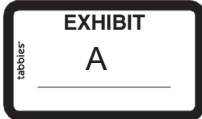




CITY OF JACKSON, MISSOURI VOLUNTARY ANNEXATION APPLICATION



DATE OF APPLICATION: February 13, 2024

PROPERTY LOCATION (address): N. High St.

Other description of location if not addressed:

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: Trussworks Realty Missouri, LLC / Steve Stroder, President
2270 Greensferry Road
Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION

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

Contact's Phone: 573.335.3026 Email: ckoehler@koehlerengineering.com

CURRENT USE OF PROPERTY: Agricultural

IS A REZONING APPLICATION TO BE FILED? YES NO

PROPOSED ZONING: (circle)

- | | |
|---------------------------------------|---------------------------------|
| R-1 (Single-Family Residential) | C-1 (Local Commercial) |
| R-2 (Single-Family Residential) | <u>C-2 (General Commercial)</u> |
| R-3 (One- And Two-Family Residential) | C-3 (Central Business) |
| R-4 (General Residential) | C-3 (Central Business) |
| MH-1 (Mobile Home Park) | C-4 (Planned Commercial) |
| O-1 (Professional Office) | I-1 (Light Industrial) |
| | I-2 (Heavy Industrial) |
| | 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)
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 and simple owners of the property described in ~~Book~~ Document No. 2023-09671, ~~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).

Steven L. Stroder, President

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

On this 14th day of February, 2024, before me personally appeared Steven L Stroder, 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: 10/25/27



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: _____

FOR CITY USE ONLY:

Date application/petition submitted filed with City staff: 2/14/2024

Date of resolution preparation by City Clerk:

Date of action by Board of Aldermen to set public hearing:

Date of publication in local newspaper of public hearing:

Date of public hearing:

Date of City Attorney preparation of ordinance:

Date of Board of Aldermen action:

Board action filed (circle one): Approval Disapproval

Special conditions to be imposed upon annexation ordinance (if applicable):

Date of ordinance submittal to Cape Girardeau County Clerk:

Date of ordinance submittal to Cape Girardeau County Mapping & Appraisal:

Date of City maps update:



KOEHLER ENGINEERING & LAND SURVEYING, INC.

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

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 easterly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, South 64°46'04" East, 476.81 feet, to the most easterly corner of Liberty Energy (Midstates) Corp tract, as conveyed in Document 2013-01838; thence leaving said easterly corner and along the west right of way line of U.S. 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 South 36°58'15" West, 360.64 feet); thence along an offset in said west right of way, North 49°40'43" West, 10.00 feet; thence continuing along said west right of way, along the arc of a curve to the right having a radius of 3075.22 feet, a distance of 217.46 feet (the chord across said arc bears South 42°20'50" West, 217.42 feet); thence South 44°22'23" West, 525.25 feet to a point on the most easterly corner of lot 73 of Terrace Park Estates, said plat being recorded in Document 2006-06668, thence North 48°46'04" West, 520.15 feet; thence North 45°39'09" East, 972.22 feet; thence South 64°46'04" East, 3.22 feet to the place of beginning and containing 12.00 acres, more or less, and being subject to any easements of record.

