

AN ORDINANCE ENACTING AN AMENDED SUBDIVISION PLAT OF LOTS 1 AND 2 OF PROFESSIONAL PARK, LOCATED AT 3864 GREEN MOUNTAIN DRIVE, BRANSON, MISSOURI

WHEREAS, the property owner has petitioned the City of Branson for approval of an Amended Subdivision Plat of Lots 1 and 2 of Professional Park; and

WHEREAS, on September 6, 2005, the Planning and Zoning Commission for the City of Branson reviewed the application for said Amended Subdivision Plat and recommends approval; and

WHEREAS, the Board of Aldermen for the City of Branson find that such Amended 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 Amended Subdivision Plat of Lots 1 and 2 of Professional Park, 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 Amended Subdivision Plat of Lot 1 of Professional Park 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 Amended 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 Amended 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

Joseph L. Johnson
City Attorney

EXHIBIT "1"

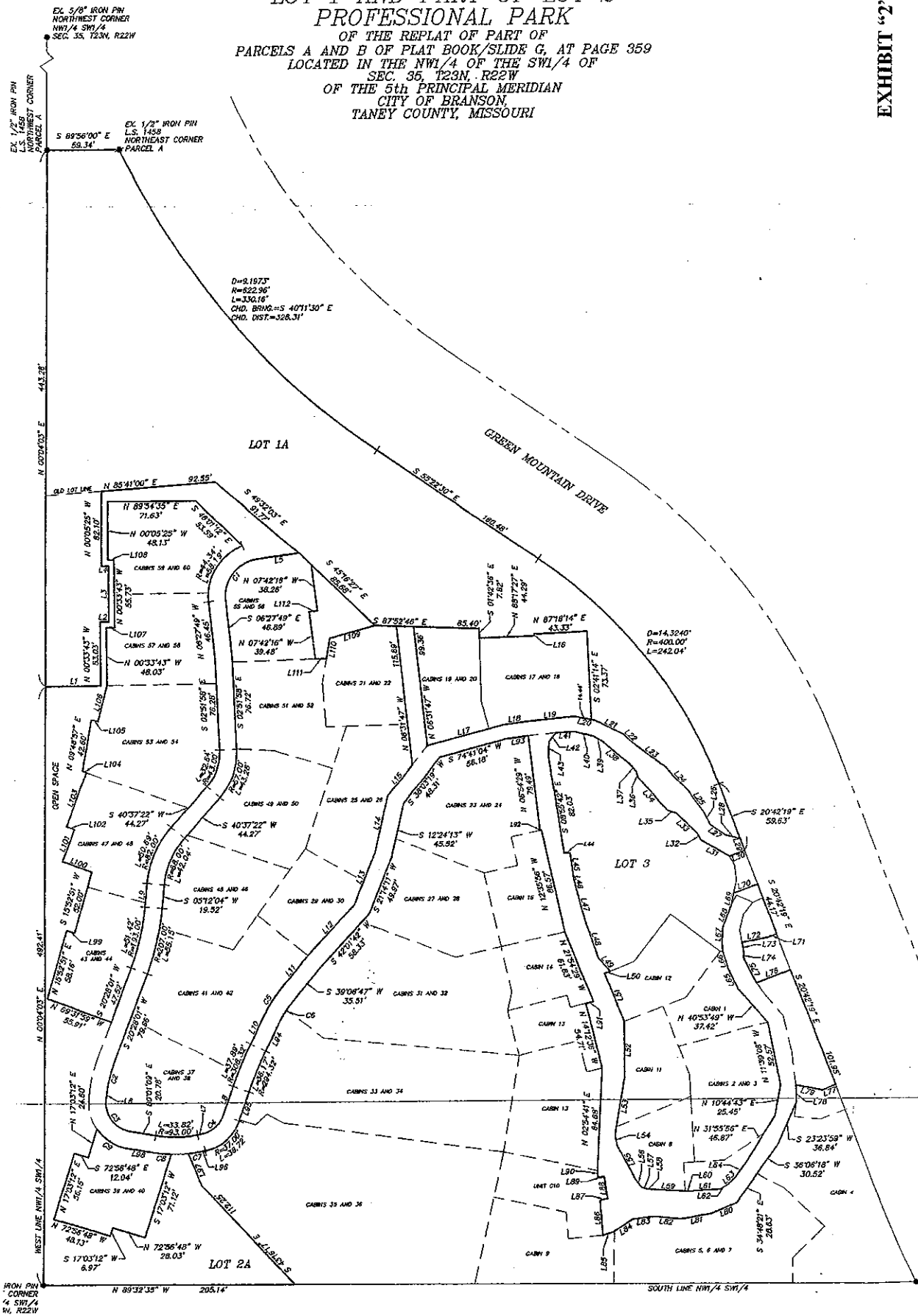
DESCRIPTION:

ALL OF LOT 1 OF PROFESSIONAL PARK SUBDIVISION AS RECORDED IN PLAT BOOK/SLIDE G AT PAGE 725, CITY OF BRANSON, TANEY COUNTY, MISSOURI. ALSO A PART OF LOT 2 OF PROFESSIONAL PARK SUBDIVISION AS RECORDED IN PLAT BOOK/SLIDE G AT PAGE 725, BEING A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 22 WEST, CITY OF BRANSON, TANEY COUNTY, MISSOURI; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 35; THENCE N 00°04'19" E, ALONG THE WEST LINE OF THE NW1/4 OF THE SW1/4, A DISTANCE OF 492.42 FEET, FOR A NEW POINT OF BEGINNING; THENCE CONTINUE N 00°04'19" E, ALONG SAID WEST LINE, A DISTANCE OF 443.28 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 89°56'00" E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 59.34 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GREEN MOUNTAIN DRIVE; ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GREEN MOUNTAIN DRIVE AS FOLLOWS; THENCE SOUTHEASTERLY ALONG A NON-TANGENT 9.1973 DEGREE SEGMENT OF A CURVE TO THE LEFT 330.16 FEET (SAID SEGMENT HAVING A CHORD BEARING AND DISTANCE OF S 40°11'30" E, 326.31 FEET AND HAVING A RADIUS OF 622.96 FEET); THENCE S 55°22'30" E, A DISTANCE OF 160.48 FEET; THENCE SOUTHEASTERLY ALONG A 14.3239 DEGREE CURVE TO THE RIGHT 242.04 FEET (SAID CURVE HAVING A RADIUS OF 400.00 FEET); THENCE S 20°42'19" E, A DISTANCE OF 49.15 FEET; THENCE N 76°04'17" W, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF GREEN MOUNTAIN DRIVE, A DISTANCE OF 12.14 FEET; THENCE N 54°40'31" W, A DISTANCE OF 15.42 FEET; THENCE N 28°05'36" W, A DISTANCE OF 12.14 FEET; THENCE N 35°37'23" W, A DISTANCE OF 22.03 FEET; THENCE N 42°55'17" W, A DISTANCE OF 26.20 FEET; THENCE N 52°03'05" W, A DISTANCE OF 34.18 FEET; THENCE N 46°14'53" W, A DISTANCE OF 10.42 FEET; THENCE N 63°14'18" W, A DISTANCE OF 26.05 FEET; THENCE N 78°55'35" W, A DISTANCE OF 2.90 FEET; THENCE N 02°41'14" W, A DISTANCE OF 73.37 FEET; THENCE S 87°18'14" W, A DISTANCE OF 43.33 FEET; THENCE S 02°41'14" E, A DISTANCE OF 1.60 FEET; THENCE S 88°17'27" W, A DISTANCE OF 44.29 FEET; THENCE N 01°42'36" W, A DISTANCE OF 7.82 FEET; THENCE N 87°52'46" W, A DISTANCE OF 85.40 FEET; THENCE N 45°16'27" W, A DISTANCE OF 85.68 FEET; THENCE N 49°32'03" W, A DISTANCE OF 91.77 FEET; THENCE S 85°41'00" W, A DISTANCE OF 92.55 FEET; THENCE S 00°05'25" E, A DISTANCE OF 62.10 FEET; THENCE N 89°54'35" E, A DISTANCE OF 5.41 FEET; THENCE S 00°33'43" E, A DISTANCE OF 45.77 FEET; THENCE S 89°26'17" W, A DISTANCE OF 6.94 FEET; THENCE S 00°33'43" E, A DISTANCE OF 53.03 FEET; THENCE S 89°26'17" W, A DISTANCE OF 45.51 FEET, TO THE NEW POINT OF BEGINNING. CONTAINING 1.91 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ALL OF LOT 2 OF PROFESSIONAL PARK SUBDIVISION AS RECORDED IN PLAT BOOK/SLIDE G AT PAGE 725, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. EXCEPT A TRACT OF LAND BEING A PART OF LOT 2 OF PROFESSIONAL PARK SUBDIVISION AS RECORDED IN PLAT BOOK/SLIDE G AT PAGE 725, BEING A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 22 WEST, CITY OF BRANSON, TANEY COUNTY, MISSOURI; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 35; THENCE N 00°04'19" E, ALONG THE WEST LINE OF THE NW1/4 OF THE SW1/4, A DISTANCE OF 492.42 FEET, FOR A NEW POINT OF BEGINNING; THENCE CONTINUE N 00°04'19" E, ALONG SAID WEST LINE, A DISTANCE OF 157.94 FEET; THENCE N 85°41'00" E, LEAVING SAID WEST LINE, A DISTANCE OF 45.91 FEET; THENCE S 00°05'25" E, A DISTANCE OF 62.10 FEET; THENCE N 89°54'35" E, A DISTANCE OF 5.41 FEET; THENCE S 00°33'43" E, A DISTANCE OF 45.77 FEET; THENCE S 89°26'17" W, A DISTANCE OF 6.94 FEET; THENCE S 00°33'43" E, A DISTANCE OF 53.03 FEET; THENCE S 89°26'17" W, A DISTANCE OF 45.51 FEET, TO THE NEW POINT OF BEGINNING. CONTAINING 7,541.00 SQUARE FEET OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. ALSO EXCEPT CABINS 23 AND 24, PHASE 7, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM AS RECORDED IN PLAT BOOK/SLIDE G AT PAGE 760, CABINS 27 AND 28, PHASE 8, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE G AT PAGE 757, CABINS 25 AND 26, PHASE 9, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGE 9, CABINS 29 AND 30, PHASE 10, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK H AT PAGE 94, CABINS 33 AND 34, PHASE 12, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK H AT PAGE 126, CABINS 21 AND 22, PHASE 13, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGE 213, CABINS 35 AND 36, PHASE 14, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGE 163, CABINS 19 AND 20, PHASE 15, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM AS RECORDED IN PLAT BOOK H AT PAGE 210, CABINS 39 AND 40, PHASE 16, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGE 269, CABINS 37 AND 38, PHASE 17, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGE 256, CABINS 41 AND 42, PHASE 18, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGE 266, CABINS 43 AND 44, PHASE 19, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGES 358-360, CABINS 45 AND 46, PHASE 20, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGES 304-306, CABINS 47 AND 48, PHASE 21, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGES 397-399, CABINS 49 AND 50, PHASE 22, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGES 379-381, CABINS 51 AND 52, PHASE 23, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGES 334-336, CABINS 55 AND 56, PHASE 24, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGES 409-411, CABINS 57 AND 58, PHASE 25, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGE 467, CABINS 59 AND 60, PHASE 26, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS RECORDED IN PLAT BOOK/SLIDE H AT PAGES 444-446, CABINS 53 AND 54, PHASE 27, THE CABINS AT GREEN MOUNTAIN CONDOMINIUM, AS PER THE RECORDED PLAT THEREOF.

THE REPLAT PLAT OF
LOT 1 AND PART OF LOT 2
PROFESSIONAL PARK
 OF THE REPLAT OF PART OF
 PARCELS A AND B OF PLAT BOOK/SLIDE G, AT PAGE 359
 LOCATED IN THE NW1/4 OF THE SW1/4 OF
 SEC. 35, T23N, R22W
 OF THE 5th PRINCIPAL MERIDIAN
 CITY OF BRANSON,
 TANEY COUNTY, MISSOURI





EXHIBIT "2"





Prepared by: Heather L. Doolin
Planning Technician

Lot 1 and Lot 2 Professional Park Subdivision Mark Ruda, Applicant

-  The Cabins At Maple Creek
-  Planned Development
-  Lot 1 & Lot 2 Professional Park
-  Commercial



Scale 1" = 200'

