

TITLE OF DOCUMENT:	DEED OF DEDICATION TRUSSWORKS BOULEVARD
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:	DOCUMENTS 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 PAGES 2 & 3 OF DEED

DEED OF DEDICATION
TRUSSWORKS BOULEVARD 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 Subdivision - Phase I, as recorded in Document No. 2014-02837 of the county land records, in the city and 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; 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 31.61 feet (the chord of said arc bears North 73°24'22" West, 31.59 feet) to the point of beginning; thence leaving said South line and along a arc of a non-tangent curve to the Southwest being concave to the Southeast having a radius of 22.00 feet, a distance of 31.30 feet (the chord of said arc bears South 68°35'08" West, 28.72 feet); thence South 27°49'59" West, 62.24 feet; thence along the arc of a curve deflecting to the left having a radius of 170.00 feet, a distance of 41.49 feet (the chord of said arc bears South 20°50'30" West, 41.39 feet); thence South 13°51'01" West, 12.45 feet; thence along the arc of a curve deflecting to the left having a radius of 21.00 feet, a distance of 32.99 feet (the chord of said arc bears South 31°08'59" East, 29.70 feet); thence South 76°08'59" East, 19.00 feet; thence South 13°51'01" West, 60.00 feet; thence North 76°08'59" West, 140.00 feet; thence North 13°51'01" East, 60.00 feet; thence South 76°08'59" East, 19.00 feet; thence along the arc of a curve deflecting to the left having a radius 21.00 feet, a distance of 32.99 feet (the chord of said arc bears North 58°51'01" East, 29.70 feet; thence North 13°51'01" East, 12.45 feet; thence along the arc of a curve deflecting to the left having a radius of 230.00 feet, a distance of 56.13 feet (the chord of said arc bears North 20°50'30" East, 55.99 feet); thence North 27°49'59" East, 62.24 feet; thence along the arc of a curve deflecting to the left having a radius of 22.00 feet, a distance of 31.30 feet (the chord of

said arc bears North 12°55'09" West, 28.72 feet) to a point on the south line of Cane Creek Road; thence along said south line along the arc of a non-tangent curve to the Southeast, having a radius 330.00 feet, a length of 97.86 feet (the chord of said arc bears South 62°10'01" East, 97.86 feet to the point of beginning and containing 0.43 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 aforesaid 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: _____

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

USPS 1009
USPS 804

NOW OR FORMERLY
CERAMO COMPANY, INC.
DEED BOOK 285, PAGE 638



NOWOR FORMERLY
NORTH HUBBLE CREEK
DEVELOPMENT LLC
DOC NO. 2021-16991

[illegible][illegible]

CURVE TABLE				
CHORD #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	36.76	270.0	N72°43.6"W	36.73
C3	316.1	330.0	N73°24.2"W	31.59
C4	31.30	322.0	S68°30.3"W	28.72
C5	41.49	170.0	S20°50.3"W	41.39
C8	32.99	21.0	S1°08.5"E	29.70
C7	32.99	21.0	N68°51.0"E	29.70
C8	56.15	230.0	N70°50.3"E	55.99
C9	31.30	322.0	N12°50.3"E	28.72
C10	60.59	330.0	N70°52.3"E	60.51
C11	31.73	270.0	N64°58.36"W	31.61
C13	48.81	200.0	S20°50.36"W	48.79

LEGEND

- EXISTING 12" DRAIN RIG
- SET WATERHOLE
- 12" R/C CONCRETE POST FOUND
- BOUNDARY LINE
- - - CENTERLINE
- · - EXISTING PROPERTY LINE
- · - RIGHT-OF-WAY LINE
- · - EXISTING RIGHT-OF-WAY LINE

[illegible]