

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

JR2 Development, LLC, a Missouri limited liability company, hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, states the following:

1. JR2 Development, LLC is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

DESCRIPTION: TRACT 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 12 WEST (LYING WEST OF STATE HIGHWAY "PP");

COMMENCING AT A TYPE "A" ALUMINUM MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID SECTION 35 AS SHOWN BY THE SURVEY IN PLAT BOOK 39, PAGE 60 OF THE BOONE COUNTY RECORDS; THENCE S00°33'15"W ALONG THE WEST LINE OF SAID SECTION 35 AND THE EAST LINE OF MARYLAND HEIGHTS SUBDIVISION, A DISTANCE OF 431.54 FEET (A 1/2" IRON PIPE FOUND 0.29 EAST) TO THE SOUTHWEST CORNER OF A SURVEY RECORDED IN BOOK 801, PAGE 392 AND THE POINT OF BEGINNING;

THENCE CONTINUE S00°33'15"W ALONG THE WEST LINE OF SAID SECTION 35 AND THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 934.50 FEET (A 3/4" IRON PIPE FOUND 0.42 WEST) TO THE NORTHWEST CORNER OF THE SURVEY IN BOOK 422, PAGE 946;

THENCE ALONG THE NORTH LINE OF SAID SURVEY S88°57'15"E, A DISTANCE OF 1331.97 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID SURVEY AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "PP";

THENCE N00°51'50"E ALONG THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "PP", A DISTANCE OF 948.12 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A SURVEY RECORDED IN BOOK 509, PAGE 316; THENCE N89°32'20"W ALONG THE SOUTH LINE OF THE SURVEYS RECORDED IN BOOK 509 PAGE 316 AND BOOK 801 PAGE 392, A DISTANCE OF 1337.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 28.84 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEEDS RECORDED IN BOOK 1311 PAGE 985 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. JR2 Development, LLC requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.

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PLANNING DEPT.

5. Petitioner requests that the property be zoned R1 at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioner reserves the right to withdraw this petition requesting annexation.

Dated this 29 day of August, 2016.

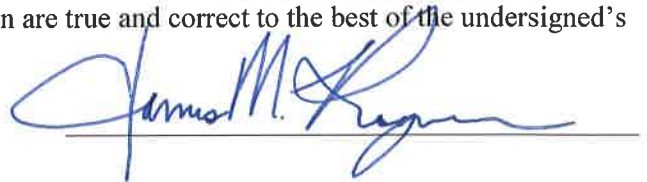
STATE OF MISSOURI)

) ss.

COUNTY OF BOONE)

VERIFICATION

The undersigned, James Krogman, being of lawful age and after being duly sworn states and verifies that the undersigned has reviewed the foregoing Petition for Voluntary Annexation, and that the undersigned is duly authorized to execute the foregoing instrument on behalf of JR2 Development, LLC and acknowledges the requests, matters and facts set forth therein are true and correct to the best of the undersigned's information and belief.



Subscribed and sworn to before me this 29 day of August, 2016.



Notary Public

My commission expires: 11/04/18

