



Recording Date/Time: 08/08/2025 at 11:11:23 AM

Book: 771

Page: 929

Instr #: 202506606

Pages: 4

Fee: \$0.00 20250005921

Judy K Ridgeway
Recorder of Deeds

SK

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE, MADE on the 31st day of JULY, 2025, by and between

JJR DEVELOPMENT LLC
A MISSOURI LIMITED LIABILITY COMPANY

hereinafter referred to as GRANTORS, whether one or more and whether an individual, individuals, or a corporation, and the **COUNTY OF COLE** in the state of Missouri, hereinafter referred to as GRANTEE,

WITNESSETH: That the GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and/or other valuable considerations, payment and receipt of which is hereby acknowledged, do by these presents, grant to the GRANTEE or it's duly authorized representatives, the right to temporarily enter upon the following described tract of land:

SEE ATTACHMENT EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

FOR THE PURPOSE OF excavating, grading, re-shaping, removing vegetation, removing excess excavated materials, or placing fill materials as necessary to make certain improvements and modifications adjacent to a public road right of way. The GRANTORS also grant to the GRANTEE the right to request utility companies to temporarily relocate underground or above ground lines or structures as necessary for the completion of the work.

The right of the GRANTEE to enter upon the above described tract of land shall terminate upon the satisfactory completion of the work.

x Jeff Hemme
JEFF HEMME

x Roger W Cameron
ROGER CAMERON

x Joseph A Cameron
JOSEPH CAMERON

STATE OF MISSOURI

COUNTY OF Boone } SS

On this 31st day of July, 2025, before me personally appeared Jeff Hemme,
Joseph Cameron and Roger Cameron, to me known to be the persons 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 by official seal at my office in Cole County,
Missouri the day and year first above written.

Jamie A. Eldredge
Notary Public

My Commission Expires: 10-29-2027

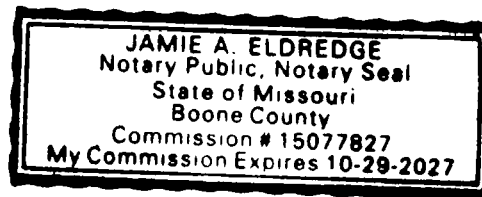


EXHIBIT "A"

JJR DEVELOPMENT, L.L.C.

TEMPORARY CONSTRUCTION EASEMENT:

AN EASEMENT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5 T44N R12W, IN JEFFERSON CITY, COLE COUNTY, MISSOURI, BEING PART OF TRACT 1 DESCRIBED BY THE DEED RECORDED IN BOOK 770 PAGE 568, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF KUEBLER SUBDIVISION RECORDED IN PLAT BOOK 12 PAGE 152, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RAINBOW DRIVE; THENCE ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY, N 52°30'20"W 87.64 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 958.27 FEET, A DISTANCE OF 63.40 FEET, THE CHORD BEING N 54°24'00"W 63.39 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RAINBOW DRIVE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 958.27 FEET, A DISTANCE OF 69.72, THE CHORD BEING N 58°22'50"W 69.70 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY THE DEED RECORDED IN BOOK 387 PAGE 803; THENCE ALONG SAID TRACT, N 1°01'50"E 11.36 FEET; THENCE LEAVING SAID TRACT, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 968.27 FEET, A DISTANCE OF 69.47 FEET, THE CHORD BEING S 58°43'50"E 69.46 FEET; THENCE S 1°01'50"W 11.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRE.

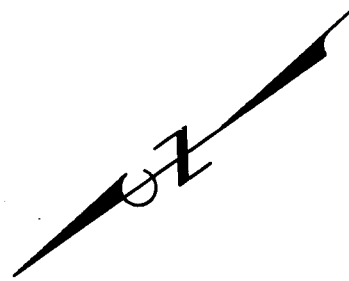
7/23/2025



FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

SHEET NO. 1 OF 2

LOT 1 - KUEBLER SUBDIVISION
RECORDED IN PLAT BOOK 12 PAGE 152



SCALE: 1" = 30'

RAINBOW DRIVE (50' RW)

N 52°30'20"E
87.64'

ARC=63.40'
CH=N 54°24'00"W 63.39'
R=958.27'

P.O.B. TCE

5' RIGHT-OF-WAY & UTILITY
EASEMENT RECORDED IN
BOOK 349 PAGE 23

S 1°01'50"W
11.85'

ARC=69.47'
CH=N 58°43'50"W 69.46'
R=968.27'

ARC=69.72'
CH=N 58°22'50"W 69.70'
R=958.27'

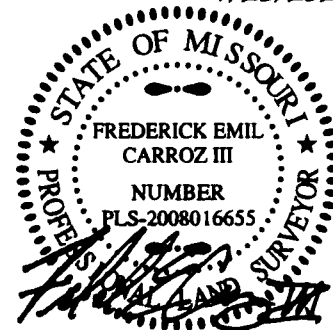
OWNERS: JJR DEVELOPMENT, L.L.C.
ADDRESS: RAINBOW DRIVE
JEFFERSON CITY, COLE COUNTY, MO
BOOK 770 PAGE 568

TEMPORARY CONSTRUCTION
EASEMENT = 0.02 AC.
REMAINING LOT = ±25.78 AC.

10' TEMPORARY
CONSTRUCTION EASEMENT

N 1°01'50"E
11.36'

7/23/2025



FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655



Engineering Surveys
& Services

802 El Dorado Drive, Jefferson City, Mo 65101
573-636-3303
www.ess-inc.com
MO Land Surveying Corp. # 2004004672

JJR DEVELOPMENT, L.L.C.
RAINBOW DRIVE
JEFFERSON CITY, COLE
COUNTY, MISSOURI

PROJECT NO.

16278

DATE:

JULY 2025

SHEET NO.

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