



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

July Term

~ Minutes ~

Monday, September 14, 2015

8:50 AM

The Christian County Courthouse

## I. Convene

The meeting was called to order at 8:50 AM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:50 AM
Bill Barnett	Western Commissioner	Absent	8:50 AM
Sue Ann Childers	Eastern Commissioner	Present	8:50 AM
Mary Argiso	Deputy Clerk	Present	8:50 AM
Cheryl Mitchell	Assistant	Present	8:50 AM

## II. Agenda

### **Motion/Vote - 8:50 AM Christian County Commission**

Discussion - Approve Agenda

The meeting was attended by Deputy/Benefits Clerk Mary Argiso, Administrative Secretary Cheryl Mitchell, and Highway Engineer Miranda Beadles.

The Commissioners met today Monday, September 14, 2015 to approve the agenda.

Commissioner Weter entertained a motion to approve the agenda.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers
<b>ABSENT:</b>	Bill Barnett

### **Motion/Vote - 8:55 AM Kay Brown-County Clerk**

Minutes & Financials Approval - Approve Minutes & Financials

The meeting was attended by Deputy/Benefits Clerk Mary Argiso, Administrative Secretary Cheryl Mitchell, County Recorder Kelly Hall and Highway Engineer Miranda Beadles.

The Commission met to approve minutes and financials.

There were no financials presented.

Commissioner Weter entertained a motion to approve the minutes for Monday, August 24, 2015.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers
<b>ABSENT:</b>	Bill Barnett

**Motion/Vote - 9:00 AM Beth Schaller-MoDot**

Discussion - Monthly Update

The meeting was attended by Deputy/Benefits Clerk Mary Argiso, Administrative Secretary Cheryl Mitchell, County Recorder Kelly Hall, Highway Engineer Miranda Beadles, Beth Schaller with MoDot, and Planning & Development Todd Wiesehan.

The Commission met with Beth Schaller to discuss MoDot monthly update.

Ms. Schaller began discussion that the construction on route CC/J at Route 65 in Ozark has began. Listed is the project outline.

\* Project Detail:

1. Build additional Route CC/J bridge south of existing bridge over Route 65 in Ozark.
2. Convert interchange to a Diverging Diamond Interchange design, which allows Route CC/J traffic to make free left hand turns onto Route 65.
3. Widen Route CC/J in areas between 22nd St. West of the interchange to Route NN.

\* Traffic impacts:

1. Lane closings on Route CC/J and on Route 65 during nighttime hours.
2. 32-hour closing of Route CC/J at Route 65 over a weekend later in the project.
3. Slow downs on Route 65 during nighttime hours for bridge work.

\* Construction: September 2015 to June 2016.

\*Estimated project cost: \$8.3 million.

\*Project Partnership: Christian County and Missouri Department of Transportation.

Ms. Schaller noted: The James River lane will be open and will be merging near the ramp area. Commissioner Weter inquired about the outer road on the 21st street curving to the west. Ms. Schaller showed a map on the future construction site for 21st street.

Commissioner Childers noted that Lambert's will be losing an entrance on the Highway J. Ms. Schaller confirmed yes, and stated that on 17th street it will have an entrance.

Highway J will eventually be 5 lanes. NN east bound will have two lanes. Going west bound there will be more lanes added. The ramps will be extend as well.

The construction on James River will start next summer in July making it six lanes to Evans road.

Ms. Schaller gave an approximate peak hour daily traffic figure: \* 65,000 cars on Hwy 65, \*25,000 cars on the CC & 65 , and \*2,450 cars on Hwy 14/F. Nixa has discussed about a road repair on Hwy 65. Ms. Schaller stated that the Battlefield & Hwy 65 project should be completed by the end of September. Mo Dot is currently working on safety issues on Hwy 60 and NN. NN will be closed at the Hwy 60 interchange. Also working on Rogerville's safety improvement as well. As for the funding side MoDot is up \$47 million from sales tax mainly on new vehicle purchases. Ms. Schaller noted that we will have a projected revenue at approximately \$210 million dollars in 2017, which is more than what we projected. MoDot is focusing on the primary project for Christian County 14 & 65 projects which will have 1st bids on the money in 2017. Bridges will be addressed and approved. 2017 will have a surge of projects. Projections for 2016 are less budget wise, and have not heard the financial forecast and there's not much rise in the revenue for 2016. Maintenance in roadways and bridges will be on list for repair. Ms. Schaller said the social media will be updated regarding the construction.

The Commissioners thanked Ms. Schaller, and concluded the meeting.

**Motion/Vote - 10:00 AM Todd Wiesehan-Planning & Development**

Right of Way Dedication - Right of Ways-State Hwy AA, W. Mt Vernon Street (Wilcox), W. Mt. Vernon Street (McHaffie & Moore)

The meeting was attended by Deputy/Benefits Clerk Mary Argiso, Administrative Secretary Cheryl Mitchell, and Planning& Development Todd Wiesehan.

The Commission met with Mr. Wiesehan to discuss the acceptance of the Right-of-Way Deeds for State Hwy AA, W. Mt. Vernon street (Wilcox), and Mt. Vernon Street (Moore).

Mr. Wiesehan presented to the Commissioners the Right-of-Way Deeds for: 1. State Hwy AA between Nixa Fire Protection District & Christian County, Mo., 2. Mt. Vernon St., Owner Larry & Joretta Wilcox, and 3. Mt. Vernon Street, owner Christopher & Tammie Moore. Mr. Wiesehan recommended for the approval on all Right of Ways.

Commissioner Weter entertained a motion to approve the Right-of-Way Deed on State Hwy AA between Nixa Fire Protection District & Christian County, Mo.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote -**

- Motion to approve Mt. Vernon St.(WilCox) Right of Way

Commissioner Weter entertained a motion to approve the Right-of-Way Deed on W. Mt. Vernon Street owned by Larry & Jorette Wilcox.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote -**

- Motion to approve W. Mt. Vernon Street (Moore) Right of Way

Commissioner Weter entertained a motion to approve the Right-of-Way Deed on W. Mt. Vernon Street owned by Christopher & Tammie Moore.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote - 10:15 AM Christian County Commission**

Appointment - Senior Services Board Appointments-Marie Day, Margaret Ensminger & Wm. C. Smyth

The meeting was attended by Deputy/Benefits Clerk Mary Argiso, and Administrative Secretary Cheryl Mitchell.

Commissioners met to approve the Senior Services Board Appointments - Marie Day, Margaret Ensminger and Wm. C. Smyth.

Commissioner Weter stated that Chairman Robert Smith has given his recommendation of approval for all the candidates.

Commissioner Weter entertained a motion to approve the reappointment of Marie Day.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote -**

- Motion to Approve Mr.Smith

Commissioner Weter entertained a motion to approve the reappointment of Mr. Smyth.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote -**

- Motion to Approve Ms. Ensminger

Commissioner Weter entertained a motion to approve the reappointment of Margaret Ensminger.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote - 10:30 AM Christian County Commission**

Discussion - Closed Session 610.021 Section (2) Leasing, Purchase or Sale of Real Estate  
The meeting was attended by Commission Secretary Cheryl Mitchell.

Commissioner Weter entertained a motion to go into closed session regarding section 610.021 Section 2 regarding leasing purchase or sale of real estate.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote - 10:37 AM**

- Motion to come out of closed session.

Commissioner Weter entertained a motion to come out of closes session.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote - 10:43 AM**

- Motion to engage title search.

Commissioner Weter entertained a motion to engage Ozark Abstract and Title to begin the title search.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers

**Motion/Vote - Christian County Commission**

Discussion - One or More Commissioners Will be Attending OACAC Advisory Board Meeting

**III. Adjournment**

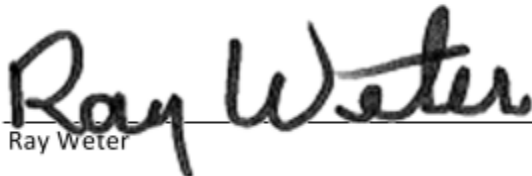
The meeting was closed at 10:44 AM

**Motion/Vote - 10:44 AM**

- Motion to Adjourn

Commissioner Weter entertained a motion to adjourn until Thursday, September 17, 2015

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

  
Ray Weter

Presiding Commissioner, Ray Weter

  
Bill Barnett

Western Commissioner, Bill Barnett

  
Sue Ann Childers

Eastern Commissioner, Sue Ann Childers

Recorded in Christian County, Missouri



Recording Date/Time: 09/14/2015 at 12:35:32 PM

Instr #: 2015L11474

Book: 2015 Page: 11375

Pages: 3

Fee: \$30.00 S 20150011385



Kelly Hall  
Recorder of Deeds

COURTHOUSE CHRISTIAN COUNTY MISSOURI

**RIGHT OF WAY DEED**

THIS DEED is made and entered into this 13 day of August, 2015, by and between **Nixa Fire Protection District**, a political subdivision of the State of Missouri, hereinafter referred to as "Grantor", and **CHRISTIAN COUNTY, MISSOURI**, a political subdivision of the State of Missouri, its successors, administrators and assigns, all of which are hereinafter collectively referred to as "Grantee."

100 West Church Street, Room 100 Ozark, Mo. 65921

WITNESSETH, that the **Grantor**, in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to him/her paid by the **Grantee**, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said **Grantee**, its successors and assigns, a Right of Way easement for construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway thoroughfare or related purposes, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described tracts or parcels of real estate in the County of Christian, State of Missouri, to-wit:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

**TO HAVE AND TO HOLD THE SAME**, together with all and singular the rights, privileges and appurtenances and immunities thereunto belong or in any way appertaining, unto the said **Grantee**, and unto to its successors and assigns forever; the **Grantor** further covenanting on its part and on behalf of its heirs and assigns that it is lawfully seized of title to the real estate through which said easement is granted and that it has good and lawful right to convey said easement to the **Grantee** herein; that the premises are fee and clear of any encumbrances done or suffered by **Grantor** or those under whom **Grantor** claims; and that said **Grantor** will warrant and defend the title to the said premises unto the said **Grantee** and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except the lien of taxes for the current year and thereafter, special taxes and assessments becoming a lien after the date hereof, all covenants, restrictions, easements, reservations, and other matters of record and a billboard advertising sign lease applicable to the property.

**GRANTOR**, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns for the **Grantor**.

State Highway AA

1/3

Attachment: 2015 State Hwy AA Right of Way (2487 : Right of Ways-State Hwy AA, W. Mt Vernon Street (Wilcox), W. Mt. Vernon Street (McHaffie

IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.

[Signature]  
Larry LaForge  
Board Director  
Nixa Fire Protection District

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF CHRISTIAN )

On this 13 day of August 2015, before me, a Notary Public in and for said state, personally appeared **Larry LaForge**, to me personally known, who, being by me duly sworn did say that he/she is the Board Director of **the Nixa Fire Protection District**, a political subdivision of the State of Missouri, and that said document was signed in behalf of said political subdivision by authority of its Board of Directors, and said Board Director acknowledged said document to be the free act and deed of said Limited Liability Company and acknowledged to me that he/she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Nixa, Missouri the day and year first above written.

[Signature]  
Notary Public  
Athena C. Fitts  
(Printed Name)

My Commission Expires: 11-8-2018



ATHENA C. FITTS  
My Commission Expires  
November 8, 2018  
Christian County  
Commission #14111433

The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 14<sup>th</sup> day of September 2015.

[Signature]  
Ray Water, Presiding Commissioner  
[Signature]  
Sue Ann Childers, Eastern Commissioner  
Absent  
Bill Barnett, Western Commissioner

ATTEST:  
[Signature]  
County Clerk



## Exhibit "A"

**DESCRIPTION OF MISSOURI STATE HIGHWAY - AA FOR DEDICATION**

A STRIP OF LAND FOR ROADWAY PURPOSES LYING OVER AND ACROSS THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE NORTH 1°40'41" EAST ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 72.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF MISSOURI STATE HIGHWAY - AA; THENCE SOUTH 42°52'43" EAST ALONG SAID LINE A DISTANCE OF 23.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'33" EAST PARALLEL WITH THE NORTH LINE OF SAID MISSOURI STATE HIGHWAY - AA A DISTANCE OF 277.54 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 30.00 FEET OF LOT 1 OF G.O. OWEN ESTATE; THENCE SOUTH 1°40'41" WEST, 20.00 FEET TO AN INTERSECTION WITH THE EXISTING NORTHERLY LINE OF MISSOURI STATE HIGHWAY - AA; THENCE NORTH 88°53'33" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 122.21 FEET TO STATION 60 + 76 AT A 35.00 FOOT OFFSET FROM CENTERLINE; THENCE SOUTH 1°06'27" WEST ALONG A LINE OF TRANSITION A DISTANCE OF 5.00 FEET; THENCE NORTH 88°53'33" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 131.00 FEET TO STATION 59 + 45 AT A 30.00 FOOT OFFSET FROM CENTERLINE; THENCE NORTH 42°52'43" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 34.75 FEET TO THE POINT OF BEGINNING, CONTAINING (6022.46 SQUARE FEET) 0.138 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, AND RESTRICTIONS OF RECORD.

3/3

Recorded in Christian County, Missouri



Recording Date/Time: 09/14/2015 at 12:35:32 PM

Instr #: 2015L11473

Book: 2015 Page: 11374

Pages: 4

Fee: \$33.00 S 20150011365



Kelly Hall Recorder of Deeds

COURTHOUSE CHRISTIAN COUNTY MISSOURI

RIGHT OF WAY DEED #2015-0237

THIS DEED is made and entered into this 4<sup>th</sup> day of SEPTEMBER 2015, by and between LARRY G. WILCOX, Joretta L. Wilcox Christian County, Missouri, hereinafter referred to as "Grantor"; and CHRISTIAN COUNTY, MISSOURI, a political subdivision of the State of Missouri, its successors, administrators and assigns, all of which are hereinafter collectively referred to as "Grantee." 100 West Church Street, Room 100 Ozark, Mo. 65721

WITNESSETH, that the Grantor, in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said Grantee, its successors and assigns, a Right of Way easement for construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway thoroughfare or related purposes, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described tracts or parcels of real estate in the County of Christian, State of Missouri, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD THE SAME, together with all and singular the rights, privileges and appurtenances and immunities thereunto belong or in any way appertaining, unto the said Grantee, and unto to its successors and assigns forever; the Grantor further covenanting on its part and on behalf of its heirs and assigns that it is lawfully seized of title to the real estate through which said easement is granted and that it has good and lawful right to convey said easement to the Grantee herein; that the premises are fee and clear of any encumbrances done or suffered by Grantor or those under whom Grantor claims; and that said Grantor will warrant and defend the title to the said premises unto the said Grantee and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except the lien of taxes for the current year and thereafter, special taxes and assessments becoming a lien after the date hereof, all covenants, restrictions, easements, reservations, and other matters of record and a billboard advertising sign lease applicable to the property.

GRANTOR, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

W. Mount Vernon Street

1/4

Attachment: 2015 W.Mt.Vernon St.-Wilcox Right of Way (2487 : Right of Ways-State Hwy AA, W. Mt Vernon Street (Wilcox), W. Mt. Vernon Street

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns for the Grantor.

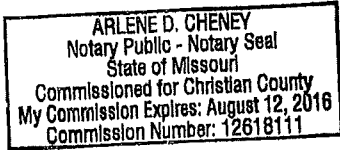
IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.

Larry L. Wilcox  
Joretta L. Wilcox

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF CHRISTIAN )

On this 4th day of September, 2015, before me personally appeared Larry & Joretta Wilcox, to me personally known, who, being by me duly sworn, did state that he/she executed the foregoing instrument as his/her own free act and deed.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal the date and year first above written.



Arlene D Cheney  
Notary Public  
Arlene D Cheney  
(Printed Name)

My Commission Expires: 8-12-16

The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 14th day of September, 2015.

Ray Weter  
Ray Weter, Presiding Commissioner

Sue Ann Childers  
Sue Ann Childers, Eastern Commissioner

Absent  
Bill Barnett, Western Commissioner

ATTEST:  
Mary Rogers DC  
County Clerk

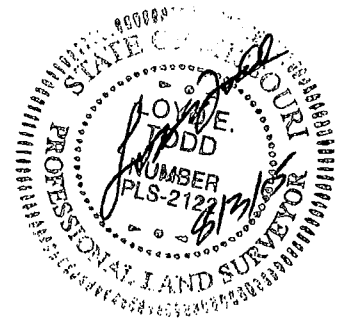
Attachment: 2015 W.Mt. Vernon St.-Wilcox Right of Way (2487 : Right of Ways-State Hwy AA, W. Mt Vernon Street (Wilcox), W. Mt. Vernon Street

EXHIBIT " A "

## DESCRIPTIONS

**A 25 FOOT WIDE RIGHT-OF-WAY**, the South line described as commencing at the intersection of the East line of the West Half of the Northeast Quarter of the Northwest Quarter (W1/2 NE1/4 NW1/4) of **Section 17, Township 27N, Range 22W**, Christian County, Missouri, and the North right-of-way of State Highway #14; thence along said North right-of-way S89°54'35"W 664.06 feet; thence continuing along said North right-of-way S89°36'48"W 25.94 feet for a true point of beginning; Thence continuing S89°36'48"W 243.16 feet for an end to said right-of-way.

**ALSO: A 25 FOOT WIDE RIGHT-OF-WAY**, the South line described as commencing at the intersection of the East line of the West Half of the Northeast Quarter of the Northwest Quarter (W1/2 NE1/4 NW1/4) of **Section 17, Township 27N, Range 22W**, Christian County, Missouri, and the North right-of-way of State Highway #14; thence along said North right-of-way S89°54'35"W 212.00 feet for a true point of beginning; Thence continuing S89°54'35"W 60.55 feet for an end to said right-of-way.



3

GALLO, STEVEN P & CARRIE A  
100417002001011000

BAKER, MICHAEL & ELENOR  
100417002001013000  
HERD, JOHN & SANDRA  
100417002001012000

WILCOX, CLAY & MARY E TRUST  
100417002001009000

WILCOX, CLAY (TRUST)  
100417000000006000

WILHITE, CAROL & LAWRENCE  
100417000000004000

Sec: 17  
Twn: 27  
Rng: 22

SWANE, JEFFREY A & DOROTHY  
100417000000006001

MOORE, CHRISTOPHER & TAMM  
100417000000005000

WMTVERNONST

WILLOUGHBY, NAIOMA  
100417000000008000

MURPHY, DONALD & KIM  
100417000000009002

CRANOR, BRADLEY & KAREN  
100417000000009001

**STATE ROW**

Attachment: 2015 W.Mt. Vernon St.-Wilcox Right of Way (2487 : Right of Ways-State Hwy AA, W. Mt Vernon Street (Wilcox), W. Mt. Vernon Street

4/4

Recorded in Christian County, Missouri



Recording Date/Time: 09/14/2015 at 12:35:32 PM

Instr #: 2015L11472

Book: 2015 Page: 11373

Pages: 4

Fee: \$33.00 S 20150011385

COURTHOUSE CHRISTIAN COUNTY MISSOURI



RIGHT OF WAY DEED

#2015-0237

THIS DEED is made and entered into this 30 day of August, 2015, by and between CHRISTOPHER MICHAEL TAMMI FAUWOLD of Christian County, Missouri, hereinafter referred to as "Grantor", and CHRISTIAN COUNTY, MISSOURI, a political subdivision of the State of Missouri, its successors, administrators and assigns, all of which are hereinafter collectively referred to as "Grantee."

100 West Church Street, Room 100 Ozark, Mo-65721

WITNESSETH, that the Grantor, in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said Grantee, its successors and assigns, a Right of Way easement for construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway thoroughfare or related purposes, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described tracts or parcels of real estate in the County of Christian, State of Missouri, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD THE SAME, together with all and singular the rights, privileges and appurtenances and immunities thereunto belong or in any way appertaining, unto the said Grantee, and unto to its successors and assigns forever; the Grantor further covenanting on its part and on behalf of its heirs and assigns that it is lawfully seized of title to the real estate through which said easement is granted and that it has good and lawful right to convey said easement to the Grantee herein; that the premises are fee and clear of any encumbrances done or suffered by Grantor or those under whom Grantor claims; and that said Grantor will warrant and defend the title to the said premises unto the said Grantee and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except the lien of taxes for the current year and thereafter, special taxes and assessments becoming a lien after the date hereof, all covenants, restrictions, easements, reservations, and other matters of record and a billboard advertising sign lease applicable to the property.

GRANTOR, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

W. Mount Vernon Street

1/4

Attachment: 2015 W.Mt. Vernon St.-Moore Right of Way (2487 : Right of Ways-State Hwy AA, W. Mt. Vernon Street (Wilcox), W. Mt. Vernon Street

**THIS GRANT** and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns for the **Grantor**.

**IN WITNESS WHEREOF**, the undersigned Grantor has signed this deed the day and year first above written.

*[Handwritten Signature]*  
\_\_\_\_\_

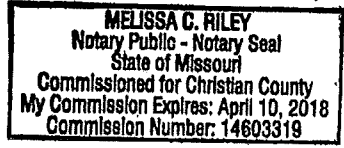
STATE OF MISSOURI     )  
  ) SS  
COUNTY OF CHRISTIAN    )

On this 30 day of August 2015, before me personally appeared Chris + Tammi Moore, to me personally known, who, being by me duly sworn, did state that he/she executed the foregoing instrument as his/her own free act and deed.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal the date and year first above written.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
*[Handwritten Signature]*  
\_\_\_\_\_  
(Printed Name)

My Commission Expires:



The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 14th day of September, 2015.

*[Handwritten Signature]*  
\_\_\_\_\_  
Ray Weter, Presiding Commissioner  
*[Handwritten Signature]*  
\_\_\_\_\_  
Sue Ann Childers, Eastern Commissioner  
*[Handwritten Signature]*  
\_\_\_\_\_  
Absent  
Bill Barnett, Western Commissioner

ATTEST:  
*[Handwritten Signature]*  
\_\_\_\_\_  
County Clerk

2

Attachment: 2015 W.Mt. Vernon St.-Moore Right of Way (2487 : Right of Ways-State Hwy AA, W. Mt. Vernon Street (Wilcox), W. Mt. Vernon Street

GALLO, STEVEN P & CARRIE A  
100417002001011000

HERD, JOHN & SANDRA  
100417002001012000

BAKER, MICHAEL & ELENOR  
100417002001013000

WILCOX, CLAY & MARY E TRUST  
100417002001009000

WILCOX, CLAY (TRUST)  
100417000000006000

WILHITE, CAROL J & LAWRENCE  
100417000000004000

Sec: 17  
Twn: 27  
Rng: 22

SWANE, JEFFREY A & DOROTHY  
100417000000006001

MOORE, CHRISTOPHER & TAMMI  
10041700000000500

WMTVERNONST

NEW ROW

WILLOUGHBY, NAIOMA  
100417000000003000

MURPHY, DONALD & KIM  
100417000000009002

CRANOR, BRADLEY & KAREN  
100417000000009001

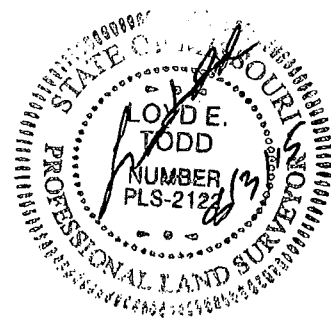
STATE ROW



EXHIBIT " A "

DESCRIPTION

**A 25 FOOT WIDE RIGHT-OF-WAY**, the South line described as beginning at the intersection of the East line of the West Half of the Northeast Quarter of the Northwest Quarter (W1/2 NE1/4 NW1/4) of **Section 17, Township 27N, Range 22W**, Christian County, Missouri, and the North right-of-way of State Highway #14; thence along said North right-of-way S89°54'35"W 212.00 feet for an end to said right-of-way.



4/4

Attachment: 2015 W.Mt. VernonSt.-Moore Right of Way (2487 : Right of Ways-State Hwy AA, W. Mt Vernon Street (Wilcox), W. Mt. Vernon Street