

<b>TITLE OF DOCUMENT:</b>	<b>WATER LINE EASEMENT DEED</b>
<b>DATE OF DOCUMENT:</b>	<b>MARCH 13, 2024</b>
<b>GRANTOR:</b>	<b>COUNTRY LIFE INVESTMENTS, L.L.C.</b>
<b>GRANTORS MAILING ADDRESS:</b>	<b>1409 COUNTY ROAD 319 JACKSON, MISSOURI 63755</b>
<b>GRANTORS DEED RECORDING:</b>	<b>DOCUMENT #2013-12203</b>
<b>GRANTEE:</b>	<b>CITY OF JACKSON, MISSOURI 101 COURT STREET JACKSON, MISSOURI 63755</b>
<b>PROPERTY ADDRESS:</b>	<b>1802 EAST JACKSON BOULEVARD JACKSON, MISSOURI 63755</b>
<b>LEGAL DESCRIPTION OF EASEMENT:</b>	<b>SEE PAGES 2, 3, &amp; 4 OF DEED</b>

## WATER LINE EASEMENT DEED

THIS DEED, made and entered into this 13<sup>th</sup> day of March, 2024, by and between **COUNTRY LIFE INVESTMENTS, L.L.C., a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, Grantor, and **THE CITY OF JACKSON, MISSOURI**, a Municipal Corporation, of the County of Cape Girardeau, State of Missouri, Grantee.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of One Dollar and Other Good and Valuable Consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents **GRANT** unto the said Grantee, **AN EASEMENT** for the following purposes:

To construct, maintain, repair, replace, and operate a water line and necessary appurtenances thereto, over, upon, across, under, in and through the following described real estate situated in the City of Jackson, County of Cape Girardeau, and State of Missouri, to-wit:

Permanent Easement:

THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1 OF LITZ BROTHERS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 69 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD 99.83 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 20°37'09" EAST 16.27 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 20°37'09" EAST, 10.17 FEET; THENCE SOUTH 59°00'19" EAST 50.61 FEET; THENCE NORTH 76°15'04" EAST 23.86 FEET; THENCE SOUTH 59°00'19" EAST 18.20 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 07°14'40" WEST ALONG SAID WEST LINE, 10.93 FEET; THENCE LEAVING SAID WEST LINE, NORTH 59°00'19" WEST 18.49 FEET; THENCE SOUTH 76°15'04" WEST 23.86 FEET; THENCE NORTH 59°00'19" WEST 52.90 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 940 SQUARE FEET.

Temporary Easement No. 1:

THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF LITZ BROTHERS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 69 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD 99.83 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 20°37'09" EAST 16.27 FEET; THENCE SOUTH 59°00'19" EAST 52.90 FEET; THENCE NORTH 76°15'04" EAST 23.86 FEET; THENCE SOUTH 59°00'19" EAST 18.49 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 07°14'40" WEST ALONG SAID WEST LINE, 35.83 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 820 SQUARE FEET.

SAID TEMPORARY CONSTRUCTION EASEMENT BEING NULL AND VOID UPON COMPLETION OF CONSTRUCTION.

Temporary Easement No. 2:

THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1 OF LITZ BROTHERS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 69 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 59°00'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD 99.83 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 20°37'09" EAST 26.44 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 20°37'09" EAST 10.17 FEET; THENCE SOUTH 59°00'19" EAST 42.14 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE NORTHEAST, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.59 FEET, FOR AN ARC LENGTH OF 11.89 FEET (THE CHORD OF SAID ARC BEARS NORTH 68°21'17" EAST 11.73 FEET); THENCE SOUTH 59°27'06" EAST 37.10 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 07°14'40" WEST ALONG SAID WEST LINE, 10.93 FEET; THENCE LEAVING SAID WEST LINE, NORTH 59°00'19" WEST 18.20



FEET; THENCE SOUTH 76°15'04" WEST 23.86 FEET; THENCE NORTH 59°00'19" WEST 50.61 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 2,079 SQUARE FEET.

SAID TEMPORARY CONSTRUCTION EASEMENT BEING NULL AND VOID UPON COMPLETION OF CONSTRUCTION.

**TO HAVE AND TO HOLD** the said **EASEMENT**, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its successors, heirs and assigns forever.

**IN CONSIDERATION OF THE FOREGOING**, the parties mutually agree as follows:

1. The Grantee agrees that the use hereby granted shall be limited exclusively to water utility facilities and uses incidental thereto.
2. The Grantee agrees that it will indemnify and hold harmless the Grantor from all claims and actions at law and in equity which may arise out of, or because of negligence of the Grantee, or its authorized agents, servants, employees, or assigns, in maintaining, repairing, and utilizing the easement granted hereunder.
3. The Grantor hereby reserves the right to use the easement premises in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted hereunder; provided, however, that the Grantor shall not obstruct, or permit to be obstructed, the easement premises at any time whatsoever without the express prior written consent of the Grantee.
4. The Grantor agrees that the Grantee may assign the rights granted to it hereunder to any assignee who demonstrates sufficient competence and gives adequate assurances that any work to be performed pursuant to such assignment shall be conducted in a skillful manner, and that the owner's interest in the easement premises shall be protected to the same extent as hereunder.
5. The Grantee agrees to restore the surface of the ground to the same condition in which it was before the start of the improvement or any future maintenance work, as near as practicable.

*[Remainder of page intentionally left blank. Signatures appear on following page.]*

IN WITNESS WHEREOF, the said Grantor has executed these presents this 13<sup>th</sup> day of March, 2024.

COUNTRY LIFE INVESTMENTS, L.L.C.

Anthony R. Koeller  
Anthony R. Koeller, Member

(SEAL)

Jonathan N. Randol  
Jonathan N. Randol, Member

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

On this 13<sup>th</sup> day of March, 2024, before me personally appeared Anthony R. Koeller and Jonathan N. Randol, to me known to be the persons who executed the within document as members of Country Life Investments, L.L.C., a Missouri limited liability company, and are authorized by the Operating Agreement of said limited liability company to execute the within document on behalf of said limited liability company, and acknowledged to me that they executed the same as their free act and deed and as the free act and deed of said limited liability company for the purposes therein stated.

IN WITNESS 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.

Rodney W. Bollinger

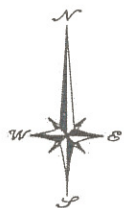
Rodney W. Bollinger, Notary Public  
State of Missouri  
County of Cape Girardeau  
My term expires: May 13, 2024



RODNEY W. BOLLINGER  
My Commission Expires  
May 13, 2024  
Cape Girardeau County  
Commission #12473742

# EASEMENT SURVEY FOR COUNTRY LIFE INVESTMENTS, LLC

Part of U.S.P.S. NO. 2255, Township 31 North, Range 13 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

- DOCUMENT NO. 2013-12203 (SUBJECT)
- LITZ BROTHERS SUBDIVISION, PLAT BOOK 14, PAGE 69

RHODES DEVELOPMENT  
COMPANY, LLC  
(DOC. NO.  
2015-03236)

POINT OF BEGINNING  
TEMPORARY  
CONSTRUCTION  
EASEMENT 2

COUNTRY LIFE  
INVESTMENTS, LLC  
(DOC. NO.  
2013-12203)

DANIEL ALVAREZ LEON AND HILDA D.  
ALVAREZ-ARAMBULA  
AND ANTONIO TREJO AND DELIA TREJO  
(DOC. NO.  
2008-05887)

POINT OF BEGINNING  
PERMANENT EASEMENT

POINT OF COMMENCEMENT PERMANENT EASEMENT &  
TEMPORARY CONSTRUCTION EASEMENT 2  
POINT OF BEGINNING  
TEMPORARY CONSTRUCTION EASEMENT 1  
SW CORNER LOT 1 OF LITZ BROTHERS SUBDIVISION  
NO. 4, PLAT BOOK 14, PAGE 69  
(FOUND IRON ROD WITH CAP)

PARCEL LINE TABLE		
Line #	Direction	Length
L8	N20°37'09"E	10.17
L9	N20°37'09"E	16.27
L10	(N)S59°00'19"E(W)	50.61
L11	(S)N76°15'04"E(W)	23.86
L12	(N)S59°00'19"E(W)	18.20
L13	(N)S7°14'40"W(E)	10.93
L14	(S)N59°00'19"W(E)	18.49
L15	(N)S76°15'04"W(E)	23.86
L16	(S)N59°00'19"W(E)	52.90
L17	(N)S7°14'40"W(E)	35.83
L18	N20°37'09"E	10.17
L19	S59°00'19"E	42.14
L20	S59°27'06"E	37.10
L21	S7°14'40"W	10.93

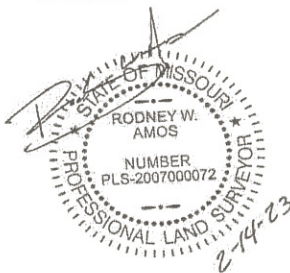
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	11.89	20.59	N68° 21' 17"E	11.73

ACCURACY STANDARD: TYPE URBAN

### LEGEND

- IRON ROD W/CAP (FOUND)
- IRON ROD (FOUND)
- △ RIGHT-OF-WAY MARKER

PERMANENT EASEMENT  
 TEMPORARY CONSTRUCTION EASEMENT



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 14TH  
DAY OF FEBRUARY 2023.

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

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

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**EASEMENT SURVEY FOR  
COUNTRY LIFE  
INVESTMENTS LLC  
1802 E. JACKSON BLVD.  
JACKSON, MO**

SCALE	1"=60'
DATE	02-14-2023
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	21-231