



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, January 10, 2024 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Larry Miller, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the December 13, 2023 minutes.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Consider a request to approve the final plat of Stroder's Industrial Park Subdivision submitted by Trussworks Reality Missouri, LLC.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on January 5, 2024, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, DECEMBER 13, 2023, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session with Chairman Harry Dryer presiding, and Commissioners Tony Koeller, Bill Fadler, Eric Fraley, Angelia Thomas, and Heather Harrison were present. Commissioner Michelle Weber, Tina Weber, and Beth Emmendorfer were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh and Alderman Joe Bob Baker were present. The citizens attending were Jacob Jones and Brandon Bock.

APPROVAL OF MINUTES

Approval of November 8, 2023)
regular meeting minutes)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Tony Koeller, seconded by Commissioner Eric Fraley.

PUBLIC HEARINGS

None)

OLD BUSINESS

None)

NEW BUSINESS

Consider a request to approve the re-)
subdivision of Good Day Farm Subdivision)
submitted by Jackson Boulevard Holdings, LLC.)

Mr. Miller explained where the re-subdivision is located and how the owners want to divide the three lots into four lots. He explained that the new dispensary would be built on lot one.

Chairman Dryer asked if the owner or applicant was present. Mr. Miller told the Commission they were not there because they are located in St. Louis.

Seeing no further questions, Chairman Harry Dryer entertained a motion.

Commissioner Tony Koeller made a motion to approve the re-subdivision of Good Day Farm Subdivision. The request was seconded by Commissioner Bill Fadler and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Consider a request for a preliminary plat of)
Old Orchard Town Homes Subdivision)
submitted by Fruitland Investments, LLC)
and Lyndon Properties, LLC.)

Mr. Miller reported that the preliminary plat is located on Old Orchard Rd across from Old McKendree Crossing Subdivision, and the Old Orchard Town Homes Subdivision will be in line with McKendree Crossing Dr. He explained that the subdivision is divided into 4 lots big enough to have quadplexes built on them. Mr. Miller told the Commission the applicants were present for further questions.

Mr. Jacob Jones from 26806 State Highway B Marble Hill, MO 63784 came forward and said depending on the lay of the land would determine if a quadplex could be placed in the lot or if a triplex would need to be built instead.

Mr. Brandon Bock from 349 Big Sky Lane Millersville, MO 63766, came forward and was asked by Commissioner Bill Fadler if they were going to be single-story or double-story. Mr. Bock said they would be single-story. Mr. Bock said they will be owned by Fruitland Investments, LLC and Lyndon Properties, LLC, but later down the road, they may individually sell them.

Mr. Miller and the Commission explained that if the lots were individually sold, they would need to be re-subdivided with a zero-lot line which would need to go before the Planning and Zoning Commission and then the Board of Alderman for approval. Also, the fire separation wall between the units needs to have a 2-hour rating, and each unit would need to have its own utility. Mr. Jones and Mr. Bock said they understood, and it wouldn't be for several years.

Seeing no further questions, Chairman Harry Dryer entertained a motion.

Commissioner Bill Fadler made a motion to approve the land exchange. Commissioner Tony Koeller seconded the request, and it was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

ADDITIONAL ITEMS

None)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Heather Harrison motioned to adjourn, seconded by Commissioner Bill Fadler, and unanimously approved.

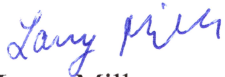
Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Respectfully submitted,



Tony Koeller
Planning and Zoning Commission Secretary

Attest:



Larry Miller
Building and Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING.

Staff Report

ACTION ITEM: Consider a request to approve the final plat of Stroder's Industrial Park Subdivision submitted by Trussworks Reality Missouri, LLC.

APPLICANT: Trussworks Reality Missouri, LLC

APPLICANT STATUS: Property Owner

PURPOSE: For the portion of the tract in the city to be part of Stroder's Industrial Park Subdivision lots.

SIZE: 1.45 acres (inside the city limits)

PRESENT USES: Farmland

PROPOSED USE: Rezone to a C-2 General Commercial District and Annex the remaining lots into the City of Jackson, and rezone to a C-2 General Commercial District.

ZONING: R-2 Single Family and out of the city limits.

SURROUNDING LAND USE: North – Out of the City Limits, East, South, and West – C-2 General Commercial District

HISTORY: This tract was part of the Larry D. Borgfield and Audrey Borgfield property before being sold to Trussworks Reality Missouri, LLC. The small portion of this tract was annexed into the city as part of a large voter-approved annexation that followed public survey lines.

TRANSPORTATION AND PARKING: All required street frontage exists.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2009 COMPREHENSIVE PLAN: Single-Family Residential

MAJOR STREET PLAN: This does not conflict with the major street plan.

FLOODPLAIN INFORMATION: Not in a Flood Plain 29030143E Dated 9-11-2009.

PHYSICAL CHARACTERISTICS: See attached picture.

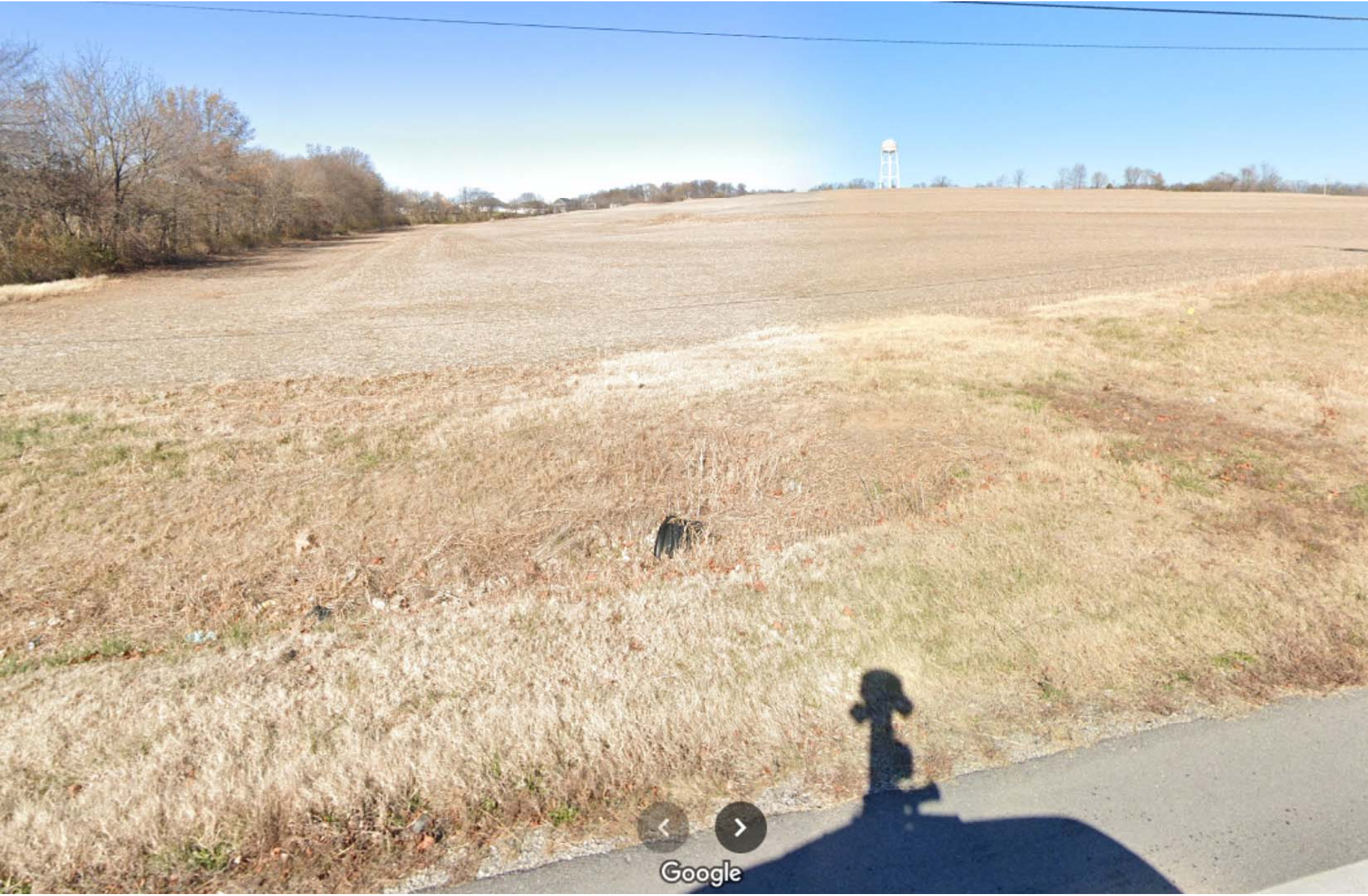
COMMENTS: The property outside the city limits of Stroder's Industrial Park Subdivision will eventually be annexed and rezoned as a C-2 General Commercial district by the current owner. If the properties are sold to a different owner before then, the new owner may not want to be annexed into the city.

Trussworks Realty Missouri, LLC has signed a letter asking for four (4) variances from the subdivision requirements under Chapter 57 of the City of Jackson Code of Ordinances.

- 1) Mr. Stroder requests a variance from the requirement to submit a preliminary plat. Due to most of this property being in the County, the owner wishes to submit this plat as is and have it recorded prior to annexation.
- 2) Mr. Stroder requests a variance from the requirement to provide sanitary sewers to all lots. The small portion of Lot #3 in the City will not currently have a sewer. However, plans are being prepared and will be submitted for construction to serve all lots within the next 30 days, and any necessary easements will be prepared and submitted at that time.
- 3) Mr. Stroder requests a variance from the minimum lot size for the small portion of lot #3 that falls within the City. This portion is part of an overall 3-acre parcel, which will have sufficient square footage once the balance of the lot is annexed into the City.
- 4) Mr. Stroder requests a variance from the 10-foot easement around the subdivision. There should be no need for utility installations beyond sanitary sewer, and an easement for that will be submitted with the improvement plans that are being developed.

ACTION REQUIRED: The Commission shall approve or deny this request, including the variances. The Commission's action serves as a recommendation to the Board of Alderman. All subdivisions with variances require a 2/3 majority approval of the entire Board of Aldermen.

PHYSICAL CHARACTERISTICS





SUBDIVISION APPLICATION

City of Jackson, Missouri

NAME OF SUBDIVISION: Stroder's Industrial Park Subdivision

DATE OF APPLICATION: 12/27/2023

TYPE OF APPLICATION:

<input type="checkbox"/>	PRELIMINARY PLAT
<input checked="" type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	MINOR SUBDIVISION
<input type="checkbox"/>	RESUBDIVISION

PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Trussworks Realty Missouri, LLC

Mailing Address: 17251 Kachina

City, State ZIP: College Station, TX 77845

ENGINEER / SURVEYING COMPANY: Koehler Engineers & Land Surveyors

Engineer / Surveyor Contact: Chris Koehler

Mailing Address: 194 Coker Ln.

City, State ZIP: Cape Girardeau, MO 63755

Contact's Phone: 573-335-3026

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Steve Stroder

Mailing Address: 2155 Greensferry Rd.

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-270-9934

Email Address (if used): sstroder@trussworksllc.net

CURRENT ZONING: (circle all that apply)

- | | |
|---|---|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input checked="" type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 (Heavy Industrial) |

I-3 (Planned Industrial Park)

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES NO

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*



Please submit the completed application along with the applicable application fee to:

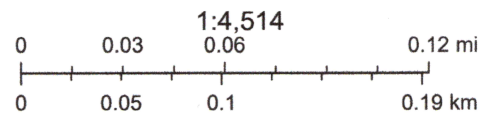
Larry Miller
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: lmiller@jacksonmo.org

City of Jackson



1/3/2024, 4:47:54 PM

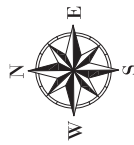


LOCATION MAP

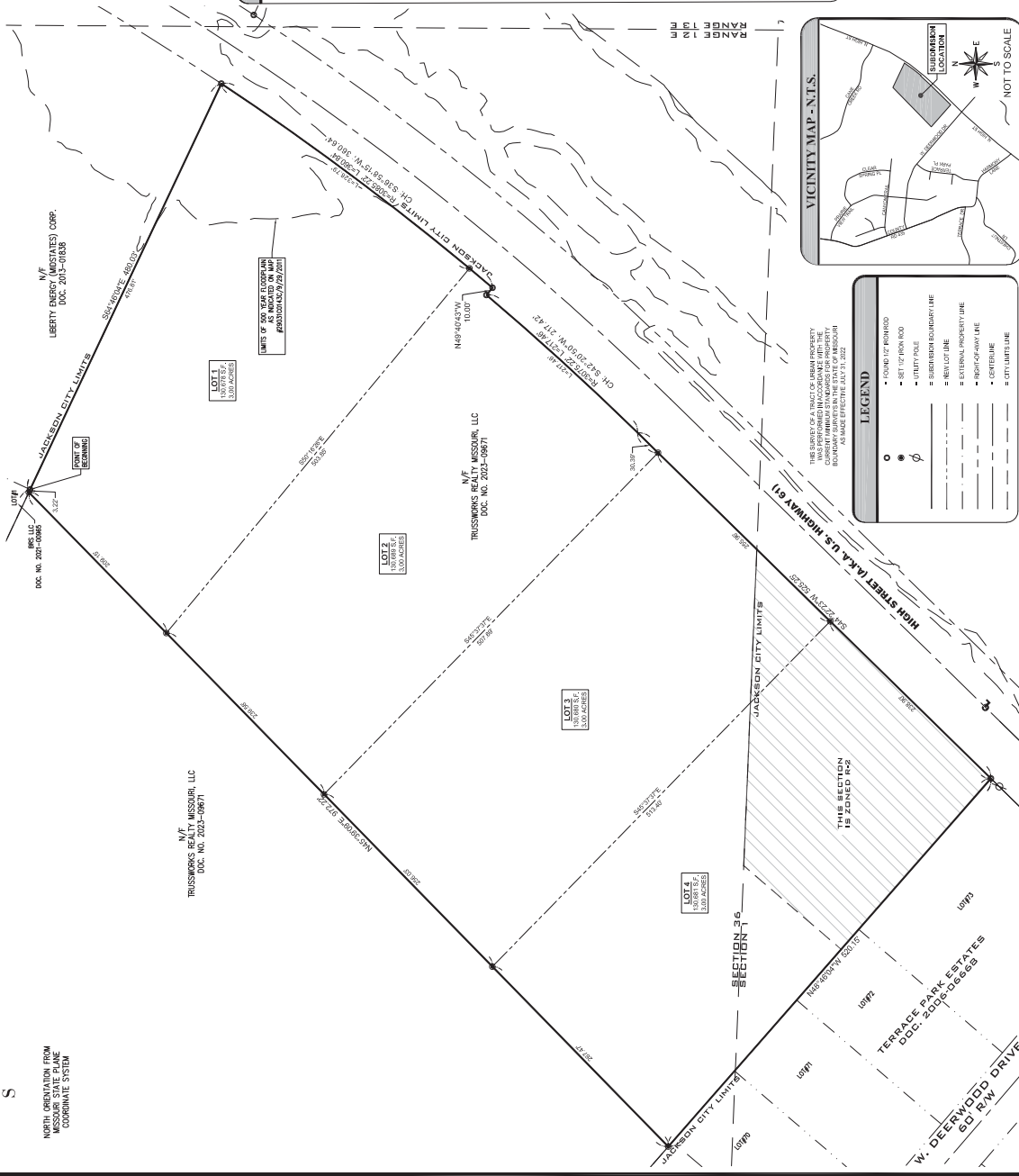
RECORD PLAT FOR

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.



NORTH ORIENTATION FROM
MISSOURI STATE PLANE
COORDINATE SYSTEM



SUBDIVISION DEDICATION

THE UNDERSIGNED, MR. STEVE L. STRODER, PRESIDENT OF STRODER'S REALTY MISSOURI, LLC, COUNTY CLERK OF ALL OF JACKSON, MISSOURI, HEREBY CERTIFIES THAT THE SUBDIVISION DESCRIBED IN THIS RECORD PLAT IS CONTAINED IN AN ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: [REPEATED PARAGRAPHS]

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)
I, STEVE L. STRODER, PRESIDENT)
OF STRODER'S REALTY MISSOURI, LLC)
DO HEREBY CERTIFY THAT THE SUBDIVISION DESCRIBED IN THIS RECORD PLAT WAS ACCURATELY SURVEYED AND THE INSTRUMENTS WERE FILED IN ACCORDANCE WITH THE RELEVANT STATUTES OF THE STATE OF MISSOURI, AND THAT THE INSTRUMENTS WERE FILED IN ACCORDANCE WITH THE RELEVANT STATUTES OF THE STATE OF MISSOURI.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE FOREPART OF THIS RECORD PLAT, AT JACKSON, MISSOURI, THIS 12th DAY OF FEBRUARY, 2024.

MR. STEVE L. STRODER, PRESIDENT
STATE OF MISSOURI (JS)
COUNTY OF CAPE GIRARDEAU (JS)
I, STEVE L. STRODER, PRESIDENT OF STRODER'S REALTY MISSOURI, LLC, COUNTY CLERK OF ALL OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THE PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI, BY ORDINANCE NO. _____ PASSED AND APPROVED THIS ____ DAY OF _____ A.D. 20____.

LEZZA WALKER, CITY CLERK
JANET SANDERS, PUBLIC WORKS DIRECTOR
HARRY DREYER, PLANNING AND ZONING COMMISSION CHAIRMAN
DWAYNE HAWKS, MAYOR
STATE OF MISSOURI (JS)
COUNTY OF CAPE GIRARDEAU (JS)

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 SANDERS, RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI
1000 S. MAIN ST., JACKSON, MISSOURI 64501
PH: (660) 731-1000

SUBDIVISION NOTES

RECORD OWNER: STRODER'S REALTY MISSOURI, LLC
1000 S. MAIN ST., JACKSON, MISSOURI 64501
PH: (660) 731-1000

ZONING REGULATIONS: R-2 (SINGLE-FAMILY RESIDENTIAL) DISTRICT

NOTES: THESE SHALL BE A FRONT YARD OF NOT LESS THAN 20 FEET, MEASURED FROM THE FRONT PROPERTY LINE TO THE FRONT YARD. THE DISTANCE ESTABLISHED ON THE PLAT AND NOT MORE THAN FIFTY FEET GREATER THAN THAT DISTANCE. THE DISTANCE ESTABLISHED ON THE PLAT AND NOT MORE THAN FIFTY FEET GREATER THAN THAT DISTANCE. THE DISTANCE ESTABLISHED ON THE PLAT AND NOT MORE THAN FIFTY FEET GREATER THAN THAT DISTANCE.

SETBACKS: THE DISTANCE ESTABLISHED ON THE PLAT AND NOT MORE THAN FIFTY FEET GREATER THAN THAT DISTANCE.

STAIRS: THE DISTANCE ESTABLISHED ON THE PLAT AND NOT MORE THAN FIFTY FEET GREATER THAN THAT DISTANCE.

UTILITIES: THE DISTANCE ESTABLISHED ON THE PLAT AND NOT MORE THAN FIFTY FEET GREATER THAN THAT DISTANCE.

ADDITIONAL NOTES: THE DISTANCE ESTABLISHED ON THE PLAT AND NOT MORE THAN FIFTY FEET GREATER THAN THAT DISTANCE.

OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:

MR. STEVE L. STRODER
STRODER'S REALTY MISSOURI, LLC
1000 S. MAIN ST., JACKSON, MISSOURI 64501

LOT SIZES

TOTAL NUMBER OF LOTS:	4 LOTS
LARGE LOTS:	10000 SF (0.23 ACRES)
SMALL LOTS:	10000 SF (0.23 ACRES)
TOTAL SUBDIVISION:	52272 SF (1.19 ACRES)

APPROVAL NOTE: THE CITY'S APPROVAL IS ONLY FOR THE PART 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 FLOOD MAP NUMBER 17025C0101A, WHICH IS AVAILABLE AT THE OFFICE OF THE RECORDER OF DEEDS, JACKSON, MISSOURI.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:
HUGHER ENGINEERS AND SURVEYORS, INC.
1000 S. MAIN ST., JACKSON, MISSOURI 64501
PH: (660) 731-1000

SUBDIVISION DEDICATION

THE UNDERSIGNED, MR. STEVE L. STRODER, PRESIDENT OF STRODER'S REALTY MISSOURI, LLC, COUNTY CLERK OF ALL OF JACKSON, MISSOURI, HEREBY CERTIFIES THAT THE SUBDIVISION DESCRIBED IN THIS RECORD PLAT IS CONTAINED IN AN ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: [REPEATED PARAGRAPHS]

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)
I, STEVE L. STRODER, PRESIDENT)
OF STRODER'S REALTY MISSOURI, LLC)
DO HEREBY CERTIFY THAT THE SUBDIVISION DESCRIBED IN THIS RECORD PLAT WAS ACCURATELY SURVEYED AND THE INSTRUMENTS WERE FILED IN ACCORDANCE WITH THE RELEVANT STATUTES OF THE STATE OF MISSOURI, AND THAT THE INSTRUMENTS WERE FILED IN ACCORDANCE WITH THE RELEVANT STATUTES OF THE STATE OF MISSOURI.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE FOREPART OF THIS RECORD PLAT, AT JACKSON, MISSOURI, THIS 12th DAY OF FEBRUARY, 2024.

MR. STEVE L. STRODER, PRESIDENT
STATE OF MISSOURI (JS)
COUNTY OF CAPE GIRARDEAU (JS)
I, STEVE L. STRODER, PRESIDENT OF STRODER'S REALTY MISSOURI, LLC, COUNTY CLERK OF ALL OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THE PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI, BY ORDINANCE NO. _____ PASSED AND APPROVED THIS ____ DAY OF _____ A.D. 20____.

LEZZA WALKER, CITY CLERK
JANET SANDERS, PUBLIC WORKS DIRECTOR
HARRY DREYER, PLANNING AND ZONING COMMISSION CHAIRMAN
DWAYNE HAWKS, MAYOR
STATE OF MISSOURI (JS)
COUNTY OF CAPE GIRARDEAU (JS)

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____.

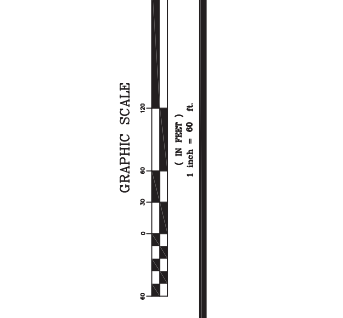
ANDREW SANDERS, RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI
1000 S. MAIN ST., JACKSON, MISSOURI 64501
PH: (660) 731-1000

Professional Engineers & Land Surveyors

KOEHLER
104 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 333-3026 Fax: (573) 333-3049
KOEHLER ENGINEERING & SURVEYING, INC.
1000 S. MAIN ST., JACKSON, MISSOURI 64501
PH: (660) 731-1000

CREATED BY: CHRISTOPHER L. KOEHLER
DATE: OCTOBER 2023
PROJECT: STRODER'S INDUSTRIAL PARK
ADDRESS: 1000 S. MAIN ST., JACKSON, MISSOURI 64501

APPROVED BY: _____
DATE: JANUARY 2, 2024
PROJECT NO.: _____





KOEHLER ENGINEERING & LAND SURVEYING, INC.

194 Coker Lane
CAPE GIRARDEAU, MO 63701
PH: (573) 335-3026 FX: (573) 335-3049

January 3, 2024

Mr. Larry Miller
Building & Planning Superintendent
City of Jackson, Missouri
101 Court Street
Jackson, Missouri 63755

RE: Stroder's Industrial Park Subdivision

Mr. Miller

This letter was prepared on behalf of Mr. Steven Stroder, to address in part the comments from the staff review of the above noted subdivision. These comments are in response to your email

- 1) Mr. Stroder requests a variance from the requirement to submit a preliminary plat. Due to most of this property being in the County, the owner wishes to submit this plat as is and have it recorded prior to annexation.
- 2) Mr. Stroder requests a variance from the requirement to provide sanitary sewers to all lots. The small portion of Lot #3 located within the City will not have sewer at the present, however plans are being prepared and will be submitted for construction within the next 30 days, and any necessary easements will be prepared and submitted at that time.
- 3) Mr. Stroder requests a variance from the minimum lot size for the small portion of lot #3 that falls within the City. This portion is part of an overall 3 acre parcel, which will sufficient square footage once the balance of the lot is annexed into the City.
- 4) Mr. Stroder requests a variance from the 10-foot easement around the entire subdivision. There should be no need for utility installations beyond sanitary sewer, and an easement for that will be submitted with the improvement plans which are being developed.

I believe this fully addresses the staff concerns which were not addressed directly on the revised plat, however if you need any further information, have any questions, or I can be of any further assistance in any capacity, please contact me at your earliest convenience.

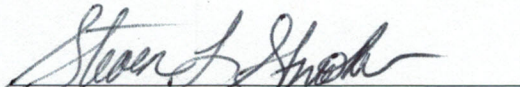
Best Regards,

KOEHLER ENGINEERING &
LAND SURVEYING, INC.



Chris Koehler, PE, PLS

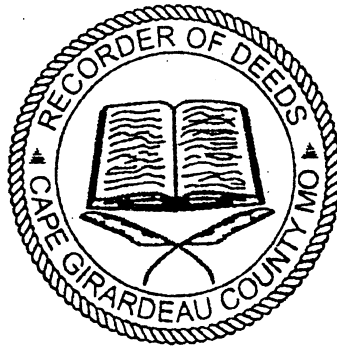
Request Approved by Owner:


Mr. Steven Stroder

11/7/24
Date:

cc: Mr. Steven Stroder

eRecorded
DOCUMENT #
2023-09671



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
11/27/2023 10:42:35 AM
REC FEE: 30.00
PAGES: 3

WARRANTY DEED

This Warranty Deed made and entered into this 24th day of November, 2023, by and between **Larry D. Borgfield, Trustee of the Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017**, hereinafter referred to as **GRANTOR**, and **Trussworks Realty Missouri, LLC, a Texas Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

2155 Greensferry rd. Jackson, MO 63755

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

SEE EXHIBIT "A"

Larry D. Borgfield further states that he is the current acting trustee of the **Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017**, that said trust has not been amended or revoked, and that he has the authority, under of the terms of said trust, to convey the subject property.
Grantor further states Audrey Borgfield died on September 5, 2022.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns FOREVER, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

Larry D. Borgfield and Audrey Borgfield
Joint Revocable Trust Agreement dated June
6, 2017

BY: Larry D. Borgfield Trustee
Larry D. Borgfield, Trustee

STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this 24th day of November, 2023, before me personally appeared **Larry D. Borgfield, Trustee of the Larry D. Borgfield and Audrey Borgfield Joint Revocable Trust Agreement dated June 6, 2017**, to me known to be the person described in and who executed the within Warranty Deed, and acknowledged to me that he executed the same as his free act and deed and in his capacity as Trustee and in behalf of the aforesaid Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Nick P. Powers
Notary Public
My commission expires:

2309020

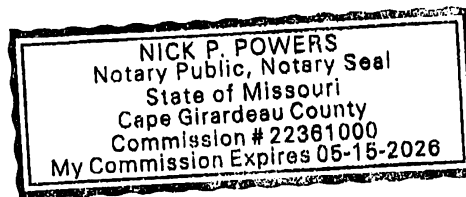


EXHIBIT "A"

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 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, 990.34 feet to the most easterly corner of said Terrace Park Estates, said point being also on the west right of way line of North High Street / US Highway '61', thence with said west right of way line of said US Highway '61', North 44°22'23" East, 525.25 feet; thence continuing along said west right of way, along the arc of a curve to the left having a radius of 3075.22 feet, a distance of 217.46 feet; thence along an offset in said west right of way, South 49°40'43" East, 10.00 feet; thence continuing along said west right of way line of US 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 North 36°58'15" East, 360.64 feet), to a point at the most southerly corner of a tract now or formerly held in title by Liberty Energy (Midstates) Corp., as conveyed in Document 2013-01838; thence with the South line of said tract, North 64°46'04" West, 476.81 feet to the most westerly corner of said Liberty Energy (Midstates) Corp tract and the most southerly corner of said Lot 1 of said Jackson North Industrial Park Subdivision; thence with the south line of said Lot 1, North 64°46'04" West, 390.40 feet to the place of beginning and containing 38.18 acres, more or less

Description taken from Survey dated October 27, 2023 by Christopher L. Koehler, LS-2470, Koehler Engineering and Land Surveying, Inc.

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