



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

October Term

<http://ChristianCountyMO.iqm2.com>

~ Minutes ~

Thursday, October 15, 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	Present	8:50 AM
Sue Ann Childers	Eastern Commissioner	Present	8:50 AM
Kay Brown	County Clerk	Present	8:50 AM
Todd Wiesehan	Planning and Zoning Director	Present	8:50 AM

## II. Agenda

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

Discussion - Approve Agenda

The meeting was attended by Commission Secretary Ashley Hannah and Todd Wiesehan Planning and Zoning Director.

Presiding Commissioner Ray 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>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

### **Motion/Vote - 9:00 AM Kay Brown-County Clerk**

Minutes & Financials Approval - Approve Minutes & Financials

The meeting was attended by Commission Secretary Ashley Hannah and Todd Wiesehan Planning and Zoning Director.

Presiding Commissioner Ray Weter entertained the motion to approve the October 5th, 2015 minutes.

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

### **Motion/Vote - 9:00 AM**

Approve Court Order 10-15-2015-01

The meeting was attended by Commission Secretary Ashley Hannah and Todd Wiesehan Planning and Zoning Director.

Presiding Commissioner Ray Weter entertained the motion to approve Court Order #10-15-2015-01, total amount \$ 302,792.84 .

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

**Motion/Vote - 9:05 AM      Todd Wiesehan-Planning & Development**

Right of Way Dedication - 2542 : Right of Ways-Hall/Sullivan C--2

The meeting was attended by Commission Secretary Ashley Hannah and Todd Wiesehan Planning and Zoning Director.

The County Commission met with Todd Wiesehan to consider a certain right-of-way conveyance along Hall/Sullivan property owned by Marlene Sullivan to convey additional right of way to Common 2 at the northwest corner from Marlene Sullivan.

Presiding Commissioner Ray Weter entertained the motion to approve the conveyance of right-of-way on Hall/Sullivan Road.

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

**Motion/Vote - 9:10 AM**

Approve the Right-of-Way Deed for Green Mountain Road to Common 2 Road District

The meeting was attended by Commission Secretary Ashley Hannah and Planning and Zoning Director Todd Wiesehan.

The County Commission met with Todd Wiesehan to review the right-of-way conveyance along Green Mountain Road to the Common 2 Road District from James and Rebecca Stutesmun.

Presiding Commissioner Ray Weter entertained the motion to approve the conveyance of right-of-way on Green Mountain Road.

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

**Motion/Vote - 9:30 AM Christian County Commission**

Appointment - Reappointments Building Code Commission-Kent Mills & Scott Reid  
The meeting was attended by Commission Secretary Ashley Hannah and Springfield Reporter Giacomo Bologna.

The County Commission discussed the reappointment of Kent Mills and Scott Reid to the County Building Code Commission for a term of 2 years to expire September 2017.

Presiding Commissioner Ray Weter entertained the motion to approve the reappointment Kent Mills.

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

**Motion/Vote - 9:36 AM**

Reappoint Scott Reid to the County Building Code Commission

The meeting was attended by Commission Secretary Ashley Hannah and Springfield Reporter Jack Giancomo.

The County Commission discussed the reappointment of Scott Reid, who currently serves as a member of the County Building Code Commission to serve a two year term ending September 2017.

Presiding Commissioner Ray Weter entertained the motion to authorize the reappointment of Scott Reid to the County Building Code Commission.

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

**Motion/Vote - 9:38 AM**

County Commission to Recess to 5:15 p.m.

Presiding Commissioner Ray Weter entertained the motion to recess to 5:15 p.m.

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

**Motion/Vote - 5:30 PM**

County Commission to Go Into Session

The meeting was attended by Commission Secretary Ashley Hannah, Miranda Beadles County Road Engineer, Great River Engineer Spencer Jones, Donna Osborn from the Christian County Headliner News, Homeowners: Darcy Pohlman, David Kean, Kevin Carson, Ethel and John Beyer, Jo Anne and Jerry Burgess, Jack Baker, Abby Burch, Judy and Tom Howard, Scott Chadwick, Ken Harding; Keith Robinette representing Selmore Special Road District, County Auditor Lacy Hart and Selmore Special Road District Commissioner Jack Brazeale and Springfield Reporter Giacomo Bologna.

Presiding Commissioner Ray Weter entertained a motion to go into Open Session for the 5:30 meeting.

<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 - 5:30 PM      Miranda Beadles-Highway Engineer**

Discussion - Stonehollow Roadway Improvements

The meeting was attended by Commission Secretary Ashley Hannah, Miranda Beadles County Road Engineer, Great River Engineer Spencer Jones, Donna Osborn from the Christian County Headliner News, Homeowners: Darcy Pohlman, David Kean, Kevin Carson, Ethel and John Beyer, Jo Anne and Jerry Burgess, Jack Baker, Abby Burch, Judy and Tom Howard, Scott Chadwick, Ken Harding; Keith Robinette representing Selmore Special Road District, County Auditor Lacy Hart and Selmore Special Road District Commissioner Jack Brazeale and Springfield Reporter Giacomo Bologna.

The County Commission met to discuss the progress on the Stonehollow Road project.

County Engineer Miranda Beadles presented the status of the Stonehollow Road project, stating the project was not completed according to the specifications set out in the bid. Miranda said a few weeks ago we had a meeting with the County Commission as to what we should do regarding the Stonehollow Road so that all parties: the County Commission, the homeowners and the Selmore Special Road District are in agreement.

The bid specs state the project will consist of a single lane road, 22 foot wide, with a double coat of asphalt. Blevins did a dual lane with a seam down the middle.

Darcy Pohlman, the spokes person for the homeowners, said we specified the single pass and the contract was for a single pass.

Selmore Special Road District Commissioner Jack Brazeale agreed the contract was for a single pass lane. Mr. Brazeale said Blevins did not follow the bid specs for the project and the road cannot be accepted into the Selmore Special Road District. Mr. Brazeale said not only did Selmore Special Road District not approve the road but Great River Associates also did not approve the road.

Miranda Beadles said Great River would not accept it because it did not follow the contract.

Scott Chadwick said change orders should not be accepted after the contract has begun.

Jack Brazeale said Blevins must be held to the bid for the road construction an extended warranty is not worth the paper it is written on.

Spencer Jones stated if you call on the bond it will put a black mark on the Blevins Asphalt Construction Company but the question is what resolution do you want?

Keith Robinette stated that Selmore doesn't know what the offers were from Blevins and it would be acceptable one pass to cover the double seam.

Jack Brazeale said, "We would not want to have it done until the spring."

The homeowners suggested pursuing the \$ 500.00 per day for liquidated damages but Spencer Jones said in order to collect liquidated damages you have to prove that the road cannot be used.

John Housley stated, "How might we hold Blevins accountable for doing a double lane rather than a one lane road? We want a performance bond for 2 years and there would be a change order and the amount of money we are paying would be less. At the end of

the day the cost of the road goes down in the NID plus we can get this done and keep the interest rate."

Jack Brazeale said, "A bid is a bid and we want a single lane."

Mr. Robinette said we need a 22 foot bar and we don't use any contractors that don't use a 22 foot wide bar. Mr. Robinette asked could they do a two year extended warranty for the center of the road and wait until June 1, 2016, to do the 22 foot overlay across the whole road.

Jack Brazeale what is needed is a four foot center and 22 foot overlay over the road and it needs to wait to spring.

Commissioner Childers asked, "So what if they claim it was damaged over the winter."

Spencer Jones said the road needs to be a four foot center with a 22 foot wide pass and MC 3,000 oil with double coat. There are have two coats on the road now.

Presiding Commissioner Ray Weter said there is no guarantee that they will accept our proposal and he said we could have legal issues.

County Counselor John Housely said the Blevins Asphalt Construction Company's attorney has contacted him.

Darcy Pohlman said the county has their own guide lines and Selmore Special's guidelines are stricter and we need to go with Selmore Special's guidelines.

Jack Brazeale said you have waited all these years and you need to have the road done right.

Miranda said this meeting is not to convince you to accept this road as it is but to decide what recourse we should take. We want the parties involved to be in agreement on the solution for this road.

John Housley said their attorney contacted him on July 23 . The attorney for Blevins said he is trying to come up with a solution to satisfy the county and Great River and I told

him they have 60 days to get it done or penalties will be incurred. The County and Selmore Special have to agree that Blevins did not build it according to the bid specs and to rebid it as a single pass. Mr. Housley said Blevins want us to accept it and we can't accept it. The road is within the county specs but not the bid specs and the homeowners want a single pass lane.

Spencer Jones said, "They are going to want payment."

Jack Brazeale asked, "Can we offer to pay them fifty percent?"

Miranda Beadles said, "If we propose the 4 ft and 22 ft., and by the time it is ready to pave they could post pone it and not do it."

Jerry Burgess wants Selmore Special to own the road but he doesn't want to pay the cost of going to court.

John Housley said he could write a letter stating the start date for construction to be June 1, 2016 and unless they start construction we will draw down on the performance bond.

John Housley said Ozark bank has issued a temporary note and if Blevins had done what they said then basically we would be pursuing a permanent loan and the note would be extended through the end of the year. The project is not done and interest continues to accrue. There is no guarantee that Ozark Bank will extend the note. The county will be responsible for the cost of the road and the County bonds with a 1.02% interest rate.

Spencer Jones suggested since 50 percent of the road is done we could pay them 50% and they pay the interest that is incurred on the loan or they get paid nothing because it is difficult to enforce liquidated damages.

Presiding Commissioner Weter said we talked about many scenario's'. It sounds like the Residents of Stone Hollow and Selmore Special Road District want the County Counselor to propose to Blevins to begin the project by June 1, 2016 and complete by June 30th, 2016. The road will have a 4 foot strip down the middle and a strip to cover the entire 22 foot road and repair any deficiencies in the road.

Miranda Beadles said there will be a pre -inspection before any asphalt goes down next year.

John Housley asked to have a letter from Selmore stating that they must meet the proposed requirements and the minutes where you voted on it. Then the proposal is presented and if they don't want to do this then we can still draw down on the performance bond beginning June 1, 2016.

Miranda Beadles said we do have the authority and to enter into an IGA to cover that portion belonging to the Common 2 Road District.

John Byer said he was concerned since his property is just outside the Selmore Road District and lies in the Common 2 Road District. We wouldn't want Selmore Special to stop in the middle of the road where Common 2 Road District begins.

Jack Brazeale agreed that an IGA would be done with the county for repairs and maintenance of the road and that way you don't have two entities out on the road.

County Counselor John Housely said he will compose a letter and will attach the board meeting minutes regarding this matter from Selmore Special Road District to the letter.

Kevin Carson asked for the homeowners to be contacted regarding Blevins.

Darci Pohlman asked if the principle could be paid down.

County Counselor John Housley said she would need to contact the bond counselor Carl Yates.

### **III. Adjournment**

The meeting was closed at 6:40 PM

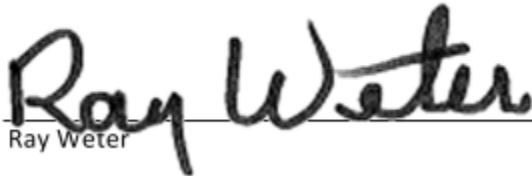
#### **Motion/Vote -**

Motion

The County Commission will resume session on Monday, October 19th, 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



---

Ray Weter

Presiding Commissioner, Ray Weter



---

Bill Barnett

Western Commissioner, Bill Barnett



---

Sue Ann Childers

Eastern Commissioner, Sue Ann Childers

CERTIFIED COURT ORDER #10-15-2015-01

RECEIVED  
NR  
OCT 08 2015  
3:06 pm  
KAY BROWN  
COUNTY CLERK

The Treasurer is ordered to pay the following entities:

October 2015      October 2015 Term  
#332 Sales Tax

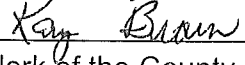
2015 Sales Tax #332			
Receipts # 26110			
October 7, 2015			
Sales Tax #332 Received		\$302,792.84	CKS
Common Road I	30.98%	\$93,805.22	301-420-209
Common Road II	30.39%	\$92,018.74	302-420-209
Common Road I		17,708.33	301-420-209
Budget Apportionment			
Common I Total		\$111,513.55	
Common II Total		\$92,018.74	
Amount To Remain in Pool		\$99,260.55	

  
\_\_\_\_\_  
Presiding Commissioner Ray Weter

  
\_\_\_\_\_  
Western Commissioner Bill Barnett

  
\_\_\_\_\_  
Eastern Commissioner Sue Ann Childers

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Commission, at my office in Christian County this, the 15th day of October, 2015.

  
\_\_\_\_\_  
Clerk of the County Commission

Attachment: Court Ord. 10-15-2015-01 (2541 : Approve Minutes & Financials)



Recording Date/Time: 10/15/2015 at 10:03:55 /  
Instr #: 2015L12933  
Book: 2015 Page: 12825



Pages: 4  
Fee: \$33.00 S 20150012831

CHRISTIAN COUNTY

Kelly Hall  
Recorder of D

Attachment: Right-of-Way Hall & Sullivan Roads (2542 : Right of Ways-Hall/Sullivan C-2 & Green Mound C-2)

RIGHT OF WAY DEED

#2015-0257

THIS DEED is made and entered into this 2nd day of October, 2015, by and between Margene Sullivan 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 W. 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.

Hall Rd : Sullivan Rd C-2

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.

Marlene B. Sullivan

STATE OF MISSOURI )  
 ) SS  
COUNTY OF Christian )

On this 2nd day of October, 2015, before me personally appeared Marlene B. Sullivan, 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.



DIANA L. GREFF  
My Commission Expires  
August 23, 2017  
Stone County  
Commission #13388853

Diana L. Greff  
Notary Public  
Diana L Greff  
(Printed Name)

My Commission Expires: Aug 23, 2017

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 15th day of October, 2015.

Ray Weter  
Ray Weter, Presiding Commissioner

Sue Ann Childers  
Sue Ann Childers, Eastern Commissioner

Bill Barnett  
Bill Barnett, Western Commissioner

ATTEST:

Kay Brown  
County Clerk

Attachment: Right-of-Way Hall & Sullivan Roads (2542 : Right of Ways-Hall/Sullivan C-2 & Green Mound C-2)

# EXHIBIT A

SOURCE OF PARENT TRACT DESCRIPTION: DEED BOOK 322 AT PAGE 1081, CHRISTIAN COUNTY RECORDER'S OFFICE, OZARK, MISSOURI.

## DESCRIPTION OF DEFICIENT RIGHT-OF-WAY FOR DEDICATION

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH  $1^{\circ}26'11''$  WEST, 663.71 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH  $89^{\circ}18'45''$  WEST, 1338.56 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH  $1^{\circ}41'01''$  EAST ALONG THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 25.00 FEET; THENCE NORTH  $89^{\circ}42'40''$  EAST, 669.50 FEET; THENCE SOUTH  $89^{\circ}37'58''$  EAST, 641.76 FEET; THENCE NORTH  $1^{\circ}30'39''$  EAST, 623.76 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH  $89^{\circ}14'41''$  EAST ALONG SAID NORTH LINE A DISTANCE OF 26.69 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED CONTAINING 1.448 ACRES MORE OR LESS SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

WISE, JERRY  
090932000000003000

LITTLE, KENNETH W  
090932000000005000

HANAFIN, DALE & KA  
090932000000002000

Sec: 32  
Twp: 27  
Rng: 23

SULLIVAN, MARLENE B (TRUST)  
090932000000006000

NEW  
ROW

HALL RD

SULLIVAN RD

MIEKLEY, GLENN & MAUDIE C (TRUST)  
090932000000007000

MIEKLEY, GLENN & MAUDIE C (TRUS  
090932000000007000

COMMON TWO

Attachment: Right-of-Way Hall & Sullivan Roads (2542 : Right of Ways-Hall/Sullivan C-2 & Green Mound C-2)



Recording Date/Time: 10/15/2015 at 10:03:55 A

Instr #: 2015L12934

Book: 2015 Page: 12826

Pages: 4

Fee: \$33.00 S 20150012831

CHRISTIAN COUNTY



RIGHT OF WAY DEED

#2015-0256

THIS DEED is made and entered into this <sup>01<sup>st</sup></sup> ~~10~~ day of OCTOBER, 2015, by and between JAMES STUTESMAN & REBECCA 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." JAMES & REBECCA STUTESMAN

100 West Church St., Room 100 Ozark, Mo. 65724

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.

Green Mound Rd. - C-2

Attachment: Right-of Way Green Mound Rd. (2542 : Right of Ways-Hall/Sullivan C-2 & Green Mound C-2)

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.

James E. Statesman  
Rebecca Statesman

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF CHRISTIAN )

On this 1st day of October, 2015, before me personally appeared James E. Rebecca Statesman 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.

Cathy Leming  
Notary Public  
Cathy Leming  
(Printed Name)

My Commission Expires:

March 8, 2018



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 15th day of October, 2015,

Ray Weter  
Ray Weter, Presiding Commissioner

Sue Ann Childers  
Sue Ann Childers, Eastern Commissioner

Bill Barnett  
Bill Barnett, Western Commissioner

ATTEST:

Kay Blom  
County Clerk

Attachment: Right-of Way Green Mound Rd. (2542 : Right of Ways-Hall/Sullivan C-2 & Green Mound C-2)



MILLER, KATHERINE & PONNE JR  
21030500000001004

MC IRMAN, ALES CHARLES & JAM  
210204000000005001

NAILE, RANDY S & JULIE R  
21030500000001001

ROCKY ACRES LN

STATESMAN, JAMES & REBECCA (TRUST)  
210204000000007000

NEW ROW →

HOPKINS, ROY & VIRGINIA  
210204000000008000

Secs 5  
Twp 23  
Rng 21

CLAYMAN, JACK  
210305000000002000

Sec 4  
Twp 23  
Rng 21

HARRIS, WANDA & CECIL  
210204000000008000

STATESMAN, JAMES E & REBECCA ANN  
210305000000010000

GREEN MOUND RD

HOPKINS RD

HOPKINS, WILLARD & LUCILLE VIRGINIA  
210204000000008003

FIRST CENTRAL BAPTIST CHURCH  
210204000000009000

COMMON TWO

Attachment: Right-of Way Green Mound Rd. (2542 : Right of Ways-Hall/Sullivan C-2 & Green Mound C-2)

# EXHIBIT A

## REGARDING GREEN MOUND ROAD

A 10 foot wide right-of-way, the East line described as commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 4, Township 25N, Range 21W, Christian County, Missouri; thence along the North line of said Northwest Quarter of the Southwest Quarter S86°55'01"E 181.63 feet for a true point of beginning of said East line; Thence along a curve to the left with a radius of 55.00 feet a distance of 81.25 feet (chord bears S41°32'18"W 74.06 feet); thence S00°46'56"E 111.62 feet; thence along a curve to the right with a radius of 122.86 feet a distance of 105.32 feet; thence S48°19'58"W 49.80 feet; thence along a curve to the left with a radius of 175.11 feet a distance of 75.30 feet for an end to said right-of-way.