

CCO FORM: RW03
Approved: 12/92 (TLP)
Revised: 10/23 (JDS)
Modified:

COUNTY: Cape Girardeau
ROUTE: 61
PROJECT: JSE0048
FED. PROJECT: N/A
PARCEL: 04

GENERAL WARRANTY DEED

(1) PARTIES: THIS AGREEMENT, made this ____ day of _____, 2024, by and between City of Jackson, (hereinafter, "Grantor"), of the County of Cape Girardeau, and State of Missouri, 101 Court Street, Jackson, MO 63755 and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, 105 W. Capitol Avenue, Jefferson City, MO 65102 (hereinafter, "Grantee").

(2) CONSIDERATION: Grantor, in consideration of the sum of One and NO/100 DOLLARS (\$1.00), and other good and valuable consideration to be paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, and sell, convey, and confirm to the Grantee fee simple title in the property described in this deed.

(3) PROPERTY DESCRIPTION: Grantor conveys to the Grantee the real estate and interests in real estate in the County of Cape Girardeau, State of Missouri, and being more particularly described as follows:

A tract of land being part of Tract 1 as shown on a survey recorded in document #2022-10609 of the Cape Girardeau County, Missouri Records, said tract being more particularly described in Exhibit A attached hereto.

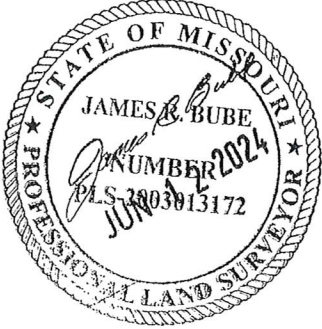

(4) RIGHTS OF GRANTEE: Grantee shall obtain all rights, privileges, appurtenances, and immunities belonging to Grantor, its successors and assigns forever.

PARCEL 4 - 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 OF TRACT 1 AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2022-10609 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY CITY OF JACKSON, AS RECORDED IN DOCUMENT #2022-08988 AND CORRECTED IN DOCUMENT #2022-10821 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE (60 FEET WIDE) WITH THE SOUTHEASTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT OF BEGINNING BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+32.48 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE, THE FOLLOWING COURSES AND DISTANCES: NORTH 87 DEGREES 34 MINUTES 04 SECONDS EAST, 50.05 FEET TO A POINT BEING 68.52 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+96.44 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 47 DEGREES 28 MINUTES 41 SECONDS EAST, 218.16 FEET TO A POINT BEING 286.64 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+92.81 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 34 DEGREES 36 MINUTES 04 SECONDS WEST, 1.95 FEET TO A POINT BEING 286.94 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+94.78 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE, NORTH 47 DEGREES 31 MINUTES 12 SECONDS WEST, 142.09 FEET TO A POINT BEING 144.87 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+97.24 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 41 DEGREES 29 MINUTES 31 SECONDS WEST, 7.18 FEET TO A POINT BEING 145.11 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+04.51 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 60 DEGREES 41 MINUTES 41 SECONDS WEST, 50.32 FEET TO A POINT BEING 96.30 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+16.88 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 75 DEGREES 59 MINUTES 35 SECONDS WEST, 53.28 FEET TO A POINT BEING 49.83 FEET

Title <i>(name or identification of project)</i>	County			
Job Number STP-3005(305)	CAPE GIRARDEAU			
Route ROW	City <i>(if applicable)</i>	State		
Parcel 4	JACKSON	MO		
Licensee Name <i>(sole proprietor, partnership, corporation, LLC, or government)</i>	Date Prepared	Sheet		
EFK Moen, LLC Civil Engineering Design 13523 Barrett Parkway Dr., Suite 250 St. Louis, MO 63021	06/12/2024	1	of 3	
	Professional Surveyor Name <i>(print)</i>			
	JAMES R. BUBE			
	Discipline			
	Professional Land Surveyor			
	License or Certificate of Authority No.			
	MO # 2003013172			
Professional Surveyor <i>(Signature)</i>	Date			
	JUN 12 2024			Only the following property description contained in this "EXHIBIT" is authenticated by this seal.

PERPENDICULAR DISTANCE LEFT OF STATION 809+43.10 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 67 DEGREES 18 MINUTES 30 SECONDS WEST, 39.56 FEET TO A POINT OF NON-TANGENTIAL CURVE ON SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+79.33 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,419.19 FEET, AND ARC LENGTH OF 46.71 FEET AND WHOSE CHORD BEARS, NORTH 43 DEGREES 09 MINUTES 13 SECONDS EAST, 46.71 FEET TO THE POINT OF BEGINNING. THIS DESCRIBED TRACT CONTAINS 217 SQUARE FEET OR 0.005 ACRES, MORE OR LESS OF NEW NORMAL ACCESS RIGHT OF WAY AND 2769 SQUARE FEET OR 0.064 ACRES, MORE OR LESS OF NEW CONTROLLED ACCESS RIGHT OF WAY (SEE BELOW), ACCORDING TO CALCULATIONS BY EFK MOEN, L.L.C. DURING THE MONTH OF JUNE, 2024.

PARCEL 4 - NEW CONTROLLED ACCESS ROW

ALL ABUTTERS' RIGHTS OF DIRECT ACCESS BETWEEN THE HIGHWAY NOW KNOWN AS ROUTE 61, AND GRANTORS' ABUTTING LAND IN PART OF TRACT 1 AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2022-10609 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS, SAID TRACT ALSO BEING PROPERTY NOW OR FORMERLY OWNED BY CITY OF JACKSON, AS RECORDED IN DOCUMENT #2022-08988 AND CORRECTED IN DOCUMENT #2022-10821 OF THE CAPE GIRARDEAU COUNTY, MISSOURI RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE (60 FEET WIDE), SAID POINT OF BEGINNING BEING 176.74 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+94.65 OF THE HERINAFTER DESCRIBED CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE LEAVING SAID SOUTHWESTERN LINE OF EAST DEERWOOD DRIVE SOUTH 41 DEGREES 49 MINUTES 10 SECONDS WEST, 2.01 FEET TO A POINT BEING 176.80 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+96.70 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 47 DEGREES 31 MINUTES 12 SECONDS WEST, 31.93 FEET TO A POINT BEING 144.87 FEET PERPENDICULAR DISTANCE LEFT OF STATION 808+97.24 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 41 DEGREES 29 MINUTES 31 SECONDS WEST, 7.18 FEET TO A POINT BEING 145.11 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+04.51 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 60 DEGREES 41 MINUTES 41 SECONDS WEST, 50.32 FEET TO A POINT BEING 96.30 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+16.88 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE NORTH 75 DEGREES 59 MINUTES 35 SECONDS WEST, 53.28 FEET TO A POINT BEING 49.83 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+43.10 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE SOUTH 67 DEGREES 18 MINUTES 30 SECONDS WEST, 39.56 FEET TO A POINT OF NON-TANGENTIAL CURVE ON THE SOUTHEASTERN LINE OF U.S. HIGHWAY 61 (A.K.A. NORTH HIGH STREET), SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 809+79.33 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61; THENCE ALONG SAID SOUTHEASTERN LINE OF U.S. HIGHWAY 61, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,419.19 FEET, AND ARC LENGTH OF 72.16 FEET AND WHOSE CHORD BEARS, SOUTH 42 DEGREES 51 MINUTES 19 SECONDS WEST, 72.16 FEET TO THE POINT OF BEGINNING ENDING, SAID POINT BEING 33.62 FEET PERPENDICULAR DISTANCE LEFT OF STATION 810+51.70 OF SAID CONSTRUCTION CENTERLINE OF U.S. HIGHWAY 61.

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:

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.