

TITLE OF DOCUMENT:	DEED OF DEDICATION CANE CREEK ROAD
DATE OF DOCUMENT:	MARCH 17, 2025
GRANTOR:	CITY OF JACKSON, MISSOURI
GRANTOR'S MAILING ADDRESS:	101 COURT ST. JACKSON, MISSOURI 63755
GRANTOR'S DEED RECORDING:	DOCUMENT NO. 2006-16516 2006-16517 2006-16518
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	NONE ASSIGNED
LEGAL DESCRIPTION OF EASEMENT:	SEE PAGE 2 OF DEED

DEED OF DEDICATION
CANE CREEK ROAD RIGHT OF WAY

THIS DEED, made and entered into this _____ day of _____, 2025, by and between **THE CITY OF JACKSON, MISSOURI**, a Municipal Corporation, 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 Grantors, 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, do 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:

That part of United States Private Survey No. 804 and that part of Fractional Section 36, Township 32 North, Range 12 East, of the Fifth Principal Meridian, in the City of Jackson, County of Cape Girardeau, State of Missouri being more particularly described as follows:

Commencing at the Southwest Corner of Lot 1 of Jackson North Industrial Park Sub-division - Phase I, as recorded in Document No. 2014-02837 of the county land records, in the county of Cape Girardeau, state of Missouri, thence with said West line, North 08°43'56" East, 617.55 feet to a point on a curve on the South line of Cane Creek Road, also being the point of beginning; thence leaving said West line and along said curve being concave to the southwest having a radius of 270.00 feet, a distance of 36.76 feet (the chord of said arc bears North 72°14'58" West, 36.73 feet); thence along said south line North 76°09'00" West, 323.93 feet; thence along the arc of a curve deflecting to the right having a radius of 330.00 feet, a distance of 280.16 feet (the chord of said arc bears North 51°49'45" West, 271.82 feet); thence North 27°30'30" West, 73.92 feet; thence along a arc of a curve to the Northwest having a radius of 270.00 feet, a distance of 265.12 feet (the chord of said arc bears North 55°38'17" West, 254.59 feet); thence North 83°46'04" West, 66.20 feet; thence leaving said south line North 61°13'56" East, 60.00 feet; thence South 83°46'04" East, 66.20 feet; thence along the arc of a curve deflecting to the right having a radius of 330.00 feet, a distance of 324.03 feet (the chord of said arc bears South 55°38'17" East, 311.17 feet); thence South 27°30'30" East, 73.92 feet; thence along the arc of a curve deflecting to the left having a radius 270.00 feet, a distance of 229.22 feet (the chord of said arc bears South 51°49'45" East, 222.40 feet; thence South 76°09'00" East, 323.93 feet; thence along the arc of a curve deflecting to the right having a radius of 330.29 feet, a distance of 60.59 feet (the chord of said arc bears South 70°53'23" East, 60.51 feet); thence South 07°03'58" West, 63.54 feet; thence along the arc of a curve deflecting to the right having a radius of 270.00 feet, a distance of 31.73 feet (the chord of said arc bears North 64°58'56" West, 31.71 feet) to the point of beginning and containing 1.48 acres, more or less.

Said right, privilege, permission, and authority to enter on and upon said property above described 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 it's 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 afore-said premises or any part thereof, but they and every one of them, shall, by these presents, be excluded and forever barred.

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

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

CITY OF JACKSON, MISSOURI

Dwain Hahs, Mayor

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

On this ____ day of _____, 2025, before me personally appeared Dwain Hahs, to me known to be the person who executed the within document as the Mayor of City of Jackson, Missouri, a Municipal Corporation of the County of Cape Girardeau, Missouri, and is authorized to execute the within document on behalf of City of Jackson, and acknowledged to me that he executed the same as his free act and deed and as the free act and deed of said City of Jackson for the purposes therein stated.

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.

Notary Public
State of Missouri
County of Cape Girardeau

My term expires: _____

RIGHT-OF-WAY EXHIBIT FOR JACKSON NORTH INDUSTRIAL PARK SUBDIVISION

THAT PART OF UNITED STATES PRIVATE SURVEY NO. 804 AND THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

NOW OR FORMERLY
HERMAN ZSCHILLE, JR., TRUSTEE OF THE
HERMAN ZSCHILLE, JR. REVOCABLE TRUST
AGREEMENT, ET AL
DEED BOOK 859, PAGE 863

NOW OR FORMERLY
CERAMO COMPANY, INC.
DEED BOOK 286, PAGE 636

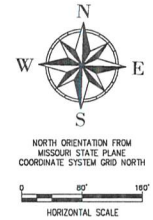
NOW OR FORMERLY
GREGORY A & LISA K
BERRY ET UX
DOC. NO. 2019-07889

NOW OR FORMERLY
CITY OF JACKSON
DOC. NO. 2006-16516
DOC. NO. 2006-16517
DOC. NO. 2006-16518

NOW OR FORMERLY
NORTH HUBBLE CREEK
DEVELOPMENT LLC
DOC. NO. 2021-18691

NOW OR FORMERLY
TRUSSWORKS REALTY MISSOURI LLC
DOC. NO. 2023-09671

NOW OR FORMERLY
GREGORY S & CAROLYN A
HAHS TRUST
DOC. NO. 2018-02577



DESCRIPTION OF RIGHT-OF-WAY - CANE CREEK ROAD

That part of United States Private Survey No. 804 and that part of Fractional Section 36, Township 32 North, Range 12 East, of the Fifth Principal Meridian, in the City of Jackson, County of Cape Girardeau, State of Missouri being more particularly described as follows:

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DESCRIPTION OF RIGHT-OF-WAY - TRUSSWORKS BOULEVARD

That part of United States Private Survey No. 804 and that part of Fractional Section 36, Township 32 North, Range 12 East, of the Fifth Principal Meridian, in the City of Jackson, County of Cape Girardeau, State of Missouri being more particularly described as follows:

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LINE #	DIRECTION	LENGTH
L3	S27°49'59"W	62.24'
L4	S13°51'01"W	12.45'
L5	S76°08'59"E	19.00'
L6	S13°51'01"W	60.00'
L7	N13°51'01"E	60.00'
L8	S76°08'59"E	19.00'
L9	N13°51'01"E	12.45'
L10	N27°49'59"E	62.24'

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	36.76'	270.00'	N72°14'58"W	36.73'
C3	31.61'	330.00'	N73°24'22"W	31.59'
C4	31.30'	22.00'	S68°35'08"W	28.72'
C5	41.49'	170.00'	S20°50'30"W	41.39'
C6	32.99'	21.00'	S31°08'59"E	29.70'
C7	32.99'	21.00'	N68°51'01"E	29.70'
C8	56.13'	230.00'	N20°50'30"E	55.99'
C9	31.30'	22.00'	N12°55'09"W	28.72'
C10	60.59'	330.00'	N70°52'23"W	60.51'
C11	31.73'	270.00'	N64°58'56"W	31.71'
C13	48.81'	200.00'	S20°50'30"W	48.69'

LEGEND	
○	FOUND 1/2" IRON ROD
●	SET 1/2" IRON ROD
□	8" X 8" CONCRETE POST FOUND
—	BOUNDARY LINE
- - -	CENTERLINE
- · - · -	EXTERNAL PROPERTY LINE
- · - · -	RIGHT-OF-WAY LINE
- · - · -	EXISTING RIGHT-OF-WAY LINE

KE KOEHLER
ENGINEERING AND LAND SURVEYING, INC.

Civil Engineering and Surveying Services
101 COURT STREET
JACKSON, MO 64301
Phone: 573.335.3526 • Fax: 573.335.3568
www.koeHLerengineering.com

RIGHT-OF-WAY EXHIBIT FOR
CITY OF JACKSON, MO

101 COURT STREET
JACKSON, MO 64301
PH 573-263-3568

THIS SURVEY OF A TRACT OF SUBURBAN PROPERTY WAS
PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS
FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF
MISSOURI AS MADE EFFECTIVE JAN. 31, 2022.

NEW CANE CREEK ROAD AND
TRUSSWORKS BOULEVARD
RIGHT-OF-WAY

KELLS PACT NO.	OWNER PACT NO.
DRAWN BY	DESIGNED BY
CHECKED BY	DATE
DATE	SHEET NO.

02.21.2025