

TITLE OF DOCUMENT:	SANITARY SEWER EASEMENT DEED
DATE OF DOCUMENT:	APRIL 24, 2023
GRANTOR:	SUSAN JAHN
GRANTORS MAILING ADDRESS:	4012 COUNTY ROAD 306 JACKSON, MISSOURI 63755
GRANTORS DEED RECORDING:	BOOK 1049, PAGE 634
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT STREET JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	4012 COUNTY ROAD 306 JACKSON, MISSOURI 63755
LEGAL DESCRIPTION OF EASEMENT:	SEE PAGES 2 & 3 OF DEED

DEED OF DEDICATION
SANITARY SEWER EASEMENT

THIS DEED, made and entered into this 24th day of April, 2023, by and between **SUSAN JAHN**, a single person, 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 \$5,000.00 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 sanitary sewer line and necessary appurtenances thereto over, upon, across, under, in, and through the following described real estate situated in the County of Cape Girardeau and State of Missouri, to-wit:

Permanent Easement:

THAT PART OF U.S.P.S. 202, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 31 NORTH, RANGE 13 EAST; THENCE NORTH 83°57'05" WEST, 132.00 FEET; THENCE SOUTH 20°24'55" WEST, 686.50 FEET TO A POINT ON THE SOUTH LINE OF U.S.P.S 202; THENCE LEAVING SAID SOUTH LINE, SOUTH 04°33'22" WEST, 63.86 FEET; THENCE NORTH 79°45'16" WEST, 283.42 FEET; THENCE NORTH 65°37'02" WEST, 396.73 FEET; THENCE NORTH 42°41'00" WEST, 397.39 FEET; THENCE NORTH 36°00'20" WEST, 77.72 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 24°23'10" WEST, 23.00 FEET; THENCE NORTH 36°00'20" WEST, 50.62 FEET; THENCE NORTH 89°43'28" EAST, 13.95 FEET; THENCE NORTH 14°38'53" EAST, 11.22 FEET; THENCE SOUTH 36°00'20" EAST, 38.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 813 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

Temporary Easement:

THAT PART OF U.S.P.S. 202, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 36°00'20" WEST, 38.22 FEET; THENCE NORTH 14°38'53" EAST, 19.40 FEET; THENCE SOUTH 36°00'20" EAST, 41.99 FEET; THENCE SOUTH 24°23'10" WEST, 17.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 602 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

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 Grantor 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 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.

IN WITNESS WHEREOF, the said Grantor has executed these presents this 24th
day of April, 2023.

Susan Jahn
SUSAN JAHN

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

On this 24th day of April, 2023, before me personally appeared Susan Jahn, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed.

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.

Rodney W. Bollinger
Rodney W. Bollinger

, Notary Public

State of Missouri

County of Cape Girardeau

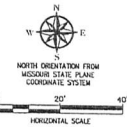
My term expires: _____



RODNEY W. BOLLINGER
My Commission Expires
May 13, 2024
Cape Girardeau County
Commission #12473742

EASEMENT EXHIBIT FOR THE CITY OF JACKSON

THAT PART OF U.S.P.S. 202 AND U.S.P.S. 788 SECTION 9, TOWNSHIP 31 NORTH,
RANGE 13 EAST, CAPE GIRARDEAU COUNTY, STATE OF MISSOURI.



Legend

- PROPOSED PERMANENT EASEMENT
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- AREA IN PERMANENT EASEMENT
- AREA IN TEMPORARY EASEMENT
- 1 POINT OF BEGINNING OF TEMPORARY EASEMENT 1 FOR HAHN.
- 2 POINT OF BEGINNING OF TEMPORARY EASEMENT 2 FOR HAHN.
- 3 POINT OF BEGINNING OF TEMPORARY EASEMENT AND PERMANENT EASEMENT FOR JANSEN AND PERMANENT EASEMENT FOR HAHN.
- 4 POINT OF BEGINNING OF TEMPORARY EASEMENT AND PERMANENT EASEMENT FOR HAHN.
- 5 POINT OF BEGINNING OF TEMPORARY EASEMENT AND PERMANENT EASEMENT FOR HAHN.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N41° 30' 57"E	32.32'
L2	S48° 23' 03"E	15.00'
L3	S04° 41' 30" W	42.92'
L4	S04° 41' 30" W	5.59'
L5	S48° 23' 03"E	20.00'
L6	S48° 23' 03"E	13.00'
L7	S04° 41' 30" W	39.48'
L8	S04° 41' 30" W	40.28'
L9	S04° 41' 30" W	38.22'
L10	N14° 38' 53"E	19.40'
L11	N89° 43' 20"E	13.95'
L12	N14° 38' 53"E	11.22'

N/F
SUSAN R. JAHN
DEED BOOK 1049 PAGE 634

N/F
THE BRANDES FAMILY
PROTECTION TRUST
DOC. 2017-11552

N/F
GERALD J. JANSEN AND
LINDA K. JANSEN TRUST
DOC. 2018-11569

N/F
GERALD J. JANSEN AND
LINDA K. JANSEN TRUST
DOC. 2018-11569

N/F
KB413 LLC
DOC. 2021-13604

N/F
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DOC. 2021-13604

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT 1 FROM KIRBY J. HAHN TRUST

THAT PART OF U.S.P.S. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 9, TOWNSHIP 31 NORTH, RANGE 13 EAST; THENCE NORTH 83°57'05" WEST, 132.00 FEET; THENCE SOUTH 27°43'05" WEST, 68.50 FEET TO A POINT ON THE SOUTH LINE OF U.S.P.S. 202; THENCE LEAVING SAID SOUTH LINE, SOUTH 04°32'22" WEST, 63.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 41°30'57" EAST, 32.32 FEET; THENCE SOUTH 48°23'03" EAST, 15.00 FEET; THENCE SOUTH 41°30'57" EAST, 12.40 FEET; THENCE SOUTH 41°30'57" EAST, 5.59 FEET; THENCE NORTH 04°32'22" EAST, 15.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 810 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT 2 FROM KIRBY J. HAHN TRUST

THAT PART OF U.S.P.S. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THAT PART OF U.S.P.S. 202 AND U.S.P.S. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FROM THE BRANDES FAMILY PROTECTION TRUST

THAT PART OF U.S.P.S. 202, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 30°07'00" WEST, 38.22 FEET; THENCE NORTH 14°30'57" EAST, 18.40 FEET; THENCE NORTH 30°07'00" EAST, 41.60 FEET; THENCE SOUTH 24°32'05" WEST, 17.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 480 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT FROM SUSAN R. JAHN

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KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
PH: (573) 335-3028 FAX: (573) 335-3049

OWNER	REVISION	DATE	DESCRIPTION	INITIALS
OWNER	1	02/01/2022	CRISTOPHER KOEHLER	
DATE				
DATE				
DATE				