

TITLE OF DOCUMENT:	WATER LINE EASEMENT DEED
DATE OF DOCUMENT:	JULY 18, 2024
GRANTOR:	CHURCH ENTERPRISES, LLC
GRANTORS MAILING ADDRESS:	1915 GOLDEN EAGLE COURT CAPE GIRARDEAU, MISSOURI 63701
GRANTORS DEED RECORDING:	DOCUMENT #2013-01639
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT STREET JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	2030 EAST JACKSON BOULEVARD JACKSON, MISSOURI 63755
LEGAL DESCRIPTION OF EASEMENT:	SEE PAGES 2 & 3 OF DEED

WATER LINE EASEMENT DEED

THIS DEED, made and entered into this 18th day of July, 2024, by and between **CHURCH ENTERPRISES, 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, 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 FRACTIONAL SECTION 7, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 13 OF KIMBELAND SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 36°25'07" EAST ALONG THE EAST LINE OF SAID LOT 13, 29.07 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 36°25'07" EAST ALONG SAID EAST LINE, 10.04 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 58°52'15" EAST 156.44 FEET; THENCE SOUTH 31°02'24" WEST 10.00 FEET; THENCE NORTH 58°52'15" WEST 157.38 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 1,569 SQUARE FEET.

Temporary Easement:

THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 13 OF KIMBELAND SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 36°25'07" EAST ALONG THE EAST LINE OF SAID LOT 13, 29.07 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 58°52'15" EAST 157.38 FEET; THENCE SOUTH 31°02'24" WEST 28.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF JACKSON BOULEVARD; THENCE NORTH 59°00'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 160.11 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 4,566 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.]

EASEMENT SURVEY FOR CHURCH ENTERPRISES, LLC

Part of Fractional Section 7, Township 31 North,
Range 13 East of the Fifth Principal Meridian, City of Jackson,
Cape Girardeau County, Missouri.

CITY OF JACKSON, MISSOURI
(BOOK 473,
PAGE 732)



REFERENCES

1. DOCUMENT NO. 2013-01639 (SUBJECT)
2. KIMBELAND SUBDIVISION, PLAT BOOK 9, PAGE 9

POINT OF BEGINNING TEMPORARY
CONSTRUCTION EASEMENT
SE CORNER LOT 13 KIMBELAND SUBDIVISION
PLAT BOOK 9, PAGE 9 (FOUND IRON ROD)

POINT OF BEGINNING
PERMANENT
EASEMENT

CHURCH
ENTERPRISES, LLC
(DOC. NO.
2013-01639)

SAINT FRANCIS
MEDICAL CENTER
(DOC. NO.
2020-00069)

EAST JACKSON BLVD. (R/W VARIES)

PARCEL LINE TABLE

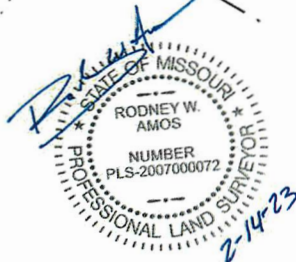
Line #	Direction	Length
L56	N36°25'07"E	29.07
L57	N36°25'07"E	10.04
L58	(N)S31°02'24"W(E)	10.00
L59	(N)S31°02'24"W(E)	28.57
L60	S58°20'40"E	14.27
L61	S64°37'26"E	2.00
L62	S58°21'36"E	6.92
L63	S29°54'37"W	10.00
L64	(N)S58°21'36"E(W)	6.68
L65	(N)S64°37'26"E(W)	2.01
L66	(N)S58°20'36"E(W)	14.74
L67	S30°59'41"W	28.53
L68	N59°00'19"W	23.41
L69	N30°59'41"E	28.08
L70	(N)S59°30'11"E(W)	25.11
L71	S30°59'41"W	28.30
L72	N59°00'19"W	25.10
L73	N30°04'02"E	10.00
L74	(N)S59°30'10"E(W)	25.27
L75	S30°59'41"W	10.00
L76	N30°04'02"E	10.00
L77	S59°30'10"E	25.43
L78	S30°59'41"W	10.00

ACCURACY STANDARD: TYPE URBAN

LEGEND

1. IRON ROD W/CAP (FOUND)
2. IRON ROD (FOUND)
3. 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
CHURCH ENTERPRISES, LLC
2020 E. JACKSON BLVD.
JACKSON, MO**

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