



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 5371)

Meeting: 11/29/22 08:30 AM

Department: County Clerk

Category: Meeting Items

Prepared By: Paula Brumfield

Initiator: Paula Brumfield

Sponsors:

DOC ID: 5371

Meeting Attachments

ATTACHMENTS:

- 112922 Emergency Purchase Complete Kitchen (PDF)
- 112922 CERTIFIED COURT ORDER NO. 11-29-2022-01 (PDF)
- 112922 Optimum Contract (PDF)
- 112922 Rapiscan Systems - Renewal Letter (PDF)
- 112922 Quill - NO Gift Acceptance Policy (PDF)
- 112922 PCnet Contract Extension (PDF)
- 112922 BUDGET AMENDMENT REQUEST (Coroner) (PDF)
- 112922 Concurrence Award - Hartman and Company Inc. (PDF)
- 112922 Additional Right-of-Way Conveyances to be Accepted (PDF)
- 112922 ROW Deed - Curran (N. Haseltine Road) (PDF)
- 112922 ROW Deed - Kohler (W. Shelvin Rock Rd and S. Gregg Rd) (PDF)
- 112922 ROW Deed - Selmore Investments, LLC (Collins Road)(PDF)
- 112922 ROW Deed - Hilt (Kentucky Road) (PDF)
- 112922 ROW Deed - Vince Hilt (Collins Road and Tennessee Road) (PDF)
- 112922 ROW Deed - Bloomer, Vanzandt, Sanderson (Merritt Road and Hidden Valey Road) (PDF)
- 112922 ROW Deed - Selmore Investments, LLC (Tennessee Road and Kentucky Road) (PDF)
- 112922 ROW Deed - Balisle (N. Emerald Hills Drive) (PDF)
- 112922 ROW Deed - Hale (Smyrna Rd and Glade Rd) (PDF)
- 112922 ROW Deed - Hopkins (Hopkins Road) (PDF)
- 112922 ROW Deed - Whitworth, Rose, Morton (Stargrass Road) (PDF)
- 112922 ROW Deed - SNB, LLC (Copper Creek and Hazel Run Road) (PDF)
- 112922 ROW Deed - Hartog (Boston Road) (PDF)
- 112922 ROW Deed - Millsap (Mt Carmel Road and Robinson Road) (PDF)
- 112922 ROW Deed - Vest (Hodges Road) (PDF)
- 112922 ROW Deed - JM and CS, LLC (North Nicholas Road) (PDF)

Complete Kitchen Service INC

PO Box 275
Ozark,MO. 65721

Estimate

Date	Estimate #
11/23/2022	W/I Freezer

Name / Address
CHRISTIAN CO JAIL 110 East Elm, Room 70 Ozark, mo 65721

			Project
Description	Qty	Rate	Total
Refrigeration condensing Unit with scroll compressor 208/230/3ph.	1	5,906.25	5,906.25
208/230/1 Low profile dual speed With electric Defrost controls	1	2,868.19	2,868.19
HVAC-R PARTS Thermostat -30 to +100	1	157.06	157.06
HVAC-R PARTS Solenoid and Coil	1	291.34	291.34
HVAC-R PARTS P-trap	1	51.94	51.94
HVAC-R PARTS TXV with remote head.		291.66	291.66
HVAC-R PARTS Fittings	1	153.12	153.12
HVAC-R PARTS 7/8 and 3/8's Copper pipe	1	257.60	257.60
Freight charge Shipping & Handling	1	100.00	100.00
Combined refrigeration charges	2	87.50	175.00
hourly RATE BILLED Y THE 1/4 HOUR	40	85.00	3,400.00
2 Truck charge	2	20.00	40.00
refrigerant per LB	26	40.00	1,040.00
6ft Whip wit 7 wires	1	50.00	50.00
		Total	\$14,782.16

Phone #	Fax #
417-581-0223	417-581-3176

CERTIFIED COURT ORDER #11-29-2022-01

The Treasurer is hereby ordered to pay the following entities:

RECEIVED

NOV 22 2022

CART

KAY BROWN
COUNTY CLERK

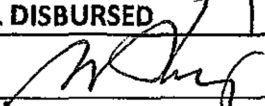
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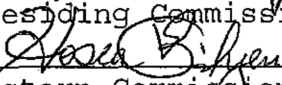
November 23, 2022

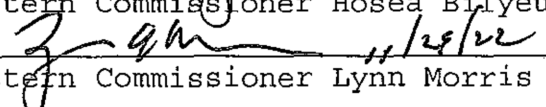
Receipt #:

October 2022 Term

AMOUNT RECEIVED		222-43354	169,426.69	Check #
BRIDGE		15.00%	25,414.00	
	ROAD MILES			
COMMON 1	297.51	29.67%	50,268.90	
COMMON 2	280.69	27.99%	47,422.53	
BILLINGS SPECIAL	103.25	10.30%	17,450.95	
GARRISON SPECIAL	24	2.39%	4,049.30	
OZARK SPECIAL	102.97	10.27%	17,400.12	
SELMORE SPECIAL	27.5	2.74%	4,642.29	
SOUTH SPARTA SPECIAL	11.1	1.11%	1,880.64	
STONESHIRE	5.3	0.53%	897.96	
TOTAL ROADS	852.32	100.00%	144,012.69	
TOTAL BRIDGE			25,414.00	
TOTAL DISBURSED			169,426.69	

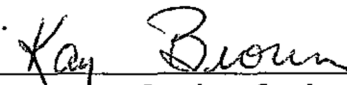
 11/29/22
Presiding Commissioner Ralph Phillips


Western Commissioner Hosea Bilyeu

 11/29/22
Eastern Commissioner Lynn Morris



IN TESTIMONY WHEREOF I, have hereunto set my hand and affixed the seal of said Commission, at my office in Christian County this, the 29th day of November, 2022.


Kay Brown, Clerk of the County Commission



Service Agreement/ Order Form

Date: 10/27/2022

Customer Information

Customer Status: New Customer
Customer Name: Christian County
Billing Address: 203 W Elm St Ozark MO 65721-9222
Street Address *State* *City* *Zip Code*
Billing Contact: Kimberly Hopkins-Will Phone: 417-582-4309 Email: khopkins@christiancountymo.gov
Order Contact: Kimberly Hopkins-Will Phone: 417-582-4309 Email: khopkins@christiancountymo.gov
Optimum Contact: Jeff Schwartz Phone: Email: jeffrey.schwartz@alticosa.com

Optimum Services

The above Customer agrees to the ordering of the following Services:

Order Type: ADD
Service Location Type: New Build
"A" Location: 100 W Church St, Ozark, MO 65721-8390
Demarc:

Account #:
Service Location Type:
"Z" Location:
Demarc:
Type II: ☐

		Individual Monthly Recurring Charge	Quantity	Total Monthly Recurring Charge	Non Recurring Charge
1.	Optical Internet Access 100M 100Mb	\$550.00	1	\$550.00	\$0.00
2.	Fiber IPv4 30-1	\$0.00	1	\$0.00	\$0.00

Order Type: ADD
Service Location Type:
"A" Location: 110 W W Elm St, OZARK, MO 65721
Demarc:

Account #:
Service Location Type:
"Z" Location:
Demarc:
Type II: ☐

		Individual Monthly Recurring Charge	Quantity	Total Monthly Recurring Charge	Non Recurring Charge
3.	Optical Internet Access 100M 100Mb	\$550.00	1	\$550.00	\$0.00
4.	Fiber IPv4 30-1	\$0.00	1	\$0.00	\$0.00

Order Type: ADD
Service Location Type: LIT
"A" Location: 202 W ELM ST, OZARK, MO 65721
Demarc:

Account #:
Service Location Type:
"Z" Location:
Demarc:
Type II: ☐

		Individual Monthly Recurring Charge	Quantity	Total Monthly Recurring Charge	Non Recurring Charge
5.	Optical Internet Access 100M 100Mb	\$550.00	1	\$550.00	\$0.00
6.	Fiber IPv4 30-1	\$0.00	1	\$0.00	\$0.00

Order Type: ADD
Service Location Type: New Build
"A" Location: 100 W Elm St, Ozark, MO 65721
Demarc:

Account #:
Service Location Type:
"Z" Location:
Demarc:
Type II: ☐

		Individual Monthly Recurring Charge	Quantity	Total Monthly Recurring Charge	Non Recurring Charge
7.	Optical Internet Access 100M 100Mb	\$550.00	1	\$550.00	\$0.00
	Fiber IPv4 30-1	\$0.00	1	\$0.00	\$0.00

Order Type: ADD
Service Location Type: New Build
"A" Location: 102 W Walnut St, Ozark, MO 65721-9204
Demarc:

Account #:
Service Location Type:
"Z" Location:
Demarc:
Type II: ☐

		Individual Monthly Recurring Charge	Quantity	Total Monthly Recurring Charge	Non Recurring Charge
9	Optical Internet Access 100M 100Mb	\$550.00	1	\$550.00	\$0.00
10	Fiber IPv4 30-1	\$0.00	1	\$0.00	\$0.00

Order Type: ADD
Service Location Type: New Build
A Location: 1106 W Jackson St, Ozark, MO 65721-9164
Demarc:

Account #:
Service Location Type:
Z Location:
Demarc:
Type II:

		Individual Monthly Recurring Charge	Quantity	Total Monthly Recurring Charge	Non Recurring Charge
11	Optical Internet Access 100M 100Mb	\$550.00	1	\$550.00	\$0.00
12	Fiber IPv4 30-1	\$0.00	1	\$0.00	\$0.00

Service Term: 3 years
Total Monthly Recurring Charge: \$1,300.00
Total Installation Charge: \$0.00

For Internal Use Only

Remarks

Terms and Conditions

CSC Holdings, LLC on behalf of its wholly owned subsidiaries, Cequel Communications, LLC ("Optimum" or "Optimum Business") and Customer acknowledge and agree to be bound by the Terms and Conditions attached hereto and/or set forth at <https://www.optimum.com/terms-of-service/business>. Customer will be responsible for the rates listed on the Service Agreement form and all applicable local, state and federal taxes, charges and assessments along with any other applicable charges. Customers purchasing Optimum Business Hosted Voice Service (on Fiber) are also subject to Business Hosted Additional T&C's for Fiber and Exhibits attached hereto and made part of this Agreement.

Notice Regarding 911 Services: While your Optimum Phone Service may be supported by a battery backup, it is electrically powered. In the event of a power outage or Optimum network failure, 911 services will not be available. You are prohibited from moving the phone/modem from the address where it was installed. If you move the phone/modem, the 911 service may not function properly and emergency operators will not be able to identify the caller's location.

By signing this Agreement, (i) you represent that you are the Customer or Customer's authorized agent; (ii) you agree that you have received a copy of and have been given an opportunity to review this Commercial Service Order and Agreement, (iii) you agree to the terms and conditions of the Commercial Service Agreement; (iv) you acknowledge that you have read and understood the Notice Regarding 911 Services above. This Agreement shall not be deemed effective until it has been executed by both parties.

Agreed by:

Customer

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____

Email: _____

Phone: _____

Cequel Communications, LLC dba Optimum Business

Authorized Signature: _____

Print Name: _____

Title: _____

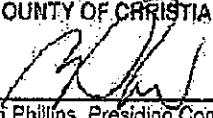
Date: _____

BY CHRISTIAN COUNTY AND ONE COPY OF THIS AGREEMENT WILL BE RETURNED TO YOU.


IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

COUNTY OF CHRISTIAN

CONTRACTOR

By: 
Ralph Phillips, Presiding Commissioner

Company Name: _____

By: 
Lynn Morris, Eastern Commissioner

By: _____

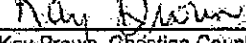
By: 
Hosea Bilyeu, Western Commissioner

Title: _____

By: _____

Title: _____

AUDITOR CERTIFICATION

ATTEST BY: 
Kay Brown, Christian County Clerk

I certify that the expenditure contemplated by this document is within the purpose of the document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

Approved as to form:

By: 
John W. Housley, Christian County Counselor


Amy Dent, Christian County Auditor

10/31/2022
Date



Christian County Commission

100 W. Church Street Room 100
Ozark, Missouri 65721
(417)582-4300

Ralph Phillips
Presiding Commissioner

Lynn Morris
Eastern Commissioner

Hosea Bilyeu
Western Commissioner

November 29, 2022

Rapiscan Systems, Inc.
2805 Columbia Street
Torrance, California 90503
Attn: Janel Doumerc
310-355-2895
jdoumerc@rapiscansystems.com

Re: Contract Renewal - Rapiscan Systems

This letter serves as notification that the Christian County Commission voted in session today to renew the service contract for Rapiscan Systems, Incorporated for the county's x-ray equipment. The original equipment was purchased on November 7, 2019 and installed on December 4, 2019. This maintenance agreement will cover the equipment effective January 1, 2023, through December 31, 2023.


Hosea Bilyeu
Western Commissioner


Ralph Phillips
Presiding Commissioner


Lynn Morris
Eastern Commissioner



Service Contract Quote

Page 1

Service Plan Type 8X5
Contract No. CS008053
Accept Before 12/31/22
Starting Date 01/01/23
Expiration Date 12/31/23
Invoice Period Year
Next Invoice Date 01/01/23
Annual Amount 4,758.60

Rapiscan Systems Inc
2805 Columbia Street
Torrance, California 90503

Phone No. +1 310-978-1457
Fax No. +1 310-349-2492

Buyer
Christian County Sheriff's Department
110 W. Elm
Room 70
Ozark, MO 65721
United States of America

Invoice-to
Christian County Sheriff's Department
110 W. Elm
Room 70
Ozark, MO 65721
United States of America

Buyer Address
Christian County Sheriff's Office
110 W. Elm Street
Room 70
Ozark, MO 65721
United States of America

Phone No.
E-Mail

Service		Unit of		Response		Service	
Item No.	Description	Item No.	Serial No.	Measure	Time (Hour)	Period	Line Value
FSI02268	RAPISCAN 618XRW, WBS, D	618XRW14	6182739	ROLL	48	1Y	4,758.60

Sub-Total 4,758.60
Discount

Total USD : 4,758.60

Prepared by: Janel Doumerc

COVID-19 MESSAGE: Due to the global COVID-19 pandemic, Rapiscan may experience supply chain interruptions, travel restrictions and the implementation of health & safety procedures that could delay product deliveries, product installations, spare parts availability, maintenance and repair work, and technical support, among other deliverables and services. Rapiscan will endeavor to plan for and limit the impact that these and other types of force majeure events may have on you – our customer – but we cannot guarantee currently anticipated performance dates and response times.

This Quotation/Proposal is subject to Rapiscan Service Terms and Conditions G502 (the "Service Terms"), available at www.rapiscansystems.com/termsandconditions. Notwithstanding the foregoing, if Buyer has a pre-existing framework agreement with Rapiscan under which it will place its order for the products and services identified in this Quotation/Proposal (e.g., authorized service provider agreement, master ordering agreement), then this Quotation/Proposal is subject to such pre-existing framework agreement. By accepting this Service Quotation and/or our performance hereunder, Buyer agrees to be bound by the Service Terms.

Buyer

Signature: _____

Name: _____

Title: _____

Date: _____

PROPOSED FREE AND NO GIFT ACCEPTANCE POLICY

Christian County shall not receive "free" or "at no cost" goods, if any purchase is required to qualify for the free item, merchandise, or service. Nothing in this policy shall prevent any public agency from complying with the terms and conditions of any grant, gift, or bequest that is otherwise consistent with state or federal law.



CONTRACT AMENDMENT #1

PCnet, Incorporated

Entered into this day of 14th of November, 2022, for good and valuable consideration, the undersigned hereby agree that this Addendum shall become part of the contract entitled *Managed I.T./I.S. Information Technology & Information Systems (I.T./I.S./I.S.) Services* between the following parties:

PCNet, 2026 E. Phelps Street, Springfield, Missouri 65802 and

Christian County Commission, 100 W. Church Street, Ozark, Missouri 65721

Christian County Commission wishes to extend the contract due to expire December 31, 2022, to February 28, 2022. These changes are the only changes to the original contract.

The entire remainder of the original contract remains in full force.

The Amendment shall be effective once signed by both parties.

That this Amendment together with the Contract contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this Contract shall be effective unless in writing specifically referring hereto and signed by both parties.

PCnet, Incorporated
Contract Amendment

BY CHRISTIAN COUNTY AND ONE COPY OF THIS AGREEMENT WILL BE RETURNED TO YOU.

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

COUNTY OF CHRISTIAN

CONTRACTOR

By: _____
Elected Official/Department Head

By: Kurt S. Hill
Purchasing Agent

By: Ralph Phillips 11/29/2022
Ralph Phillips, Presiding Commissioner

By: Lynn Morris 11/29/22
Lynn Morris, Eastern Commissioner

By: Hosea Bilyeu 11/29/22
Hosea Bilyeu, Western Commissioner

Company Name: PCnet

By: [Signature]

Title: President

By: _____

Title: _____

ATTEST BY: Kay Brown
Kay Brown, Christian County Clerk

AUDITOR CERTIFICATION

I certify that the expenditure contemplated by this document is within the purpose of the document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

Approved as to form:

By: [Signature]
John W. Housley, Christian County Counselor

[Signature]
Amy Dent, Christian County Auditor

11/29/2022
Date

Budget Amendment Request Form

County of CHRISTIAN ♦♦♦ State of MISSOURI

2022-5

Date: 12/4/2022

PERSON REQUESTING

TITLE/POSITION

DEPARTMENT

Mandi Armitage

Coroner

Coroner

Item (s) Requested : Additional Autopsy Budget

Reason for Request: Expenses Exceeded Budget

Amount Requested : 20,000.00

Source of Funds:
(Other Rev., Grants, etc..) 101-170-52305

Line Item Coverage :
(Account No(s).) 101-160-52515

I certify that the items(s) listed above is(are) appropriate and necessary for the operation of this department and that there is sufficient funds to cover the estimated cost.

Signature: _____

Date: _____

CERTIFICATION OF AUDITOR

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for payment of same.

Auditor Certification

Date

APPROVAL OF THE CHRISTIAN COUNTY COMMISSION

Date

Presiding Commissioner

Commissioner Eastern District

Commissioner Western District



Christian County Commission

100 W. Church Street Room 100
Ozark, Missouri 65721
(417)582-4300

Ralph Phillips
Presiding Commissioner

Lynn Morris
Eastern Commissioner

Hosea Bilyeu
Western Commissioner

November 16, 2022

TO: Hartman & Company, Inc.
1200 E. Woodhurst, J-200
Springfield, MO 65804

RE: Christian County STBG-9901(830)
Nelson Mill Road Bridge Redecking
Notice of Award Letter

You are notified that your bid dated October 20, 2022, for the referenced contract has been evaluated. Your organization has been determined to be the lowest responsible bidder and has been awarded the contract for the work as itemized on your bid form.

The Contract Price of your Contract is seven hundred fifty-six thousand, six hundred thirty-four dollars and seventy cents (\$756,634.70).

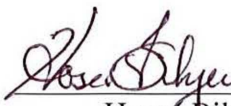
Enclosed are the required contract documents for execution by your firm. Christian County will return one set of Contract Documents to you after these are executed by the County.


Your organization shall comply with the following conditions precedent within the number of days after receipt of the Notice of Award specified in the Instructions to Bidders, that is within fifteen (15) calendar days, you shall:

1. Sign and return the executed Notice of Award.
2. Sign and return the executed Contract.
3. Sign and return the executed Performance and Payment Bonds with acknowledgement by surety and power of attorney for your insurance provider.
4. Submit Certificate of Insurance.

Failure to comply with these conditions within the time specified may entitle the Owner to consider your Bid abandoned, annul this Notice of Award and declare your Bid Security forfeited.

Sincerely,

 11-24-22
Hosea Bilyeu
Western District Commissioner

 11/29/2022
Ralph Phillips
Presiding Commissioner

 11/29/22
Lynn Morris
Eastern District Commissioner

Received on _____, 2022

By: _____
Hartman & Company, Inc.

Additional Right-of-Way Conveyances to be Accepted
November 22, 2022

	Grantor	Location	Description	Road District
1	JM and CS LLC	North Nicholas Road	53.5 feet from centerline	Common 2
2	John W Vest	Hodges Road	25 feet from centerline	Common 1
3	Carolyn S Millsap	Mt Carmel and Robinson Road	25 feet from each centerline	Common 2
4	Meghan den Hartog, Carolynne den Hartog, Zachariah & Eva Patterson, and Sarah den Hartog	Boston Road	25 feet from centerline	Common 1
5	SNB LLC and Bryant Landscaping and Development	Copper Creek and Hazels Run Road	25 feet from each centerline	Common 2
6	Catherine D Whitworth, Nancy Rose, and Jeffrey C Morton	Stargrass Road	25 feet from centerline	Common 1
7	Gary B and Carol Y Hopkins	Hopkins Road	25 feet from centerline	Common 2
8	Greg and Leigh Hale	Smyrna Road and Glade Road	25 feet from each centerline	Common 1
9	Sean M Balisle and Cynthia N Balisle	North Emerald Hills Drive	25 feet from centerline	Common 2
10	Selmore Investments LLC	Tennessee Road and Kentucky Road	25 feet from each centerline	Selmore Special
11	James Bloomer, Abbigail Vanzandt, Karen Bloomer, and Catherine L Sanderson	Merritt Road and Hidden Valley Road	25 feet from each centerline	Common 2
12	Vince Hilt and Jana Hilt	Collins Road and Tennessee Road	25 feet from each centerline	Selmore Special
13	Tanis Hilt	Kentucky Road	25 feet from centerline	Selmore Special
14	Selmore Investments LLC	Collins Road	Between 40.5 feet and 42 feet wide	Selmore Special
15	James August Kohler and Janice Marie Kohler	West Shelvin Rock Road and South Gregg Road	25 feet from each centerline	Common 2
16	Carl D Curran and Michele I Curran	N Haseltine Road	25 feet from centerline	Common 2

RIGHT OF WAY DEED

THIS DEED is made and entered into this 5 day of October 2022, by and between **CARL D. CURRAN and MICHELE I. CURRAN, husband & wife** 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", located at 100 W. Church St., Rm 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 free 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.

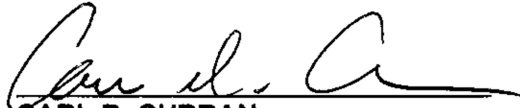
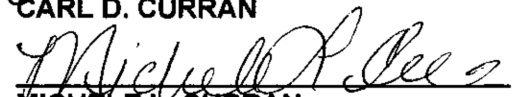
GRANTOR, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

N. Haseltine Road

Common 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**.

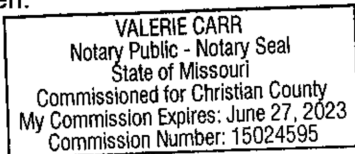
IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.



CARL D. CURRAN

MICHELE L. CURRAN

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 5 day of October, 2022, before me personally appeared between, **CARL D. & MICHELE L. CURRAN** 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.




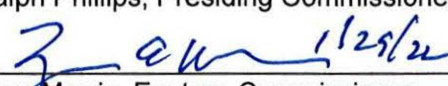

Notary Public
VALERIE CARR
(Printed Name)

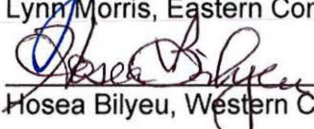
My Commission Expires: June 27, 2022

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 29th day of November, 2022


Ralph Phillips, Presiding Commissioner


Lynn Morris, Eastern Commissioner


Hosea Bilyeu, Western Commissioner

ATTEST:

County Clerk

EXHIBIT "A"

RIGHT-OF-WAY DESCRIPTION:

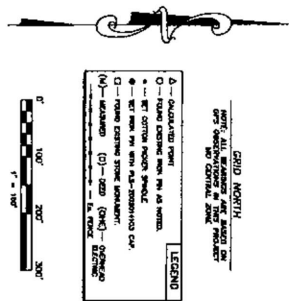
A PART OF THE SOUTH ONE-HALF (S1/2) OF LOT No. 2 OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-EIGHT NORTH (T28N), RANGE TWENTY-TWO WEST (R22W) OF THE 5th. P.M. IN CHRISTIAN COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE S1/2 OF LOT No. 2 OF THE SW1/4, SAID SEC. 31, THENCE S 01°52'14" W ALONG THE WEST LINE OF THE S1/2 OF LOT No. 2 OF THE SW1/4, SAID SEC. 31, 178.40 FEET; THENCE N 89°36'51" E, 14.28 FEET TO AN IRON PIN; THENCE N 01°39'02" E, 177.92 FEET TO AN IRON PIN SET ON THE NORTH LINE OF THE S1/2 OF LOT No. 2 OF THE SW1/4, SAID SEC. 31; THENCE N 88°26'01" W ALONG SAID NORTH LINE, 13.59 FEET TO THE POINT OF BEGINNING.

ALSO,

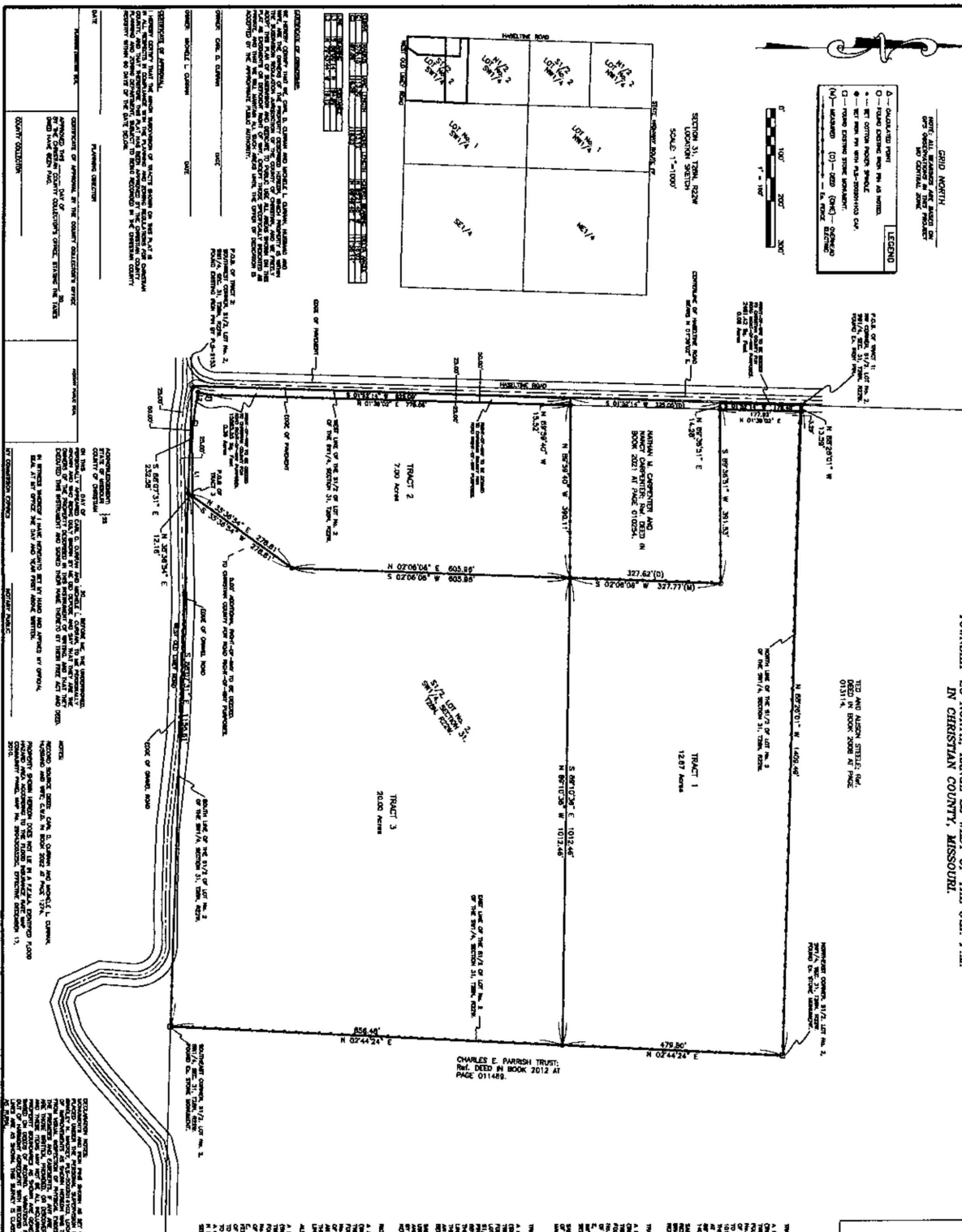
A PART OF THE SOUTH ONE-HALF (S1/2) OF LOT No. 2 OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-EIGHT NORTH (T28N), RANGE TWENTY-TWO WEST (R22W) OF THE 5th. P.M. IN CHRISTIAN COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF THE S1/2 OF LOT No. 2 OF THE SW1/4, SAID SEC. 31, THENCE S 88°07'31" E ALONG THE SOUTH LINE OF THE S1/2 OF LOT No. 2 OF THE SW1/4, SAID SEC. 31, 232.58 FEET TO AN IRON PIN; THENCE N 35°36'54" E, 12.16 FEET TO AN IRON PIN; THENCE S 89°00'14" W, 94.89 FEET; THENCE ALONG A 576.15 FEET RADIUS CURVE TO THE RIGHT WITH AN ARC LENGTH OF 113.30 FEET AND A CHORD BEARING OF N 85°21'45" W WITH A CHORD DISTANCE OF 113.12 FEET; THENCE N 79°43'44" W, 19.12 FEET TO AN IRON PIN; THENCE N 14°46'52" E, 16.25 FEET; THENCE ALONG A 87.66 FEET RADIUS CURVE TO THE LEFT WITH AN ARC LENGTH OF 18.26 FEET AND A CHORD BEARING OF N 08°48'45" E WITH A CHORD DISTANCE OF 18.23 FEET; THENCE N 01°39'02" E, 778.06 FEET TO AN IRON PIN; THENCE N 89°59'40" W, 15.52 FEET TO THE WEST LINE OF THE S1/2 OF LOT No. 2 OF THE SW1/4, SAID SEC. 31; THENCE S 01°52'14" W ALONG SAID WEST LINE, 825.09 FEET TO THE POINT OF BEGINNING.

ADMINISTRATIVE MINOR SUBDIVISION

LOCATED IN THE S1/2 OF LOT No. 2 OF THE SW1/4, SECTION 31, TOWNSHIP 28 NORTH, RANGE 22 WEST OF THE 6th. P.M. IN CHRISTIAN COUNTY, MISSOURI.



- LEGEND**
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TRACT 1 DESCRIPTION

Tract 1 contains 30.0 Acres, more or less, being the SW1/4 of the SW1/4 of Section 31, Township 28 North, Range 22 West of the 6th P.M., Christian County, Missouri, as shown on the plat of the SW1/4 of Section 31, Township 28 North, Range 22 West of the 6th P.M., Christian County, Missouri, recorded in Book 101, Page 114, of the Christian County Records.

TRACT 2 DESCRIPTION

Tract 2 contains 7.20 Acres, more or less, being the NE1/4 of the SW1/4 of Section 31, Township 28 North, Range 22 West of the 6th P.M., Christian County, Missouri, as shown on the plat of the SW1/4 of Section 31, Township 28 North, Range 22 West of the 6th P.M., Christian County, Missouri, recorded in Book 101, Page 114, of the Christian County Records.

TRACT 3 DESCRIPTION

Tract 3 contains 30.0 Acres, more or less, being the SE1/4 of the SW1/4 of Section 31, Township 28 North, Range 22 West of the 6th P.M., Christian County, Missouri, as shown on the plat of the SW1/4 of Section 31, Township 28 North, Range 22 West of the 6th P.M., Christian County, Missouri, recorded in Book 101, Page 114, of the Christian County Records.

COMMISSIONER'S CERTIFICATE

I, the undersigned, Commissioner of Christian County, Missouri, do hereby certify that the foregoing is a true and correct copy of the plat of the SW1/4 of Section 31, Township 28 North, Range 22 West of the 6th P.M., Christian County, Missouri, recorded in Book 101, Page 114, of the Christian County Records, and that the same has been duly examined and found correct.

NOTARY PUBLIC

I, the undersigned, Notary Public for Christian County, Missouri, do hereby certify that the foregoing is a true and correct copy of the plat of the SW1/4 of Section 31, Township 28 North, Range 22 West of the 6th P.M., Christian County, Missouri, recorded in Book 101, Page 114, of the Christian County Records, and that the same has been duly examined and found correct.

RECORDING INFORMATION

Recorded in Book 101, Page 114, of the Christian County Records, on the 10th day of March, 2012.

FILED

FILED IN THE OFFICE OF THE CLERK OF CHRISTIAN COUNTY, MISSOURI, ON THE 10th DAY OF MARCH, 2012.

RIGHT OF WAY DEED

THIS DEED is made and entered into this 29 day of December 2022, by and between JAMES AUGUST KOHLER and JANICE MARIE KOHLER, husband & wife 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", located at 100 W. Church St., Rm 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. Shelvin Rock Rd and S. Gregg Rd

Common 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 AUGUST KOHLER


JANICE MARIE KOHLER

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 29 day of December, 2022, before me personally appeared between **JAMES AUGUST KOHLER and JANICE MARIE KOHLER**, 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.

BRENNA HOWARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Douglas County
My Commission Expires: June 19, 2023
Commission Number: 19322834


Notary Public
Brenna Howard
(Printed Name)

My Commission Expires: 6-19-2023

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 29th day of November, 2022


Ralph Phillips, Presiding Commissioner


Lynn Morris, Eastern Commissioner


Hosea Bilyeu, Western Commissioner

ATTEST:

County Clerk

"EXHIBIT A"

RIGHT-OF-WAY FOR DEDICATION:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34; THENCE SOUTH 89°27'38" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 429.36 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE SOUTH 0°05'12" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 18.10 FEET; THENCE NORTH 89°54'44" WEST, 82.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 39°27'26"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 168.72 FEET; THENCE SOUTH 50°37'50" WEST, 156.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET AND A CENTRAL ANGLE OF 32°06'48"; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 198.97 FEET; THENCE NORTH 0°06'12" WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 25.21 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SHELVIN ROCK ROAD AND THE ARC OF A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 7°48'04" WEST, 330.00 FEET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°34'06" A DISTANCE OF 181.82 FEET; THENCE NORTH 50°37'50" EAST ALONG SAID CENTERLINE A DISTANCE OF 156.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 25°00'32"; THENCE EASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 117.85 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°27'38" EAST ALONG SAID NORTH LINE A DISTANCE OF 149.83 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 0.33 ACRES.

AND ALSO,

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34; THENCE SOUTH 0°05'12" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 348.19 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE CONTINUE SOUTH 0°05'12" EAST ALONG SAID EAST LINE A DISTANCE OF 983.73 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°29'32" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 28.15 FEET TO A POINT 25.00 FEET WEST OF THE CENTERLINE OF GREGG ROAD; THENCE NORTH 0°10'48" WEST PARALLEL WITH SAID CENTERLINE OF GREGG ROAD A DISTANCE OF 356.17 FEET; THENCE NORTH 0°02'10" EAST PARALLEL WITH SAID CENTERLINE OF GREGG ROAD A DISTANCE OF 627.55 FEET; THENCE NORTH 89°27'38" EAST, 27.39 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 0.64 ACRES.

V-5134

MISSOURI
AND SURVEY
NO. 3427
600353/78
ET-21

CERTIFICATE OF COLLECTOR'S OFFICE

I HEREBY CERTIFY THAT ALL COUNTY TAXES ASSESSED AGAINST THE
PROPERTY DESCRIBED HEREON HAVE BEEN PAID.

PARCEL ID 10-05-34-000-000-013-000

Ted Nichols 10/29/2009
TED NICHOLS DATE
COUNTY COLLECTOR



Graphic Scale

1" = 100'

GUNTER AND ASSOCIATES, INC.		PH. (415) 225-3370
LAND SURVEYORS		www.guntera.com
P.O. BOX #13128 IRVINE, MISSOURI 63434		email: guntner@vgi.net
SCALE: 1" = 100'		DRAWN BY: H.E.G.
CLASS OF SURVEY ACCURACY (MAG.)		P.D.C. 2 @ 46-52
DATE: 12/15/71		JOB #
PREPARED FOR:		1018-B
JAMES & JANICE KOHLER		

**RIGHT OF WAY DEED
(LLC)**

THIS DEED is made and entered into this 28 day of April, 2021, by and between **SELMORE INVESTMENTS, LLC**, a Limited Liability Company organized under the laws 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" located at 100 W. Church St., Rm 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 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**.

Collins Road

Selmore Special

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

SELMORE INVESTMENTS, LLC

John Kelly
Managing Member

Janis Kelly
Managing Member

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 22 day of April, 2021, before me, a Notary Public in and for said state, personally appeared John Kelly & Janis Kelly, to me personally known, who, being by me duly sworn did say that he/she/they are the Managing Member(s) of between **SELMORE INVESTMENTS, LLC**, a Limited Liability Company of the State of Missouri, and that said document was signed in behalf of said Limited Liability Company by authority of its membership, and said Managing Member(s) 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 the day and year first above written.

BRENNA HOWARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Douglas County
My Commission Expires: June 19, 2023
Commission Number: 19322834

Brenna Howard
Notary Public
Brenna Howard
(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 29th day of November, 2022



Ralph Phillips, Presiding Commissioner



Lynn Morris, Eastern Commissioner



Hosea Bilyeu, Western Commissioner

ATTEST:

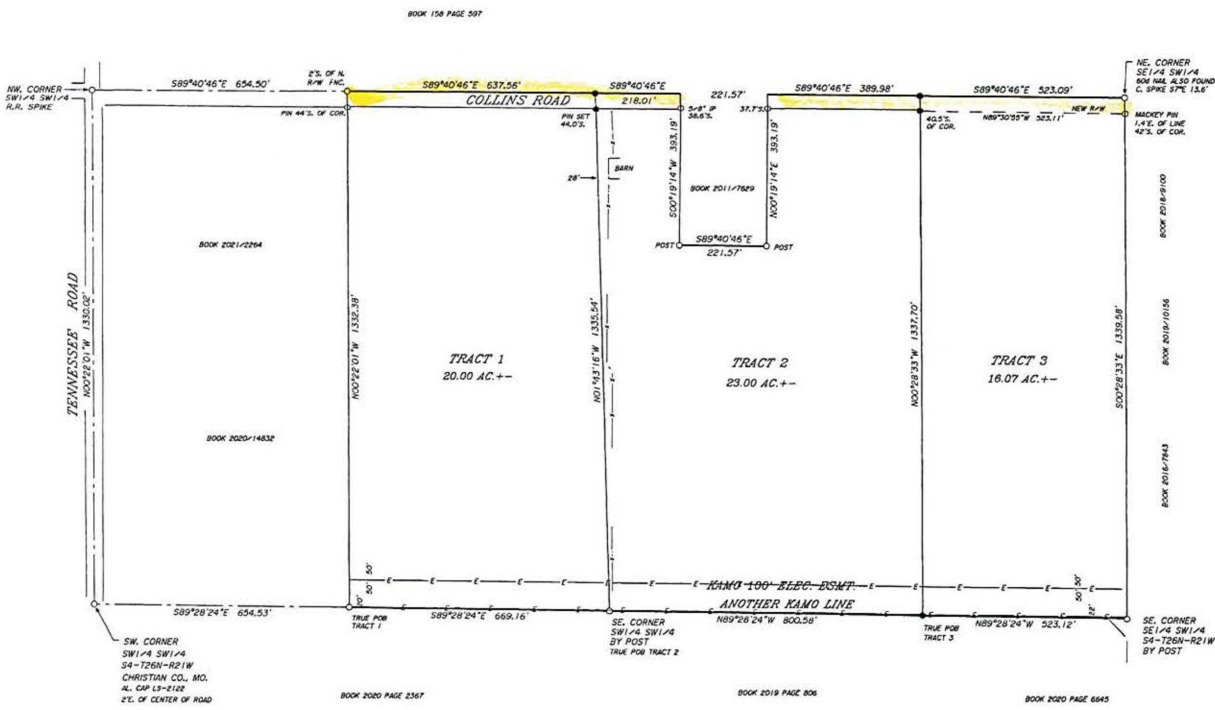
County Clerk
23385-0001 355249.doc

EXHIBIT “ A ”

REGARDING COLLINS ROAD

A right-of-way described as beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri; thence along the East line of said Southeast Quarter of the Southwest Quarter S00°28'33"E 42.00 feet; thence N89°30'55"W 523.11 feet; thence N00°28'33"W 40.50 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence along said North line S89°40'46"E 523.09 feet to the point of beginning.





DESCRIPTIONS

TRACT 1
Part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri, described as commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence along the South line thereof S89°28'24"E 654.53 feet for a true point of beginning; thence N00°28'01"W 1332.38 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence along said North line S89°40'46"E 637.56 feet; thence S01°43'16"E 1335.54 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence along the South line thereof N89°28'24"W 669.16 feet to the point of beginning. Tract contains 20.00 acres more or less. SUBJECT TO right-of-way for a county road along the North side of said tract, and all other right-of-ways, easements, and restrictions of record.

TRACT 2
Part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri, described as commencing at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 4; thence S89°28'24"E 1325.69 feet to the Southwest corner of said Southwest Quarter of the Southwest Quarter for a true point of beginning; thence N01°43'16"W 1335.54 feet to the North line of said South Half of the Southwest Quarter; thence along said North line S89°40'46"E 218.01 feet to the West line of a tract described in Book 2011 at Page 7629 in the Christian County Recorder's Office; thence along said West line S00°19'14"W 393.19 feet to the South line of said tract; thence along said South line S89°40'46"E 221.57 feet to the East line of said tract; thence along said East line N00°19'14"E 393.19 feet to the North line of said South Half of the Southwest Quarter; thence along said North line S89°40'46"E 388.58 feet; thence S00°28'33"E 1337.70 feet to the South line of said South Half of the Southwest Quarter; thence along said South line N89°28'24"W 800.58 feet to the point of beginning. Tract contains 23.00 acres more or less. SUBJECT TO right-of-way for a county road along the North side of said tract, and all other right-of-ways, easements, and restrictions of record.

TRACT 3
Part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri, described as commencing at the Southwest corner of the South Half of the Southwest Quarter of said Section 4; thence along the South line of said South Half of the Southwest Quarter S89°28'24"E 2124.27 feet for a true point of beginning; thence N00°28'33"W 1337.70 feet to the North line of said South Half of the Southwest Quarter; thence along said North line S89°40'46"E 523.09 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence along said East line S00°28'33"E 1339.58 feet to the South line of said Southwest Quarter of the Southwest Quarter; thence along said South line N89°28'24"W 523.12 feet to the point of beginning. Tract contains 16.07 acres more or less. SUBJECT TO right-of-way for a county road along the North side of said tract, and all other right-of-ways, easements, and restrictions of record.

REGARDING COLLINS ROAD

A right-of-way described as beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri; thence along the East line of said Southeast Quarter of the Southwest Quarter S00°28'33"E 462.00 feet; thence N89°30'35"W 523.11 feet; thence N00°28'33"W 402.00 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence along said North line S89°40'46"E 523.09 feet to the point of beginning.

SURVEYOR'S DECLARATION

I, Lloyd E. Todd, Professional Land Surveyor, No. 16212, did, on April 16, 2021, conduct a survey for SELMORE INVESTMENTS, LLC of the tracts of land shown on this plat.

The results of said survey are represented on this plat to the best of my professional knowledge and belief. I did attempt to meet the Missouri Standards for Property Boundary Surveys.

Easements, if any are shown, are those written, provided, or discovered, and may not be all inclusive.

Tracts subject to all applicable planning and zoning regulations.

Any reference to ownership is based upon information provided by others, and does not represent an opinion regarding title.

CERTIFICATE OF OWNERSHIP

I/we hereby certify that I/we am/are the sole owner(s) of the property described herein, which is within the subdivision regulation jurisdiction of the County of Christian, and that I/we hereby adopt this plan of subdivision, and declare to public use all areas shown on this plat as easements or deficient right-of-way, except those specifically indicated as private, and that I/we will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

Date: 4-28-21

[Signature] *[Signature]*

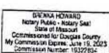
STATE OF MISSOURI - ACKNOWLEDGMENT

On this 28th day of April, 2021, before me, the undersigned Notary Public, personally appeared _____, to me known to be the person(s) described in the foregoing instrument, and acknowledged that they executed said instrument as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, this day and year last written above.

My commission expires: 12-19-23

[Signature]
Notary Public



I hereby certify that the minor subdivision shown on this plat has been approved by the Christian County Planning & Zoning Department.

Date: 4-28-21
[Signature]
Planning & Zoning Administrator

A SIGNED CERTIFICATE OF APPROVAL ON THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OR ENDORSEMENT OF ANY ROAD BY CHRISTIAN COUNTY



ADMINISTRATIVE MINOR SUBDIVISION

PART 31/2 SW1/4, S4-1/2SW-1/2SW 31N P&M, CHRISTIAN CO., MO.

TODD SURVEYING
P.O. BOX 365
302 N. SECOND ST.
OZARK, MO. 65721-0365
(417) 581-2187

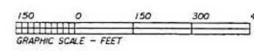
SURVEY FOR
SELMORE INV. LLC

DATE: 4/16/21 SCALE: 1" = 150'

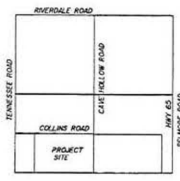
DRAWN BY: LT CHECKED BY: LT

BOOK NO: DWG. NO: 3738

SOLE-PROPRIETOR



- IRON PIN SET
- IRON PIN IN PLACE (LS-21(22))
- X- FENCE LINE
- R/C - RECORDED AS
- M/S - MEASURED AS
- R-O-W MARKER
- - STONE
- E- OVERHEAD ELECTRIC
- CLASS OF PROPERTY SURVEY (RURAL)
- DEED REFERENCE: BOOK 2019 PAGE 806
- BEARINGS FROM COUNTY SURVEY C-2509
- SEE TODD SURVEYS 3276, 3614, 3624, 3676, 3681, 3712



VICINITY MAP SECTION 4
NOT TO SCALE

**RESOLUTION
OF THE
SELMORE SPECIAL ROAD DISTRICT**

SUBJECT: Acceptance of Conveyance of Right of Way within the boundaries of the Selmore Special Road District

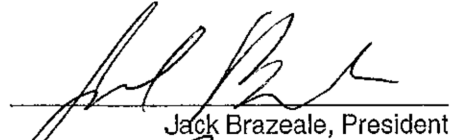
WHEREAS, SELMORE INVESTMENTS, LLC, the owner of record of certain real property in Christian County, Missouri has executed a Right of Way deed to Christian County, Missouri (grantee),

WHEREAS, the conveyance of right-of-way conveyed an interest in certain land lying within Christian County, Missouri and the Selmore Special Road District, legally described on **Exhibit "A"** attached hereto, for the purpose of establishing and maintaining public roads on said land,

WHEREAS, the Selmore Special Road District maintains control and jurisdiction over all public highways within the district,

NOW, THEREFORE, it is hereby agreed and resolved by the Selmore Special Road Commission that the Christian County Commission should accept this conveyance of right-of-way to be recorded in the Christian County Recorder of Deeds Office.

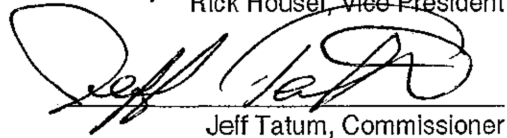
Approved this 11th day of August, 2022.



Jack Brazeale, President



Rick Housel, Vice President



Jeff Tatum, Commissioner

ATTEST:



Keith Robinette, Treasurer

RIGHT OF WAY DEED

THIS DEED is made and entered into this 15 day of March, 2022. by and between TANIS HILT, A SINGLE PERSON 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" located at 100 W. Church St., Rm 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.

Kentucky Road

Selmore Special

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.

Tanis Hilt
TANIS HILT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 15 day of March, 2022, before me personally appeared TANIS HILT 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.


BRENNA HOWARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Douglas County
My Commission Expires: June 19, 2023
Commission Number: 19322834


Brenna Howard
Notary Public
Brenna Howard
(Printed Name)

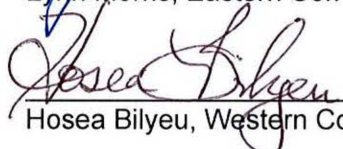
My Commission Expires: 6-19-2023

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 29th day of November, 2022.


11/29/22
Ralph Phillips, Presiding Commissioner


11/29/22
Lynn Morris, Eastern Commissioner


11-29-2022
Hosea Bilyeu, Western Commissioner

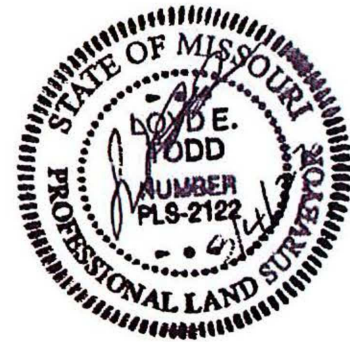
ATTEST:

County Clerk

EXHIBIT "A"

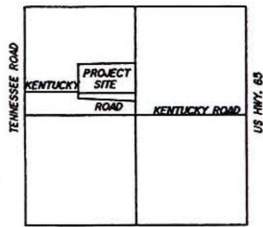
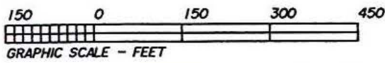
REGARDING KENTUCKY ROAD

A road right-of-way described as the West 25.00 feet of the South 162.76 feet of the North Half of the Southeast Quarter of the Northwest Quarter (N1/2 SE1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri.



V-4876

ADMINISTRATIVE MINOR SUBDIVISION
N1/2 SE1/4 NW1/4, S9-T26N-R21W 5th P.M., CHRISTIAN CO., MO.



- - IRON PIN SET
 - - IRON PIN IN PLACE (LS-2122)
 - X- - FENCE LINE
 - R/C - RECORDED AS
 - M/S - MEASURED AS
 - △ - R-O-W MARKER
 - - STONE
 - E- - OVERHEAD ELECTRIC
- CLASS OF PROPERTY SURVEY (RURAL)
DEED REFERENCE: BOOK 2022/3244
BEARINGS FROM COUNTY SURVEY C-2509
SEE TODD SURVEYS 3578, 3614, 3624, 3806

A SIGNED CERTIFICATE OF APPROVAL
ON THIS PLAT DOES NOT CONSTITUTE
ACCEPTANCE OR APPEAL OF ANY
ROADS BY CHRISTIAN COUNTY



TRACT 3-A
Part of the North Half of the Southeast Quarter of the Northwest Quarter (N1/2 SE1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri, described as beginning at the Northwest corner of said Township 26N, Range 21W, Christian County, Missouri, the North line thereof S89°26'11"E 663.55 feet; thence S00°22'27"E 662.71 feet to the South line of said North Half of the Southeast Quarter of the Northwest Quarter; thence along said South line N89°25'05"W 663.56 feet to the West line of said North Half of the Southeast Quarter of the Northwest Quarter; thence along said West line N00°22'27"W 662.50 feet to the point of beginning. Tract contains 10.09 acres more or less. SUBJECT TO a 50 foot wide road easement with 25.00 feet on either side of a centerline described as commencing at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri; thence along the West line of said Southeast Quarter of the Northwest Quarter S00°22'27"E 527.74 feet for a true point of beginning of said easement centerline; thence N89°37'33"E 90.66 feet; thence N00°22'27"W 278.58 feet; thence N15°09'39"W 257.27 feet for an end to said easement. SUBJECT TO right-of-way for Kentucky Road, and all other right-of-ways, easements, and restrictions of record.

TRACT 3-B
Part of the North Half of the Southeast Quarter of the Northwest Quarter (N1/2 SE1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri, described as commencing at the Northwest corner of said Southeast Quarter of the Northwest Quarter; thence along the North line thereof S89°26'11"E 663.55 feet for a true point of beginning; thence continuing S89°26'11"E 663.12 feet to the East line of said Southeast Quarter of the Northwest Quarter; thence along said East line S00°30'08"E 662.95 feet to the South line of said North Half of the Southeast Quarter of the Northwest Quarter; thence along said South line N89°25'05"W 664.60 feet; thence N00°22'27"W 662.71 feet to the point of beginning. Tract contains 10.10 acres more or less. ALSO, SUBJECT TO AND WITH THE RIGHT OF ingress and egress over a 50 foot wide road easement, the East line of said easement described as beginning at the Northeast corner of the above-described 10.10 acre tract; thence S00°30'08"E 537.14 feet; thence S23°55'00"E 125.82 feet; thence S00°30'08"E 282 feet more or less, to Kentucky Road for an end to said easement. SUBJECT TO all other right-of-ways, easements, and restrictions of record.

SURVEYOR'S DECLARATION
I, Lloyd E. Todd, Professional Land Surveyor #2122, did, on NOVEMBER 23, 2021, conduct a survey for TANIS HILT of the tracts of land shown on this plat.

The results of said survey are represented on this plat to the best of my professional knowledge and belief. I did attempt to meet the Missouri Standards for Property Boundary Surveys.

Easements, if any are shown, are those written, provided, or discovered, and may not be all inclusive.

Tracts subject to all applicable planning and zoning regulations.

Any reference to ownership is based upon information provided by others, and does not represent an opinion regarding title.

CERTIFICATE OF APPROVAL
I hereby certify that the minor subdivision shown on this plat has been approved by the Christian County Planning & Zoning Department.

Date: 3-15-22
Valerie Carr
Planning & Zoning Administrator

CERTIFICATE OF OWNERSHIP
I/We hereby certify that I/we am/are the sole owner(s) of the property described herein, which is within the subdivision regulation jurisdiction of the County of Christian, and that I/we freely adopt this plan of subdivision, and dedicate to public use all areas shown on this plat as easements or deficient right-of-way, except those specifically indicated as private, and that I/we will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

Date: 3-15-22
T. Hilt

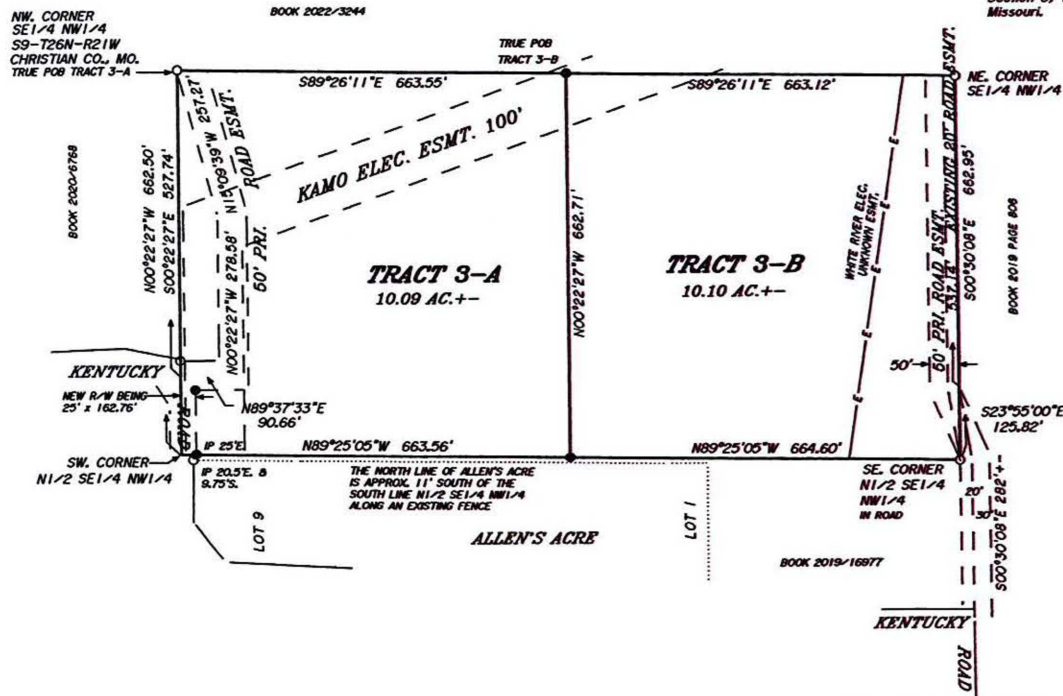
ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF Christian

On this 15 day of March, 2022, before me, the undersigned Notary Public, personally appeared Tanis Hilt, to me known to be the person(s) described in the foregoing instrument, and acknowledged that they executed said instrument as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last written above.

My commission expires: 12-19-2023
Brenda Howard
Notary Public

TODD SURVEYING	P.O. BOX 365 302 N. SECOND ST. OZARK, MO. 65721-0365 (417) 581-2187
	SURVEY FOR TANIS HILT
DATE: 11/23/21	SCALE: 1" = 150'
DRAWN BY: LT	CHECKED BY: LT
BOOK NO:	DWG. NO: 3808



REGARDING KENTUCKY ROAD
A road right-of-way described as the West 25.00 feet of the South 162.76 feet of the North Half of the Southeast Quarter of the Northwest Quarter (N1/2 SE1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri.

Recorded in Christian County, Missouri

Recording Date/Time: 03/15/2022 at 03:42:45 PM
Instr #: 2022L03855

Book: V Page: 4876

Pages: 1
Fee: \$44.80 & 20220003720

TANIS HILT



Kelly Hall
KELLY HALL, RECORDER
Deputy

Christian County, Missouri

**RESOLUTION
OF THE
SELMORE SPECIAL ROAD DISTRICT**

SUBJECT: Acceptance of Conveyance of Right of Way within the boundaries of the Selmore Special Road District


WHEREAS, TANIS HILT, the owner of record of certain real property in Christian County, Missouri has executed a Right of Way deed to Christian County, Missouri (grantee),

WHEREAS, the conveyance of right-of-way conveyed an interest in certain land lying within Christian County, Missouri and the Selmore Special Road District, legally described on **Exhibit "A"** attached hereto, for the purpose of establishing and maintaining public roads on said land,


WHEREAS, the Selmore Special Road District maintains control and jurisdiction over all public highways within the district,

NOW, THEREFORE, it is hereby agreed and resolved by the Selmore Special Road Commission that the Christian County Commission should accept this conveyance of right-of-way to be recorded in the Christian County Recorder of Deeds Office.

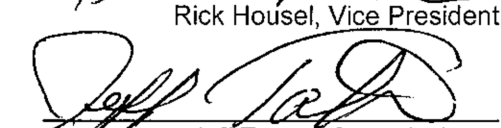
Approved this 11 day of August, 2022.



Jack Brazeale, President



Rick Housel, Vice President



Jeff Tatum, Commissioner

ATTEST:



Keith Robinette, Treasurer

RIGHT OF WAY DEED

THIS DEED is made and entered into this 9th day of October 2020, by and between **VINCE HILT and JANA HILT, HUSBAND AND WIFE** 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", located at 100 W. Church St., Rm 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.

Collins Road and Tennessee Road

Selmore Special

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.



VINCE HILT

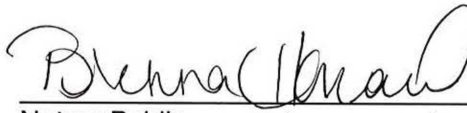

JANA HILT

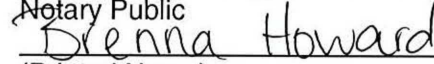
STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 20TH day of FEBRUARY, 2020, before me personally appeared **VINCE HILT and JANA HILT** 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.

BRENNA HOWARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Douglas County
My Commission Expires: June 19, 2023
Commission Number: 19322834



Notary Public


(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 29th day of November, 2022.

Ralph Phillips 11/29/2022
Ralph Phillips, Presiding Commissioner
Lynn Morris 11/29/22
Lynn Morris, Eastern Commissioner
Hosea Bilyeu 11-29-2022
Hosea Bilyeu, Western Commissioner

ATTEST:

County Clerk

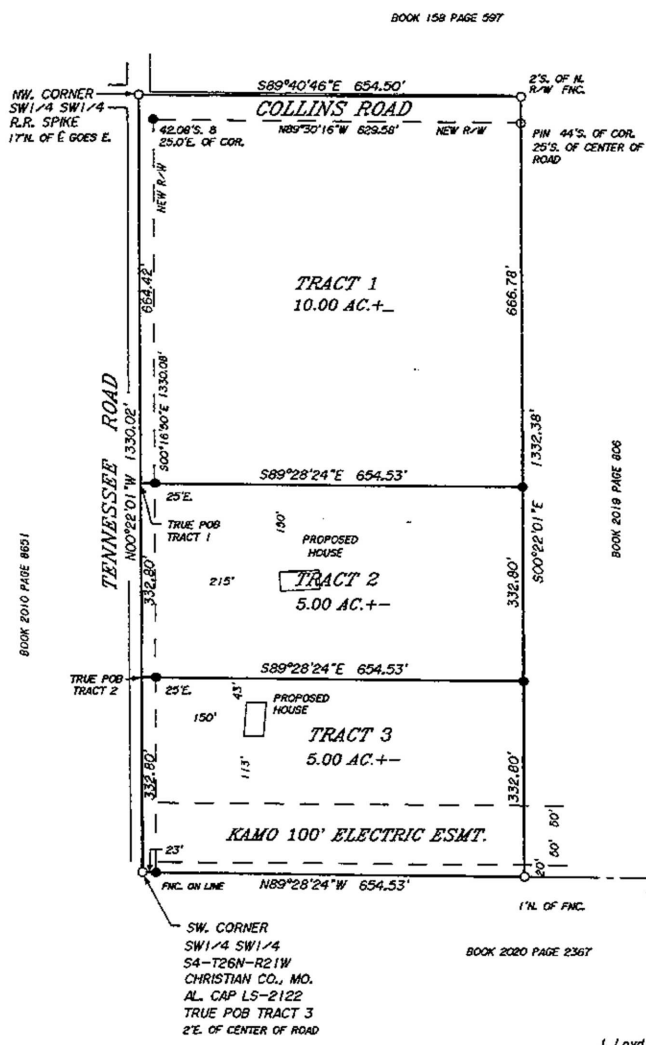
EXHIBIT "A"

REGARDING COLLINS ROAD

A right-of-way described as commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri; thence along the North line of said Southwest Quarter of the Southwest Quarter S89°40'46"E 25.00 feet for a true point of beginning; Thence continuing S89°40'46"E 629.50 feet; thence S00°22'01"E 44.00 feet; thence N89°30'16"W 629.58 feet; thence N00°16'50"W 42.08 feet to the point of beginning.

REGARDING TENNESSEE ROAD

A right-of-way described as beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri; thence along the West line of said Southwest Quarter of the Southwest Quarter N00°22'01"W 1330.02 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence along said North line S89°40'46"E 25.00 feet; thence S00°16'50"E 1330.08 feet to the South line of said Southwest Quarter of the Southwest Quarter; thence along said South line N89°28'24"W 23.00 feet to the point of beginning.



DESCRIPTIONS

TRACT 1
Part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri, described as commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence along the West line thereof N00°22'01"W 665.60 feet for a true point of beginning; Thence continuing N00°22'01"W 664.42 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence along said North line S89°40'46"E 654.50 feet; thence S00°22'01"E 666.78 feet; thence N89°28'24"W 654.53 feet to the point of beginning. Tract contains 10.00 acres more or less. SUBJECT TO right-of-way for county roads along the West and North sides of said tract, and all other right-of-ways, easements, and restrictions of record.

TRACT 2
Part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri, described as commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence along the West line thereof N00°22'01"W 332.80 feet for a true point of beginning; Thence continuing N00°22'01"W 332.80 feet; thence S89°28'24"E 654.53 feet; thence S00°22'01"E 332.80 feet to the South line of said Southwest Quarter of the Southwest Quarter; thence along said South line N89°28'24"W 654.53 feet to the point of beginning. Tract contains 5.00 acres more or less. SUBJECT TO right-of-way for a county road along the West side of said tract, and all other right-of-ways, easements, and restrictions of record.

TRACT 3
Part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri, described as beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence along the West line thereof N00°22'01"W 332.80 feet; thence S89°28'24"E 654.53 feet; thence S00°22'01"E 332.80 feet to the South line of said Southwest Quarter of the Southwest Quarter; thence along said South line N89°28'24"W 654.53 feet to the point of beginning. Tract contains 5.00 acres more or less. SUBJECT TO right-of-way for a county road along the West side of said tract, and all other right-of-ways, easements, and restrictions of record.

REGARDING COLLINS ROAD
A right-of-way described as commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri; thence along the North line of said Southwest Quarter of the Southwest Quarter S89°40'46"E 25.00 feet for a true point of beginning; Thence continuing S89°40'46"E 629.50 feet; thence S00°22'01"E 44.00 feet; thence N89°30'16"W 629.58 feet; thence N00°16'50"W 42.08 feet to the point of beginning.

REGARDING TENNESSEE ROAD
A right-of-way described as beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 4, Township 26N, Range 21W, Christian County, Missouri; thence along the West line of said Southwest Quarter of the Southwest Quarter N00°22'01"W 1330.02 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence along said North line S89°40'46"E 25.00 feet; thence S00°16'50"E 1330.08 feet to the South line of said Southwest Quarter of the Southwest Quarter; thence along said South line N89°28'24"W 23.00 feet to the point of beginning.

LEGEND

- IRON PIN SET
- IRON PIN IN PLACE (LS-2122)
- X- FENCE LINE
- R/C RECORDED AS
- M/S MEASURED AS
- △ R-O-W MARKER
- STONE
- E- OVERHEAD ELECTRIC

CLASS OF PROPERTY SURVEY (RURAL)
DEED REFERENCE: BOOK 2020 PAGE 1483
BEARINGS FROM COUNTY SURVEY C-2509
SEE TODD SURVEYS 3578, 3614, 3624, 3676

A SIGNED CERTIFICATE OF APPROVAL ON THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OR ADMISSION OF ANY VIOLATIONS BY CHRISTIAN COUNTY

CERTIFICATE OF OWNERSHIP

I/We hereby certify that I/we am/are the sole owner(s) of the property described hereon, which is within the subdivision regulation jurisdiction of the County of Christian, and that I/we freely adopt this plan of subdivision, and dedicate to public use all areas shown on this plat as easements or deficient right-of-way, except those specifically indicated as private, and that I/we will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

Date: 10-9-2020

Vince Hilt

STATE OF MISSOURI
COUNTY OF Christian

On this 9th day of October, 2020, before me, the undersigned Notary Public, personally appeared Vince Hilt & Jana Hilt, to me known to be the person(s) described in the foregoing instrument, and acknowledged that they executed said instrument as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last written above.

My commission expires: 6-9-2023

Brenda Clendenen
Notary Public

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat has been approved by the Christian County Planning & Zoning Department.

Date: 10-9-2020

Valerie Carr
Planning & Zoning Administrator

ADMINISTRATIVE MINOR SUBDIVISION
PART SW1/4 SW1/4, S4-T26N-R21W 5th P.M., CHRISTIAN CO., MO.

TODD SURVEYING	P. O. BOX 365 302 N. SECOND ST. OZARK, MO. 65721-0365 (417) 581-2187
	SURVEY FOR VINCE & JANA HILT
DATE: 9/21/20	SCALE: 1" = 150'
DRAWN BY: LT	CHECKED BY: LT
BOOK NO:	DWG. NO: 3681

GRAPHIC SCALE - FEET

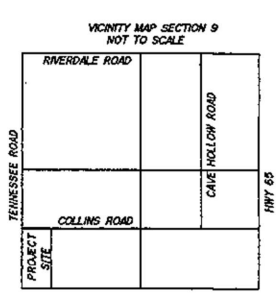
REVISED ON 10/6/20
ADDED PROPOSED HOUSES

SURVEYOR'S DECLARATION

I, Lloyd E. Todd, Professional Land Surveyor #2122, did, on September 21, 2020, conduct a survey for VINCE & JANA HILT of the tracts of land shown on this plat.

The results of said survey are represented on this plat to the best of my professional knowledge and belief. I did attempt to meet the Missouri Standards for Property Boundary Surveys. Easements, if any are shown, are those written, provided, or discovered, and may not be all inclusive.

Tract subject to all applicable planning and zoning regulations. Any reference to ownership is based upon information provided by others, and does not represent an opinion regarding title.



**RESOLUTION
OF THE
SELMORE SPECIAL ROAD DISTRICT**

SUBJECT: Acceptance of Conveyance of Right of Way within the boundaries of the Selmore Special Road District

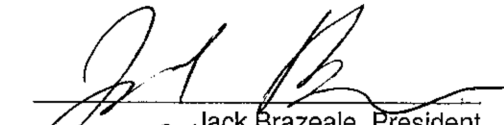
WHEREAS, VINCE HILT and JANA HILT, the owner of record of certain real property in Christian County, Missouri has executed a Right of Way deed to Christian County, Missouri (grantee),

WHEREAS, the conveyance of right-of-way conveyed an interest in certain land lying within Christian County, Missouri and the Selmore Special Road District, legally described on **Exhibit "A"** attached hereto, for the purpose of establishing and maintaining public roads on said land,

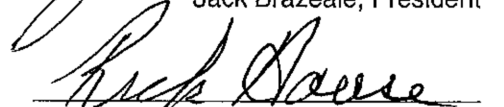
WHEREAS, the Selmore Special Road District maintains control and jurisdiction over all public highways within the district,

NOW, THEREFORE, it is hereby agreed and resolved by the Selmore Special Road Commission that the Christian County Commission should accept this conveyance of right-of-way to be recorded in the Christian County Recorder of Deeds Office.


Approved this 11 day of August, 2022



Jack Brazeale, President



Rick Housel, Vice President



Jeff Tatum, Commissioner

ATTEST:



Keith Robinette, Treasurer

RIGHT OF WAY DEED

THIS DEED is made and entered into this 15th day of May, 2021, by and between **JAMES BLOOMER, ABBIGAIL VANZANDT, KAREN BLOOMER & CATHERINE L. SANDERSON** 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" located at 100 W. Church St., Rm 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 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 free 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.

Merritt Road and Hidden Valley Road Common 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.

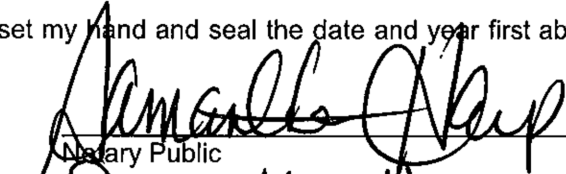

JAMES BLOOMER

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

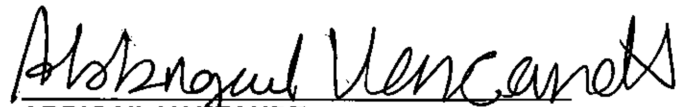
On this 15th day of May, 2021, before me personally appeared JAMES BLOOMER to me personally known, who, being by me duly sworn, did state that he/she executed the foregoing instrument as his/her own free act and deed.

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




Samantha Harp
(Printed Name)

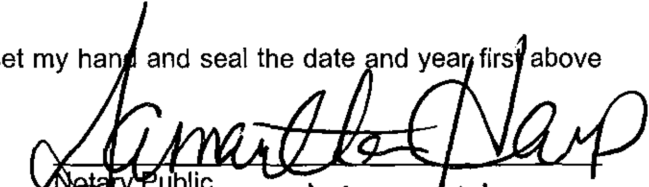
My Commission Expires:


ABBIGAIL VANZANDT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 15th day of May, 2021, before me personally appeared ABBIGAIL VANZANDT 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.


Notary Public
Samantha Harp
(Printed Name)

My Commission Expires:

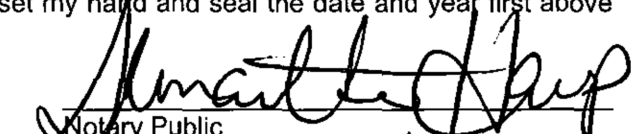



KAREN BLOOMER

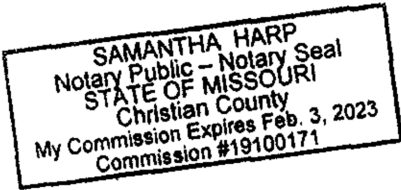
STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 15th day of May, 2021, before me personally appeared KAREN BLOOMER 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.


Notary Public
Samantha Harp
(Printed Name)

My Commission Expires:



Catherine L. Sanderson
CATHERINE L. SANDERSON

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 28th day of May, 2021, before me personally appeared **CATHERINE L. SANDERSON** 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.



Erryn Westerhold
Notary Public
Erryn Westerhold
(Printed Name)

My Commission Expires: 12/20/24

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 29th day of November, 2022.

Ralph Phillips 11/29/22
Ralph Phillips, Presiding Commissioner
Mike Robertson 11/29/22
Mike Robertson, Eastern Commissioner
Hosea Bilyeu 11-29-2022
Hosea Bilyeu, Western Commissioner

ATTEST:

County Clerk

EXHIBIT “A”

MERRITT ROAD DEDICATED RIGHT-OF-WAY DESCRIPTION:

SOURCE OF DESCRIPTION: DEED BOOK 2007 AT PAGE 18340, DEED BOOK 2014 AT PAGE 11621 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE AND 38TH JUDICIAL CIRCUIT COURT CHRISTIAN COUNTY, MISSOURI CASE NO.: 05CT-CV00483.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 36, TOWNSHIP 27 NORTH, RANGE 23 WEST; THENCE N01°30'22"E, ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 2667.09 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID SE1/4 OF THE NE1/4; THENCE N87°38'21"W, ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 1331.03 FEET TO AN EXISTING SICKLE BAR AT THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NE1/4; THENCE N01°43'54"E, ALONG THE WEST LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 329.98 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2015 AT PAGE 872 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE FOR A POINT OF BEGINNING; THENCE CONTINUING N01°43'54"E, ALONG SAID WEST LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 729.05 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 00°45'10", A CHORD BEARING N12°44'29"E, A CHORD DISTANCE OF 12.15 FEET, AN ARC LENGTH OF 12.15 FEET TO AN IRON PIN SET; THENCE N13°07'04"E, A DISTANCE OF 27.12 FEET TO AN IRON PIN SET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.50 FEET, A CENTRAL ANGLE OF 29°01'47", A CHORD BEARING N01°23'49"W, A CHORD DISTANCE OF 140.60 FEET, AND ARC LENGTH OF 142.12 FEET TO AN IRON PIN SET ON THE WEST LINE OF SAID SE1/4 OF THE NE1/4; THENCE N01°43'54"E, ALONG SAID WEST LINE, A DISTANCE OF 58.07 TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE NE1/4; THENCE S89°15'39"E, ALONG THE NORTH LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 37.80 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 9, IN RIDGECREST ESTATES, A SUBDIVISION IN CHRISTIAN COUNTY, MISSOURI; THENCE S01°16'23"W, ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT 9, A DISTANCE OF 12.26 FEET TO AN IRON PIN SET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 217.50 FEET, A CENTRAL ANGLE OF 05°45'54", A CHORD BEARING S14°55'22"E, A CHORD DISTANCE OF 21.87 FEET, AN ARC LENGTH OF 21.88 FEET TO AN IRON PIN SET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.50 FEET, A CENTRAL ANGLE OF 30°55'22", A CHORD BEARING S02°20'37"E, AN ARC LENGTH OF 178.37 FEET TO AN IRON PIN SET; THENCE S13°07'04"W, A DISTANCE OF 27.12 FEET TO AN IRON PIN SET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 12°10'32", A CHORD BEARING S07°01'48"W, AN ARC LENGTH OF 185.94 FEET TO AN IRON PIN SET; THENCE S00°56'32"W, A DISTANCE OF 546.81 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2015 AT PAGE 872; THENCE N87°39'06"W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 41.74 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.907 ACRES (MORE OR LESS), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

HIDDEN VALLEY ROAD DEDICATED RIGHT-OF-WAY DESCRIPTION:

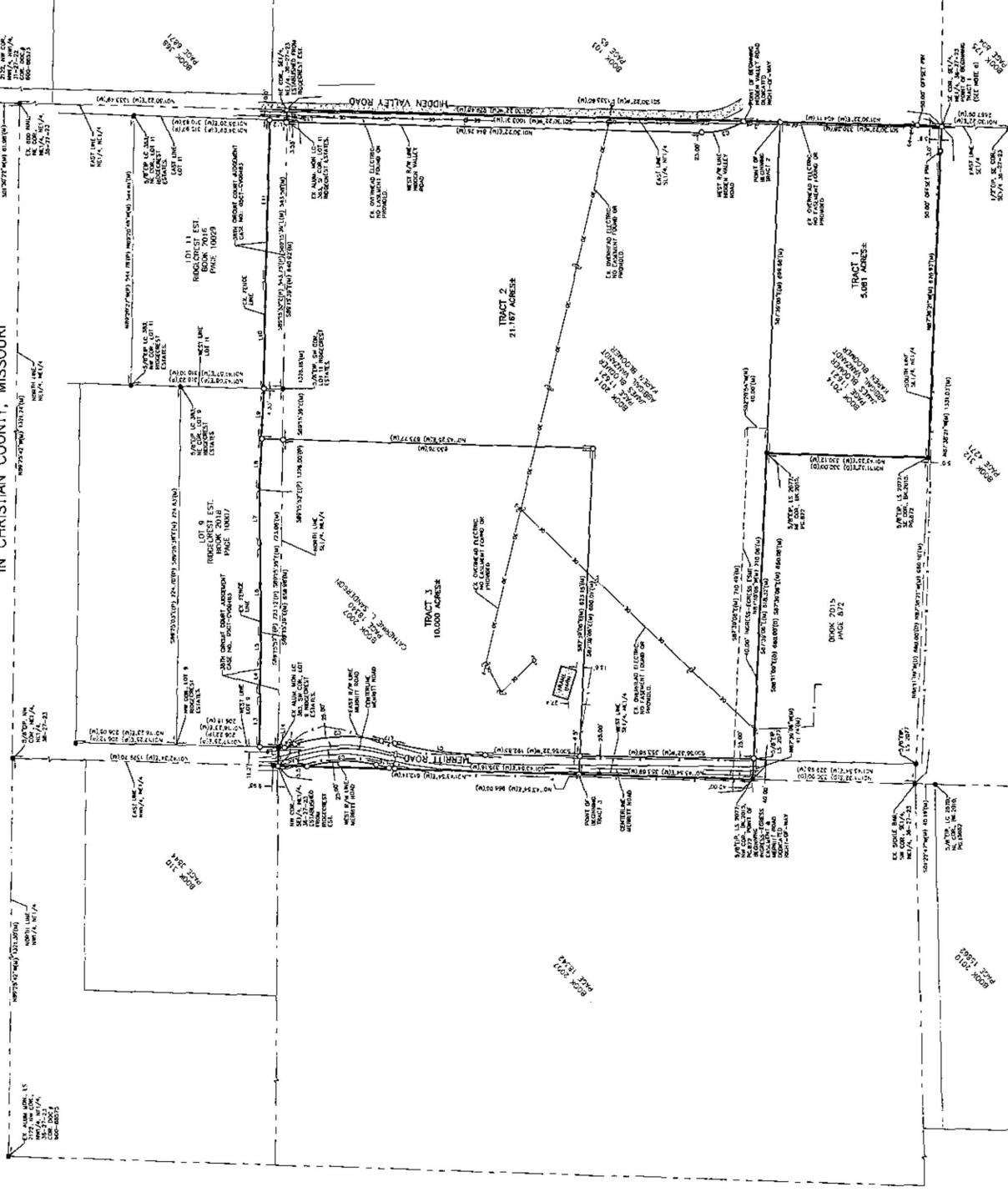
SOURCE OF DESCRIPTION: DEED BOOK 2007 AT PAGE 18340, DEED BOOK 2014 AT PAGE 11621 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE AND 38TH JUDICIAL CIRCUIT COURT CHRISTIAN COUNTY, MISSOURI CASE NO.: 05CT-CV00483.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 36, TOWNSHIP 27 NORTH, RANGE 23 WEST; THENCE N01°30'22"E, ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 2667.09 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID SE1/4 OF THE NE1/4; THENCE CONTINUING N01°30'22"E, ALONG THE EAST LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 404.11 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 156.62 FEET, A CENTRAL ANGLE OF 32°49'11", A CHORD BEARING N14°54'14"W, A CHORD DISTANCE OF 88.49 FEET, AN ARC LENGTH OF 89.71 FEET TO AN IRON PIN SET; THENCE N01°30'22"E, A DISTANCE OF 844.26 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID SE1/4 OF THE NE1/4; THENCE S89°15'39"E, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID SE1/4 OF THE NE1/4; THENCE S01°30'22"W, ALONG THE EAST LINE OF SAID SE1/4 OF THE NE1/4, A DISTANCE OF 929.48 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.518 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

MINOR SUBDIVISION
MERRITT FAMILY FARM

BEING A PART OF THE SE1/4 OF THE NE1/4 AND A PART OF THE NE1/4 OF THE NE1/4 IN SECTION 36, TOWNSHIP 27 NORTH, RANGE 23 WEST IN CHRISTIAN COUNTY, MISSOURI

[illegible]

Christian County, Missouri

[illegible]

CURVE	RADIUS	LENGTH	TANGENT	CHORD	AREA	CHORD BEARING
C1	815.96'	106.34'	81.32'	103.16'	7719.37'	209.70/45.0°
C2	730.26'	106.34'	70.71'	103.16'	5997.73'	209.70/45.0°
C3	1394.62'	206.71'	40.15'	204.64'	11145.41/57.0°	209.70/45.0°
C4	270.26'	206.71'	20.36'	204.64'	2249.54'	314.62/27.0°
C5	829.37'	124.15'	6.98'	123.15'	6065.10'	401.54/28.1°
C6	740.13'	124.15'	72.42'	146.80'	4017.23/48.0°	401.54/28.1°

LINE TABLE: CURVE TABLE:

BLANKS ARE BASED ON GRID NORTH 1981
ASSOCIATE COORDINATE SYSTEM, CONTROL ZONE

GRAPHIC SCALE

0 100 200

COLLECTOR'S STATEMENT			
1. NUMBER RECEIVED FOR THIS	2. PAY OR TRANSFER	3. DATE	4. NAME OF TAXPAYER
5		NOV 27 1944	MR. JAMES EDWARD VAN METER

CERTIFICATE OF APPROVAL:

0.5

ALVAREZ, GARCIA AND LUNA (1987)
~~ALVAREZ, GARCIA~~
 ALVAREZ, GARCIA

**A SIGNED CERTIFICATE OF A
CRA THIS PLAY DOES NOT COME**

SURVEY NOTES:

[illegible]

DECLARATION BY SURVEYOR:

THAT I, SHANE L. WACHS, DO HEREBY
FROM AN ACTUAL SURVEY OF THE LAND
20, 2019 AND SIGNED BY SHANE L. WACHS,
COURT REPORTER, SHOWN HEREIN WERE PLACED
2005019232, BY ACCORDANCE WITH THE
SURRENDER, RESOLUTIONS OF CONGRESS

[Signature] 2/16/2011

**RIGHT OF WAY DEED
(LLC)**

THIS DEED is made and entered into this 26th day of March, 2020, by and between **Selmore Investments, LLC**, a Limited Liability Company organized under the laws 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" located at 100 W. Church St., Rm 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 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 free 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**.

Tennessee Road and Kentucky Road

Selmore Special

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

SELMORE INVESTMENTS, LLC

John Kelly

Managing Member

Janis Kelly

Managing Member

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 26 day of March 2020, before me, a Notary Public in and for said state, personally appeared John Kelly + Janis Kelly, to me personally known, who, being by me duly sworn did say that he/she/they are the Managing Member(s) of between **SELMORE INVESTMENTS, LLC**, a Limited Liability Company of the State of Missouri, and that said document was signed in behalf of said Limited Liability Company by authority of its membership, and said Managing Member(s) 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 the day and year first above written.

BRENNA HOWARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Webster County
My Commission Expires: June 19, 2023
Commission Number: 19322834

Brenna Howard
Notary Public
Brenna Howard
(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.

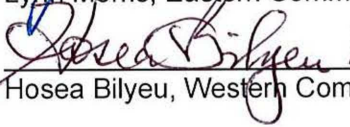
Passed, Approved, and Adopted this 29th day of November, 2022.



Ralph Phillips, Presiding Commissioner



Lynn Morris, Eastern Commissioner



Hosea Bilyeu, Western Commissioner

ATTEST:

County Clerk

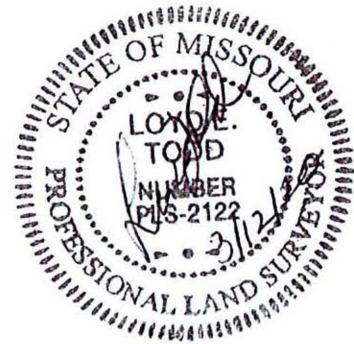
EXHIBIT “ A ”

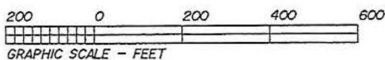
REGARDING TENNESSEE ROAD

A right-of-way described as beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri; thence along the North line thereof S89°26'11"E 25.00 feet; thence S00°34'40"E 518.17 feet to the centerline of a county road; thence along said centerline N89°23'03"W 28.00 feet to the West line of said Southwest Quarter of the Northwest Quarter; thence along said West line N00°14'46"W 518.09 feet to the point of beginning.

REGARDING KENTUCKY ROAD

A 25 foot wide right-of-way, the South line of said right-of-way described as commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri; thence along the West line thereof S00°14'46"E 518.09 feet; thence S89°23'03"E 28.00 feet for a true point of beginning of said South line of right-of-way; Thence continuing S89°23'03"E 683.88 feet; thence N89°47'39"E 397.09 feet; thence N87°45'56"E 125.90 feet (from this point to the next point, right-of-way narrows to 3 feet wide); thence continuing N87°45'56"E 93.00 feet for an end to said South line.





NW CORNER
SECTION 9



- NAIL SET
 - IRON PIN SET
 - IRON PIN IN PLACE (LS-2122)
 - x- FENCE LINE
 - R/C RECORDED AS
 - M/S MEASURED AS
 - △ R-O-W MARKER
 - STONE
 - E- OVERHEAD ELECTRIC
- CLASS OF PROPERTY SURVEY (RURAL)
DEED REFERENCE: BOOK 2019 PAGE 7771
BEARINGS FROM CO. SURVEY C-2509
SEE TODD SURVEYS 3578 & 3614

PIN 22'E.
OF CORNER
NEW R/W 25'

BOOK 2019 PAGE 806

TRUE POB
TRACT 2

TRUE POB
TRACT 3

TRACT 1
5.72 AC.+-

TRACT 2
5.00 AC.+-

TRACT 3
5.00 AC.+-

KENTUCKY ROAD

BOOK 2019 PAGE 806

W1/4 CORNER
BY S.P. METHOD
BETWEEN SECTION
CORNERS

NE CORNER
NW1/4 NW1/4

CERTIFICATE OF OWNERSHIP
I/we hereby certify that I/we am/are the sole owner(s) of the property described hereon, which is within the subdivision regulation jurisdiction of the County of Christian, and that I/we freely adopt this plan of subdivision, and dedicate to public use all areas shown on this plat as easements or deficient right-of-way, except those specifically indicated as private, and that I/we will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

Date: 3-26-2020

John Kelly

John Kelly

ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF Christian

On this 26 day of March, 2020, before me, the undersigned Notary Public, personally appeared John Kelly & John Kelly to me known to be the person(s) described in the foregoing instrument, and acknowledged that they executed said instrument as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last written above.

My commission expires: 1-19-23
Brenna Howard
Notary Public

BRENNA HOWARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Webster County
My Commission Expires: June 18, 2023
Commission Number: 19322834

CERTIFICATE OF APPROVAL
I hereby certify that the minor subdivision shown on this plat has been approved by the Christian County Planning & Zoning Department.
Date: 3/26/20
Ken Wadsworth
Planning & Zoning Administrator
#20-0079

A SIGNED CERTIFICATE OF APPROVAL
ON THIS PLAT DOES NOT CONSTITUTE
ACCEPTANCE OR APPROVAL OF ANY
ROADS BY CHRISTIAN COUNTY.



SURVEYOR'S DECLARATION
I, Lloyd E. Todd, Professional Land Surveyor #2122, did, on March 12, 2020, conduct a survey for SELMORE INVESTMENTS LLC of the tracts of land shown on this plat.

The results of said survey are represented on this plat to the best of my professional knowledge and belief. I did attempt to meet the Missouri Standards for Property Boundary Surveys.

Easements, if any are shown, are those written, provided, or discovered, and may not be all inclusive.

Tracts subject to all applicable planning and zoning regulations.

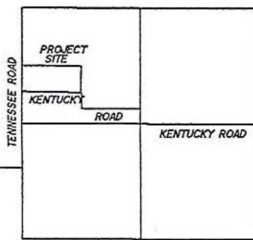
Any reference to ownership is based upon information provided by others, and does not represent an opinion regarding title.

IN THE RECORDER'S OFFICE

RECORDER

DEPUTY

IP CENTER OF
SECTION 9



VICINITY MAP SECTION 9
NOT TO SCALE

DESCRIPTIONS

TRACT 1

Part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri, described as beginning at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence along said North line thereof S89°26'11"E 480.29 feet; thence S00°22'27"E 518.55 feet to the centerline of a county road; thence along said centerline N89°23'03"W 481.46 feet to the West line of said Southwest Quarter of the Northwest Quarter; thence along said West line N00°14'46"W 518.09 feet to the point of beginning. Tract contains 5.72 acres more or less. SUBJECT TO right-of-ways for county roads along the West and South sides of said tract, and all other right-of-ways, easements, and restrictions of record.

TRACT 2

Part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri, described as beginning at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence along said North line thereof S89°26'11"E 480.29 feet for a true point of beginning; thence continuing S89°26'11"E 420.40 feet; thence S00°22'27"E 516.20 feet to the centerline of a county road; thence along said centerline S89°47'39"W 189.96 feet; thence continuing along said centerline N89°23'03"W 230.42 feet; thence N00°22'27"W 518.55 feet to the point of beginning. Tract contains 5.00 acres more or less. SUBJECT TO right-of-ways for a county road along the South side of said tract, and all other right-of-ways, easements, and restrictions of record.

TRACT 3

Part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri, described as beginning at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence along said North line thereof S89°26'11"E 900.69 feet for a true point of beginning; thence continuing S89°26'11"E 425.97 feet to the East line of said Southwest Quarter of the Northwest Quarter; thence along said East line S00°22'27"E 502.74 feet; thence S87°45'56"W 218.90 feet to the centerline of a county road; thence along said centerline S89°23'03"W 28.00 feet to the West line of said Southwest Quarter of the Northwest Quarter; thence along said West line N00°14'46"W 518.09 feet to the point of beginning. Tract contains 5.00 acres more or less. SUBJECT TO right-of-way for a county road along the South side of said tract, and all other right-of-ways, easements, and restrictions of record.

REGARDING TENNESSEE ROAD

A right-of-way described as beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri; thence along the North line thereof S89°26'11"E 25.00 feet; thence S00°34'40"E 518.17 feet to the centerline of a county road; thence along said centerline S89°47'39"W 207.13 feet to the West line of said Southwest Quarter of the Northwest Quarter; thence along said West line N00°14'46"W 518.09 feet to the point of beginning.

REGARDING KENTUCKY ROAD

A 25 foot wide right-of-way, the South line of said right-of-way described as beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 9, Township 26N, Range 21W, Christian County, Missouri; thence along the West line thereof S00°14'46"E 518.09 feet; thence S89°23'03"E 28.00 feet for a true point of beginning of said South line of right-of-way; thence continuing S89°23'03"E 683.88 feet; thence N89°47'39"E 397.09 feet; thence N87°45'56"E 125.90 feet (from this point to the next point, right-of-way narrows to 3 feet wide); thence continuing N87°45'56"E 93.00 feet for an end to said South line.

ADMINISTRATIVE MINOR SUBDIVISION

PART SW1/4 NW1/4 S9-T26N-R21W 5th P.M., CHRISTIAN CO., MO.

**TODD
SURVEYING**

P.O. BOX 365
302 N. SECOND ST.
OZARK, MO. 65721-0365
(417) 581-2187



SURVEY FOR
**SELMORE
INVESTMENTS
LLC**
DATE: 3/12/20 SCALE: 1" = 200'
DRAWN BY: LT CHECKED BY: LT
BOOK NO: 81-19 DWG. NO: 3624

**RESOLUTION
OF THE
SELMORE SPECIAL ROAD DISTRICT**

SUBJECT: Acceptance of Conveyance of Right of Way within the boundaries of the Selmore Special Road District

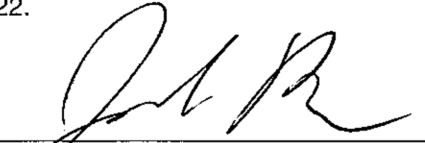
WHEREAS, SELMORE INVESTMENTS, LLC, the owner of record of certain real property in Christian County, Missouri has executed a Right of Way deed to Christian County, Missouri (grantee),

WHEREAS, the conveyance of right-of-way conveyed an interest in certain land lying within Christian County, Missouri and the Selmore Special Road District, legally described on **Exhibit "A"** attached hereto, for the purpose of establishing and maintaining public roads on said land,

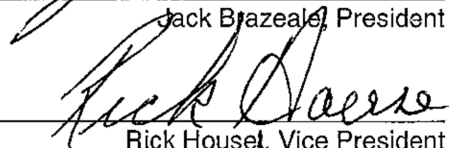
WHEREAS, the Selmore Special Road District maintains control and jurisdiction over all public highways within the district,

NOW, THEREFORE, it is hereby agreed and resolved by the Selmore Special Road Commission that the Christian County Commission should accept this conveyance of right-of-way to be recorded in the Christian County Recorder of Deeds Office.

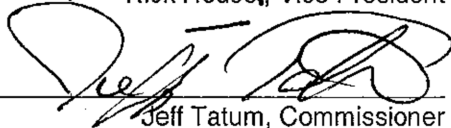
Approved this 8th day of September, 2022.



Jack Brazeale, President




Rick House, Vice President



Jeff Tatum, Commissioner

ATTEST:



Keith Robinette, Treasurer

RIGHT OF WAY DEED

THIS DEED is made and entered into this 31st day of October, 2022, by and between **SEAN M. BALISLE and CYNTHIA N. BALISLE, TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF SEAN M. BALISLE AND CYNTHIA N. BALISLE DATED JULY 7, 2006** 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", located at 100 W. Church St., Rm 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 free 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.

N Emerald Hills Drive

Common 2

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.

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

SEAN M. BALISLE and CYNTHIA N.
BALISLE, TRUSTEES OF THE
REVOCABLE TRUST AGREEMENT OF
SEAN M. BALISLE AND CYNTHIA N.
BALISLE DATED JULY 7, 2005

Sean M Balisle
SEAN M. BALISLE, TRUSTEE

Cynth N Balisle
CYNTHIA N. BALISLE, TRUSTEE

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 29 day of October, 2022 before me personally SEAN M. BALISLE and CYNTHIA N. BALISLE, TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF SEAN M. BALISLE AND CYNTHIA N. BALISLE DATED JULY 7, 2005 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.

Terri L Olson
Notary Public
Terri L. Olson
(Printed Name)

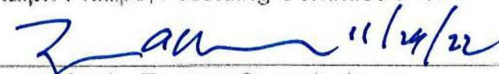
My Commission Expires:

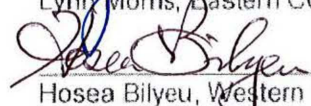


The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 29th day of November, 2020².


Ralph Phillips, Presiding Commissioner


Lynn Morris, Eastern Commissioner


Hosea Bilyeu, Western Commissioner

ATTEST:

County Clerk

EXHIBIT "A"

DESCRIPTION OF RIGHT-OF-WAY FOR DEDICATION

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 40D NAIL MARKING THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3; THENCE SOUTH 88°29'04" EAST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 26.39 FEET TO A SET 5/8" REBAR AT AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF EMERALD HILLS ROAD; THENCE SOUTH 2°05'59" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF EMERALD HILLS ROAD A DISTANCE OF 208.14 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 88°20'58" WEST, 27.18 FEET TO A FOUND 5/8" REBAR AT AN INTERSECTION WITH THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 2°18'26" EAST ALONG SAID WEST LINE A DISTANCE OF 208.09 TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED CONTAINING 0.13 ACRES.

RIGHT OF WAY DEED

THIS DEED is made and entered into this 3rd day of October 2022, by and between **GREG HALE and LEIGH HALE, husband & wife** 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", located at 100 W. Church St., Rm 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.

Smyrna Rd + Glade Rd

Common 1

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.

Greg Hale
GREG HALE
Leigh Hale
LEIGH HALE

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 3rd day of October, 2022, before me personally appeared between, **GREG HALE and LEIGH HALE** 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.

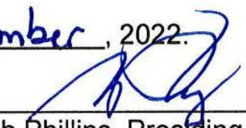
Sayer R. Lee
Notary Public
(Printed Name) Sayer R. Lee


My Commission Expires: 4-19-2024

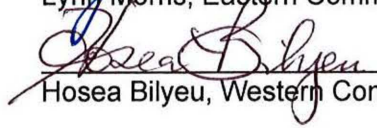
SAYER R. LEE
Notary Public - Notary Seal
State of Missouri
Commissioned for Christian County
My Commission Expires: April 19, 2026
Commission Number: 15403243

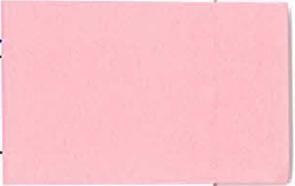
The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 29th day of November, 2022.


Ralph Phillips, Presiding Commissioner


Lynn Morris, Eastern Commissioner


Hosea Bilyeu, Western Commissioner



ATTEST:

County Clerk

EXHIBIT “A”

DESCRIPTIONS: NEW RIGHT-OF-WAY

TRACT 'A': A STRIP OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) AND A PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼), ALL IN SECTION 9, TOWNSHIP 27 NORTH, RANGE 20 WEST OF THE 5TH P.M. IN CHRISTIAN COUNTY, MISSOURI, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF SAID NW¼ OF THE SE¼ OF SECTION 9, THENCE S88°33'06"E, ALONG THE NORTH LINE OF SAID NW¼ OF THE SE¼, 25.00 FEET; THENCE S00°55'55"W, 190.39 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY "125" (AS IT NOW EXISTS); THENCE S48°10'20"W, ALONG SAID RIGHT OF WAY LINE, 68.10 FEET; THENCE N00°55'55"E, 236.86 FEET TO A POINT ON THE NORTH LINE OF SAID NE¼ OF THE SW¼; THENCE S89°03'14"E, ALONG SAID NORTH LINE, 25.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

TRACT 'B': A STRIP OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 20 WEST OF THE 5TH P.M. IN CHRISTIAN COUNTY, MISSOURI, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN IRON PIN AT THE NORTHWEST CORNER OF SAID NE¼ OF THE SW¼ OF SECTION 9, THENCE S01°33'53"W, ALONG THE WEST LINE OF SAID NE¼ F THE SW¼, 1005.89 FEET FOR THE POINT OF BEGINNING; THENCE N72°14'57"E, 234.47 FEET; THENCE EASTERLY, WITH A CURVE TO THE RIGHT, AN ARC LENGTH OF 208.27 FEET, WITH A RADIUS OF 213.36 FEET, AND A CHORD BEARING AND DISTANCE OF S79°45'18"E, 200.10 FEET; THENCE S51°47'26"E, 83.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY "125"; THENCE S44°18'13"W, 25.14 FEET TO AN IRON PIN ON THE CENTERLINE OF SMYRNA ROAD (AS IT NOW EXISTS); THENCE N51°47'26"W, ALONG SAID CENTERLINE, 81.03 FEET; THENCE WESTERLY, ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 183.86 FEET, WITH A RADIUS OF 188.36 FEET, AND A CHORD BEARING AND DISTANCE OF N79°45'15"W, 176.65 FEET; THENCE S72°14'57"W, 243.23 FEET TO AN IRON PIN ON THE WEST LINE OF SAID NE¼ OF THE SW¼; THENCE N01°33'53"E, ALONG SAID WEST LINE, 26.49 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES ACROSS THE SOUTH SIDE THEREOF. ALSO, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

RIGHT OF WAY DEED

THIS DEED is made and entered into this 14 day of June 2022, by and between **GARY B. HOPKINS AND CAROL Y. HOPKINS, husband & wife** 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", located at 100 W. Church St., Rm 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.

Hopkins Road

Common 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.

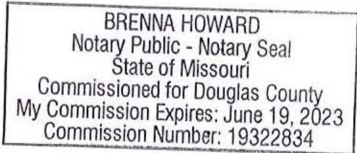
IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.

Gary Hopkins
GARY B. HOPKINS
Carol Hopkins
CAROL Y. HOPKINS

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 14 day of June, 2022, before me personally appeared between GARY B. HOPKINS AND CAROL Y. HOPKINS, 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.






Brenna Howard
Notary Public
Brenna Howard
(Printed Name)

My Commission Expires: 6-19-2023

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 29th day of November, 2022.

 11/29/2022
Ralph Phillips, Presiding Commissioner
 11/29/22
Lynn Morris, Eastern Commissioner
 11-29-2022
Hosea Bilyeu, Western Commissioner

ATTEST:

County Clerk

EXHIBIT "A"

RIGHT-OF-WAY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOUR (4), TOWNSHIP TWENTY-FIVE NORTH (T25N), RANGE TWENTY-ONE WEST (R21W) OF THE FIFTH P.M. IN CHRISTIAN COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE SOUTHEAST CORNER OF THE NE1/4 OF THE SW1/4, SAID SEC. 4, THENCE N 00°48'46" E ALONG THE EAST LINE OF THE NE1/4 OF THE SW1/4, SAID SEC. 4, 445.93 FEET TO AN IRON PIN AND SAID IRON PIN MARKS THE TRUE POINT OF BEGINNING; THENCE N 81°42'06" W, 362.31 FEET; THENCE N 79°28'28" W, 287.23 FEET; THENCE N 88°25'52" W, 357.28 FEET; THENCE N 85°25'20" W, 188.89 FEET; THENCE ALONG A 378.00 FEET RADIUS CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 59.74 FEET AND A CHORD BEARING OF N 80°53'40" W, WITH A CHORD LENGTH OF 59.68 FEET; THENCE N 06°10'54" E, 25.23 FEET TO THE CENTERLINE OF HOPKINS ROAD; THENCE ALONG SAID CENTERLINE AND ALONG A 353.00 FEET RADIUS CURVE TO THE LEFT HAVING AN ARC LENGTH OF 59.06 FEET AND A CHORD BEARING OF S 80°37'44" E, WITH A CHORD LENGTH OF 58.99 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S 85°25'20" E, 188.23 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S 88°25'52" E, 161.03 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S 88°25'52" E, 197.55 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S 79°28'28" E, 288.70 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S 81°42'06" E, 358.54 FEET TO THE EAST LINE OF THE NE1/4 OF THE SW1/4, SAID SEC. 4; THENCE ALONG SAID EAST LINE S 00°48'46" W, 25.21 FEET TO THE POINT OF BEGINNING.

RIGHT OF WAY DEED

THIS DEED is made and entered into this 9th day of April, 2022, by and between **CATHERINE D. WHITWORTH, A WIDOW and NANCY S. ROSE and JEFFREY C. MORTON** 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" located at 100 W. Church St., Rm 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.

Stargrass Road

Common 1

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.

Catherine D. Whitworth
CATHERINE D. WHITWORTH

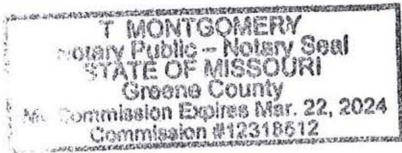
Nancy S. Rose
NANCY S. ROSE

Jeffrey C. Morton
JEFFREY C. MORTON

STATE OF Missouri)
COUNTY OF Greene) SS

On this 9th day of April,
2022, before me personally appeared ~~CATHERINE D. WHITWORTH, A WIDOW~~ and NANCY S.
ROSE and JEFFREY C. MORTON 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.



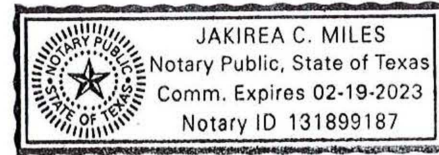
T. Montgomery
Notary Public
T. Montgomery
(Printed Name)

My Commission Expires: 3/22/2024

STATE OF Texas)
COUNTY OF Tarrant) SS

On this 17 day of April,
2022, before me personally appeared **CATHERINE D. WHITWORTH, A WIDOW and ~~NANCY S. ROSE and JEFFREY C. MORTON~~** 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.




Notary Public

Jakirea Miles
(Printed Name)

My Commission Expires: 2/19/23

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 29th day of November, 2022.


11/29/2022

Ralph Phillips, Presiding Commissioner


11/29/22

Lynn Morris, Eastern Commissioner


11-29-2022

Hosea Bilyeu, Western Commissioner

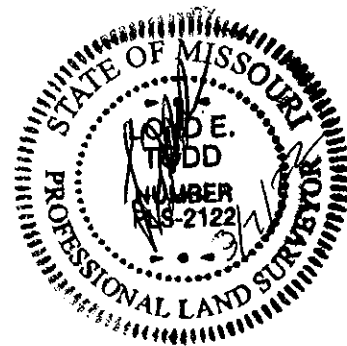
ATTEST:

County Clerk

EXHIBIT “ A ”

REGARDING STARGRASS ROAD

A 25 foot wide road right-of-way located in the South Half of the Southwest Quarter (S1/2 SW1/4) of Section 31, Township 27N, Range 20W, Christian County, Missouri, the North line of said 25 foot wide right-of-way described as commencing at the Southwest corner of said Section 31; thence along the South line of said section S88°03'23"E 30.00 feet to the East right-of-way of State Highway "W"; thence along said East right-of-way N01°30'00"E 777.82 feet to the centerline of Stargrass Road; thence along said centerline S84°43'54"E 300.00 feet for a true point of beginning of said North line; Thence S84°43'54"E 360.00 feet for an end to said North line of right-of-way.



PART S1/2 SW1/4 S31-T27N-R20W 5th P.M. CHRISTIAN CO., MO.

REGARDING STARGRASS ROAD
A 25 foot wide road right-of-way located in the South Half of the Southwest Quarter (S1/2 SW1/4) of Section 31, Township 27N, Range 20W, Christian County, Missouri, the North line of said 25 foot right-of-way is hereby described as commencing at the South-East corner of said Section 31; thence along the South line of said section S88°03'23"E 30.00 feet to the East right-of-way line of State Highway "W"; thence along said East right-of-way line N01°30'00"E 777.82 feet to the centerline of Stargrass Road; thence along said centerline S84°43'54"E 350.00 feet to the point of beginning of said North line; thence S84°43'54"E 350.00 feet for an end to said North line of right-of-way.

CERTIFICATE OF OWNERSHIP

I/We hereby certify that I/we am/are the sole owner(s) of the property described hereon, which is within the subdivision regulation jurisdiction of the County of Christian, and that I/we freely adopt this plan of subdivision, and dedicate to public use all areas shown on this plat as easements or deficient right-of-way, except those specifically designated as private, and that I/we will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____, to me known to be the person(s) described in the foregoing instrument, and acknowledged that they executed said instrument as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last written above.

My commission expires: _____

Notary Public

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____, to me known to be the person(s) described in the foregoing instrument, and acknowledged that they executed said instrument as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last written above.

My commission expires: _____

Notary Public

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____, to me known to be the person(s) described in the foregoing instrument, and acknowledged that they executed said instrument as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last written above.

My commission expires:

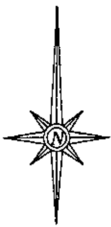
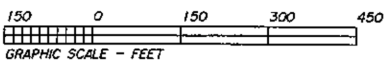
Notary Public

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat has been approved by the Christian County Planning & Zoning Department.

Date: _____

Planning & Zoning Administrator



- = IRON PIN SET
- = IRON PIN IN PLACE (LS-2122)
- X = FENCE LINE
- R/C = RECORDED AS
- M/S = MEASURED AS
- △ = R-O-W MARKER
- = STONE
- E = OVERHEAD ELECTRIC

CLASS OF PROPERTY SURVEY (RURAL)

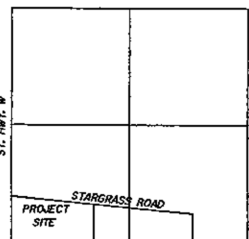
DEED REFERENCE: BOOK 2006/23619

BEARINGS TAKEN FROM CO. SURVEY C-48

Easements, if any are shown, are those written discovered, and may not be all inclusive.

Any reference to ownership is based upon information, and does not represent an opinion regarding title.

VICINITY MAP SECTION 31
NOT TO SCALE



TRACT 1

Part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section 31, Township 27N, Range 20W, Christian County, Missouri, is described as follows: Beginning at the Southeast corner of Section 31; thence along the South line thereof S89°03'23"E 30.00 feet to the East right-of-way of State Highway "W" for a true point of beginning; Thence along said East right-of-way N01°30'00"E 177.77 feet to the centerline of Stargrass Road; thence along said centerline S84°53'54"E 330.00 feet to the intersection of Section 31; thence S89°03'23"E 359.23 feet; thence N01°30'00"E 353.00 feet to the centerline of Stargrass Road; thence along said centerline the following courses: S81°34'03"E 76.56 feet; thence S75°07'45"E 100.00 feet; thence S89°03'23"E 100.00 feet; thence S86°25'43"E 205.97 feet to a distance of 157.13 feet; thence S86°25'43"E 205.97 feet to the extension of the West line of Timberlane Estates, as recorded in Plat Book 6 of Page 220 in the Christian County Recorder's Office; thence thence Northward and along the West line S01°07'57"E 60.74 feet to the South line of said Section 31; thence along said South line N88°03'23"E 1526.06 feet to the point of beginning. Tract contains 21.55 acres more or less.

Tract to right-of-way for Stargrass Road along the North side of said tract, and all other right-of-ways, easements, and restrictions of record.

Part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section 31, Township 27N, Range 20W, Christian County, Missouri, is described as follows: Beginning at the corner of Section 31; thence along the South line thence S89°03'23"E 30.00 feet to the East right-of-way of State Highway "W"; thence along said East line of Section 31, Township 27N, Range 20W, Christian County, Missouri, to the Stargass Road; thence along said centerline S84°43'54" 300.00 feet for a true point of beginning; Thence continuing S04°43'54" 350.00 feet thence S01°43'54" 300.00 feet to the corner of Section 31; S52.23 feet; thence N01°30'00"E 373.88 feet to the point of beginning. "Tract contains 3.00 acres more or less. SUBJECT TO EASEMENTS FOR STARGASS ROAD AND NORTH AND SOUTH TRACT, AND ALL OTHER RIGHTS OF RECORD. SEE EXHIBITS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

TODD
SURVEYING

P.O. BOX 365
302 N. SECOND ST.
OZARK, MO. 65721-0365
(417) 581-2187

STATE OF MISSOURI
LOMBE.
TODD
JANUARY 1

SURVEY FOR
CATHERINE WHITWORTH
NANCY ROSE
JEFFREY MORTON

DATE: 3/7/22	SCALE: 1" = 150'
DRAWN BY: LT	CHECKED BY: LT
BOOK NO:	DWG. NO: 3829

**RIGHT OF WAY DEED
(LLC)**

THIS DEED is made and entered into this 21 day of January 2022 by and between, **SNB, LLC, a Missouri Limited Liability Company** organized under the laws of the State of Missouri, and **BRYANT LANDSCAPING AND DEVELOPMENT, LLC** organized under the laws 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" located at 100 W. Church St., Rm 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 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 free 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**.

Copper Creek and Hazel Run Road

Common Two

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

SNB, LLC

James L. Bryant

BRYANT LANDSCAPING AND
DEVELOPMENT, LLC

Shannon Bryant

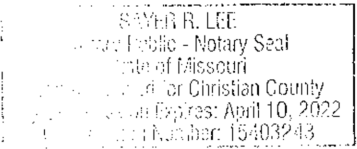
STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 21 day of January
2022, before me, a Notary Public in and for said state, personally appeared Shannon Bryant James L. Bryant to me personally known, who, being by me duly sworn did say that he/she/they are the Managing Member of between _____, a Limited Liability Company of the State of Missouri, and that said document was signed in behalf of said Limited Liability Company by authority of its membership, and said Managing Member(s) 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 the day and year first above written.

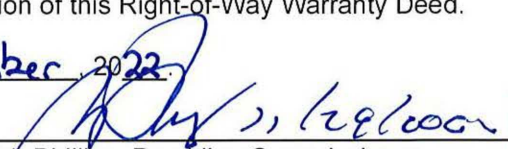
Sayer R. Lee
Notary Public
(Printed Name) Sayer R. Lee

My Commission Expires:

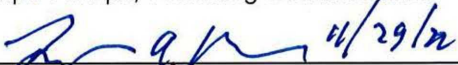


The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.


Passed, Approved, and Adopted this 29th day of November, 2022.



Ralph Phillips, Presiding Commissioner



Lynn Morris, Eastern Commissioner



Hosea Bilyeu, Western Commissioner



ATTEST:

County Clerk
23385-0001 355249.doc

"EXHIBIT A"

DESCRIPTION OF RIGHT-OF-WAY

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE NORTH 88°15'49" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1330.54 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 2°10'39" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°15'49" EAST, 1295.47 FEET; THENCE NORTH 46°52'42" EAST, 14.17 FEET; THENCE NORTH 2°01'13" EAST, 1300.90 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°12'22" EAST ALONG SAID NORTH LINE A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 2°01'13" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1335.87 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 1.52 ACRES.

AMENDED PLAT OF LOT - A OF THE REPLAT OF RON'S SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI.

Recorded in Christian County, Missouri

Recording Date/Time: 01/21/2022 at 03:34:18 PM

Instr #: 2022L01177

Book: I Page: 361

Pages: 1

Fee: \$44.00 \$ 2022001100

SEAL

Recorder of Deeds

Kelly Hall, Recorder

Justin J. Deputy Recorder

FOR RECORDER'S USE ONLY

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNER'S AND DEVELOPER'S OF SAID REAL ESTATE DESCRIBED AND SHOWN HEREON, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID REAL ESTATE TO BE SUBDIVIDED AS SHOWN AND THAT SAID REAL ESTATE IS WITHIN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CHRISTIAN, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION.

DATE 1/21/22

OWNER Shannon Bryant

OWNER James S Bryant

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF CHRISTIAN)

BE IT REMEMBERED ON THIS 21 DAY OF January, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME: Shannon Bryant, James S Bryant, known to be the persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SEAL

SAVER R. LEE
Notary Public - Notary Seal
State of Missouri
Commissioned for Christian County
My Commission Expires: April 10, 2022
11001 South Lawrence, 65702-2420

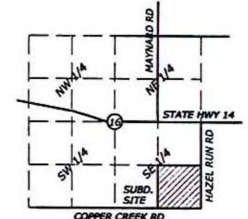
RECORD SOURCE DEED: BOOK 2021, PAGE 21390, BOOK 2007, PAGE 20374 AND DEED BOOK 2018, PAGE 12318

DESCRIPTION OF AMENDED PLAT

ALL OF LOT "A" OF THE REPLAT OF RON'S SUBDIVISION ACCORDING TO THE PLAT FILED FOR RECORD IN PLAT BOOK H, PAGE 700 CHRISTIAN COUNTY RECORDER'S OFFICE, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION OF RIGHT-OF-WAY FOR DEDICATION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE NORTH 88°15'49" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1330.54 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 2°10'39" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 32.50 FEET; THENCE SOUTH 88°15'49" EAST, 1290.45 FEET; THENCE NORTH 2°01'13" EAST, 1303.41 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°12'22" EAST ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1335.87 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 2.19 ACRES.



SECTION 16, TOWNSHIP 27 NORTH, RANGE 22 WEST
SITE LOCATION MAP (NOT TO SCALE)

LEGEND

- = FOUND 1/2" REBAR
- = FOUND 5/8" REBAR
- = SET 1/2" X 18" REBAR

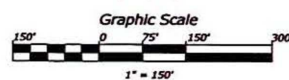
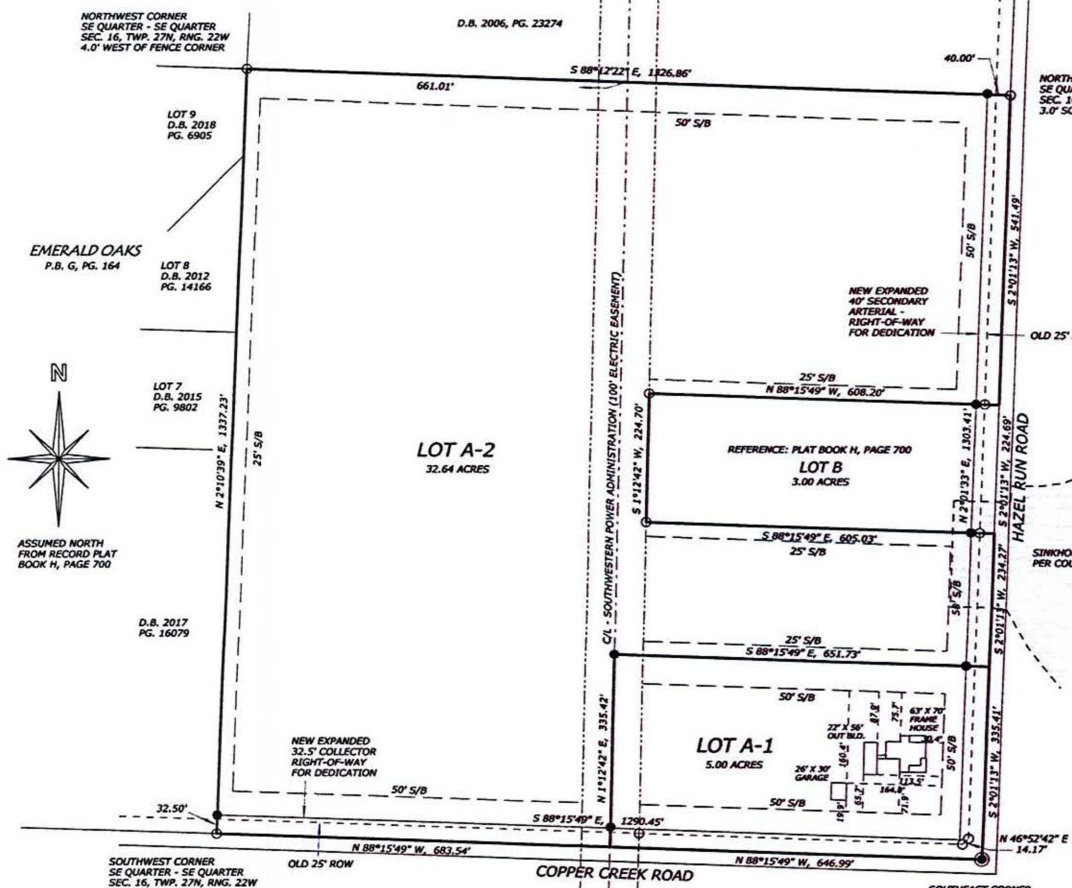
GUNTER AND ASSOCIATES, INC.

P.O. BOX #1218 LAND SURVEYORS PH. (417)725-2229
Nixa, Missouri 65714 email: guntersurveying@gmail.com

SCALE: 1" = 150'

DATE: 01/20/22 CLASS OF SURVEY ACCURACY (RURAL) DRAWN BY: M.E.G. F.B.K. DC @ PG. 5549

PREPARED FOR: SNB LLC AND BRYANT LANDSCAPING AND DEVELOPMENT LLC JOB # 5549



A SIGNED CERTIFICATE OF APPROVAL ON THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF ANY ROADS BY CHRISTIAN COUNTY

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK E. GUNTER, DO HEREBY DECLARE THAT I SURVEYED THE PROPERTY DESCRIBED HEREON AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND THE SUBDIVISION REGULATIONS OF CHRISTIAN COUNTY, MISSOURI.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE CHRISTIAN COUNTY PLANNING AND ZONING COMMISSION.

DATE 1-21-2022

ADMINISTRATOR

2022-0021

CERTIFICATE BY COLLECTOR'S OFFICE

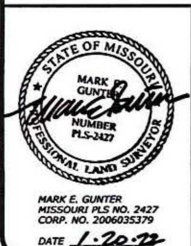
I HEREBY CERTIFY THAT ALL COUNTY TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID.

PARCEL ID 10-015-16-000-000-000 000

DATE 01-21-2022

TED NICHOLS

COUNTY COLLECTOR



RIGHT OF WAY DEED

THIS DEED is made and entered into this 10 day of January, 2021, by and between **MEGHAN B. den HARTOG, CAROLYNNE den HARTOG, ZACHARIAH and EVA PATTERSON and SARAH den HARTOG** 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" located at 100 W. Church St., Rm 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.

Boston Road

Common One

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(s) has signed this deed the day and year first above written.

Meghan den Hartog
MEGHAN B. den HARTOG
Carolynne den Hartog
CAROLYNNE den HARTOG
Zachariah Patterson
ZACHARIAH PATTERSON
Eva Patterson
EVA PATTERSON
Sarah den Hartog
SARAH den HARTOG

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

On this 10 day of January, 2021, before me personally appeared MEGHAN B. den HARTOG, 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.

Jessica Inman
Notary Public
Jessica Inman
(Printed Name)

My Commission Expires: 06/21/2024

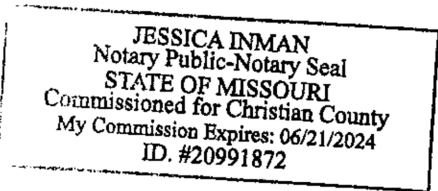
JESSICA INMAN
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Christian County
My Commission Expires: 06/21/2024
ID. #20991872

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 10 day of January, 2022, before me personally appeared CAROLYNNE den HARTOG, 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.

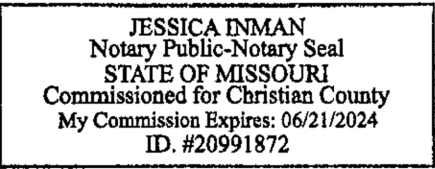
Jessica Inman
Notary Public
Jessica Inman



STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 10 day of January, 2022, before me personally appeared ZACHARIAH PATTERSON and EVA PATTERSON, 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.



Jessica Inman
Notary Public
Jessica Inman

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 10 day of January, 201st~~8~~, before me personally appeared SARAH den HARTOG, 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.

Jessica Inman
Notary Public
Jessica Inman
(Printed Name)

My Commission Expires: 06/21/2024



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 29th day of November, 201st~~8~~

Ralph Phillips 11/29/2022
Ralph Phillips, Presiding Commissioner
Lynn Morris 11/29/22
Lynn Morris, Eastern Commissioner
Hosea Bilyeu 11-29-22
Hosea Bilyeu, Western Commissioner

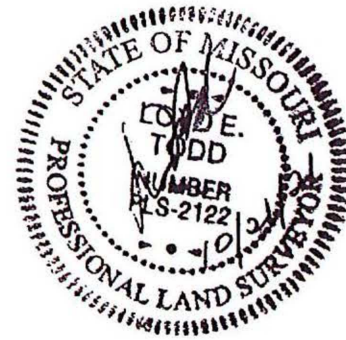
ATTEST:

County Clerk

EXHIBIT " A "

REGARDING BOSTON ROAD

A 25 foot wide right-of-way, the West line described as beginning at the intersection of the centerline of Boston Road and the North line of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 10, Township 26N, Range 19W, Christian County, Missouri; thence S17°01'35"E 185.06 feet; thence S19°53'52"E 114.85 feet; thence S29°31'19"E 64.94 feet for an end to said right-of-way.



RIGHT OF WAY DEED

THIS DEED is made and entered into this 30 day of March, 2022, by **CAROLYN S. MILLSAP, A MARRIED PERSON** 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" located at 100 W. Church St., Rm 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 free 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.

Mt Carmel Road and Robinson Road

Common Two

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.

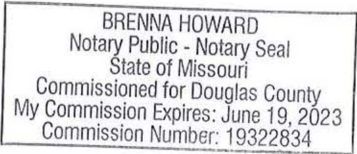
IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.

Carolyn S. Millsap
CAROLYN S. MILLSAP

STATE OF Missouri)
COUNTY OF Christian) SS

On this 30 day of March, 2022, before me personally appeared ~~DOROTHY L. HARMON~~ and CAROLYN S. MILLSAP 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.




Brenna Howard
Notary Public
Brenna Howard
(Printed Name)


My Commission Expires: 6-19-2023

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 29th day of November, 2022.



Ralph Phillips, Presiding Commissioner



Lynn Morris, Eastern Commissioner



Hosea Bilyeu, Western Commissioner

11/29/2022

11/29/22

11-29-2022

ATTEST:

County Clerk

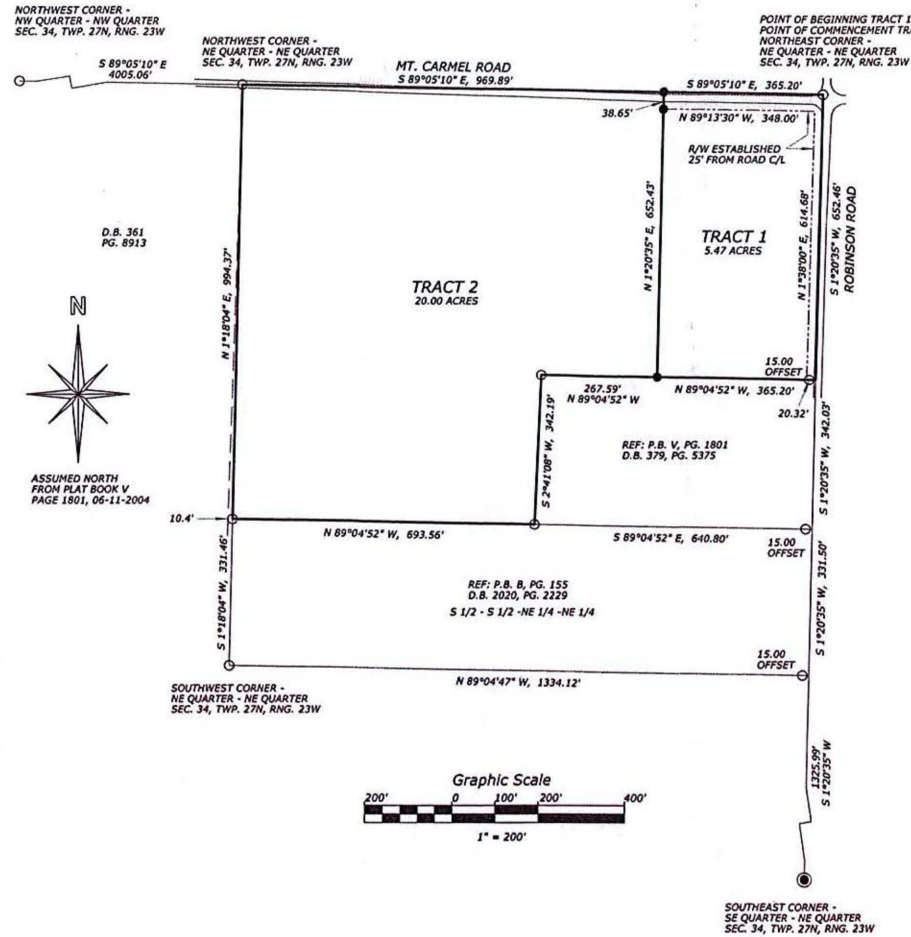
"EXHIBIT A"

DESCRIPTION OF RIGHT-OF-WAY FOR DEDICATION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH $1^{\circ}20'35''$ WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 652.46 FEET; THENCE NORTH $89^{\circ}04'52''$ WEST, 20.32 FEET TO A POINT 25.00 FEET WEST OF THE CENTERLINE OF ROBINSON ROAD; THENCE NORTH $1^{\circ}38'00''$ EAST PARALLEL WITH SAID CENTERLINE OF ROBINSON ROAD A DISTANCE OF 614.68 FEET TO A POINT 25.00 FEET SOUTH OF THE CENTERLINE OF MT. CARMEL ROAD; THENCE NORTH $89^{\circ}13'30''$ WEST PARALLEL WITH SAID CENTERLINE OF MT. CARMEL ROAD A DISTANCE OF 348.00 FEET; THENCE NORTH $1^{\circ}20'35''$ EAST PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 38.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH $89^{\circ}05'10''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 365.20 FEET THENCE TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 0.59 ACRES.

ADMINISTRATIVE MINOR SUBDIVISION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34
TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI



SOURCE OF PARENT TRACT DESCRIPTION: DEED BOOK 286, PAGES 2265-2270, DEED BOOK 287, PAGE 4487 AND DEED BOOK 2016, PAGE 3543 CHRISTIAN COUNTY RECORDER'S OFFICE, OZARK, MISSOURI.

DESCRIPTION OF TRACT 1

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 1°20'35" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 652.46 FEET; THENCE NORTH 89°04'52" WEST, 365.20 FEET; THENCE NORTH 1°20'35" EAST PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 652.43 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°05'10" EAST ALONG SAID NORTH LINE A DISTANCE OF 365.20 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 5.47 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION OF TRACT 2

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE NORTH 89°05'10" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 365.20 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED; THENCE SOUTH 1°20'35" WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 652.43 FEET; THENCE NORTH 89°04'52" WEST, 267.58 FEET; THENCE SOUTH 21°18'04" WEST ALONG AN EXISTING WIDE FENCE LINE A DISTANCE OF 342.19 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°04'52" WEST ALONG SAID NORTH LINE A DISTANCE OF 693.55 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 1°18'04" EAST ALONG SAID WEST LINE A DISTANCE OF 994.37 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°05'10" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 969.89 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 20.00 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION OF RIGHT-OF-WAY FOR DEDICATION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 1°20'35" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 652.46 FEET; THENCE NORTH 89°04'52" WEST, 20.32 FEET TO A POINT 25.00 FEET WEST OF THE CENTERLINE OF ROBINSON ROAD; THENCE NORTH 1°18'04" EAST PARALLEL WITH SAID CENTERLINE OF ROBINSON ROAD A DISTANCE OF 614.68 FEET TO A POINT 25.00 FEET SOUTH OF THE CENTERLINE OF MT. CARMEL ROAD; THENCE NORTH 89°13'30" WEST PARALLEL WITH SAID CENTERLINE OF MT. CARMEL ROAD A DISTANCE OF 348.00 FEET; THENCE NORTH 1°20'35" EAST PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 36.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°05'10" EAST ALONG SAID NORTH LINE A DISTANCE OF 365.20 FEET THENCE TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED, CONTAINING 0.59 ACRES.

CERTIFICATE BY COLLECTOR'S OFFICE

I HEREBY CERTIFY THAT ALL COUNTY TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID.

PARCEL ID _____

TED NICHOLS
COUNTY COLLECTOR

DATE _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE CHRISTIAN COUNTY PLANNING AND ZONING COMMISSION.

3-30-22
DATE

2022-0086

A SIGNED CERTIFICATE OF APPROVAL ON THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF ANY ROADS BY CHRISTIAN COUNTY

- LEGEND
- = FOUND 5/8" REBAR
 - = FOUND 1/2" REBAR
 - = SET 5/8" X 18" REBAR
 - = EXISTING WIRE FENCE LINE

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNER'S AND DEVELOPER'S OF SAID REAL ESTATE DESCRIBED AND SHOWN HEREON, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID REAL ESTATE TO BE SUBDIVIDED AS SHOWN AND THAT SAID REAL ESTATE IS WITHIN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CHRISTIAN, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION.

3-30-2022
DATE

OWNER

ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

BE IT REMEMBERED ON THIS 30 DAY OF March, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME: TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-19-2023

BRENNIA HOWARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Douglas County
My Commission Expires: June 19, 2023
Commission Number: 19522854

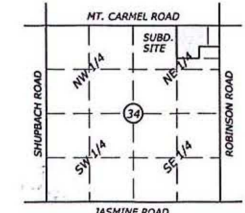


MARK E. GUNTER
MISSOURI PLS NO. 2427
CORP. NO. 200603379
DATE 3-11-22

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK E. GUNTER, DO HEREBY DECLARE THAT I SURVEYED THE PROPERTY DESCRIBED HEREON AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND THE SUBDIVISION REGULATIONS OF CHRISTIAN COUNTY, MISSOURI.



SECTION 34, TOWNSHIP 27 NORTH, RANGE 23 WEST
SITE LOCATION MAP (NOT TO SCALE)

GUNTER AND ASSOCIATES, INC.

P.O. BOX #1218 LAND SURVEYORS PH. (417)725-2229
Nixa, Missouri 65714 email: guntersurveying@gmail.com

SCALE: 1" = 200' CLASS OF SURVEY DRAWN BY: M.E.G.
DATE: 03/09/22 ACCURACY (RURAL) F.B.K. 20 @ PG. 14-20

PREPARED FOR: CAROLYN MILLSAP JOB # 4167-C

RIGHT OF WAY DEED

THIS DEED is made and entered into this 28 day of March, 2022, by and between **JOHN W. VEST, A SINGLE PERSON** 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" located at 100 W. Church St., Rm 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 free 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.

Hodges Road

Common One

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.




JOHN W. VEST

STATE OF Alabama)
) SS
COUNTY OF Baldwin)

On this 28th day of March,
2022, before me personally appeared JOHN W. VEST 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.






Notary Public
Nicole Pierce

(Printed Name)


My Commission Expires: 3-31-25

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.

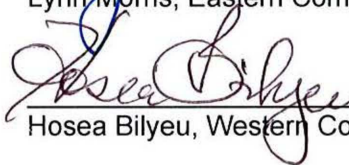
Passed, Approved, and Adopted this 29th day of November, 2022.



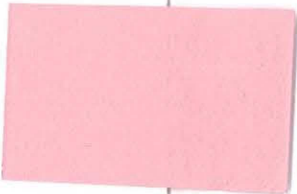
Ralph Phillips, Presiding Commissioner



Lynn Morris, Eastern Commissioner



Hosea Bilyeu, Western Commissioner



ATTEST:

County Clerk

EXHIBIT "A"

Road Dedicated

A Part Of The Northeast Quarter Of The Northwest Quarter Of Section 9,
Township 26 North, Range 20 West, Christian County, Missouri. Being More
Particularly Described As Follows:

Beginning At The Center Of The Northwest Quarter; Thence North 01
Degrees 49 Minutes 17 Seconds East Along The West Line Of The Northeast
Quarter Of The Northwest Quarter 1322.57 Feet To The Northwest Corner Of
The Northeast Quarter Of The Northwest Quarter; Thence South 86 Degrees 46
Minutes 46 Seconds East Along The North Line Of The Northeast Quarter Of
The Northwest Quarter 36.00 Feet; Thence South 01 Degrees 35 Minutes 02
Seconds West Departing Said Line 1322.66 Feet To The South Line Of The
Northeast Quarter Of The Northwest Quarter; Thence North 86 Degrees 51
Minutes 25 Seconds West Along Said South Line 41.48 Feet To The Point Of
Beginning Containing 1.18 Acres More Or Less. Subject To Any And All
Encumbrances And Rights Recorded Or Unrecorded.

**RIGHT OF WAY DEED
(LLC)**

THIS DEED is made and entered into this 20 day of February 2020, by and between JM and CS , **LLC**, a Limited Liability Company organized under the laws 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" located at 100 W. Church St., Rm 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 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 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**.

North Nicholas Road

Common 2

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

JM and CS, LLC

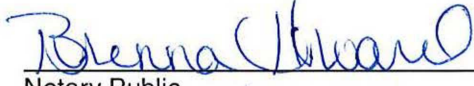
Johnny R. Monger, Managing Member

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 20 day of February
2020, before me, a Notary Public in and for said state, personally appeared **Johnny R. Monger**, to me personally known, who, being by me duly sworn did say that he/she/they are the Managing Member(s) of between JM & CS, LLC, a Limited Liability Company of the State of Missouri, and that said document was signed in behalf of said Limited Liability Company by authority of its membership, and said Managing Member(s) 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 the day and year first above written.

BRENNA HOWARD
Notary Public - Notary Seal
State of Missouri
Commissioned for Webster County
My Commission Expires: June 19, 2023
Commission Number: 19322834


Notary Public
Brenna Howard
(Printed Name)

My Commission Expires:

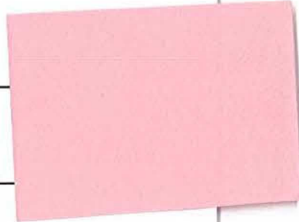
The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 29 day of November, 2022.


11/29/2022
Ralph Phillips, Presiding Commissioner


Lynn Morris, Eastern Commissioner


11-29-2022
Hosea Bilyeu, Western Commissioner



ATTEST:

County Clerk

EXHIBIT “A”

DESCRIPTION OF RIGHT-OF-WAY FOR DEDICATION

***ALL OF THE EAST 53.50 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 27 NORTH, RANGE
22 WEST, CHRISTIAN COUNTY, MISSOURI, CONTAINING 0.82 ACRES, SUBJECT
TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.***

V-4082

