

TITLE OF DOCUMENT:	STORMWATER DETENTION BASIN EASEMENT DEED
DATE OF DOCUMENT:	JULY 25, 2024
GRANTOR:	JACOB AND NICOLE JONES
GRANTORS MAILING ADDRESS:	3384 BAINBRIDGE ROAD JACKSON, MISSOURI 63755
GRANTORS DEED RECORDING:	DOCUMENT NO. 2024-00619
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	3384 BAINBRIDGE ROAD JACKSON, MISSOURI 63755
LEGAL DESCRIPTION OF EASEMENT:	SEE PAGE 1 OF EASEMENT DEED

DEED OF DEDICATION
STORMWATER DETENTION BASIN EASEMENT

THIS DEED, made and entered into this 25th day of July, 2024, by and between **JACOB JONES AND NICOLE JONES**, husband and wife, Grantors, and **THE CITY OF JACKSON, MISSOURI**, a Municipal Corporation, of the County of Cape Girardeau, State of Missouri, Grantee.

WITNESSETH, that the said Grantors, 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, **A STORMWATER DETENTION BASIN EASEMENT** for the following purposes:

To provide for permanent stormwater retention to reduce increased runoff due to development within the City of Jackson, and to provide adequate access for construction, inspection, maintenance, repair, replacement, and operation of a stormwater detention basin and drainage system components, particularly within the following real estate as described, to wit:

COMMENCE AT THE SOUTHWEST CORNER OF U.S.P.S. NO. 790, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A POINT ON THE EAST LINE OF SAID U.S.P.S. NO. 324; THENCE SOUTH 06°40'44" WEST ALONG SAID EAST LINE, 745.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 83°19'16" WEST 30.00 FEET; THENCE SOUTH 06°40'44" WEST 627.58 FEET; THENCE NORTH 83°19'13" WEST 666.98 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURESES, NORTH 05°24'59" EAST 59.47 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE NORTHWEST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 680.00 FEET, FOR AN ARC LENGTH OF 256.35 FEET, (THE CHORD OF SAID ARC BEARS NORTH 05°23'00" WEST 254.83 FEET) FOR THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE NORTHWEST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2922.47 FEET, FOR AN ARC LENGTH OF 145.82 FEET, (THE CHORD OF SAID ARC BEARS NORTH 80°17'13" WEST 145.80 FEET); THENCE NORTH 08°32'22" EAST 52.40 FEET; THENCE SOUTH 88°03'45" EAST 110.35 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE ALONG SAID WEST LINE ALONG A NON-TANGENT CURVE TO THE SOUTHEAST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 680.00 FEET, FOR AN ARC LENGTH OF 77.12 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 19°25'56" EAST 77.08 FEET) TO THE POINT OF BEGINNING.

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 Grantors 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 Grantors hereby reserve 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 Grantors 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 Grantors agree 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.

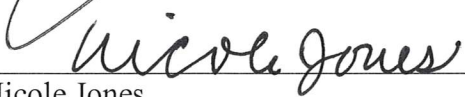
[Remainder of page intentionally left blank. Signatures appear on following page.]

IN WITNESS WHEREOF, the said Grantors have executed these presents the day and year first written above.

JACOB AND NICOLE JONES



Jacob Jones




Nicole Jones

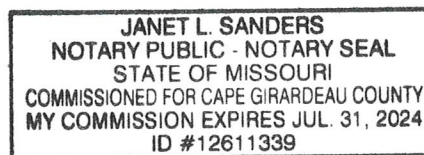
STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) ss

On this 25th day of July, 2024, before me, the undersigned notary public, personally appeared Jacob and Nicole Jones, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed.

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.



Notary Public
State of Missouri
County of Cape Girardeau



My term expires: 7-31-2024

EASEMENT EXHIBIT

Part of U.S.P.S NO. 324, Township 31 North, Range 13 East of the Fifth Principal Meridian, in the City of Jackson and County of Cape Girardeau, Missouri.

STORM WATER DETENTION BASIN EASEMENT - DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF U.S.P.S. NO. 790, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A POINT ON THE EAST LINE OF SAID U.S.P.S. NO. 324; THENCE SOUTH 06°40'44" WEST ALONG SAID EAST LINE, 745.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 83°19'16" WEST 30.00 FEET; THENCE SOUTH 06°40'44" WEST 627.58 FEET; THENCE NORTH 83°19'13" WEST 666.98 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH OLD ORCHARD ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSE, NORTH 05°24'59" EAST 59.47 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE NORTHWEST, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 680.00 FEET, FOR AN ARC LENGTH OF 256.35 FEET, (THE CHORD OF SAID ARC BEARS NORTH 05°23'00" WEST 254.83 FEET) FOR THE POINT OF BEGINNING.

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THE HEREIN DESCRIBED EASEMENT CONTAINS 7,748 SQUARE FEET.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C3	128.26	680.00	N10° 46' 46"W	128.07
C4	86.79	680.00	N1° 43' 10"W	86.73
C5	41.29	680.00	S3° 40' 37"W	41.29
C10	145.82	2922.47	N80° 17' 13"W	145.80
C11	77.12	680.00	S19° 25' 56"E	77.08
C12	256.35	680.00	N5° 23' 00"W	254.83



**STRICKLAND
ENGINEERING**

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

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

**STORM WATER DETENTION
BASIN EASEMENT EXHIBIT
OLD ORCHARD TOWN HOMES**

SCALE 1"=100'
DATE 7-12-24
DRAWN BY DR
CHECKED BY RA
PROJECT # 24-052

REFERENCES

1. DOCUMENT NO. 2024-00619 (SUBJECT)
2. DOCUMENT NO. 2016-07483
3. DOCUMENT NO. 2007-02508
4. DOCUMENT NO. 2019-07202
5. SURVEY DOCUMENT NO. 2023-08738

ACCURACY STANDARD: TYPE URBAN

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. (NTS) NOT TO SCALE
12. (M) MEASURED
13. (R) RECORDED

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 12TH DAY OF JULY 2024.

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

