

AN ORDINANCE ENACTING A FINAL SUBDIVISION PLAT OF THE BRANSON LANDING CONVENTION CENTER, BRANSON, MISSOURI.

WHEREAS, the property owner has petitioned the City of Branson for approval of a Final Subdivision 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 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 the Branson Landing Convention Center, 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 the Branson Landing Convention Center 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 _____, 2005.


Read this second time, passed and truly agreed 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 '1'
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 64.58 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.

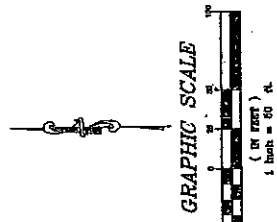
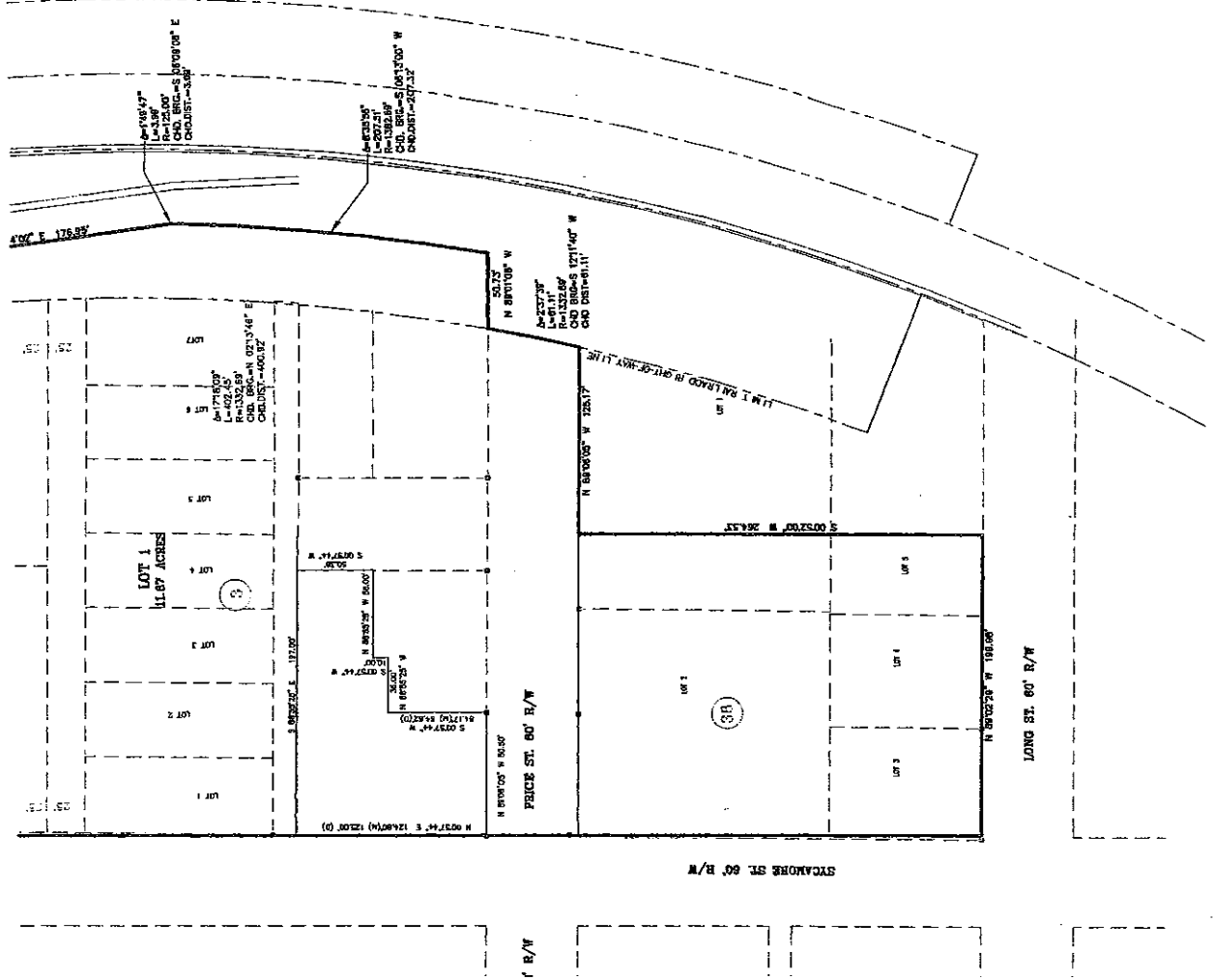
Beginning at and existing $\frac{1}{2}$ " iron pin marking the northwest corner of Lot 19 of Block 3 of the Town of Branson; Thence South $88^{\circ}15'06''$ East, along the north line of Lot 13 through 19 of Block 3, a distance of 175.14 feet to the northeast corner of Lot 13 of Block 3; Thence South $01^{\circ}03'02''$ 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 $88^{\circ}16'12''$ 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 REPLATTING
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 SE 1/4 OF THE SW 1/4 OF SECTION 33
AND 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 HOW DEVELOPMENT COMPANY
3027 WEST HIGHWAY 76, SUITE B
BRANSON, MISSOURI 65616



ALL PLATS MUST BE SET SHOW
A FULL TRACT AND NOT JUST A
PART THEREOF. ALL INFORMATION
GIVEN BY THE PROFESSIONAL
SURVEYOR IS TO BE TAKEN AS
APPEARING HEREON, UNLESS
OTHERWISE NOTED.

SUBVERTICAL CORRELATION
I HEREBY CERTIFY THAT AT THE REQUEST OF
HOW DEVELOPMENT COMPANY I HAVE MADE AN ACTUAL
AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON
AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY
OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE
WITH THE MISSOURI PROFESSIONAL SURVEYING STANDARDS FOR
PROPERTY BOUNDARY SURVEYS.

SUBVERTICAL MAP

LEGEND







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

BASED ON MISSOURI STATE PLANE COORDINATES
SCALE: 1" = 30'

DAVIDE RAY DENBOLD L.S. 2438
KENNETH J. SCHUMAKER L.S. 2440, P.L.S. 2077
SURVEYORS
CITY OF BRANSON
ROZELL SURVEY CO.
Diane Ray Denbold, L.S.
Kenneth J. Schumaker, L.S.
200 STATE HWY. 240 STE 4
BRANSON, MISSOURI 65616
PHONE: (417) 234-1641
FAX: (417) 234-1610
SHEET 4 OF 4
DATE: 04-21-05
JOB: 14368 PLAT

BRANSON LANDING CONVENTION CENTER

SCALE 1" = 300'

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

