

TITLE OF DOCUMENT:	WATER LINE EASEMENT DEED
DATE OF DOCUMENT:	NOVEMBER 21, 2023
GRANTORS:	CHARLES EDWARD ROSS AND BRENDA KAY ROSS, TRUSTEES OF THE ROSS REAL ESTATE REVOCABLE TRUST 2014, U/T/A DATED AUGUST 27, 2014
GRANTORS MAILING ADDRESS:	936 KIMBEL WOODS DRIVE JACKSON, MISSOURI 63755
GRANTORS DEED RECORDING:	DOCUMENT #2014-08916
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT STREET JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	2300 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 21st day of November, 2023, by and between **CHARLES EDWARD ROSS AND BRENDA KAY ROSS, TRUSTEES OF THE ROSS REAL ESTATE REVOCABLE TRUST 2014, U/T/A DATED AUGUST 27, 2014**, of the County of Cape Girardeau, State of Missouri, 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, **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 LOT 2 OF A RESUBDIVISION OF LOTS 1 AND 2 OF SANDERS SUBDIVISION UNIT 1, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 19, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 24°59'33" EAST ALONG THE WEST LINE OF SAID LOT 2, 27.01 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 24°59'33" EAST ALONG SAID WEST LINE, 10.05 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 59°15'07" EAST 107.89 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 30°58'22" WEST ALONG SAID EAST LINE, 10.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 59°15'07" WEST 39.02 FEET; THENCE SOUTH 30°44'53" WEST 27.16 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST JACKSON BOULEVARD; THENCE NORTH 59°00'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 10.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 30°44'53" EAST 27.11 FEET; THENCE NORTH 59°15'07" WEST 57.82 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 1,345 SQUARE FEET.

Temporary Easement No. 1:

THAT PART OF LOT 2 OF A RESUBDIVISION OF LOTS 1 AND 2 OF SANDERS SUBDIVISION UNIT 1, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 19, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 24°59'33" EAST ALONG THE WEST LINE OF SAID LOT 2, 27.01 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 59°15'07" EAST 106.85 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 30°58'22" WEST ALONG SAID EAST LINE, 27.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF JACKSON BOULEVARD; THENCE LEAVING SAID EAST LINE, NORTH 59°00'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 104.03 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 2,857 SQUARE FEET.

SAID TEMPORARY CONSTRUCTION EASEMENT BEING NULL AND VOID UPON COMPLETION OF CONSTRUCTION.

Temporary Easement No. 2:

THAT PART OF LOT 2 OF A RESUBDIVISION OF LOTS 1 AND 2 OF SANDERS SUBDIVISION UNIT 1, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 19, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 24°59'33" EAST ALONG THE WEST LINE OF SAID LOT 2, 37.06 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 24°59'33" EAST ALONG SAID WEST LINE, 5.03 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 59°15'07" EAST 108.42 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 30°58'22" WEST ALONG SAID EAST LINE, 5.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 59°15'07" WEST 107.89 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 541 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 Grantors 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 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.
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.]

IN WITNESS WHEREOF, the said Grantors have executed these presents this 21st day of November, 2023.

ROSS REAL ESTATE REVOCABLE TRUST 2014, U/T/A DATED AUGUST 27, 2014

CHARLES EDWARD ROSS, Trustee

BRENDA KAY ROSS, Trustee

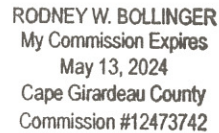
STATE OF MISSOURI)
) ss.
COUNTY OF CAPE GIRARDEAU)

On this 21st day of November, 2023, before me personally appeared Charles Edward Ross and Brenda Kay Ross, Trustees of the Ross Real Estate Revocable Trust 2014, u/t/a Dated August 27, 2014, 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 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.

County of Cape Girardeau

My term expires: May 13, 2024



EASEMENT SURVEY FOR ROSS REAL ESTATE REVOCABLE TRUST 2014

Part of Lot 2 of Resubdivision of Lots 1 and 2 of Sanders Subdivision Unit #1, City of Jackson, Cape Girardeau County, Missouri.

MCDONALD'S CORPORATION
(BOOK 420,
PAGE 926)

AHMAD MO
HOLDINGS, LLC
(DOC. NO.
2021-02671)

ROSS REAL ESTATE
REVOCABLE TRUST 2014
(DOC. NO.
2014-08916)

ROSS REAL
ESTATE
REVOCABLE
TRUST 2014
(DOC. NO.
2014-08916)

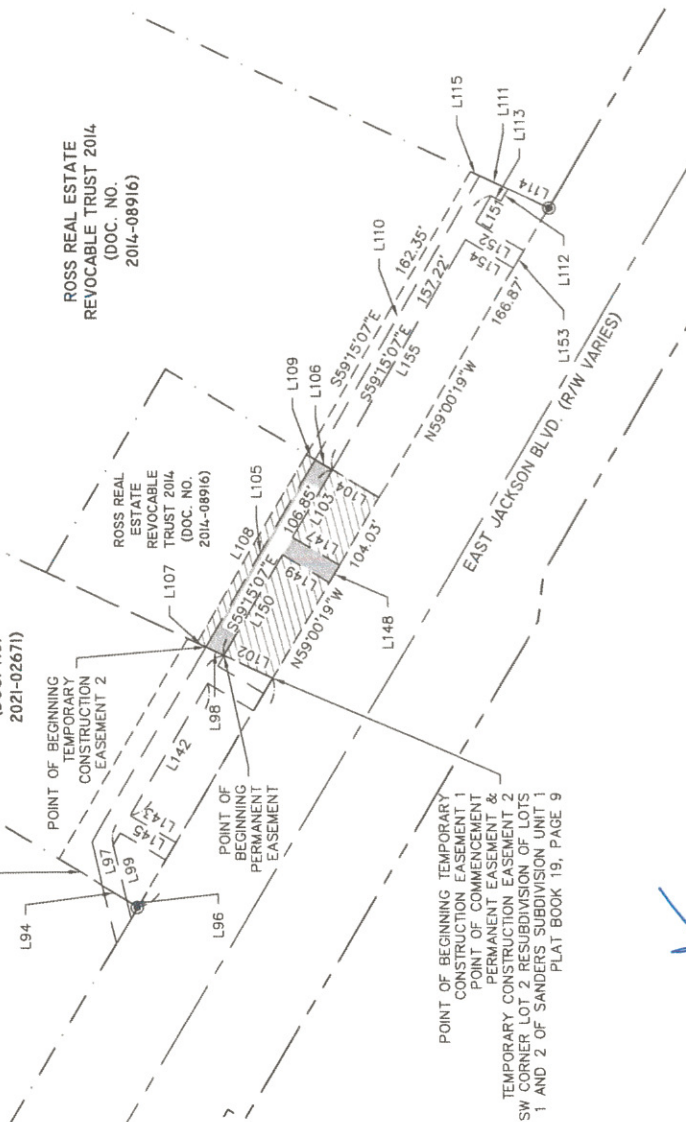
NORTH BASIS
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
EAST ZONE
MODOT VRS NAD83(2011)



REFERENCES

1. DOCUMENT NO. 2014-08916 (SUBJECT)
2. RESUBDIVISION OF LOTS 1 AND 2 OF SANDERS SUBDIVISION UNIT #1, PLAT BOOK 19, PAGE 9

Line #	Direction	Length
L98	(N)S24°59'33"W(E)	10.05
L102	(N)S24°59'33"W(E)	27.01
L103	(S)N59°15'07"W(E)	39.02
L104	(S)N30°58'22"E(W)	27.33
L105	(N)S59°15'07"E(W)	107.89
L106	(N)S30°58'22"W(E)	10.00
L107	N24°59'33"E	5.03
L108	S59°15'07"E	108.42
L109	(N)S30°58'22"W(E)	5.00
L110	(N)S59°15'07"E(W)	162.87
L111	S24°58'22"W	15.79
L112	(S)N58°36'54"W(E)	7.18
L113	(S)N29°42'43"E(W)	5.63
L114	S24°58'22"W	22.45
L115	S24°58'22"W	5.03
L147	S30°44'53"W	27.16
L148	N59°00'19"W	10.00
L149	N30°44'53"E	27.11
L150	N59°15'07"W	57.82



POINT OF BEGINNING TEMPORARY
CONSTRUCTION EASEMENT 1
POINT OF COMMENCEMENT
PERMANENT EASEMENT &
TEMPORARY CONSTRUCTION EASEMENT 2
SW CORNER LOT 2 RESUBDIVISION OF LOTS
1 AND 2 OF SANDERS SUBDIVISION UNIT 1
PLAT BOOK 19, PAGE 9

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

ACCURACY STANDARD: TYPE URBAN

- LEGEND
1. IRON ROD W/CAP (FOUND)
 2. IRON ROD (FOUND)
 3. RIGHT-OF-WAY MARKER
 4. IRON PIPE (FOUND)
- PERMANENT EASEMENT
TEMPORARY CONSTRUCTION EASEMENT

STRICKLAND ENGINEERING
115 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	SCALE	1"=60'
EASEMENT SURVEY FOR ROSS REAL ESTATE REVOCABLE TRUST 2014 2300 E. JACKSON BLVD. JACKSON, MO	DATE	02-14-2023
	DRAWN BY	RA
	CHECKED BY	DR
	PROJECT #	21-231