

NOMINAL ACQUISITION PAYMENT CHART Rte. 61 – Cape Girardeau County JSE0048 For Small Acquisitions of New Right of Way, Permanent or Temporary Easements with no Major Improvements					
Comparable 3 sold on 8/16/2022 @ a sale price of \$3.27 per SF.					
The above comparable vacant land sale has been verified and a copy is attached.					
(A) Parcel # & Owner	(B) Size of Subject Parcel	(C) New Right of Way, Easement or access rights needed	(D) Unit Price of Comparable Sale	(E) Percentage of Unit Price Applicable to Easement	(F) Calculated Payment
#04 City of Jackson	1.105 acres	0.069 Ac/2,986 SF of Right of Way	@ \$3.27 per SF	=	\$9,764.22
				Total	\$9,764.22
				Total Rounded	\$9,800.00

City of Jackson
101 Court St.
Jackson, MO 63755

Inspected by: Michael Cervantes
April 04, 2024

Approved by: Brad Newberry
Date: 6-26-24



Photos



View of acquisition looking southwesterly
(Sign is outside of acquisition)



View of acquisition looking southeasterly

NON-RESIDENTIAL SALE

Seller: Nabors Land Development, LLC
Buyer: City of Jackson
Instrument: WD Date 08/16/2022
Recorded Instr.# 2022-08988
County: Cape Girardeau
Selling Price: \$144,000
Unit Price: \$3.27 per SF
Type of Transaction: Private Market
Financing: Cash
Site Dimensions: Irregular
Zoning: C-2, General Commercial District

Zoning Compliance: Yes
Highest & Best Use: Commercial
Utilities in Use: Electric
Utilities Available: Public
Access: E. Deerwood Dr.



Identification of the Property: The property is located on the southeast corner of Route 61(N. High St.) and E. Deerwood Dr. in Jackson, MO., in Cape Girardeau County.

Sale price was confirmed by Pam Masterson on March 15, 2024, with Justin Swiney, Appraiser with On-Point Property Advisors. Appraiser confirms on Form 6-3.1B, Certificate of Appraiser, that sale was personally inspected.

NON-RESIDENTIAL SALE

Property Description:

Legal Description: See Attached Deed

Land: Located on the southeast corner of Route 61 (N. High St.) and E. Deerwood Dr. in the city limits of Jackson, MO., in Cape Girardeau County. The 1.01-acre (43,996 SF) lot is zoned as commercial and ready for commercial development as economic conditions warrant. The property is in a flood zone (roughly 93% is Zone AE and 7% is in a Zone X) and has access from E. Deerwood Dr. The site cleared for development. The property was not offered on the open market.

Improvements: None

Sale Number: Land Sale 3



Northeast View of Comparable Property.



eRecorded
DOCUMENT #
2022-10821

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/11/2022 10:01:55 AM
REC FEE: 30.00
PAGES: 3

Title of Document: Affidavit of Scriveners Error

Date of Document: October 11, 2022

Grantor(s): Reliable Community Title Company, LLC
Nabors Land Developers, LLC

Grantee(s): City of Jackson, Missouri, a Municipal Corporation
Reliable Community Title Company, LLC

Mailing Address: c/o Reliable Community Title Company, LLC, 1319 N.
Mount Auburn Rd., Cape Girardeau, MO 63701

Legal Description: See Exhibit A attached

Reference Book and Page(s): **2022-08988**

State of Missouri)
County of Cape Girardeau) ss

1. That a General Warranty Deed was executed on August 16, 2022, by Nabors Land Developers, LLC, a Missouri Limited Liability Company, recorded in Document No. 2022-08988 in the Cape Girardeau County, Missouri land records.
2. That the Deed contains errors in the legal description based on a Survey by Koehler Professional Engineers and Land Surveyors recorded in Document No. 2022-09528, where said Deed states:

(The chord of said curve bears North 42°46'58" West, 155.88 Feet)
should read (The chord of said curve bears North 42°46'58"
East, 155.88 Feet)

Shannon Hoehn
Shannon Hoehn

Molly A. Olson Notary Public

Molly A. Olson
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
Cape Girardeau County
COMMISSION # 15502957
MY COMMISSION EXPIRES: September 8, 2023

EXHIBIT A

**PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH,
RANGE 12 EAST OF THE FIFTH MERIDIAN, IN THE COUNTY OF CAPE
GIRARDEAU, STATE OF MISSOURI, AND MORE PARTICULARLY DESCRIBED
AS FOLLOWS:**

**BEGINNING AT THE MOST NORTHERN CORNER OF LOT 64 OF NINE OAKS
FOURTH SUBDIVISION RECORDED IN PLAT BOOK 24, PAGE 96, IN THE LAND
RECORDS OF CAPE GIRARDEAU COUNTY, SAID POINT BEING IN THE
CENTER OF HUBBLE CREEK; THENCE WITH THE CENTER OF SAID CREEK,
SOUTH 34°36'43" WEST, 121.66 FEET; THENCE SOUTH 68°49'49" WEST, 30.35
FEET; THENCE SOUTH 38°08'41" WEST, 30.60 FEET; THENCE LEAVING SAID
CREEK, NORTH 49°51'48" WEST, 260.28 FEET, TO THE EAST LINE OF NORTH
HIGH STREET; THENCE WITH SAID EAST LINE, ALONG THE ARC OF A NON-
TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6423.05 FEET, A
DISTANCE OF 155.88 FEET, (THE CHORD OF SAID CURVE BEARS NORTH
42°46'58" EAST, 155.88 FEET) TO THE INTERSECTION OF THE SOUTH LINE OF
EAST DEERWOOD DRIVE; THENCE LEAVING SAID EAST LINE AND WITH THE
SOUTH LINE OF DEERWOOD DRIVE NORTH 87°33'20" EAST, 50.05 FEET;
THENCE SOUTH 47°29'25" EAST, 217.99 FEET, TO THE INTERSECTION OF THE
R.O.W. AND SAID CENTER OF CREEK; THENCE LEAVING SAID EAST LINE,
SOUTH 34°36'43" WEST, 2.26 FEET TO THE POINT OF BEGINNING,
CONTAINING 1.01 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY
EASEMENTS OF RECORD.**



Site Plan



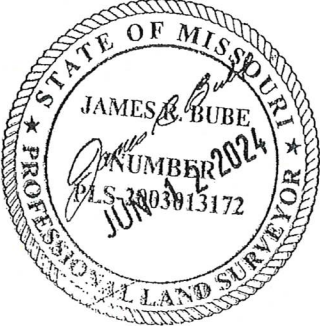
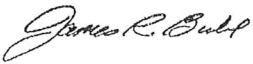
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PARCEL 4 - NEW ROW

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

A TRACT OF LAND BEING PART OF TRACT 1 AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2022-10609 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY CITY OF JACKSON, AS RECORDED IN DOCUMENT #2022-08988 AND CORRECTED IN DOCUMENT #2022-10821 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE (60 FEET WIDE) WITH THE SOUTHEASTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT OF BEGINNING BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+32.48 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE, THE FOLLOWING COURSES AND DISTANCES: NORTH 87 DEGREES 34 MINUTES 04 SECONDS EAST, 50.05 FEET TO A POINT BEING 68.52 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+96.44 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 47 DEGREES 28 MINUTES 41 SECONDS EAST, 218.16 FEET TO A POINT BEING 286.64 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+92.81 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 34 DEGREES 36 MINUTES 04 SECONDS WEST, 1.95 FEET TO A POINT BEING 286.94 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+94.78 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE, NORTH 47 DEGREES 31 MINUTES 12 SECONDS WEST, 142.09 FEET TO A POINT BEING 144.87 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+97.24 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 41 DEGREES 29 MINUTES 31 SECONDS WEST, 7.18 FEET TO A POINT BEING 145.11 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+04.51 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 60 DEGREES 41 MINUTES 41 SECONDS WEST, 50.32 FEET TO A POINT BEING 96.30 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+16.88 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 75 DEGREES 59 MINUTES 35 SECONDS WEST, 53.28 FEET TO A POINT BEING 49.83 FEET

Title (name or identification of project)	County			
Job Number STP-3005(305)	CAPE GIRARDEAU			
Route ROW	City (if applicable)	State		
Parcel 4	JACKSON	MO		
Licensee Name	Date Prepared	Sheet		
(sole proprietor, partnership, corporation, LLC, or government)	06/12/2024	1 of 3		
EFK Moen, LLC	Professional Surveyor Name (print)			
Civil Engineering Design	JAMES R. BUBE			
13523 Barrett Parkway Dr., Suite 250	Discipline			
St. Louis, MO 63021	Professional Land Surveyor			
	License or Certificate of Authority No.			
	MO # 2003013172			
Professional Surveyor (Signature)	Date			
	JUN 12 2024			
Only the following property description contained in this "EXHIBIT" is authenticated by this seal.				

PERPENDICULAR DISTANCE LEFT OF STATION 809+43.10 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 67 DEGREES 18 MINUTES 30 SECONDS WEST, 39.56 FEET TO A POINT OF NON-TANGENTIAL CURVE ON SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+79.33 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,419.19 FEET, AND ARC LENGTH OF 46.71 FEET AND WHOSE CHORD BEARS, NORTH 43 DEGREES 09 MINUTES 13 SECONDS EAST, 46.71 FEET TO THE POINT OF BEGINNING. THIS DESCRIBED TRACT CONTAINS 217 SQUARE FEET OR 0.005 ACRES, MORE OR LESS OF NEW NORMAL ACCESS RIGHT OF WAY AND 2769 SQUARE FEET OR 0.064 ACRES, MORE OR LESS OF NEW CONTROLLED ACCESS RIGHT OF WAY (SEE BELOW), ACCORDING TO CALCULATIONS BY EFK MOEN, L.L.C. DURING THE MONTH OF JUNE, 2024.

PARCEL 4 - NEW CONTROLLED ACCESS ROW

ALL ABUTTERS' RIGHTS OF DIRECT ACCESS BETWEEN THE HIGHWAY NOW KNOWN AS ROUTE 61, AND GRANTORS' ABUTTING LAND IN PART OF TRACT 1 AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2022-10609 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY CITY OF JACKSON, AS RECORDED IN DOCUMENT #2022-08988 AND CORRECTED IN DOCUMENT #2022-10821 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT OF BEGINNING BEING 176.74 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+94.65 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE SOUTH 41 DEGREES 49 MINUTES 10 SECONDS WEST, 2.01 FEET TO A POINT BEING 176.80 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+96.70 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 47 DEGREES 31 MINUTES 12 SECONDS WEST, 31.93 FEET TO A POINT BEING 144.87 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+97.24 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 41 DEGREES 29 MINUTES 31 SECONDS WEST, 7.18 FEET TO A POINT BEING 145.11 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+04.51 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 60 DEGREES 41 MINUTES 41 SECONDS WEST, 50.32 FEET TO A POINT BEING 96.30 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+16.88 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 75 DEGREES 59 MINUTES 35 SECONDS WEST, 53.28 FEET TO A POINT BEING 49.83 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+43.10 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 67 DEGREES 18 MINUTES 30 SECONDS WEST, 39.56 FEET TO A POINT OF NON-TANGENTIAL CURVE ON THE SOUTHEASTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+79.33 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,419.19 FEET, AND ARC LENGTH OF 72.16 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 51 MINUTES 19 SECONDS WEST, 72.16 FEET TO THE POINT OF BEGINNING ENDING, SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 810+51.70 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61.

CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 STATION 804+00.00-812+99.68 OF STP-3005(305) RELATIVE TO THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) STATION 804+00.00-820+34.43

THE CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305)/CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) IS DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF RECORD PLAT OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION – PHASE I, AS DESCRIBED BY DOCUMENT NUMBER 2014-02837 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS; THENCE SOUTH 13 DEGREES 52 MINUTES 16 SECONDS WEST, 1,450.95 FEET TO STATION 804+00.00 ON THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61); THENCE LEAVING SAID EXISTING CENTERLINE, SOUTH 45 DEGREES 38 MINUTES 17 SECONDS EAST, 6.39 FEET TO START STATION 804+00.00 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305); THENCE ALONG SAID CONSTRUCTION CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 44 DEGREES 21 MINUTES 43 SECONDS WEST, 315.03 FEET TO PC STATION 807+15.03 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11428.80 FEET, AND ARC LENGTH OF 584.64 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 53 MINUTES 47 SECONDS WEST, 584.58 FEET TO END STATION 812+99.68; THENCE LEAVING SAID CONSTRUCTION CENTERLINE, NORTH 48 DEGREES 33 MINUTES 58 SECONDS WEST, 6.39 FEET TO STATION 813+00.00 OF SAID EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61), SAID POINT BEING A POINT OF NON-TANGENTIAL CURVE; THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11459.19 FEET, AND ARC LENGTH OF 627.73 FEET AND WHOSE CHORD BEARS, SOUTH 39 DEGREES 51 MINUTES 52 SECONDS WEST, 627.65 FEET TO PT STATION 819+27.73 AND SOUTH 38 DEGREES 17 MINUTES 43 SECONDS WEST, 106.70 FEET TO STATION 820+34.43 AND THE POINT OF ENDING, SAID POINT OF ENDING BEING DISTANT SOUTH 24 DEGREES 13 MINUTES 43 SECONDS EAST, 614.37 FEET FROM A FOUND 1/4 INCH IRON ROD AT THE SOUTHEAST CORNER OF SURVEY 807, TOWNSHIP 31 NORTH, RANGE 12 EAST, AS PER SURVEY FOR DR. WANDA PIPKIN (LARRY BORGFELD), AS RECORDED IN SRB. 14, PG 51 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS.