



Recording Date/Time: 02/27/2026 at 11:32:13 AM

Instr #: 2026L02275

Book: 2026 Page: 2240

Pages: 5

Fee: \$36.00 S 20260002274

COURTHOUSE CHRISTIAN COUNTY MISSOURI



Kelly Hall
Recorder of Deeds

(SPACE ABOVE RESERVED FOR RECORDER OF DEEDS CERTIFICATION)

TITLE OF DOCUMENT: Right of Way Deed (Corrective document)

DATE OF DOCUMENTS: 2/5/2026

GRANTOR(S): Lonestar Development, LLC

GRANTEE: Christian County, Missouri

MAILING ADDRESS: 100 W. Church St., Rm 100, Ozark, MO 65721

LEGAL DESCRIPTION: See Exhibit "B"

Document being recorded to correct legal

REFERENCE BOOK AND PAGE: Book: 2026 Page: 1509

(IF THERE IS NOT SUFFICIENT SPACE ON THIS PAGE FOR THE INFORMATION REQUIRED, STATE THE PAGE REFERENCE WHERE IT IS CONTAINED WITHIN THE DOCUMENT)



Recording Date/Time: 02/10/2026 at 09:13:51 AM

Instr #: 2026L01532

Book: 2026 Page: 1509

Pages: 3

Fee: \$30.00 & 20260001812

COURTHOUSE CHRISTIAN COUNTY MISSOURI



Kelly Hall
Recorder of Deeds

**RIGHT OF WAY DEED
(LLC)**

THIS DEED is made and entered into this 5th day of February, 2026, by and between **LONESTAR DEVELOPMENT, 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**.

Riverdale DR Common 2

2

1/3

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

LONESTAR DEVELOPMENT, LLC

David Emerson
David Emerson, Managing Member

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 30 day of Jan 2026 before me, a Notary Public in and for said state, personally appeared **David Emerson**, to me personally known, who, being by me duly sworn did say that he/she/they are the Managing Member(s) of **Lonestar Development, 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.



Kari m. Cundiff
Notary Public
Kari m Cundiff
(Printed Name)

My Commission Expires:

Oct 08, 2029

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 5th day of February, 2026.

Lynn Morris
Lynn Morris, Presiding Commissioner

Bradley A. Jackson
Bradley A. Jackson, Eastern Commissioner

Jenny Williams
Jenny Williams, Western Commissioner

ATTEST:

Paula Brumfield
County Clerk



Exhibit "A"

DESCRIPTION OF PUBLIC STREET RIGHT-OF-WAY

A 50.00 FOOT WIDE STREET RIGHT-OF-WAY LOCATED IN THE WEST HALF OF THE NORTHEAST AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "TODD" AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 1°37'18" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 295.62 FEET; THENCE NORTH 75°29'40" EAST, A DISTANCE OF 435.77 FEET; THENCE NORTH 84°33'28" EAST, 25.00 FEET TO THE POINT OF BEGINNING OF SAID STREET RIGHT-OF-WAY CENTERLINE HEREIN BEING DESCRIBED; THENCE NORTH 5°26'32" WEST ALONG SAID CENTERLINE, A DISTANCE OF 68.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 243.86 FEET, A CENTRAL ANGLE OF 55°53'17", A CHORD BEARING NORTH 33°23'11" WEST, A CHORD DISTANCE OF 234.30 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 143.36 FEET, A CENTRAL ANGLE OF 54°45'28", A CHORD BEARING NORTH 33°57'05" WEST, A CHORD DISTANCE OF 137.96 FEET; THENCE NORTH 6°34'21" WEST ALONG SAID CENTERLINE, A DISTANCE OF 232.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 161.43 FEET, A CENTRAL ANGLE OF 26°25'33", A CHORD BEARING NORTH 6°38'25" EAST, A CHORD DISTANCE OF 160.00 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 306.78 FEET, A CENTRAL ANGLE OF 117°10'46", A CHORD BEARING NORTH 38°44'11" WEST, A CHORD DISTANCE OF 256.04 FEET; THENCE SOUTH 82°40'26" WEST ALONG SAID CENTERLINE, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 342.05 FEET, A CENTRAL ANGLE OF 55°59'37", A CHORD BEARING NORTH 69°19'46" WEST, A CHORD DISTANCE OF 328.60 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 401.16 FEET, A CENTRAL ANGLE OF 131°20'28", A CHORD BEARING SOUTH 72°59'49" WEST, A CHORD DISTANCE OF 318.16 FEET; THENCE SOUTH 7°19'35" WEST ALONG SAID CENTERLINE, A DISTANCE OF 225.00 FEET TO THE POINT OF TERMINUS OF SAID STREET RIGHT-OF-WAY CENTERLINE HEREIN DESCRIBED; SAID POINT OF TERMINUS ALSO BEING THE RADIUS POINT OF A 110.00 FOOT DIAMETER CUL-DE-SAC, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

EXHIBIT "B"

DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY FOR DEDICATION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 89°42'40" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 747.25 FEET TO AN EXISTING 5/8" IRON PIN; THENCE SOUTH 12°44'46" EAST, A DISTANCE OF 546.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°22'12" EAST, A DISTANCE OF 486.25 FEET; THENCE NORTH 67°17'30" EAST, A DISTANCE OF 130.88 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 200.17 FEET, A CENTRAL ANGLE OF 19°56'44", ALONG A CHORD BEARING OF NORTH 59°40'06" EAST, A CHORD DISTANCE OF 199.16 FEET; THENCE NORTH 49°57'12" EAST, A DISTANCE OF 91.34 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 219.78 FEET, A CENTRAL ANGLE OF 29°37'48", ALONG A CHORD BEARING OF NORTH 34°50'24" EAST, A CHORD DISTANCE OF 217.34 FEET; THENCE NORTH 20°07'42" EAST, A DISTANCE OF 232.56 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 295.00 FEET, AN ARC DISTANCE OF 163.65 FEET, A CENTRAL ANGLE OF 31°47'03", ALONG A CHORD BEARING OF NORTH 3°53'04" EAST, A CHORD DISTANCE OF 161.56 FEET; THENCE NORTH 11°10'56" WEST, A DISTANCE OF 27.58 FEET; THENCE NORTH 85°51'50" EAST, A DISTANCE OF 5.04 FEET TO AN EXISTING 1/2" IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES: THENCE SOUTH 11°10'52" EAST, A DISTANCE OF 26.89 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 166.42 FEET, A CENTRAL ANGLE OF 31°47'03", ALONG A CHORD BEARING OF SOUTH 3°53'54" WEST, A CHORD DISTANCE OF 164.30 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 20°07'42" WEST, A DISTANCE OF 232.58 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 222.37 FEET, A CENTRAL ANGLE OF 29°37'48", ALONG A CHORD BEARING OF SOUTH 34°50'24" WEST, A CHORD DISTANCE OF 219.90 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 49°57'12" WEST, A DISTANCE OF 91.34 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 201.91 FEET, A CENTRAL ANGLE OF 19°56'44", ALONG A CHORD BEARING OF SOUTH 59°40'06" WEST, A CHORD DISTANCE OF 200.89 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 67°17'30" WEST, A DISTANCE OF 133.75 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" THENCE SOUTH 67°22'12" WEST, A DISTANCE OF 484.05 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 12°44'46" WEST, A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.