

TITLE OF DOCUMENT: DEED OF DEDICATION

DATE OF DOCUMENT: March 31, 2026

GRANTORS: MAEVERS INVESTMENTS, LLC

GRANTORS MAILING ADDRESS: PO BOX 1833
CAPE GIRARDEAU, MO 63702

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

PROPERTY ADDRESS: DONNA DRIVE RIGHT OF WAY,
JACKSON, MISSOURI

**LEGAL DESCRIPTION OF
PROPERTY:** SEE PAGE 4 OF DEED OF DEDICATION

DEED OF DEDICATION
DONNA DRIVE RIGHT OF WAY
CITY OF JACKSON, MISSOURI

THIS DEED made and entered into this 31 day of March, 2026, by and between **MAEVERS INVESTMENTS, LLC**, a Missouri Limited Liability Company, of the County of Cape Girardeau, State of Missouri, **Grantor**, and the **CITY OF JACKSON, MISSOURI**, a Municipal Corporation, **Grantee**.

Grantee's Mailing Address: 101 Court St., Jackson, MO 63755

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (10) Dollars and Other Good and Valuable Consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents Dedicate, Remise, Release, and forever Quit-Claim unto the said Grantee the following described Lots, Tracts, or Parcels of Land, lying, being and situated in the County of Cape Girardeau, State of Missouri, to-wit:

SEE EXHIBIT A

Said right, privilege, permission and authority to enter on and upon said property above described and, as shown on Exhibit B attached hereto and made a part hereof, is irrevocable and is granted for the purpose of enabling the City of Jackson, Missouri, its agents and servants to install, lay, erect, construct, maintain, operate and repair any and all City utility services, to include, but not limited to, sanitary sewer lines, storm sewer lines, water lines, and electrical lines, which are to be placed in, on, upon or across said described property, together with all the useful, necessary and proper adjuncts, appurtenances, manholes, and appliances in connection therewith.

Further this shall grant permission and authority to construct, maintain, operate and repair any public roadway placed in, on, upon or across said described property, together with all the useful, necessary and proper adjuncts, appurtenances and appliances in connection therewith.

TO HAVE AND TO HOLD the same, together with all rights, immunities, privileges, and appurtenances to the same belonging, unto the said Grantee, and to its successors, heirs and assigns, forever, so that neither the said Grantor nor its heirs, or any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and every one of them, shall, by these presents, be excluded and forever barred.

EXHIBIT A

THAT PART OF M.I. THIRD SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2018-05826 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, LABELED AS AN EXISTING 45 FOOT WIDE INGRESS EGRESS EASEMENT (DONNA DRIVE), ON SAID M.I. THIRD SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2 OF SAID M.I. THIRD SUBDIVISION, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF KIMBEL LANE; THENCE NORTH 07°11'30" EAST ALONG THE WEST LINE OF SAID M.I. THIRD SUBDIVISION, ALSO BEING SAID EAST RIGHT OF WAY LINE OF SAID KIMBEL LANE, 49.24 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF M.I. SUBDIVISION, AS RECORDED IN PLAT BOOK 21, PAGE 13 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY; THENCE LEAVING SAID LINE, SOUTH 58°51'51" EAST ALONG THE SOUTH LINE OF SAID LOT 3, 109.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE LEAVING SAID SOUTH LINE, NORTH 31°05'17" EAST ALONG THE EAST LINE OF SAID LOT 3, AND THE EXTENSION THEREOF, ALSO BEING THE WEST LINE OF SAID M.I. THIRD SUBDIVISION, 257.15 FEET TO THE NORTH LINE OF SAID SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 61, ALSO KNOWN AS JACKSON BOULEVARD; THENCE LEAVING SAID WEST LINE, SOUTH 58°58'23" EAST ALONG SAID NORTH LINE OF SAID M.I. THIRD SUBDIVISION, ALSO BEING SAID SOUTH RIGHT OF WAY LINE, 44.46 FEET TO THE NORTHWEST CORNER OF LOT 2 OF M.I. SECOND SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 16 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE LEAVING SAID LINE, SOUTH 31°05'17" WEST ALONG THE WEST LINE OF SAID LOT 2, 133.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST LINE, SOUTH 58°58'22" EAST ALONG THE SOUTH LINE OF SAID LOT 2, 0.54 FEET TO THE NORTHERNMOST CORNER OF LOT 2 OF SAID M.I. THIRD SUBDIVISION; THENCE LEAVING SAID SOUTH LINE, SOUTH 31°05'17" WEST ALONG THE WEST LINE OF SAID LOT 2, 168.25 FEET; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 58°51'51" WEST 134.93 FEET TO THE POINT OF BEGINNING.

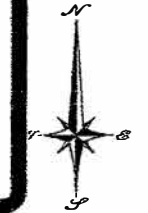
THE HEREIN DESCRIBED TRACT CONTAINS 0.41 ACRES, (18,022 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

EXHIBIT

B

RIGHT OF WAY DEDICATION FOR THE CITY OF JACKSON - DONNA DRIVE

Part of M.I. Third Subdivision, in the City of Jackson, Cape Girardeau County, Missouri.



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



REFERENCES

- 1. BOOK 1224, PAGE 500 (SUBJECT)
2. DOCUMENT NO. 2021-08998
3. DOCUMENT NO. 2020-13736
4. M.I. SUBDIVISION, PLAT BOOK 24, PAGE 13
5. M.I. SECOND SUBDIVISION, PLAT BOOK 24, PAGE 16
6. M.I. THIRD SUBDIVISION, DOCUMENT NO. 2019-05826
7. U.S. ROUTE 61 (JACKSON BLVD) PLANS

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2603100232E WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011.

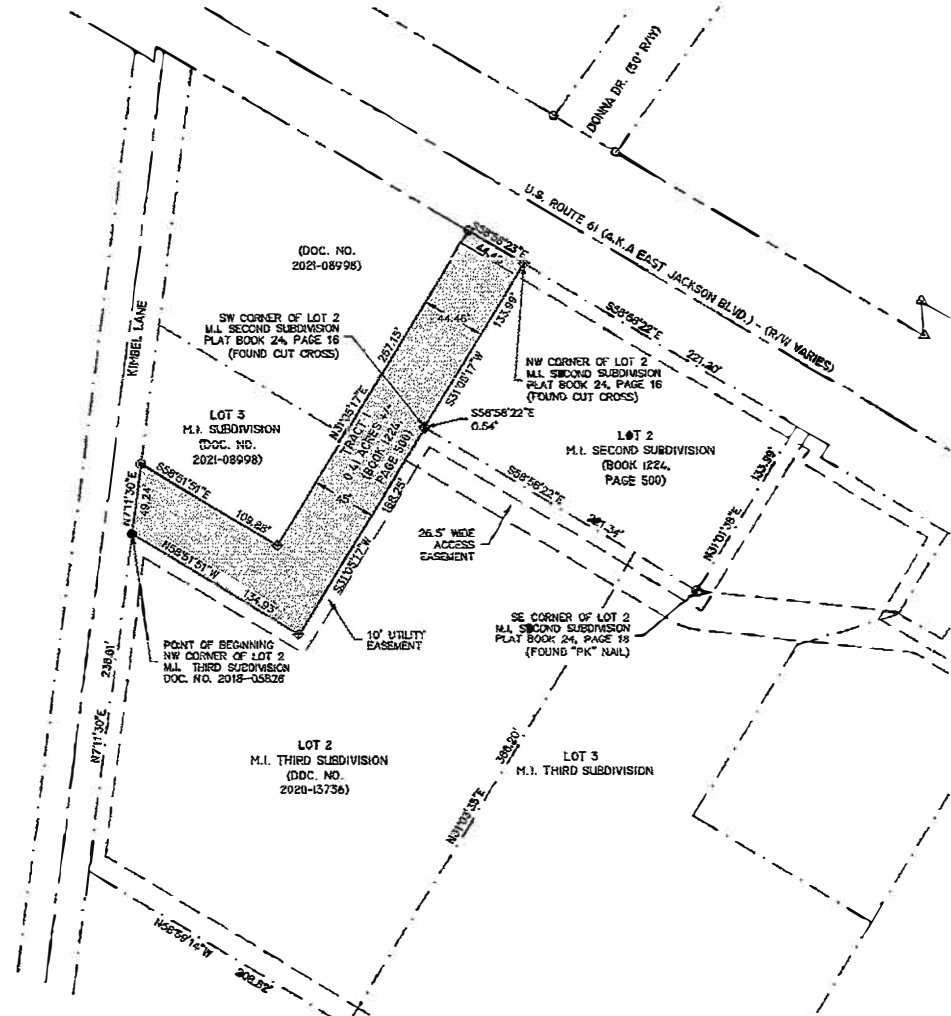
SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

ACCURACY STANDARD: TYPE URBAN

LEGEND

- 1. 1/2" IRON ROD (SET)
2. IRON ROD W/CAP (FOUND)
3. IRON ROD (FOUND)
4. IRON PIPE
5. STONE
6. COTTON PICKER SPINDLE
7. CHISELED CROSS
8. AXLE
9. "PK" NAIL
10. RIGHT-OF-WAY MARKER
11. (M) MEASURED
12. (R) RECORDED



TRACT I - DESCRIPTION

THAT PART OF M.I. THIRD SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2019-05826 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, LABELED AS AN EXISTING 45 FOOT WIDE INGRESS EGRESS EASEMENT (DONNA DRIVE), ON SAID M.I. THIRD SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2 OF SAID M.I. THIRD SUBDIVISION, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF KIMBEL LANE; THENCE NORTH 07°11'30" EAST ALONG THE WEST LINE OF SAID M.I. THIRD SUBDIVISION, ALSO BEING SAID EAST RIGHT OF WAY LINE OF SAID KIMBEL LANE, 49.24 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF M.I. SUBDIVISION, AS RECORDED IN PLAT BOOK 21, PAGE 13 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY; THENCE LEAVING SAID LINE, SOUTH 59°51'51" EAST ALONG THE SOUTH LINE OF SAID LOT 3, 109.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE LEAVING SAID SOUTH LINE, NORTH 31°05'17" EAST ALONG THE EAST LINE OF SAID LOT 3, AND THE EXTENSION THEREOF, ALSO BEING THE WEST LINE OF SAID M.I. THIRD SUBDIVISION, 257.15 FEET TO THE NORTH LINE OF SAID SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF U.S. ROUTE 61, ALSO KNOWN AS JACKSON BOULEVARD; THENCE LEAVING SAID WEST LINE, SOUTH 58°58'23" EAST ALONG SAID NORTH LINE OF SAID M.I. THIRD SUBDIVISION, ALSO BEING SAID SOUTH RIGHT OF WAY LINE, 44.46 FEET TO THE NORTHWEST CORNER OF LOT 2 OF M.I. SECOND SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 16 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE LEAVING SAID LINE, SOUTH 31°05'17" WEST ALONG THE WEST LINE OF SAID LOT 2, 133.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST LINE, SOUTH 58°58'22" EAST ALONG THE SOUTH LINE OF SAID LOT 2, 0.54 FEET TO THE NORTHERMOST CORNER OF LOT 2 OF SAID M.I. THIRD SUBDIVISION; THENCE LEAVING SAID SOUTH LINE, SOUTH 31°05'17" WEST ALONG THE WEST LINE OF SAID LOT 2, 168.25 FEET; THENCE NORTH 58°51'51" WEST TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.41 ACRES, (18,022 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSING AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES A NEW PARCEL FROM A TRACT DESCRIBED IN BOOK 1224, PAGE 500 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI COUNTY OF CAPE GIRARDEAU FILED FOR RECORD THIS ___ DAY OF ___ 2026 AND DULY RECORDED IN DOCUMENT NUMBER _____

ANDREW DAVID BLATTNER RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

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 24TH DAY OF FEBRUARY 2026.

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

STRICKLAND ENGINEERING 113 WEST MAIN STREET JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-2491

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

RIGHT OF WAY DEDICATION FOR THE CITY OF JACKSON DONNA DRIVE JACKSON, MO

Table with 2 columns: Field Name and Value. Fields include SCALE (1"=60'), DATE (02-24-2026), DRAWN BY (RA), CHECKED BY (DR), and PROJECT # (26-041).