

<b>TITLE OF DOCUMENT:</b>	<b>WATER LINE EASEMENT DEED</b>
<b>DATE OF DOCUMENT:</b>	<b>MAY 7, 2024</b>
<b>GRANTOR:</b>	<b>RHODES DEVELOPMENT COMPANY, L.L.C.</b>
<b>GRANTORS MAILING ADDRESS:</b>	<b>2301 BLOOMFIELD ROAD CAPE GIRARDEAU, MISSOURI 63703</b>
<b>GRANTORS DEED RECORDING:</b>	<b>DOCUMENT 2015-08687</b>
<b>GRANTEE:</b>	<b>CITY OF JACKSON, MISSOURI 101 COURT STREET JACKSON, MISSOURI 63755</b>
<b>PROPERTY ADDRESS:</b>	<b>1730 EAST JACKSON BOULEVARD JACKSON, MISSOURI 63755</b>
<b>LEGAL DESCRIPTION OF EASEMENT:</b>	<b>SEE PAGES 2 &amp; 3 OF DEED</b>

## WATER LINE EASEMENT DEED

THIS DEED, made and entered into this TH day of May, 2024, by and between RHODES DEVELOPMENT COMPANY, L.L.C., 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, does 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 U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF RADIOLOGY INVESTMENT GROUP SUBDIVISION AS RECORDED IN DOCUMENT NO. 2020-06685 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 07°12'39" EAST ALONG THE EAST LINE OF SAID LOT 2, 17.48 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE NORTH 07°12'39" EAST ALONG SAID EAST LINE, 10.93 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 59°00'19" EAST 269.47 FEET; THENCE SOUTH 20°37'09" WEST 10.17 FEET; THENCE NORTH 59°00'19" WEST 20.28 FEET; THENCE SOUTH 30°59'41" WEST 16.00 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°59'41" EAST 16.00 FEET; THENCE NORTH 59°00'19" WEST 216.17 FEET; THENCE SOUTH 30°59'41" WEST 16.00 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°59'41" EAST 16.00 FEET; THENCE NORTH 59°00'19" WEST 10.44 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 3,002 SQUARE FEET.

Temporary Easement:

THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 2 OF RADIOLOGY INVESTMENT GROUP SUBDIVISION AS RECORDED IN DOCUMENT NO. 2020-06685 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 07°12'39" EAST ALONG THE EAST LINE OF SAID LOT 2, 17.48 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 59°00'19" EAST 266.89 FEET; THENCE SOUTH 20°37'09" WEST 16.27 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, 262.77 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 4,237 SQUARE FEET.

SAID TEMPORARY CONSTRUCTION EASEMENT BEING NULL AND VOID UPON THE EARLIER OF COMPLETION OF CONSTRUCTION OR ONE YEAR AFTER THE DATE OF THIS EASEMENT DEED.

**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 RHODES DEVELOPMENT COMPANY, LLC

Part of U.S.P.S. NO. 2255, Township 31 North, Range 13 East  
of the Fifth Principal Meridian, City of Jackson,  
Cape Girardeau County, Missouri.

RHODES DEVELOPMENT  
COMPANY, LLC  
(DOC. NO.  
2015-03236)

PARCEL LINE TABLE

Line #	Direction	Length
L1	(S)N71'2'39"E(W)	17.48
L5	(N)S71'2'39"E(W)	10.93
L8	S20'37'09"W	10.17
L9	S20'37'09"W	16.27
L116	S30'59'41"W	16.00
L117	N59'00'19"W	10.00
L118	N30'59'41"E	16.00
L119	N59'00'19"W	10.44
L120	N59'00'19"W	20.28
L121	S30'59'41"W	16.00
L122	N59'00'19"W	10.00
L123	N30'59'41"E	16.00



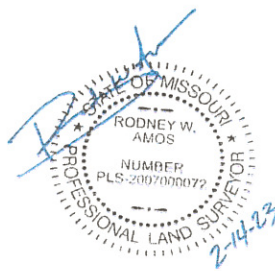
## REFERENCES

1. DOCUMENT NO. 2015-03236 (SUBJECT)
2. RADIOLOGY INVESTMENT GROUP SUBDIVISION, DOC. NO. 2020-06685

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: 573-243-4090  
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

EASEMENT SURVEY FOR  
RHODES DEVELOPMENT  
COMPANY LLC  
1730 E. JACKSON BLVD.  
JACKSON, MO

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