

**RECORDER OF DEEDS  
COVER PAGE**

Title of Document: Temporary Construction Easement

Date of Document: October 7<sup>th</sup>, 2021

Grantor(s) Name and Address: J & B Foods of Sikeston, Inc.  
121 Sprigg St.  
Cape Girardeau, MO 63701

Grantee(s) Name and Address: City of Cape Girardeau  
401 Independence  
Cape Girardeau, Mo. 63701

Legal Description: See following page:

Reference Book & Page, if  
required:

**TEMPORARY CONSTRUCTION EASEMENT**

Sprigg St (William to Broadway) Project

121 Sprigg Street

Cape Girardeau, MO 63701

KNOW ALL MEN BY THESE PRESENTS: **J & B Foods of Sikeston Inc.**, a Corporation hereinafter referred to as "Grantor", and the **CITY OF CAPE GIRARDEAU, MISSOURI**, a Municipal Corporation of the County of Cape Girardeau, State of Missouri, herein referred to as **GRANTEE**:

WITNESSETH, that Grantors, in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, to be paid by Grantee, the receipt of which is hereby acknowledged, do by these presents, remise and convey unto Grantee the following **TEMPORARY CONSTRUCTION EASEMENTS** on the property described as follows:

**121 Sprigg Street**      **PARCEL 2 TEMPORARY EASEMENT #1**

NEW TEMPORARY CONSTRUCTION EASEMENT #1 BEING A PART OF LOTS 45-49 RANGE A, CAPE GIRARDEAU, CAPE GIRARDEAU COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of West Right-Of-Way of Sprigg Street (60'w) with the North Right-Of-Way of William Street (70'w); Thence North 06 degrees 10 minutes 45 seconds East, along the West Right-Of-Way line of Sprigg Street, a distance of 10.00 feet; Thence North 83 degrees 46 minutes 39 seconds West, a distance of 25.00 feet; Thence South 06 degrees 10 minutes 45 seconds West, a distance of 10.00 feet to a point on the North Right-Of-Way of William Street; Thence South 83 degrees 46 minutes 39 seconds East along said North Right-Of-Way line of William Street a distance of 25.00 feet to the POINT OF BEGINNING.

The described Temporary Construction Easement #1 contains 250 square feet or 0.006 acres, more or less.

**121 Sprigg Street**      **PARCEL 2 TEMPORARY EASEMENT #2**

NEW TEMPORARY CONSTRUCTION EASEMENT #2 BEING A PART OF LOTS 45-49 RANGE A, CAPE GIRARDEAU, CAPE GIRARDEAU COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the intersection of West Right-Of-Way of Sprigg Street (60'w) with the North Right-Of-Way of William Street (70'w); Thence North 06 degrees 10 minutes 45 seconds East, along the West Right-Of-Way line of Sprigg Street, a distance of 294.52 feet to the POINT OF BEGINNING; Thence North 83 degrees 49 minutes 15 seconds West, a distance of 14.25 feet; Thence North 06 degrees 10 minutes 45 seconds East, a distance of 35.00 feet; Thence South 83 degrees 49 minutes 15 seconds East, a distance of 14.25 feet, to a point on the West Right-Of-Way of Sprigg Street; Thence South 06 degrees 10 minutes 45 seconds West

along said West Right-Of-Way of Sprigg Street, a distance of 35.00 feet to the POINT OF BEGINNING.

The described Temporary Construction Easement contains 499 square feet or 0.011 acres, more or less.

**121 Sprigg Street      PARCEL 2 TEMPORARY EASEMENT #3**

NEW TEMPORARY CONSTRUCTION EASEMENT #3 BEING A PART OF LOTS 45-49 RANGE A, CAPE GIRARDEAU, CAPE GIRARDEAU COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of West Right-Of-Way of Sprigg Street (60'w) with the South Right-Of-Way of Merriwether Street (70'w); Thence South 06 degrees 10 minutes 45 second West, along the West Right-Of-Way of Sprigg Street, a distance of 13.70 feet; Thence North 83 degree 49 minute 15 seconds West, a distance of 2.00 feet; Thence North 06 degrees 10 minutes 45 seconds East, a distance of 11.70 feet; Thence North 83 degrees 45 minute 42 seconds West, a distance of 11.61 feet; Thence North 06 degrees 14 minute 19 seconds East, a distance of 2.00 feet to a point on the South Right-Of-Way of Merriwether Street; Thence South 83 degrees 45 minutes 42 seconds East along said South Right-Of-Way of Merriwether Street, a distance of 13.61 feet to the POINT OF BEGINNING

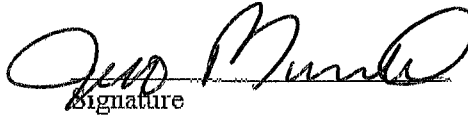
The described Temporary Construction Easement contains 51 square feet or 0.001 acres, more or less.

Said right, privilege, permission and authority to enter in and upon said property above described is granted for the purpose of enabling the City, its agents, servants, and assigns to use said property to excavate, build, and construct certain land improvements for the Sprigg St (William to Broadway) Project in, on, upon, or across said described property, together with all the useful, necessary and proper adjuncts, appurtenances, and appliances in connection therewith, as shown on the plans and specification of file in the Office of the City Engineer. Said privilege is valid from the date this easement is accepted by the City Council through the date those improvements are accepted by the City Council or until January 1, 2025, whichever occurs first.

The undersigned covenants that it is the owner in fee simple of the above-described property and has the legal right to convey this easement.

*[Remainder of Page Intentionally Left Blank. Signature Page To Follow.]*

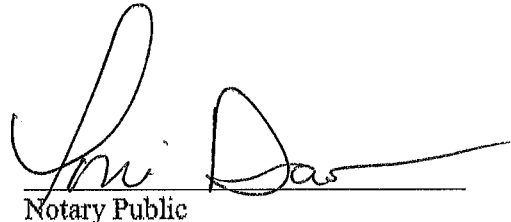
IN WITNESS WHEREOF, the undersigned has executed this easement this 7<sup>th</sup> day of OCTOBER, 2021

  
Signature

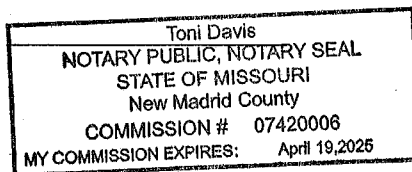
STATE OF MISSOURI                     )  
  ) ss.  
COUNTY OF CAPE GIRARDEAU        )

BE IT REMEMBERED, that on this 7<sup>th</sup> day of October, 2021 before me, the undersigned notary public, personally appeared Jeff Burnett, who being by me duly sworn, did state that he is the authorized representative for J & B Foods of Sikeston Inc., a corporation and that the within instrument was executed on behalf of said J & B Foods of Sikeston Inc., a Corporation and acknowledged that he has executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date last above written.

  
Notary Public

My Commission Expires:



SPRIGG STREET IMPROVEMENTS (WILLIAM TO BROADWAY)  
PARCEL 2

<p><b>MERRIWETHER ST (70' R/W)</b></p> <p>TEMPORARY CONSTRUCTION EASEMENT #3 (51 SF) (SEE SHEET 3 OF 3)</p> <p>TEMPORARY CONSTRUCTION EASEMENT #2 (488 SF) (SEE SHEET 2 OF 3)</p> <p>121 SPRIGG ST N/F J &amp; B FOODS OF SIKESTON INC 2010-8882</p> <p>TEMPORARY CONSTRUCTION EASEMENT #1 (250 SF) (SEE SHEET 2 OF 3)</p> <p>EX. ROW</p> <p><b>SPRIGG ST (60' W.)</b></p> <p><b>WILLIAM ST (70' W.)</b></p>		<p>00 0 60 100</p> <p>SCALE IN FEET</p>
SHEET 1 OF 3		
EXHIBIT A	TEMPORARY CONSTRUCTION EASEMENT PLAT	INITIALS:
DATE: 08/04/2021		JOB # 1920000
<p>TEMPORARY CONSTRUCTION EASEMENT ON LOTS 45 - 49, RANGE A DEED BOOK 2010, PAGE 8882 CAPE GIRARDEAU, CAPE GIRARDEAU COUNTY, MISSOURI</p>		