

AN ORDINANCE ANNEXING PROPERTY OWNED BY GOOD SHEPHERD MEADOWS, LP., IDENTIFIED AS TANEY COUNTY ID# 07-7.0-25-000-000-002.018, INTO THE CITY OF BRANSON, MISSOURI

WHEREAS, on September 12, 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 September 26, 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:

**GOOD SHEPHERD MEADOWS, LP.
SHEPHERD OF THE HILLS EXPRESSWAY**

TRACT ONE: A TRACT OF LAND IN THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 23, RANGE 22, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 COMMERCE PARK NORTH AS PER THE RECORDED PLAT THEREOF IN PLAT BOOK 22 AT PAGE 51, TANEY COUNTY RECORDERS OFFICE, THENCE N66°54'27"W, 86.63 FEET; THENCE N00°00'45"W, 370.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SHEPHERD OF THE HILLS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°38'08", A RADIUS OF 650.00 FEET, A CHORD BEARING OF S85°50' 19"E; 222.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE S19°56'45"W, ALONG THE WEST LINE OF SAID LOT 18, 415.54 FEET TO THE POINT OF BEGINNING.

AND A TRACT OF LAND SITUATED IN THE SW1/4 OF THE NE1/4 AND THE E1/2 OF THE NW1/4 OF THE SE1/4, SECTION 25, TOWNSHIP 23N, RANGE 22W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID, E1/2 NW1/4 SE1/4; THENCE N87°36'29"W, 684.39 FEET TO THE SOUTHWEST CORNER OF SAID E1/2 NW1/4 SE1/4; THENCE N00°00'17"W ALONG THE WEST LINE OF SAID E1/2 NW1/4 SE1/4 EXTENDED 1710.94 FEET; THENCE S67°20'26"E, 86.63 FEET TO THE SOUTHWEST CORNER OF LOT 18, COMMERCE PARK NORTH; THENCE CONTINUING S67°20'26"E, 439.96 FEET (S67°20'01"E, 440.00 FEET PLAT) ALONG THE SOUTHERLY LINE OF LOTS 18 AND 19 OF COMMERCE PARK NORTH; THENCE S59°02'19"E, ALONG THE SOUTHERLY LINE OF LOT 20, COMMERCE PARK NORTH, 277.22 FEET; THENCE S00°20'26"E, 74.73 FEET (S00°20'36"E, 74.72 FEET MEASURED) TO THE NORTHEAST CORNER OF SAID E1/2 NW1/4 SE1/4; THENCE S01°44'39"W, 1319.89 FEET TO THE POINT OF BEGINNING.

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: 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, this ordinance shall be in full force and effect on November 1, 2006, or at such sooner date on which the presale of tickets begin.

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:

APPROVED AS TO FORM:

Lisa K Westfall
City Clerk



Joseph L. Johnson
City Attorney



Good Shepherd Meadows, LP Annexation



- Good Shepherd Meadows, LP
- Outside Branson City Limits
- Single-Family
- Multi-Family
- Commercial

Scale 1" = 400'

Prepared by: Heather L. Doolin
Planning Technician

