



**CITY OF JACKSON, MISSOURI
VOLUNTARY ANNEXATION WITH
ZONING APPLICATION**

DATE OF APPLICATION: 11-30-24

PROPERTY LOCATION (address): W Jackson Trail

Other description of location if not addressed:

PROPERTY OWNERS (all legal property owners listed on deed)

Names & Mailing Addresses: Semo Land Development LLC
PO Box 502
Jackson MO 63755

CONTACT PERSON HANDLING APPLICATION

Contact's Name: Chris Pike

Contact's Mailing Address: 2007 Providence Dr Jackson MO 63755

Contact's Phone: 573-450-7434 Email: chris@buildbreck.com

CURRENT USE OF PROPERTY: Vacant Land

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-4 | (Planned Commercial) |
| MH-1 | (Mobile Home Park) | <u>I-1</u> | (Light Industrial) |
| O-1 | (Professional Office) | I-2 | (Heavy Industrial) |
| CO-1 | (Enhanced Commercial Overlay) | 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 Book _____ 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).

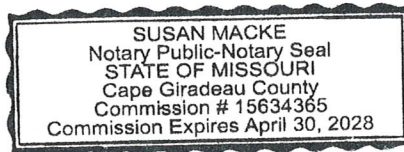
Christopher Pike

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

On this 11th day of December, 2024, before me personally appeared Christopher Pike, 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.

Susan Macke
_____, Notary Public
State Of Missouri
County of Cape Girardeau
My term expires: April 30, 2028



STATE OF MISSOURI)
)ss.
COUNTY OF _____)

BOUNDARY SURVEY/ ANNEXATION EXHIBIT FOR CHRIS PIKE

That part of U.S.P.S. No. 527, Township 31 North,
Range 12 East of the Fifth Principal Meridian
County of Cape Girardeau, Missouri.

TRACT 3 - DESCRIPTION

THAT PART OF U.S.P.S. NO. 527, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5 OF U.S.P.S. NO. 2255; THENCE NORTH 82°31'36" WEST 1007.20 FEET; THENCE NORTH 08°17'22" EAST 673.90 FEET; THENCE NORTH 91°14'38" WEST 482.40 FEET TO A POINT ON THE ORIGINAL WEST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 725; THENCE NORTH 32°31'07" WEST, ALONG SAID ORIGINAL WEST RIGHT OF WAY LINE, 598.80 FEET; THENCE LEAVING SAID ORIGINAL WEST RIGHT OF WAY LINE, 57°28'53" WEST 25.00 FEET; THENCE NORTH 35°44'35" WEST 275.08 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 59°45'14" WEST 407.47 FEET; THENCE NORTH 81°09'46" WEST 66.98 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 81°09'46" WEST 392.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF JACKSON TRAIL, THENCE WEST 1007.20 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE, 408.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF SAID JACKSON TRAIL, SOUTH 09°44'31" EAST 292.88 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 1.25 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

POINT OF COMMENCEMENT
SE CORNER LOT 5 OF
U.S.P.S. NO. 2255
TOWNSHIP 31N, RANGE 12E
(LOCATION PER DEED)
N82°31'38"W
1007.20'



STRICKLAND
ENGINEERING

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4000
FAX: 573-243-2191

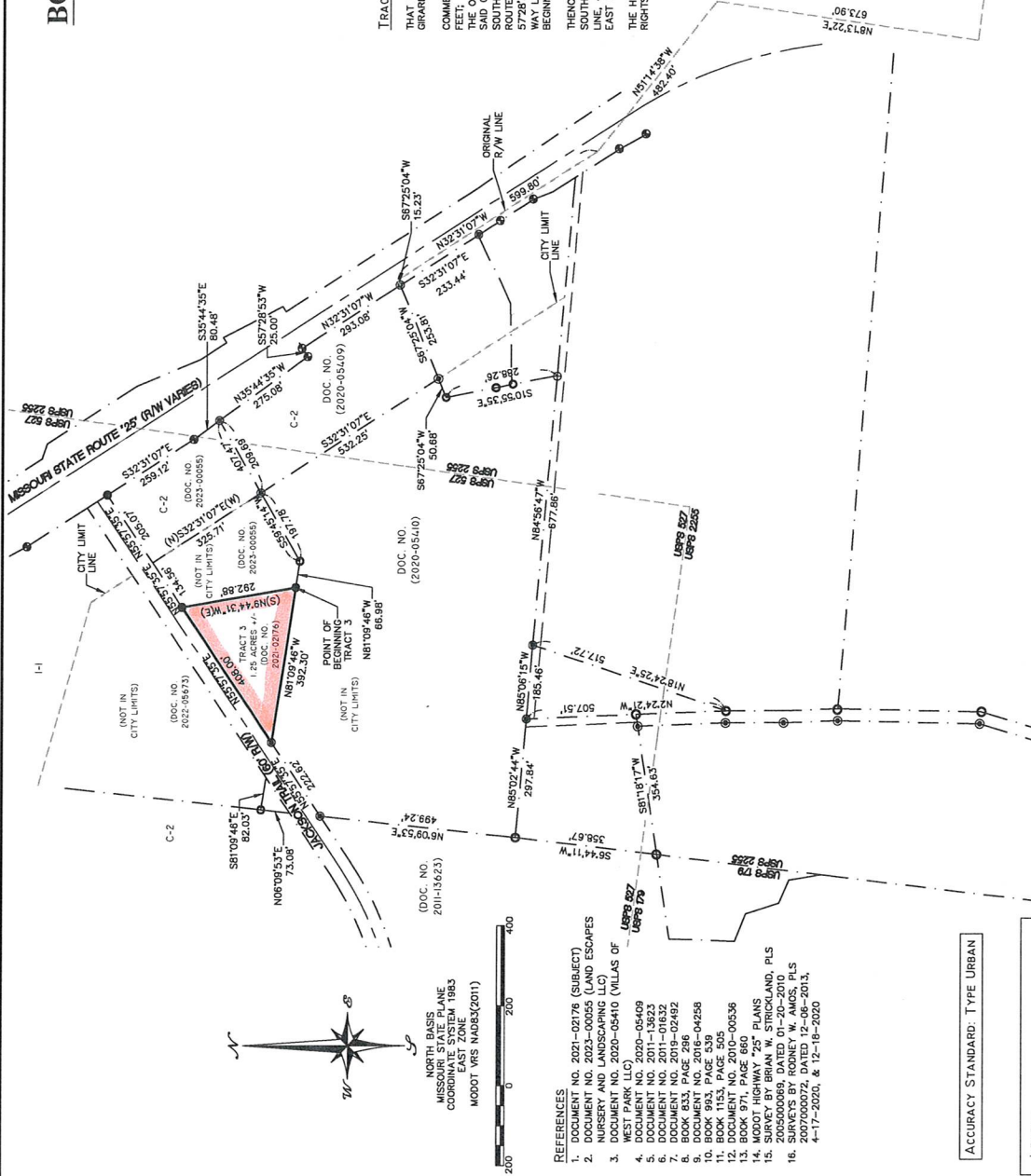
CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

SCALE 1"=200'
DATE 12-05-2024
DRAWN BY RA
CHECKED BY DR
PROJECT # 22-173

BOUNDARY SURVEY FOR
CHRIS PIKE
JACKSON TRAIL
JACKSON, MO

RODNEY W. AMOS MC-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI BOUNDARY SURVEYS ACT, AS AMENDED, AND THE SURVEYOR'S CERTIFICATE WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 5TH DAY OF DECEMBER 2024.



REFERENCES

1. DOCUMENT NO. 2021-02176 (SUBJECT)
2. DOCUMENT NO. 2023-00055 (LAND ESCAPES)
3. DOCUMENT NO. 2020-06490 (VILLAS OF WEST PARK LLC)
4. DOCUMENT NO. 2020-05409
5. DOCUMENT NO. 2011-13823
6. DOCUMENT NO. 2011-08332
7. DOCUMENT NO. 2011-06492
8. BOOK 833, PAGE 296
9. DOCUMENT NO. 2016-04258
10. BOOK 993, PAGE 539
11. DOCUMENT NO. 2010-00536
12. BOOK 971, PAGE 660
13. MODOT HIGHWAY 725 PLANS
14. SURVEY BY BRIAN W. STRICKLAND, PLS
15. MISSOURI SURVEYING ACT, CHAPTER 173, R.S.M.O.
16. SURVEYS BY RODNEY W. AMOS, PLS, 2007000072, DATED 12-08-2013, 4-17-2020, & 12-18-2020

ACCURACY STANDARD: TYPE URBAN

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

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 59°45'14" WEST 197.78 FEET; THENCE NORTH 81°09'46" WEST 66.98 FEET; THENCE NORTH 09°44'31" WEST 292.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF JACKSON TRAIL; THENCE NORTH 55°57'35" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 134.56 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF SAID JACKSON TRAIL, SOUTH 32°31'07" EAST 325.71 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 1.43 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

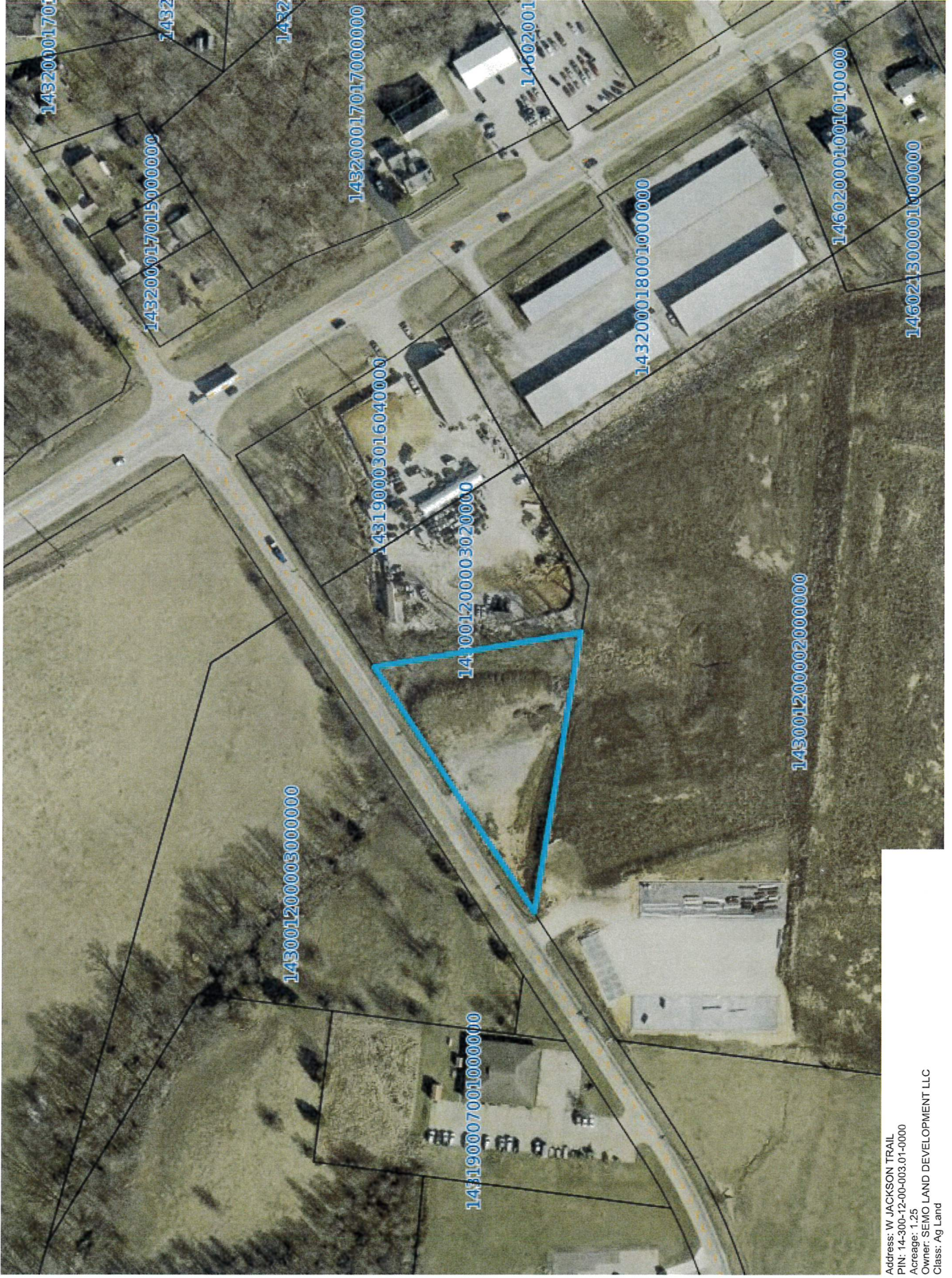
Tract 3 - Description

THAT PART OF U.S.P.S. NO. 527, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5 OF U.S.P.S. NO. 2255; THENCE NORTH 82°31'38" WEST 1007.20 FEET; THENCE NORTH 08°13'22" EAST 673.90 FEET; THENCE NORTH 51°14'38" WEST 482.40 FEET TO A POINT ON THE ORIGINAL WEST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "25"; THENCE NORTH 32°31'07" WEST, ALONG SAID ORIGINAL WEST RIGHT OF WAY LINE, 599.80 FEET; THENCE LEAVING SAID ORIGINAL WEST RIGHT OF WAY LINE, SOUTH 67°25'04" WEST 15.23 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "25"; THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 32°31'07" WEST 293.08 FEET; THENCE SOUTH 57°28'53" WEST 25.00 FEET; THENCE NORTH 35°44'35" WEST 275.08 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 59°45'14" WEST 407.47 FEET; THENCE NORTH 81°09'46" WEST 66.98 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE PONT OF BEGINNING, CONTINUE NORTH 81°09'46" WEST 392.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF JACKSON TRAIL; THENCE NORTH 55°57'35" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 408.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF SAID JACKSON TRAIL, SOUTH 09°44'31" EAST 292.88 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 1.25 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.



Address: W JACKSON TRAIL
PIN: 14-300-12-00-003.01-0000
Acreage: 1.25
Owner: SEMO LAND DEVELOPMENT LLC
Class: Ag Land

SEMORPC: Web Map



12/10/2024, 2:10:30 PM

