

AN ORDINANCE ENACTING A FINAL SUBDIVISION PLAT OF ROARK HILLS SUBDIVISION, PHASE I, LOCATED ON SUMMERWOOD DRIVE, BRANSON, MISSOURI

WHEREAS, the property owner has petitioned the City of Branson for approval of a Final Subdivision Plat of Roark Hills Subdivision, Phase I; and

WHEREAS, on June 1, 2004, the Planning and Zoning Commission for the City of Branson reviewed the application for said Final Subdivision Plat and recommends approval; and

WHEREAS, the Board of Aldermen for the City of Branson find that such Final Subdivision Plat is reasonable and necessary.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:

Section 1: The Board of Aldermen for the City of Branson hereby approves the Final Subdivision Plat of Roark Hills Subdivision, Phase I, attached hereto as Exhibit '2' and legally described on Exhibit '1'.

Section 2: That the City Clerk is hereby directed to record this ordinance and the Final Subdivision Plat of Roark Hills Subdivision, Phase I, in the Office of the Recorder of Deeds of Taney County, Missouri, within thirty (30) days of the date of this ordinance, provided all permits for public works improvements have been issued and upon payment by the subdivider of all fees associated with the recording of this Final Subdivision Plat.

Section 3: Severability Clause. If any section, subsection, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or major sections, sentences, clauses or phrases be declared invalid.

Section 4: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor, and upon certification from the Director of Public Works to the City Clerk that all permits for public works improvements have been issued, and upon certification to the City Clerk from the Director of Planning and Development that all fees associated with the recording of this Final Plat have been paid, and upon certification to the City Clerk from the City Engineer that all necessary Public Works Elements are approved and in place.

Read this first time on this ____ day of _____, 2004.

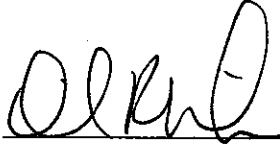
Read this second time, passed and truly agreed to by the Board of Aldermen of the City of Branson, Missouri, on this ____ day of _____, 2004.

Louis E. Schaefer
Mayor

ATTEST:

Sandra L. Williams, C.M.C.
City Clerk

APPROVED AS TO FORM:



Daniel R. Wichmer
City Attorney

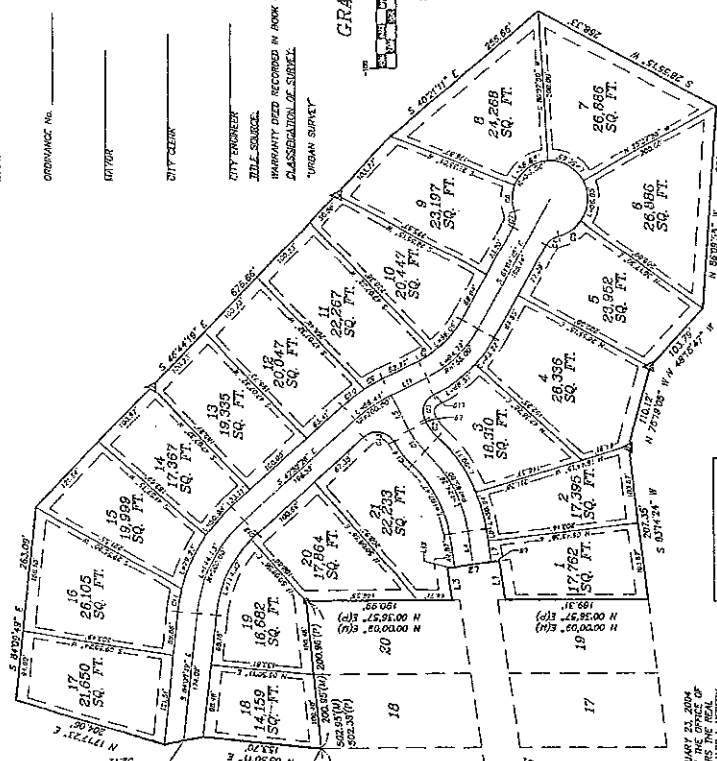
EXHIBIT '1'
Legal Description

A TRACT OF LAND SITUATED IN LOT I OF THE FRACTIONAL NW1/4 OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 21 WEST, CITY OF BRANSON, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER LOT 12 SUMMER WOOD ESTATES FIRST ADDITION AS RECORDED IN PLAT BOOK/SLIDE G AT PAGE 357 OF THE RECORDS OF TANEY COUNTY, MISSOURI; THENCE N 84°25'08" E, (MEASURED), N 85°01'56" E, (PLAT), ALONG THE NORTH BOUNDARY OF SUMMER WOOD ESTATES FIRST ADDITION, A DISTANCE OF 301.99 FEET (MEASURED), 301.44 FEET (PLAT), TO THE NORTHWEST CORNER OF LOT 18 SUMMER WOOD ESTATES FIRST ADDITION, FOR A NEW POINT OF BEGINNING; THENCE N 05°50'11" E, LEAVING SAID NORTH BOUNDARY, A DISTANCE OF 153.70 FEET; THENCE N 10°33'19" W, A DISTANCE OF 52.12 FEET; THENCE N 17°17'23" E, A DISTANCE OF 204.06 FEET; THENCE S 84°09'49" E, A DISTANCE OF 263.09 FEET; THENCE S 46°44'19" E, A DISTANCE OF 676.66 FEET; THENCE S 40°21'11" E, A DISTANCE OF 256.66 FEET; THENCE S 28°55'15" W, A DISTANCE OF 268.33 FEET; THENCE N 86°09'55" W, A DISTANCE OF 268.33 FEET; THENCE N 48°18'47" W, A DISTANCE OF 103.79 FEET; THENCE N 75°19'05" W, A DISTANCE OF 110.12 FEET; THENCE S 83°14'24" W, A DISTANCE OF 207.35 FEET, TO THE SOUTHEAST CORNER OF LOT 19 SUMMER WOOD ESTATES FIRST ADDITION; ALONG THE NORTH AND EAST BOUNDARY OF SUMMER WOOD ESTATES FIRST ADDITION AS FOLLOWS; THENCE N 00°00'09" E, (MEASURED), N 00°36'57" E, (PLAT), A DISTANCE OF 189.31 FEET; THENCE N 81°43'10" E, (MEASURED), N 82°19'59" E, (PLAT), A DISTANCE OF 53.62 FEET; THENCE N 08°16'50" W, (MEASURED), N 07°40'01" W, (PLAT), A DISTANCE OF 70.00 FEET; THENCE S 81°43'10" W, (MEASURED), S 82°19'59" W, (PLAT), A DISTANCE OF 43.43 FEET; THENCE N 00°00'09" E, (MEASURED), N 00°36'57" E, (PLAT), A DISTANCE OF 190.99 FEET; THENCE S 84°25'08" W, (MEASURED), S 85°01'56" W, (PLAT), A DISTANCE OF 200.95 FEET (MEASURED), 200.96 FEET (PLAT), TO THE NEW POINT OF BEGINNING. CONTAINING 11.67 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASMENTS AND RESTRICTIONS OF RECORD.

FINAL FLAT OF ROARK HILLS PHASE I LOCATED IN LOT 1 FRACTIONAL NW1/4 OF THE 5th PRINCIPAL MERIDIAN TANEY COUNTY, MISSOURI

LINE TABLE with columns for LINE, LENGTH, BEARING

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DEED RECORDING AND EXCLUSION OF BLAD THE UNDERSIGNED BRANSON F. LEDBETTER, HUSBAND AND MARY E. BRUFFETT AND MARY E. BRUFFETT...

A TRACT OF LAND SITUATED IN LOT 1 OF THE FRACTIONAL NW1/4 OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 12 WEST, CITY OF BRANSON, TANEY COUNTY, MISSOURI...

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE HERETOFORE CONVEYED TO THE CITY OF BRANSON...

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BRANSON FOR THE CONSTRUCTION, MAINTENANCE AND USE OF SURFACE DRAINAGE...

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HERETOFORE SET THEIR HANDS THIS ... DAY OF ... 2004.

BRANSON F. LEDBETTER, MARY E. BRUFFETT, TANEY H. LEDBETTER, MYRON BRUFFETT

STATE OF MISSOURI, COUNTY OF TANEY, MISSOURI. I, BRANSON F. LEDBETTER, County Clerk, do hereby certify...

APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, THIS ... DAY OF ... 2004.

ORDINANCE NO. ... CITY CLERK

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CURVE TABLE with columns for CURVE, LENGTH, INDICUS

BRANSON BANK THE HOLDER OF A DEED OF TRUST, DATED JANUARY 23, 2004...

BY E. C. SIMONS, A/P

STATE OF MISSOURI, COUNTY OF TANEY, MISSOURI. I, BRANSON F. LEDBETTER, County Clerk, do hereby certify...

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Surveyor's Certification I HEREBY CERTIFY THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON...

BY BEN LEDBETTER, TANEY H. LEDBETTER, MYRON BRUFFETT, MARY E. BRUFFETT

STATE OF MISSOURI, COUNTY OF TANEY, MISSOURI. I, BRANSON F. LEDBETTER, County Clerk, do hereby certify...

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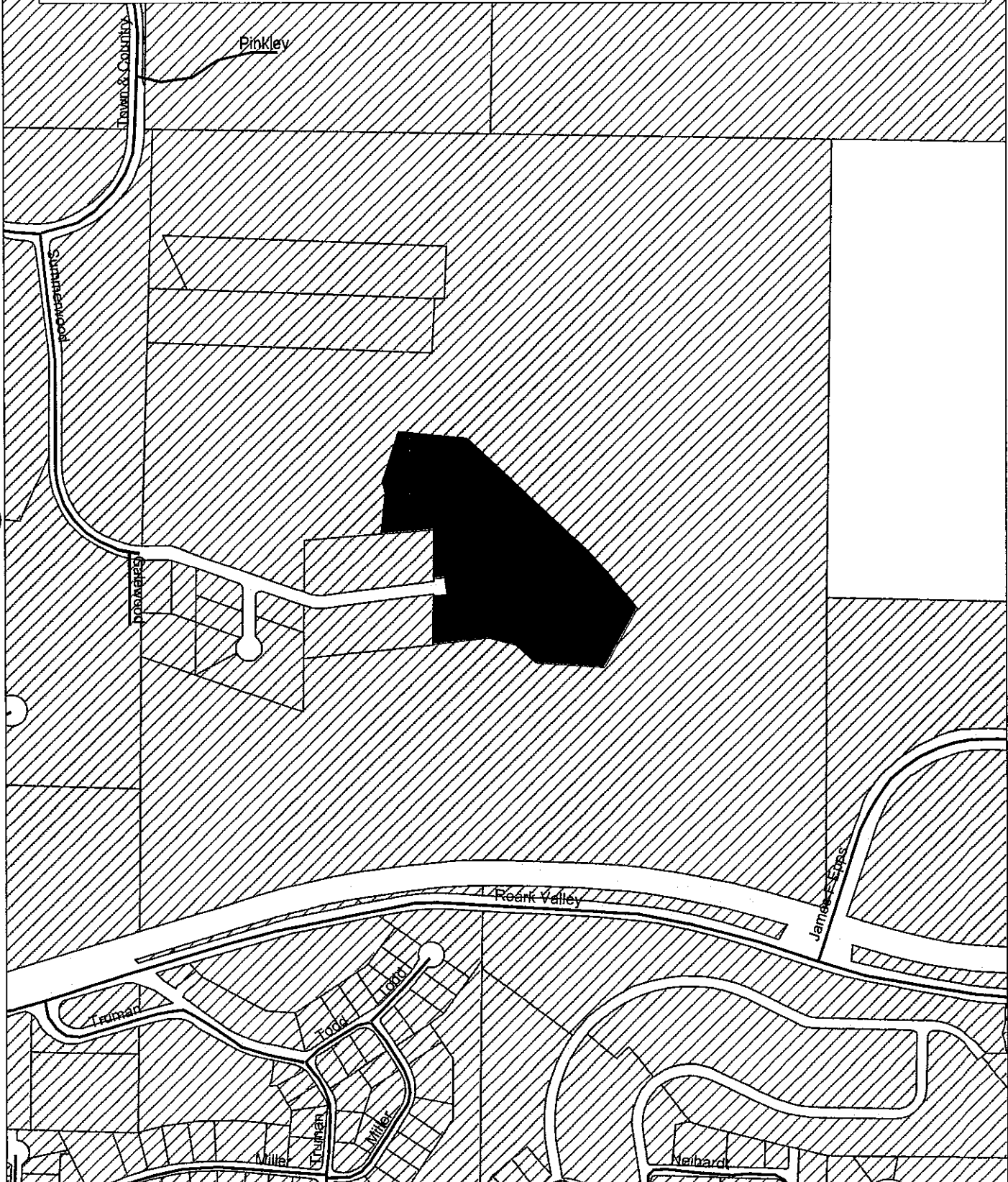
VICINITY MAP

Roark Hills Phase I



■ Subject Property

□ Outside Branson City Limits



PLANNING AND ZONING COMMISSION

RESOLUTION NO. P-2004-015

A PLANNING COMMISSION RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION FROM MARY AND MYRON BRUFFETT AND BEN AND TAMMY LEDBETTER REQUESTING APPROVAL OF THE FINAL SUBDIVISION PLAT TO BE KNOWN AS ROARK HILLS PHASE I LOCATED OFF OF SUMMERWOOD DRIVE, BRANSON, MISSOURI.

WHEREAS, an application has been submitted to the City of Branson by Mary and Myron Bruffett and Ben and Tammy Ledbetter requesting approval of the final subdivision plat on property legally described as follows:

A TRACT OF LAND SITUATED IN LOT I OF THE FRACTIONAL NW1/4 OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 21 WEST, CITY OF BRANSON, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER LOT 12 SUMMER WOOD ESTATES FIRST ADDITION AS RECORDED IN PLAT BOOK/SLIDE G AT PAGE 357 OF THE RECORDS OF TANEY COUNTY, MISSOURI; THENCE N 84°25'08" E, (MEASURED), N 85°01'56" E, (PLAT), ALONG THE NORTH BOUNDARY OF SUMMER WOOD ESTATES FIRST ADDITION, A DISTANCE OF 301.99 FEET (MEASURED), 301.44 FEET (PLAT), TO THE NORTHWEST CORNER OF LOT 18 SUMMER WOOD ESTATES FIRST ADDITION, FOR A NEW POINT OF BEGINNING; THENCE N 05°50'11" E, LEAVING SAID NORTH BOUNDARY, A DISTANCE OF 153.70 FEET; THENCE N 10°33'19" W, A DISTANCE OF 52.12 FEET; THENCE N 17°17'23" E, A DISTANCE OF 204.06 FEET; THENCE S 84°09'49" E, A DISTANCE OF 263.09 FEET; THENCE S 46°44'19" E, A DISTANCE OF 676.66 FEET; THENCE S 40°21'11" E, A DISTANCE OF 256.66 FEET; THENCE S 28°55'15" W, A DISTANCE OF 268.33 FEET; THENCE N 86°09'55" W, A DISTANCE OF 268.33 FEET; THENCE N 48°18'47" W, A DISTANCE OF 103.79 FEET; THENCE N 75°19'05" W, A DISTANCE OF 110.12 FEET; THENCE S 83°14'24" W, A DISTANCE OF 207.35 FEET, TO THE SOUTHEAST CORNER OF LOT 19 SUMMER WOOD ESTATES FIRST ADDITION; ALONG THE NORTH AND EAST BOUNDARY OF SUMMER WOOD ESTATES FIRST ADDITION AS FOLLOWS; THENCE N 00°00'09" E, (MEASURED), N 00°36'57"E, (PLAT), A DISTANCE OF 189.31 FEET; THENCE N 81°43'10" E, (MEASURED), N 82°19'59" E, (PLAT), A DISTANCE OF 53.62 FEET; THENCE N 08°16'50" W, (MEASURED), N 07°40'01" W, (PLAT), A DISTANCE OF 70.00 FEET; THENCE S 81°43'10" W, (MEASURED), S 82°19'59" W, (PLAT), A DISTANCE OF 43.43 FEET; THENCE N 00°00'09" E, (MEASURED), N 00°36'57" E, (PLAT), A DISTANCE OF 190.99 FEET; THENCE S 84°25'08" W, (MEASURED), S 85°01'56" W, (PLAT), A DISTANCE OF 200.95 FEET (MEASURED), 200.96 FEET (PLAT), TO THE NEW POINT OF BEGINNING. CONTAINING 11.67 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASMENTS AND RESTRICTIONS OF RECORD.

WHEREAS, a Public Hearing was held before the Branson Planning and Zoning Commission on June 01, 2004, at 7:30 p.m. in the City Council Chambers located at 110 West Maddux Street, Branson, Missouri; and,

WHEREAS, all required documentation and payment of the required filing fee have been received by the City of Branson.

BE IT THEREFORE RESOLVED, that the Planning and Zoning Commission for the City of Branson hereby recommends approval of the Final Subdivision Plat as herein described.

DONE THIS 1ST DAY OF JUNE, 2004, BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.

Rick Davis - Chairman

ATTEST:

Don D. Stephens - Director of Planning and Development

Certification of Submission of Public Works Element

I have reviewed the Final Plat of Roark Hills, Phase I, for compliance to the Branson Municipal Code and hereby certify that the Final Plat, as submitted, is in compliance with all applicable regulations of Section 430.080 and Section 430.090(14).

Certified by: David H. Miller
David H. Miller, City Engineer

Certified by: Richard H. Melton
Richard Melton, Public Works Plans Examiner