

BILL NO. 3060

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING PROPERTY OWNED BY MEADOWBROOK
CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC., IDENTIFIED AS TANEY
COUNTY ID# 18-6.0-14-003-008-026.002, INTO THE CITY OF BRANSON, MISSOURI.**

WHEREAS, on June 13, 2005 a verified petition requesting annexation into the City of Branson, Missouri, was filed with the City Clerk and presented to the Board of Aldermen, by all the owners of all fee interests of record in all real estate hereinafter described; and

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Branson, Missouri; and

WHEREAS, said petition was presented to the Board of Aldermen more than fourteen but less than sixty days prior to the public hearing thereon; and

WHEREAS, proper notice was published as least seven days prior to the public hearing; and

WHEREAS, a public hearing concerning said matter was held at the City Hall in Branson, Missouri, at the hour of 7:00 p.m. on June 27, 2005; and

WHEREAS, at said Public Hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the Board of Aldermen of the City of Branson, Missouri within fourteen days after the public hearing; and

WHEREAS, the Board of Aldermen now desires to make a determination regarding annexation of said real estate.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN FOR THE CITY OF BRANSON, MISSOURI as follows:

SECTION 1: That, pursuant to the provisions of Section 71.012 RSMo as amended, the following described real estate is hereby annexed into the City of Branson, Missouri, to wit:

MEADOW BROOK CONDOMINIUM HOMEOWNER'S ASSOCIATION
Highway 165/Meadowbrook Lane

COMMON AREA FOR MEADOW BROOK CONDOMINIUMS:

A tract of land situated in the SE ¼ of the SW ¼ of Section 14, Township 22 North, Range 22 West, described as follows: Commencing at the Southeast corner of said SE ¼ of the SW ¼; thence North 87° 32' 26" West along the South line thereof, 297.91 feet (300 feet deed) to a point on the Easterly boundary of Pointe Royale Subdivision; thence North 28° 10' 58" West along Easterly boundary 269.36 feet to the POINT OF BEGINNING; thence continuing North 28° 10' 58" West along Easterly boundary 485.00 feet; thence North 70° 02' 03" East 351.77 feet; thence South 76° 25'

24" East 80.90 feet; thence South 79° 36' 14" East 12.63 feet; thence South 13° 34' 32" West 197.26 feet; thence South 23° 47' 36" East 388.57 feet; thence North 81° 08' 55" West 124.35 feet; thence North 89° 25' 23" West 180.23 feet to the point of beginning; containing 3.84 acres, more or less.

AND

A tract of land situated in the SE ¼ of the SW ¼ of Section 14, Township 22 North, Range 22 West, described as follows: Commencing at the Southeast corner of said SE ¼ of the SW ¼; thence North 87° 32' 26" West along the South line thereof, 297.91 feet (300 feet deed) to a point on the Easterly boundary of Pointe Royale Subdivision; thence North 28° 10' 58" West along Easterly boundary 269.36 feet; thence South 89° 25' 23" East 180.23 feet; thence South 81° 08' 55" East 124.35 feet to the POINT OF BEGINNING; thence North 23° 47' 36" West 388.57 feet; thence North 13° 34' 32" East 197.26 feet; thence North 79° 36' 14" West 12.63 feet; thence North 76° 25' 24" West 80.90 feet; thence North 70° 02' 03" East 693.07 feet; thence North 19° 41' 55" West 261.26 feet to a point on the Southerly R/W of Fall Creek Drive; thence Northeasterly along R/W on a 28.3643° segment of a curve to the left, 58.53 feet (said segment having a chord bearing a distance of North 39° 00' 14" East 58.33 feet and having a radius of 202.00 feet); thence South 19° 43' 04" East 400.00 feet; thence South 44° 22' 42" East 203.33 feet; thence South 59° 10' 31" West 20.08 feet; thence South 31° 14' 18" East 438.80 feet; thence South 24° 09' 48" West 47.55 feet; thence South 59° 40' 16" West 136.68 feet; thence South 77° 48' 19" West 208.15 feet; thence South 71° 18' 14" West 251.46 feet; thence North 81° 08' 55" West 310.65 feet to the point of beginning; containing 14.22 acres, more or less.

EXCEPT:

A tract of land situated in the SE ¼ of the SW ¼ of the SW ¼ of the SE ¼ of Section 14, Township 22 North, Range 22 West, Taney County, Missouri being more particularly described as follows: Beginning at the SE corner of said SE ¼ SW ¼; thence N87°32'26" W along the south line of said SE ¼ SW ¼, a distance of 297.91 feet (300 feet deed) to a point on the east boundary of Pointe Royale Subdivision, a subdivision recorded in the records of Taney County, Missouri; thence N28°10'58"W, along the easterly boundary of said Pointe Royale subdivision, a distance of 754.36 feet to the NW corner of Meadow Brook Condominiums, a condominium plat filed in the records of Taney County, Missouri; thence N70°02'03"E, a distance of 693.07 feet; thence N19°41'55"W, a distance of 261.26 feet to a point on the southerly R/W line of Fall Creek Drive being a point on a curve; thence along said southerly R/W line of Fall Creek Drive in a northeasterly direction along a 28.3643° segment of a curve to the left, 58.53 feet (said segment having a chord bearing and distance of N39°00'14"E, 58.33 feet and having a radius of 202.00 feet); thence S19°43'04"E, a distance of 341.33 feet; thence S70°02'03"W, a distance of 117.25 feet; thence S19°57'57"E, a distance of 300.00 feet; thence N70°02'03"E, a distance of 183.34 feet; thence S27°20'38"E, a distance of 386.31 feet; thence S67°18'38"W, a distance of 336.62 feet; thence S00°04'23"E, a distance of 10.00 feet; thence S71°18'14"W, a distance of 251.46 feet; thence N81°08'55"W, a distance of 202.96 feet; thence N40°37'40"E, a distance of 154.33 feet to a point on the centerline of an existing 60.00 foot wide road; thence along the centerline of said 60.00 foot wide road as follows: thence N49°22'20"W, a distance of 73.17 feet; thence northwesterly along a 15.4853° curve to the right 127.60 feet (said curve having a radius of 370.00 feet); thence N29°36'47"W, a distance of 68.01 feet; thence northwesterly along a 60.3096° curve to the right, 38.45 feet (said curve having a radius of 95.00 feet) to a point of a reverse curvature; thence northerly along a 54.0666° curve to the left, 76.73 feet (said curve having a radius of 105.97 feet); thence N47°54'26"W, a distance of 125.00 feet; thence northwesterly along a 22.1474° curve to the left, 23.71 feet (said curve having a radius of 258.70 feet) to a point on the easterly boundary of said Meadow Brook Condominiums; thence leaving said centerline N13°34'32"E along boundary, a distance of 41.18 feet; thence N76°36'14"W along boundary, a distance of 12.63 feet; thence N76°25'24"W along boundary, a distance of 80.90 feet, the new Point of Beginning; containing 10.77 acres, more or less.

SECTION II: That the Board of Aldermen, after holding the public hearing, hereby determines the above-described real estate is adjacent and contiguous to the present corporate limits of the City of Branson, Missouri, and the boundary of said real estate is found to comply with Section 71.012 RSMo, and that the annexation of said real estate is reasonable and necessary to the proper development of the City, and that the City has the ability to furnish normal municipal services to said real estate within a reasonable time.

SECTION III: That the boundaries of the City of Branson, Missouri, are hereby altered so as to encompass said real estate lying adjacent and contiguous to the present corporate limits.

SECTION IV: That Ordinance Number 642, and any amendments thereto, of the Branson Municipal Code, Wards, is hereby amended by placing said real estate into the appropriate ward and precinct as determined by the County Clerk in accordance with the provisions of State law.

SECTION V: That the Board of Aldermen hereby amends the official map of the City of Branson, Missouri, as set forth in Section 405.020 of the Branson Municipal Code, Zoning Map, by adding thereto said real estate, contiguous to the corporate limits, which shall be in addition to all territory included within the corporate limits of the City of Branson, Missouri.

SECTION VI: That the City administrative staff is hereby authorized and directed to conform all directories, drawings, plats, maps, and other appropriate documents to the altered corporate limits of the City of Branson as herein provided.

SECTION VII: That the City Clerk of the City of Branson is hereby directed to: (1) file three certified copies of the annexation ordinance with the Clerk of Taney County; and (2) forward to the Missouri Director of Revenue by U. S. registered mail or certified mail a certified copy of the annexation ordinance, accompanied by a map of the city clearly showing the territory added thereto.

SECTION VIII: 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 to the City Clerk from the City Engineer that city sewer is available to the property, including but not limited to, all necessary easements having been acquired and recorded, and all regulatory and governmental permits have been issued and obtained for the proposed sewer extending from the existing interceptor sewer lines to the subject property.

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, on this _____ day of _____, 2005.

Louis E. Schaefer
Mayor

ATTEST:

Lisa K Westfall
City Clerk

~~APPROVED AS TO FORM:~~









Matthew K. Thompson
Assistant City Attorney



MEADOWBROOK CONDOMINIUMS COMMON AREA



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|  MEADOW BROOK |  Planned Development |  Unzoned |
|  Single-Family |  Commercial |  Outside Branson City Limits |

