



Christian County Planning & Zoning Commission Recommendation and Staff Report

DATE: December 4, 2025

CASE NUMBER: 2025-0088

APPLICANTS: Dale and Vera Roaseau

LOCATION: 6795 Selmore Rd, Ozark

REQUEST: Change zoning classification of this property to C-2 (General Commercial District)

CURRENT ZONING: A-R (Agricultural - Residence District)

CURRENT LAND USE: Single – Family Residential

SURROUNDING ZONING: North: C-2 East: A-1, RR-1, R-1
South: A-R West: Hwy 65

SURROUNDING LAND USES: Surrounding land uses include single family residential to the west, commercial to the north, vacant to the south, and US Highway 65 to the west.

ATTACHMENTS:

1. Application
2. Site Maps
3. Photos of Site
4. Additional Information from Applicant
5. MoDOT STIP and Operation Plan Pages

PROJECT DESCRIPTION:

The applicant proposes the change in zoning classification for a 5.7+/- acre tract in the county to C-2 in order that it can be lawfully developed and utilized as a location for a future primary use, which would be acceptable within the C-2 district.

BACKGROUND AND SITE HISTORY:

The property being considered has a single family residential structure in place since 1969 which is currently still on the property. There are 3 billboards on the site which face Hwy 65.

PLANNING/LAND USE ANALYSIS:

Land Use Plan:

Christian County's future land use plan shows this tract as appropriate for dispersed residential and agricultural uses. It is worth noting that with the County's traditional style of zoning commercial and industrial uses would typically be seen as appropriate along major transportation corridors such as the property in question.

Compatibility:

The subject parcel is located adjacent to other single family residential, and commercial uses. Commercial and industrial uses would typically be viewed as appropriate along major transportation corridors like this property is. It would also continue to act as a buffer from the high intensity use of the highway towards lower intensity uses such as the dispersed residential and agricultural occurring to the east.

Connectivity:

The subject property has frontage along Selmore Rd and has existing access for the existing residential use. Access to Hwy 65 is about 2000ft north along Selmore Rd to the intersections of 65 and EE. This portion of Selmore Rd is maintained by MoDOT.

PROJECT/SITE ANALYSIS:

Landscaping and Buffering:

No specific provisions for landscaping or buffering have been offered or will be required at this time.

Building Design:

Any new construction would be subject to permitting by the Building Inspections Department.

Access:

The parcel has an existing residential drive on the north side to Selmore Rd.

Utility Services:

There are no known public utilities at this location besides electric.

ENVIRONMENTAL ANALYSIS:

Stormwater Impact:

Rezoning from A-R to C-2 would bring in the requirement of 30% of the parcel to be maintained as open space. Any commercial development would also be expected to meet the County's Stormwater and Erosion Control Regulations. The rezoning itself would not be expected to create any significant impacts to stormwater concerns.

Groundwater Impact:

The rezoning request itself would not be expected to create any significant groundwater impacts. Future development of the site may provide the need for additional water and sewer capacity on site, which would be permitted through MO Department of Natural Resources and the Christian County Health Department and the time of development.

Floodplain/Sinkhole Impacts:

There are no mapped floodplain or sinkhole on the property.

TRANSPORTATION ANALYSIS:

Traffic Impact:

There are no expected traffic impacts due to the rezoning. Additional commercial development along this stretch of Selmore road would be expected to bring some level of additional traffic. The section of Selmore Rd from the intersection with Jackson Spring Rd running south to its intersection with Hwy 65 is particularly narrow and hilly.

TIMELINE OF EVENTS FOR THIS CASE:

This item was first heard by the Christian County Planning and Zoning Commission on May 19th 2025. At the time staff recommended approval of the request. Public comment was provided, and the Commission had the chance to review all relevant facts of the case. The body forwarded a unanimous recommendation of denial to the County Commission with the findings that the infrastructure in the area was deficient to appropriately support commercial activity at this time.

These findings and the recommendation of denial were forwarded to the Christian County Commission for review during their June 5th Commission meeting. At that meeting the County Commission shared concerns of insufficient infrastructure in this area and noted that additional commercial development seemed concerning here. The Commission carried a motion to remand the item back to the P&Z Commission on the applicants timeline with the request the applicant provide any additional or relevant information regarding future improvement plans for Selmore Road and surrounding infrastructure.

The applicants provided additional information to County Staff and the item was reheard by the Planning and Zoning Commission at the November 17th regular meeting. The information provided by the applicants and included in your packets did not directly answer the Commissions request for additional information on Selmore Road. Staff later received an email from the representative stating at this time MoDOT would have no comment on road improvements in the area and that is included in your packet as well.

Staff reviewed the 2026-2030 State Transportation Improvement Plan (STIP) and has not identified this portion of road included as a project. The STIP does include "scoping for various projects at various locations in the urban Southwest District" but this section of Selmore Road would not fall in the "Urban" boundary. MoDOT also provides an Operations and Maintenance plan which runs from 2025-2027. While Hwy 65 appears to be in line for Bridge Deck Sealing in 2026, Selmore Road is not shown on this map (See the map in your packets showing the Southwest region from said plan.)

Public Comment:

The owner and two representatives spoke at the November 17th hearing. They spoke to their desire to rezone the property to C-2 to make the property more marketable for selling. They noted other nearby commercial uses and noted the property currently contains 3 billboards and has been previously used as a real estate office.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission reconsidered this case based on the additional information provided by both County Staff as well as the Applicants at the November 17th hearing. The Commission forwarded a recommendation of approval for the rezoning request by a vote of 5 "aye" to 1 "nay" citing the applicant reached out to MoDOT and gathered as much additional information as possible as requested by the County Commission and that MoDOT would be responsible for future road improvements based on the development proposed at the time.



Scott Hayes

Executive Secretary

Christian County Planning and Zoning Commission



County of Christian
 Planning and Development
 1106 W. Jackson St.
 Ozark, MO 65721

Case Number: 2025-0088
 Date Received: 4-18-25
 Received By: [Signature]
 Fee Paid: 650.00
 Receipt # 12204 Check # 7298

APPLICATION

Actual Address
6795 Selmore Rd
Ozark Mo. 65721

PROPERTY OWNER / REPRESENTATIVE INFORMATION

Owner's Name Dale W. Roaseau
 Owner's Address PO Box 218 Ozark Mo. 65721-1218
 Phone Number (417) 818-5873 Fax # _____ Email _____

Representative's Name Karen Trimble
 Representative's Address 2007 E. Eagle Rock dr. Ozark Mo. 65721
 Phone Number (417) 840-6275 Fax # _____ Email Trimbleteam1@gmail.com
 Representative's Signature Karen Trimble

TYPE OF REQUEST

- | | |
|--|---|
| ☒ Rezoning <u>CR -</u> | ☐ Amendment to PUD # _____ |
| ☐ Conditional Use Permit (CUP) | ☐ Variance |
| ☐ Amendment to CUP # _____ | ☐ Appeal |
| ☐ Planned Unit Development (PUD) | ☐ Vacation (Subdivision, Road etc) |

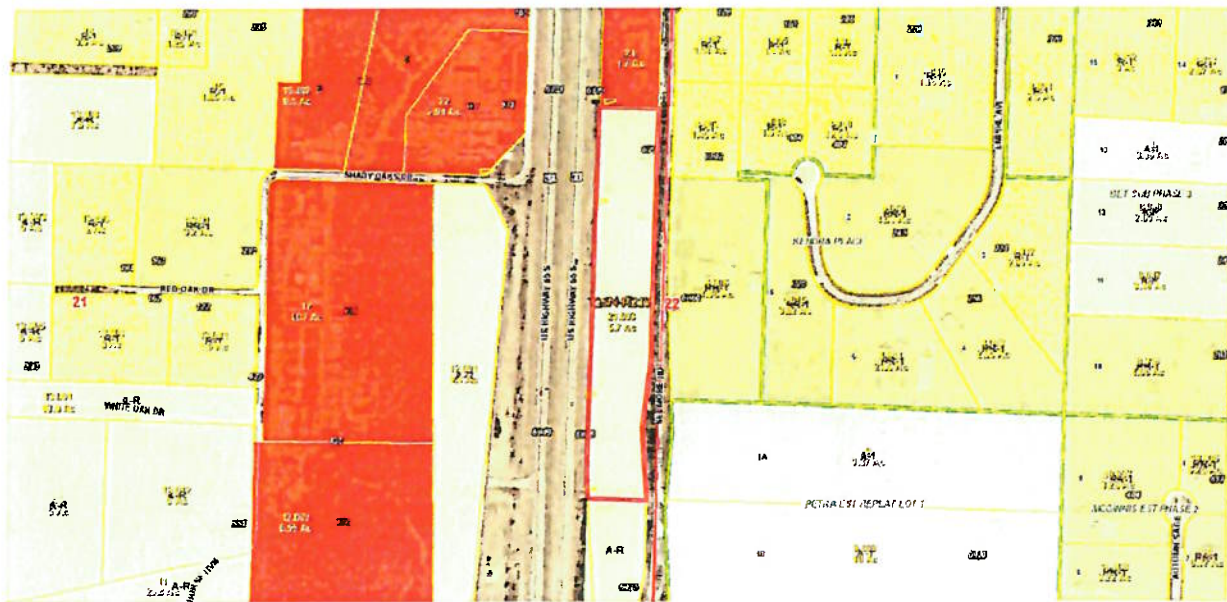
PROPERTY INFORMATION

Parcel Number 18 0521 000000 Section 21 Township 26 Range 21
21003
 Address / Location of Property 6795 Selmore Rd Ozark Mo. 65721
 Acreage Being Considered for Request 5.7 Ac Existing Zoning Residential
 Existing Land Use Rural Land
 On-Site Wastewater System Ø Public Sewer Provider Ø

EXISTING OR PROPOSED WATER SUPPLY

On-Site Well ☒ Shared Well ☐
 How many people serviced by Shared Well _____
 Public Provider NO

Maps for Case # 2025-0088





226.520. Permitted signs — specifications. — On and after March 30, 1972, no outdoor advertising shall be erected or maintained within six hundred sixty feet of the nearest edge of the right-of-way and visible from the main traveled way of any highway which is part of the federal-aid primary highways as of June 1, 1991, and all highways designated as part of the National Highway System by the National Highway System Designation Act of 1995 and those highways subsequently designated as part of the National Highway System in this state except the following: (1) Directional and other official signs, including, but not limited to, signs pertaining to natural wonders, scenic, cultural (including agricultural activities or attractions), scientific, educational, religious sites, and historical attractions, which are required or authorized by law, and which comply with regulations which shall be promulgated by the department relative to their lighting, size, number, spacing and such other requirements as may be appropriate to implement sections 226.500 to 226.600, but such regulations shall not be inconsistent with, nor more restrictive than, such national standards as may be promulgated from time to time by the Secretary of the Department of Transportation of the United States, under subsection (c) of Section 131 of Title 23 of the United States Code, and two-year colleges shall qualify for substantially the same signs as traditional four-year colleges, irrespective of differences in student housing or types of degrees offered; (2) Signs, displays, and devices advertising activities conducted on the property upon which they are located, or services and products therein provided; (3) Outdoor advertising located in areas which are zoned industrial, commercial or the like as provided in sections 226.500 to 226.600 or under other authority of law; (4) Outdoor advertising located in unzoned commercial or industrial areas as defined and determined pursuant to sections 226.500 to 226.600; (5) Outdoor advertising for tourist-oriented businesses, and scoreboards used in sporting events or other electronic signs with changeable messages which are not prohibited by federal regulations or local zoning ordinances. Outdoor advertising which is authorized by this subdivision (5) shall only be allowed to the extent that such outdoor advertising is not prohibited by Title 23, United States Code, Section 131, as now or thereafter amended, and lawful regulations promulgated thereunder. The general assembly finds and declares it to be the policy of the state of Missouri that the tourism industry is of major and critical importance to the economic well-being of the state and that directional signs, displays and devices providing directional information about goods and services in the interest of the traveling public are essential to the economic welfare of the tourism industry. The general assembly further finds and declares that the removal of directional signs advertising tourist-oriented businesses is harmful to the tourism industry in Missouri and that the removal of directional signs within or near areas of the state where there is high concentration of tourist-oriented businesses would have a particularly harmful effect upon the economies within such areas. The state highways and transportation commission is authorized and directed to determine those specific areas of the state of

Missouri in which there is high concentration of tourist-oriented businesses, and within such areas, no directional signs, displays and devices which are lawfully erected, which are maintained in good repair, which provide directional information about goods and services in the interest of the traveling public, and which would otherwise be required to be removed because they are not allowed to be maintained under the provisions of sections 226.500 through 226.600 shall be required to be removed until such time as such removal has been finally ordered by the United States Secretary of Transportation;

(6) The provisions of this section shall not be construed to require removal of signs advertising churches or items of religious significance, items of native arts and crafts, woodworking in native products, or native items of artistic, historical, geologic significance, or hospitals or airports.



Missouri Department of Transportation

Right of Way - Outdoor Advertising

573-522-1725 Carleen Creider

Invoice Details

NAME: ROASEAU BROTHERS
ADDRESS: PO BOX 412
CITY, STATE, ZIP: OZARK, MO 65721
EMAIL ADDRESS:
CONTACT PERSON: DERRICK ROASEAU
PHONE NUMBER: 417 443 7653

PAYMENT:

Payment is due on the outdoor advertising permit(s) listed below. Payment is due 30 days from the invoice date. Your account will be considered past due 60 days from the enclosed invoice date, and the Missouri Department of Transportation (MoDOT) will take steps to collect the debt, including removal of the sign.

CHANGE OF OWNERSHIP:

If any sign(s) included in this invoice, is no longer under your ownership, it is your responsibility to notify MoDOT with this information and to ensure the Application for Transfer of Outdoor Advertising Permit(s) is completed. Forms are available by contacting MoDOT at 573-522-1725 and on our website at www.modot.org/business/Outdoor_Advertising. Please be advised that the owner on file with MoDOT is responsible for payment until the Application for Transfer of Outdoor Advertising Permit(s), along with the \$10.00 transfer fee, the renewal fee, and a bill of sale or release is received.

Note: To comply with RSMO 226.550(5), all permitted signs in each county will be inspected during the same month biennially, regardless of the issue date. For newly permitted signs, it is necessary to charge a one time pro-rated fee to adjust for the difference between the permit anniversary date and the county billing date. For subsequent biennial billing cycles (every two (2) years), the fee will be \$100.

PLEASE VERIFY THE FOLLOWING INFORMATION AS WELL AS YOUR CONTACT INFORMATION LISTED ABOVE. MAKE ANY NECESSARY CORRECTIONS AND RETURN THE COMPLETED FORM ALONG WITH THE TOP PORTION OF THE INVOICE.

Permit Type	Permit	Billing Date	Fee Type	Fee	Land Owner	Land Owner Address	County	Route	Owner Tag #	Area No.
BILLBOARD	9611	9/7/15	RENEWAL	100.00	ROASEAU, DALE & VERA	PO BOX 1110 HOLLISTER, MO 65672	CHRISTIAN	US 62 N		01
BILLBOARD	9655	9/7/15	RENEWAL	100.00	ROASEAU, DALE & VERA	PO BOX 1110 HOLLISTER, MO 65672	CHRISTIAN	US 62 N		01
BILLBOARD	9795	9/7/15	RENEWAL	100.00	ROASEAU, DALE & VERA	PO BOX 1110 HOLLISTER, MO 65672	CHRISTIAN	US 62 N		01

INVOICE NUMBER	CUSTOMER ID	INVOICE DATE	DUE DATE	AMOUNT DUE
6050D151006029	A0000549200	10/06/15	11/05/15	300.00

LINE	DESCRIPTION	NUMBER	UNITS	MEASURE	UNIT PRICE	LINE AMOUNT
01	PERMIT 9611			AREA 04		100.00
02	PERMIT 9655			AREA 04		100.00
03	PERMIT 9705			AREA 04		100.00
AMOUNT DUE:						300.00

TO PAY BY CREDIT CARD

CALL 573-526-4280
 OTHER QUESTIONS ABOUT YOUR
 INVOICE CALL 573-522-1725

Handwritten:
 Paid on Oct 14, 2015
 \$300.00

ROUTE:	65
COUNTY:	Christian
JOB NO.:	J8P0453B
PROJ. NO.:	n/a
PARCEL:	8

GENERAL WARRANTY DEED

(1) **PARTIES:** THIS AGREEMENT, made this 3rd day of March, 1998, by and between **W. DALE ROASEAU AND VERA M. ROASEAU, HUSBAND AND WIFE**, Grantor(s), of the County of **CHRISTIAN**, and State of **MISSOURI**, and the **STATE OF MISSOURI**, acting by and through the **MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION**, Grantee.

GRANTEE'S ADDRESS: M.P.O. Box 868, Springfield, MO 65801

(2) **CONSIDERATION:** Grantor(s) have received from the Missouri Highway and Transportation Commission the sum of one hundred and thirty thousand dollars (\$130,000.00) for the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor(s) convey to the Missouri Highway and Transportation Commission of Missouri the following described real estate and interests in real estate in the County of **CHRISTIAN**, State of **MISSOURI**:

That part of Grantors' land in the NE¼ SE¼ Sec. 21, T26N, R21W, which lies within a tract of land with the widths hereinafter designated on the right or westerly side of the surveyed and relocated centerline of the Survey of the Missouri Department of Transportation for a Future Relocated Outer Road which will be constructed in connection with the Future Route 65 project, containing 1618.8 sq. meters (17,424 sq. feet), more or less, New Non-Limited Access Land. The centerline of the Future Relocated Outer Road is described as follows: Commencing at the common corner of Sections 21, 22, 27, and 28, T26N, R21W, thence N88°29'25.3"W for 102.803 meters (337.28 feet); thence N01°30'34.7"E for 44.759 meters (146.85 feet); thence S88°29'25.3"E for 58.688 meters (192.55 feet); thence S81°38'28.8"E for 18.835 meters (61.79 feet); thence N08°21'31.2"E for 203.693 meters (668.28 feet); thence N01°14'35.9"E for 458.629 meters (1504.69 feet) to a point which is Future Relocated Outer Road Centerline Station 17+172.218; thence the beginning of the centerline hereinafter described from said point to a point which is Future Relocated Outer Road Centerline Station 17+576.445; thence the centerline of the tract of land on said right or westerly side of said surveyed and relocated centerline as follows: Beginning with 8.292 meters (27.21 feet) at Station 17+172.218; diminishing uniformly to 8.000 meters (26.25 feet) at Station 17+300.000; widening uniformly to 10.000 meters (32.81 feet) at Station 17+380.000; 10.000 meters (32.81 feet) to Station 17+450.000; widening uniformly to 15.000 meters (49.21 feet) at Station 17+500.000; diminishing uniformly to 12.000 meters (39.37 feet) at Station 17+534.000; 12.000 meters (39.37 feet) to Station 17+576.445.

Also, three temporary easements located in the NE¼ SE¼ Sec. 21, T26N, R21W, to be used for the construction or improvement of future entrances across 102.0 square meters (1098 square feet), more or less, described as follows: 1) Commencing at a point on the westerly side of the parcel described in Paragraph 1 above, said point being 8.759 meters (28.74 feet) westerly of and opposite Future Relocated Outer Road Station 17+224.088; thence westerly to a point 10.759 meters (35.30 feet) westerly of and opposite Station 17+224.088; thence southerly to a point 10.579 meters (34.71 feet) westerly of and opposite Station 17+242.086; thence easterly to a point intersecting the westerly side of the parcel described in Paragraph 1 above, said point being 8.579 meters (28.15 feet).

Paragraph 1 above, said point being 8.759 meters (28.74 feet) westerly of and opposite Future Relocated Outer Road Station 17+224.088; thence westerly to a point 10.759 meters (35.30 feet) westerly of and opposite Station 17+224.088; thence southerly to a point 10.579 meters (34.71 feet) westerly of and opposite Station 17+242.086; thence easterly to a point intersecting the westerly side of the parcel described in Paragraph 1 above, said point being 8.579 meters (28.15 feet) westerly of and opposite Station 17+242.086; thence northerly along the westerly side of the parcel described in Paragraph 1 above to the true point of beginning. 2) Commencing at a point on the westerly side of the parcel described in Paragraph 1 above, said point being 8.409 meters (27.59 feet) westerly of and opposite Future Relocated Outer Road Station 17+259.084; thence westerly to a point 10.409 meters (34.15 feet) westerly of and opposite Station 17+259.084; thence southerly to a point 10.229 meter (33.56 feet) westerly of and opposite Station 17+277.082; thence easterly to a point intersecting the westerly side of the parcel described in Paragraph 1 above, said point being 8.229 meters (27.00 feet) westerly of and opposite Station 17+277.082; thence northerly along the westerly side of the parcel described in Paragraph 1 above to the true point of beginning. 3) Commencing at a point on the westerly side of the parcel described in Paragraph 1 above, said point being 8.082 meters (26.52 feet) westerly of and opposite Future Relocated Outer Road Station 17+290.000; thence westerly to a point 11.082 meters (36.36 feet) westerly of and opposite Station 17+290.000; thence southerly to a point 11.000 meters (36.09 feet) westerly of and opposite Station 17+300.000; thence easterly to a point intersecting the westerly side of the parcel described in Paragraph 1 above, said point being 8.000 meters (26.25 feet) westerly of and opposite Station 17+300.000; thence northerly along the westerly side of the parcel described in Paragraph 1 above to the true point of beginning. Upon completion of the construction of said entrances the easement rights in said, last-described tracts shall cease and be no longer in effect.

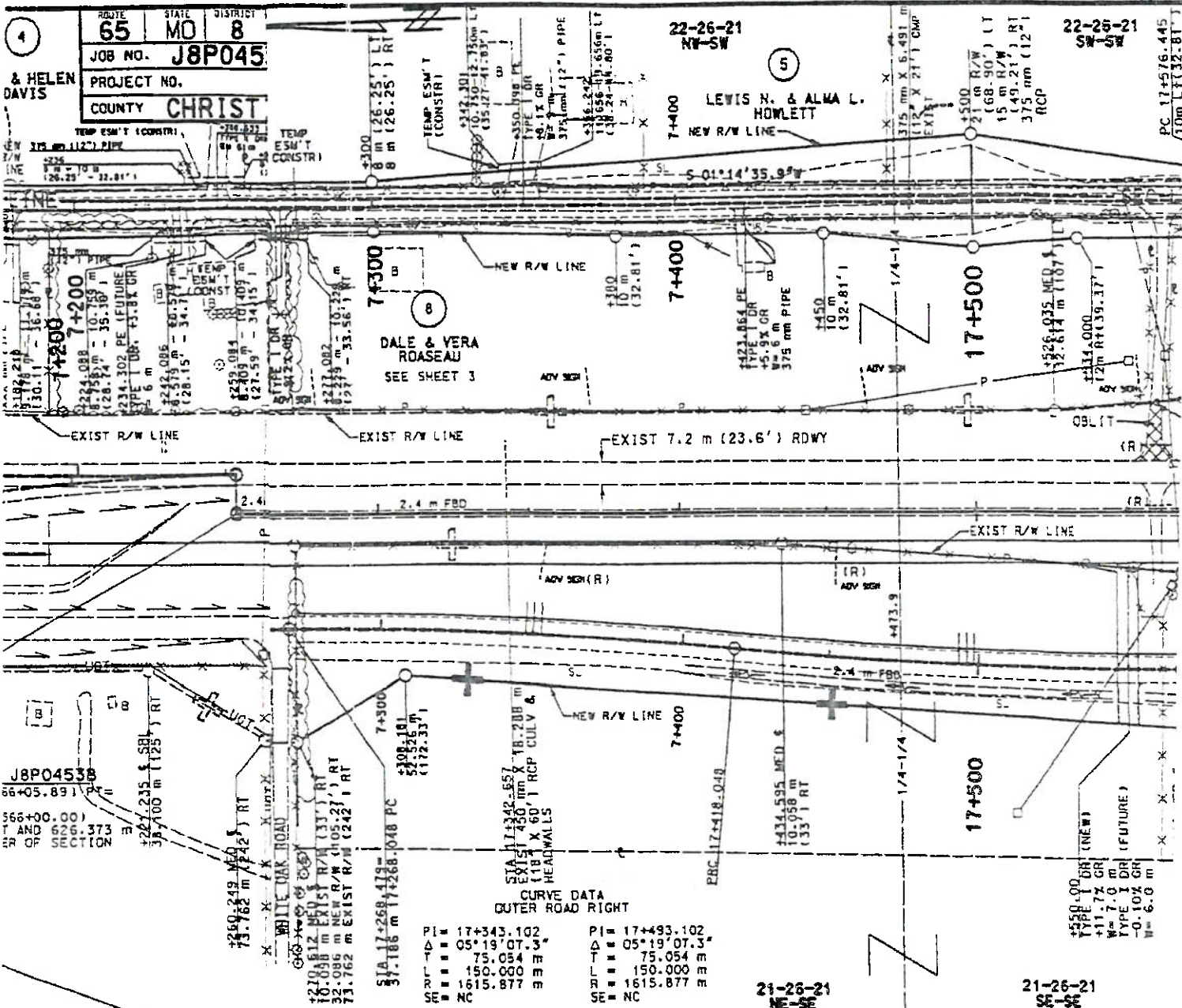
Whereas, Commission has agreed with Owners to purchase said property and;

Whereas, Owners are agreeable to conveying said property to Commission.

Now, therefore, it is agreed by and between the parties as follows:

(1) CONSIDERATION: The consideration for the conveyance is (\$7,300.00) **SEVEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS**, and Owners hereby deliver to Escrow Agent a properly executed and acknowledged warranty deed dated the ____ day of _____, 19____, conveying the above-described property. This deed shall be delivered to Commission by Escrow Agent upon Commission's delivering to Escrow Agent the specified purchase price. The purchase price is to be delivered to Escrow Agent by Commission on or before the **25th day of February, 1998**, in the form of a state treasurer's check made payable as follows:

**EVANS ADVANCED LAND AND TITLE COMPANY, ESCROW AGENT
FOR W. DALE ROASEAU, VERA M. ROASEAU, ALBERT E. KERN
AND VELTA M. KERN**

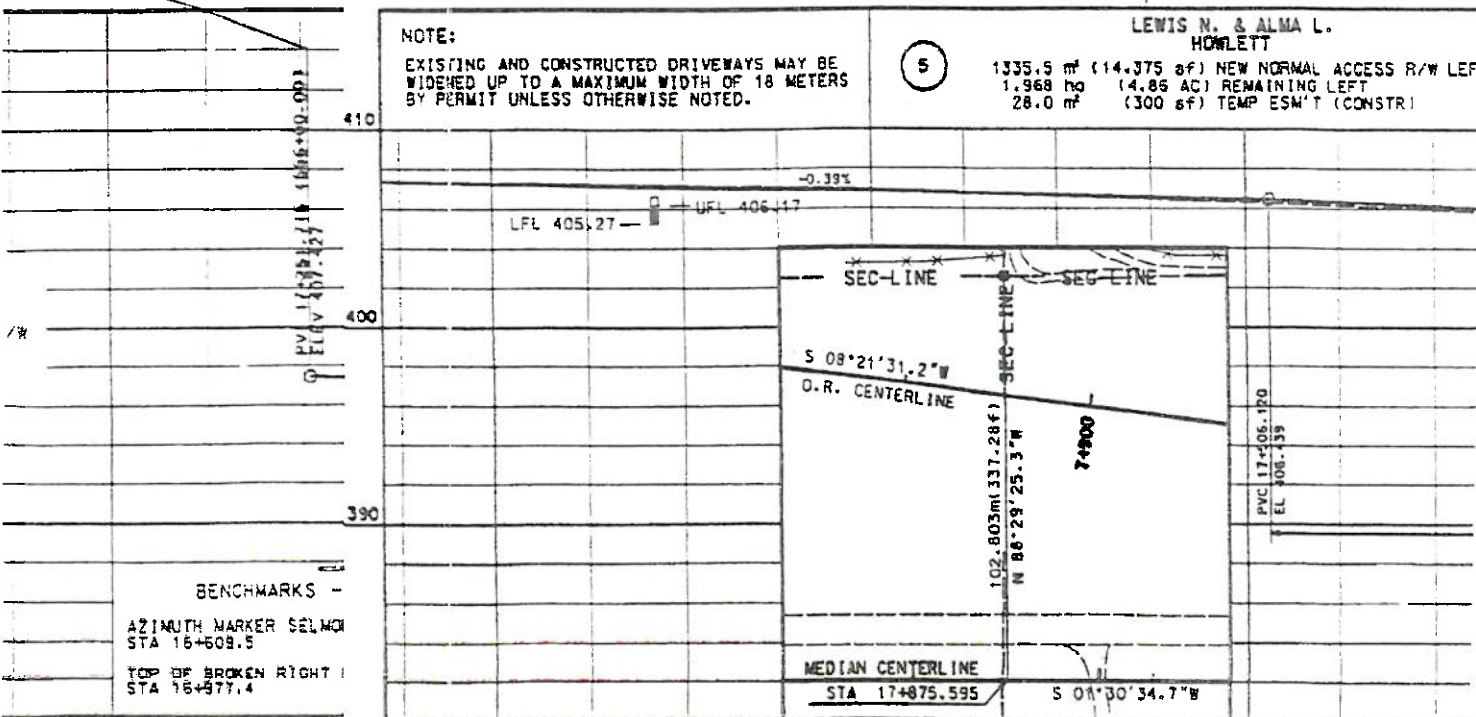


NOTE:

EXISTING AND CONSTRUCTED DRIVEWAYS MAY BE WIDENED UP TO A MAXIMUM WIDTH OF 18 METERS BY PERMIT UNLESS OTHERWISE NOTED.

LEWIS N. & ALMA L. HOWLETT

1335.5 m² (14.375 ac) NEW NORMAL ACCESS R/W LEFT
 1.968 ha (4.86 ac) REMAINING LEFT
 28.0 m² (300 sq ft) TEMP ESM'T (CONSTR)



Missouri
Department
of Transportation



Harry Price, District Engineer

Springfield Area District
3025 East Kearney Street
M.O. Box 868
Springfield, MO 65801
(417) 895-7600
Fax (417) 895-7610
www.modot.state.us.us
Toll free 1-888 ASK MoDOT

January 9, 1998

Mr. & Mrs. Roaseau

Re: Route 65, Christian County, Job No. J8P0453B, Parcel 8
Waterline and Fences

Dear Mr. & Mrs. Roaseau:

As per your negotiations with Mr. Carol Todd, fences within the right of way may be left in place, and you will receive a Fencing Notice 60 days prior to future construction contracts.

The waterline shown between Station 17+250 to 17+410 along the west Right of Way line of Selmore Road should not be disturbed. If the waterline is disturbed, the disturbed part will be replace at no cost to you.

Sincerely,

Larry Colson
Senior Highway Designer

lc

cc: Right of Way Department

Jobs\J8P0453B\ROASEAU

"Our mission is to preserve, enhance and support Missouri's transportation systems."

Recording Date/Time: 08/13/2019 at 08:39:29 AM

Instr #: 2019L10538

Book: 2019 Page: 10433

Pages: 3

Fee: \$30.00 S



Electronically Recorded
Lowther Johnson Attorneys at Law, LL...

Kelly Hall
Recorder of Deeds

WARRANTY DEED

THIS INDENTURE, made on the 12th day of August 2019, by and between **W. Dale Roaseau and Vera M. Roaseau**, husband and wife, of Christian County, Missouri, Grantors, and **W. Dale Roaseau and Vera M. Roaseau, TRUSTEES OF THE REVOCABLE TRUST AGREEMENT OF W. Dale Roaseau and Vera M. Roaseau DATED AUGUST 12, 2019**, Grantees. Grantees' mailing address is PO Box 1218, Ozark, Missouri 65721.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to be paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying and situate in the County of Greene and State of Missouri, to-wit:

TRACT 1:

ALL THAT PART OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) (EXCEPT THE NORTH 16 FEET THEREOF); AND ALL THAT PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-ONE (21) WEST, LYING EAST OF U.S. HIGHWAY #65 AND NORTH OF ACCESS ROAD IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION, TOWNSHIP AND RANGE. (APPROXIMATELY 833.06 FEET NORTH AND SOUTH AND 221.90 FEET EAST AND WEST). EXCEPT RIGHT-OF-WAY FOR ROAD ALONG THE EAST SIDE.

SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PART OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-ONE (21) WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) NORTH 88°43'03" WEST 219.21 FEET (RECORDED AS 211 FEET MORE OR LESS) TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #65; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 1°06'03" WEST 672.30 FEET, TO THE SOUTH LINE OF THE NORTH 16 FEET OF SAID SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), FOR A TRUE POINT OF BEGINNING; THENCE

CONTINUING ALONG SAID EAST RIGHT-OF-WAY SOUTH 1°06'03" WEST 833.06 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY SOUTH 3°58'01" EAST 106.36 FEET TO THE NORTH RIGHT-OF-WAY OF AN ACCESS ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY SOUTH 87°16'14" EAST 216.25 FEET TO THE EAST LINE OF SAID SECTION TWENTY-ONE (21); THENCE ALONG SAID EAST LINE NORTH 0°52'32" EAST 940.98 FEET TO THE SOUTH LINE OF THE NORTH 16 FEET OF SAID SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4); THENCE ALONG SAID SOUTH LINE NORTH 87°49'14" WEST 221.9 FEET BACK TO THE POINT OF BEGINNING, EXCEPT THAT PART DEEDED TO THE STATE OF MISSOURI BY WARRANTY DEED DATED MARCH 3, 1998 AND RECORDED IN BOOK 316 PAGE 5762, AND BEING SUBJECT TO RIGHT-OF-WAY FOR A COUNTY ROAD ALONG THE EAST SIDE THEREOF.

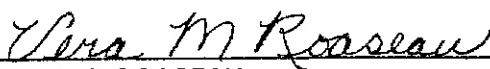
TRACT II:

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-ONE (21) WEST, CHRISTIAN COUNTY, MISSOURI DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4); THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) NORTH 88°43'03" WEST 219.21 FEET (RECORDED AS 211 FEET MORE OR LESS) TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #65; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 1°06'03" WEST 396.02 FEET FOR A NEW POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°06'03" WEST 276.28 FEET TO THE SOUTH SIDE OF A 16 FOOT WIDE DRIVEWAY; THENCE SOUTH 87°49'14" EAST 221.90 FEET; THENCE NORTH 0°52'32" EAST 279.76 FEET; THENCE NORTH 88°43'03" WEST 220.77 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PART DEEDED TO THE STATE OF MISSOURI BY WARRANTY DEED DATED MARCH 3, 1998 AND RECORDED IN BOOK 316 PAGE 5762, AND BEING SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD ALONG THE EAST SIDE.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantees and unto their heirs and assigns forever, the said parties hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by them or those under whom they claim, subject to the lien of taxes and assessments, general and special, for 2019 and subsequent years; and that they will Warrant and Defend the title to the said premises unto the said Grantees, and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors hereunto set their hands and seals, this the day and year first above written.

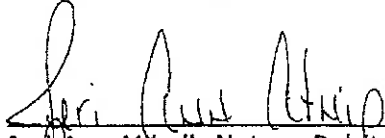

W. DALE ROASEAU


VERA M. ROASEAU

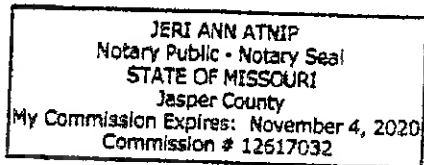
STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

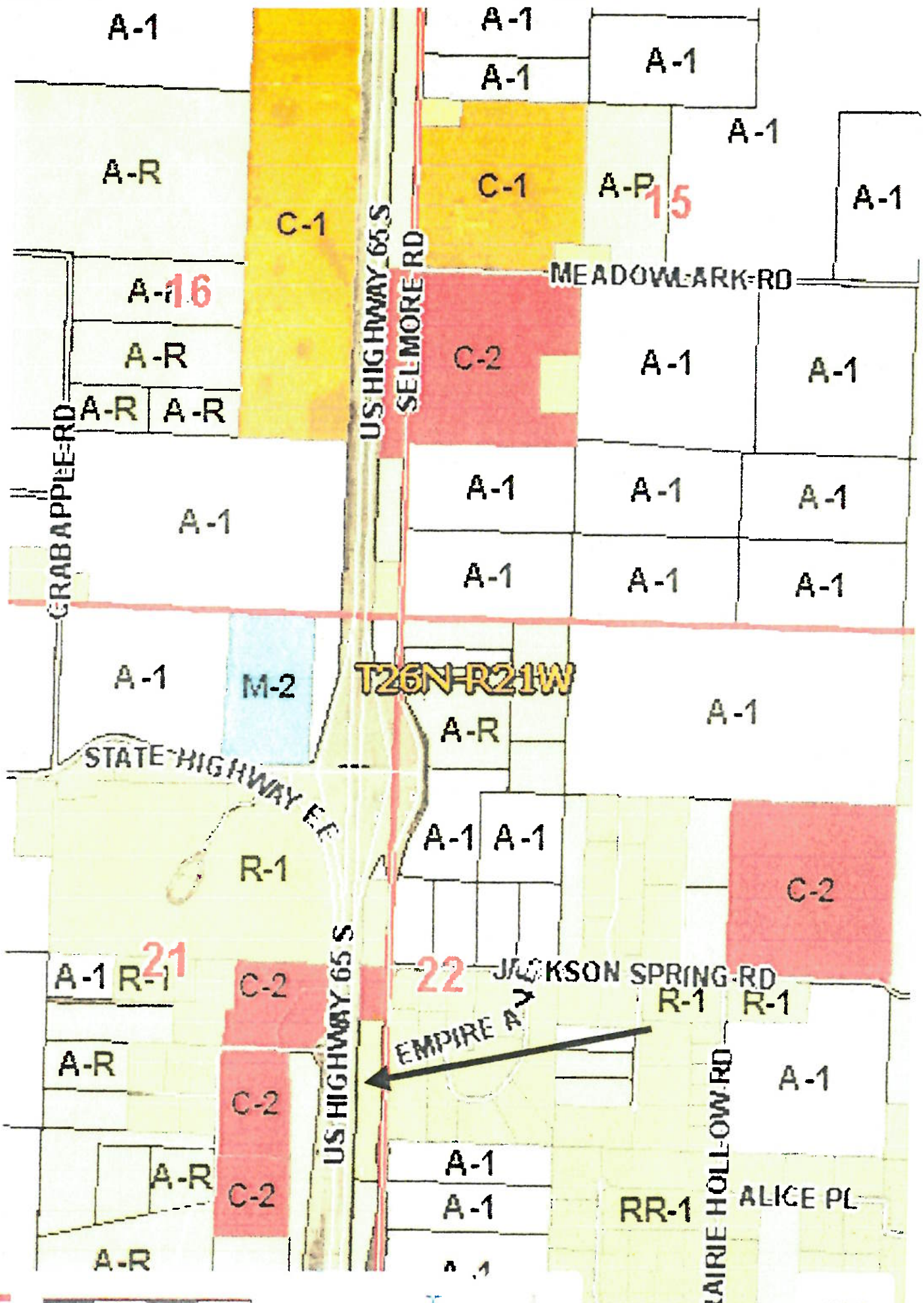
On this 12th day of August 2019, before me personally appeared **W. Dale Roaseau and Vera M. Roaseau**, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

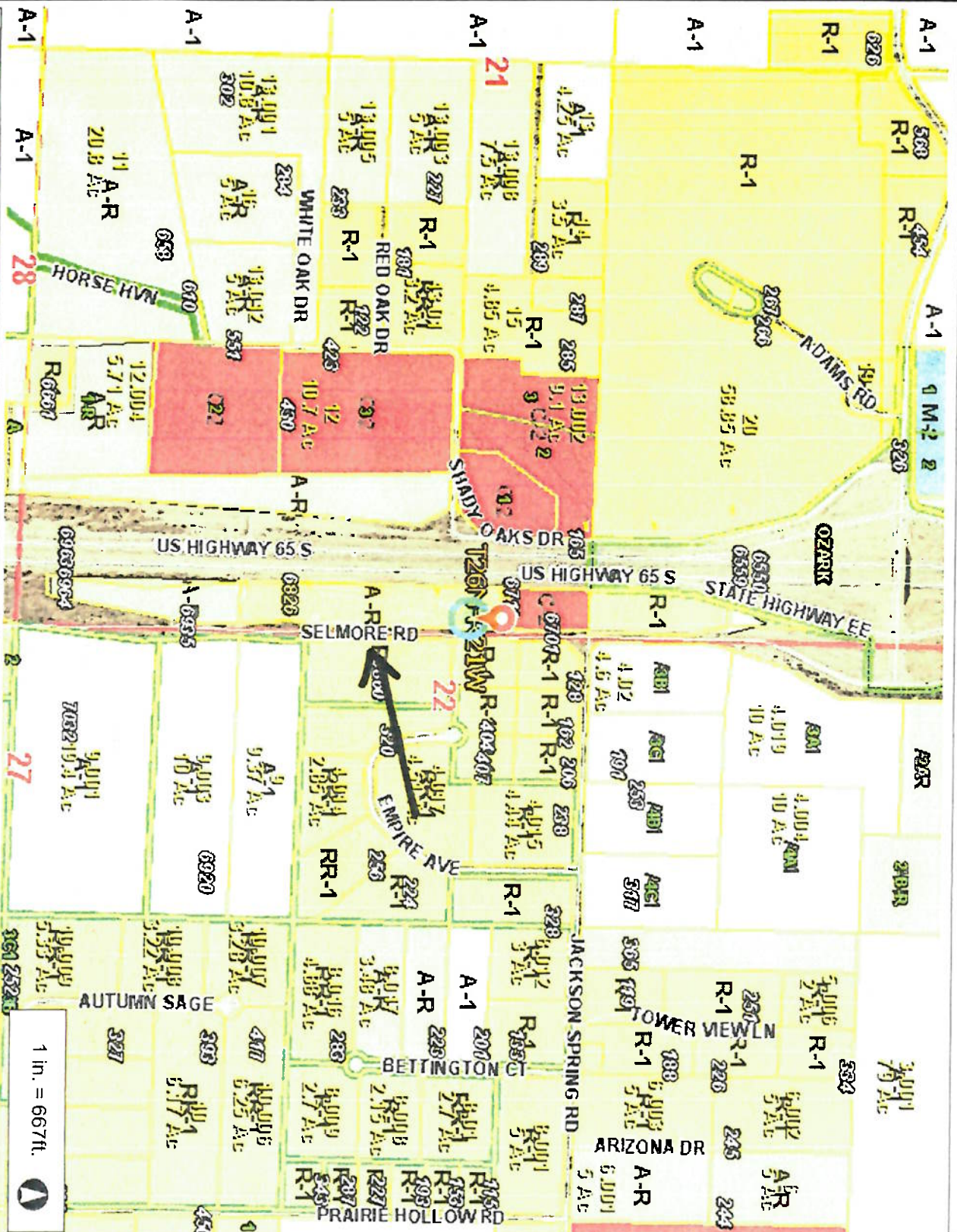

Jeri Ann Atnip, Notary Public
Atnip

My Commission Expires: November 4, 2020





Christian County, MO

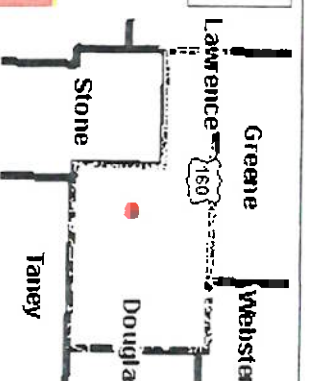


1 in. = 667 ft.

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

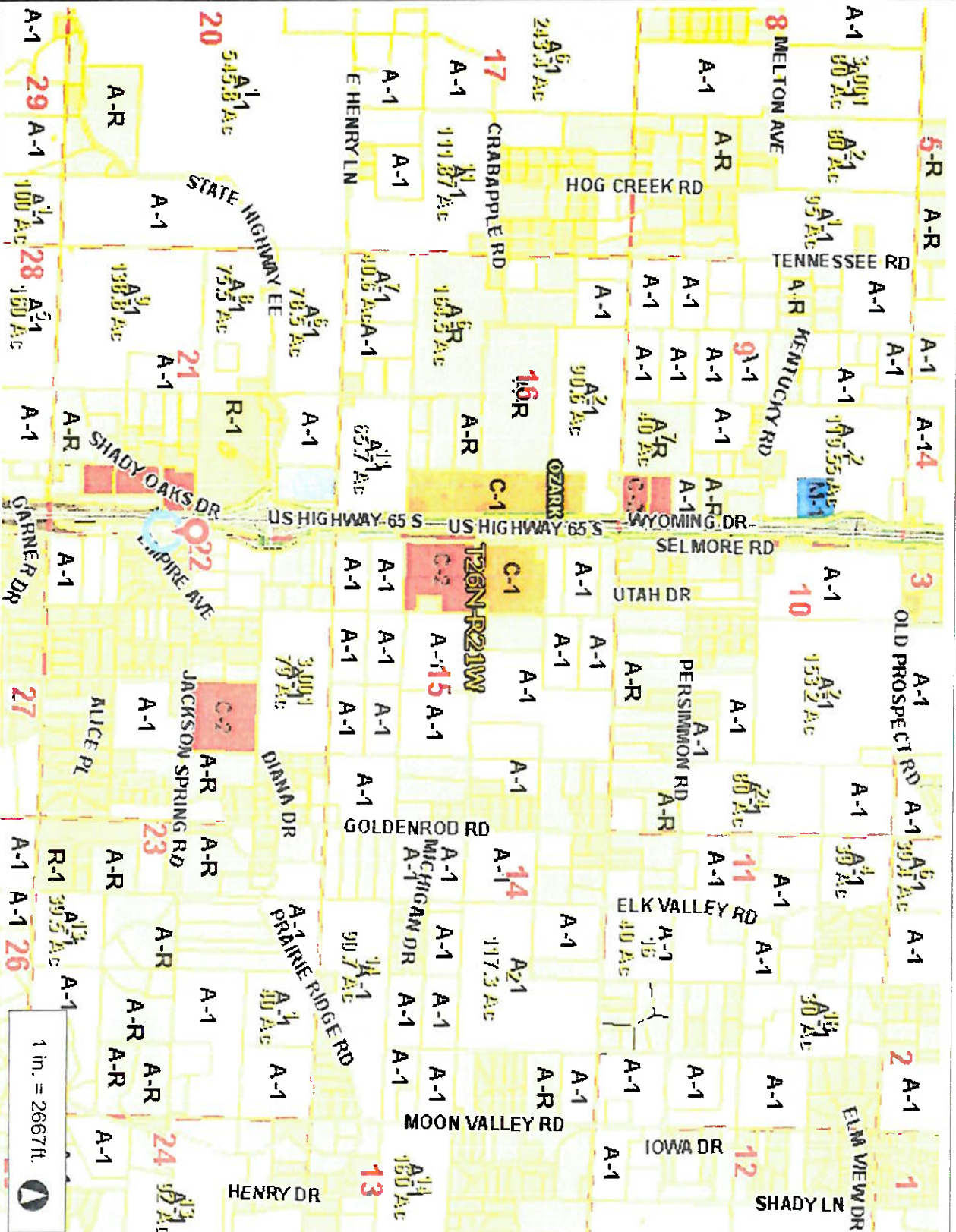
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Road
- Highway
- STATE NUMBERED HIGHWAY
- Address Point
- Parcel
- Corporate Limit Line
- Towns
- Tract
- Subdivision
- Section
- Township Range
- Adjacent Counties
- Zoning
- MH
- A-1
- A-R
- RR-1
- UR-1
- R-1
- R-2
- R-3
- R-4
- C-1
- C-2
- M-1

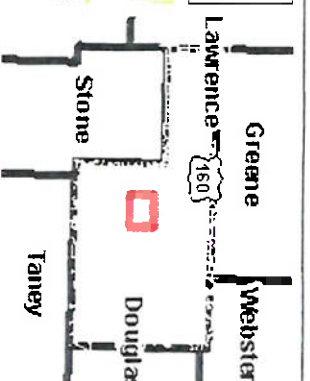
Christian County, MO



1 in. = 2667 ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

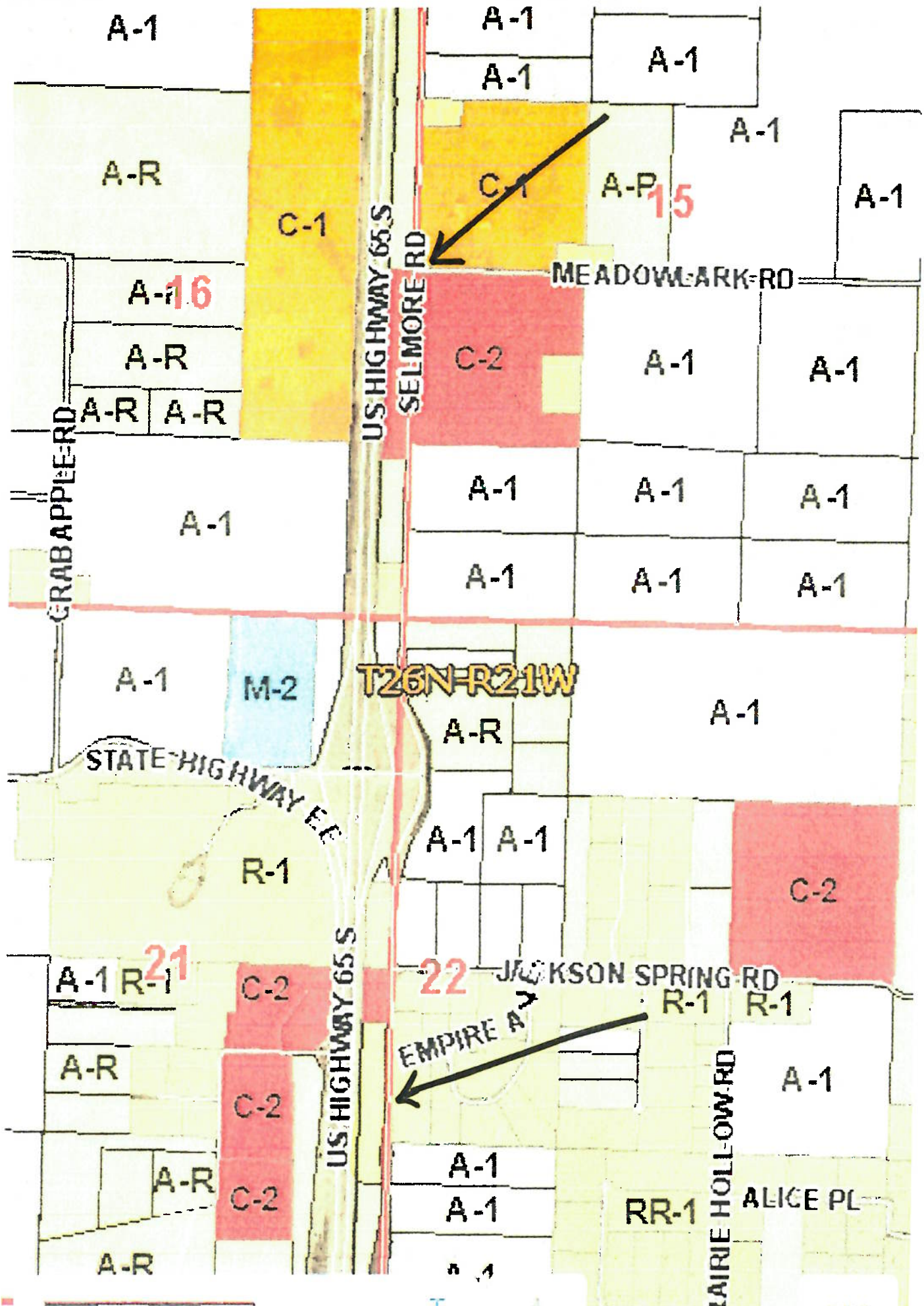


Legend

- Road
- Highway
- STATE NUMBERED HIGHWAY
- US HIGHWAY
- Parcel
- Corporate Limit Line
- Towns
- Section
- Township Range
- Adjacent Counties
- Zoning

- MH
- A-1
- A-R
- RR-1
- UR-1
- R-1
- R-2
- R-3
- R-4
- C-1
- C-2
- M-1
- M-2
- O-1
- O-2

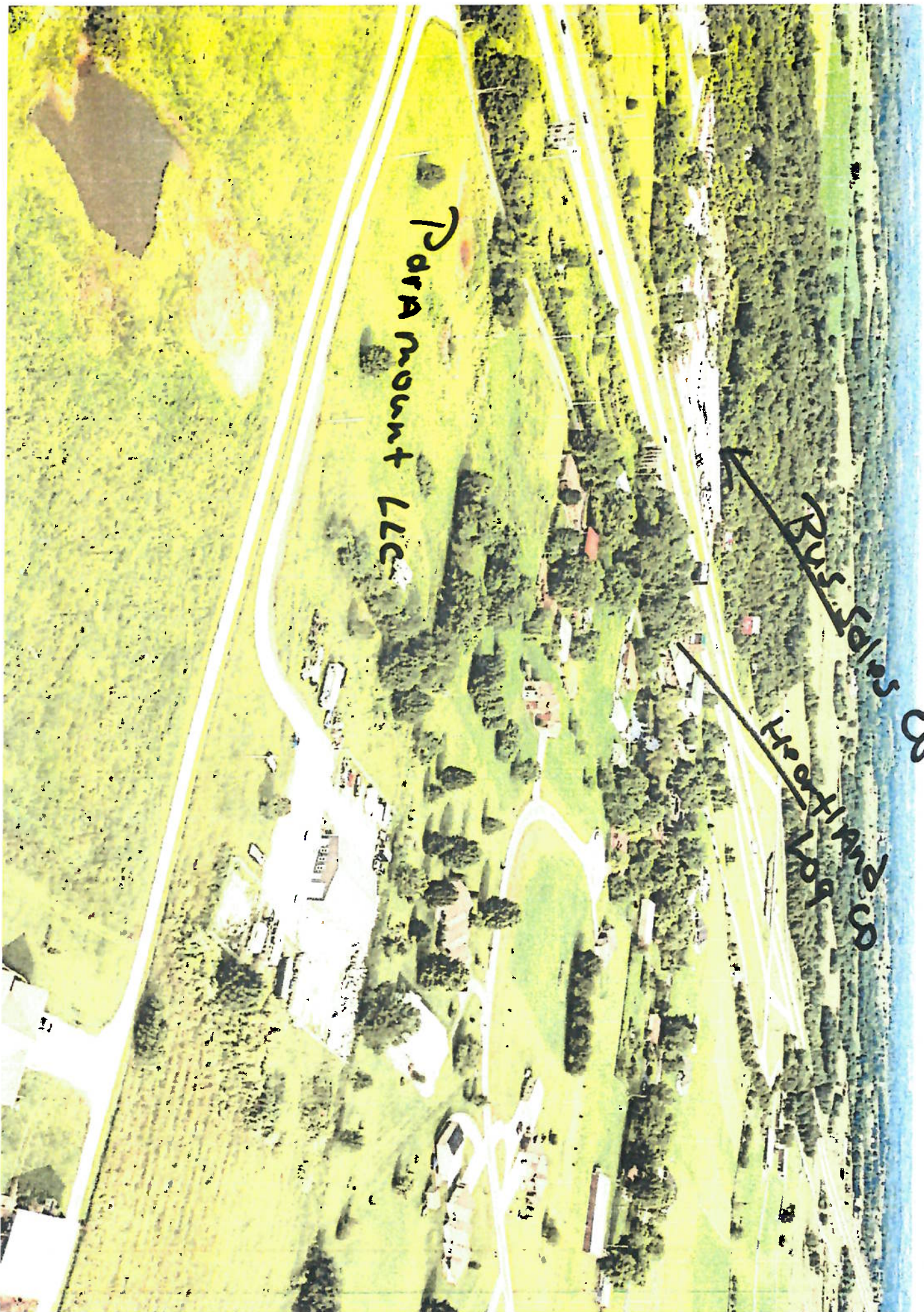
Notes





Paramount LLC

Hortland Log Sales Co.



Paramount LLC

Rust Sales Co
Heath 14209

2026 - 2030 Highway and Bridge Construction Schedule

2026 - 2030 Highway and Bridge Construction Schedule																	
STATE FISCAL YEAR PROJECT BUDGETING																	
		Prior	7/2025	7/2026	7/2027	7/2028	7/2029										
		Projg	6/2026	6/2027	6/2028	6/2029	6/2030										
County:	CEDAR	Pavement resurfacing from 0.1 mile east of Rte. 32 in El Dorado Springs to Rte. MM.															
Route:	US 54	Federal:	5,147	State:	1,287	Local:	0	Estimated Total:	6,516	Engineering	82	120	660	0	0	0	0
Project No.:	SR0033	Anticipated Federal Funds : NHPP															
Length:	25.07	Let With :															
MPO:	N	Tip No. :															
County:	CEDAR	Pavement preservation treatment in Bates, Benton, Cedar, Henry and Vernon Counties.															
Route:	RT 1111	Adv. CN:	1,546	State:	386	Local:	0	Estimated Total:	1,932	Engineering	0	117	0	0	0	0	0
Project No.:	SR0324B	Anticipated Federal Funds : AC-STBG															
Length:	61.86	Let With :															
MPO:	Y	Tip No. :															
County:	CEDAR	Bridge rehabilitation over Big Sac River. Project involves bridge 1.0537.															
Route:	RT N	Federal:	1,101	State:	275	Local:	0	Estimated Total:	1,438	Engineering	62	24	190	0	0	0	0
Project No.:	SR0212	Anticipated Federal Funds : NHPP															
Length:	0.13	Let With :															
MPO:	N	Tip No. :															
County:	CHRISTIAN	Add climbing lanes, guard cable and safety signage at various locations and add northbound right turn lane at Saddlebrooke Drive from 0.4 mile north of Rte. EE in Christian County to 0.8 mile north of Rte. 76 in Taney County. \$3,259,000 Open Container funds.															
Route:	US 65	Federal:	10,129	State:	1,125	Local:	0	Estimated Total:	11,854	Engineering	600	50	290	300	1,514	0	0
Project No.:	SR0105	Anticipated Federal Funds : SAFETY															
Length:	16.18	Let With :															
MPO:	N	Tip No. :															
County:	CHRISTIAN	Safety Improvements at various locations from Rte. 160 in Highlandville to Rte. 65 and add roundabout at Rte. 160.															
Route:	RT EE	Adv. CN:	9,405	State:	2,351	Local:	0	Estimated Total:	12,602	Engineering	846	567	1,419	0	0	0	0
Project No.:	SR0061	Anticipated Federal Funds : AC-STBG															
Length:	3.71	Let With : SR0311															
MPO:	N	Tip No. :															
		FFOS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Payback:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Construction:	0	0	0	0	0	9,031	0	0	0	0	0	0	0	0	0
		R/W:	0	0	0	0	69	0	0	0	0	0	0	0	0	0	0
		FFOS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Payback:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Construction:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		R/W:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		FFOS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Payback:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

2026 - 2030 Highway and Bridge Construction Schedule

2026 - 2030 Highway and Bridge Construction Schedule													
STATE FISCAL YEAR PROJECT BUDGETING													
County:		Pavement resurfacing from Rte. 160 in Highlandville to Rte. 65 near Ozark.					Engineering:	32	2	54	0	0	0
Route:		Adv. CN:	411	State:	103	Local:	0	Estimated Total:	546				
Project No.:		Anticipated Federal Funds : AC-STBG					Construction	0	0	456	0	0	0
Length:		Let With : SR0061					FFOS	0	0	0	0	0	0
MPO:		N Tip No. :					Payback	0	0	0	0	0	0
County:		Pavement preservation treatment in Barry, Christian, Jasper, McDonald, Newton, Taney and Webster Counties.					Engineering	0	201	0	0	0	0
Route:		Adv. CN:	2,628	State:	657	Local:	0	Estimated Total:	3,285				
Project No.:		Anticipated Federal Funds : AC-STBG					Construction	0	3,084	0	0	0	0
Length:		Let With :					FFOS	0	0	0	0	0	0
MPO:		N Tip No. :					Payback	0	0	0	0	0	0
County:		Pavement resurfacing from 0.1 mile south of Timbercrest Road to end of state maintenance.					Engineering	14	5	5	5	106	0
Route:		Adv. CN:	848	State:	212	Local:	0	Estimated Total:	1,074				
Project No.:		Anticipated Federal Funds : AC-STBG					Construction	0	0	0	0	939	0
Length:		Let With :					FFOS	0	0	0	0	0	0
MPO:		N Tip No. :					Payback	0	0	0	0	0	0
County:		Road realignment from County Road 203 to Rte. 245.					Engineering	207	38	262	0	0	0
Route:		Federal:	1,784	State:	198	Local:	0	Estimated Total:	2,189				
Project No.:		Anticipated Federal Funds : SAFETY					Construction:	0	0	1,590	0	0	0
Length:		Let With : SR0059					FFOS:	0	0	0	0	0	0
MPO:		N Tip No. :					Payback:	0	0	0	0	0	0
County:		Bridge rehabilitation over Stockton Lake. Project involves bridge A2929.					Engineering	10	5	15	69	0	0
Route:		Federal:	422	State:	105	Local:	0	Estimated Total:	537				
Project No.:		Anticipated Federal Funds : NHPP					Construction	0	0	0	438	0	0
Length:		Let With :					FFOS	0	0	0	0	0	0
MPO:		N Tip No. :					Payback:	0	0	0	0	0	0

Maintenance Operations Pavement and Bridge

Work Plan Calendar Year 2025-2027

SOUTHWEST District

- ▲ 2025 Bridge Deck Sealing
- 2025 Pipe Replacement
- 2025 Pavement Repair
- ▲ 2025 Pavement Treatments
- ▲ 2026 Bridge Deck Sealing
- 2026 Pipe Replacement
- 2026 Pavement Repair
- ▲ 2026 Pavement Treatments
- ▲ 2027 Bridge Deck Sealing
- 2027 Pipe Replacement
- 2027 Pavement Repair
- ▲ 2027 Pavement Treatments

SFY 2024 Expenditures on all Transportation System Operatio

Roadway:	\$46,60K
Utilities and Tools:	\$17,60K
Roadside:	\$10,20K
Winter:	\$6,60K
Incident Management:	\$1,60K
Bridge:	\$6,40K
Other ¹ :	\$2,30K

¹ Includes Insurance for general liability, vehicle liability and workers compensation

*Note: These expenditures represent Labor, Equipment & Materials

MODOT Annually (Statewide):

- Mows about 400,000 acres per cycle
- Manages over 2,600 Traffic Signals
- 270 Message Signs
- 1,170 Traffic Cameras
- Sliding over 60,000 lane miles
- Repairs over 10,000 lane miles of edge rut
- Sweeping over 22,000 shoulder miles
- Replace over 145,000 linear feet of culvert
- Flush over 5,000 bridges at least once

Work depicted on this map may change due to winter weather impacts or various impacts such as flooding, disasters or other immediate priorities may occur or may be identified prior to the implementation of the various work plans



Missouri Department of Transportation
Transportation Planning
1-888-ASK-MODOT
WWW.MODOT.ORG

