



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

MEETING ATTACHMENTS (ID # 5426)

Meeting: 10/17/23 09:00 AM
Department: County Clerk
Category: Meeting Items
Prepared By: Madi Hires Raines
Initiator: Madi Hires Raines
Sponsors:
DOC ID: 5426

Meeting Attachments

ATTACHMENTS:

- FINANCIAL - CERTIFIED COURT ORDER NO. 10-17-2023-01 (PDF)
- RENEWAL - RAPISCAN SYSTEMS - QUOTE NO. CS009022 (PDF)
- RENEWAL LETTER - RAPISCAN SYSTEMS (PDF)
- ORDER NO. 10-17-2023-01 - ACCEPTANCE OF ROADS INTO COUNTY MAINTENANCE - HOPE LANE (PDF)
- RIGHT OF WAY DEED - 11630 HOPE LANE (V. & N. SHISHKO) (PDF)
- RIGHT OF WAY DEED - 11631 HOPE LANE (D. & L. SHISHKO) (PDF)
- RIGHT OF WAY DEED - 11632 HOPE LANE (A. & A. SCHLENKER) (PDF)
- RIGHT OF WAY DEED - 11633 HOPE LANE (E. SHISHKO) (PDF)
- RIGHT OF WAY DEED - 11634 HOPE LANE (N., A., A., & T. SHISHKO) (PDF)

The Treasurer is hereby ordered to pay the following entities:

RECEIVED

OCT 10 2023

PAULA BRUMFIELD
COUNTY CLERK

CF

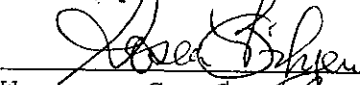
2023 #310 Sales Tax
R#: 7142
October 6, 2023

Road & Bridge Sales Tax

October 2023 Term

Sales Tax #310 Received			458,369.99		CKS
Common Road I	30.98%		142,003.02	231-49290	
Common Road II	30.39%		139,298.64	232-49290	
Common Road I			17,708.33	231-49290	
Common Road II			17,250.00	232-49290	
Budget Apportionment					
Common I Total			159,711.35	221-800-59501	
Common II Total			156,548.64	221-800-59502	
Amount To Remain in Pool			142,110.00		

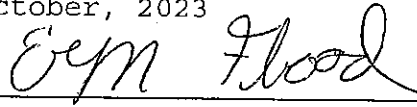

Presiding Commissioner Lynn Morris


Western Commissioner Hosea Bilyeu


Eastern Commissioner Bradley Jackson

IN TESTIMONY WHEREOF I, have hereunto set my hand and affixed the seal of said Commission, at my office in Christian County this, the 17th day of October, 2023



 (Ch. of Deputy)
Paula Brumfield, Clerk of the County Commission



Service Contract Quote

Service Plan Type 8X5
Contract No. CS009022
Accept Before 12/31/23
Starting Date 01/01/24
Expiration Date 12/31/24
Invoice Period Year
Next Invoice Date 01/01/24
Annual Amount 4,989.60

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 Item No.	Description	Item No.	Serial No.	Measure	Unit of Time (Hour)	Response Period	Service	Line Value
FSI02268	RAPISCAN 618XRW, WBS, D	618XRW14	6182739	ROLL	48	1Y		4,989.60

Sub-Total 4,989.60
Discount

Total USD : 4,989.60

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 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: _____



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

October 17, 2023

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 inspection system for screening 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, 2024, through December 31, 2024.

Hosea Bilyeu
Western Commissioner

10-20-23

Date

Lynn Morris
Presiding Commissioner

10-16-23

Date

Bradley A. Jackson
Eastern Commissioner

10-17-23

Date

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: October 17, 2023

SUBJECT: Acceptance of Roads into the County Maintenance Network

WHEREAS, Mr. Andrew Schlenker, on behalf of neighboring property owners petitions the Christian County Commission to accept Hope Lane into the Common One Road District for perpetual maintenance. This road is within the Walnut Ridge platted subdivision.

WHEREAS, the County Highway Administrator has inspected the construction of this road and considers the required work to be completed,

WHEREAS, all owners of right-of-way which collectively aggregate the full area of right-of-way for the above named road have individually conveyed to Christian County, Missouri, Right of Way Deeds for their respective portions, attached hereto, and hereby consent to the recordation of the aforesaid Right of Way Deeds and declares the road right-of-way legally described in said Deeds to be a public road pursuant to Section 228.190, RSMo.

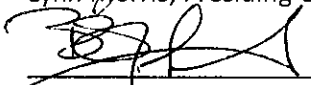
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals this 17th day of October, 2023 at Christian County, Missouri.

CHRISTIAN COUNTY COMMISSION



Lynn Morris, Presiding Commissioner

Dated: 10-17-23



Bradley Jackson, Eastern Commissioner

Dated: 10-17-23



Hosea Bilyeu, Western Commissioner

Dated: 10-20-23

ATTEST:



Paula Brumfield
County Clerk





Recording Date/Time: 10/20/2023 at 11:10:04 AM

Instr #: 2023L11630

Book: 2023 Page: 11479

Pages: 8

Fee: \$36.00 S 20230011658



Kelly Hall
Recorder of Deeds

COURTHOUSE CHRISTIAN COUNTY MISSOURI

RIGHT OF WAY DEED

THIS DEED is made and entered into this 6th day of October 2023, by and between **VITALY A. SHISHKO and NATASHA NIKOLAYEVNA SHISHKO, HUSBAND AND WIFE** 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"

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.

Hope Lane

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.


VITALY A. SHISHKO

NATASHA NIKOLAYEVNA SHISHKO

STATE OF MISSOURI)
 Greene) SS
COUNTY OF CHRISTIAN)

On this 6 day of October, 2023, before me personally appeared between, **VITALY A. SHISHKO** and **NATASHA NIKOLAYEVNA SHISHKO, HUSBAND AND WIFE** 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
Carrie Reed

(Printed Name)

My Commission Expires:

CARRIE REED
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: November 09, 2026
Commission Number: 22913974

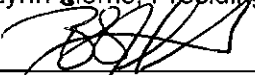
CARRIE REED
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: November 09, 2026
Commission Number: 22913974

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.

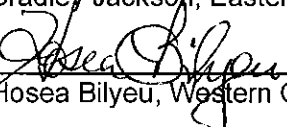
Passed, Approved, and Adopted this 17th day of October, 2023.



Lynn Morris, Presiding Commissioner



Bradley Jackson, Eastern Commissioner



Hosea Bilyeu, Western Commissioner

ATTEST:


County Clerk



VITALY A. SHISHKO & NATASHA NIKOLAYEVNA SHISHKO

ALL OF THE EAST TWENTY-FIVE (25) FEET OF LOT FIVE (5) OF THE FINAL PLAT OF WALNUT RIDGE, CHRISTIAN COUNTY, MISSOURI.



[Handwritten signature]

10-05-23



Recording Date/Time: 10/20/2023 at 11:10:04 AM

Instr #: 2023L11631

Book: 2023 Page: 11480

Pages: 5

Fee: \$36.00 & 20230011656



Kelly Hall
Recorder of Deeds

COURTHOUSE CHRISTIAN COUNTY MISSOURI

RIGHT OF WAY DEED

THIS DEED is made and entered into this 6th day of October 2023, by and between **DENIS SHISHKO and LESYA SHISHKO, HUSBAND AND WIFE** 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"

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.

Hope Lane

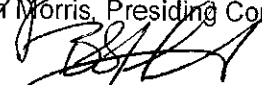
Common One

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.

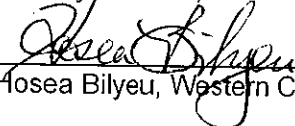
Passed, Approved, and Adopted this 17th day of October, 2023.



Lynn Morris, Presiding Commissioner



Bradley Jackson, Eastern Commissioner

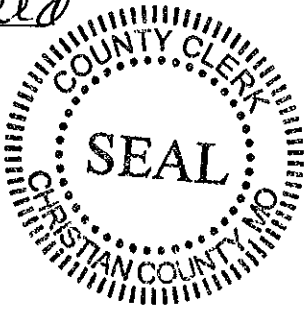


Hosea Bilyeu, Western Commissioner

ATTEST:

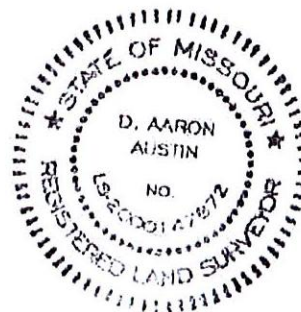


Saule Baumfield
County Clerk



DENIS & LESYA SHISHKO

ALL OF THE EAST TWENTY-FIVE (25) FEET OF LOT FOUR (4) INCLUDING ALL THAT PART OF A CUL-DE-SAC ON THE EAST SIDE OF SAID LOT FOUR (4), OF THE FINAL PLAT OF WALNUT RIDGE, CHRISTIAN COUNTY, MISSOURI.



D. Austin
10-05-23



Recording Date/Time: 10/20/2023 at 11:10:04 AM

Instr #: 2023L11632

Book: 2023 Page: 11481

Pages: 5

Fee: \$36.00 & 20230011632

COURTHOUSE CHRISTIAN COUNTY MISSOURI



RIGHT OF WAY DEED

THIS DEED is made and entered into this 6th day of October, 2023, by and between ANDREW D. SCHLENKER and ANITA M. SCHLENKER, trustees of the SCHLENKER TRUST AGREEMENT, dated August 30, 2022, 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.

Hope Lane

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.

ANDREW D. SCHLENKER and ANITA M. SCHLENKER, trustees of the SCHLENKER TRUST AGREEMENT, dated August 30, 2022

Andrew D. Schlenker
ANDREW D. SCHLENKER

Anita M. Schlenker
ANITA M. SCHLENKER

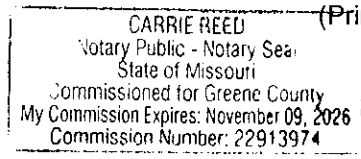
STATE OF MISSOURI)
COUNTY OF Greene) SS
~~CHRISTIAN~~)

On this 6 day of October, 2023, before me appeared ANITA M. SCHLENKER, trustee of the SCHLENKER TRUST AGREEMENT, dated August 30, 2022, 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.

Carrie Reed
Notary Public
Carrie Reed
(Printed Name)

My Commission Expires:



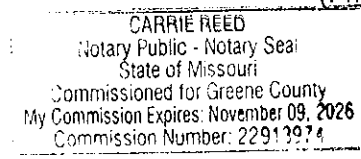
STATE OF MISSOURI)
COUNTY OF Greene) SS
~~CHRISTIAN~~)

On this 6 day of October, 2023, before me appeared ANDREW D. SCHLENKER, trustee of the SCHLENKER TRUST AGREEMENT, dated August 30, 2022, 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.

Carrie Reed
Notary Public
Carrie Reed
(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.

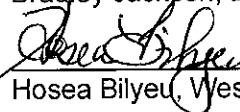
Passed, Approved, and Adopted this 17th day of October, 2023.



Lynn Morris, Presiding Commissioner

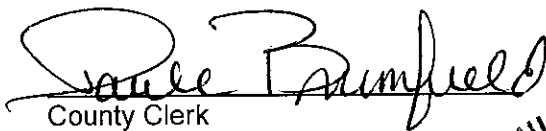


Bradley Jackson, Eastern Commissioner



Hosea Bilyeu, Western Commissioner

ATTEST:

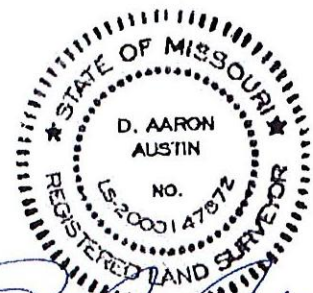


Paula Bamfield
County Clerk



**ANDREW D. SCHLENKER & ANITA M. SCHLENKER, TRUSTEES OF THE
SCHLENKER TRUST AGREEMENT DATED AUGUST 30'TH, 2022**

ALL THAT PART OF A FIFTY-FIVE (55) FOOT RADIUS CUL-DE-SAC ON THE NORTH SIDE
OF LOT THREE (3), OF THE FINAL PLAT OF WALNUT RIDGE, CHRISTIAN COUNTY,
MISSOURI.



[Handwritten Signature]
10-05-23



Recording Date/Time: 10/20/2023 at 11:12:56 AM

Instr #: 2023L11633

Book: 2023 Page: 11482

Pages: 5

Fee: \$36.00 S 20230011660



Kelly Hall
Recorder of Deeds

COURTHOUSE CHRISTIAN COUNTY MISSOURI

RIGHT OF WAY DEED

THIS DEED is made and entered into this 6th day of October 2023, by and between **EUGENE SHISHKO, a single person** 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"

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.

Hope Lane

Common One

1/5

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.

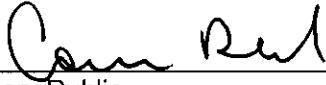


EUGENE SHISHKO

STATE OF MISSOURI)
 Greene) SS
COUNTY OF CHRISTIAN)

On this 6 day of October, 2023, before me personally appeared between, **EUGENE SHISHKO**, a single person 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.

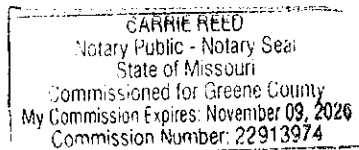
IN TESTIMONY WHEREOF, I hereunto set my hand and seal the date and year first above written.



Notary Public
Carrie Reed

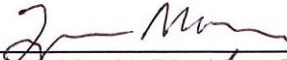
(Printed Name)

My Commission Expires:

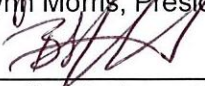


The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

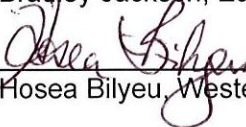
Passed, Approved, and Adopted this 17th day of October, 2023.



Lynn Morris, Presiding Commissioner



Bradley Jackson, Eastern Commissioner



Hosea Bilyeu, Western Commissioner

ATTEST:


County Clerk

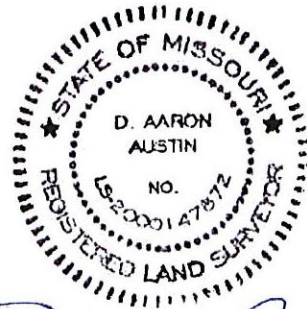


EUGENE SHISHKO

ALL OF THE EAST TWENTY-FIVE (25) FEET OF LOT SIX (6) OF THE FINAL PLAT OF WALNUT RIDGE, CHRISTIAN COUNTY, MISSOURI.

AND

ALL OF THE WEST TWENTY-FIVE (25) FEET OF LOT TWO (2) INCLUDING ALL THAT PART OF A CUL-DE-SAC ON THE WEST SIDE OF SAID LOT TWO (2), OF THE FINAL PLAT OF WALNUT RIDGE, CHRISTIAN COUNTY, MISSOURI.

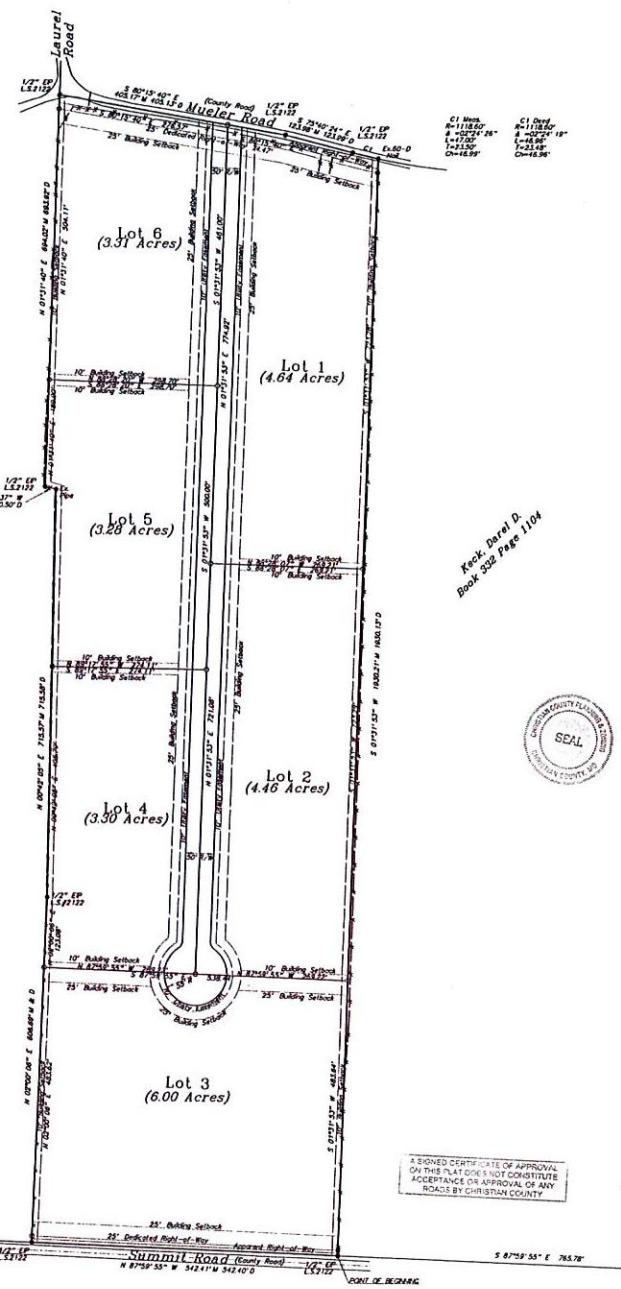


D. Aaron Austin
10-05-23

Final Plat
of
Walnut Ridge
part of the W1/2 SE1/4
Sec. 32, T27N, R20W
Christian County, Missouri



LOCATION SKETCH
SCALE 1" = 300'



Hilton, Frank
Book 303 Page 6110

Rock, David D.
Book 302 Page 1104

Survey
#1 Station Ch-13
N 87°12'12" W 2632.11' M
S 87°59'48" E 2632.11' M
C=43973.348
Convergence = 00°21'22"
Grid Factor = .9999211

Lot Information
Lot 1 30221.68 sq ft (0.6 acres)
Lot 2 19421.17 sq ft (0.4 acres)
Lot 3 24130.00 sq ft (0.5 acres)
Lot 4 143078.07 sq ft (3.3 acres)
Lot 5 143078.18 sq ft (3.3 acres)
Lot 6 14130.13 sq ft (0.3 acres)

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

Property Description
A tract of land located in the West half of the southeast quarter of Section 32, Township 27 North, Range 20 West, of being in Christian County, Missouri and COMMENCING at the southeast corner of the West half of the southeast quarter of said Section 32.
THENCE North 87 degrees 59 minutes 33 seconds West a distance of 763.78 feet to an existing iron pin for the POINT OF BEGINNING
THENCE continuing North 87 degrees 58 minutes 53 seconds West a distance of 342.21 feet to an existing iron pin for corner.
THENCE North 02 degrees 00 minutes 06 seconds East a distance of 806.69 feet to an existing iron pin for corner.
THENCE North 00 degrees 42 minutes 05 seconds East a distance of 713.57 feet to an existing iron pin for corner.
THENCE North 78 degrees 23 minutes 37 seconds West a distance of 20.58 feet to an existing iron pin for corner.
THENCE North 01 degree 31 minutes 40 seconds East a distance of 834.02 feet to an existing iron pin for corner.
THENCE South 80 degrees 15 minutes 40 seconds East a distance of 405.17 feet to an existing iron pin for corner.
THENCE South 75 degrees 40 minutes 24 seconds East a distance of 132.08 feet to an existing iron pin at a maintenance curve to the left for corner.
THENCE along said non-tangent curve to the left having a radius of 1,178.80 feet, a length of 24.89 feet to an existing iron pin, on the length of 47.00 feet, and a distance of 48.53 feet to an existing 50-20-20 rod for corner.
THENCE South 01 degree 31 minutes 43 seconds West a distance of 1430.21 feet to the POINT OF BEGINNING, and containing 1,088,125.80 square feet or 25.00 acres of land, existing and hereafter to be applied for road purposes and subject to easements, restrictions, reservations, agreements and covenants of record if any.



CERTIFICATE OF APPROVAL
I hereby certify that all streets and other improvements shown on this plat have been located or completed or that their installation or completion within 12 months after the date herein has been assured by the posting of a performance bond or other sufficient security and that the subdivision shown on this plat is in respect to compliance with the Unified Development Code of Christian County, and that therefore this plat has been approved by the Christian County Planning and Zoning Department, subject to its being recorded in the Christian County Property within 60 days of the date hereof.
Date: June 11, 2007
By: [Signature] Planning Director
Permit # 2007-0268

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE, VITALY AND NATASHA SHUKLA, ARE THE SOLE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE FULLY ACCEPT THIS PLAN OF SUBDIVISION AND DEEDS TO PUBLIC USE AND ALL ASSESSMENTS AND MAINTAIN ALL EXISTING UTILITIES AND THE ORDER OF DEEDS AND ACCEPTANCE BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO PUBLIC USE, SHALL BE DEEMED TO BE DEDICATED FOR PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.
Date: 6-11-07
By: [Signature]
State of Missouri
County of Christian
On the 11th day of June, 2007, before me personally appeared Vitaly Shukla and Natasha Shukla, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed in witness whereof I have hereunto set my hand and official seal of my office as a Notary Public for the State of Missouri, County of Christian, Missouri, the 11th day of June, 2007.
Notary Public: [Signature]
Notary Public: Charles B. Cecil
By commission expires: [Signature]

CERTIFICATE OF APPROVAL BY COUNTY COLLECTOR'S OFFICE
APPROVED THIS 11th DAY OF June, 2007, BY THE
CHRISTIAN COUNTY COLLECTOR OF TAXES, STATED THE TAXES
DUES HAVE BEEN PAID.
[Signature]
COUNTY COLLECTOR

Mon, Jun 11 2007 10:58 AM
Summit Road (County Road)
N 87°59'48" W 2632.11' M
S 87°59'48" E 2632.11' M

Covenants and Restrictions
Recorded in Book _____ Page _____



IN THE RECORDER'S OFFICE:
LARRY MEADOWS, RECORDER OF CHRISTIAN COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE 11th DAY OF June, 2007, AD AT THE OFFICE OF SAID RECORDER, AND THAT SAID INSTRUMENT IS RECORDED IN THE RECORDS OF THIS OFFICE IN BOOK _____ PAGE _____
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN OSAGE, CHRISTIAN COUNTY, MISSOURI, THIS 11th DAY OF June, 2007.
[Signature]
NOTY RECORDER



General Notes
Owner/Developer: Vitaly Shukla
P.O. Box 9988
Mia, Mo. 63714
Total acreage of site = 25.00 acres
This property does not sit within a Flood Hazard according to FEMA Community-Panel Number 1902847 0005A Dated 04-19-1983.
Permitted measurements are 5/8" iron pins with 2" diameter plastic caps marked LS 200102072-2.
Lot corners are 5/8" iron pins with orange plastic caps marked LS 200102072-2.

Certificate of Survey and Accuracy
I hereby certify that this map shown under the supervision of James A. Vaughan, from an actual survey made by David Lee Survey and Engineering, Inc., under the direct supervision of James A. Vaughan, does meet the current Missouri Statutes for Property Boundary Surveys of the Missouri Department of Natural Resources, and the standards adopted by the Missouri Board of Professional Land Surveyors and Professional Land Surveyors. Witness my signature, professional seal and seal this 25th day of June, 2007.
[Signature]
Professional Land Surveyor
Registration Number: 2143

THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP # 25082Z 0001 DATED 4-7-1987
DATE: 6-11-2007
SCALE: 1" = 100'
JOB NUMBER: 0612-010 Date: 3-23-2007
DRAWN BY: C. Jones Checked by: JJS

GLOBAL LINK
Land Surveying, Inc.
1817 W. Sunset St.
Springfield, MO 65807
Phone: (417) 883-0300
Fax: (417) 883-0335
www.globalinksurvey.com

5/5



Recording Date/Time: 10/20/2023 at 11:12:56 AM

Instr #: 2023L11634

Book: 2023 Page: 11483

Pages: 5

Fee: \$36.00 \$ 20230011660



Kelly Hall
Recorder of Deeds

COURTHOUSE CHRISTIAN COUNTY MISSOURI

RIGHT OF WAY DEED

THIS DEED is made and entered into this 11th day of October 2023, by and between **NATALIE A. SHISHKO**, a single person, and **ALEXANDER J. SHISHKO** and **ANNA I. SHISHKO**, husband and wife, and **TIMOPHEY A. SHISHKO**, a single person 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"

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.

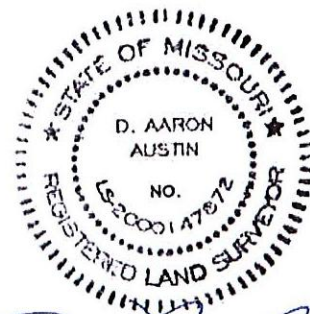
GRANTOR, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

Hope Lane

Common One

1/5

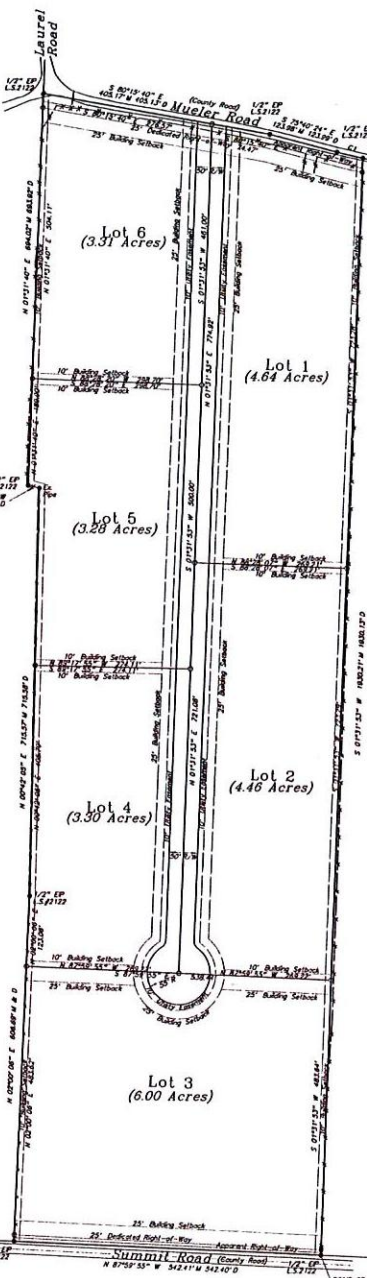
NATALIE A. SHISHKO & ALEXANDER J. SHISHKO & TIMOPHEY A. SHISHKO
ALL OF THE WEST TWENTY-FIVE (25) FEET OF LOT ONE (1) OF THE FINAL PLAT OF
WALNUT RIDGE, CHRISTIAN COUNTY, MISSOURI.



D. Austin
10-05-23



Final Plat
of
Walnut Ridge
part of the W1/2 SE1/4
Sec. 32, T27N, R20W
Christian County, Missouri



Hilton, Frank
Book 300 Page 6110

Reck, David D.
Book 300 Page 1104

Enclosure
#1 Station C4-12
Norwegian, MO 1983
Sect. 31 T. 27 N. R. 20 W.
Area: 127.2800
Elevation: 1278.53
C: 43911.180
Convergence: -202'1.21"
Grid Factor: .999911

Lot Information
Lot 1 30228189 sq ft (6.4 acres)
Lot 2 19442177 sq ft (4.5 acres)
Lot 3 28130010 sq ft (6.5 acres)
Lot 4 14307817 sq ft (3.3 acres)
Lot 5 14301613 sq ft (3.3 acres)
Lot 6 14115013 sq ft (3.3 acres)

C1 Mark
1115207
147231 28"
17236
1416 39"
C1 Dist
1115207
147231 19"
17236
1416 39"

Property Description
A tract of land located in the West half of the southeast quarter of Section 32, Township 27 North, Range 20 West, of being in Christian County, Missouri and COMMENCING at the southeast corner of the West half of the southeast quarter of said Section 32.
THENCE North 87 degrees 58 minutes 55 seconds West a distance of 763.78 feet to an existing iron pin for the POINT OF BEGINNING
THENCE continuing North 87 degrees 58 minutes 55 seconds West a distance of 542.11 feet to an existing iron pin for corner.
THENCE North 02 degrees 00 minutes 06 seconds East a distance of 806.69 feet to an existing iron pin for corner.
THENCE North 03 degrees 42 minutes 05 seconds East a distance of 715.57 feet to an existing iron pin for corner.
THENCE North 78 degrees 23 minutes 37 seconds West a distance of 20.58 feet to an existing iron pin for corner.
THENCE North 01 degrees 31 minutes 40 seconds East a distance of 654.02 feet to an existing iron pin for corner.
THENCE South 80 degrees 15 minutes 40 seconds East a distance of 405.17 feet to an existing iron pin for corner.
THENCE South 73 degrees 40 minutes 24 seconds East a distance of 123.08 feet to an existing iron pin at a non-tangent curve to the left for corner.
THENCE along said non-tangent curve to the left having a radius of 1,178.80 feet, a north of said curve 24 degrees 26 seconds, an arc length of 47.00 feet, and a chord which bears South 78 degrees 53 minutes 31 seconds East being a chord a distance of 48.52 feet to an existing 5/8" iron pin for corner.
THENCE South 01 degrees 31 minutes 42 seconds West a distance of 1483.21 feet to the POINT OF BEGINNING and containing 1,088,125.80 square feet or 25.00 acre(s) of land, excepting any and all thereof that is applied for road purposes and subject to easements, restrictions, reservations, agreements and covenants of record, if any.



CERTIFICATE OF APPROVAL
I hereby certify that all streets and other improvements shown on this plat have been located or completed or that their installation or completion within 12 months after the date hereof has been assured by the posting of a performance bond or other sufficient security and that the subdivision shown on this plat is in respect to compliance with the Unified Development Code of Christian County, and that therefore this plat has been approved by the Christian County Planning and Zoning Department, subject to its being recorded in the Christian County Recorder's Office within 60 days of the date hereof.
Date: June 11, 2007
By: [Signature] Planning Director

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE, VITALY AND NATASHA SHUKLA, ARE THE SOLE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE FULLY ACCEPT THIS PLAN OF SUBDIVISION AND DEEDS TO PUBLIC USE AND ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, PARKS, OPEN SPACES, ETC., EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNLESS THE OFFICE OF RECORDATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AGENCIES. ALL PROPERTY SHOWN ON THIS PLAN IS HEREBY OFFERED TO PUBLIC USE, SHALL BE DEEMED TO BE DEDICATED FOR PUBLIC USE UNLESS WITHIN 60 DAYS AFTER SUCH OFFER USE IS APPROVED BY THE APPROPRIATE PUBLIC AGENCY IN THE PUBLIC INTEREST.
Date: 6-11-07
Owner: [Signature]

State of Missouri
County of Christian
On the 11th day of June 2007, before me personally appeared Vitaly Shukla and Natasha Shukla, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
In witness whereof I have hereunto set my hand and official seal of my office as a Notary Public for the State of Missouri, County of Christian, Missouri, this 11th day of June 2007.
Notary Public: [Signature]
My Comm. Expires: March 8, 2010
By Commission Expires: March 8, 2010

CERTIFICATE OF APPROVAL BY COUNTY COLLECTOR'S OFFICE
APPROVED this 11th day of June 2007 by the Christian County Collector, subject to the taxes owed hereon.
[Signature]
COUNTY COLLECTOR

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

Alm, Min
190 Cape
Sec. 32
N 87°58'48" W 2632.41' W

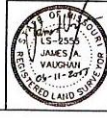
Covenants and Restrictions
Recorded in Book _____ Page _____



IN THE RECORDER'S OFFICE
I, ROY McNEELY, RECORDER OF CHRISTIAN COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE _____ DAY OF _____ AD. AT _____ O'CLOCK, MINUTES _____ IN DULY FIELD FOR RECORD AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN BOOK _____ AT PAGE _____
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN OSAGE, CHRISTIAN COUNTY, MISSOURI, THIS _____ DAY OF _____
Roy McNeely
NOT READER-RECORDER

General Notes:
Owner/Developer: Vitaly Shukla
P.O. Box 958
Mtn. Mo. 65714
Total number of lots = 6 Lots
Total acreage of lots = 25.00 acres
This property does not lie within a Flood Hazard according to FEMA Community-Flood Number 190847 D015A Dated 04-19-1983.
Permitted monuments are 5/8" iron pins with 2" diameter plastic caps marked LS 200102072-D.
Lot corners are 5/8" iron pins with orange plastic caps marked LS 200102072-D.

Certificate of Survey and Accuracy
I hereby certify that this map was drawn under the supervision of James A. Hayden, from an actual survey made by Global Link Survey and Engineering, Inc., under the direct supervision of James A. Hayden, State of Missouri, Christian County, Missouri, Professional Land Surveyor, and the standards adopted for the Missouri Board of Surveyors, Professional Land Surveyors, and Professional Land Surveyors. Witness my signatures and Professional Seal this 11th day of June 2007.
James A. Hayden
Professional Land Surveyor
Registration Number: 2163



THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP # 26027Z 0002 DATED 4-12-1987
GLOBAL LINK
Lands Surveying, Inc.
1817 W. Sunset St.
Sikeston, MO 65750
Phone: (636) 883-0300
Fax: (636) 883-0335
www.globallinksurvey.com

5/5