



CITY OF JACKSON, MISSOURI VOLUNTARY ANNEXATION APPLICATION

DATE OF APPLICATION: 3-4-2024

PROPERTY LOCATION (address): _____

Other description of location if not addressed: 26.2 Acres on Cane Creek Road
(pt Tax ID#09-900-36-00-007.00-0000)

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: Trussworks Realty Missouri, LLC
2270 Greensferry Rd.
Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION

Contact's Mailing Address: Chris Koehler, Koehler Engineering
194 Coker Ln., Cape Girardeau, MO 63701
Contact's Phone: 573-335-3026 Email: ckoehler@koehlerengineering.com

CURRENT USE OF PROPERTY: Vacant / 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) | C-2 (General Commercial) |
| 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 Doc. 2023-09671, 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).

[Handwritten Signature]

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

On this 4th day of MARCH, 2024, 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.

[Handwritten Signature]
_____, Notary Public

State Of Missouri
County of Cape Girardeau
My term expires: 10/25/27



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.

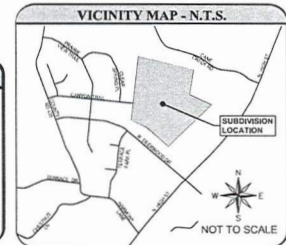
RECORD PLAT FOR STRODER'S TRUSS MANUFACTURING SUBDIVISION

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.

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 66°42'56" EAST, 409.22 FEET; THENCE NORTH 76°08'59" WEST, 918.53 FEET TO A POINT ON THE 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°13'30" WEST, 1847.66 FEET TO THE SOUTH-EAST 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 33; THENCE WITH THE NORTH LINE OF SAID TERRACE PARK ESTATES, SOUTH 44°20'21" EAST, 271.81 FEET; THENCE CONTINUE WITH THE NORTH LINE OF SAID TERRACE PARK ESTATES, SOUTH 46°40'04" EAST, 476.19 FEET; THENCE NORTH 45°39'09" EAST, 872.22 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 44°40'34" 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.



LEGEND	
○	FOUND 12" IRON ROD
●	SET 12" IRON ROD
⊕	UTILITY POLE
—	SUBDIVISION BOUNDARY LINE
- - -	NEW LOT LINE
- - -	EXTERNAL PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
- - -	CENTRLINE
- - -	CITY LIMITS LINE



KOEHLER
Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335-3826 Fax: (573) 335-9499
MO PLS Corp. Certificate #000262

DRAWN BY:	REV DATE:	DESCRIPTION:	REVAL:
SUSAN OGDEN			
TRAVIS STEPHENS			

CHECKED BY: TRAVIS STEPHENS
 SURVEY DATE: OCTOBER 2023
 DRAWING DATE: MARCH 13, 2024
 DRAWING NO: 3810

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, 2020.

