

eRecorded
DOCUMENT #
2022-11065

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/18/2022 09:03:38 AM
REC FEE: 36.00
PAGES: 5

TITLE OF DOCUMENT:	WATER LINE EASEMENT DEED
DATE OF DOCUMENT:	OCTOBER 13, 2022
GRANTOR:	MHRR, LLC
GRANTORS MAILING ADDRESS:	130 S. QUARTERBACK RIDGE JACKSON, MISSOURI 63755
GRANTORS DEED RECORDING:	DOCUMENT NO. 2022-02685
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	NONE ASSIGNED JACKSON, MISSOURI 63755
LEGAL DESCRIPTION OF EASEMENT:	SEE PAGES 2 & 3 OF DEED

DEED OF DEDICATION
WATER LINE EASEMENT

THIS DEED, made and entered into this 17th day of October, 2022, by and between **MHRR, 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, 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 County of Cape Girardeau and State of Missouri, to-wit:

THAT PART OF U.S.P.S NO. 318, 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 NORTHWEST CORNER OF SAID U.S.P.S. NO. 318, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 06 DEGREES 20 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID U.S.P.S. NO. 318, 662.11 FEET TO A POINT OF THE EAST LINE THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2019-00644 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE FOR THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID WEST LINE, SOUTH 83 DEGREES 21 MINUTES 37 SECONDS EAST 410.93 FEET; THENCE SOUTH 72 DEGREES 06 MINUTES 37 SECONDS EAST 307.90 FEET; THENCE SOUTH 49 DEGREES 29 MINUTES 29 SECONDS EAST 194.43 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 46 SECONDS EAST 728.44 FEET TO A POINT ON THE EAST LINE OF DOCUMENT NUMBER 2022-02865 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE; THENCE SOUTH 38 DEGREES 12 MINUTES 46 SECONDS EAST ALONG SAID EAST LINE 28.28 FEET; THENCE LEAVING SAID EAST LINE, NORTH 83 DEGREES 12 MINUTES 46 SECONDS WEST 754.48 FEET; THENCE NORTH 49 DEGREES 43 MINUTES 35 SECONDS WEST 198.43 FEET; THENCE NORTH 72 DEGREES 06 MINUTES 37 SECONDS WEST 299.85 FEET; THENCE NORTH 83 DEGREES 21 MINUTES 37 SECONDS WEST 408.86 FEET TO A POINT ON SAID WEST LINE OF SAID U.S.P.S. 318; THENCE

ALONG SAID WEST LINE, NORTH 06 DEGREES 20 MINUTES 51 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 33,112 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

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.

[Remainder of page intentionally left blank. Signatures appear on following page.]

IN WITNESS WHEREOF, the said Grantor has executed these presents this 17th
day of October, 2022.

MHRR, LLC

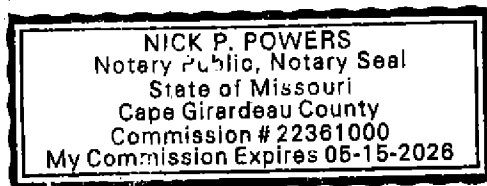
By: [Signature]
Marshall Trawick, Member

By: Riki Trawick
Riki Trawick, Member

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

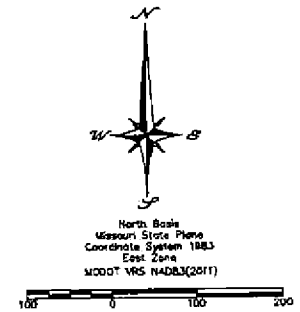
On this 17th day of October, 2022, before me personally appeared Marshall Trawick and Riki Trawick, to me known to be the persons who executed the within document as members of MHRR, LLC, a Missouri limited liability company, and are authorized by the Operating Agreement of said limited liability company to execute the within document on behalf of said limited liability company, and acknowledged to me that they executed the same as their free act and deed and as the free act and deed of said limited liability company for the purposes therein stated.

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.



Nick P Powers
Nick P Powers, Notary Public
State of Missouri
County of Cape Girardeau
My term expires: 05-15-2026

Part of U.S.P. Survey 318, Township 31 North, Range 13 East of the
Fifth Principal Meridian
in the City of Jackson and County of Cape Girardeau, Missouri.



POINT OF COMMENCEMENT
NW CORNER U.S.P.S. NO. 318,
TOWNSHIP 31N, RANGE 13E
(FOUND STONE)

RICKY LYNN SKINNER
BOOK 528 PAGE 781

POINT OF BEGINNING

KEVIN & CHERYL SMITH
DOC NO. 2019-00544

GREGORY & KATHERINE
JANSEN
BOOK 985 PAGE 277

STEVEN & ANGELA STRODER
DOC. NO. 2020-04945

SAVERS FARM SUBDIVISION
PHASE 2 AMENDED
DOC NO. 2017-06303

CAPE LAND & DEVELOPMENT, LLC
2022-03932

BENT CREEK GOLF COURSE LLC
DOC NO. 2015-09634

MHRR LLC
DOC NO. 2022-02685

EASEMENT DESCRIPTION


PART OF U.S.P.S. NO. 318, 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 FROM THE POINT OF BEGINNING, AND LEAVING SAID WEST LINE, SOUTH 83 DEGREES 21 MINUTES 37 SECONDS EAST 410.83 FEET; THENCE SOUTH 73 DEGREES 08 MINUTES 37 SECONDS EAST 307.90 FEET; THENCE SOUTH 49 DEGREES 29 MINUTES 29 SECONDS EAST 194.43 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 46 SECONDS EAST 728.44 FEET TO A POINT ON THE EAST LINE OF DOCUMENT NUMBER 2022-02685 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE; THENCE SOUTH 38 DEGREES 12 MINUTES 46 SECONDS EAST ALONG SAID EAST LINE 20.26 FEET; THENCE LEAVING SAID EAST LINE, NORTH 83 DEGREES 12 MINUTES 46 SECONDS WEST 754.46 FEET; THENCE NORTH 49 DEGREES 43 MINUTES 35 SECONDS WEST 198.43 FEET; THENCE NORTH 72 DEGREES 08 MINUTES 37 SECONDS WEST 299.05 FEET; THENCE NORTH 83 DEGREES 21 MINUTES 37 SECONDS WEST 408.84 FEET TO A POINT ON SAID WEST LINE OF SAID U.S.P.S. 318; THENCE ALONG SAID WEST LINE, NORTH 06 DEGREES 20 MINUTES 34 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING.

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- LEGEND**
1. 1/2" IRON ROD (SET)
 2. 5/8" IRON ROD W/ALUM CAP (SET)
 3. IRON ROD W/CAP (FOUND)
 4. IRON ROD (FOUND)
 5. IRON PIPE
 6. STONE
 7. COTTON PICKER SPINDLE
 8. CHISELED CROSS
 9. AILE
 10. ALUMINUM MONUMENT
 11. RIGHT-OF-WAY MARKER
 12. (M) MEASURED
 13. (R) RECORDED

 STRICKLAND ENGINEERING	113 WEST MAIN STREET JACKSON, MISSOURI 63755 TEL: 573-243-2080 FAX: 573-243-2191	
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	
	WATER MAIN EASEMENT CITY OF JACKSON	
	JACKSON, MISSOURI	
SCALE	1"=100'	
DATE	4-20-2022	
DRAWN BY	MTM	
CHECKED BY	RA	
PROJECT #	22-074	