

TITLE OF DOCUMENT:	TEMPORARY CONSTRUCTION EASEMENT DEED
DATE OF DOCUMENT:	MARCH 18, 2022
GRANTOR:	JEFFREY A. LONG AND LOIS F. LONG
GRANTORS MAILING ADDRESS:	401 NORTH RUSSELL AVENUE JACKSON, MISSOURI 63755
GRANTORS DEED RECORDING:	DOCUMENT NO. 2014-00655
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	401 NORTH RUSSELL AVENUE JACKSON, MISSOURI 63755
LEGAL DESCRIPTION OF EASEMENT:	SEE PAGE 4 OF DEED

Easement Deed

Tract No. 7

This Deed made and entered into this 18th day of March Two Thousand 22, by and between Jeffrey A. Long and Lois F. Long
Grantor's Address: 401 Russell Ave., Jackson, MO 63755

Of the County of Cape Girardeau, State of Missouri,
Parties of the first part, and the City of Jackson
Grantee's Address: 101 Court Street, Jackson, MO 63755

Of the County of Cape Girardeau, State of Missouri
Party of the second part.

Witnesseth, that the said parties of the first part, for and in consideration of the sum of \$1.00 and/or other valuable goods & considerations paid by the said City of Jackson

Party of the second part, the receipt of which is hereby acknowledged, do by these presents *Grant* unto the said party of the second part,

An Easement for the following purposes:

Temporary Construction Easement

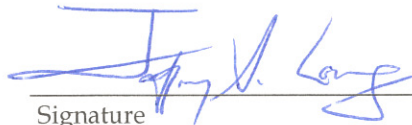
Over the following described Real Estate, situated in the County of Cape Girardeau, and State of Missouri, to-wit:

A tract of land described in Exhibit "A" and depicted on the Plat contained in Exhibit "B" both attached hereto and incorporated herein for all purposes.

Subject to any and all easements, restrictions, conditions, etc. of record.

TO HAVE AND TO HOLD the same, together with all rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto said grantee, its successors and assigns; that said grantor hereby covenants that said grantee lawfully seized of an indefeasible estate in fee in the premises from which the temporary construction easement is herein conveyed. The grantee's interest in the temporary construction easement will be extinguished immediately at the completion of the Mary Street Bridge and Sidewalk Improvements construction project.

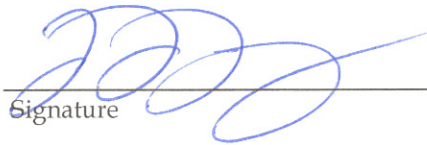
In Witness Whereof, the said parties of the first part have executed these presents the day and year first above written.



Signature

Jeffrey A. Long

Print Name



Signature

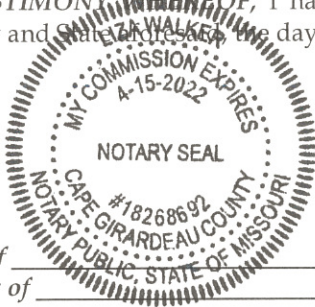
Lois F. Long

Print Name

State of Missouri)
County of Cape Girardeau) ss

On this 18th day of March, 20 22, before me personally appeared Jeffrey A. + Lois F. Long to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Elizabeth Walker
Notary Public
My term expires: 04-15-2022

State of _____)
County of _____) ss

On this _____ day of _____, 20 _____, before me personally _____ appeared _____ to me personally _____ known, who, being by me duly sworn, did say that he/she is the _____ of a Corporation of the State of _____, and that the seal affixed to the foregoing instrument is the Corporate Seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public
My term expires: _____

Exhibit A

TEMPORARY CONSTRUCTION EASEMENT

A part of a tract of land as recorded in Document No. 2014-00655 of the Cape Girardeau County Records situated in U.S. Survey 2250, Township 31 North, Range 12 East of the 5th P.M., and being more particularly described as follows:

Commencing at a found iron rod with cap at the southwest corner of a tract of land described in Deed Document No. 2016-05321 the Cape Girardeau County Records; thence S89°02'45"W 352.07 feet to the centerline of W. Mary Street (variable width); thence leaving said centerline N04°44'57"E 18.95 feet to a point in the new north right-of-way of W. Mary Street, said point being the point of beginning of the tract of land herein described; thence leaving said new north right-of-way N06°49'18"E 1.05 feet; thence S85°00'41"E 106.57 feet; thence along a curve deflecting to the left having a radius of 4.00 feet, an arc length of 6.10 feet, and a chord course of N51°17'44"E 5.53 feet; thence N07°36'10"E 29.73 feet; thence S82°23'50"E 2.00 feet to the existing west right-of-way of Russell Avenue (variable width); thence with said west right-of-way S07°36'10"W 27.78 feet to the new north right-of-way of W. Mary Street; thence with said new north right-of-way the following courses: along a curve deflecting to the right having a radius of 7.00 feet, an arc length of 10.67 feet, and a chord course of S51°16'59"W 9.67 feet; N85°02'13"W 120.01 feet to the point of beginning containing 176 square feet, the location of which is shown graphically on the attached Exhibit "B".

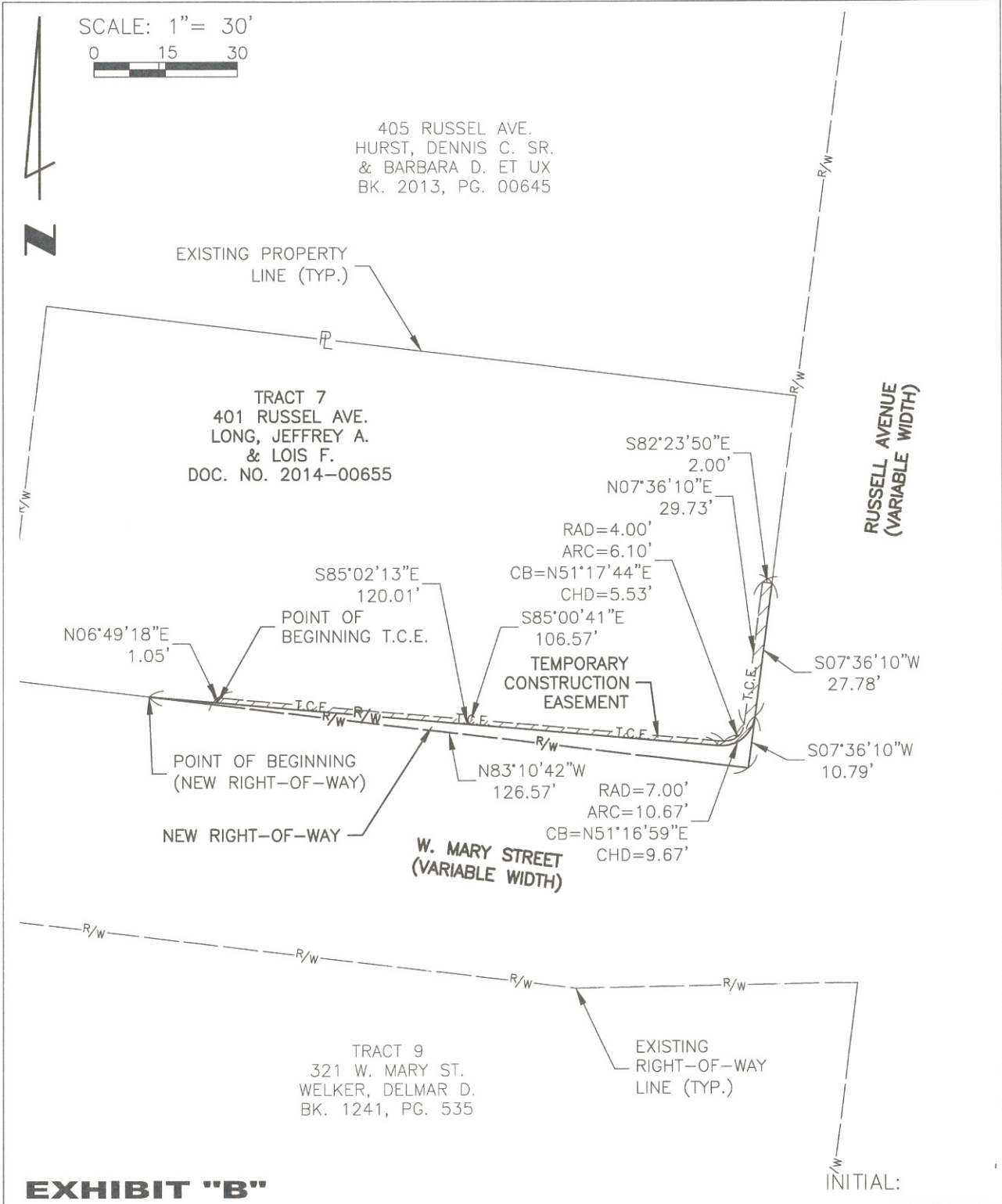


EXHIBIT "B"

A TRACT OF LAND BEING PART OF U.S. SURVEY 2250,
TOWNSHIP 31 NORTH, RANGE 12 EAST
DOCUMENT NO. 2014-00655
CAPE GIRARDEAU COUNTY, MISSOURI