

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE BRANSON LANDING CONVENTION CENTER, BRANSON, MISSOURI**

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**WHEREAS**, the property owner has petitioned the City of Branson for approval of a preliminary plat of the Branson Landing Convention Center; and

**WHEREAS**, on May 3, 2005, the Planning and Zoning Commission for the City of Branson reviewed the application for the Preliminary Plat of the Branson Landing Convention Center and recommends approval; and

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

**NOW, THEREFORE, BE IT RESOLVED 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 Preliminary Plat for the Branson Landing Convention Center, attached hereto as Exhibit 'B' and legally described as shown on Exhibit 'A'.

**Section 2:** Severability Clause. If any section, subsection, clause or phrase of this resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution 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 3:** This resolution shall be in full force and effect for a period not to exceed two (2) years from and after its passage by the Board of Aldermen and approval by the Mayor.

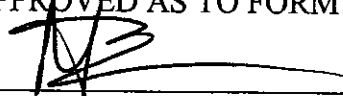
Read, passed and truly agree to by the Board of Aldermen of the City of Branson, Missouri, on this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Louis E. Schaefer  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lisa K Westfall  
City Clerk

  
\_\_\_\_\_  
Matthew Thompson  
Assistant City Attorney

**EXHIBIT 'A'**  
**Legal Description**

Tract 1:

A tract of land being situated in the SE1/4 of the SW1/4 of Section 33, Township 23 North, Range 21 West and Lot 9 of fractional Section 4, Township 22 North, Range 21 West, in the City of Branson, Taney County, Missouri, being more particularly described as follows:

Beginning at an existing "+" in concrete marking the Southeast corner of the intersection of Main Street and Sycamore street; Thence South 88°19'30" East, along the south right-of-way line of Main street, a distance of 157.03 feet to a point on the proposed westerly right-of-way line of Missouri Pacific Railroad; Along the proposed westerly right-of-way line of Missouri Pacific Railroad as follows: Thence South 03°42'47" East a distance of 45.88 feet; Thence along a curve to the left having an arc length of 50.74 feet (said curve having a chord bearing and distance of South 05°35'18" East, 50.73 feet, and having a radius of 775.00 feet); Thence South 07°27'50" East a distance of 11.42 feet; Thence along a curve to the left having an arc length of 142.47 feet (said curve having a chord bearing and distance of South 09°45'48" East, 142.43 feet and having a radius of 1775.00 feet); Thence South 12°03'46" East a distance of 20.65 feet; Thence along a curve to the left having an arc length of 64.68 feet (said curve having a chord bearing and distance of South 12°47'43" East, 64.57 feet, and having a radius of 2,525.00 feet); Thence South 13°31'57" East a distance of 17.97 feet; Thence South 12°55'24" East a distance of 171.68 feet; Thence along a curve to the right having an arc length of 14.39 feet, (said curve having a chord bearing and distance of South 12°45'25" East, 14.39 feet and having a radius of 2,475.00 feet); Thence South 12°35'25" East a distance of 58.83 feet; Thence along a curve to the right having an arc length of 39.52 feet (said curve having a chord bearing and distance of South 11°49'22" East, 39.52 feet, and having a radius of 1475.00 feet); Thence South 11°03'19" East a distance of 142.10 feet; Thence along a curve to the right having an arc length of 16.09 feet (said curve having a chord bearing and distance of South 10°34'57" East, 16.09 feet and having a radius of 975.00 feet); Thence South 10°06'36" East a distance of 299.07 feet; Thence along a curve to the right having an arc length of 19.91 feet (said curve having a chord bearing and distance of South 08°35'19" East, 19.91 feet and having a radius of 375.00 feet); Thence South 07°04'02" East a distance of 176.95 feet; Thence along a curve to the right having an arc length of 10.96 feet a (said curve having a chord bearing and distance of South 04°33'17"

East, 10.96 feet a radius of 125.00 feet); Thence South  $02^{\circ}02'33''$  East a distance of 73.83 feet; Thence North  $84^{\circ}45'39''$  West a distance of 8.11 feet; Thence along a curve to the right having an arc length of 189.65 feet (said curve having a chord bearing and distance of South  $09^{\circ}10'07''$  West, 189.50 feet and having a radius of 1382.69 feet), to a point on the north line of Block 38 of Block 37, 38 City of Branson, as recorded in Plat Book 3, at Page 60A; Thence North  $88^{\circ}55'27''$  West, along the north line of said Block 38, a distance of 176.09 feet; Thence South  $00^{\circ}52'00''$  West a distance of 264.53 feet to a point on the north right-of-way line of Long Street and on the South line of said Block 38; Thence North  $89^{\circ}02'29''$  West, along the south line of Block 38, a distance of 199.98 feet to the Northeast corner of the intersection of Long Street and Sycamore Street; Thence North  $00^{\circ}57'44''$  East, along the east right-of-way line of Sycamore, a distance of 1,505.67 feet to a point on the center line of Pacific Street extended; Thence North  $01^{\circ}03'02''$  East, along the east right-of-way line of Sycamore Street, a distance of 298.91 feet to the Point of Beginning, Containing 11.93 acres of land, more or less.

Tract 2:

All of Lots 13 through 19 of Block 3, all of Lots 7 through 18 of Block 4 and part of Lots 6 and 19 of Block 4 and portion of the platted alley through Block 4 and a portion of Pacific Street, in the Town of Branson, a subdivision plat recorded in Plat Book 1, at Page 12 of the records of Taney County, Missouri, all in the City of Branson, Taney County, Missouri.

Beginning at and existing  $\frac{1}{2}$ " iron pin marking the northwest corner of Lot 19 of Block 3 of the Town of Branson; Thence South  $88^{\circ}15'06''$  East, along the north line of Lot 13 through 19 of Block 3, a distance of 175.14 feet to the northeast corner of Lot 13 of Block 3; Thence South  $01^{\circ}03'02''$  West a distance of 157.80 feet to the intersection of the center line of Pacific Street and the west right-of-way line of Sycamore Street for a point of deflection; Thence South  $00^{\circ}57'44''$  East along the west right-of-way line of Sycamore Street, a distance of 295.50 feet to the Southeast corner of Block 4 of the Town of Branson; Thence North  $88^{\circ}28'26''$  West, along the south line of said Block 4, a distance of 173.42 feet; Thence North  $01^{\circ}35'00''$  East a distance of 140.02 feet to a point on the South line of Lot 6 of Block 4; Thence South  $88^{\circ}28'00''$  East, along the south line of Lot 6 of Block 4, a distance of 12.00 feet; Thence North  $00^{\circ}58'01''$  East a distance of 126.44 feet to a point on the north line of Lot 6 of Block 4; Thence North  $88^{\circ}18'12''$  West, along the north line of Lot 6 of Block 4, a distance of 15.49 feet; Thence North  $01^{\circ}07'00''$  East a distance of 187.45 feet to the Point of Beginning, Containing 1.77 acres of land, more or less.

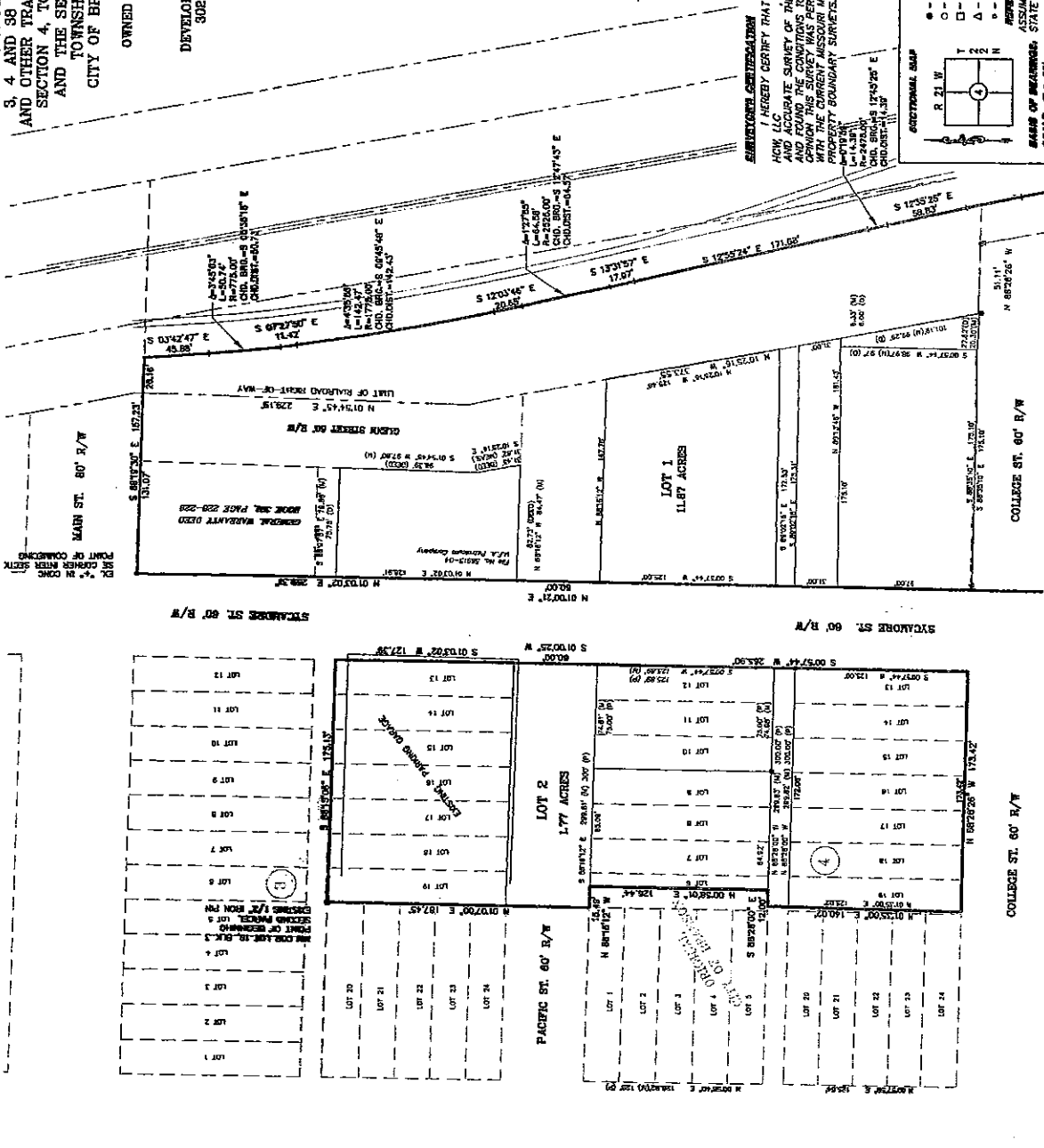


# FINAL PLAT BRANSON LANDING CONVENTION CENTER

A SUBDIVISION REPLACING  
ALL OF EATON PATTERSON SUBDIVISION, PART OF BLOCKS  
3, 4 AND 38 OF THE ORIGINAL CITY OF BRANSON  
AND OTHER TRACTS SITUATED IN THE LOT 8 OF FRAC.  
SECTION 4, TOWNSHIP 22 NORTH, RANGE 21 WEST  
AND THE SE 1/4 OF THE SW 1/4 OF SECTION 33  
TOWNSHIP 23 NORTH, RANGE 21 WEST  
CITY OF BRANSON, TANNEY COUNTY, MISSOURI

OWNED BY: CITY OF BRANSON, MISSOURI  
# 110 W. MADDOX ST.  
BRANSON, MISSOURI 65616

DEVELOPER: HCW DEVELOPMENT COMPANY  
3027 WEST HIGHWAY 76, SUITE B  
BRANSON, MISSOURI 65616



MADE BY: BRUCE L. E. BUCK  
ROZELL & BUCHHEIT L.L.P. 2860, P.L.L.C. 8007  
ROZELL & BUCHHEIT  
CITY OF BRANSON

**ROZELL SURVEY CO.**  
Diana Kay Dickold, L.S.  
Kenneth J. Buchanan, L.S.

MISSOURI LICENSE NO. 444  
BRANSON, MISSOURI 65616  
PHONE (417) 331-4141  
FAX (417) 331-4141

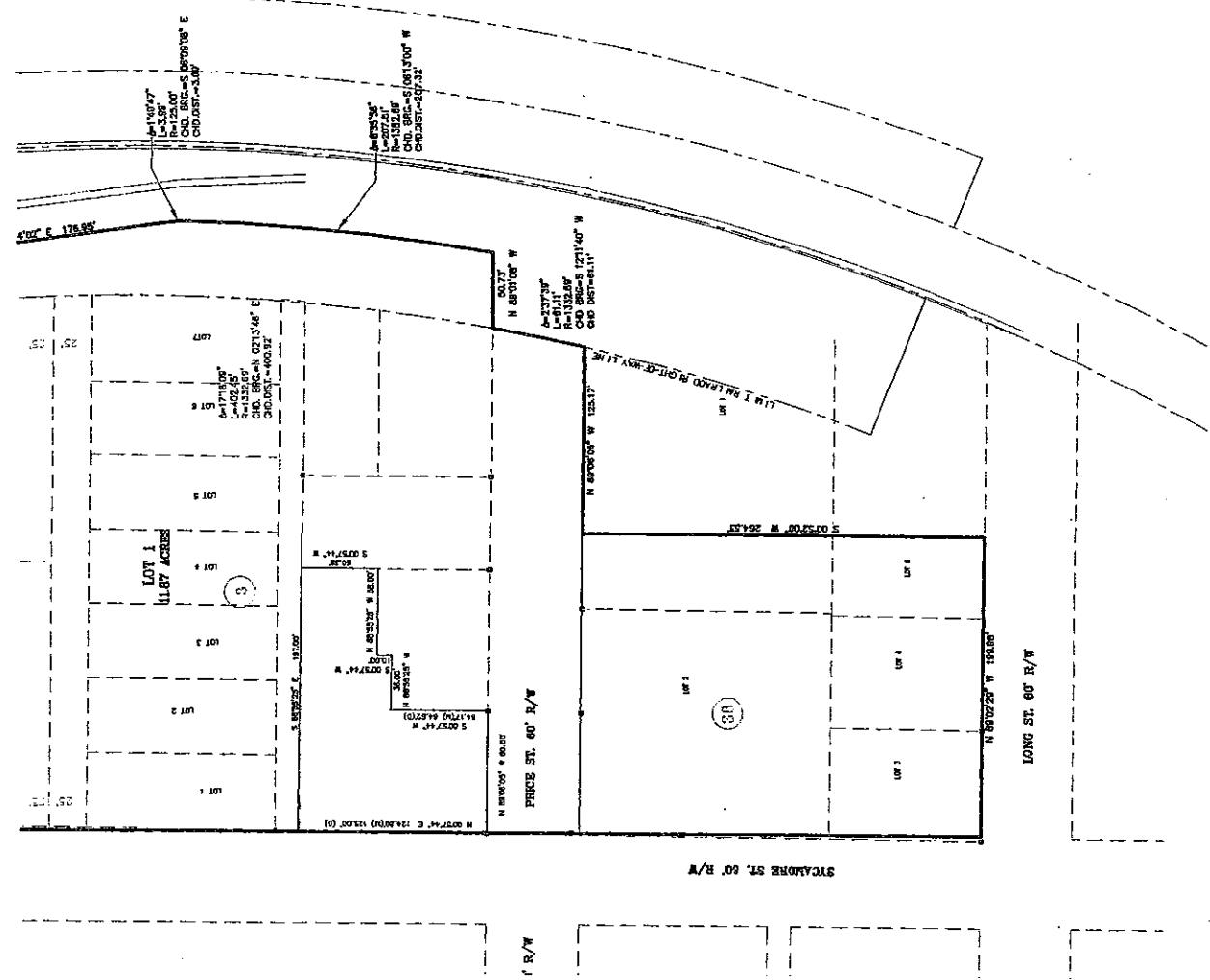
SHEET 2 OF 4  
DATE: 04-21-05  
BLOCK: 14358 PLAT



# FINAL PLAT BRANSON LANDING CONVENTION CENTER

A SUBDIVISION REPLATING  
ALL OF EATON PATTERSON SUBDIVISION, PART OF BLOCKS  
3, 4 AND 38 OF THE ORIGINAL CITY OF BRANSON  
AND OTHER TRACTS SITUATED IN THE LOT 9 OF FRAC.  
SECTION 4, TOWNSHIP 22 NORTH, RANGE 21 WEST  
AND THE SW 1/4 OF THE SW 1/4 OF SECTION 33  
TOWNSHIP 23 NORTH, RANGE 21, WEST  
CITY OF BRANSON, TANAY COUNTY, MISSOURI

OWNED BY: CITY OF BRANSON, MISSOURI  
# 110 W. MADDOX ST.  
BRANSON, MISSOURI 65619  
DEVELOPER: HCW DEVELOPMENT COMPANY  
3027 WEST HIGHWAY 76, SUITE B  
BRANSON, MISSOURI 65616



ALL PLATS MUST BE FILED WITH  
A COPY OF THE ORIGINAL SURVEY  
AND ALL INFORMATION THEREON  
ALTERED BY ANY INSTRUMENT  
REGISTERED BY THE MISSOURI SURVEY  
COMMISSION SHALL BE VOID AND  
UNLAWFUL UNLESS THE INSTRUMENT  
APPEARS BELOW.

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT AT THE REQUEST OF  
HCW, LLC I HAVE MADE AN ACTUAL  
AND ACCURATE SURVEY OF THE LAND DESCRIBED  
AND FOUND THE CONDITIONS AS INDICATED AND  
CORRECTIONS TO BE MADE IN ACCORDANCE  
WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR  
PROPERTY BOUNDARY SURVEYS.

ROBERT RAY ANDREWS L.S. 2408  
KIMBERLY J. MCCORMICK L.S. 2340, P.L.D. 1907  
REGISTERED SURVEYORS  
CITY OF BRANSON  
**ROZELL SURVEY CO.**  
Diane Kay Dibbold, L.S.  
Kimberly J. Brubaker, L.S.  
240 STATE HIGHWAY 246 STE 4  
BRANSON, MISSOURI 65616 PHONE: (417) 335-1141  
FAX: (417) 335-1149  
SHEET 4 OF 4  
DATE: 04-21-05 DRAWN: 14308 PLAT

**LEGEND**







- - EXISTING 1/2" IRON PIN
- - SET 1/2" IRON PIN
- - EXISTING STONE
- △ - CORNER MONUMENT
- - P.C., P.T., or P.L.

**SECTIONAL MAP**  
R. 21 W  
T. 22 N  
S. 4 E

BASED ON MISSOURI STATE PLANE COORDINATES  
ASSUMED NORTH BASED ON  
REPRODUCTION  
SCALE: 1" = 50'

# BRANSON LANDING CONVENTION CENTER

SCALE 1" = 300'

-  BRANSON LANDING CONVENTION CENTER
-  Planned Development
-  Single-Family
-  Two-Family
-  Downtown
-  Commercial

