

NOTICE IS HEREBY GIVEN THAT THE CHRISTIAN COUNTY PLANNING AND ZONING COMMISSION will hold a public hearing on Monday, October 20, 2025, at 6:00 p.m. at 1106 W. Jackson Street, Ozark, Missouri. Unless tabled or withdrawn, this case will be heard by the Christian County Board of Adjustment at 9:00 a.m. on Tuesday, November 4, 2025. Information may be examined at the Planning and Development Office, 1106 W. Jackson Street, Ozark, Missouri, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (417) 581-7242.

CASE NUMBER 2025-0235

APPLICANT: BRADLEY C. & DENISE L. ANDERSON / JMT EXCAVATING

**PETITION: PROPOSED CONDITIONAL USE PERMIT FOR SURFACE MINING
WITHIN PARCEL # 19-0.1-01-0-0-11.000**

LOCATION: 652 RIVERDALE ROAD, NIXA, MISSOURI

LEGAL:

TRACT I:
THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF SECTION ONE (1) AND SECTION TWO (2), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-TWO (22) WEST, CHRISTIAN COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF THE EAST HALF (E½) OF LOT TWO (2) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION TWO (2); THENCE SOUTH 01°45'51" EAST, ALONG THE WEST LINE OF SAID EAST HALF (E½), A DISTANCE OF 1461.74 FEET TO AN EXISTING STONE; THENCE SOUTH 89°58'31" EAST, A DISTANCE OF 1322.29 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "TODD"; THENCE SOUTH 01°37'18" WEST, A DISTANCE OF 1089.19 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 01°37'39" WEST, A DISTANCE OF 228.44 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "TODD" SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION TWO (2); THENCE SOUTH 89°42'40" EAST, A DISTANCE OF 747.25 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "BUCHANAN"; THENCE SOUTH 12°44'46" EAST, A DISTANCE OF 551.29 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "BUCHANAN", SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS 471.80 FEET, AN ARC DISTANCE OF 216.02 FEET, A CENTRAL ANGLE OF 26°14'03", ALONG A CHORD BEARING SOUTH 83°51'00" WEST, A CHORD DISTANCE OF 214.14 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "BUCHANAN"; THENCE SOUTH 01°38'23" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID RIVERDALE ROAD AND THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING TWELVE (12) DESCRIBED COURSES:

THENCE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 511.80 FEET, AN ARC DISTANCE OF 230.55 FEET, A CENTRAL ANGLE OF 25°48'36", ALONG A CHORD BEARING NORTH 83°38'31" EAST, A CHORD DISTANCE OF 228.61 FEET; THENCE NORTH 67°22'35" EAST, A DISTANCE OF 485.18 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 67°20'36" EAST, A DISTANCE OF 134.20 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF

24°44'40", ALONG A CHORD BEARING NORTH 82°32'29" EAST, A CHORD DISTANCE OF 162.95 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 70°29'58" EAST, A DISTANCE OF 127.28 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MARKER ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 160; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES:

THENCE NORTH 81°40'36" EAST, A DISTANCE OF 103.88 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MARKER; THENCE NORTH 70°37'40" EAST, A DISTANCE OF 120.57 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 54°13'53" EAST, A DISTANCE OF 67.58 FEET; THENCE SOUTH 14°07'51" EAST, A DISTANCE OF 232.74 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MARKER; THENCE SOUTH 09°40'12" EAST, A DISTANCE OF 203.96 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MARKER; THENCE SOUTH 66°11'47" EAST, A DISTANCE OF 57.58 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 28°40'52" EAST, A DISTANCE OF 539.65 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 44°56'09" EAST, A DISTANCE OF 50.96 FEET TO A POINT ON THE NORTH BANK OF THE FINLEY RIVER; THENCE ALONG SAID NORTH BANK FOR THE FOLLOWING FOURTEEN (14) DESCRIBED COURSES:

THENCE SOUTH 00°46'42" WEST, A DISTANCE OF 49.12 FEET; THENCE SOUTH 04°37'41" WEST, A DISTANCE OF 190.91 FEET; THENCE SOUTH 53°07'08" WEST, A DISTANCE OF 47.33 FEET; THENCE SOUTH 72°51'38" WEST, A DISTANCE OF 415.71 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 54°42'14" WEST, A DISTANCE OF 334.53 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 46°45'38" WEST, A DISTANCE OF 289.86 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 40°25'58" WEST, A DISTANCE OF 262.65 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 36°27'54" WEST, A DISTANCE OF 441.24 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 48°44'00" WEST, A DISTANCE OF 382.51 FEET; THENCE SOUTH 44°37'05" WEST, A DISTANCE OF 126.73 FEET; THENCE NORTH 89°32'14" WEST, A DISTANCE OF 265.94 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 67°52'08" WEST, A DISTANCE OF 164.73 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 75°29'07" WEST, A DISTANCE OF 218.22

CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 620.00 FEET, AN ARC DISTANCE OF 214.79 FEET, A CENTRAL ANGLE OF 19°50'59", ALONG A CHORD BEARING NORTH 59°38'56" EAST, A CHORD DISTANCE OF 213.72 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 49°51'45" EAST, A DISTANCE OF 91.50 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 242.88 FEET, A CENTRAL ANGLE OF 29°36'32", ALONG A CHORD BEARING NORTH 34°52'46" EAST, A CHORD DISTANCE OF 240.19 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 20°04'58" EAST, A DISTANCE OF 233.01 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 173.95 FEET, A CENTRAL ANGLE OF 29°18'51", ALONG A CHORD BEARING NORTH 05°13'51" EAST, A CHORD DISTANCE OF 172.06 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LC 370"; THENCE NORTH 27°39'16" EAST, A DISTANCE OF 73.62 FEET TO A SET 1/2" IRON PIN STAMPED "WLS LC 370"; THENCE NORTH 34°28'05" EAST, A DISTANCE OF 18.54 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "TODD"; THENCE SOUTH 40°57'47" EAST, A DISTANCE OF 233.41 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "TODD"; THENCE NORTH 45°13'14" EAST, A DISTANCE OF 414.54 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 24°09'56" EAST, A DISTANCE OF 228.79 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "TODD"; THENCE NORTH 27°27'44" WEST, A DISTANCE OF 114.38 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" TO SAID POINT ALSO BEING ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES:

THENCE NORTH 56°05'09" EAST, A DISTANCE OF 570.48 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 81.14 FEET, AN ARC DISTANCE OF 54.72 FEET, A CENTRAL ANGLE OF 38°38'24", ALONG A CHORD BEARING NORTH 75°25'55" EAST, A CHORD DISTANCE OF 53.69 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 85°15'18" EAST, A DISTANCE OF 314.86 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 380.26 FEET, AN ARC DISTANCE OF 164.22 FEET, A CENTRAL ANGLE OF

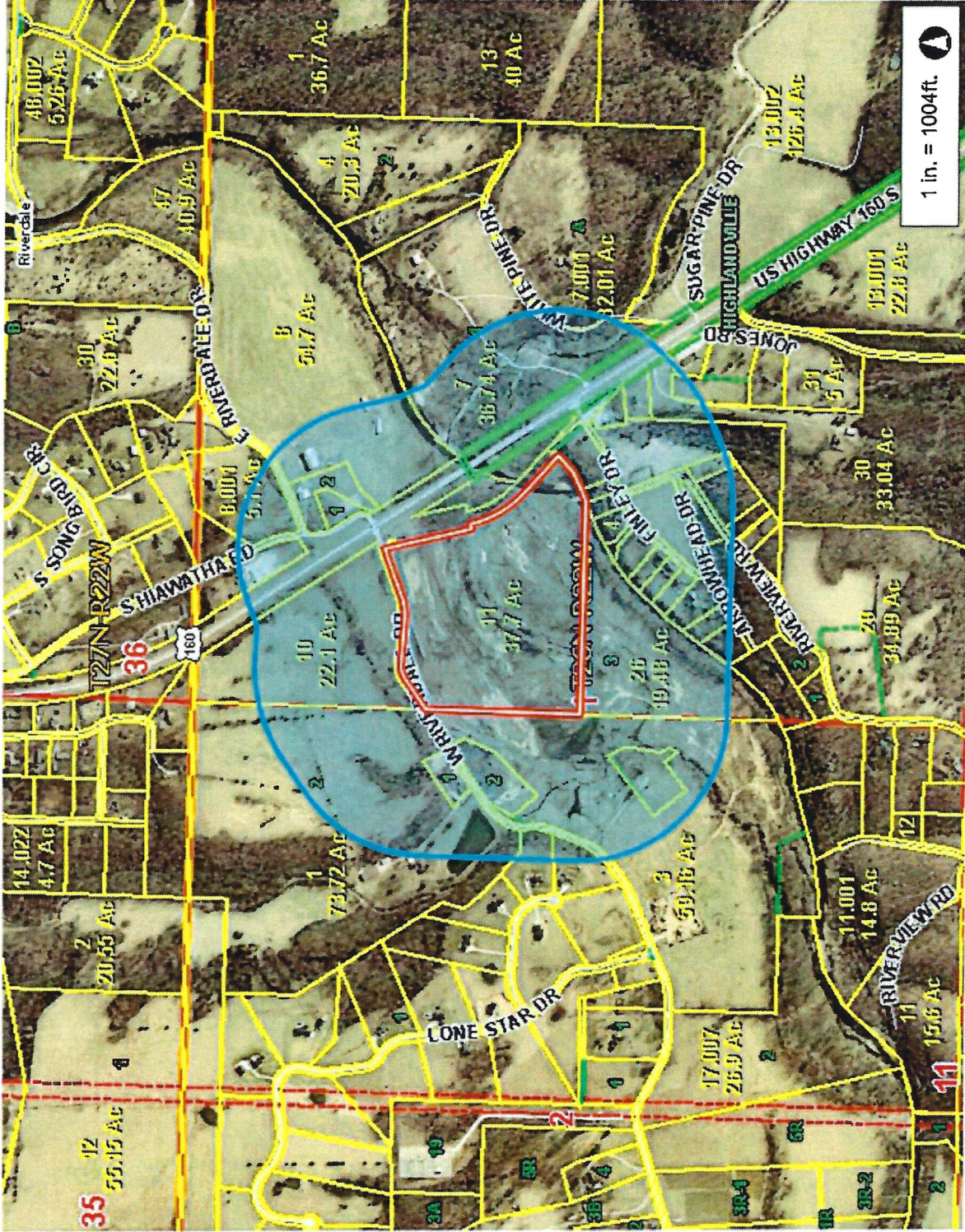
FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 70°38'43" WEST, A DISTANCE OF 66.54 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 26°05'41" WEST, A DISTANCE OF 161.00 FEET; THENCE NORTH 89°23'48" WEST, A DISTANCE OF 490.94 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 89°06'02" WEST, A DISTANCE OF 671.66 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "TODD"; THENCE NORTH 01°39'46" EAST, A DISTANCE OF 363.46 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE NORTH 01°38'23" EAST, A DISTANCE OF 342.92 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION DEDICATED AND USED FOR GLENN CEMETERY, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF THE EAST HALF (E½) OF LOT TWO (2) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION TWO (2); THENCE SOUTH 01°45'51" EAST, ALONG THE WEST LINE OF SAID EAST HALF (E½), A DISTANCE OF 1461.74 FEET TO AN EXISTING STONE; THENCE SOUTH 89°58'31" EAST, A DISTANCE OF 1322.29 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "TODD"; THENCE SOUTH 01°37'18" WEST, A DISTANCE OF 1089.19 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 88°22'35" EAST, A DISTANCE OF 1101.31 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 20°39'42" EAST, A DISTANCE OF 590.33 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 20°52'52" EAST, A DISTANCE OF 39.84 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" ON THE SOUTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE SOUTH 82°13'13" EAST, A DISTANCE OF 673.38 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "TODD", AND THE POINT OF BEGINNING; THENCE NORTH 52°21'50" EAST, A DISTANCE OF 405.53 FEET TO AN EXISTING STONE; THENCE SOUTH 47°00'00" EAST, A DISTANCE OF 103.93 FEET; THENCE SOUTH 02°38'39" WEST, A DISTANCE OF 159.21 FEET TO AN EXISTING STONE; THENCE SOUTH 20°07'18" WEST, A DISTANCE OF 114.01 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "TODD"; THENCE SOUTH 52°35'30" WEST, A DISTANCE OF 223.65 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "TODD"; THENCE NORTH 37°31'15" WEST, A DISTANCE OF 283.93 FEET TO THE POINT OF BEGINNING.

Scott Hayes, Executive Secretary
Christian County Planning and Zoning Commission

Property Owners 1000' of 19-1-1-0-0-11



2,008.8 0 1,004.40 2,008.8 Feet

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

Notes

Sept 2025

Legend

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

