

TITLE OF DOCUMENT: WATER LINE EASEMENT DEED

DATE OF DOCUMENT: FEBRUARY 5, 2026

GRANTOR: JACKSON CHAMBER OF COMMERCE

GRANTORS MAILING ADDRESS: 1846 EAST JACKSON BOULEVARD
JACKSON, MISSOURI 63755

GRANTORS DEED RECORDING: DOCUMENT #2021-12570

GRANTEE: CITY OF JACKSON, MISSOURI
101 COURT STREET
JACKSON, MISSOURI 63755

PROPERTY ADDRESS: 1846 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 5th day of February, 2026, by and between **JACKSON CHAMBER OF COMMERCE**, a Missouri Nonprofit 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 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, 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 11 OF KIMBELAND SUBDIVISION, IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 9, PAGE 9 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 30°55'42" EAST ALONG THE EAST LINE OF SAID LOT 11, 2.90 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID EAST LINE, NORTH 58°35'43" WEST 0.57 FEET; THENCE NORTH 17°29'08" WEST 35.94 FEET; THENCE NORTH 51°03'07" WEST 18.37 FEET; THENCE NORTH 53°44'49" WEST 65.57 FEET; THENCE SOUTH 30°59'41" WEST 35.28 FEET TO 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 36.20 FEET; THENCE NORTH 53°44'49" WEST 5.55 FEET; THENCE NORTH 82°59'04" WEST 13.24 FEET TO THE WEST LINE OF SAID LOT 11, ALSO BEING THE EAST RIGHT OF WAY LINE OF KIMBEL LANE; THENCE NORTH 07°00'56" EAST ALONG SAID WEST LINE OF SAID LOT 11, ALSO BEING SAID EAST RIGHT OF WAY LINE OF SAID KIMBEL LANE, 10.00 FEET; THENCE LEAVING SAID LINE, SOUTH 82°59'04" EAST 15.84 FEET; THENCE SOUTH 53°44'49" EAST 84.00 FEET; THENCE SOUTH 51°03'07" EAST 21.63 FEET; THENCE SOUTH 17°29'08" EAST 30.84 FEET TO SAID

EAST LINE OF SAID LOT 11; THENCE SOUTH 30°55'42" WEST ALONG SAID EAST LINE OF SAID LOT 11, 12.87 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED EASEMENT CONTAINS 1,863 SQUARE FEET.

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.]

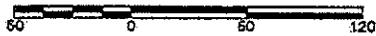
MISSOURI
 DEPARTMENT OF REVENUE
 JAMES H. HAMILTON
 COMMISSIONER
 1000 WASHINGTON BL.
 JACSON, MO 64501

EASEMENT SURVEY FOR JACKSON CHAMBER OF COMMERCE

Part of Lot 11 of Kimbeland Subdivision, City of Jackson,
 Cape Girardeau County, Missouri.

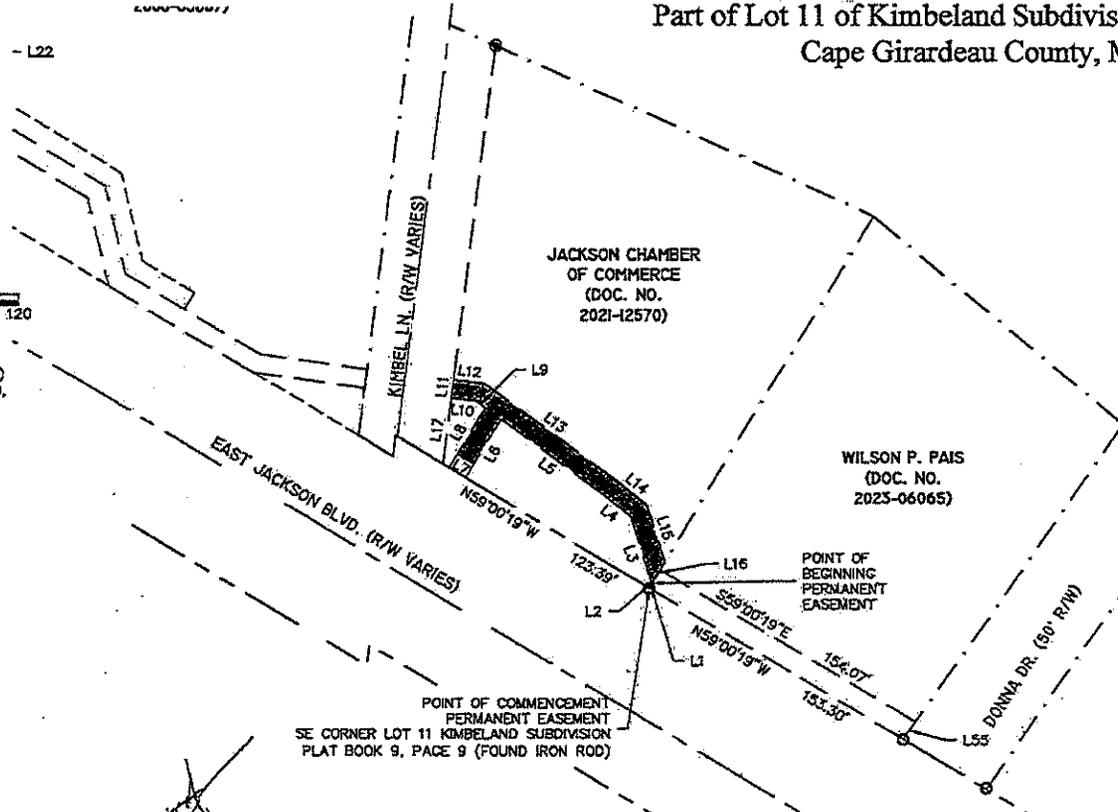


NORTH BASIS
 MISSOURI STATE PLANE
 COORDINATE SYSTEM 1983
 EAST ZONE
 MODOT VRS NAD83(2011)



REFERENCES

1. DOCUMENT NO. 2021-12570 (SUBJECT)
2. KIMBELAND SUBDIVISION, PLAT BOOK 9, PAGE 9



PARCEL LINE TABLE		
Line #	Direction	Length
L1	N30°55'42"E	2.90
L2	N58°35'43"W	0.57
L3	N17°29'08"W	35.94
L4	N51°03'07"W	18.37
L5	N53°44'49"W	65.57
L6	S30°59'41"W	35.28
L7	N59°00'19"W	10.00
L8	N30°59'41"E	36.20
L9	N53°44'49"W	5.55
L10	N82°59'04"W	13.24
L11	N7°00'56"E	10.00
L12	S82°59'04"E	15.84
L13	S53°44'49"E	84.00
L14	S51°03'07"E	21.63
L15	S17°29'08"E	30.84
L16	S30°55'42"W	12.87
L17	S7°05'10"W	34.27

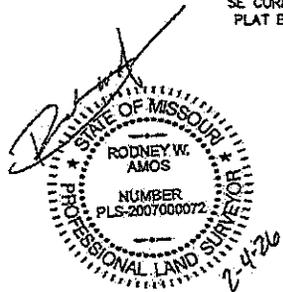
POINT OF COMMENCEMENT
 PERMANENT EASEMENT
 SE CORNER LOT 11 KIMBELAND SUBDIVISION
 PLAT BOOK 9, PAGE 9 (FOUND IRON ROD)

POINT OF
 BEGINNING
 PERMANENT
 EASEMENT

ACCURACY STANDARD: TYPE URBAN

LEGEND

1. IRON ROD W/CAP (FOUND)
 2. IRON ROD (FOUND)
 3. RIGHT-OF-WAY MARKER
- PERMANENT 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 4TH
 DAY OF FEBRUARY 2025.

RODNEY W. AMOS MO-PLS 2007000072
 113 WEST MAIN STREET
 JACKSON, MISSOURI 63755

	STRICKLAND ENGINEERING	113 WEST MAIN STREET JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-2191										
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING											
EASEMENT SURVEY FOR JACKSON CHAMBER OF COMMERCE 1846 E. JACKSON BLVD. JACKSON, MO		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: x-small;">SCALE</td><td style="text-align: center;">1"=60'</td></tr> <tr><td style="font-size: x-small;">DATE</td><td style="text-align: center;">02-04-2026</td></tr> <tr><td style="font-size: x-small;">DRAWN BY</td><td style="text-align: center;">RA</td></tr> <tr><td style="font-size: x-small;">CHECKED BY</td><td style="text-align: center;">DR</td></tr> <tr><td style="font-size: x-small;">PROJECT #</td><td style="text-align: center;">21-231</td></tr> </table>	SCALE	1"=60'	DATE	02-04-2026	DRAWN BY	RA	CHECKED BY	DR	PROJECT #	21-231
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