

TITLE OF DOCUMENT: DEED OF DEDICATION

DATE OF DOCUMENT: March 31, 2026

GRANTORS: MAEVERS INVESTMENTS, LLC

GRANTORS MAILING ADDRESS: PO BOX 1833
CAPE GIRARDEAU, MO 63702

GRANTEE: CITY OF JACKSON, MISSOURI
101 COURT STREET
JACKSON, MISSOURI 63755

PROPERTY ADDRESS: DONNA DRIVE RIGHT OF WAY,
JACKSON, MISSOURI

**LEGAL DESCRIPTION OF
PROPERTY:** SEE PAGE 4 OF DEED OF DEDICATION

DEED OF DEDICATION
DONNA DRIVE RIGHT OF WAY
CITY OF JACKSON, MISSOURI

THIS DEED made and entered into this 31 day of March, 2026, by and between **MAEVERS INVESTMENTS, LLC**, a Missouri Limited Liability Company, of the County of Cape Girardeau, State of Missouri, **Grantor**, and the **CITY OF JACKSON, MISSOURI**, a Municipal Corporation, **Grantee**.

Grantee's Mailing Address: 101 Court St., Jackson, MO 63755

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (10) Dollars and Other Good and Valuable Consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents Dedicate, Remise, Release, and forever Quit-Claim unto the said Grantee the following described Lots, Tracts, or Parcels of Land, lying, being and situated in the County of Cape Girardeau, State of Missouri, to-wit:

SEE EXHIBIT A

Said right, privilege, permission and authority to enter on and upon said property above described and, as shown on Exhibit B attached hereto and made a part hereof, is irrevocable and is granted for the purpose of enabling the City of Jackson, Missouri, its agents and servants to install, lay, erect, construct, maintain, operate and repair any and all City utility services, to include, but not limited to, sanitary sewer lines, storm sewer lines, water lines, and electrical lines, which are to be placed in, on, upon or across said described property, together with all the useful, necessary and proper adjuncts, appurtenances, manholes, and appliances in connection therewith.

Further this shall grant permission and authority to construct, maintain, operate and repair any public roadway placed in, on, upon or across said described property, together with all the useful, necessary and proper adjuncts, appurtenances and appliances in connection therewith.

TO HAVE AND TO HOLD the same, together with all rights, immunities, privileges, and appurtenances to the same belonging, unto the said Grantee, and to its successors, heirs and assigns, forever, so that neither the said Grantor nor its heirs, or any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and every one of them, shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has executed these presents this _____ day of March, 2026.

MAEVERS INVESTMENTS, LLC

Josh Mae

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

On this 31st day of March, 2026, before me, the undersigned notary public, personally appeared _____ known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same as his/her free act and deed on behalf of Maevers Investments, LLC.

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.

Denise Craft
Denise Craft, Notary Public
State of Missouri
County of Cape Girardeau
My term expires: 9.30.29



EXHIBIT A

THAT PART OF M.I. THIRD SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2018-05826 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, LABELED AS AN EXISTING 45 FOOT WIDE INGRESS EGRESS EASEMENT (DONNA DRIVE), ON SAID M.I. THIRD SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2 OF SAID M.I. THIRD SUBDIVISION, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF KIMBEL LANE; THENCE NORTH 07°11'30" EAST ALONG THE WEST LINE OF SAID M.I. THIRD SUBDIVISION, ALSO BEING SAID EAST RIGHT OF WAY LINE OF SAID KIMBEL LANE, 49.24 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF M.I. SUBDIVISION, AS RECORDED IN PLAT BOOK 21, PAGE 13 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY; THENCE LEAVING SAID LINE, SOUTH 58°51'51" EAST ALONG THE SOUTH LINE OF SAID LOT 3, 109.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE LEAVING SAID SOUTH LINE, NORTH 31°05'17" EAST ALONG THE EAST LINE OF SAID LOT 3, AND THE EXTENSION THEREOF, ALSO BEING THE WEST LINE OF SAID M.I. THIRD SUBDIVISION, 257.15 FEET TO THE NORTH LINE OF SAID SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 61, ALSO KNOWN AS JACKSON BOULEVARD; THENCE LEAVING SAID WEST LINE, SOUTH 58°58'23" EAST ALONG SAID NORTH LINE OF SAID M.I. THIRD SUBDIVISION, ALSO BEING SAID SOUTH RIGHT OF WAY LINE, 44.46 FEET TO THE NORTHWEST CORNER OF LOT 2 OF M.I. SECOND SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 16 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE LEAVING SAID LINE, SOUTH 31°05'17" WEST ALONG THE WEST LINE OF SAID LOT 2, 133.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST LINE, SOUTH 58°58'22" EAST ALONG THE SOUTH LINE OF SAID LOT 2, 0.54 FEET TO THE NORTHERNMOST CORNER OF LOT 2 OF SAID M.I. THIRD SUBDIVISION; THENCE LEAVING SAID SOUTH LINE, SOUTH 31°05'17" WEST ALONG THE WEST LINE OF SAID LOT 2, 168.25 FEET; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 58°51'51" WEST 134.93 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.41 ACRES, (18,022 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

