



TITLE OF DOCUMENT:	SANITARY SEWER EASEMENT DEED
DATE OF DOCUMENT:	JANUARY 26, 2023
GRANTOR:	THE JERRY J. AND LINDA K. JANSEN REVOCABLE TRUST DATED OCTOBER 16, 2018
GRANTORS MAILING ADDRESS:	4236 COUNTY ROAD 306 JACKSON, MISSOURI 63755
GRANTORS DEED RECORDING:	DOCUMENT NO. 2018-11569
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT STREET JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	4236 COUNTY ROAD 306 JACKSON, MISSOURI 63755
LEGAL DESCRIPTION OF EASEMENT:	SEE PAGES 1 & 2 OF DEED

DEED OF DEDICATION
SANITARY SEWER EASEMENT

THIS DEED, made and entered into this 26th day of January, 2023, by and between **THE JERRY J. AND LINDA K. JANSEN REVOCABLE TRUST DATED OCTOBER 16, 2018**, 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 \$14,993.00 and Other Good and Valuable Consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents **GRANT** unto the said Grantee, **AN EASEMENT** for the following purposes:

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

Permanent Easement:

THAT PART OF U.S.P.S. 202 AND U.S.P.S. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 31 NORTH, RANGE 13 EAST; THENCE NORTH 83°57'05" WEST, 132.00 FEET; THENCE SOUTH 20°24'55" WEST, 686.50 FEET TO A POINT ON THE SOUTH LINE OF U.S.P.S 202; THENCE LEAVING SAID SOUTH LINE, SOUTH 04°33'22" WEST 63.86 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 04°33'22" WEST, 20.10 FEET; THENCE NORTH 79°45'16" WEST, 287.89 FEET; THENCE NORTH 65°37'02" WEST, 403.27 FEET; THENCE NORTH 42°41'00" WEST, 44.13 FEET; THENCE NORTH 40°30'17" EAST, 20.14 FEET; THENCE SOUTH 42°41'00" EAST, 42.46 FEET; THENCE SOUTH 65°37'02" EAST, 396.73 FEET; THENCE SOUTH 79°45'16" EAST, 283.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,579 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

Temporary Easement:

THAT PART OF U.S.P.S. 202 AND U.S.P.S. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 79°45'16" WEST, 283.42 FEET; THENCE NORTH 65°37'02" WEST, 396.73 FEET; THENCE NORTH 42°41'00" WEST, 42.46 FEET; THENCE NORTH 40°30'17" EAST, 15.11 FEET; THENCE SOUTH 42°41'00" EAST, 41.21 FEET; THENCE SOUTH 65°37'02" EAST, 391.83 FEET; THENCE SOUTH 79°45'16" EAST, 280.07 FEET; THENCE SOUTH 04°33'22" WEST, 15.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,768 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

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 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 as a consequence 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 four permanent fences and 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.

6. The Grantee agrees to install one (1) wye on the main sewer line for the future connection of the Grantor's house.

7. The Grantee agrees to install a temporary fence with 4 strands of barb wire or smooth line installed by contractor during construction of the sewer line to keep animals in their paddocks.

8. The Grantee agrees to install two (2) new 12' wide farm gates on the new permanent fence.

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

IN WITNESS WHEREOF, the said Grantor has executed these presents this 26 day of JANUARY, 2023.

THE JERRY J. AND LINDA K. JANSEN REVOCABLE TRUST DATED OCTOBER 16, 2018

By: Jerry J. Jansen
JERRY J. JANSEN, TRUSTEE

By: Linda K. Jansen
LINDA K. JANSEN, TRUSTEE

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

On this 26th day of January, 2023, before me personally appeared Jerry J. Jansen and Linda K. Jansen, Trustees of The Jerry J. and Linda K. Jansen Revocable Trust Dated October 16, 2018, to me known to be the persons described in and who executed the foregoing instrument in accordance with the terms of said trust and acknowledged to me that they executed the same as their free act and deed as such Trustees; and that said trust has not been terminated or revoked and is still in full force and effect.

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.

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 EXHIBIT FOR THE CITY OF JACKSON

THAT PART OF U.S.P.S. 202 AND U.S.P.S. 788 SECTION 9, TOWNSHIP 31 NORTH,
RANGE 13 EAST, CAPE GIRARDEAU COUNTY, STATE OF MISSOURI.



NORTH ORIENTATION FROM
MODERN STATE PLANE
COORDINATE SYSTEM

0 20' 40'

HORIZONTAL SCALE

Legend

- PROPOSED PERMANENT SANITARY SEWER EASEMENT
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- AREA IN PERMANENT EASEMENT
- AREA IN TEMPORARY EASEMENT
- POINT OF BEGINNING OF TEMPORARY EASEMENT 1 FOR HAHN
- POINT OF BEGINNING OF TEMPORARY EASEMENT 2 FOR HAHN
- POINT OF BEGINNING OF TEMPORARY EASEMENT AND PERMANENT EASEMENT FOR JANSEN AND PERMANENT EASEMENT FOR HAHN
- POINT OF BEGINNING OF TEMPORARY EASEMENT AND PERMANENT EASEMENT FOR JAHN

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N41° 30' 57"E	32.32'
L2	S48° 23' 03"E	15.00'
L3	(N)N41° 30' 57"E	42.95'
L4	(N)N41° 30' 57"E	5.58'
L5	S48° 23' 03"E	20.00'
L6	S48° 23' 03"E	15.00'
L7	(N)N41° 30' 57"E	39.48'
L8	(N)N41° 30' 57"E	40.36'
L9	(N)N41° 30' 57"E	36.32'
L10	N14° 30' 57"E	19.40'
L11	N89° 43' 28"E	13.95'
L12	N14° 30' 57"E	11.22'

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FROM SUSAN R. JAHN

THAT PART OF U.S.P.S. 202, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 38°30'20" WEST, 38.92 FEET; THENCE NORTH 14°30'57" EAST, 18.40 FEET; THENCE SOUTH 38°30'20" EAST, 41.89 FEET; THENCE SOUTH 43°32'22" WEST, 17.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 822 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FROM SUSAN R. JAHN

THAT PART OF U.S.P.S. 202, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT 1 FROM KIRBY J. HAHN TRUST

THAT PART OF U.S.P.S. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT 2 FROM KIRBY J. HAHN TRUST

THAT PART OF U.S.P.S. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT 3 FROM KIRBY J. HAHN TRUST

THAT PART OF U.S.P.S. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FROM JERRY J. AND LINDA K. JANSEN REVOCABLE TRUST

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DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FROM JERRY J. AND LINDA K. JANSEN REVOCABLE TRUST

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DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FROM THE BRANDES FAMILY PROTECTION TRUST

THAT PART OF U.S.P.S. 202, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FROM THE BRANDES FAMILY PROTECTION TRUST

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CITY OF JACKSON
DOC. 2015-10380

KOEHLER
Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
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DRAWN BY:	ALEX RICHMOND	REV/DAT:		SCALE:	
CHECKED BY:	CHRISTOPHER KOEHLER				
ISSUED DATE:	FEBRUARY 2022				
DRAWING NO:	38182				