



**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)             | <del>I-2</del> | (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

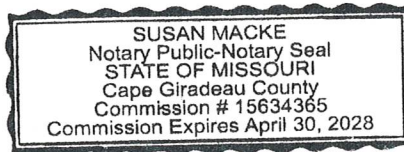
\_\_\_\_\_

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°31'38" 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 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 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.

## REFERENCES

1. DOCUMENT NO. 2021-02176 (SUBJECT)
2. DOCUMENT NO. 2023-00055 (LAND ESCAPES NURSERY AND LANDSCAPING LLC)
3. DOCUMENT NO. 2020-05410 (VILLAS OF WEST PARK LLC)
4. DOCUMENT NO. 2020-05409
5. DOCUMENT NO. 2011-13623
6. DOCUMENT NO. 2011-01632
7. DOCUMENT NO. 2019-02492
8. BOOK 833, PAGE 296
9. DOCUMENT NO. 2016-04258
10. BOOK 993, PAGE 539
11. BOOK 1153, PAGE 505
12. DOCUMENT NO. 2010-00536
13. BOOK 971, PAGE 660
14. MODOT HIGHWAY "25" PLANS
15. SURVEY BY BRIAN W. STRICKLAND, PLS 200500068, DATED 01-20-2010
16. SURVEYS BY RODNEY W. AMOS, PLS 2007000072, DATED 12-06-2013, 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

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 5TH DAY OF DECEMBER 2024.

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



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  
CHRIS PIKE  
JACKSON TRAIL  
JACKSON, MO

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



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

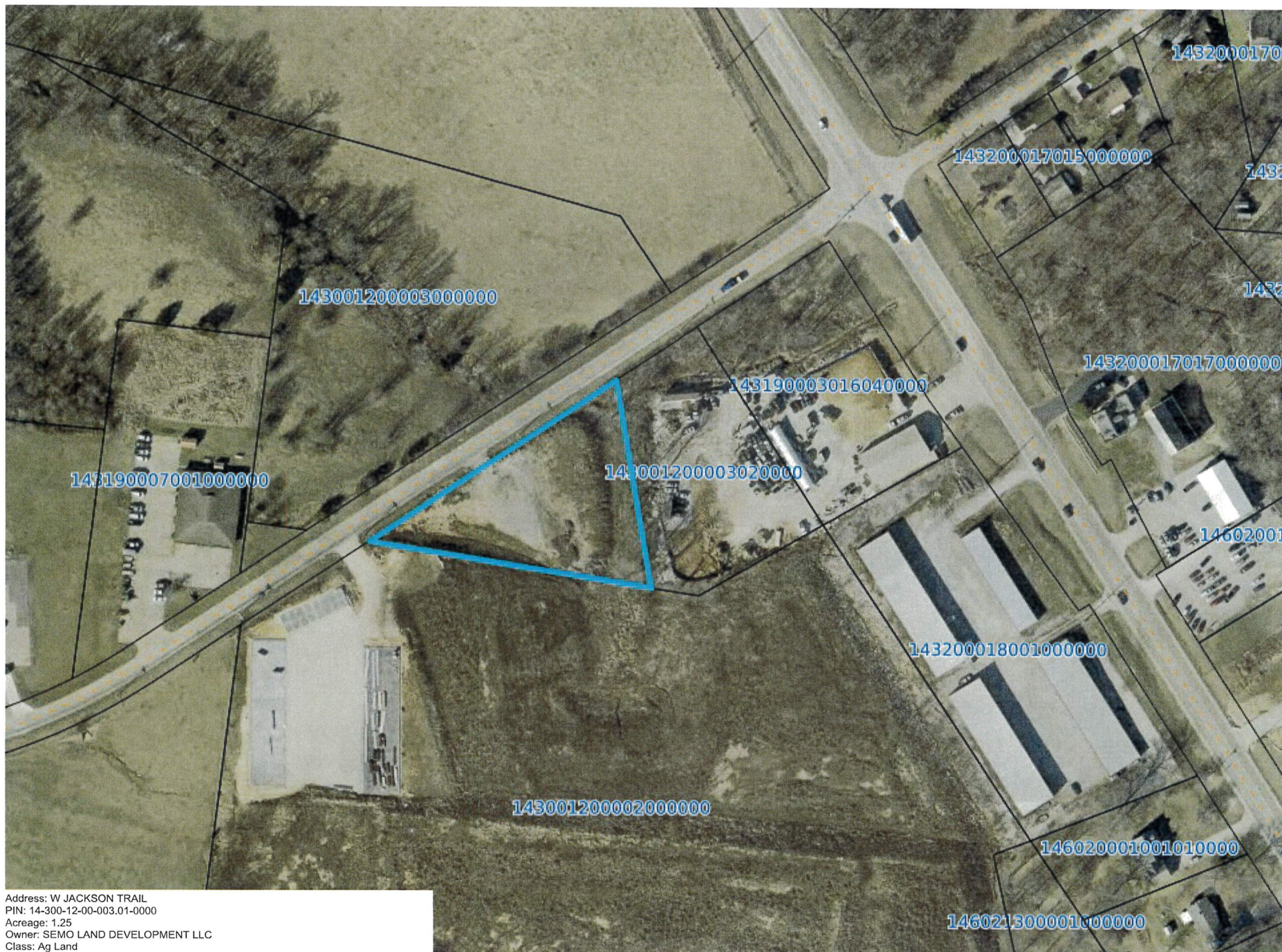
THAT PART OF U.S.P.S. NO. 527, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

