



CITY OF JACKSON

PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, March 12, 2025 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman

Eric Fraley, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Steve Stroder, Alderman Assigned
Larry Miller, Staff Liaison

Regular Members

Angelia Thomas
Heather Harrison
Russ Wiley
Travis Niswonger

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the February 12, 2025 minutes.

PUBLIC HEARINGS

2. Public hearing for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips
3. Public hearing for a special use permit for a community unit plan with multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000 as submitted by Robert W. & Belinda Phillips.

OLD BUSINESS

4. Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.
5. Consider a request for a community unit plan with a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000, as submitted by Robert W. and Belinda Phillips.

NEW BUSINESS

6. Consider a request to approve a Land Exchange Certification for transferring .12 Acres from 813 Old Cape Road to 819 Old Cape Road, as submitted by Semo Rental Properties, LLC.
7. Consider a request to approve a Land Exchange Certification for transferring .01 Acres from 125 E Main St to 117 S Hope Street, as submitted by CPM Investments, LLC.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on March 7, 2025, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, FEBRUARY 12, 2025, 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. Commissioners Tony Koeller, Russ Wiley, Heather Harrison, Tina Weber, Michelle Weber, Bill Fadler, Travis Niswonger, and Angelia Thomas were present. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh was present. Assigned Alderman Eric Fraley and Steve Stroder were absent. Shawn Wren attended the meeting as a member of the public.

APPROVAL OF MINUTES

Approval of the January 8, 2025)
regular meeting minutes)

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

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

Consider a request to approve a minor)
subdivision plat of Teresa R. Maurer E)
Main Subdivision submitted by Teresa)
Rosette Maurer Revocable Living Trust.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that this property is at 2684 E Main Street, where Rhodes 101 is. Currently, it is one lot, but the owners want to divide it into two lots. It hasn't been determined what will be built on the second lot, but it is zoned C-2 general commercial district.

Chairman Harry Dryer asked if the applicants were present, and they were not.

The chairman asked if anyone else had any questions or comments. Seeing no further questions, Chairman Harry Dryer asked for a motion.

Commissioner Tony Koeller motioned to approve the request as submitted. Commissioner Bill Fladler seconded the request, which was approved.

Vote: 9 ayes, 0 nays, 0 abstentions, 0 absent

Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips)

Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000 as submitted by Robert W. & Belinda Phillips.

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that Robert and Belinda Phillips own the property and want to sell it to developer Mr. Shawn Wren. Mr. Wren's property purchase is contingent on approving the rezoning and special use permit for the community unit plan. Mr. Larry Miller explained to the commission that the special use permit allows multiple buildings on a single lot. Mr. Miller told the board that Mr. Shawn Wren was present to explain why the rezoning and special use permit for the community unit plan are being requested.

Mr. Wren, from 2950 Perryville Road in Cape Girardeau, explained the reason for the rezoning to the Commission. He said his first plan was to develop this property as single-family lots, but the lots would be too costly. Mr. Wren said the Jackson area doesn't have very much multi-family housing available. He said his plan now is to build four buildings with 36-48 units. He said there would be a private drive from Ridge Road to access the four buildings. He said that to have multiple family units, he would need the property rezoned from an R-2 single-family district to an R-4 multi-family district and a special use permit for a community unit plan.

Commissioner Michelle Weber asked if they would be similar to the ones he owns on West Independence in Jackson. Mr. Wren said he is looking at more of a townhome because of the elevation of the land.

Commissioner Tina Weber asked how many bedrooms they would be, and Mr. Wren said he is looking at two bedrooms since they are the highest demand.

Commissioner Heather Harrison asked if they would be three stories like the ones on Garrett Lane, and Mr. Wren said no, they would only be two stories tall.

Commissioner Heather Harrison asked if they would be rentals or individually sold, and Mr. Wren said it would all be one property obtained by one owner.

Commissioner Bill Fadler asked Mr. Larry Miller if the fire department had looked at this private road, and he said they had not. Mr. Larry Miller said there are no finalized plans because Mr. Wren is waiting to see if his requests are approved before proceeding to the drafting and engineering phase.

Commissioner Heather Harrison asked Mr. Larry Miller if the rezoning goes against the comprehensive plan, and he said it does because the plan shows the property as R-2.

Commissioner Heather Harrison asked if there was a zoning that would allow these buildings without a special use permit. Mr. Larry Miller said that multiple buildings on a site can be used for multi-family dwellings. However, each building must be occupied by three (3) or more families living independently of each other, and they need to be individually subdivided lots of records.

Commissioner Bill Fadler asked if the property was rezoned, if it would stay rezoned, or if it would go away with a new owner. Mr. Larry Miller explained that once a property is rezoned, it stays rezoned no matter who owns it.

The Chairman asked if anyone else had any questions or comments. Seeing no further questions, Chairman Harry Dryer asked for a motion.

Commissioner Bill Fadler motioned to have a public hearing on both requests submitted. Michelle Weber seconded the request, which was approved.

Vote: 9 ayes, 0 nays, 0 abstentions, 0 absent

ADDITIONAL ITEMS

No additional items .)

ADJOURNMENT

Consider a motion to adjourn .)

Commissioner Michelle Weber motioned to adjourn, seconded by Commissioner Heather Harrison, and unanimously approved.

Vote: 9 ayes, 0 nays, 0 abstentions, 0 absent

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Tony R. Koeller".

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink, appearing to read "Larry Miller".

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: RE: Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.

APPLICANT: Robert W. and Belinda Phillips

APPLICANT STATUS: Owner

PURPOSE: Rezoning from an R-2 Single-Family District to an R-4 General Residential District

SIZE: Approximately 6.36 Acres.

PRESENT USES: Vacant

PROPOSED USE: Multi-Family Dwellings

PROPERTY ZONING: Single-Family Residential District

SURROUNDING LAND USE: North, South, East, and West – R-2 Single-Family Residential District

HISTORY: Vacant Land

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development. One private access road would provide access to each building.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as R-2 Single-Family Residential. The rezoning would violate this plan.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0144E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: The property has a downhill slope toward the ponds from Ridge Road.

COMMENTS: The rezoning will allow this tract to be zoned R-4 General Residential District, allowing the developer to build multi-family dwellings. The developer has applied for a special use permit to have multiple buildings on one lot, which runs concurrently with this rezoning proposal.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Aldermen. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 1/29/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

Ridge Road - 151010002004010000

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

Property Owner Name(s): Rob & Belinda Phillips

Mailing Address: 651 Royal Lake Dr

City, State ZIP: Cape Girardeau, MO 63701

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): Wren Capital Investments

Mailing Address: 5790 State Hwy 61 North suite 1

City, State, ZIP: Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Shawn Wren

Mailing Address: 2950 Perryville Rd

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-275-3768

Email Address (if used): wrenhomes@gmail.com

CURRENT ZONING: (check all that apply)



R-1 (Single-Family Residential)



R-2 (Single-Family Residential)



R-3 (One- And Two-Family Residential)



R-4 (General Residential)



MH-1 (Mobile Home Park)



O-1 (Professional Office)



CO-1 (Enhanced Commercial Overlay)



C-1 (Local Commercial)



C-2 (General Commercial)



C-3 (Central Business)



C-4 (Planned Commercial)



I-1 (Light Industrial)



I-2 (Heavy Industrial)



I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: vacant land

PROPOSED ZONING: (check all that apply)

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

PROPOSED USE OF PROPERTY: Multifamily residential with
more than 1 Building

LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

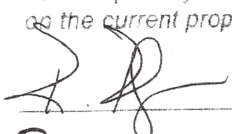
We believe adding an upscale multifamily residence to
the Bent Creek area will be an asset to the
community & subdivision. There are very few areas
inside city limits to offer growth for development,
and we believe this area would be perfect for
our development. We also need the additional housing
in the Jackson area as we continue to grow.

DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

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.)



Belinda Phillips

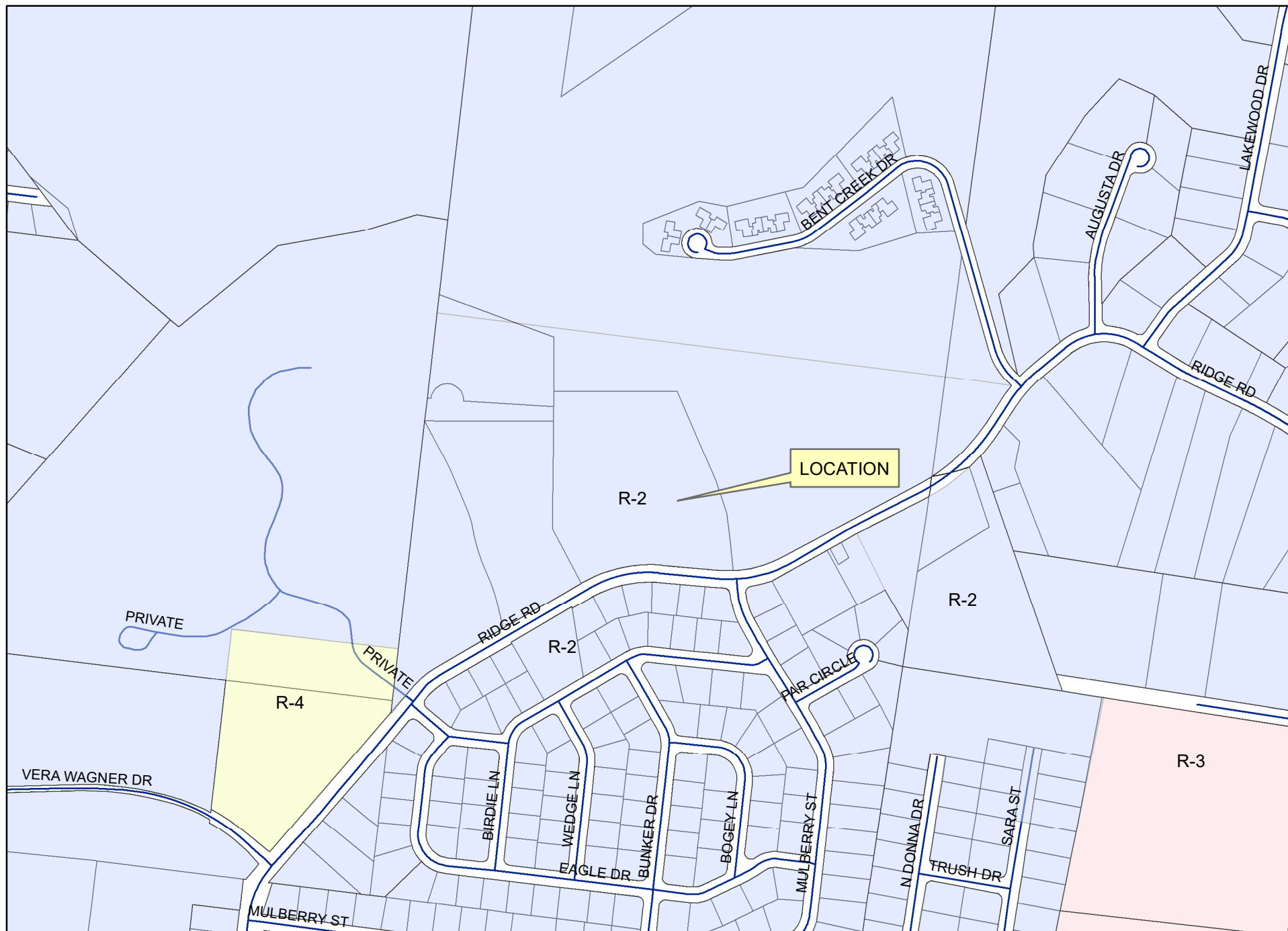
Please submit this application along with appropriate non-refundable application fee to:

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

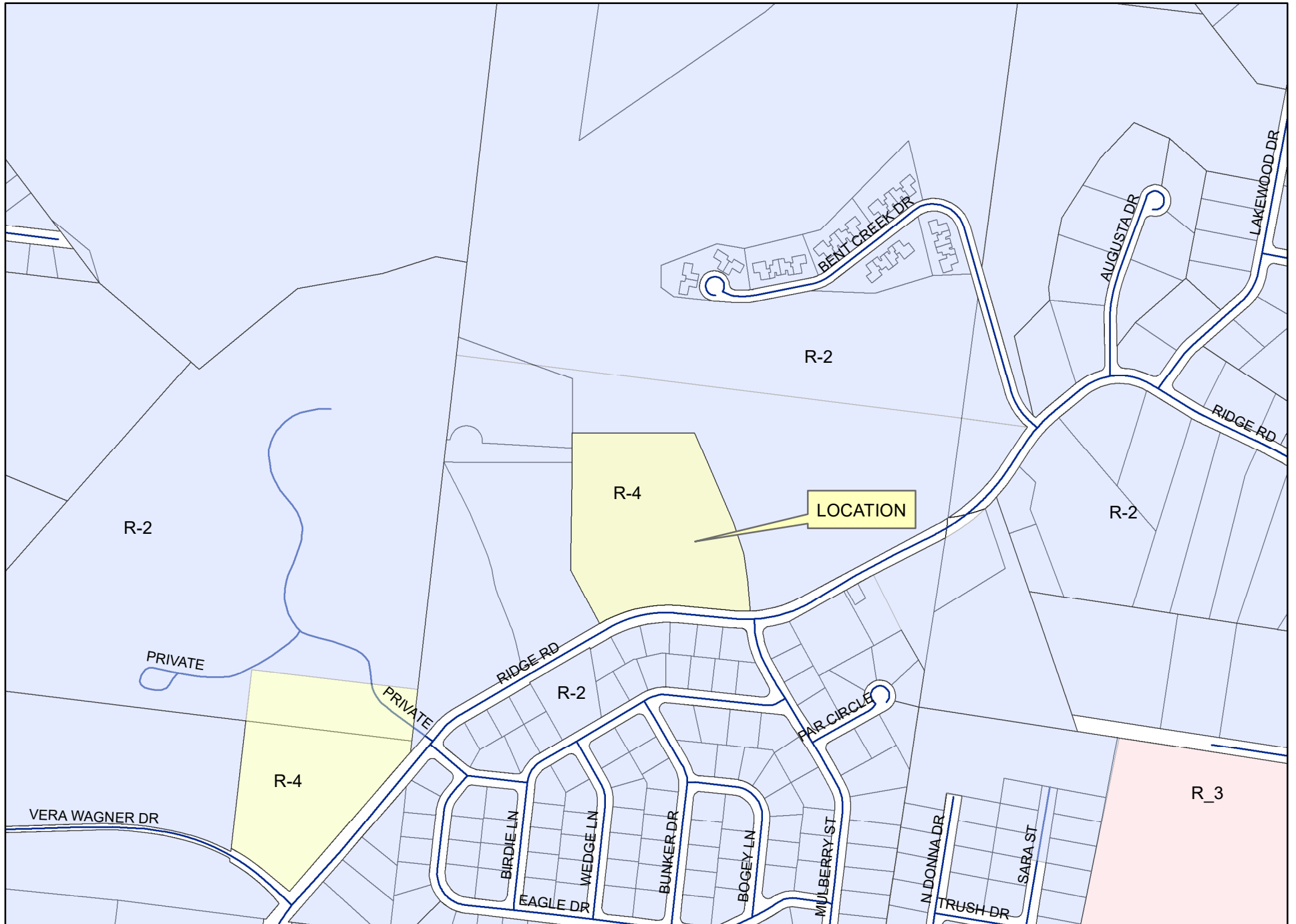
573-243-2300 ext.29 (ph)
573-243-3322 (fax)

permits@jacksonmo.org

APPLICATION FEE: \$200.00



Current Zoning



Proposed Zoning

Staff Report

ACTION ITEM: Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000, as submitted by Robert W. and Belinda Phillips.

APPLICANT: Robert W. and Belinda Phillips

APPLICANT STATUS: Property Owners

PURPOSE: To allow multiple multi-family dwelling buildings on a single lot with a private access drive.

SIZE: 6.36 acres

PRESENT USES: Vacant

PROPOSED USE: Multi-family

PROPERTY ZONING: R-2 Single-Family Residential District

SURROUNDING LAND USE: North, South, East, West – R-2 Single Family Residential

HISTORY: Vacant Land

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development. One private access road would provide access to each building.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

Sec. 65-3. - District boundaries and general regulations.

(7) Except as hereinafter provided:

- d. Every building hereafter erected and structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one (1) main building on one (1) lot unless otherwise provided in this chapter.

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as R-2 Single-Family Residential. The rezoning would violate this plan.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0144E dated 9/29/11.

PHYSICAL CHARACTERISTICS: The property has a downhill slope toward the ponds from Ridge Road.

COMMENTS: City staff suggest the following conditions be included with this permit:

- 1) Before any approvals for work can proceed, the existing sanitary sewer easement Document NO. 2023-08427 for Bent Creek Golf Course must be dedicated to the City of Jackson by the property owner(s) and accepted by the Board of Aldermen.
- 2) All necessary easements for any public utilities on or leading to the property shall be granted without cost to the city. Utility easements shall be at least 15 feet wide and include routes for maintenance vehicle access to the utilities.
- 3) The city accepts no responsibility for ownership, maintenance, or liability related to the private roads within the development.4) If on-street parking is allowed, it should be designed to maintain a clear 18-foot fire lane through all roadways.
- 4) Trash service shall be the responsibility of the property owner.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Aldermen. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE:

1/29/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

Ridge Road - 151010002004010000

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

Property Owner Name(s): Rob & Belinda Phillips

Mailing Address: 651 Royal Lake Dr

City, State ZIP: Cape Girardeau, MO 63701

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): Wren Capital Investments

Mailing Address: 5790 State Hwy 61 North suite 1

City, State, ZIP: Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Sherron Wren

Mailing Address: 2950 Perryville Rd

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-275-3768

Email Address (if used): wrenhomes@gmail.com

CURRENT ZONING: (check all that apply)



R-1 (Single-Family Residential)



R-2 (Single-Family Residential)



R-3 (One- And Two-Family Residential)



R-4 (General Residential)



MH-1 (Mobile Home Park)



O-1 (Professional Office)



CO-1 (Enhanced Commercial Overlay)



C-1 (Local Commercial)



C-2 (General Commercial)



C-3 (Central Business)



C-4 (Planned Commercial)



I-1 (Light Industrial)



I-2 (Heavy Industrial)



I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: vacant land

PROPOSED ZONING: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input 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 checked="" type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-2 (Heavy Industrial) |
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PROPOSED USE OF PROPERTY: Multifamily residential with
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LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

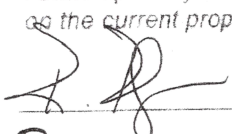
We believe adding an upscale multifamily residence to
the Bent Creek area will be an asset to the
community & subdivision. There are very few areas
inside city limits to offer growth for development,
and we believe this area would be perfect for
our development. We also need the additional housing
in the Jackson area as we continue to grow.

DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

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.)


Belinda Phillips

Please submit this application along with appropriate non-refundable application fee to:

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

573-243-2300 ext.29 (ph)
573-243-3322 (fax)

permits@jacksonmo.org

APPLICATION FEE: \$200.00

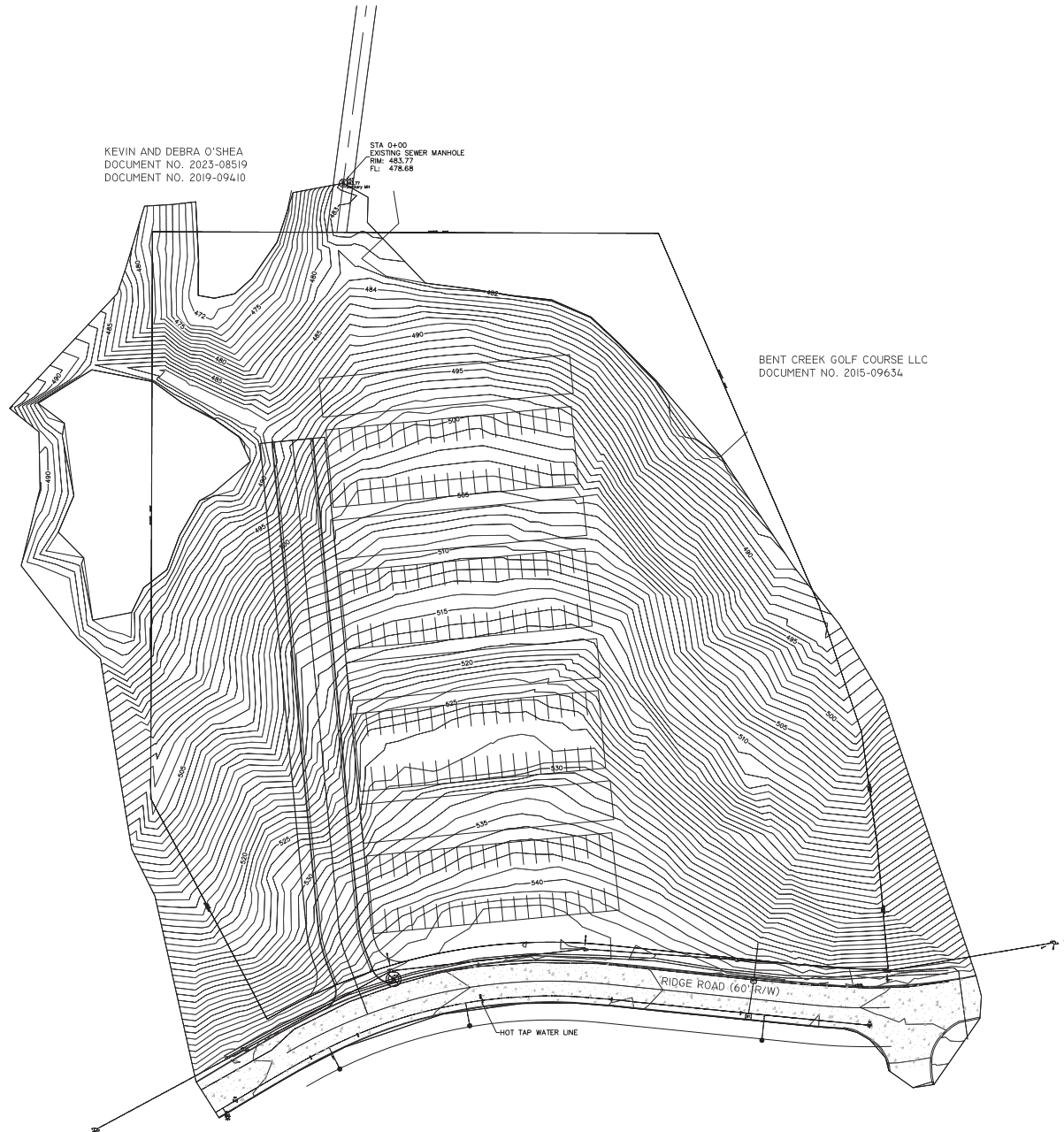


LOCATION MAP

KEVIN AND DEBRA O'SHEA
DOCUMENT NO. 2023-08519
DOCUMENT NO. 2019-09410

STA 0+00
EXISTING SEWER MANHOLE
RIM: 483.77
FL: 478.68

BENT CREEK GOLF COURSE LLC
DOCUMENT NO. 2015-09634



Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .12 Acres from 813 Old Cape Road to 819 Old Cape Road, as submitted by Semo Rental Properties, LLC.

APPLICANT: Semo Rental Properties, LLC.

APPLICANT STATUS: Owner

PURPOSE: Land Exchange Certification

SIZE: .12 Acres

PRESENT USES: Residential

PROPOSED USE: Residential

ZONING: R-2 Single Family

SURROUNDING LAND USE: North - R-2 Single Family, East – R-2 Single Family, South – R-2 Single Family, West – R-2 Single Family

HISTORY: N/A

TRANSPORTATION AND PARKING: All required street frontage and parking exist.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family Residential

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 29030143E Dated 9-11-2009.

PHYSICAL CHARACTERISTICS: Various Sizes

COMMENTS: N/A

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Alderman requires no action.



Address: 813 OLD CAPE RD
PIN: 14-316-00-22-031.00-0000
Owner: SEMO RENTAL PROPERTIES LLC
Class: Residential

LAND EXCHANGE PLAT FOR SEMO RENTAL PROPERTIES, LLC

Part of U.S.P.S. No. 2255, Township 31 North, Range 12 East
of the Fifth Principal Meridian, City of Jackson,
Cape Girardeau County, Missouri.



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



REFERENCES

1. DOCUMENT NO. 2024-00396 (SUBJECT)
2. BOOK 427, PAGE 145
3. DOCUMENT NO. 2023-00270
4. DOCUMENT NO. 2019-04523
5. DOCUMENT NO. 2022-07454
6. DOCUMENT NO. 2023-03191
7. DOCUMENT NO. 2021-10037
8. DOCUMENT NO. 2024-00869
9. DOCUMENT NO. 2022-06792
10. B.H. ARNZEN SUBDIVISION NO. 1, PLAT BOOK 9, PAGE 34
11. DALEY HEIGHTS SUBDIVISION, PLAT BOOK 4, PAGE 60

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0143E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

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 13TH DAY OF FEBRUARY 2025.

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

TRACT 1 - DESCRIPTION (FROM SEMO RENTAL PROPERTIES, LLC, ATTACHING TO BOOK 427, PAGE 145)

THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2 OF B.H. ARNZEN SUBDIVISION NO. 1, IN THE CITY OF JACKSON, AS RECORDED IN PLAT BOOK 9, PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 15°00'46" EAST 283.08 FEET TO A POINT ON THE SOUTH LINE OF CAPE GIRARDEAU-JACKSON ROAD (OLD CAPE ROAD); THENCE SOUTH 67°13'57" EAST ALONG SAID SOUTH LINE, 117.18 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 15°32'44" WEST 185.87 FEET; THENCE SOUTH 67°30'46" EAST 68.50 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 427, PAGE 145 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI FOR THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, SOUTH 21°35'06" WEST 70.32 FEET TO THE SOUTH LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 2024-00396 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 75°51'15" EAST ALONG THE SOUTH LINE OF SAID TRACT, 81.65 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE, NORTH 20°38'05" EAST ALONG THE EAST LINE OF SAID TRACT, 58.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED SAID BOOK 427, PAGE 145; THENCE LEAVING SAID EAST LINE, NORTH 67°30'46" WEST ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN SAID BOOK 427, PAGE 145, 80.00 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.12 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 (REMAINDER OF SEMO RENTAL PROPERTIES, LLC, DOCUMENT NO. 2024-00396)

THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2 OF B.H. ARNZEN SUBDIVISION NO. 1, IN THE CITY OF JACKSON, AS RECORDED IN PLAT BOOK 9, PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 15°00'46" EAST 283.08 FEET TO A POINT ON THE SOUTH LINE OF CAPE GIRARDEAU-JACKSON ROAD (OLD CAPE ROAD); THENCE SOUTH 67°13'57" EAST ALONG SAID SOUTH LINE, 117.18 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 15°32'44" WEST 185.87 FEET; THENCE SOUTH 67°30'46" EAST 68.50 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 427, PAGE 145 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 21°35'06" WEST 70.32 FEET TO THE SOUTH LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 2024-00396 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 75°51'15" WEST ALONG THE SOUTH LINE OF SAID TRACT, 174.27 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.83 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 DOCUMENT NO. 2024-00396 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2025 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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



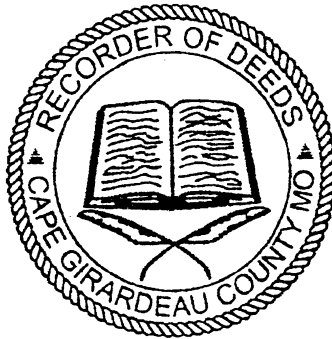
STRICKLAND
ENGINEERING

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

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR
SEMO RENTAL PROPERTIES LLC
813 OLD CAPE ROAD
JACKSON, MO

SCALE	1"=60'
DATE	02-13-2025
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	25-101



eRecorded
DOCUMENT #
2024-00396

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
01/18/2024 11:13:07 AM
REC FEE: 30.00
PAGES: 3

WARRANTY DEED

This Warranty Deed made and entered into this 17th day of January, 2024, by and between **Montgomery Bank, a non-fiduciary trust company**, hereinafter referred to as **GRANTOR**, and **SEMO RENTAL PROPERTIES, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

PO BOX 502, 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 ATTACHED EXHIBIT "A"

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:

Montgomery Bank, a non-fiduciary trust company

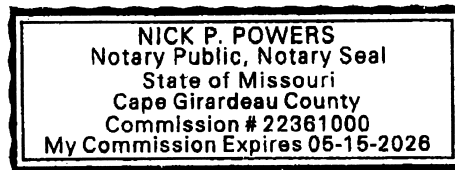
BY: Brandon Pylate
Brandon Pylate,
Commercial Relationship Manager

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

On this 17th day of January, 2024, before me personally appeared **Brandon Pylate, Commercial Relationship Manager of Montgomery Bank, a non-fiduciary trust company**, to me known to be the person described in and who executed the within Warranty Deed, in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

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:



2401048

EXHIBIT "A"

A parcel of land located in U.S.P. Survey No. 2255, Township 31 North, Range 12 East, in the City of Jackson, Cape Girardeau County, Missouri, described as follows: Start at the Southeast corner of Lot 10 of the James B. Rhodes Subdivision on the North line of Corinne Street in said City of Jackson; thence South 64° 30' East along said North line of Corinne Street 326.4 feet to the Southwest corner of the Sanders 3.0 acre tract; thence North 16° 15' East along the West line of said tract 227.5 feet for the point of beginning; thence continue North 16° 15' East along said West line 283.0 feet to point in the South line of the Cape Girardeau-Jackson Road; thence South 66° 00' East along said South line 117.0 feet; thence South 16° 36' West 265.5 feet; thence North 74° 38' West 114.4 feet to the point of beginning.

Also, a parcel of land located in U.S.P. Survey No. 2255, Township 31 North, Range 12 East, in the City of Jackson, Cape Girardeau County, Missouri, described as follows: Start at the Southeast corner of Lot 10 of the James B. Rhodes Subdivision on the North line of Corinne Street in the City of Jackson, Missouri; thence South 64° 30' East along the North line of Corinne Street 326.4 feet to the Southwest corner of the Sander 3 acre tract; thence North 16° 15' East 227.5 feet; thence South 74° 38' East 114.4 feet [Deed: North 74° 38' East 114.4 feet] to the point of beginning; thence continue South 74° 38' East 141.6 feet [Deed: North 74° 38' East 141.6 feet] for a corner; thence North 22° East 59.2 feet for a corner; thence North 66° 34' West 148.5 feet for a corner; thence South 16° 36' West 79.6 feet to the point of beginning.

2401048

THIS INDENTURE, Made on the 13th day of December A. D. One Thousand Nine
Hundred and Eighty-Four by and between

David R. Reiminger and Martha F. Reiminger, husband and wife

of the County of Cape Girardeau in the State of Missouri, Part ies of the First Part, and
Joseph A. Reiminger

of the County of Cape Girardeau, in the State of Missouri, Part Y of the Second Part:

(mailing address of said first named grantee is 819 Old Cape Road, Jackson, Missouri 63755).

WITNESSETH, That the said part ies of the First Part, in consideration of the sum of

Ten dollars and other valuable consideration

X00

~~999999~~

to them paid by the said part Y of the Second Part, the receipt of which is hereby acknowledged, do by these

presents, Grant, Bargain and Sell, Convey and Confirm, unto the said part Y of the Second Part his heirs and assigns,

the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Cape Girardeau
and State of Missouri, to-wit: All

All of a tract of land situated in U.S. Survey No. 2255, in the City of Jackson, Missouri, and described by metes and bounds as follows: From the southwest corner of Lot 6 of O'Brien's Addition to the City of Jackson, Missouri, measure South 8°09' West, 356 feet to a point on the south line of the Old Cape Road; thence South 66° East, 265.2 feet to a corner; thence South 53°36' East, 73.9 feet to the beginning corner, thence South 53°36' East, 30 feet to a corner; thence South 21°31' West, 150 feet to a corner; thence North 66°11' West, 80 feet to a corner; thence North 22°27' East, 167.5 feet to the beginning corner.

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 part Y of the Second Part, and unto his heirs and assigns,

FOREVER, the said David R. Reiminger and Martha F. Reiminger, husband and wife

hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that

they have good right to convey the same: that the said premises are free and clear of any encumbrance done or

suffered by them or those under whom they claim, and that they will WARRANT AND

DEFEND the title to the said premises unto the said party of the Second Part, and unto his heirs and assigns,
FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the First Part have hereunto set their hand
the day and year first above written.

Signed and Delivered in the presence of us,

David R. Reiminger

Martha F. Reiminger

On this 13th day of December 1984 ,
before me Vickie K. Bock (Nelson)
said state, personally appeared David R. Reiminger
and Martha F. Reiminger , his wife, to me known to be the persons
described in and who executed the within general warranty deed and acknowledged that they executed the same for the purposes therein
stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office
in Cape Girardeau the day and year first above written.
My commission expires January 25 19 85

Vickie K. Bock (Nelson)
Vickie K. Bock (Nelson), Notary Public

STATE OF MISSOURI
COUNTY OF

On this day of 19 ,
before me (name of notary), a Notary Public in and for
said state, personally appeared (name of individual)
known to me to be the person who executed the within general warranty deed and acknowledged to me that (he, she)
executed the same for the purposes therein stated. And the said further declared
to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office
in the day and year first above written.
My commission expires 19 .

STATE OF MISSOURI,
COUNTY OF Cape Girardeau } ss.

IN THE RECORDER'S OFFICE.

I, Janet Robert
Recorder of said County, do hereby certify that the within
instrument of writing was, at 8 o'clock and 18 minutes A. M., on the 17th day of December
A. D. 1984, duly filed for record in my office, and is recorded in the records of this office, in book 427 at page 145

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at
Jackson, Missouri, this 17th day
of December A. D. 1984

Janet Robert
JANET ROBERT RECORDER.

GENERAL WARRANTY DEED

FROM

TO

Filed for Record this 17th day
of December, A. D. 1984

at 8 o'clock 18 minutes A. M.
Janet Robert
RECORDER.

Under this Deed the Taxes for the current year and any out-
standing Lien for any local assessment will fall on the Grantor,
unless a clause to the contrary be inserted.

STANDARD FORM

This Deed conforms precisely to the form of Printed War-
ranty Deed Records manufactured by the STANDARD PRINTING
CO., Hannibal, Mo., and now in use in many of the Counties
in Missouri.

RECORDER'S FEE 5.00
5.00

BOATMEN'S BANK OF CAPE GIRARDEAU
P.O. BOX 220
CAPE GIRARDEAU, MO 63701

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .01 Acres from 125 E Main Street to 117 S Hope Street, as submitted by CPM Investments, LLC.

APPLICANT: CPM Investments, LLC.

APPLICANT STATUS: Owner

PURPOSE: Land Exchange Certification

SIZE: .01 Acres

PRESENT USES: Commercial

PROPOSED USE: Commercial

ZONING: C-3 Central Business District

SURROUNDING LAND USE: North – C-3 Central Business District, East – C-3 Central Business District, South – C-3 Central Business District, West – C-3 Central Business District

HISTORY: N/A

TRANSPORTATION AND PARKING: All required street frontage and parking exist.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Uptown land use category

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 29030143E Dated 9-11-2009.

PHYSICAL CHARACTERISTICS: Various Sizes

COMMENTS: N/A

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Alderman requires no action.



Address: 125 E MAIN ST
PIN: 14-315-00-16-001.00-0000
Owner: CPM INVESTMENTS LLC
Class: Commercial

SURVEY FOR: CPM INVESTMENTS, LLC

PART OF LOT 28 AND LOT 29 OF THE ORIGINAL TOWN OF JACKSON,
NOW CITY OF JACKSON AS SHOWN IN PLAT BOOK 01, PAGE 21,
U.S.P.S. 2250, TOWNSHIP 31 NORTH,
RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
IN CAPE GIRARDEAU COUNTY, MISSOURI

DESCRIPTION

TRACT 01: (TO BE CONVEYED FROM CPM INVESTMENTS LLC TO SECI LLC) PART OF LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.01 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28 for the POINT OF BEGINNING; thence N 82°39'22" W along the South Line of said Lot 28, 84.44 feet; thence N 05°04'57" E, 5.55 feet; thence S 82°19'17" E, 84.64 feet to a point in the West Right of Way Line of Highway 61; thence S 07°09'10" W along said West Right of Way Line, 5.06 feet to the POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND IN LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN FOR AN ACCESS EASEMENT IN CAPE GIRARDEAU COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28; thence N 82°39'22" W along the South Line of said Lot 28, 84.44 feet for the POINT OF BEGINNING; thence N 82°39'22" W along the South Line of said Lot 28, 16.31 feet; thence N 06°49'00" E, 5.56 feet; thence S 82°37'41" E, 16.14 feet; thence S 05°04'57" W, 5.55 feet to the POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING SAME, EITHER WRITTEN OR IMPLIED.

TRACT 02: (DOC. NO. 2023-09642 MINUS TRACT 01) PART OF LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.44 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28; thence N 07°08'10" E, 5.06 feet for the POINT OF BEGINNING; thence N 82°19'17" W, 84.64 feet; thence S 05°04'57" W, 5.55 feet to a point in the South Line of said Lot 28; thence N 82°39'22" W along the South Line of said Lot 28, 56.14 feet; thence N 07°13'02" E, 146.95 feet to a point in the North Line of said Lot 28; thence S 82°39'22" E along the North Line of said Lot 28, 93.01 feet to a point in the West Right of Way Line of Highway 61; thence along said West Right of Way Line the following: S 40°56'48" E, 17.12 feet; thence S 24°20'28" E, 41.50 feet; thence S 16°14'28" E, 32.69 feet; thence S 07°09'10" W, 67.23 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND IN LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN FOR AN ACCESS EASEMENT IN CAPE GIRARDEAU COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28; thence N 82°39'22" W along the South Line of said Lot 28, 84.44 feet for the POINT OF BEGINNING; thence N 82°39'22" W along the South Line of said Lot 28, 16.31 feet; thence N 06°49'00" E, 5.56 feet; thence S 82°37'41" E, 16.14 feet; thence S 05°04'57" W, 5.55 feet to the POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING SAME, EITHER WRITTEN OR IMPLIED.

TRACT 03: (DOC. NO. 2022-05006 PLUS TRACT 01) PART OF LOT 28 AND PART OF LOT 29 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.14 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 138.45 feet for the POINT OF BEGINNING; thence N 82°39'22" W, 95.12 feet; thence N 07°17'35" E, 60.00 feet to a point in the North Line of said Lot 29; thence S 82°39'22" E along the North Line of said Lot 29, 10.54 feet; thence N 05°04'57" E, 5.55 feet; thence S 82°19'17" W, 84.64 feet to a point in the West Right of Way Line of Highway 61; thence S 07°09'10" W along said West Right of Way Line, 5.06 feet to a point in the North Line of said Lot 29; thence S 07°09'10" W along said West Right of Way Line, 60.00 feet to the POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND IN LOT 28 OF THE ORIGINAL TOWN OF JACKSON, NOW CITY OF JACKSON, AS SHOWN IN PLAT BOOK 1, PAGE 21, IN U.S.P.S. 2250, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN FOR AN ACCESS EASEMENT IN CAPE GIRARDEAU COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of Lot 30 of the Original Town of Jackson (cut cross in concrete); thence N 07°09'10" E, 198.45 feet to a point in the South Line of said Lot 28; thence N 82°39'22" W along the South Line of said Lot 28, 84.44 feet for the POINT OF BEGINNING; thence N 82°39'22" W along the South Line of said Lot 28, 16.31 feet; thence N 06°49'00" E, 5.56 feet; thence S 82°37'41" E, 16.14 feet; thence S 05°04'57" W, 5.55 feet to the POINT OF BEGINNING.

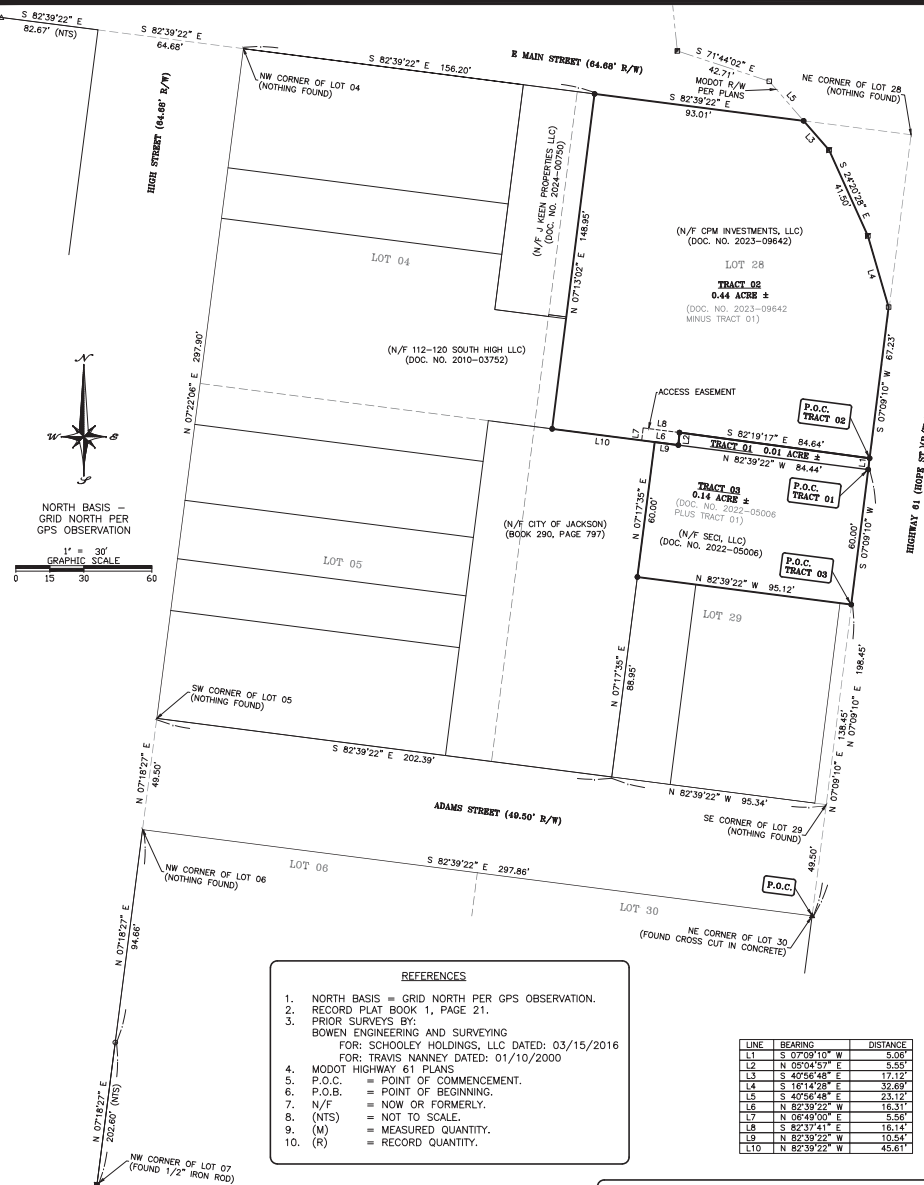
SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING SAME, EITHER WRITTEN OR IMPLIED.

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE FOREGOING DESCRIBED PARCEL OF LAND AND HAVE PREPARED THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY ABILITY AND THAT SAID PLAT AND SURVEY WERE DONE IN ACCORDANCE WITH THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY LIMITATION: THIS SURVEY IS BASED ON CONVEYANCES SHOWN ON THIS PLAT (SEE TITLE REFERENCES) AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE. THE UNDERSIGNED LICENSED LAND SURVEYOR DOES NOT WARRANT THAT ALL RELEVANT CONVEYANCES OR DOCUMENTS HAVE BEEN DISCOVERED OR ARE KNOWN.

THIS LIMITATION MAY BE REMOVED UPON PRESENTATION OF A CERTIFIED RECORD SEARCH OF THE LAND DESCRIBED IN THIS SURVEY PRESENTATION.



REFERENCES

1. NORTH BASIS = GRID NORTH PER GPS OBSERVATION.
2. RECORD PLAT BOOK 1, PAGE 21.
3. PRIOR SURVEYS BY:
BOWEN ENGINEERING AND SURVEYING
FOR: SCHOOLEY HOLDINGS, LLC DATED: 03/15/2016
FOR: TRAVIS NANNY DATED: 01/10/2000
4. MODOT HIGHWAY 61 PLANS
5. P.O.C. = POINT OF COMMENCEMENT.
6. P.O.B. = POINT OF BEGINNING.
7. N/F = NOW OR FORMERLY.
8. (NTS) = NOT TO SCALE.
9. (M) = MEASURED QUANTITY.
10. (R) = RECORD QUANTITY.

LINE	BEARING	DISTANCE
L1	S 07°09'10" W	5.06
L2	N 05°04'57" E	5.55
L3	S 40°56'48" E	17.12
L4	S 16°14'28" E	32.69
L5	S 40°56'48" E	23.12
L6	N 82°39'22" W	16.31
L7	N 06°49'00" E	5.56
L8	S 82°37'41" E	16.14
L9	N 82°39'22" W	10.54
L10	N 82°39'22" W	45.61

SYMBOLS LEGEND

- 1. ● = 1/2" IRON RODS (SET).
- 2. ■ = 1/2" IRON RODS (FND).
- 3. ▣ = 5/8" IRON RODS (FND).
- 4. □ = COPPER CAP IN CONCRETE (FND).
- 5. ▲ = CUT CROSS IN CONCRETE (FND).
- 6. ○ = 80 "d" NAIL (FND).
- 7. △ = ALUMINUM MONUMENT (FND).

TITLE REFERENCES

DOC. NO. 2023-09642 (SUB)
DOC. NO. 2022-05006 (SUB)
BOOK 290, PAGE 797 (ADJ)
DOC. NO. 2010-03752 (ADJ)
DOC. NO. 2024-00750 (ADJ)

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

Filed for record in the office of the county Recorder of Deeds of Cape Girardeau County, Missouri duly recorded under document number _____, at Jackson, Missouri, on this _____ day of _____, 20__ A.D.

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

DOWDY AND DEJOURNETT SURVEYING

LARRY D. DOWDY, PLS 1518
MATT DEJOURNETT, PLS 2015000226

DEJOURNETT SURVEYING, LLC.
PROFESSIONAL LAND SURVEYORS
(LS-2015007724)
2401 STATE HIGHWAY PP
SCOTT CITY, MO 63780
Ph: (573) 579-4524
mattdejournett@hotmail.com

MATTHEW D. DEJOURNETT
PROFESSIONAL LAND
SURVEYOR 2015000226
2401 STATE HIGHWAY PP
SCOTT CITY, MO 63780

CPM INVESTMENTS, LLC

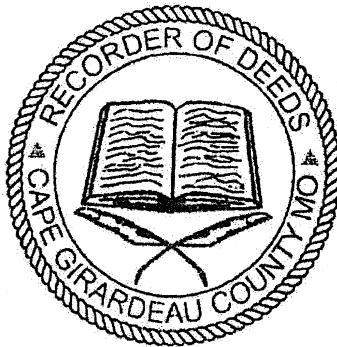
125 EAST MAIN STREET
JACKSON, MO
CAPE GIRARDEAU COUNTY

DATE: 11/13/2024
ASSESSORS MAP No.: 14-315
JOB NUMBER: 2024-060
DRAWN BY: MDD
SURVEY CLASS: URBAN



DocId:8371009

Tx:4219095



DOCUMENT #
2023-09642

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
11/22/2023 10:53:25 AM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 31st day of December, 2022, by and between

William H. Cole and Susan J. Cole, his wife

of the County of Cape Girardeau, in the State of Missouri, GRANTORS, and

CPM Investments, LLC, a Missouri limited liability company

of the County of Cape Girardeau, in the State of Missouri, GRANTEE: (mailing address of said first named Grantee is 2511 Independence St., Suite 100, Cape Girardeau, MO 63701).

WITNESSETH, That the said Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to them paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, *Grant, Bargain and Sell, Convey and Confirm*, unto the said Grantee, its successors and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Cape Girardeau and State of Missouri, to-wit:

See Attached Exhibit A

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 they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said Grantee, and unto its successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

GRANTOR

William H. Cole

William H. Cole

Susan J. Cole

Susan J. Cole

STATE OF MISSOURI)

County of Cape Girardeau)

ss.

On this 31st day of December, 2022, before me personally appeared William H. Cole and Susan J. Cole, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

Michelle K. Stewart
Notary Public

My commission expires: .

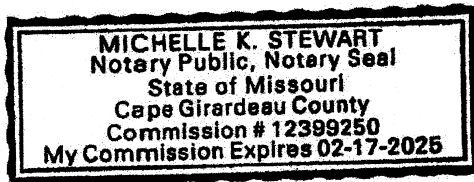


EXHIBIT A

Part of Lot Number Twenty-Eight (28) of the Original Town, now City of Jackson, Cape Girardeau County, Missouri, described by metes and bounds as follows:

Beginning at the intersection of the West line of State Highway Number Twenty-Five (#25) with the South line of Main Street in the City of Jackson, Missouri, from which the Northeast corner of said Lot Number Twenty-Eight (28) bears South 82° East three (3) inches; thence run North 82° West with the South line of Main Street in said City One Hundred Forty-Two (142) feet; thence South 8° West One Hundred (100) feet; thence south 82° East Forty-Seven feet a Nine inches (47 ft. 9 in.); thence South 8° West Forty-Eight and Five-Tenths (48.5) feet to a corner in the South line of Lot Number Twenty-Eight of said City; thence South 82° East Ninety-Four feet, three inches (94 ft. 3 inches) to the West line of State Highway Number Twenty-Five (#25), and thence North 7° 3' East, with the West line of said State Highway, One Hundred Forty-Eight and Seventeen Hundredths (148.17) feet to the place of beginning.

AND, Part of Lot Number Twenty-Eight (28) of the Original Town, now City of Jackson, Cape Girardeau County, Missouri, described by metes and bounds as follows:

Beginning at a point on the South line of said Lot Number Twenty-Eight (28) from which the Southwest corner of said Lot bears North 82° West Six feet and three inches (6 feet 3 inches); thence North 8° East Forty-Eight and Five-Tenths (48.5) feet; thence South 82° East Forty-Seven feet and Nine inches (47 feet 9 inches); thence South 8° West Forty-Eight and Five-Tenths (48.5) feet to the South line of said Lot Number Twenty-Eight (28), and thence North 82° West Forty-Seven feet and Nine inches (47 feet 9 inches) to the point of beginning, in the County of Cape Girardeau, State of Missouri.

LESS AND EXCEPT that part thereof conveyed to the State of Missouri, acting by and through the Missouri Highways and Transportation Commission recorded in Document No. 2015-13092 in the land records of Cape Girardeau County, Missouri.

eRecorded
DOCUMENT #
2021-05750

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
04/23/2021 11:30:44 AM
REC FEE: 30.00
PAGES: 3

WARRANTY DEED

This Warranty Deed made and entered into this 23rd day of April, 2021, by and between **JACKSON CHAMBER OF COMMERCE, a Missouri Nonprofit Corporation a/k/a JACKSON CHAMBER OF COMMERCE OF JACKSON, MISSOURI**, hereinafter referred to as **GRANTOR**, and **William H. Cole and Susan J. Cole, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEES**. The mailing address of the Grantees is:

2511 Independence, Suite 100, Cape Girardeau, MO 63703

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 Grantees 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 Attached Exhibit A

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 Grantees and unto their heirs 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 Grantees, and unto their heirs and assigns forever, against the lawful claims and demands of all persons.

WARRANTY DEED

This Warranty Deed made and entered into this 23rd day of April, 2021, by and between **JACKSON CHAMBER OF COMMERCE, a Missouri Nonprofit Corporation a/k/a JACKSON CHAMBER OF COMMERCE OF JACKSON, MISSOURI**, hereinafter referred to as **GRANTOR**, and **William H. Cole and Susan J. Cole, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEES**. The mailing address of the Grantees is:

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See Attached Exhibit A

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 Grantees and unto their heirs 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 Grantees, and unto their heirs 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:

JACKSON CHAMBER OF COMMERCE, a
Missouri Nonprofit Corporation

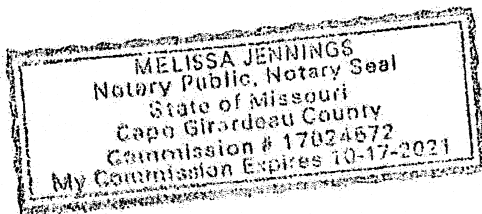
BY: B. Gerau
Brian Gerau, President

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

On this 23 day of April, 2021, before me personally appeared Brian Gerau the President of JACKSON CHAMBER OF COMMERCE, a Missouri Nonprofit Corporation a/k/a JACKSON CHAMBER OF COMMERCE OF JACKSON, MISSOURI, to me known to be the person described in and who executed the within Warranty Deed, and that said instrument was signed on behalf of said corporation, by authority of its Board of Directors; and said Brian Gerau acknowledged said instrument to be the free act and deed of said corporation.

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

Melissa Jennings
Notary Public
My commission expires:



2102148

Exhibit A

Part of Lot Number Twenty-Eight (28) of the Original Town, now City of Jackson, Cape Girardeau County, Missouri, described by metes and bounds as follows:

Beginning at the intersection of the West line of State Highway Number Twenty-Five (#25) with the South line of Main Street in the City of Jackson, Missouri, from which the Northeast corner of said Lot Number Twenty-Eight (28) bears South 82° East three (3) inches; thence run North 82° West with the South line of Main Street in said City One Hundred Forty-Two (142) feet; thence South 8° West One Hundred (100) feet; thence South 82° East Forty-Seven feet and Nine inches (47 ft. 9 in.); thence South 8° West Forty-Eight and Five-Tenths (48.5) feet to a corner in the South line of Lot Number Twenty-Eight of said City; thence South 82° East Ninety-Four feet, three inches (94 ft. 3 inches) to the West line of State Highway Number Twenty-Five (#25), and thence North 7° 3' East, with the West line of said State Highway, One Hundred Forty-Eight and Seventeen-Hundredths (148.17) feet to the place of beginning.

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LESS AND EXCEPT that part thereof conveyed to the State of Missouri, acting by and through the Missouri Highways and Transportation Commission recorded in Document No. 2015-13092 in the land records of Cape Girardeau County, Missouri.