



CITY OF JACKSON, MISSOURI VOLUNTARY ANNEXATION APPLICATION

DATE OF APPLICATION: 10-15-2021

PROPERTY LOCATION (address): 2336 Old Orchard Dr.

Other description of location if not addressed:

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: KB413, LLC
1210 Greenway Drive
Jackson, MO 63255

CONTACT PERSON HANDLING APPLICATION

Contact's Mailing Address: John W. King III
1385 Kimbel Lane Jackson, MO 63255

Contact's Phone: 573-225-6450 Email: bill@united-4.com

CURRENT USE OF PROPERTY: Vacant

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)

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 ^{Doc#} 2021-13604 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).

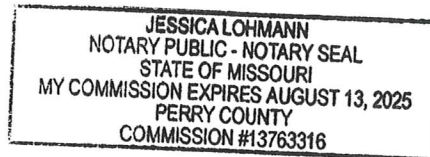
John W King III, member

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

On this 23 day of November, 2021, before me personally appeared John W. King, III,
member of KB413, LLC, 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.

Jessica Lohmann
JESSICA LOHMANN, Notary Public
State Of Missouri
County of Perry
My term expires: 8-13-2025



STATE OF MISSOURI)
)ss.
COUNTY OF _____)

FOR CITY USE ONLY:

Date application/petition submitted filed with City staff: 11/23/21

Date of resolution preparation by City Clerk: 12/17/21

Date of action by Board of Aldermen to set public hearing: 12/20/21

Date of publication in local newspaper of public hearing: 1/5/22

Date of public hearing: 1/18/22

Date of City Attorney preparation of ordinance: 2/1/22

Date of Board of Aldermen action: 2/7/22

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:

Tract 1 - Description

THAT PART OF U.S.P.S. NO. 788 AND THAT PART OF U.S.P.S. NO. 202, ALL IN TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE NORTH 83°32'12" WEST ALONG THE NORTH LINE OF SAID U.S.P.S. NO. 788, 132.00 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 18°38'48" WEST 248.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AN OVERHEAD ROAD TO INTERSTATE 55 FOR THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, NORTH 68°42'48" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 78.06 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE ROUTE 55; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 21°17'12" EAST ALONG SAID EAST RIGHT OF WAY LINE, 498.80 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 68°12'18" WEST 222.13 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE NORTH 48°23'12" WEST ALONG SAID NORTHERN RIGHT OF WAY LINE, 522.39 FEET TO THE INTERSECTION OF SAID NORTHERN RIGHT OF WAY LINE AND SAID SOUTH RIGHT OF WAY LINE OF SAID OVERHEAD ROAD TO INTERSTATE 55; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE, AND ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES, NORTH 42°11'48" EAST 112.68 FEET; THENCE NORTH 79°35'40" EAST 73.19 FEET; THENCE NORTH 69°09'31" EAST 97.40 FEET; THENCE NORTH 68°42'48" EAST 111.94 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 4.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

Tract 2 - Description

^W "NOT INCLUDED"

THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 21°17'12" EAST ALONG SAID WEST RIGHT OF WAY LINE, 216.20 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 12°45'21" EAST 101.09 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 68°42'48" WEST 46.33 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE NORTH 48°23'12" WEST ALONG SAID NORTHERN RIGHT OF WAY LINE, 352.96 FEET; THENCE

a

BOUNDARY SURVEY FOR BILL KING

Part of U.S.P.S. No. 788 and U.S.P.S. No. 202,
Township 31 North, Range 13 East of the Fifth
Principal Meridian, Cape Girardeau County, Missouri.



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TRACT 2 - DESCRIPTION "NOT INCLUDED"

THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE HEREIN DESCRIBED TRACT CONTAINS 1.01 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOC. NO. 2016-07094 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2021 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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



**STRICKLAND
ENGINEERING**

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**BOUNDARY SURVEY FOR
BILL KING
2336 S. OLD ORCHARD RD
JACKSON, MO**

SCALE 1"=100'
DATE 11-02-2021
DRAWN BY RA
CHECKED BY DR
PROJECT # 21-220



NORTH BASIS
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
EAST ZONE
MODOT VRS NAD83(2011)

100 0 100 200

REFERENCES

1. DOCUMENT NO. 2016-07094 (SUBJECT)
2. INTERSTATE ROUTE 55 PLANS
3. SURVEY BY BRIAN W. STRICKLAND, PLS 2005000069, DATED 06-13-05

ACCURACY STANDARD: TYPE RURAL

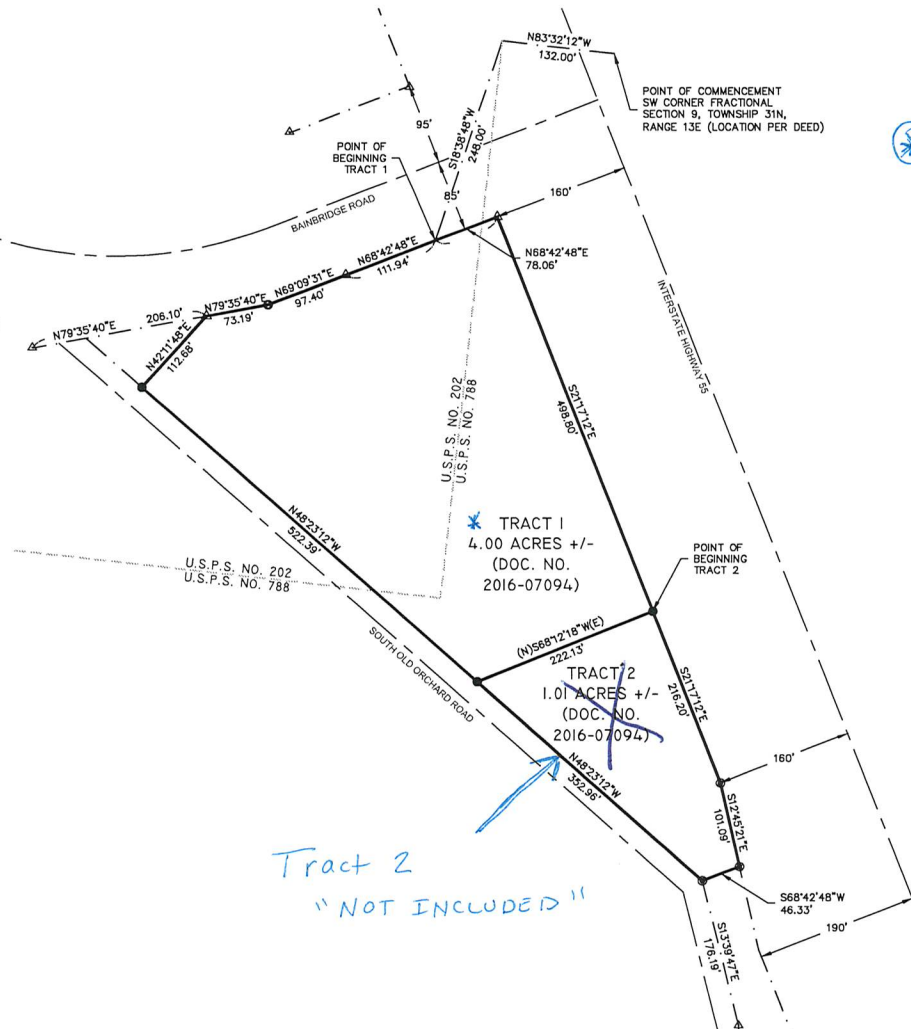
LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 30, 2017, IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 2ND DAY OF NOVEMBER 2021.

RONEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

Tract 2
"NOT INCLUDED"



b.





d.

Here is a rundown of the project scope and a bid for the scope as I understand it. All labor and material is included, except for the parts of the scope in **RED** that were not bid. I'll separate the two buildings as best I can for the purposes of this bid.

BOTH BUILDINGS -

Fire Sprinkler -

- New 6" water tap
- Trenching and laying incoming waterline
- Sprinkler riser
- Backflow preventer
- All supply lines and bracing
- All Sprinkler heads.
- **There could be adjustments made to the cost after final floor plan is confirmed.**

Asphalt Parking lot and turn lanes-

- 3 turn in lanes poured 5.5" thick.
- 26,000 sqft of parking lot poured 3" thick
- 8,000 sqft of parking lot poured 4" thick for heavy traffic and trash trucks.

Roof -

- clean the roof of all organic matter, replace/repair damaged roofing material, and pressure wash the surface ready for paint.
- Lloyd Slinkard painting will then cover all screws and penetrations with white elastomeric roof coating and the paint both roofs with white DTM Acrylic paint.

Exterior –

- Paint all blue gutters, down spouts, and eve trim white.
- Repair/replace damaged metal siding. There will be several damaged pieces that we just switch from the back to the front, but we will need to buy some new pieces to cover some of the larger holes.
- Cut out material, install 3 storefront frames, install 3 storefront glass units.
- Cut out material, install 6, 42" fan frames, install 6, 42" ventilation fans.
- Cut out material, install 3, 2'x10' intake frames, install metal security bars.
- Install 680 +/- 30 sqft of composite Brick impression siding.
- Fabricate sign to cover gap between the two buildings.
- **Install additional Man doors for fire egress.**
- **Install new underground drains for the gutters.**

TURF BUILDING INTERIOR

- Install vertical 2x4's to sidewall girts, install ½" plywood over the 2x4's.
- Frame both end walls, cover end wall framing with ½" plywood.
- Paint all vertical walls. (color to be chosen at a later date)
- Frame New 8' tall walls for bathrooms, Locker rooms, storage room, and check in area. Includes bring Sewer line to the south exterior of the building.



- Frame 15'x 100' viewing balcony with metal had rail and metal staircase.
- 100' of 8' tall chain link fencing, 29' of 10' chain link fencing.
- 110 ' of flat wall padding, 14 beam pads,
- Install 2 new Ductless mini-split systems with up to 8 total distribution heads for the bathrooms and locker rooms.
- Does not include Turf, equipment, netting, or electric service.

GYM UNIT INTERIOR

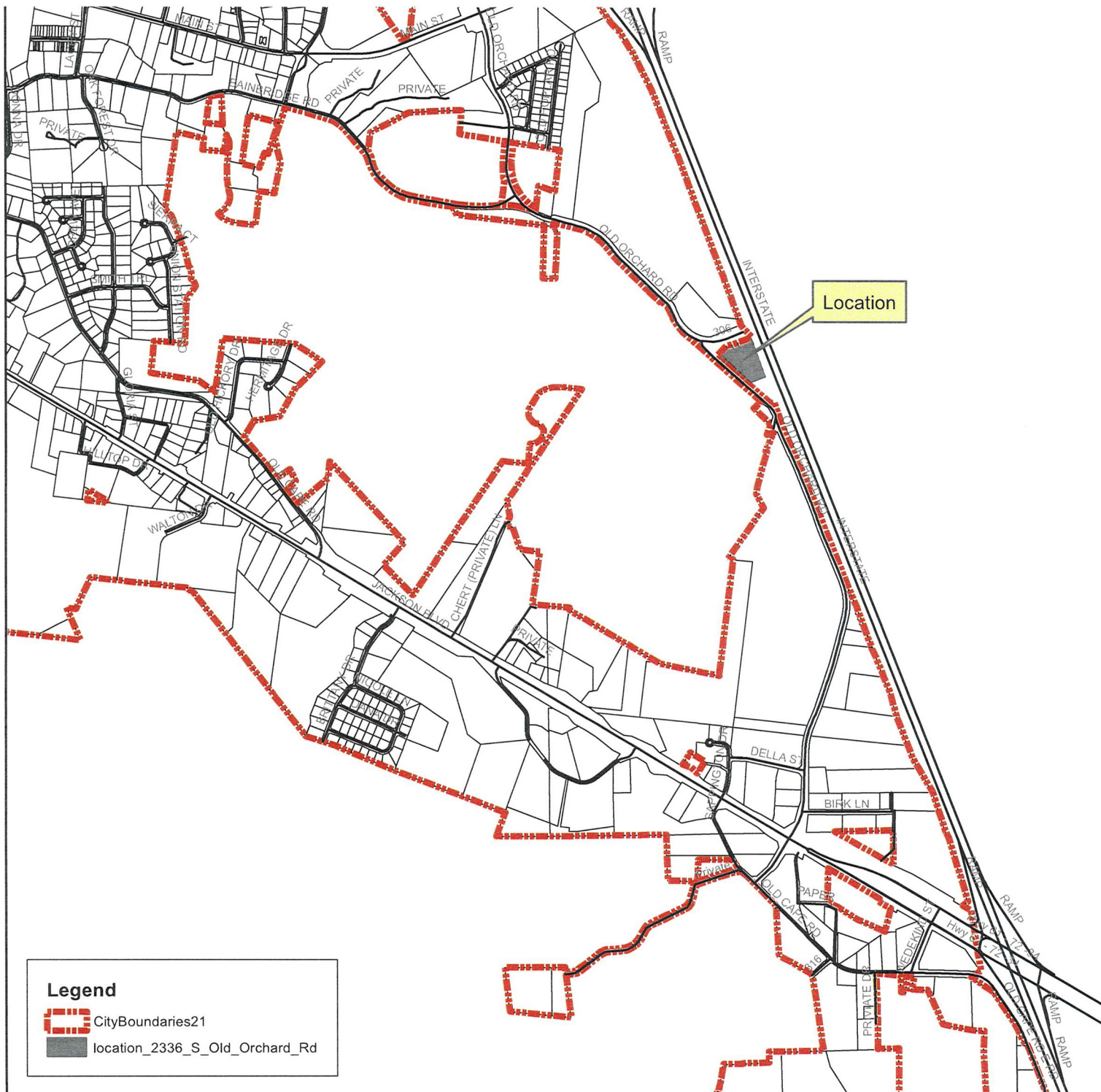
- 2 group fitness classes
- 4 Shower rooms
- 1 ADA bathroom
- 2 Tanning rooms
- 3 Offices
- Exterior gym wall framing and drywall
- 8000 sqft of rubber gym flooring
- Interior electric Estimate (\$78,000.00)
- Interior plumbing (Estimate \$26,000)
- Concrete repair and replacement.
-

PULSE KITCHEN UNIT

- Framed and insulated divider walls, separation wall between kitchen and sales area.
- New concrete floor
- Plumbing for 3 sinks, 3 floor drains, 2 vent stacks. (Estimated at \$16,000)
- Electric (estimated at \$11,200.00)
- PVC coated drop ceiling.
- FRP walls in the kitchen area.
- Concrete repair and replacement
- Epoxy finished flooring
- Does not include Equipment, fire suppression, vent hood, or grease trap.

MINI STORAGE

- 18g metal framing
- 7'x7' roll-up doors
- 18g metal ceiling bracing
- Expanded metal sheet ceiling.
- 4 exterior double man doors.
- Overhead lighting and electrical Estimated at (\$38,000.00)
- Does not include HVAC.



2336 S. Old Orchard Rd.
Location Map



Legend

- Circuit_19
- Hydrology
- City Limits

2336 S. Old Orchard Rd.
City Utilities