATION

THE UNDERSIGNED, MR. STEVE L. STRODER, PRESIDENT OF TRUSSWORKS REALTY MISSOURI, LLC, OWNER BY FEET OF ALL OF DOCUMENT NUMBER 2023-09671, BY THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 12.00 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

BEING at the most westerly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said site being recorded in Document 2014-02837, South 64°40'04" East, 476.83 feet, to the most easterly corner of Liberty Energy (Missouri) Corp. tract, as conveyed in Document 2013-03838, thence bearing said easterly corner and along the west right of way line of U.S. Highway 61, along the arc of a north tangent curve (converse to the north) having a radius of 308.22 feet, a distance of 302.84 feet the chord across said arc bears South 35°52'15" West, 300.04 feet; thence along an offset to said west right of way, North 85°00'00" West, 12.00 feet; thence continuing along said west right of way, along the arc of a curve to the right having a radius of 307.22 feet, a distance of 217.46 feet the chord across said arc bears South 42°20'59" West, 217.42 feet; thence South 45°22'25" West, 830.28 feet to a point on the most easterly corner of the Trussworks Realty, said plat being recorded in Document 2009-06668, thence North 45°40'04" West, 830.18 feet; thence North 45°39'09" East, 172.22 feet; thence South 45°40'04" East, 3.23 feet to the place of beginning and containing 12.00 acres, more or less, and being subject to any easements of record.

MR. STEVE L. STRODER, PRESIDENT
STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) (SS)

ON THIS _____ DAY OF _____ A.D. 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MR. STEVE L. STRODER, PRESIDENT OF TRUSSWORKS REALTY MISSOURI, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

I, LIZA WALKER, 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____

LIZA WALKER, CITY CLERK
JANET SANDERS, PUBLIC WORKS DIRECTOR
HARRY DRYER, PLANNING AND ZONING COMMISSION CHAIRMAN
DWAYNE HAHN, MAYOR

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

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

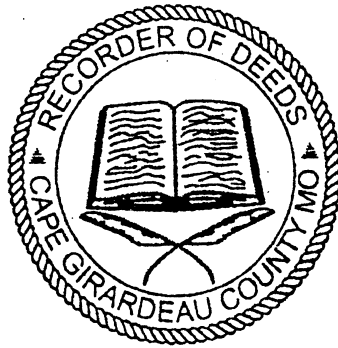
ANDREW DAVID BLATTNER, RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

KOEHLER Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63501
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049
M/O P.L.S. Corp. Certificate #0000262

CREATED BY	ISSAN	DATE	DESCRIPTION	STATUS
CHECKED BY	CHRISTOPHER L. KOEHLER	01/04/24	ADDRESS CITY REVIEW COMMENTS	SD
DRAWN DATE	OCTOBER 2023			
DRAWING DATE	JANUARY 2, 2024			
DRAWING NO.	3910			

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

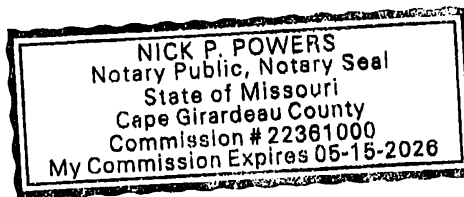


EXHIBIT "A"

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



KOEHLER ENGINEERING & LAND SURVEYING, INC.

194 Coker Lane
CAPE GIRARDEAU, MO 63701
PH: (573) 335-3026 FX: (573) 335-3049

January 3, 2024

Mr. Larry Miller
Building & Planning Superintendent
City of Jackson, Missouri
101 Court Street
Jackson, Missouri 63755

RE: Stroder's Industrial Park Subdivision

Mr. Miller

This letter was prepared on behalf of Mr. Steven Stroder, to address in part the comments from the staff review of the above noted subdivision. These comments are in response to your email

- 1) Mr. Stroder requests a variance from the requirement to submit a preliminary plat. Due to most of this property being in the County, the owner wishes to submit this plat as is and have it recorded prior to annexation.
- 2) Mr. Stroder requests a variance from the requirement to provide sanitary sewers to all lots. The small portion of Lot #3 located within the City will not have sewer at the present, however plans are being prepared and will be submitted for construction within the next 30 days, and any necessary easements will be prepared and submitted at that time.
- 3) Mr. Stroder requests a variance from the minimum lot size for the small portion of lot #3 that falls within the City. This portion is part of an overall 3 acre parcel, which will sufficient square footage once the balance of the lot is annexed into the City.
- 4) Mr. Stroder requests a variance from the 10-foot easement around the entire subdivision. There should be no need for utility installations beyond sanitary sewer, and an easement for that will be submitted with the improvement plans which are being developed.

I believe this fully addresses the staff concerns which were not addressed directly on the revised plat, however if you need any further information, have any questions, or I can be of any further assistance in any capacity, please contact me at your earliest convenience.

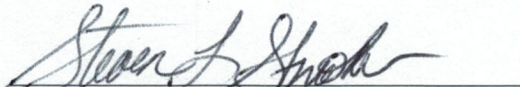
Best Regards,

KOEHLER ENGINEERING &
LAND SURVEYING, INC.



Chris Koehler, PE, PLS

Request Approved by Owner:


Mr. Steven Stroder

11/7/24
Date:

cc: Mr. Steven Stroder