

RESOLUTION _____

**A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT FOR
BRANSON 248 COMMERCIAL PARK**

WHEREAS, the property owner has petitioned the City of Branson for approval of a preliminary plat of Branson 248 Commercial Park; and,

WHEREAS, on September 6, 2005, the Planning and Zoning Commission for the City of Branson reviewed the application for the Preliminary Plat of Branson 248 Commercial Park, and recommends approval; and,

WHEREAS, the Board of Aldermen for the City of Branson find that such Preliminary Plat is reasonable and necessary.

**NOW THEREFORE, BE IT RESOLVED 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 Preliminary Plat for Branson 248 Commercial Park, attached hereto as Exhibit 'B' and legally described as shown on Exhibit 'A'.

Section 2: Severability Clause. If any section, subsection, clause or phrase of this resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution 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 3: This resolution shall be in full force and effect for a period not to exceed two (2) years from and after its passage by the Board of Aldermen and approval by the Mayor.

Read, passed and truly agree to by the Board of Aldermen of the City of Branson, Missouri, on this ____ day of _____, 2005.

Louis E. Schaefer
Mayor

APPROVED AS TO FORM:

Joseph L. Johnson
City Attorney

ATTEST:

Lisa K Westfall
City Clerk

EXHIBIT 'A'
Legal Description

Description:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4 SW1/4, FROM WHICH AN IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF EPPS ROAD BEARS SOUTH 89°49'51" EAST, A DISTANCE OF 44.93 FEET; THENCE SOUTH 89°49'51" EAST, ALONG THE SOUTH LINE OF SAID NW1/4 SW1/4, A DISTANCE OF 494.93 FEET, TO A 1/2" IRON PIN FOR THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF THE NW1/4 OF THE SW1/4 NORTH 00°08'50" WEST, A DISTANCE OF 175.00 FEET TO A 1/2" IRON PIN; THENCE NORTH 89°49'51" WEST, A DISTANCE OF 450.00 FEET TO A 1/2" IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF EPPS ROAD; THENCE NORTH 00°08'50" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 424.75 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 83°58'27" EAST, A DISTANCE OF 513.95 FEET; THENCE NORTH 00°04'45" WEST, A DISTANCE OF 400.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF M.S.H.D. NO. 248; THENCE S 83°58'23" E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°04'45" EAST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 83°58'23" EAST, A DISTANCE OF 410.00 FEET; THENCE NORTH 00°04'45" WEST, A DISTANCE OF 400.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF M.S.H.D. NO. 248; THENCE SOUTH 83°58'23" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 617.65 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 17°23'29" WEST, A DISTANCE OF 395.00 FEET; THENCE NORTH 82°38'06" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 72°48'05" EAST, A DISTANCE OF 500.00 FEET; THENCE NORTH 17°11'54" EAST, A DISTANCE OF 400.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID M.S.H.D. NO. 248; THENCE SOUTH 67°58'07" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 29; THENCE SOUTH 00°47'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 580.84 FEET TO A 1/2" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE NORTH 89°34'43" WEST, ALONG THE SOUTH LINE OF SAID NE1/4 OF THE SW1/4, A DISTANCE OF 1321.60 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 OF THE SW1/4; THENCE NORTH 89°49'51" WEST, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4, A DISTANCE OF 826.79 FEET TO THE POINT OF BEGINNING, CONTAINING 33.94 ACRES, MORE OR LESS, BEING SUBJECT TO A 5.00 FOOT STRIP OF LAND ALONG THE NORTH LINE TAKEN BY M.S.H.D. FOR ADDITIONAL HWY. NO. 248 RIGHT-OF-WAY PURPOSES, AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.



WEHR INDUSTRIAL CENTER INVESTMENTS LLC



Wehr Investments

Outside Branson City Limits

Single-Family

Commercial

Planned Development

SCALE 1" = 400'

