

**AN ORDINANCE AUTHORIZING THE OPENING OF A PUBLIC ROAD AND DECLARING THE PUBLIC NECESSITY FOR SUCH ROAD, AND DECLARING THAT SUCH ROAD IS NECESSARY AND BENEFICIAL TO THE WHOLE OF THE CITY OF BRANSON, MISSOURI, AND IS AN INDISPENSABLE AND INTEGRAL PART OF THE CITY ROAD SYSTEM, AND DECLARING THE NECESSITY OF CONDEMNING THE PROPERTY RIGHTS BELONGING TO THOSE PERSONS IDENTIFIED ON EXHIBIT "A" ATTACHED HERETO, SO AS TO ENABLE THE CITY OF BRANSON, MISSOURI, TO CONSTRUCT SAID PUBLIC ROAD ACROSS PROPERTY OWNED BY SAID PARTIES AND HEREIN DESCRIBED, AND AUTHORIZING THE FILING OF CONDEMNATION PROCEEDINGS IN ACCORDANCE WITH THE LAWS OF THE STATE OF MISSOURI, AND AUTHORIZING PAYMENT OF ATTORNEY FEES AND EXPENSES THEREWITH CONNECTED.**

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

Section 1: That the Board of Aldermen hereby declares the necessity of opening the public road, more particularly described in Exhibit "B" attached hereto, and the opening of said road is necessary and beneficial to the whole of the CITY OF BRANSON and is an indispensable and integral part of the CITY OF BRANSON road system.

Section 2: That the Board of Aldermen are authorized and directed to acquire by negotiation, purchase, gift, condemnation, or otherwise, all of the tracts and parcels of land hereinafter described, and such temporary sloping, drainage, construction and demolition licenses and easements to provide properly for the construction requirements of this project.

Section 3: That the Board of Aldermen hereby declares the necessity of condemning those property rights belonging to the above identified persons who own the land on which part of the public road will be located or which is necessary for the construction of said road, and for construction of said street over and along said land as herein described, being fee simple property rights, temporary construction easements, and a permanent access easement.

Section 4: That the property rights to be condemned are described as follows:

SEE EXHIBITS C1 and C2

Section 5: The City Attorney is hereby authorized to proceed immediately with condemnation proceedings against the owners of said described land and property as herein described, and is authorized to submit legal charges at the rate of ONE HUNDRED TWENTY-FIVE DOLLARS (\$125.00) per hour for said legal work.

Read this first time 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

  
\_\_\_\_\_  
Matt Trokey  
Attorney

~~APPROVED AS TO FORM:~~

  
\_\_\_\_\_  
City Attorney  
Joseph L. Johnson

**EXHIBIT "A"**

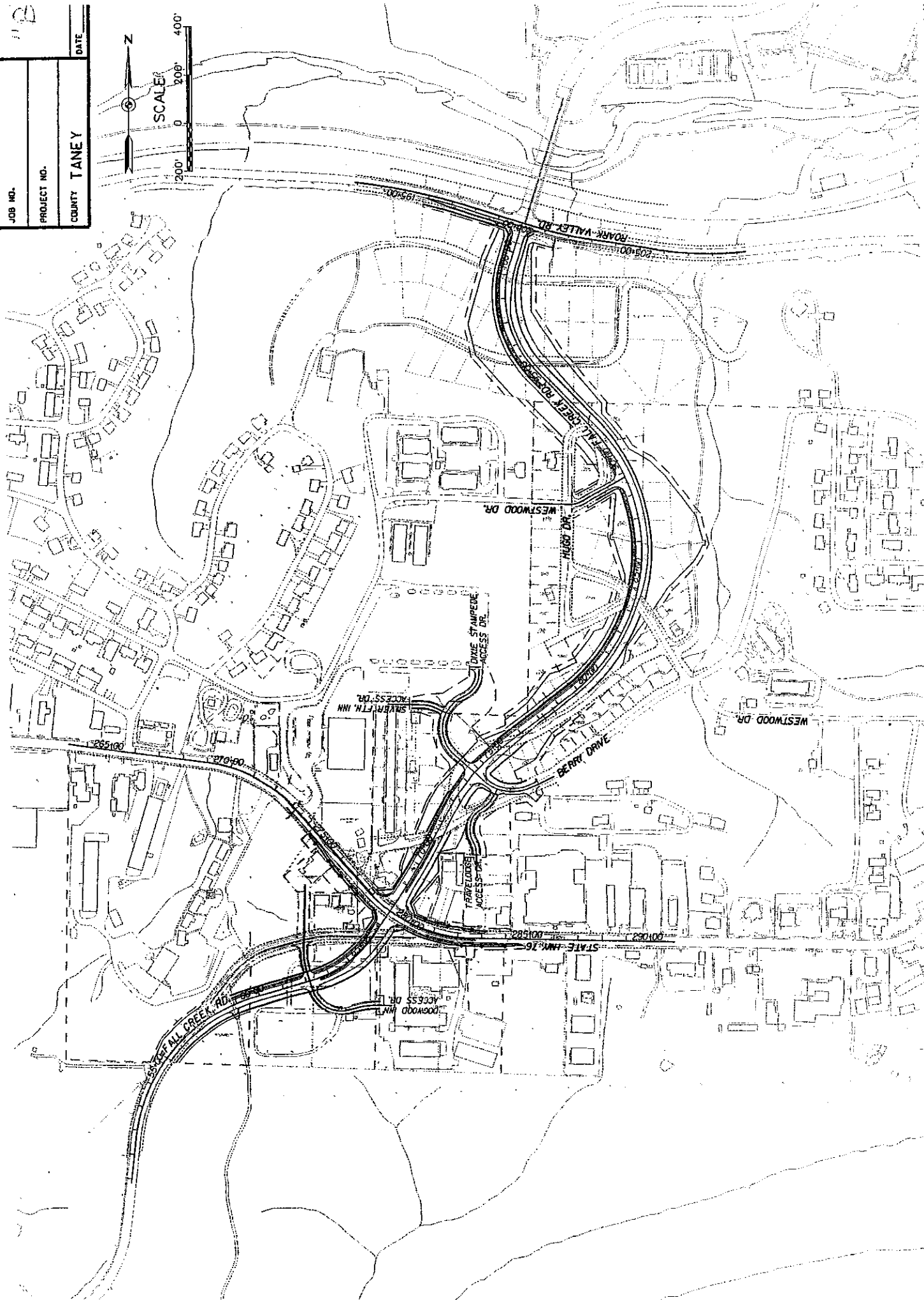
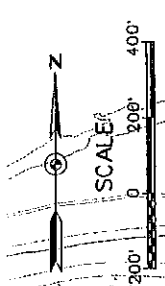
GLEN JOHNSON ENTERPRISES, INC

WERNER W. PALM

JANICE D. PALM

DIANNE LORAE PALM MORALEZ

STATE	DISTRICT	SHEET NO.
MO	8	2
JOB NO.		
PROJECT NO.		
COUNTY TANEY		
DATE		



GENERAL LAYOUT

EXHIBIT C1

PALM PROPERTY  
EASEMENT DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

A PART OF THE GRANTOR'S LAND IN WEST BRANSON HEIGHTS, A SUBDIVISION IN THE CITY OF BRANSON, TANEY COUNTY, MISSOURI, AS DESCRIBED IN WARRANTY DEEDS RECORDED IN BOOK 316 AT PAGE 7085, BOOK 317 AT PAGE 187, AND BOOK 317 AT PAGE 188 OF THE TANEY COUNTY RECORDER'S OFFICE, LYING WITHIN A TRACT OF LAND HEREINAFTER DESCRIBED FROM THE SURVEYED CENTERLINE OF EPPS ROAD.

THE SURVEYED CENTERLINE OF A PORTION OF EPPS ROAD, LYING WITHIN SECTION 31, TOWNSHIP 23 NORTH, RANGE 21 WEST, IN THE CITY OF BRANSON, TANEY COUNTY, MISSOURI, IS DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF LOT 14 OF BLOCK 10 IN WEST BRANSON HEIGHTS, A SUBDIVISION IN TANEY COUNTY, MISSOURI; THENCE SOUTH 84 DEGREES 29 MINUTES 31 SECONDS WEST, A DISTANCE OF 254.02 FEET TO THE POINT OF BEGINNING, SAID POINT DESIGNATED AS EPPS ROAD CENTER LINE STATION 72+58.09; THENCE NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23 DEGREES 59 MINUTES 51 SECONDS, WITH A RADIUS OF 800.00 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 27 MINUTES 41 SECONDS EAST, AN ARC DISTANCE OF 335.07 FEET; THENCE NORTH 52 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 376.63 FEET; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96 DEGREES 07 MINUTES 41 SECONDS, WITH A RADIUS OF 760.00 FEET AND A CHORD BEARING OF NORTH 04 DEGREES 23 MINUTES 46 SECONDS EAST, AN ARC DISTANCE OF 1275.09 FEET; THENCE NORTH 43 DEGREES 40 MINUTES 04 SECONDS WEST, 312.00 FEET FOR A TERMINUS. SAID TERMINUS DESIGNATED AS EPPS ROAD CENTER LINE STATION 95+56.88, SAID TERMINUS LYING NORTH 17 DEGREES 11 MINUTES 10 SECONDS WEST, A DISTANCE OF 350.41 FEET FROM A ONE-HALF INCH IRON PIN AT THE SOUTHEAST CORNER OF LOT 17 OF BLOCK 14 IN SAID WEST BRANSON HEIGHTS.

A PERPETUAL STREET RIGHT-OF-WAY, BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE FOLLOWING DESCRIBED RIGHT-OF-WAY LIMITS:

THE RIGHT-OF-WAY LINE AND WIDTHS OF RIGHT-OF-WAY ON THE RIGHT OR EASTERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 108.40 FEET RIGHT OF EPPS ROAD CENTERLINE STATION 74+27.59, ON THE SOUTHWEST LINE OF LOT 17 IN BLOCK 7 OF SAID WEST BRANSON HEIGHTS, BEING THE SOUTHWEST LINE OF GRANTOR'S LAND; THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 10 MINUTES 04 SECONDS, WITH A RADIUS OF 200.00 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 20 MINUTES 15 SECONDS EAST, AN ARC DISTANCE OF 28.51 FEET TO A POINT 135.28 FEET RIGHT OF STATION 74+38.71 ON THE NORTHERLY RIGHT-OF-WAY LINE OF BERNIE STREET; THENCE DIRECTLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BERNIE STREET TO A POINT 151.53 FEET RIGHT OF STATION 74+82.95; THENCE DIRECTLY TO A POINT 142.32 FEET RIGHT OF STATION

EXHIBIT C1 (CONT.)

PALM PROPERTY  
EASEMENT DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

74+87.55; THENCE DIRECTLY TO A POINT 169.50 FEET RIGHT OF STATION 75+97.53; THENCE NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 66 DEGREES 59 MINUTES 43 SECONDS, WITH A RADIUS OF 140.00 FEET AND A CHORD BEARING OF NORTH 80 DEGREES 45 MINUTES 38 SECONDS WEST, AN ARC DISTANCE OF 163.70 FEET TO A POINT 50.00 FEET RIGHT OF STATION 74+84.61; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 50.00 FEET RIGHT OF STATION 75+93.16; THENCE DIRECTLY TO A POINT 40.00 FEET RIGHT OF STATION 77+90.66; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 40.00 FEET RIGHT OF STATION 95+56.88 FOR A TERMINUS.

THE RIGHT-OF-WAY LINE AND WIDTHS OF RIGHT-OF-WAY ON THE LEFT OR WESTERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40.00 FEET LEFT OF STATION 72+58.09; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 40.00 FEET LEFT OF STATION 89+39.98; THENCE DIRECTLY TO A POINT 50.00 FEET LEFT OF STATION 89+49.26; THENCE DIRECTLY TO A POINT 145.03 FEET LEFT OF STATION 89+34.05; THENCE NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 70 DEGREES 18 MINUTES 56 SECONDS, WITH A RADIUS OF 117.30 FEET AND A CHORD BEARING OF NORTH 26 DEGREES 05 MINUTES 18 SECONDS EAST, AN ARC DISTANCE OF 143.96 FEET TO A POINT 41.25 FEET LEFT OF STATION 90+32.97; THENCE DIRECTLY TO A POINT 40.00 FEET LEFT OF STATION 90+36.86; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 40.00 FEET LEFT OF STATION 95+56.88 FOR A TERMINUS.

CONTAINING A TOTAL OF 2.765 ACRES OF PERPETUAL STREET RIGHT-OF-WAY.

ALSO:

A PERPETUAL DRAINAGE EASEMENT, BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE FOLLOWING DESCRIBED DRAINAGE EASEMENT LIMITS:

THE PERPETUAL DRAINAGE EASEMENT LINE AND WIDTHS OF PERPETUAL DRAINAGE EASEMENT ON THE LEFT OR WESTERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 85.05 FEET LEFT OF STATION 73+86.12, ON THE SOUTHWEST LINE OF LOT 13 IN BLOCK 12 OF SAID WEST BRANSON HEIGHTS; THENCE DIRECTLY TO A POINT 85.00 FEET LEFT OF STATION 75+44.97; THENCE DIRECTLY TO A POINT 95.39 FEET LEFT OF STATION 75+45.08; THENCE DIRECTLY TO A POINT 97.08 FEET LEFT OF STATION 75+62.93; THENCE DIRECTLY TO A POINT 57.01 FEET LEFT OF STATION 75+63.34 ON THE SOUTHERLY LINE OF LOT 11 OF SAID BLOCK 13 FOR A TERMINUS.

ALSO, BEGINNING AT A POINT 40.00 FEET LEFT OF STATION 76+48.69 ON THE EAST LINE OF SAID LOT 11; THENCE DIRECTLY TO A POINT 55.00 FEET LEFT OF STATION 76+60.85; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 55.00 FEET LEFT OF STATION 83+72.76, ON THE NORTHERLY LINE OF LOT 24 OF SAID BLOCK 12; THENCE DIRECTLY TO

EXHIBIT C1 (CONT.)  
PALM PROPERTY  
EASEMENT DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

A POINT 40.00 FEET LEFT OF STATION 83+90.37 FOR A TERMINUS.

ALSO, BEGINNING AT A POINT 55.00 FEET LEFT OF STATION 91+37.01, ON THE EAST LINE OF LOT 2 IN BLOCK 15 OF SAID WEST BRANSON HEIGHTS; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 55.00 FEET LEFT OF STATION 95+56.88 FOR A TERMINUS.

ALSO, A TRACT OF LAND DESCRIBED FROM THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD AS FOLLOWS: BEGINNING AT A POINT 191.16 FEET LEFT OF STATION 89+24.81, ON THE NORTH LINE OF BLOCK 14 OF SAID WEST BRANSON HEIGHTS; THENCE DIRECTLY TO A POINT 69.73 FEET LEFT OF STATION 89+46.45; THENCE DIRECTLY TO A POINT 66.80 FEET LEFT OF STATION 89+35.81; THENCE DIRECTLY TO A POINT 189.47 FEET LEFT OF STATION 89+11.66; THENCE DIRECTLY TO THE POINT OF BEGINNING.

ALSO, ALL THAT PART OF LOT 1 OF BLOCK 15 OF SAID WEST BRANSON HEIGHTS LYING SOUTHEAST OF A LINE DESCRIBED FROM THE SURVEYED CENTERLINE OF EPPS ROAD AS FOLLOWS: BEGINNING AT A POINT 215.80 FEET LEFT OF STATION 90+05.93, ON THE SOUTHERLY LINE OF SAID BLOCK 15; THENCE NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 29 SECONDS, WITH A RADIUS OF 98.78 FEET AND A CHORD BEARING OF NORTH 66 DEGREES 31 MINUTES 31 SECONDS EAST, AN ARC DISTANCE OF 18.20 FEET; THENCE DIRECTLY TO A POINT 115.77 FEET LEFT OF STATION 90+10.34, ON THE SOUTHEASTERLY LINE OF SAID LOT 1, FOR A TERMINUS.

ALSO, THE PERPETUAL DRAINAGE EASEMENT LINE AND WIDTHS OF PERPETUAL DRAINAGE EASEMENT ON THE RIGHT OR EASTERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 55.00 FEET RIGHT OF STATION 91+00; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 55.00 FEET RIGHT OF STATION 93+96.88 FOR A TERMINUS.

EXCEPT ALL THAT PART DESCRIBED ABOVE AS PERPETUAL STREET RIGHT-OF-WAY.

CONTAINING A TOTAL OF 0.403 ACRES OF PERPETUAL DRAINAGE EASEMENT.

ALSO:

A PERPETUAL SLOPE EASEMENT, BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE FOLLOWING DESCRIBED SLOPE EASEMENT LIMITS:  
THE PERPETUAL SLOPE EASEMENT LINE AND WIDTHS OF PERPETUAL SLOPE EASEMENT ON THE LEFT OR WESTERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 76.08 FEET LEFT OF STATION 75+63.14, ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PERPETUAL DRAINAGE EASEMENT; THENCE DIRECTLY TO A POINT 49.75 FEET LEFT OF STATION 76+56.59; THENCE DIRECTLY TO A POINT 85.00 FEET LEFT OF STATION 76+85.15; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 85.00 FEET A POINT 107.66 FEET LEFT OF

EXHIBIT C1 (CONT.)  
PALM PROPERTY  
EASEMENT DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

STATION 79+92.45; THENCE DIRECTLY TO A POINT 85.16 FEET LEFT OF STATION 80+81.46; THENCE DIRECTLY TO A POINT 105.00 FEET LEFT OF STATION 80+89.50; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 105.00 FEET LEFT OF STATION 82+50; THENCE DIRECTLY TO A POINT 80.00 FEET LEFT OF STATION 82+80.19; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 80.00 FEET LEFT OF STATION 84+67.65; THENCE DIRECTLY TO A POINT 60.00 FEET LEFT OF STATION 85+18.20; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 60.00 FEET LEFT OF STATION 85+45; THENCE DIRECTLY TO A POINT 113.26 FEET LEFT OF STATION 87+17.30; THENCE DIRECTLY TO A POINT 128.62 FEET LEFT OF STATION 87+19.98; THENCE DIRECTLY TO A POINT 125.37 FEET LEFT OF STATION 87+43.67; THENCE DIRECTLY TO A POINT 116.00 FEET LEFT OF STATION 87+41.68; THENCE DIRECTLY TO A POINT 63.63 FEET LEFT OF STATION 89+24.93; THENCE DIRECTLY TO A POINT 69.73 FEET LEFT OF STATION 89+46.45; THENCE DIRECTLY TO A POINT 75.94 FEET LEFT OF STATION 90+86.92; THENCE DIRECTLY TO A POINT 90.00 FEET LEFT OF STATION 90+97.59; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 90.00 FEET LEFT OF STATION 92+34.08; THENCE DIRECTLY TO A POINT 110.77 FEET LEFT OF STATION 92+80.88; THENCE DIRECTLY TO A POINT 115.00 FEET LEFT OF STATION 92+91.48; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 115.00 FEET LEFT OF STATION 95+04.60 FOR A TERMINUS.

THE PERPETUAL SLOPE EASEMENT LINE AND WIDTHS OF PERPETUAL SLOPE EASEMENT ON THE RIGHT OR EASTERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 163.07 FEET RIGHT OF STATION 75+73.79; THENCE DIRECTLY TO A POINT 148.42 FEET RIGHT OF STATION 75+83.03; THENCE DIRECTLY TO A POINT 140.97 FEET RIGHT OF STATION 75+65.37; THENCE DIRECTLY TO A POINT 109.99 FEET RIGHT OF STATION 75+75.95; THENCE DIRECTLY TO A POINT 125.00 FEET RIGHT OF STATION 76+75; THENCE DIRECTLY TO A POINT 80.00 FEET RIGHT OF STATION 78+02.46; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 80.00 FEET RIGHT OF STATION 79+02.46; THENCE DIRECTLY TO A POINT 70.00 FEET RIGHT OF STATION 79+02.57; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 70.00 FEET RIGHT OF STATION 82+02.33; THENCE DIRECTLY TO A POINT 45.00 FEET RIGHT OF STATION 82+62.12; THENCE DIRECTLY TO A POINT 65.00 FEET RIGHT OF STATION 83+82.61; THENCE DIRECTLY TO A POINT 85.00 FEET RIGHT OF STATION 84+38.61; THENCE DIRECTLY TO A POINT 120.00 FEET RIGHT OF STATION 85+25; THENCE DIRECTLY TO A POINT 215.00 FEET RIGHT OF STATION 86+25; THENCE DIRECTLY TO A POINT 251.53 FEET RIGHT OF STATION 86+77.71; THENCE DIRECTLY TO A POINT 261.27 FEET RIGHT OF STATION 86+77.04; THENCE DIRECTLY TO A POINT 263.28 FEET RIGHT OF STATION 86+91.83; THENCE DIRECTLY TO A POINT 252.28 FEET RIGHT OF STATION 86+92.75; THENCE DIRECTLY TO A POINT 235.00 FEET RIGHT OF STATION 87+75; THENCE DIRECTLY TO A POINT 155.00 FEET RIGHT OF STATION 89+25; THENCE DIRECTLY TO A POINT 120.00 FEET RIGHT OF STATION 90+00; THENCE DIRECTLY TO A POINT 70.00 FEET RIGHT OF STATION 90+75; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 70.00 FEET RIGHT OF STATION 92+45; THENCE DIRECTLY TO A POINT 100.00 FEET RIGHT OF STATION 92+75.40; THENCE DIRECTLY TO A POINT 120.00 FEET RIGHT OF STATION 95+56.88 FOR A

EXHIBIT C1 (CONT.)  
PALM PROPERTY  
EASEMENT DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

TERMINUS.

ALSO, ALL THAT PART OF LOT 1 OF BLOCK 15 OF SAID WEST BRANSON HEIGHTS LYING SOUTHEAST OF A LINE DESCRIBED FROM THE SURVEYED CENTERLINE OF EPPS ROAD AS FOLLOWS: BEGINNING AT A POINT 217.96 FEET LEFT OF STATION 92+13.47, ON THE WESTERLY LINE OF SAID BLOCK 15; THENCE NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 50 SECONDS, WITH A RADIUS OF 88.78 FEET AND A CHORD BEARING OF NORTH 67 DEGREES 41 MINUTES 11 SECONDS EAST, AN ARC DISTANCE OF 19.96 FEET; THENCE DIRECTLY TO A POINT 103.61 FEET LEFT OF STATION 90+22.61, ON THE EASTERLY LINE OF SAID LOT 1, FOR A TERMINUS.

ALSO, ALL THAT PART OF LOT 8 OF BLOCK 14 OF SAID WEST BRANSON HEIGHTS LYING NORTHWEST OF A LINE DESCRIBED FROM THE SURVEYED CENTERLINE OF EPPS ROAD AS FOLLOWS: BEGINNING AT A POINT 262.41 FEET LEFT OF STATION 88+75.91, ON THE WESTERLY LINE OF SAID BLOCK 14; THENCE DIRECTLY TO A POINT 87.28 FEET LEFT OF STATION 89+20.96, THENCE DIRECTLY TO A POINT 88.27 FEET LEFT OF STATION 89+32.22, ON THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED PERPETUAL DRAINAGE EASEMENT FOR A TERMINUS.

EXCEPT ALL THAT PART DESCRIBED ABOVE AS PERPETUAL STREET RIGHT-OF-WAY, AND EXCEPT ALL THAT PART DESCRIBED ABOVE AS PERPETUAL DRAINAGE EASEMENT.

CONTAINING A TOTAL OF 3.972 ACRES OF PERPETUAL SLOPE EASEMENT.

ALSO:

A TEMPORARY CONSTRUCTION EASEMENT, BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE FOLLOWING DESCRIBED EASEMENT LIMITS: THE TEMPORARY CONSTRUCTION EASEMENT LINE AND WIDTHS OF TEMPORARY CONSTRUCTION EASEMENT ON THE LEFT OR WESTERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 91.01 FEET LEFT OF STATION 73+84.97; THENCE DIRECTLY TO A POINT 90.00 FEET LEFT OF STATION 74+00; THENCE DIRECTLY TO A POINT 111.34 FEET LEFT OF STATION 74+12.12; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25 DEGREES 44 MINUTES 46 SECONDS, WITH A RADIUS OF 190.00 FEET AND A CHORD BEARING OF NORTH 35 DEGREES 07 MINUTES 03 SECONDS WEST, AN ARC DISTANCE OF 85.37 FEET TO A POINT 193.21 FEET LEFT OF STATION 74+30.22 ON THE WEST LINE OF LOT 13 IN BLOCK 12 OF SAID WEST BRANSON HEIGHTS; THENCE ALONG SAID WEST LINE TO A POINT 226.48 FEET LEFT OF STATION 74+61.48; THENCE ALONG THE NORTH LINE OF SAID LOT 13 TO A POINT 192.57 FEET LEFT OF STATION 74+84.90 TO THE WESTERLYMOST CORNER OF LOT 12 IN SAID BLOCK 12; THENCE ALONG THE WEST LINE OF SAID LOT 12, TO A POINT 241.71 FEET LEFT OF STATION 75+46.07; THENCE ALONG THE NORTH LINE OF SAID BLOCK 12 TO A POINT

EXHIBIT C1 (CONT.)

PALM PROPERTY  
EASEMENT DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

152.89 FEET LEFT OF STATION 76+34.38; THENCE DIRECTLY TO A POINT 146.57 FEET LEFT OF STATION 75+62.47; THENCE DIRECTLY TO A POINT 97.08 FEET LEFT OF STATION 75+62.93; THENCE DIRECTLY TO A POINT 66.76 FEET LEFT OF STATION 76+70.38; THENCE DIRECTLY TO A POINT 99.69 FEET LEFT OF STATION 76+97.05; THENCE DIRECTLY TO A POINT 105.00 FEET LEFT OF STATION 76+90.80; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 105.00 FEET LEFT OF STATION 78+20.67; THENCE DIRECTLY TO A POINT 111.29 FEET LEFT OF STATION 78+25.83; THENCE DIRECTLY TO A POINT 126.75 FEET LEFT OF STATION 79+99.79; THENCE DIRECTLY TO A POINT 105.00 FEET LEFT OF STATION 80+89.08; THENCE DIRECTLY TO A POINT 125.00 FEET LEFT OF STATION 80+98.14; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 125.00 FEET LEFT OF STATION 82+70.29; THENCE DIRECTLY TO A POINT 100.00 FEET LEFT OF STATION 84+00.51; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 100.00 FEET LEFT OF STATION 84+74.66; THENCE DIRECTLY TO A POINT 72.75 FEET LEFT OF STATION 85+23.88; THENCE DIRECTLY TO A POINT 137.14 FEET LEFT OF STATION 87+36.78; THENCE DIRECTLY TO A POINT 87.28 FEET LEFT OF STATION 89+20.96; THENCE DIRECTLY TO A POINT 90.00 FEET LEFT OF STATION 90+46.59; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 90.00 FEET LEFT OF STATION 90+97.59; THENCE DIRECTLY TO A POINT 110.00 FEET LEFT OF STATION 91+13.75; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 110.00 FEET LEFT OF STATION 92+13.47; THENCE DIRECTLY TO A POINT 135.00 FEET LEFT OF STATION 92+64.08; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 135.00 FEET LEFT OF STATION 95+36.33 FOR A TERMINUS.

THE TEMPORARY CONSTRUCTION EASEMENT LINE AND WIDTHS OF TEMPORARY CONSTRUCTION EASEMENT ON THE RIGHT OR EASTERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 142.32 FEET RIGHT OF STATION 74+87.55, AT THE SOUTHWEST CORNER OF LOT 16 IN THE RE-PLAT OF BLOCK 7, IN SAID WEST BRANSON HEIGHTS; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 7, TO A POINT 180.88 FEET RIGHT OF STATION 76+45.70; THENCE DIRECTLY TO A POINT 154.34 FEET RIGHT OF STATION 76+51.97; THENCE DIRECTLY TO A POINT 100.00 FEET RIGHT OF STATION 78+05.88; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 100.00 FEET RIGHT OF STATION 79+02.26; THENCE DIRECTLY TO A POINT 92.97 FEET RIGHT OF STATION 79+02.33; THENCE DIRECTLY TO A POINT 90.00 FEET RIGHT OF STATION 79+70.18; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 90.00 FEET RIGHT OF STATION 82+06.07; THENCE DIRECTLY TO A POINT 65.25 FEET RIGHT OF STATION 82+64.53; THENCE DIRECTLY TO A POINT 82.46 FEET RIGHT OF STATION 83+70.42; THENCE DIRECTLY TO A POINT 116.54 FEET RIGHT OF STATION 84+68.22; THENCE DIRECTLY TO A POINT 137.71 FEET RIGHT OF STATION 85+16.89; THENCE DIRECTLY TO A POINT 231.84 FEET RIGHT OF STATION 86+16.40; THENCE DIRECTLY TO A POINT 276.56 FEET RIGHT OF STATION 86+80.19; THENCE DIRECTLY TO A POINT 254.50 FEET RIGHT OF STATION 87+79.53; THENCE DIRECTLY TO A POINT 173.76 FEET RIGHT OF STATION 89+30.80; THENCE DIRECTLY TO A POINT 138.16 FEET RIGHT OF STATION 90+07.50; THENCE DIRECTLY TO A POINT 90.00 FEET RIGHT OF STATION 90+79.45; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 90.00 FEET

EXHIBIT C1 (CONT.)  
PALM PROPERTY  
EASEMENT DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

RIGHT OF STATION 92+37.62; THENCE DIRECTLY TO A POINT 114.01 FEET RIGHT OF STATION 92+61.13, ON THE NORTH LINE OF SAID WEST BRANSON HEIGHTS; THENCE ALONG SAID NORTH LINE TO A POINT 118.70 FEET RIGHT OF STATION 92+56.36; THENCE DIRECTLY TO A POINT 139.86 FEET RIGHT OF STATION 95+54.24 FOR A TERMINUS.

EXCEPT ALL THAT PART DESCRIBED ABOVE AS PERPETUAL STREET RIGHT-OF-WAY, AND EXCEPT ALL THAT PART DESCRIBED ABOVE AS PERPETUAL DRAINAGE EASEMENT, AND EXCEPT ALL THAT PART DESCRIBED ABOVE AS PERPETUAL SLOPE EASEMENT.

CONTAINING A TOTAL OF 1.794 ACRES OF TEMPORARY CONSTRUCTION EASEMENT.

SAID TEMPORARY CONSTRUCTION EASEMENT TO EXPIRE UPON COMPLETION AND ACCEPTANCE OF THE EPPS ROAD EXTENSION PROJECT.

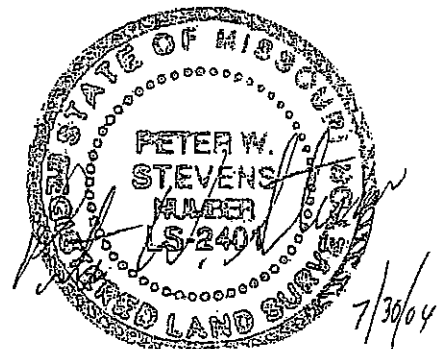


EXHIBIT C2

JOHNSON ENTERPRISES PROPERTY  
RIGHT-OF-WAY DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

A PART OF THE GRANTOR'S LAND IN LOTS NINE (9) AND TEN (10) IN BLOCK "2" OF BRANSON HEIGHTS SUBDIVISION, A SUBDIVISION IN THE CITY OF BRANSON, TANEY COUNTY, MISSOURI, AS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 0300 AT PAGE 1104 AT THE TANEY COUNTY RECORDER'S OFFICE, LYING WITHIN A TRACT OF LAND HEREINAFTER DESCRIBED FROM THE SURVEYED CENTERLINE OF EPPS ROAD.

THE SURVEYED CENTERLINE OF A PORTION OF EPPS ROAD, LYING WITHIN SECTION 6, TOWNSHIP 22 NORTH, RANGE 21 WEST, IN THE CITY OF BRANSON, TANEY COUNTY, MISSOURI, IS DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 10 IN BLOCK "2" OF BRANSON HEIGHTS, A SUBDIVISION IN TANEY COUNTY, MISSOURI; THENCE SOUTH 56 DEGREES 45 MINUTES 55 SECONDS WEST, A DISTANCE OF 559.55 FEET TO THE POINT OF BEGINNING, SAID POINT DESIGNATED AS EPPS ROAD CENTERLINE STATION 52+57.80 (SAID POINT LIES SOUTH 09 DEGREES 34 MINUTES 32 SECONDS WEST, 2.62 FEET FROM AN IRON PIN WITH AN ALUMINUM CAP STAMPED "LC 290, 21+55.82"); THENCE NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31 DEGREES 50 MINUTES 19 SECONDS, WITH A RADIUS OF 750.00 FEET AND A CHORD BEARING OF NORTH 23 DEGREES 24 MINUTES 23 SECONDS EAST, AN ARC DISTANCE OF 416.77 FEET; THENCE NORTHEASTERLY, ALONG A COMPOUND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34 DEGREES 24 MINUTES 15 SECONDS, WITH A RADIUS OF 650.00 FEET AND A CHORD BEARING OF NORTH 56 DEGREES 31 MINUTES 39 SECONDS EAST, AN ARC DISTANCE OF 390.30 FEET; THENCE NORTH 73 DEGREES 43 MINUTES 47 SECONDS EAST, A DISTANCE OF 266.00 FEET; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 39 DEGREES 18 MINUTES 54 SECONDS, WITH A RADIUS OF 465.00 FEET AND A CHORD BEARING OF NORTH 54 DEGREES 04 MINUTES 20 SECONDS EAST, AN ARC DISTANCE OF 319.07 FEET; THENCE NORTH 34 DEGREES 24 MINUTES 53 SECONDS EAST, 120.00 FEET TO EPPS ROAD CENTERLINE STATION 67+69.96, BEING THE POINT OF INTERSECTION WITH THE CENTERLINE OF STATE ROUTE 76 AT STATION 280+00.41; THENCE CONTINUING NORTH 34 DEGREES 24 MINUTES 53 SECONDS EAST, 24.45 FEET; THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 57 MINUTES 07 SECONDS, WITH A RADIUS OF 2500.00 FEET AND A CHORD BEARING OF NORTH 31 DEGREES 26 MINUTES 19 SECONDS EAST, AN ARC DISTANCE OF 259.70 FEET; THENCE NORTH 28 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 204.00 FEET TO EPPS ROAD CENTERLINE STATION 72+58.09 FOR A TERMINUS. SAID TERMINUS LYING SOUTH 84 DEGREES 29 MINUTES 31 SECONDS WEST, 254.02 FEET FROM A ONE-HALF INCH IRON PIN AT THE NORTHEAST CORNER OF LOT 14 OF BLOCK 10 IN WEST BRANSON HEIGHTS, A SUBDIVISION IN TANEY COUNTY, MISSOURI.

A PERPETUAL STREET RIGHT-OF-WAY, BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE FOLLOWING DESCRIBED RIGHT-OF-WAY LIMITS:

EXHIBIT C2 (CONT.)

JOHNSON ENTERPRISES PROPERTY  
RIGHT-OF-WAY DESCRIPTION  
EPPS ROAD EXTENSION, BRANSON, MISSOURI

THE RIGHT-OF-WAY LINE AND WIDTHS OF RIGHT-OF-WAY ON THE RIGHT OR SOUTHERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 40.00 FEET RIGHT OF EPPS ROAD CENTERLINE STATION 60+43.79, ON THE WEST LINE OF LOT TEN (10) OF SAID BRANSON HEIGHTS; THENCE MAINTAINING A UNIFORM WIDTH OF 40.00 FEET TO A POINT 40.00 FEET RIGHT OF STATION 60+67.87; THENCE WIDENING DIRECTLY TO A POINT 59.00 FEET RIGHT OF STATION 64+56.47; THENCE MAINTAINING A UNIFORM WIDTH OF 59.00 FEET TO A POINT 59.00 FEET RIGHT OF STATION 66+49.42 FOR A TERMINUS.

THE RIGHT-OF-WAY LINE AND WIDTHS OF RIGHT-OF-WAY ON THE LEFT OR NORTHERLY SIDE OF THE ABOVE DESCRIBED SURVEYED CENTERLINE OF EPPS ROAD ARE DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 40.00 FEET LEFT OF STATION 60+71.64; THENCE MAINTAINING A UNIFORM WIDTH TO A POINT 40.00 FEET LEFT OF STATION 66+51.11 FOR A TERMINUS.

CONTAINING A TOTAL OF 1.103 ACRES OF PERPETUAL STREET RIGHT-OF-WAY.

