

TITLE OF DOCUMENT:	TEMPORARY CONSTRUCTION EASEMENT DEED
DATE OF DOCUMENT:	MARCH 18, 2022
GRANTOR:	STEPHEN W. DOW AND DIANN M. DOW
GRANTORS MAILING ADDRESS:	3409 LOST OASIS HOLLOW AUSTIN, TEXAS 78739
GRANTORS DEED RECORDING:	DOCUMENT NO. 2017-12359
GRANTEE:	CITY OF JACKSON, MISSOURI 101 COURT ST. JACKSON, MISSOURI 63755
PROPERTY ADDRESS:	346 WEST MARY STREET JACKSON, MISSOURI 63755
LEGAL DESCRIPTION OF EASEMENT:	SEE PAGE 4 OF DEED

Easement Deed

Tract No. 2

This Deed made and entered into this 18th day of March Two Thousand 22, by and between Stephen W. Dow and Diann M. Dow Trust
Grantor's Mailing Address: 3409 Lost Oasis Hollow, Austin, TX 78739
Grantor's Site Address: 346 W. Mary St., Jackson, MO 63755

Of the County of Travis, State of Texas.

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

STEPHEN W. DOW
Print Name


Signature

Diann M. Dow
Print Name

State of Missouri
County of Cape Girardeau ss

On this 18th day of March, 20 22, before me personally appeared Stephen W. and Diann M. Dow 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.

Notary Public

My term expires:

May 13, 2024

State of _____
County of _____ ss



RODNEY W. BOLLINGER
My Commission Expires
May 13, 2024
Cape Girardeau County
Commission #12473742

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

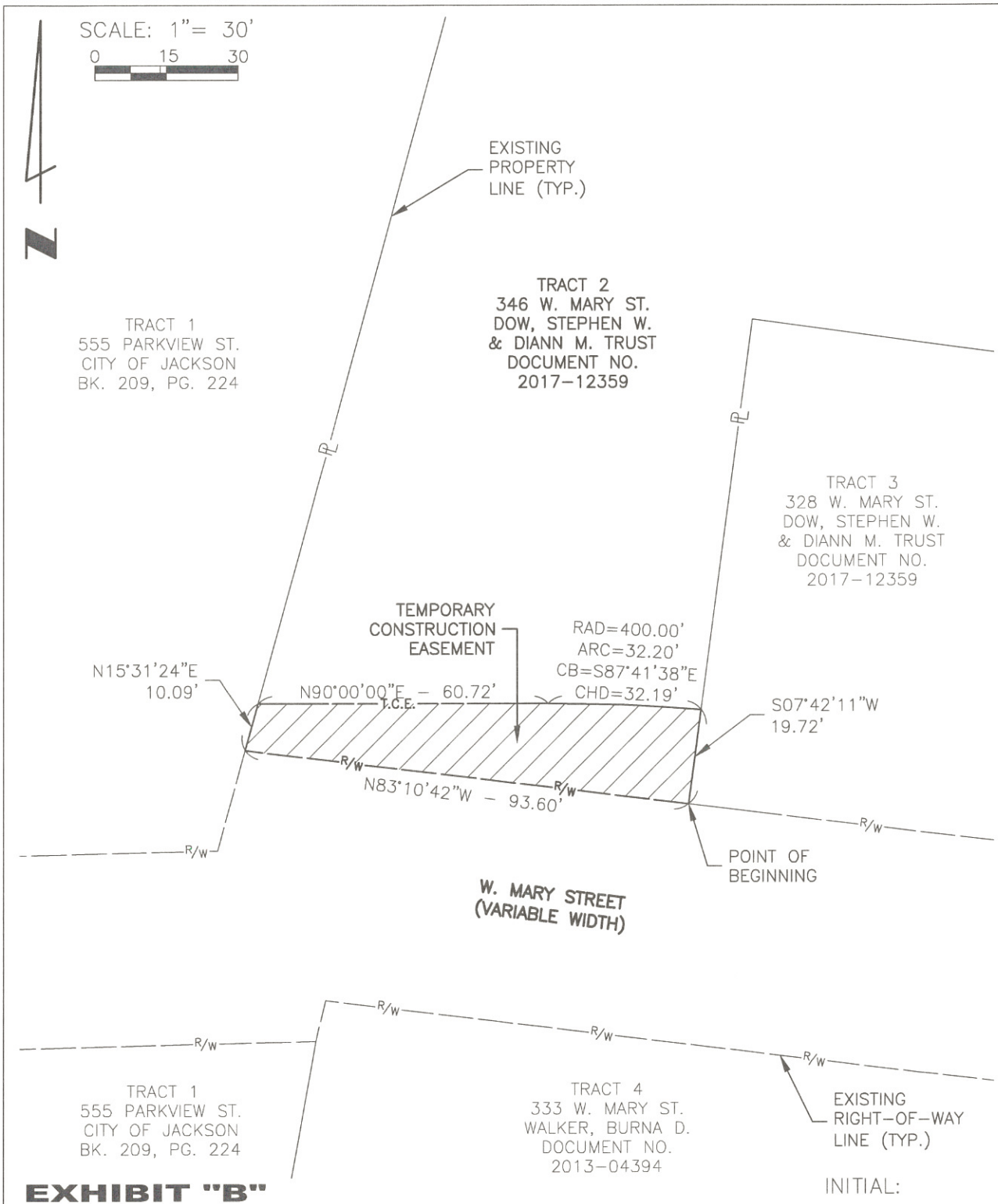
My term expires: _____

Exhibit A

TEMPORARY CONSTRUCTION EASEMENT

A part of a tract of land as recorded in Document No. 2017-12359 of the Cape Girardeau County Records situated in U.S. Survey 322, 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 N88°12'37"W 677.69 feet to a point in the centerline of W. Mary Street (variable width); thence leaving said centerline N04°27'07"E 30.31 feet to a point in the existing north right-of-way of W. Mary Street, said point being the point of beginning of the tract of land herein described; thence with said existing north right-of-way N83°10'42"W 93.60 feet to the west property line of Lot 1 of Carol Ann Subdivision as recorded in Plat Book 18, Page 30 of the Cape Girardeau County Records; thence with said west property line N15°31'24"E 10.09 feet; thence leaving said west property line N90°00'00"E 60.72 feet; thence with a curve deflecting to the right having a radius of 400.00 feet, an arc length of 32.20 feet, and a chord course of S87°41'38"E 32.19 feet to the east property line of said Lot 1; thence with said east property line S07°42'11"W 19.72 feet to the point of beginning containing 1,422 square feet, the location of which is shown graphically on the attached Exhibit "B".



A TRACT OF LAND BEING PART OF U.S. SURVEY 322,
TOWNSHIP 31 NORTH, RANGE 12 EAST
DOCUMENT NO. 2017-12359
CAPE GIRARDEAU COUNTY, MISSOURI