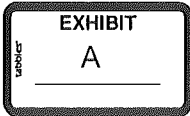




CITY OF JACKSON, MISSOURI
VOLUNTARY ANNEXATION APPLICATION



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 [X] 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 [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 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:

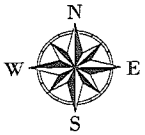


**KOEHLER ENGINEERING & LAND SURVEYING, INC.**

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:

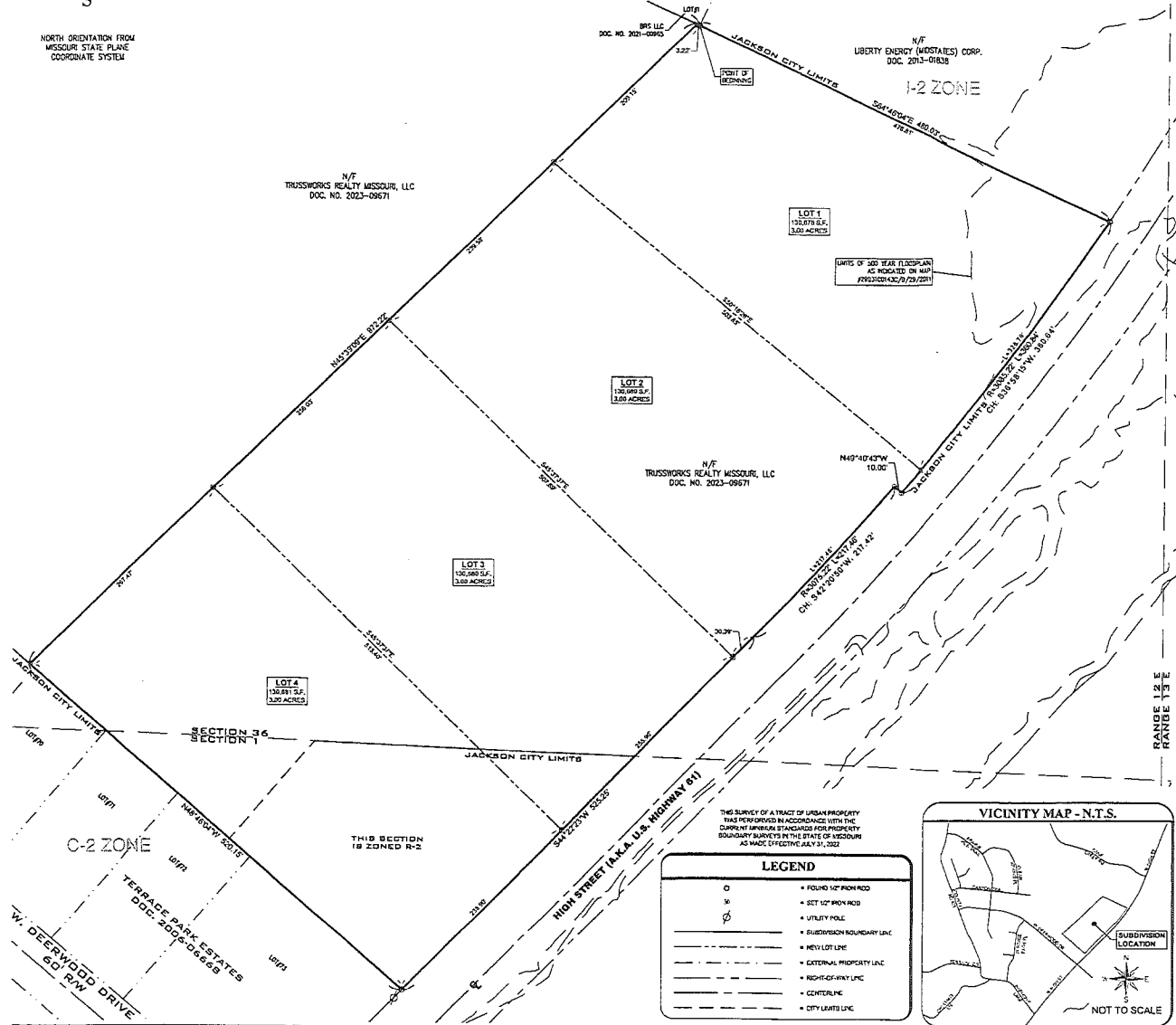
BEGIN at the most easterly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02837, South 64°46'04" East, 476.81 feet, to the most easterly corner of Liberty Energy (Midstates) Corp tract, as conveyed in Document 2013-01838; thence leaving 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.



NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

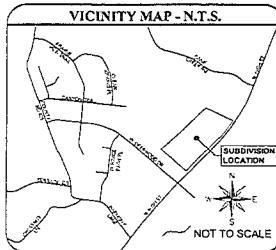
# RECORD PLAT FOR STRODER'S INDUSTRIAL PARK SUBDIVISION

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 AMERICAN STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022.

LEGEND	
(Symbol)	FOUND 1/2" IRON ROD
(Symbol)	SET 1/2" IRON ROD
(Symbol)	UTILITY POLE
(Symbol)	SUBDIVISION BOUNDARY LINE
(Symbol)	NEW LOT LINE
(Symbol)	EXTERNAL PROPERTY LINE
(Symbol)	RIGHT-OF-WAY LINE
(Symbol)	CENTERLINE
(Symbol)	CITY LIMITS LINE



### SUBDIVISION NOTES

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

**ZONING REGULATIONS**

**ZONE:** R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

**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 UPON A BUILDING LINE ESTABLISHED BY SUBDIVISION PLAT THE FRONT YARD SHALL BE NOT LESS THAN THE DISTANCE 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 FIFTY (50) FEET.

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

**MINIMUM LOT AREA:** OBTAINED 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 DEVELOPMENT:** 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:**  
MEL STRODER  
2315 GREYSHIRE ROAD  
JACKSON, MISSOURI 64503

**LOT SIZES**

TOTAL NUMBER OF LOTS:	4 LOTS
LARGEST LOT AREA:	136,897 SF (3.13 ACRES)
SMALLEST LOT AREA:	106,874 SF (2.43 ACRES)
TOTAL SUBDIVISION AREA:	522,757 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 PLAN, NO. 2903100142C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

**PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:**  
KOEHLER ENGINEERS AND LAND SURVEYORS, INC.  
104 CIRCLE LAKE, CAPE GIRARDEAU, MO 63711  
(314) 330-3000

### SUBDIVISION DEDICATION

THE UNDERSIGNED, MR. STEVE L. STRODER, PRESIDENT OF TRUSSWORKS REALTY MISSOURI, LLC, OWNER IN FEE OF ALL DOCUMENT NUMBER 2023-09671, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 13.00 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 easterly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase 1, said plat being recorded in Document 2014-02872, Jason A. W. Case, et al., to the west easterly corner of Liberty Energy (Missouri) Corp. 36384 feet (the front corner said and south 32° 07' 57" west, 352.03 feet there along an offset to the west side of west 100° 47' 42" west, 12.00 feet; thence continue along said west (210) feet, along the west side of a curve to the right having a radius of 307.12 feet, a distance of 33.64 feet (the curve begins said west 100° 47' 42" west, 333.64 feet; thence south 44° 27' 23" west, 125.23 feet to a point on the most easterly corner of Lot 73 of Terrace Park Estates, said plat being recorded in Document 2020-06648, Phoenix Ranch 47° 04' 04" east, 120.12 feet (there north 47° 07' 07" east, 972.12 feet; thence south 64° 42' 04" east, 3.23 feet to the place of beginning and containing 13.00 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 DESIGNATED HEREIN WHO HAS 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 FOREGOING STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

LISA 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\_\_\_\_.

LISA WALKER, CITY CLERK

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY DYER, PLANNING AND ZONING COMMISSION CHAIRMAN

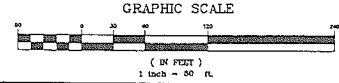
DIANE HALL, MAYOR

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) SS )

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. \_\_\_\_\_ AT JACKSON, MISSOURI.

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 63701  
Ph: (373) 335-3026 Fax: (373) 335-3049  
M.O. P.L.S. Corp. Certificate #0002462

DRAWN BY	DESIGN	DATE	DESCRIPTION	DATE
CHESTERMAN, L. KEOHLER		01/04/24	ADDRESS CITY REVIEW COMMENTS	
CHECKED BY				
SURVEY DATE				
OWNER DATE				
DRAWN DATE				