

CCO FORM: RW08  
Approved: 04/92 (TWJ)  
Revised: 06/21 (BDG)  
Modified:

COUNTY: Cape Girardeau  
ROUTE: 61  
JOB NO.: JSE0048  
FED. PROJ. NO.: \_\_\_\_\_  
PARCEL: 01

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION  
ESCROW AGREEMENT**

**THIS ESCROW AGREEMENT** is entered into by and between the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (Commission), The City of Jackson (City) and B2VS, LLC (Owner), and United Land Title (Escrow Agent), and Montgomery Bank (Mortgagee). Any party named above may receive a portion of the proceeds of this transaction, but not all named parties are required to sign this agreement.

**WITNESSETH:**

**WHEREAS**, the Owner(s) own the following described property located in Cape Girardeau County, Missouri;

A tract of land being part lot 74 of "Terrace Park Estates", recorded in Plat Book 23 Page 37 of Cape Girardeau County, Missouri, being more particularly described in the attached Exhibit A.

**WHEREAS**, the Commission / City has agreed with the Owner(s) to purchase said property; and

**WHEREAS**, the Owner(s) are agreeable to conveying said property to Commission.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants and representations in this Agreement, the parties agree as follows:

**1. CONSIDERATION:** The consideration for the conveyance is Eight Thousand Five Hundred And NO/100 Dollars (\$8,500.00), and the Owner(s) hereby deliver to the Escrow Agent a properly executed and acknowledged warranty deed dated the 22 day of August, 2024, conveying the above-described property. This deed shall be delivered to the Commission by the Escrow Agent upon the Commission's delivering to the Escrow Agent the specified purchase price. The purchase price is to be delivered to the Escrow Agent by the City of Jackson on or before the 5 day of September, 2024, in the form of a check made payable to the above named Escrow Agent. The Escrow Agent will disburse all funds, and act as representative for all the above named parties.

**2. POSSESSION OF PROPERTY:** Owners hereby agree to vacate and give peaceable possession of said above-described property to the Commission upon payment of the consideration specified in CONSIDERATION paragraph above, by City of Jackson to Escrow Agent. The Owners hereby waive all statutory and common law notice to vacate said premises and, as a further consideration for this agreement, do hereby consent that Commission may institute all necessary legal proceedings to obtain possession of the property at any time after Commission becomes entitled to possession of said property under this agreement.

**3. DISCLOSURE OF HAZARDOUS SUBSTANCES ON PROPERTY ACQUIRED:**

The Owner(s) represent that to the best of Owner(s) knowledge and belief, there has been no generation, transportation, storage, treatment, disposal, release, leakage, spillage or emission of any hazardous or toxic substance or material or any aboveground or underground petroleum product contamination on the subject property during the Owner(s) ownership or during previous ownerships at least insofar as the Owner(s) have observed or have been informed. In the alternative, if the Owner(s) have knowledge of any of the aforementioned events occurring on the subject property, that information is set out below. If at any time during the period between the execution of this Agreement and the closing thereof, the Owner(s) have actual knowledge of, learn of, or have a reason to believe that any of the aforementioned events occurred on the subject property, the Owner(s) shall give notice to the Commission immediately. This Agreement is conditional upon full disclosure of any such information by the Owner(s).

**4. TERMINATION:** The Commission may, at its discretion, void this Agreement if the Owner(s) reveal the existence of hazardous substances on the property or if an environmental assessment reveals environmental contamination subjecting the property to costs of removal or remediation under state or federal law.

**5. LAWS OF MISSOURI TO GOVERN:** This Agreement shall be construed according to the laws of the State of Missouri.

**6. DEED OF RELEASE:** This Agreement is contingent upon the mortgagee for the deed of trust recorded in Document #2019-06427 in the office of the Recorder of Deeds for Cape Girardeau County, Missouri, releasing its interest in the property herein described by providing a partial deed of release, prior to the Escrow Agent's recording of the conveyance deed. Owner(s) hereby agree that the Escrow Agent is to pay to mortgagee the amount necessary to secure release of said deed of trust, if mortgagee requires payment. If funds are insufficient to cover the amount necessary to secure the release, or if the mortgagee refuses to accept payment and to release said deed of trust, the Escrow Agent shall refund the amount of the purchase price to the Commission and this Agreement shall become null and void.

**7. ESCROW AGENT RESPONSIBILITIES:** The Escrow Agent, in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby agrees to perform the following:

**A. ESCROW AGENT ACTIONS PRIOR TO RECEIVING PAYMENT:**

- Accept and hold the conveyance documents in escrow until City delivers consideration for the property to the Escrow Agent.
- Certify copies of conveyance documents for use in securing payment of the purchase price.
- Cease escrow process if notified by Commission that acquisition is terminated as a result of the provisions of TERMINATION paragraph, and return all conveyance documents to respective grantors.

**B. ESCROW AGENT ACTIONS UPON RECEIPT OF PAYMENT:**

- Extend title from date of commitment to closing date.
- Obtain Deed of Release as set out in DEED OF RELEASE paragraph.
- Withhold funds and disburse for delinquent taxes, if any.
- Disburse funds to those indicated as payees in CONSIDERATION paragraph.
- Record conveyance documents and releases.

**C. ESCROW AGENT FINAL ACTIONS:**

- Deliver to the Commission the original deed of conveyance with recording information, title policy and CERTIFICATE OF DISBURSEMENT OF FUNDS, with the billing for title services.
- Compile all information necessary for the completion of, prepare and file Internal Revenue Service Form 1099-S, 1099-I, and 1099-MISC, "Proceeds from Real Estate Transactions", with respect to the conveyance.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

UNITED LAND TITLE  
ESCROW AGENT

BY: Michael Cervantes

BY: Jessica Edmann

TITLE: Right of Way Specialist

TITLE: Supervisor

Executed by the Commission  
this 22 day of August, 2024.

Executed by the Escrow Agent  
this 22 day of August, 2024.

OWNER (S):  
SIGNATURES

ADDRESS

PHONE NO.

Laurie Bole

2451 N. High, Jackson 63755

573-755-5100

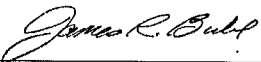
First owner executed on the 22 day of August, 2024.

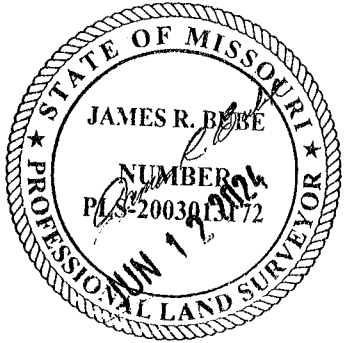
## PARCEL 1 - NEW ROW

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

A TRACT OF LAND BEING PART LOT 74 OF "TERRACE PARK ESTATES", RECORDED IN PLAT BOOK 23 PAGE 37 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY B2VS, LLC, AS RECORDED IN DOCUMENT #2014-08199 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+32.89 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61, NORTH 08 DEGREES 34 MINUTES 41 SECONDS WEST, 25.42 FEET TO A POINT BEING 76.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+17.29 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 25 DEGREES 57 MINUTES 32 SECONDS WEST, 25.17 FEET TO THE SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT BEING 99.93 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+08.47 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 49 DEGREES 22 MINUTES 13 SECONDS EAST, 22.63 FEET TO A POINT OF CURVE, SAID POINT BEING 77.33 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+07.39 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND ARC LENGTH OF 32.35 FEET AND WHOSE CHORD BEARS, SOUTH 03 DEGREES 02 MINUTES 12 SECONDS EAST, 28.93 FEET TO A POINT OF COMPOUND CURVE ON SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+27.24 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.19 FEET, AND ARC LENGTH OF 5.68 FEET AND WHOSE CHORD BEARS, SOUTH 43 DEGREES 16 MINUTES 58 SECONDS WEST, 5.68 FEET TO THE

Title (name or identification of project)		County	
Job Number STP-3005(305)		CAPE GIRARDEAU	
Route U.S. 61		City (if applicable)	State
Parcel 1		JACKSON	MO
Licensee Name		Date Prepared	Sheet
(sole proprietor, partnership, corporation, LLC, or government)		06/12/2024	1 of 2
EFK Moen, LLC		Professional Surveyor Name (print)	
Civil Engineering Design		JAMES R. BUBE	
13523 Barrett Parkway Dr., Suite 250		Discipline	
St. Louis, MO 63021		Professional Land Surveyor	
		License or Certificate of Authority No.	
		MO #	2003013172
Professional Surveyor (Signature)		Date	
		JUN 12 2024	



Only the following property description contained in this "EXHIBIT" is authenticated by this seal.

POINT OF BEGINNING CONTAINING 389 SQUARE FEET OR 0.009 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY EFK MOEN, L.L.C. DURING THE MONTH OF APRIL, 2024.

CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 STATION 804+00.00-812+99.68 OF STP-3005(305) RELATIVE TO THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) STATION 804+00.00-820+34.43

THE CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305)/CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) IS DESCRIBED AS FOLLOWS:

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

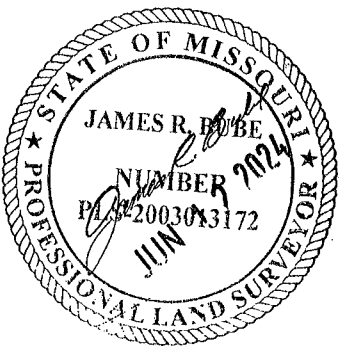

COMMENCING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF RECORD PLAT OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION – PHASE I, AS DESCRIBED BY DOCUMENT NUMBER 2014-02837 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS; THENCE SOUTH 13 DEGREES 52 MINUTES 16 SECONDS WEST, 1,450.95 FEET TO STATION 804+00.00 ON THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61); THENCE LEAVING SAID EXISTING CENTERLINE, SOUTH 45 DEGREES 38 MINUTES 17 SECONDS EAST, 6.39 FEET TO START STATION 804+00.00 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305); THENCE ALONG SAID CONSTRUCTION CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 44 DEGREES 21 MINUTES 43 SECONDS WEST, 315.03 FEET TO PC STATION 807+15.03 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11428.80 FEET, AND ARC LENGTH OF 584.64 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 53 MINUTES 47 SECONDS WEST, 584.58 FEET TO END STATION 812+99.68; THENCE LEAVING SAID CONSTRUCTION CENTERLINE, NORTH 48 DEGREES 33 MINUTES 58 SECONDS WEST, 6.39 FEET TO STATION 813+00.00 OF SAID EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61), SAID POINT BEING A POINT OF NON-TANGENTIAL CURVE; THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11459.19 FEET, AND ARC LENGTH OF 627.73 FEET AND WHOSE CHORD BEARS, SOUTH 39 DEGREES 51 MINUTES 52 SECONDS WEST, 627.65 FEET TO PT STATION 819+27.73 AND SOUTH 38 DEGREES 17 MINUTES 43 SECONDS WEST, 106.70 FEET TO STATION 820+34.43 AND THE POINT OF ENDING, SAID POINT OF ENDING BEING DISTANT SOUTH 24 DEGREES 13 MINUTES 43 SECONDS EAST, 614.37 FEET FROM A FOUND ½ INCH IRON ROD AT THE SOUTHEAST CORNER OF SURVEY 807, TOWNSHIP 31 NORTH, RANGE 12 EAST, AS PER SURVEY FOR DR. WANDA PIPKIN (LARRY BORGFELD), AS RECORDED IN SRB. 14, PG 51 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS.

## PARCEL 1 - NEW CONTROLLED ACCESS ROW

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

ALL ABUTTERS' RIGHTS OF DIRECT ACCESS BETWEEN THE HIGHWAY NOW KNOWN AS ROUTE 61, AND GRANTORS' ABUTTING LAND IN LOT 74 OF "TERRACE PARK ESTATES", RECORDED IN PLAT BOOK 23 PAGE 37 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY B2VS, LLC, AS RECORDED IN DOCUMENT #2014-08199 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT BEING 175.48 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+12.06 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE, SOUTH 49 DEGREES 22 MINUTES 13 SECONDS EAST, 75.64 FEET TO A POINT BEING 99.93 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+08.47 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE, SOUTH 25 DEGREES 57 MINUTES 32 SECONDS EAST, 25.17 FEET TO A POINT BEING 76.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+17.29 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 08 DEGREES 34 MINUTES 41 SECONDS EAST, 25.42 FEET TO A POINT OF NON-TANGENTIAL CURVE ON SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+32.89 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.19 FEET, AND ARC LENGTH OF 119.23 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 58 MINUTES 19 SECONDS WEST, 119.23 FEET TO THE POINT OF ENDING, SAID POINT OF ENDING BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 810+51.53 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; .

Title (name or identification of project)		County			
Job Number STP-3005(305)		CAPE GIRARDEAU			
Route U.S. 61		City (if applicable)	State		
Parcel 1		JACKSON	MO		
Licensee Name		Date Prepared	Sheet		
(sole proprietor, partnership, corporation, LLC, or government)		06/12/2024	1 of 2		
EFK Moen, LLC		Professional Surveyor Name (print)			
Civil Engineering Design		JAMES R. BUBE			
13523 Barrett Parkway Dr., Suite 250		Discipline			
St. Louis, MO 63021		Professional Land Surveyor			
		License or Certificate of Authority No.			
		MO # 2003013172			
Professional Surveyor (Signature)		Date		Only the following property description contained in this "EXHIBIT" is authenticated by this seal.	
		JUN 12 2024			

CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 STATION 804+00.00-812+99.68 OF STP-3005(305) RELATIVE TO THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) STATION 804+00.00-820+34.43

THE CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305)/CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) IS DESCRIBED AS FOLLOWS:

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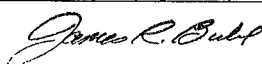
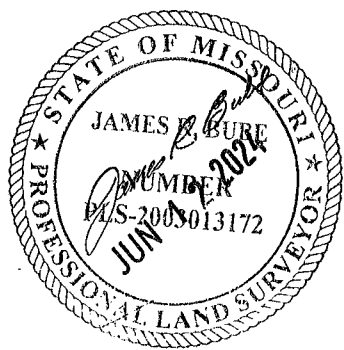


## PARCEL 1 - NEW PERMANENT EASEMENT

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

A TRACT OF LAND BEING PART LOT 74 OF "TERRACE PARK ESTATES", RECORDED IN PLAT BOOK 23 PAGE 37 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY B2VS, LLC, AS RECORDED IN DOCUMENT #2014-08199 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+63.11 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61, NORTH 08 DEGREES 40 MINUTES 36 SECONDS EAST, 35.30 FEET TO A POINT BEING 76.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+34.20 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 49 DEGREES 34 MINUTES 10 SECONDS WEST, 33.95 FEET TO A POINT BEING 110.29 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+35.86 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 40 DEGREES 45 MINUTES 02 SECONDS EAST, 27.12 FEET TO THE SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT BEING 111.50 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+09.03 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE, SOUTH 49 DEGREES 22 MINUTES 13 SECONDS EAST, 11.59 FEET TO A POINT BEING 99.93 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+08.47 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF WEST DEERWOOD DRIVE, SOUTH 25 DEGREES 57 MINUTES 32 SECONDS EAST, 25.17 FEET TO A POINT BEING 76.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+17.29 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 08 DEGREES 34 MINUTES 41 SECONDS EAST, 25.42 FEET TO A POINT OF NON-TANGENTIAL CURVE ON SAID NORTHWESTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 56.38 FEET PERPENDICULAR DISTANCE RIGHT OF STATION 809+32.89 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID NORTHWESTERN LINE OF U.S.

Title (name or identification of project)		County	
Job Number STP-3005(305)		CAPE GIRARDEAU	
Route U.S. 61		City (if applicable)	State
Parcel 1		JACKSON	MO
Licensee Name		Date Prepared	Sheet
(sole proprietor, partnership, corporation, LLC, or government)		06/12/2024	1 of 2
EFK Moen, LLC		Professional Surveyor Name (print)	
Civil Engineering Design		JAMES R. BUBE	
13523 Barrett Parkway Dr., Suite 250		Discipline	
St. Louis, MO 63021		Professional Land Surveyor	
		License or Certificate of Authority No.	
		MO # 2003013172	
Professional Surveyor (Signature)		Date	
		JUN 12 2024	
			
Only the following property description contained in this "EXHIBIT" is authenticated by this seal.			

HIGHWAY 61 (A.K.A. NORTH HIGH STREET), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.19 FEET, AND ARC LENGTH OF 30.37 FEET AND WHOSE CHORD BEARS, SOUTH 43 DEGREES 11 MINUTES 35 SECONDS WEST, 30.37 FEET TO THE POINT OF BEGINNING CONTAINING 1,291 SQUARE FEET OR 0.030 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY EFK MOEN, L.L.C. DURING THE MONTH OF APRIL, 2024.

CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 STATION 804+00.00-812+99.68 OF STP-3005(305) RELATIVE TO THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) STATION 804+00.00-820+34.43

THE CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305)/CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61) IS DESCRIBED AS FOLLOWS:

ALL BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE-GRID NORTH.

COMMENCING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF RECORD PLAT OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION – PHASE I, AS DESCRIBED BY DOCUMENT NUMBER 2014-02837 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS; THENCE SOUTH 13 DEGREES 52 MINUTES 16 SECONDS WEST, 1,450.95 FEET TO STATION 804+00.00 ON THE EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61); THENCE LEAVING SAID EXISTING CENTERLINE, SOUTH 45 DEGREES 38 MINUTES 17 SECONDS EAST, 6.39 FEET TO START STATION 804+00.00 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61 OF STP-3005(305); THENCE ALONG SAID CONSTRUCTION CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 44 DEGREES 21 MINUTES 43 SECONDS WEST, 315.03 FEET TO PC STATION 807+15.03 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11428.80 FEET, AND ARC LENGTH OF 584.64 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 53 MINUTES 47 SECONDS WEST, 584.58 FEET TO END STATION 812+99.68; THENCE LEAVING SAID CONSTRUCTION CENTERLINE, NORTH 48 DEGREES 33 MINUTES 58 SECONDS WEST, 6.39 FEET TO STATION 813+00.00 OF SAID EXISTING CENTERLINE OF NORTH HIGH STREET (A.K.A. U.S. HIGHWAY 61), SAID POINT BEING A POINT OF NON-TANGENTIAL CURVE; THENCE ALONG SAID EXISTING CENTERLINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11459.19 FEET, AND ARC LENGTH OF 627.73 FEET AND WHOSE CHORD BEARS, SOUTH 39 DEGREES 51 MINUTES 52 SECONDS WEST, 627.65 FEET TO PT STATION 819+27.73 AND SOUTH 38 DEGREES 17 MINUTES 43 SECONDS WEST, 106.70 FEET TO STATION 820+34.43 AND THE POINT OF ENDING, SAID POINT OF ENDING BEING DISTANT SOUTH 24 DEGREES 13 MINUTES 43 SECONDS EAST, 614.37 FEET FROM A FOUND ½ INCH IRON ROD AT THE SOUTHEAST CORNER OF SURVEY 807, TOWNSHIP 31 NORTH, RANGE 12 EAST, AS PER SURVEY FOR DR. WANDA PIPKIN (LARRY BORGFELD), AS RECORDED IN SRB. 14, PG 51 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS.