



**CITY OF JACKSON**  
**PLANNING & ZONING COMMISSION MEETING AGENDA**

**Wednesday, June 11, 2025 at 6:00 PM**

**City Hall, 101 Court Street, Jackson, Missouri**

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**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 April 16, 2025 minutes.

**PUBLIC HEARINGS**

**OLD BUSINESS**

**NEW BUSINESS**

2. Consider a request to approve a re-subdivision plat of Deer Ridge Subdivision submitted by WPSD Properties, LLC.
3. Consider a request to approve a preliminary plat of the Jackson North Industrial Park Subdivision Phase II as submitted by the City of Jackson.
4. Request for rezoning of 324, 320, 316, and 312 N High St from R-4 General Residential District to C-3 Central Business District submitted by the City of Jackson.

**CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA**

**ADJOURNMENT**

This agenda was posted at City Hall on June 6, 2024, at 3:30 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, APRIL 16, 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, Bill Fadler, Russ Wiley, Michelle Weber, Heather Harrison, Travis Niswonger, and Tina Weber were present. Commissioner Angelia Thomas was absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present. Shane Richards, Maureen Richards, Will Richards, and Justin Richards were the citizens in attendance.

APPROVAL OF MINUTES

Approval of the March 12, 2025 )  
regular meeting minutes )

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

PUBLIC HEARINGS

None )

OLD BUSINESS

None )

NEW BUSINESS

Consider a request to approve a final )  
plat of Williams Creek Estates submitted )  
by SM Richards Properties, LLC. )

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that this piece of property was part of the Nitsch Family Farm, located across the street from T. Ravs on E. Jackson Boulevard. He said that back in December 2024, the Nitsch Family Farm sold it to SM Richard Properties, LLC. What happened was that it was recorded without going through the City's process of creating a subdivision, which is why



it's here tonight. They attempted to obtain a permit to open a business here when the City noticed there wasn't a lot in the area.

Commissioner Bill Fadler asked if it was already zoned, and Mr. Miller informed him that it was currently zoned C-2.

Commissioner Tony Koeller inquired about the amount of road frontage on the adjacent lot, and Mr. Miller explained that fifty feet were required in a C-2 district, and there were more than fifty feet, as indicated on the plat.

Chairman Harry Dryer asked if the applicant was present and called him to come forward to speak.

Mr. Shane Richards from 4879 Parkside Court came forward and explained he currently has an existing business selling portable buildings and metal carports outside the city limits on Highway 61 at the location that used to be the old flower and garden shop. He said he wanted to have more frontage in the travel space, and he had the opportunity to purchase the property with Nitsch Family Farm. Mr. Richards apologized for not getting this subdivided through the city and asked if anyone had any questions for him.

Commissioner Bill Fadler asked if MoDOT would allow access to this property, and Mr. Richards said he had already contacted them, and they had given him approval for access to his property.

Commissioner Bill Fadler asked if he would have any structures on the property, and Mr. Richards said they would work out of portable buildings to show their customers what's involved in a portable building. They custom-build them in any way you want, so he would like to have that, but he wasn't sure if it's allowed. He said he hired Willie Sandin to investigate and figure all that out and then pursue it from there.

Commissioner Tony Koeller asked if it would be the same as what he has out on US 61, and Mr. Richards confirmed that it would be the same.

Commissioner Tony Koeller motioned to approve the plat as submitted. Commissioner Heather Harrison seconded the request, which was approved.

Vote: 8 ayes, 0 nays, 0 abstentions, 1 absent

#### ADDITIONAL ITEMS

None )

## ADJOURNMENT

Consider a motion to adjourn )

Commissioner Tina Weber motioned to adjourn, seconded by Commissioner Tony Koeller, and unanimously approved.

Vote: 8 ayes, 0 nays, 0 abstentions, 1 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 a re-subdivision plat of Deer Ridge Subdivision submitted by WPSD Properties, LLC.

**APPLICANT:** WPSD Properties, LLC.

**APPLICANT STATUS:** Property Owner

**PURPOSE:** To subdivide an existing lot into two (2) lots.

**SIZE:** 8.23 Acres/ Lot One 6.23 Acres/ Lot Two 2.00 Acres

**PRESENT USES:** A C-2 General Commercial District with an Animal Clinic.

**PROPOSED USE:** C-2 General Commercial District with an Animal Clinic on Lot One and a Business on Lot Two.

**SURROUNDING LAND USE:** North C-2 General Commercial District & R-3 One and Two Family Residential District; South R-2 Single Family District; East C-2 General Commercial District; West R-2 Single Family District.

**HISTORY:** In March 2003, the Board of Aldermen approved the Preliminary Plat of Deer Ridge Subdivision. Dr. Wanda Pipkin and Dr. Shelly Daume, the applicants and owner, decided not to pursue the subdivision in October 2003 and withdrew it.

**TRANSPORTATION AND PARKING:** There is street frontage for both lots facing N High Street.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57) and Zoning Regulations (Chapter 65)

**2024 COMPREHENSIVE PLAN:** General Commercial

**MAJOR STREET PLAN:** The major street plan is not affected.

**FLOODPLAIN INFORMATION:** This property is not located in a floodplain per FEMA panel 29031C0143E DATED 9-29-2011

**PHYSICAL CHARACTERISTICS:** No unusual characteristics were noted.

**COMMENTS:** The subdivision plat has been reviewed for compliance with the Land Subdivision Regulations. They are requesting a variance to the subdivision regulations regarding the water distribution system, which requires a separate water tap connection for each lot from the main water line. The main water line is on the east side of N High Street. They want to connect to a private service line that feeds the animal clinic.

**ACTION REQUIRED:** The Commission shall approve or deny this request. The Commission's action serves as a recommendation to the Board of Alderman. A positive recommendation requires a simple majority of the Board of Aldermen for approval, and a negative recommendation requires a supermajority (6 votes). Variance requests require a supermajority (six votes) from the Board of Aldermen to approve.



## SUBDIVISION APPLICATION FORM

### City of Jackson, Missouri

**NAME OF SUBDIVISION:** Deer Ridge Subdivision

**DATE OF APPLICATION:** May 28, 2025

**PROPERTY OWNERS:** (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: WPSD Properties, LLC  
1807 N. High Street  
Jackson, MO 63755  
573-243-3200

**CONTACT PERSON HANDLING APPLICATION:**

Contact's Name: Ryan Brase

Contact's Mailing Address: 2121 Megan Dr.  
Cape Girardeau, MO

Contact's Phone: 573-339-5900

**ENGINEER / SURVEYOR:**

Company Name, Addresses & Phone #: Bowen Engineering & Surveying  
2121 Megan Dr.  
Cape Girardeau, MO 63701 573-339-5900

**TYPE OF SUBDIVISION APPLICATION:** (check all applicable items)

☐ Preliminary plat approval

☒ Final plat approval

☐ Minor subdivision approval

☒ Re-subdivision plat approval

**LEGAL DESCRIPTION OF TRACT:** (attach separate page if necessary)

**ZONING:** Indicate the current zoning district classification of the entire tract to be developed (circle 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  
CO-1 Enhanced Commercial Overlay

C-1 Local Commercial  
C-2 General Commercial  
C-3 Central Business District  
C-4 Planned Commercial District  
CO-1 Enhanced Commercial Overlay  
I-1 Light Industrial  
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 ☒

**OWNERS' SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

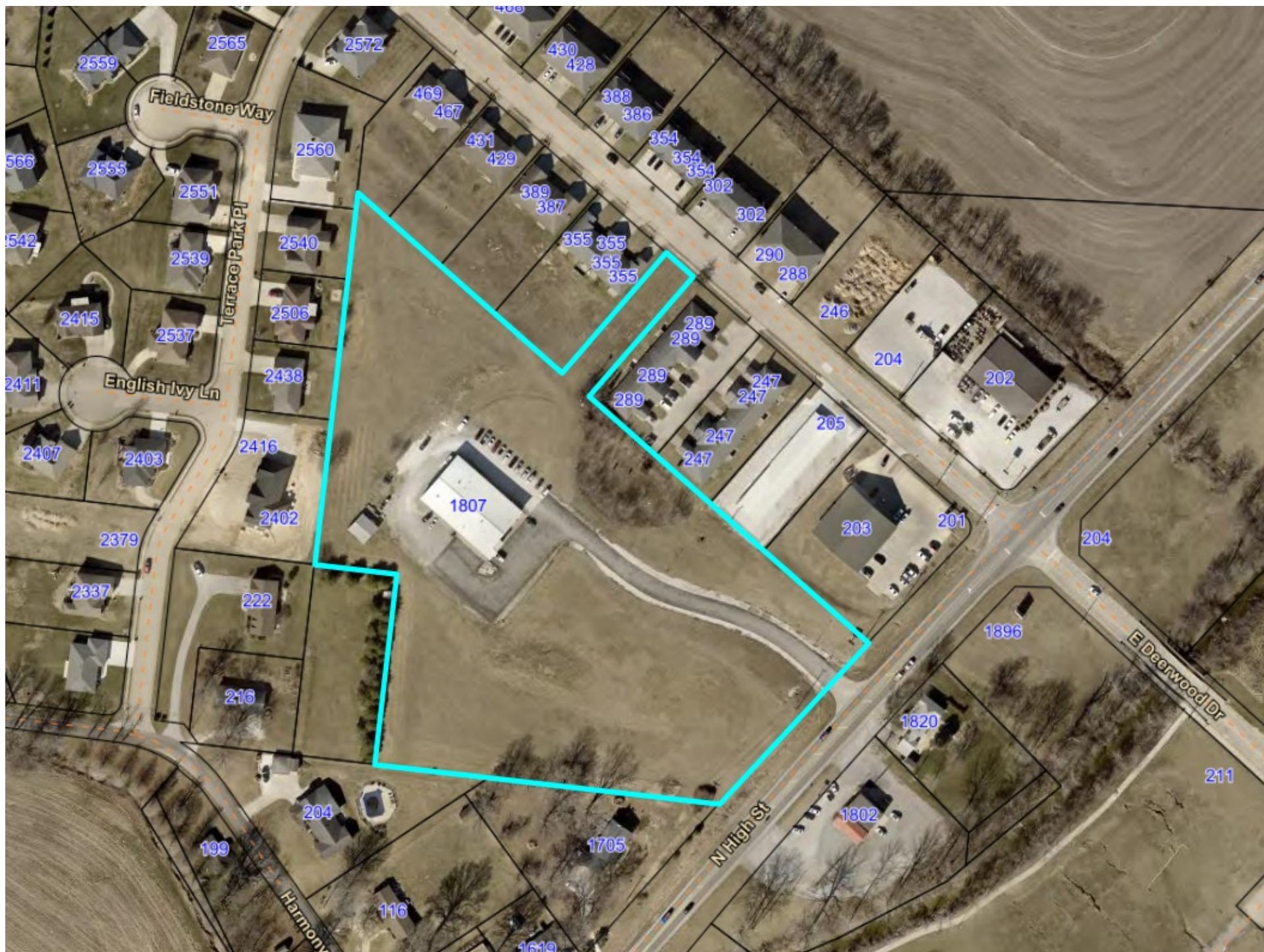
\* *[Signature]*  
+ *[Signature]*

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

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

Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: [permits@jacksonmo.org](mailto:permits@jacksonmo.org)







## SURVEY NOTES:

This Survey Creates A New 2 Lot Subdivision From The Parent Tract Recorded In Document No. 2008-03937 And Warranty Deed, Book No. 1312 - Page No. 151

Measured Dimensions Shown Without Parentheses  
Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East  
CORS Station MOJK Of The MoDOT GPS RTN Network

Latitude	37° 24' 44.45840"	North
Longitude	89° 39' 00.22115"	West
Ellipsoid Height	384,012	U.S. Survey Feet
Northing	575,957.276	U.S. Survey Feet
Easting	1,067,059.319	U.S. Survey Feet
Elevation	476.96	U.S. Survey Feet

As Published On National Geodetic Data Sheets,  
Retrieval Date December 28, 2023 And Converted  
From Meters To U.S. Survey Feet.

Survey Class - Urban

## REFERENCES:

Record Plat of Terrace Park Estates,  
Plat Book No. 23 - Page No. 37

Previous Survey By Martin (PLS 2001001910),  
Survey Record Book No. 14 - Page No. 503

Previous Survey By Dowdy (PLS 1518),  
Survey Record Book No. 14 - Page No. 51

Previous Survey By Dowdy (PLS 1518),  
Survey Record Book No. 14 - Page No. 206

General Warranty Deed, Book No. 1312 - Page No. 151  
General Warranty Deed, Document No. 2008-03937

Online Mapping Records For Cape Girardeau, County  
<https://maps.camavision.com/capegirardeaum>

## ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50 Feet Not Over 5 Stories  
Maximum Lot Width: None  
Maximum Lot Area: None

Setbacks:  
Front Yard: 30 Feet  
Side Yard: 8 Feet Where Adjoining Residential Property  
0 Feet Where Commercial Use Adjoins Commercial Zone  
Rear Yard: 25 Feet

## SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN

## LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 83° 59' 33" W	114.94'
2	S 49° 23' 24" E	50.00'
3	N 83° 52' 26" W	114.47'

## SURVEY LEGEND

CENTERLINE -----  
RIGHT OF WAY LINE -----  
PROPERTY LINE =====  
LOT LINE -----  
ADJOINER'S PROPERTY LINE -----  
NEW UTILITY EASEMENT LINE -----

## RECORD PLAT

# DEER RIDGE SUBDIVISION

A Part of the Northeast Quarter of Fractional Section 1, Township 31 North, Range 12 East,  
A Part of the Southeast Quarter of Fractional Section 36, Township 32 North, Range 12 East of the 5th P.M.  
City of Jackson, County of Cape Girardeau, State of Missouri

## FLOOD ZONE INFORMATION:

This site lies in Flood Zone X, Area of Minimal Flood Hazard  
as Indicated by FIRM Map Panel Number 29031C0143E,  
Dated September 29, 2011

## SUBDIVISION DEDICATION

The Undersigned WPSD Properties, LLC, a Missouri Limited Liability Company, Owners in Fee of A Part of the Northeast Quarter of Fractional Section 1, Township 31 North, Range 12 East, and A Part of the Southeast Quarter of Fractional Section 36, Township 32 North, Range 12 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and Being More Particularly Described as Follows:

Beginning at a 1/2" Iron pin (found) at the Southeast corner of Lot 45 of said Terrace Park Estates, as shown by plat recorded in Plat Book 23, Page 37 of the land records of the County Recorder's Office; Thence N 06° 12' 51" E, 519.39 feet along the East line of Lots 45, 46, 47, 48, 49 and 50 of said Terrace Park Estates to a 1/2" Iron pin (set) on the Southwesterly line of Lot 82 of said Terrace Park Estates; Thence S 49° 23' 24" E, 372.23 feet along the Southwesterly line of Lots 82, 81, 80, 79 and 78 of said Terrace Park Estates to a 1/2" Iron pin (set); Thence leaving said Southwesterly line, N 40° 36' 36" E, 221.22 feet to a 1/2" Iron pin (set) on the South Right of Way line of West Deerwood Drive; Thence S 49° 23' 24" E, 50.00 feet, along said Right of Way line to a 1/2" Iron pin (set); Thence leaving said right of Way line, S 40° 36' 36" W, 221.22 feet to a 1/2" Iron pin (set) on the Southwesterly line of said Lot 78; Thence S 49° 23' 24" E, 518.67 feet along Southwesterly line of Lots 78, 77, 76, 75 and 74 to a 1/2" Iron pin (set) on the Westerly Right of Way line of U.S. Highway 61, said point being the beginning of a non-tangent curve, concave to the Southeast having a radius of 11,509.20 feet and a central angle of 01° 32' 35" and from which point a radial line bears S 47° 39' 29" E; Thence in a Southwesterly direction along said curve and Right of Way line a distance of 309.93 feet to a 1/2" Iron pin (found) at the Northeast corner of a tract of land recorded in Document No. 2023-04289; Thence N 83° 52' 26" W, 482.83 feet along the North line of said tract and a tract of land recorded in Document No. 2023-18660 to a 1/2" Iron pin (found) at the Southeast corner of a tract of land recorded in Document No. 2005-08965; Thence along the East and North lines of said tract, N 06° 24' 24" E, 265.94 feet to a 1/2" Iron pin (found); Thence N 83° 59' 33" W, 114.94 feet to the Point of Beginning, containing 8.23 Acres more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and do hereby name said subdivision, "Deer Ridge Subdivision".

In Witness Whereof, Signed This \_\_\_\_\_ Day of \_\_\_\_\_, 2025 A.D.

Wanda Pipkin, Member  
WPSD Properties, LLC

Shelly R. Daume, Member  
WPSD Properties, LLC

## STATE OF MISSOURI COUNTY OF CAPE GIRARDEAU ) SS

Before Me, a Notary Public for Said State and County, Personally Appeared Wanda Pipkin And Shelly R. Daume, Known to Me to Be the Persons Described Herein, Who Acknowledged That They Executed the Foregoing Instrument as Their Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official  
Seal This \_\_\_\_\_ Day Of \_\_\_\_\_, 2025 A.D.

Notary Public \_\_\_\_\_ My Term Expires \_\_\_\_\_

I, Angela Birk, City Clerk, do hereby certify that this Plat was Approved and Accepted by the Board of Aldermen of Jackson, Missouri on This \_\_\_\_\_ Day of \_\_\_\_\_, 2025 A.D.,  
As approved by Ordinance No. \_\_\_\_\_

Angela Birk, City Clerk

Approved By: \_\_\_\_\_  
Dwain Hahs, Mayor

Approved By: \_\_\_\_\_  
Janet Sanders, Director of Public Works

Approved By: \_\_\_\_\_  
Harry Dryer, Chairman, Planning And Zoning Commission

## SURVEYOR'S CERTIFICATION

This is to certify that at the request of Shelly Daume the tracts shown hereon were surveyed under my direct supervision, and the results of said survey are represented correctly on this plat. Said survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Division of Weights and Measures. There may exist other documents that could affect this parcel, of which an accurate and current title search may disclose. In witness whereof, I hereunto set my seal and signature;

This \_\_\_\_\_ Day of \_\_\_\_\_, 2025 A.D.

R. Christopher Bowen

MO, PLS #2232

224 West Dale  
Cape Girardeau, MO 63701  
Ph: 573.339.5900  
www.bowenengr.com

# Bowen



ENGINEERING & SURVEYING  
Consulting Engineers • Land Surveyors • Testing Laboratories

Bowen Engineering & Surveying, P.C.  
Engineering Corporation - Missouri State Certificate of Authority #000383  
Land Surveying Corporation - Missouri State Certificate of Authority #000166

WPSD PROPERTIES, LLC  
1807 N. HIGH STREET  
JACKSON, MO

DESCRIPTION	DATE

Copyright © 2025 by  
Bowen Engineering & Surveying, P.C.

JOB NO.	S25-040
DATE	June 6, 2025
FILE	S25040.DGN
CAICE	S25040.ZIP
DWN BY	RWB
CKD BY	CCK
SCALE	1" = 100'

RECORD  
PLAT

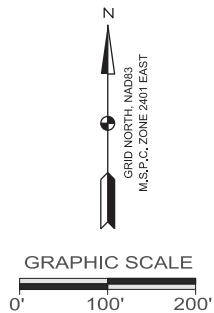
SHEET NO.  
1 of 1

## FILED FOR RECORD

State of Missouri )  
County of Cape Girardeau ) ss

Filed For Record This \_\_\_\_\_ Day of \_\_\_\_\_, 2025 A.D.  
and Duly Recorded in Document No. \_\_\_\_\_

Andrew David Blattner, Cape Girardeau County Recorder of Deeds







# Bowen

## ENGINEERING & SURVEYING

Incorporated

2121 Megan Drive  
Cape Girardeau, MO 63701  
Ph 573 339 5900  
Fax 573 339 1391  
[www.bowenengsurv.com](http://www.bowenengsurv.com)

June 6, 2025

Attn: Mr. Larry Miller  
Building and Planning Manager  
City of Jackson  
101 Court Street  
Jackson, MO 63755

**Re: Deer Ridge Subdivision Water Tap Variance**

Mr. Miller:

Due to the existing water line tap from the main water line servicing Lot 1 currently. The owners wish to tap onto the existing water line servicing Lot 1 and provide a water service to Lot 2.

The owners respectfully request a variance to the subdivision regulations regarding the water distribution system, which requires a separate water tap connection for each lot from the main water line.

Bowen Engineering & Surveying

Chris Kelley  
Survey Manager

\_\_\_\_\_  
Wanda Pipkin, Member  
WPSD Properties, LLC

\_\_\_\_\_  
Shelly R. Daume, Member  
WPSD Properties, LLC



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2008-03937

JANET ROBERT  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY MO  
RECORDED AND SEALED ON  
04/02/2008 11:19AM  
REC FEE \$27 00  
PAGES. 2

JANET ROBERT

Deputy

## WARRANTY DEED

This Warranty Deed made and entered into this 31<sup>st</sup> day of March, 2008, by and between **Donkers Inc., a Missouri Corporation** hereinafter referred to as "**GRANTOR**", and **WPSD Properties, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as "**GRANTEES**" The mailing address of the Grantees is 1807 North High Street, 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 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:

Part of Lot 78 in Terrace Park Estates, a Subdivision on file in the land records of Cape Girardeau County, in Plat Book 23 on Page 37 in the City of Jackson, County of Cape Girardeau, State of Missouri, more particularly described as follows

Commence at the Northernmost corner of Lot 79 of said subdivision, said point being on the South right of way line of West Deerwood Drive, thence with said right of way line, South 49° 22' 48" East, 125.00 feet to the Point of Beginning, thence continue South 49° 22' 48" East, 50.00 feet, thence leaving said right of way line, South 40° 37' 12" West, 221.14 feet; thence North 49° 22' 48" West, 50 00 feet, thence North 40° 37' 12" East, 221 14 feet to the Point of Beginning and containing 11,057 square feet, or 0 254 acres, more or less

Description taken from survey dated November 2007 by Koehler Professional Engineers & Land Surveyors, Drawing No. 32989

**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 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 Grantees, and unto their 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:

Donkers, Inc., A Missouri Corporation



By: Gerald E Stoverink

Its: Vice President

  
Attest: Kathleen M Liley, ~~Treasurer~~  
Secretary


STATE OF MISSOURI )  
 ) ss  
COUNTY OF CAPE GIRARDEAU )

On this 31<sup>st</sup> day of March, 2008, before me personally appeared Gerald E Stoverink the Vice President and Kathleen M Liley, ~~Treasurer~~ <sup>Secretary</sup> of Donkers Inc , A Missouri Corporation, to me known to be the person described in and who executed the within Warranty Deed, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said Gerald E Stoverink the Vice President and Kathleen M Liley, Treasurer 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



STEPHANIE A MUELLER  
My Commission Expires  
June 21, 2011  
Perry County  
Commission #07421492

  
Notary Public, Stephanie Mueller  
My commission expires

0803168

REC. FEE: 29.00

PAGES: 3

Janet Robert, Recorder of Cape Girardeau County, MO, do hereby certify that the within instrument of writing, was, on 03-24-2003 at 2:20 PM, duly filed for record and is recorded in the records of this office. In book 1312 at page 151. In testimony whereof I have hereunto set my hand and affixed my official seal at Jackson, Missouri, on this date: 03-24-2003  
Janet Robert, Recorder

Sara B. Hurst, Deputy

BOOK 1312 PAGE 0151

## GENERAL WARRANTY DEED

THIS INDENTURE, Made on the 21st day of March A.D. Two Thousand and Three, by and between **GRANTORS**, Larry Borgfield, Trustee of the Larry Borgfield Declaration of Trust, of an undivided one-half as tenants in common and Audrey Borgfield, Trustee of the Audrey Borgfield Declaration of Trust, of the other one-half as tenant in common, of the County of Cape Girardeau, in the State of Missouri, Parties of the First Part, and **GRANTEE**, WPSD Properties, LLC, of the County of Cape Girardeau, in the State of Missouri, Party of the Second Part: (mailing address of said first named grantee is: 424 Black Oak Trail, Jackson Mo  
63755)

**WITNESSETH**, That the said parties of the First Part, in consideration of the sum of Ten Dollars and other valuable consideration to them paid by the said party 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 party of the Second Part, 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:

PART OF NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST AND PART OF SOUTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST BEING PARTIALLY WITHIN THE CITY LIMITS OF JACKSON AND BEING ALL IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING

Grantee - 29 pgs.

8.000 ACRES (MORE OR LESS), DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of Survey 807, Township 31 North, Range 12 East (½ iron rod); thence N7°00'00" E along East Line of said Survey 807, 266.00 feet to a ½" iron rod for the Point of Beginning; thence continue N7°00'00" E along East Line of said Survey 517.62 feet to a ½" iron rod; thence S48°46'25" E, 937.77 feet to a ½" iron rod on the North right of way of U. S. Highway 61; thence southwesterly along a non-tangent curve to the Left having a radius of 11,509.20 feet and with said right of way line 309.77 feet to a ½" iron rod; thence N83°16'04"W, 482.53 feet to a ½" iron rod; thence N7°00'00" E, 266.00 feet to a ½" iron rod; thence N83°16'04" W, 114.63 feet to a Point of Beginning.

**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 party of the Second Part, and unto its successors and assigns, **FOREVER**, the said Larry Borgfield, Trustee of the Larry Borgfield Declaration of Trust, of an undivided one-half as tenants in common and Audrey Borgfield, Trustee of the Audrey Borgfield Declaration of Trust, of the other one-half as tenant in common, hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they 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 its successors and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever.

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

Larry Borgfield  
Larry Borgfield, Trustee  
Larry Borgfield  
Larry Borgfield, Individually  
Audrey Borgfield  
Audrey Borgfield, Trustee  
Audrey Borgfield  
Audrey Borgfield, Individually

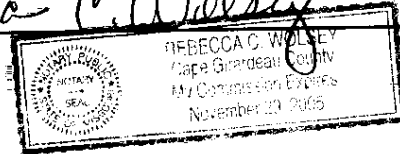
STATE OF MISSOURI )  
 ) ss.  
COUNTY OF CAPE GIRARDEAU )

On this 21<sup>st</sup> day of March, 2003, before me, a Notary Public in and for said State, personally appeared Larry Borgfield, Trustee of the Larry Borgfield Declaration of Trust, of an undivided one-half as tenants in common and Audrey Borgfield, Trustee of the Audrey Borgfield Declaration of Trust, of the other one-half as tenant in common, to me known to be the person 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 said County and State the day and year first above written.

*Rebecca C. Wolley*  
Notary Public

My Commission expires: 11-29-05



**Planning & Zoning Commission Meeting  
Staff Report**

**ACTION ITEM:** Approval of a preliminary plat of the Jackson North Industrial Park Subdivision Phase II

**APPLICANT:** City of Jackson

**APPLICANT STATUS:** Property Owner

**PURPOSE:** To update the expired preliminary plat with a new one.

**SIZE:** Approximately 19-acre Subdivision

**PRESENT USES:** City water tower and well and sellable property

**PROPOSED USE:** Same

**SURROUNDING LAND USE:** North, South, and West - out of city limits; East – I-2 Heavy Industrial (previously sold portions of Jackson North Industrial Park)

**HISTORY:** The preliminary plat approval for the Jackson North Industrial Park expired on August 21, 2024.

**TRANSPORTATION AND PARKING:** All required street frontage will be constructed with the final plat.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

**2024 COMPREHENSIVE PLAN:** Industrial use.

**FLOODPLAIN INFORMATION:** This property is not located in a floodplain per FEMA panel 29031C0143E dated 9/29/11

**PHYSICAL CHARACTERISTICS:** The city's water tower and well are located on the proposed Lot 4. Lot 3 has 24-inch water lines.

**COMMENTS:** Preliminary plat approval is valid for one year. The City wants to maintain a current preliminary plat approval in case an opportunity arises to sell one of the remaining proposed lots.

**ACTION REQUIRED:** The Commission shall vote to approve or deny this subdivision based on conformance with the Land Subdivision Regulations. The Commission's vote serves as a positive or negative recommendation to the Board of Aldermen, who make the final decision on the preliminary plat and the only decision on an eventual final plat.



## SUBDIVISION APPLICATION FORM

### City of Jackson, Missouri

**NAME OF SUBDIVISION:** JACKSON NORTH INDUSTRIAL PARK SUBDIVISION

**DATE OF APPLICATION:** 5-22-2025

**PROPERTY OWNERS:** (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: CITY OF JACKSON  
101 COURT ST  
JACKSON, MO 63755

**CONTACT PERSON HANDLING APPLICATION:**

Contact's Name: LARRY MILLER

Contact's Mailing Address: 101 COURT ST  
JACKSON, MO 63755

Contact's Phone: 573-243-2300

**ENGINEER / SURVEYOR:**

Company Name, Addresses & Phone #: KOEHLER ENGINEERING & LAND SURVEYING  
194 COKER LANE  
CAPE GIRARDEAU, MO 63701

**TYPE OF SUBDIVISION APPLICATION:** (check all applicable items)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Preliminary plat approval | <input type="checkbox"/> Final plat approval          |
| <input type="checkbox"/> Minor subdivision approval           | <input type="checkbox"/> Re-subdivision plat approval |

**LEGAL DESCRIPTION OF TRACT:** (attach separate page if necessary)

**ZONING:** Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- |                                    |                                  |
|------------------------------------|----------------------------------|
| 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 District    |
| R-4 General Residential            | C-4 Planned Commercial District  |
| MH-1 Mobile Home Park              | CO-1 Enhanced Commercial Overlay |
| CO-1 Enhanced Commercial Overlay   | I-1 Light Industrial             |
|                                    | <b>I-2 Heavy Industrial</b>      |
|                                    | I-3 Planned Industrial Park      |

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



**OWNERS' SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

Larry Miller

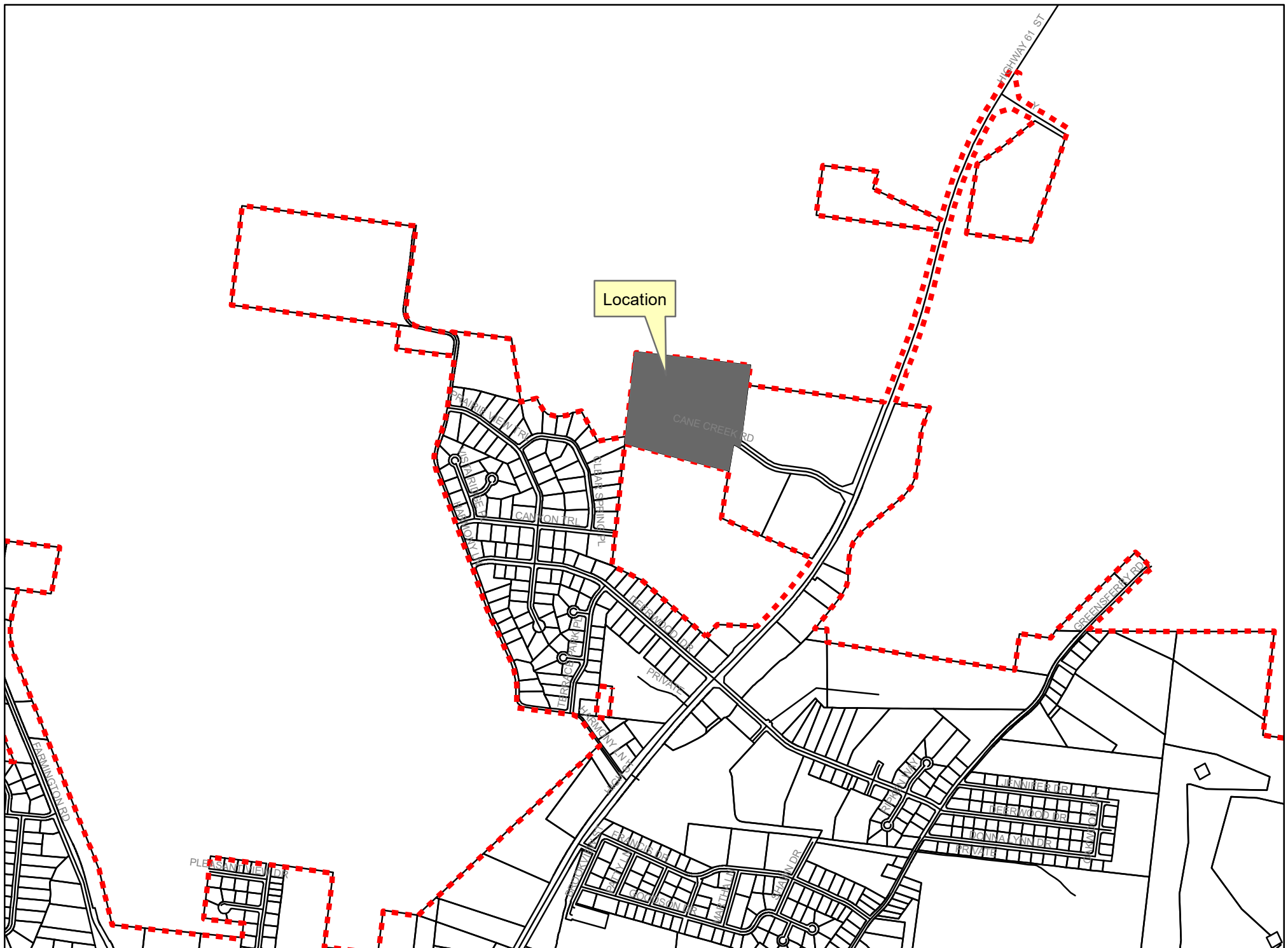
Please submit the completed application along with the applicable application fee to:

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

Ph: 573-243-2300 ext. 29

Fax: 573-243-3322

Email: *permits* @jacksonmo.org



Jackson North Industrial Park Subdivision - Revised Preliminary Plat  
Location Map

# PRELIMINARY PLAT PHASE II FOR JACKSON NORTH INDUSTRIAL PARK SUBDIVISION

THAT PART OF SOUTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI



LINE #	DIRECTION	LENGTH
L3	S27°49'59"W	62.24'
L4	S13°51'01"W	12.45'
L5	S76°08'59"E	19.00'
L6	S13°51'01"W	60.00'
L7	N13°51'01"E	60.00'
L8	S76°08'59"E	19.00'
L9	N13°51'01"E	12.45'
L10	N27°49'59"E	62.24'

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	36.76'	270.00'	R72°14'58"W	36.73'
C3	31.61'	330.00'	R73°24'22"W	31.59'
C4	31.30'	22.00'	S68°35'08"W	28.72'
C5	41.49'	170.00'	S20°50'30"W	41.39'
C6	32.99'	21.00'	S31°08'59"E	29.70'
C7	32.99'	21.00'	S58°51'01"E	29.70'
C8	56.13'	230.00'	S20°50'30"E	55.99'
C9	31.30'	22.00'	N12°55'09"W	28.72'
C10	60.59'	330.00'	R70°53'23"W	60.51'
C11	31.73'	270.00'	S64°58'56"E	31.71'
C13	48.81'	200.00'	S20°50'30"W	48.69'

## FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 2903100140C AND MAP NUMBER 2903100140C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

## SUBDIVISION NOTES

### LOT SIZES

TOTAL NUMBER OF LOTS: 5  
MINIMUM LOT SIZE: 0.73 ACRES  
MAXIMUM LOT SIZE: 8.89 ACRES

### ZONING

ALL LOTS: I-2 (HEAVY INDUSTRIAL)

### BUILDING SETBACKS FOR I-2 ZONING

FRONT SETBACKS: NONE  
REAR SETBACKS: NONE, EXCEPT WHERE LOT ABUTS RESIDENTIAL DISTRICT (20 FEET)  
SIDE SETBACKS: NONE, EXCEPT WHERE LOT ABUTS RESIDENTIAL DISTRICT (20 FEET)

### RECORD OWNER

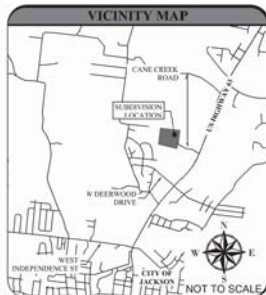
CITY OF JACKSON  
DOC NO. 2006-16516  
DOC NO. 2006-16517  
DOC NO. 2006-16518

### DEVELOPER OF SUBDIVISION AND PLAT PREPARED FOR:

CITY OF JACKSON  
101 COURT STREET  
JACKSON, MO 63705

### PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.  
104 CONGER LANE  
CAPE GIRARDEAU, MO 63701  
(573) 335-3028



LEGEND	
○	FOUND 1/2" IRON ROD
*	SET 1/2" IRON ROD
—	BOUNDARY LINE
- - -	LOT LINE
- - -	CENTRILINE
- - -	EXTERNAL PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
- - -	EXISTING RIGHT-OF-WAY LINE



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2002.

## KOEHLER

### Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701  
Ph: (573) 335 - 3028 Fax: (573) 335 - 3049  
MO PLS Corp. Certificate #0000262

DRAWN BY:	SUSAN DEODS	REV DATE:	DESCRIPTION:	INITIALS:
CHECKED BY:	TRAVIS STEFFENS	05/21/15	ADDRESS CITY REVIEW COMMENTS	SD
SURVEY DATE:	-----	05/22/15	ADDRESS CITY REVIEW COMMENTS	SD
DRAWING DATE:	FEBRUARY 26, 2015			
DRAWING NO:	30030			

## **Staff Report**

**ACTION ITEM:** Request for rezoning of 324, 320, 316, and 312 N High St from R-4 General Residential District to C-3 Central Business District submitted by the City of Jackson.

**APPLICANT:** City of Jackson

**APPLICANT STATUS:** Property Owner

**PURPOSE:** To rezone

**SIZE:** Various

**PRESENT USES:** Vacant lots

**PROPOSED USE:** Parking lot

**SURROUNDING LAND USE:** North – R-4 General Residential District; South – R-4 General Residential District; East – R-4 General Residential District; West – C-3 Central Business District

**HISTORY:** These properties were acquired by the Missouri Department of Transportation (MoDOT). They had single-family homes on them and were demolished.

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

**APPLICABLE REGULATIONS:** Zoning Code (Chapter 65)

**2024 COMPREHENSIVE PLAN:** Uptown Fringe – The Uptown fringe designation includes a mix of commercial and residential development located on the periphery of Uptown. The Uptown fringe provides an edge transition between the city's core and the surrounding single-family neighborhoods. These areas should include interspersed uses and development patterns that provide a vibrant, safe, attractive, and walkable pedestrian environment. A mix of residential uses, amenities, and neighborhood commercial development should be prioritized in combination with adaptive reuse and historic preservation.

**FLOODPLAIN INFORMATION:** This property is not located in a floodplain per FEMA panel 29031C0143E dated 9/29/11

**PHYSICAL CHARACTERISTICS:** Various

**COMMENTS:** Rezoning to C-3 allows for future improvements that support the needs of the Uptown district, including potential enhancements to public access and circulation.

**ACTION REQUIRED:** The Commission shall vote to recommend approving or denying this request. A public hearing at this level is optional. A public hearing is required at the Board of Aldermen level. It should be noted that a public hearing wasn't held for the rezoning of R-4 to C-3 on Cherry and Missouri Streets for the same proposed use.



## REZONING / SPECIAL USE PERMIT APPLICATION

### City of Jackson, Missouri

APPLICATION DATE: June 2, 2025

TYPE OF APPLICATION: ☒ Rezoning ☐ Special Use Permit

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

312, 316, 320, and 324 N High Street

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

Property Owner Name(s): City of Jackson

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

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

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP

#### CONTACT PERSON HANDLING APPLICATION:

Contact Name: Larry Miller

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

Contact's Phone: (573) 243-2300

Email Address (if used): lmiller@jacksonmo.org

**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 Lots

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 checked="" type="checkbox"/> C-3 | (Central Business)        |
| <input 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: Parking Lot

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.

These properties are located immediately adjacent to the Uptown commercial (Historic) district and are surrounded by commercial and residential uses. Rezoning to C-3 will bring these parcels into alignment with the character and zoning of the area, supporting long-term land use planning. Rezoning to C-3 allows for future improvements that support the needs of the Uptown district, including potential enhancements to public access and circulation. This change is intended to encourage continued investment and activity in the core of the City.

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.)*

*Larry Miller*

*Building & Planning Manager*

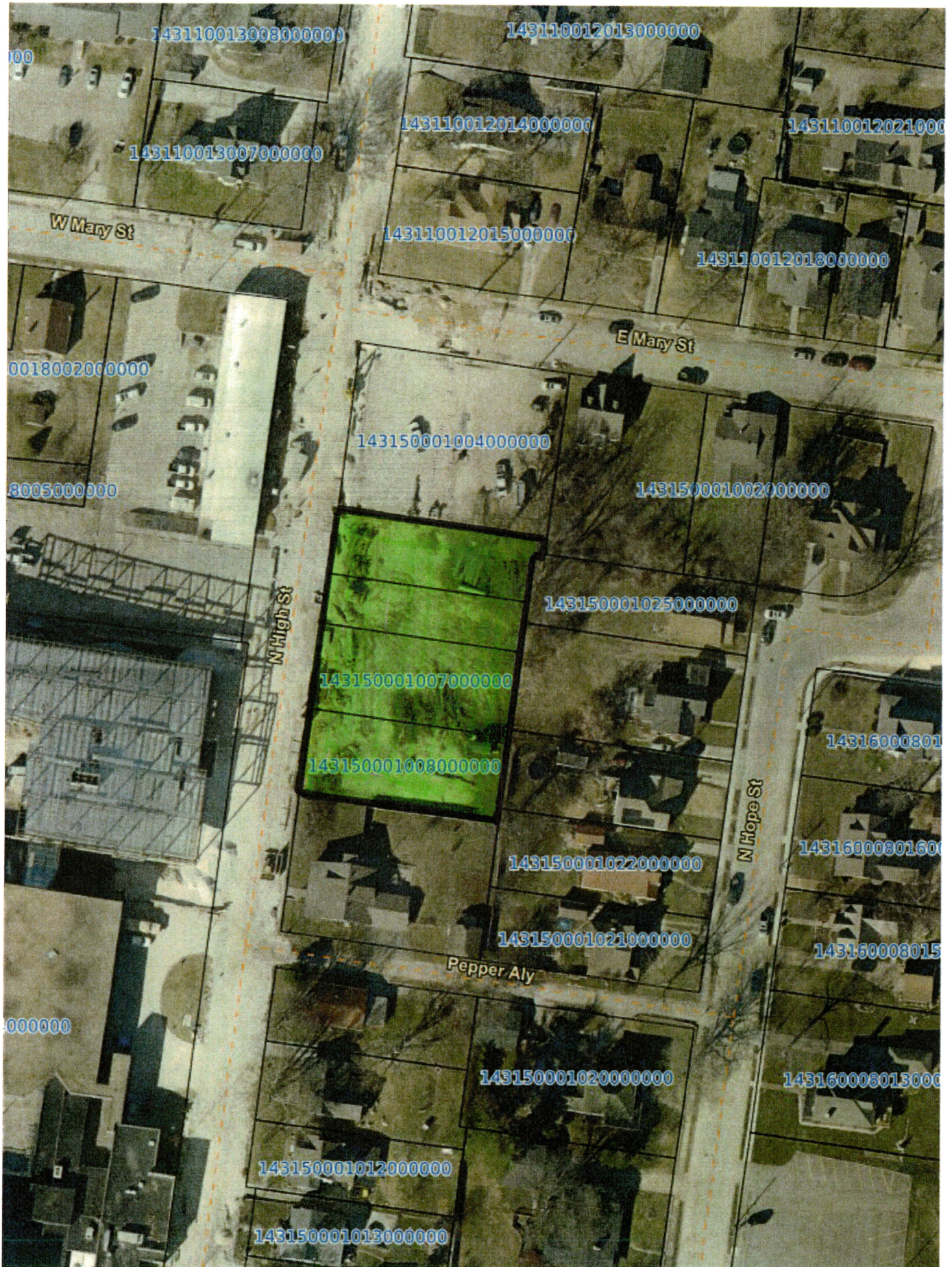
Please submit this application along with appropriate non-refundable application fee to:

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

573-243-2300 ext.2029 (ph)  
573-243-3322 (fax)  
[permits@jacksonmo.org](mailto:permits@jacksonmo.org)

**APPLICATION FEE: \$200.00**



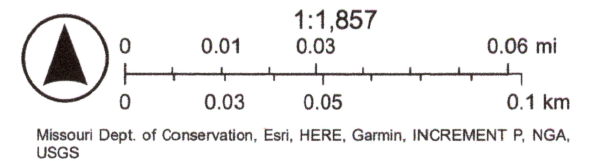




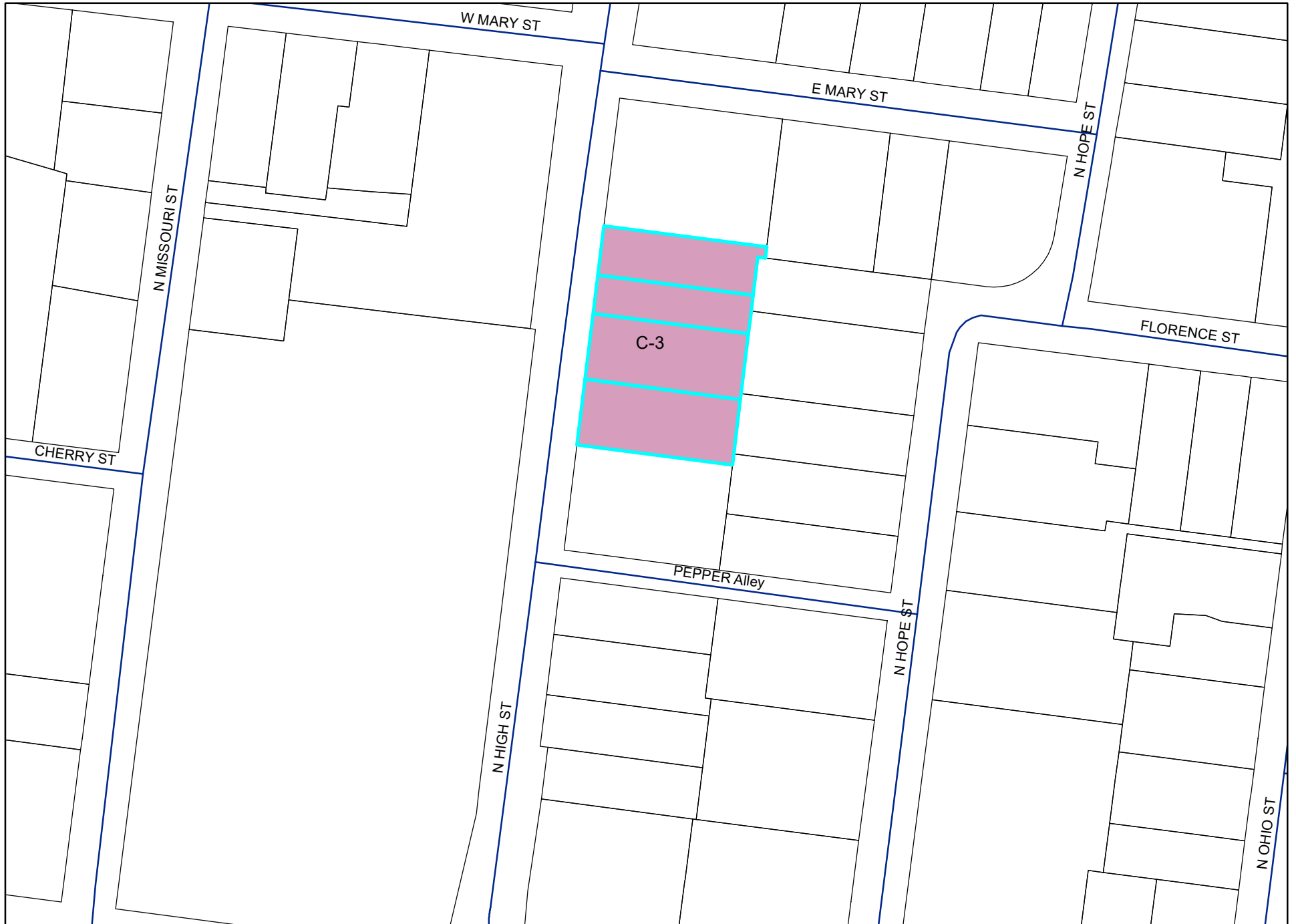
# SEMORPC: Web Map



6/4/2025, 5:30:20 PM







Proposed Zoning Map

CCO FORM: RW01  
Approved: 06/93 (TLP)  
Revised: 03/23 (JDS)  
Modified:

COUNTY: Cape Girardeau  
ROUTE: 61  
PROJECT: J9P3735  
FED. PROJECT: N/A  
PARCEL: 01-02-03-04  
SE1040

### QUITCLAIM DEED

THIS INDENTURE, made this 7<sup>th</sup> day of May, 2025, between the State of Missouri, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, 105 W. Capitol Avenue, Jefferson City, Missouri 65102, (hereinafter, "Grantor") and The City of Jackson, 101 Court Street Jackson, MO 63755 of the County of Cape Girardau, State of Missouri, (hereinafter, "Grantee").

WITNESSETH: In consideration of the payment of the sum of One and NO/100 DOLLARS (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the Grantee a tract of land, lying situated and being in the County of Cape Girardeau, State of Missouri, and described as follows:

That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County and more particularly described in Exhibit A attached hereto.

Grantee, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

Grantee by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns: to allow known or unknown utility facilities currently located on

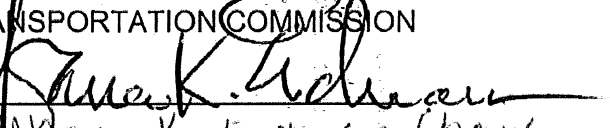
the property, whether of record or not, to remain on the property; to grant the current and subsequent owners of those facilities the right to maintain, reconstruct, increase, remove or alter the facilities and their appurtenances on, over, under and across the land herein conveyed; to permit the utility facility owners to trim and remove trees and vegetation inconsistent with or detrimental to the utility facilities or the safety of persons and property; to grant the utility facility owner the right of ingress and egress across the land herein conveyed to and from those utilities.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said Grantee, its heirs and assigns forever.

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


MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

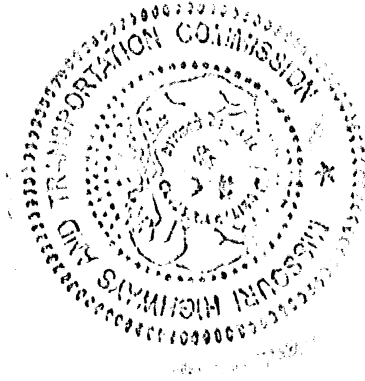
By

  
Warren K. Erelman, Chair

ATTEST

By

  
Secretary to the Commission



**ACKNOWLEDGMENT BY COMMISSION**

STATE OF MISSOURI \_\_\_\_\_)

COUNTY OF Cole )

ss

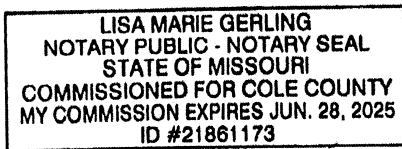
On this 7<sup>th</sup> day of May, 2025, before me appeared \_\_\_\_\_ personally known to me, who being by me duly sworn, did say that he/she is the Chair of the Missouri Highways and Transportation Commission and the seal affixed to the foregoing instrument is the official seal of said Commission and that said instrument was signed in behalf of said Commission by authority of the Missouri Highways and Transportation Commission and said Warren Erdman acknowledged said instrument to be the free act and deed of said Commission.

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

Lisa Marie Gerling

Notary Public

[Place SEAL under signature]



My Commission Expires: 6/28/2025

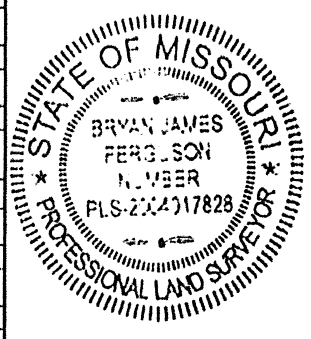

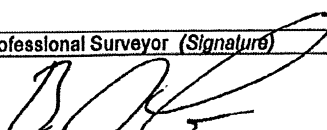
That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, lying on the Easterly or left side of hereinafter-described Rte. 61 surveyed centerline, to wit:

A tract of land lying within the following described tract: Commencing at Station 870+71.76 on the hereinafter described Rte. 61 surveyed centerline; thence Easterly to a point 26.65 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+71.76, said point being the Point of Beginning; thence Easterly to a point 33.00 feet East of and at a right angle to Rte. 61 surveyed centerline Station 870+71.78; thence Easterly to a point 180.15 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+72.23; thence Southerly to a point 180.19 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+82.23; thence Westerly to a point 173.19 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+82.21; thence Southerly to a point 174.04 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 172+72.21; thence Westerly to a point 31.8 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 872+71.8; thence Westerly to a point 26.76 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 872+71.76; thence Northerly to the Point of Beginning.

The above-described land contains 0.67 acre of grantors land, more or less.

The Route 61 surveyed centerline from Station 845+65.00 to Station 881+43.69 is described as follows:

Commencing from the Northeast Corner of USP Survey 218, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, as shown in Document No. 2014-04287; thence S4°10'10"E a distance of 3,049 feet to the Rte. 61 surveyed centerline PT Station 850+76.47 also being the Point of Beginning; thence S9°03'48"E a distance of 413.01 feet to the Rte. 61

Title (name or identification of project)		County		
SE1040 – City of Jackson Excess J9P3735 – Tr's 01 – 02 – 03 – 04		Cape Girardeau		
		City (if applicable)	State	
		Jackson	MO	
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)   Missouri Department of Transportation 105 West Capital Jefferson City, Missouri 65102 888 ASK MODOT (888) 275-6636		Date Prepared	Sheet	
		03/31/2025	1 of 2	
		Professional Surveyor Name (print)		
Professional Surveyor Name (print) [Bryan J. Ferguson] Discipline Professional Land Surveyor License or Certificate of Authority No. MO # 2004017828		Only the following description contained in this "EXHIBIT" is authenticated by this seal.		
		Professional Surveyor (Signature)		
		Date		
		31 MAR 25		

surveyed centerline PC Station 854+89.48; thence along the arc of a 5°00'00.0" curve to the right a distance of 326.23 feet to the Rte. 61 surveyed centerline PT Station 858+15.71, said curve having a radius of 1,145.92 feet and a deflection angle of 16°18'42.0"; thence S7°14'54"W a distance of 941.88 feet to the Rte. 61 surveyed centerline PC Station 867+57.59; thence along the arc of a 1°30'00.0" curve to the right a distance of 151.40 feet to the Rte. 61 surveyed centerline PRC Station 869+08.99, said curve having a radius of 3,819.72 feet and a deflection angle of 2°16'15.5"; thence along the arc of a 1°30'00.0" curve to the left a distance of 151.40 feet to the Rte. 61 surveyed centerline PT Station 870+60.39, said curve having a radius of 3,819.72 feet and a deflection angle of 2°16'15.5"; thence S7°14'54"W a distance of 659.48 feet to the Rte. 61 surveyed centerline PC Station 877+19.87; thence along the arc of a 114°35'29.6" curve to the left a distance of 78.57 feet to the Rte. 61 surveyed centerline PT Station 877+98.44, said curve having a radius of 50.00 feet and a deflection angle of 90°01'54.0"; thence S82°47'00"E a distance of 249.69 feet to the Rte. 61 surveyed centerline PC Station 880+48.13; thence along the arc of a 114°35'29.6" curve to the right a distance of 78.69 feet, said curve having a radius of 50.00 feet and a deflection angle of 90°10'00.0" to the Rte. 61 surveyed centerline PT Station 881+26.82, said point being S1°04'38"W a distance of 224 feet from the Northeast Corner of Lot 25 of the Original Town of Jackson in Township 31 North, Range 12 East of the Fifth Principal Meridian, said corner being marked by a 1/2" rebar as accepted by B. Ferguson PLS 2004017828; thence S7°23'00"W a distance of 16.87 feet to the Rte. 61 surveyed centerline Station 881+43.69 and there terminating. The Rte. 61 surveyed centerline also extends from the Rte. 61 surveyed centerline PT Station 850+76.47; thence along the arc of a 5°00'00.0" curve to the right a distance of 771.86 feet, said curve having a radius of 1,145.92 feet, a deflection angle of 38°35'34.8" and a back tangent of N9°03'48"W to the Rte. 61 surveyed centerline PC Station 843+04.61 and there terminating.