

RESOLUTION \_\_\_\_\_

**A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT FOR BRANSON HILLS DEVELOPMENT**

**WHEREAS**, the property owner has petitioned the City of Branson for approval of a preliminary plat of Branson Hills Development; and,

**WHEREAS**, on November 1, 2005, the Planning and Zoning Commission for the City of Branson reviewed the application for the Preliminary Plat of Branson Hills Development, 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 Hills Development, 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

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Lisa K Westfall  
City Clerk

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

**EXHIBIT 'A'**  
**Legal Description**

A tract of land situated in part of Sections 17, 18, 19 and 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Commencing at an existing Sand Stone marking the quarter corner of said Sections 19 and 20; Thence S 00°05'19" E, along the West line of the NW1/4 of the SW1/4 of Section 20, a distance of 1319.47 feet to an existing Lime Stone marking the Southwest corner of the NW1/4 of the SW1/4 of Section 20 for a Point of Beginning; Thence N 89°47'26" W, a distance of 1326.72 feet to an existing 1/2" iron pin marking the Southwest corner of the NE1/4 of the SE1/4 of Section 19; Thence N 00°18'51" E, along the West line of the NE1/4 of the SE1/4 of Section 19, a distance of 708.45 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 89°39'43" E, leaving the West line of the NE1/4 of the SE1/4, a distance of 449.95 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 37°29'26" E, a distance of 237.12 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 51°48'20" W, a distance of 669.48 feet; Thence Northwesterly along a 12.8755 degree curve to the left, 77.58 feet (said curve having a radius of 445.00 feet) to a point on the West line of the E1/2 of the NE1/4 of Section 19; Thence S 00°00'10" W, along the non-tangent, West line of the E1/2 of the NE1/4 of Section 19, a distance of 28.36 feet to an existing 1/2" iron pin marking the Northwest corner of the NE1/4 of the SE1/4 of said Section 19; Thence N 89°56'22" W, along the South line of the SW1/4 of the NE1/4 of Section 19, a distance of 1005.22 feet; Thence N 00°14'44" E, leaving the South line of the SW1/4 of the NE1/4, a distance of 71.81 feet to a point on a non-tangent curve; Thence Westerly along a non-tangent 12.8755 degree segment of a curve to the left, 203.81 feet (said segment having a chord bearing and distance of S 61°47'04" W, 202.03 feet and having a radius of 445.00 feet); Thence S 48°39'50" W, a distance of 183.29 feet to a point on the West line of the NW1/4 of the SE1/4 of Section 19; Thence N 00°29'26" E, along the West line of the NW1/4 of the SE1/4 of Section 19, a distance of 53.68 feet; Thence S 48°39'50" W, leaving the West line of the NW1/4 of the SE1/4, a distance of 569.06 feet; Thence S 52°44'24" W, a distance of 172.97 feet; Thence N 00°33'40" W, a distance of 87.30 feet; Thence N 52°44'24" E, a distance of 118.30 feet; Thence N 48°39'50" E, a distance of 629.18 feet to a point on the west line of the W1/2 of the NE1/4 of Section 19; Thence N 00°04'36" W along the west line of the NE1/4 of said Section 19, a distance of 253.69 feet; Thence N 89°36'51" E, leaving the west line of the NE1/4 of Section 19, a distance of 317.33 feet to a point on a curve; Thence Northerly along a 10.6103 degree segment of a curve to the right, 39.97 feet (said segment having a chord bearing and distance of N 07°31'16" E, 39.96 feet and a radius of 540.00 feet); Thence N 09°38'29" E, a distance of 204.93 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 84°43'48" W, a distance of 358.77 feet to a point on the west line of the NE1/4 of Section 19; Thence N 00°04'36" W, along the west line of the NE1/4 of said Section 19, a distance of 271.01 feet; Thence S 80°23'39" E, leaving the west line of the NE1/4 of Section 19, a distance of 402.87 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 09°36'16" E, a distance of 133.49 feet to an existing 5/8" iron pin set by RLS 1918; Thence Northerly along a 8.2440 degree curve to the left, 321.83 feet (said curve having a radius of 695.00 feet) to a point of reverse curvature; Thence Northerly along a 7.1175 degree curve to the right, 723.40 feet (said curve having a radius of 805.00 feet) to an existing 5/8" iron pin set by RLS 1918; Thence N 55°26'20" W, along a non-tangent line a distance of 110.13 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 89°55'18" W, a distance of 417.14 feet to a point on the west line of the NE1/4 of said Section 19; Thence N 00°04'36" W, along the west line of the NE1/4 of Section 19, a distance of 392.79 feet; Thence S 87°05'39" E, leaving the West line of the NE1/4 of Section 19, a distance of 57.31 feet; Thence S 47°41'04" E, a distance of 69.92 feet; Thence S 70°45'07" W, a distance of 30.42 feet; Thence N 88°48'05" E, a distance of 30.02 feet; Thence N 67°07'10" E, a distance of 26.98 feet; Thence N 88°48'53" E, a distance of 49.30 feet;

Thence S 65°56'52" E, a distance of 233.33 feet; Thence S 87°33'48" E, a distance of 122.78 feet; Thence S 69°19'09" E, a distance of 235.51 feet to a point on a non-tangent curve; Thence northeasterly along a non-tangent 7.1175 degree segment of a curve to the right, 352.69 feet (said segment having a chord bearing and distance of N 70°11'36" E, 349.88 feet and having a radius of 805.00 feet); Thence N 82°44'43" E, a distance of 321.88 feet; Thence N 41°36'28" W, a distance of 104.17 feet; Thence N 58°33'18" W, a distance of 535.18 feet; Thence N 14°31'55" W, a distance of 30.78 feet to a point on the North line of the NW1/4 of the NE1/4 of Section 19; Thence N 89°54'30" W, along the North line of the NW1/4 of the NE1/4 of Section 19, a distance of 855.88 feet to an existing sand stone marking the Northwest corner of the NW1/4 of the NE1/4 of Section 19; Thence N 00°14'58" E, along the West line of the SW1/4 of the SE1/4 of said Section 18, a distance of 1332.70 feet to an existing lime stone marking the Northwest corner of the SW1/4 of the SE1/4 of Section 18; Thence S 89°38'00" W, along the South line of the N1/2 of the fractional SW1/4 of said Section 18, a distance of 699.91 feet to a point on the Easterly right-of-way line of M.S.H.D. Route 248, said point being on a non-tangent curve; Along the Easterly right-of-way line of M.S.H.D. Route 248 as follows: Thence northerly along a non-tangent 5.7562 degree segment of a curve to the left, 52.39 feet (said segment having a chord bearing and distance of N 06°13'02" E, 52.38 feet and having a radius of 995.37 feet) to Sta 378+02 and 40 feet left of center line; Thence S 85°17'25" E, along a non-tangent line a distance of 5.00 feet to Sta 378+02 and 45 feet left of center line, said point being on a non-tangent curve; Thence Northerly along a non-tangent 5.7275 degree segment of a curve to the left, 106.80 feet (said segment having a chord bearing and distance of N 01°39'04" E, 106.75 feet and having a radius of 1000.37 feet) to Sta 377+00 and 45 feet left of center line; Thence N 88°35'33" E, along a non-tangent line, a distance of 25.00 feet to Sta 377+00 and 70 feet left of center line, said point being on a non-tangent curve; Thence Northerly along a non-tangent 5.5878 degree segment of a curve to the left, 11.27 feet (said segment having a chord bearing and distance of N 01°43'21" W, 11.27 feet and having a radius of 1025.37 feet) to PC Sta 376+89.5 and 70 feet left of center line; Thence N 02°02'14" W, a distance of 89.50 feet to Sta 376+00 and 70 feet left of center line; Thence S 87°57'46" W, a distance of 30.00 feet to Sta 376+00 and 40 feet left of center line; Thence N 02°02'14" W, a distance of 90.30 feet to PT Sta 375+12.9 and 40 feet left of center line; Thence Northerly along a 8.4659 degree curve to the right, 369.19 feet (said curve having a radius of 676.78 feet) to PC Sta 371+22.3 and 40 feet left of center line; Thence N 29°13'04" E, a distance of 83.73 feet; Thence N 89°48'24" E, leaving the Easterly right-of-way line of M.S.H.D. Route 248, a distance of 459.30 feet; Thence N 00°11'36" W, a distance of 327.98 feet; Thence N 72°12'54" W, a distance of 246.10 feet to a point on the Easterly right-of-way line of M.S.H.D. Route 248, said point being on a non-tangent curve; Thence Northeasterly along a non-tangent 13.5432 degree segment of a curve to the left, 124.78 feet (said segment having a chord bearing and distance of N 14°57'41" E, 124.32 feet and having a radius of 423.06 feet) to a point on the North line of the fractional SW1/4 of Section 18; Thence N 89°48'24" E, along the north line of the fractional SW1/4 of Section 18, a distance of 317.95 feet to the Northwest corner of the NW1/4 of the SE1/4 of Section 18; Thence N 89°05'54" E, a distance of 1324.62 feet to an existing wagon tire iron marking the Northeast corner of the NW1/4 of the SE1/4 of Section 18; Thence N 00°01'02" E, a distance of 1319.59 feet to the Northwest corner of SE1/4 of the NE1/4 of Section 18; Thence S 89°30'30" E, a distance of 1314.29 feet to an existing wagon tire iron marking the Northeast corner of the SE1/4 of the NE1/4 of Section 18; Thence N 00°30'09" E, along the West line of NW1/4 of the NW1/4 of said Section 17, a distance of 1288.73 feet to a point on Southerly right-of-way line of existing Buchanan Road, said point being on a non-tangent curve; Along the original South right-of-way of Buchanan Road as follows: Thence easterly along a non-tangent 2.9626 degree segment of a curve to the right, 268.70 feet (said segment having a chord bearing and distance of S 80°24'07" E, 268.48 feet and having a radius of 1933.99 feet); Thence S 76°25'18" E, a distance of 341.87 feet; Thence Easterly along a 6.0720 degree curve to the right, 306.70 feet (said curve having a radius of 943.60 feet); Thence S 57°47'56" E, a distance of 166.58 feet; Thence Southeasterly along a 11.0019 degree curve to the left, 108.62 feet (said curve having a radius of 520.78 feet); Thence S 69°31'44" E, a distance of 130.02 feet; Thence Easterly along a 16.5762 degree curve to the left, 72.34 feet (said curve having a radius of 345.65 feet) to a point on the west line of the NE1/4 of the NW1/4 of Section 17; Thence S 00°20'19" W, along the west line of the NE1/4 of the NW1/4 of Section 17, a distance of

851.52 feet to an existing wagon tire marking the Southwest corner of the NE1/4 of the NW1/4 of Section 17; Thence S 00°05'44" E, along the west line of the SE1/4 of the NW1/4 of Section 17, a distance of 997.04 feet; Thence S 89°41'35" E, a distance of 1316.14 feet to a point on the east line of the SE1/4 of the NW1/4 of Section 17; Thence N 00°04'15" W, along the east line of the SE1/4 of the NW1/4 of Section 17, a distance of 1000.45 feet to an existing wagon tire iron marking the Southeast corner of the NE1/4 of the NW1/4 of Section 17; Thence N 00°04'14" E, along the east line of the NE1/4 of the NW1/4 of Section 17, a distance of 664.53 feet to an existing 1/2 iron pin; Thence N 67°31'54" W, leaving the east line of the NE1/4 of the NW1/4 of Section 17, a distance of 1021.27 feet to a point on new southerly right-of-way line of Buchanan Road, said point being on a non-tangent curve; Along the new southerly right-of-way line of Buchanan Road as follows: Thence northeasterly along a non-tangent 7.2181 degree segment of a curve to the left, 138.98 feet (said segment having a chord bearing and distance of N 63°09'18" E, 138.81 feet and having a radius of 794.00 feet); Thence N 58°08'25" E, a distance of 84.80 feet; Thence Easterly along a 7.8060 degree curve to the right, 411.09 feet (said curve having a radius of 734.00 feet); Thence S 89°46'12" E, a distance of 910.18 feet; Thence southeasterly along a 5.9068 degree curve to the right, 386.20 feet (said curve having a radius of 970.00 feet); Thence S 66°57'30" E, a distance of 925.04 feet; Thence southeasterly along a 36.1830 degree curve to the right 370.01 feet (said curve having a radius of 158.35 feet); Thence S 42°35'11" E, a distance of 87.39 feet; Thence easterly along a 48.6423 degree curve to the left, 230.01 feet, (said curve having a radius of 117.79 feet); Thence S 73°54'56" E, a distance of 78.96 feet to a point on the outer road of M.S.H.D. Route 65; Thence southwesterly along the outer road right-of-way line along a 4.8111 degree segment of a curve to the left, 133.84 feet (said segment having a chord bearing and distance S 10°31'03" W, 133.57 feet and having a radius of 1190.92 feet); Thence N 80°17'54" W, leaving the right-of-way line of the existing outer road, a distance of 821.95 feet to a point on the east line of the W1/2 of the NE1/4 of Section 17; Thence S 00°03'59" W, along the east line of the W1/2 of the NE1/4, a distance of 1936.93 feet to an existing 5/8" iron pin marking the Southeast corner of the W1/2 of the NE1/4 of Section 17; Thence S 00°14'29" W, along the east line of the NW1/4 of the SE1/4 of Section 17, a distance of 1318.63 feet to an existing wagon tire iron marking the Southeast corner of the NW1/4 of the SE1/4; Thence S 00°09'31" E, a distance of 1326.10 feet to the Southeast corner of the SW1/4 of the SE1/4 of Section 17; Thence S 89°31'21" E, along the North line of the NE1/4 of the NE1/4 of said Section 20, a distance of 297.20 feet; Thence S 00°27'54" E, parallel with the east line of the property described in General Warranty Deed recorded in Book 237, at Page 1169 of the records of Taney County, Missouri, a of 1309.54 feet, to a point on the south line of said Book 237, at Page 1169; Thence S 89°23'34" W, along the south line of the parcel described in Book 237, at Page 1169, a distance 301.93 feet, to a point on the east line of the NW1/4 of the NE1/4 of said Section 20; Thence S 00°15'27" E, along the east line of the NW1/4 of the NE1/4 of said Section 20, a distance of 7.99 feet to an existing lime stone marking the Southeast corner of the NW1/4 of the NE1/4 of Section 20; Thence S 00°03'06" E, a distance of 1333.47 feet to an existing stone marking the Southeast corner of the SW1/4 of the NE1/4 of Section 20; Thence S 89°39'15" E, along the south line of the SE1/4 of the NE1/4 of Section 20, a distance of 654.93 feet; Thence S 00°01'07" W, leaving the South line of the SE1/4 of the NE1/4 of Section 20, a distance of 102.88 feet; Thence S 18°17'50" E, a distance of 237.32 feet; Thence S 26°40'54" E, a distance of 335.06 feet; Thence S 19°33'59" E, a distance of 256.63 feet; Thence N 89°59'14" W, a distance of 412.95 feet; Thence South, a distance of 222.30 feet to a point on the North line of Lot 14 Branson Hills, a subdivision plat recorded in Plat Book/Slide "D", at Pages 414 through 432 of the records of Taney County, Missouri; Along the north line of Lots 14, 13-1, 13-2, and 13-3 of Branson Hills as follows: Thence West, a distance of 848.83 feet to the Northwest corner of Lot 13-2; Thence N 45°10'12" W, a distance of 352.51 feet; Thence S 87°56'11" W, a distance of 1105.72 feet to existing 5/8" Iron pin set by RLS 1918 marking the Northwest corner of Lot 13-3; Thence S 89°56'22" W, a distance of 79.91 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 68°17'10" W, a distance of 641.65 feet; Thence S 35°34'09" W, a distance of 33.29 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 73°30'33" W, a distance of 266.95 feet to a point on a non-tangent curve; Thence Southeasterly along

a non-tangent 3.9514 degree segment of a curve to the left, 266.78 feet (said segment having a chord bearing and distance of S 41°27'21" E, 266.40 feet and having a radius of 1450.00 feet); Thence S 46°43'36" E, a distance of 531.04 feet; Thence Southeasterly along a 8.8147 degree curve to the left, 376.93 feet (said curve having a radius of 650.00 feet), to a point on a non-tangent curve; Thence Westerly along a non-tangent 9.4704 degree segment of a curve to the right, 9.01 feet (said segment having a chord bearing and distance of N 82°48'55" W, 9.01 feet and having a radius of 605.00 feet); Thence along a radial line S 07°36'41" W, along a non-tangent line, a distance of 110.00 feet to a point on a non-tangent curve; Thence Westerly along a non-tangent 8.0134 degree segment of a curve to the right, 445.03 feet (said segment having a chord bearing and distance of N 64°33'27" W, 437.88 feet and having a radius of 715.00 feet); Thence N 46°43'36" W, a distance of 363.87 feet; Thence N 38°52'59" W, a distance of 164.87 feet; Thence Northwesterly along a non-tangent 3.6965 degree segment of a curve to the right, 197.72 feet (said curve having a chord bearing and distance of N 43°04'20" W, 197.59 feet and having a radius of 1550.00 feet) to a point on a non-tangent curve; Thence Westerly along a non-tangent 6.3310 degree segment of a curve to the right, 29.12 feet (said segment having a chord bearing and distance of N 71°07'27" W, 29.12 feet and having a radius of 905.00 feet); Thence S 01°47'43" E, along a non-tangent line, a distance of 409.59 feet to an existing 3/8" iron pin marking the Southeast corner of the NW1/4 of the SW1/4 of Section 20; Thence S 89°38'27" W, along the South line of the NW1/4 of the SW1/4 of Section 20, a distance of 1301.41 feet to the New Point of Beginning; Subject to all easements and restrictions of record.

Except:

A tract of land situated in the part of the SW1/4 of the SW1/4 of Section 17, the SE1/4 of the SE1/4 of Section 18, the NE1/4 of the NE1/4 of Section 19 and the NW1/4 of the NW1/4 of Section 20, all in Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Commencing at an existing sand stone marking the Southwest corner of the NW1/4 of said Section 20; Thence N 00°01'12" W, along the West line of the NW1/4 of Section 20, a distance of 1850.40 feet, to the Point of Beginning; Thence N 26°31'24" W, a distance of 67.47 feet; Thence Northwesterly along a 5.9068 degree curve to the left, 204.10 feet (said curve having a radius of 970.00 feet), to a point of reverse curvature; Thence Northwesterly along a 12.0742 degree curve to the right, 211.67 feet (said curve having a radius of 474.53 feet); Thence S 76°58'41" W, along a non-tangent line, a distance of 191.51 feet; Thence N 00°17'46" E, a distance of 178.51 feet; Thence West, a distance of 337.89 feet; Thence N 00°17'46" E, a distance of 886.48 feet, to a point on a non-tangent curve; Thence Southeasterly along a non-tangent 7.6394 degree segment of a curve to the left, 382.89 feet (said segment having a chord bearing and distance of S 63°33'21" E, 378.75 feet and having a radius of 750.00 feet); Thence S 78°10'53" E, a distance of 765.58 feet; Thence Easterly along a 8.8147 degree curve to the right, 606.41 feet (said curve having a radius of 650.00 feet); Thence S 24°43'39" E, a distance of 605.31 feet; Thence S 65°16'21" W, a distance of 379.08 feet; Thence S 27°31'40" W, a distance of 613.09 feet, to a point on a non-tangent curve; Thence Westerly along a non-tangent 11.9366 degree segment of a curve to the right, 395.67 feet (said segment having a chord bearing and distance of N 50°08'17" W, 384.56 feet and having a radius of 480.00 feet); Thence N 26°31'24" W, a distance of 282.17 feet, to the Point of Beginning; Containing 40.91 acres of land, more or less, Subject to all easements and restrictions of record.

Also, Except Pinnacle Lots 18-21 described as follows:

A tract of land situated in the W1/2 of the SE1/4 of Section 18, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20, Township 23, Range 21 West; Thence N 89°40'51" W, a distance of 1317.54 feet to an existing 1/2" iron pin marking the Southeast corner of the SW1/4 of the NE1/4 of Section 19; Thence N 89°56'22" W, a distance of 1319.32 feet to an existing 1/2" iron pin set by RLS 1258, marking the Southwest corner of the SW1/4 of the NE1/4 of Section 19; Thence N 00°04'36" W, along the West line of the W1/2 of the NE1/4 of Section 19, a distance of 2648.46 feet to an existing sand stone marking the Southwest corner of the W1/2 of the SE1/4 of Section 18; Thence S 89°54'30" E, along the South line of the W1/2 of the SE1/4 of Section 18, a distance of 450.04 feet; Thence N 00°05'59" E, a distance of 936.30 feet to the New Point of Beginning; Thence N 23°30'14" E, a distance of 434.83 feet to a point on a non-tangent curve; Thence Southeasterly along a non tangent 10.9135 degree segment of a curve to the left, 104.90 feet (said segment having a chord bearing and distance of S 70°49'39" E, 104.73 feet and having a radius of 525.00 feet); Thence S 78°33'07" E, a distance of 170.17 feet; Thence Easterly along a 37.8515 degree curve to the left, 54.57 feet (said curve having a radius of 151.37 feet) to a point of reverse curvature; Thence Easterly along a 58.6206 degree curve to the right, 141.09 feet (said curve having a radius of 97.74 feet) to a point of reverse curvature; Thence Southerly along a 4.5367 degree curve to the left, 211.39 feet (said curve having a radius of 1262.95 feet) to a point of reverse curvature; Thence Southeasterly along a 381.9719 degree curve to the right, 23.47 feet (said curve having a radius of 15.00 feet); Thence S 65°34'09" W, a distance of 17.62 feet; Thence Southwesterly along a 32.7404 degree curve to the left, 139.62 feet (said curve having a radius of 175.00 feet) to a point of reverse curvature; Thence Southerly along a 45.8366 degree curve to the right, 221.42 feet (said curve having a radius of 125.00 feet); Thence N 58°39'08" W, a distance of 81.06 feet; Thence Northwesterly along a 25.4648 degree curve to the left, 139.26 feet (said curve having a radius of 225.00 feet) to a point of reverse curvature; Thence Westerly along a 32.7404 degree curve to the right, 126.20 feet (said curve having a radius of 175.00 feet) to a point of reverse curve; Thence Northwesterly along a 15.8644 degree curve to the left 58.83 feet (said curve having a radius of 361.16 feet) to the New Point of Beginning; Containing 5.55 acres of land, more or less, Together with and subject to all easements and restrictions of record.

Also, Except:

A tract of land situated in the SW1/4 of the SE1/4 of Section 18, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20 of Township 23 North, Range 21 West; Thence N 89°40'51" W, a distance of 1317.54 feet to and existing 1/2" iron pin marking the Southwest corner of the E1/2 of the NE1/4 of Section 19; Thence N 00°00'10" E, along the West line of the E1/2 of the NE1/4 of Section 19, a distance of 2647.74 feet to an existing 5/8" iron pin marking the Southeast corner of the SW1/4 of the SE1/4 of Section 18 for a New Point of Beginning; Thence N 89°54'30" W, along the South line of the SW1/4 of the SE1/4, a distance of 467.11 feet; Thence N 16°29'08" W, a distance of 33.78 feet to an existing 5/8" iron pin set by 1918; Thence N 16°45'19" W, a distance of 43.68 feet to an existing 5/8" iron pin set by 1918; Thence N 22°49'03" W, a distance of 29.10 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 37°20'38" W, a distance of 32.35 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 35°02'47" W, a distance of 27.54 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 51°42'51" E, a distance of 230.82 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 00°08'20" E, a distance of 198.72 feet to a point on a non-tangent curve; Thence Easterly along a non-tangent 114.5916 degree segment of a curve to the left, 55.20 feet (said segment having a chord bearing and distance of N 58°24'55" E, 52.44 feet and having a radius of 50.00 feet); Thence S 89°30'25" E, a distance of 313.82 feet to a point on the East line of the SW1/4 of the SE1/4 of Section 18; Thence S 00°27'26" W, along the East line of the SW1/4 of the SE1/4, a distance of 516.56 feet to the New Point of Beginning; Containing 5.00 acres of land, more or less, Together with and subject to all easements and restrictions of record.

Also, Except Parcel W:

A tract of land situated in the E1/2 of the NE1/4 of Section 19 and the W1/2 of the NW1/4 of Section 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

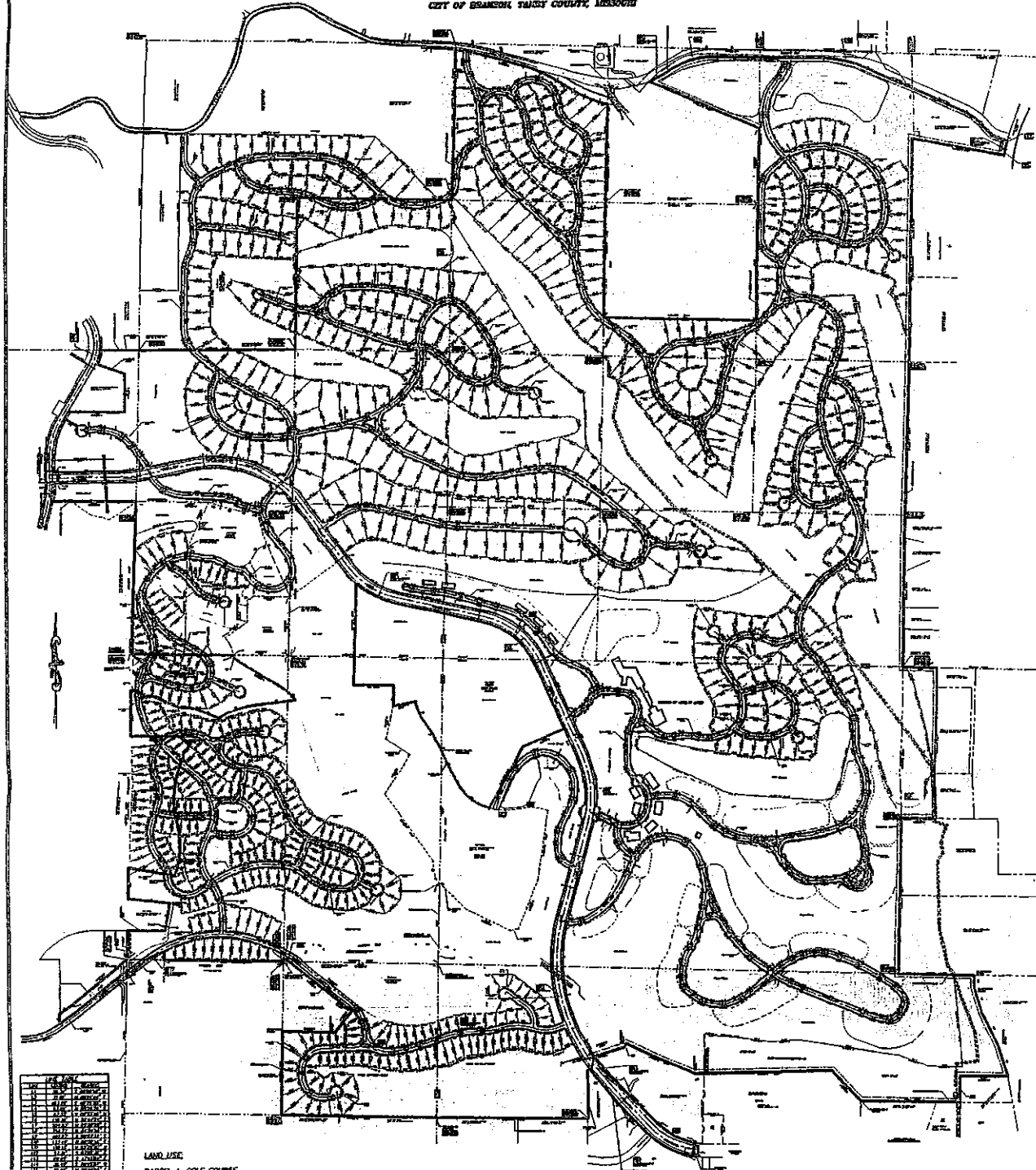
Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20; Thence N 00°01'12" W, along the West line of the NW1/4 of Section 20, a distance of 709.89 feet to a point on the Southerly boundary of the exception for a New Point of Beginning; Thence N 45°52'05" W, a distance of 47.93 feet; Thence N 09°27'44" W, a distance of 151.65 feet; Thence N 36°11'09" W, a distance of 711.64 feet; Thence N 30°57'50" E, a distance of 402.48 feet; Thence N 55°58'50" W, a distance of 242.62 feet; Thence N 11°11'09" E, a distance of 285.68 feet; Thence N 76°58'41" E, a distance of 191.51 feet; to a point on a non-tangent curve; Thence Southerly along a non-tangent 12.0742 degree segment of a curve to the left, 211.67 feet (said segment having a chord bearing and distance of S 25°48'02" E, 209.92 feet and having a radius of 474.53 feet) to a point of reverse curvature; Thence Southeasterly along a 5.9068 degree curve to the right, 204.10 feet (said curve having a radius of 970.00 feet); Thence S 26°31'24" E, a distance of 349.64 feet; Thence Southeasterly along a 11.9366 degree curve to the left, 652.99 feet (said curve having a radius of 480.00 feet) to a point of reverse curvature; Thence Easterly along a 13.6419 degree curve to the right, 251.88 feet (said curve having a radius of 420.00 feet); Thence S 07°20'04" W, along a non-tangent line, a distance of 591.85 feet; Thence S 20°13'30" W, a distance of 462.17 feet; Thence S 78°41'24" W, a distance of 72.17 feet; Thence N 64°26'59" W, a distance of 426.58 feet; Thence N 45°52'05" W, a distance of 323.10 feet to the New Point of Beginning; Containing 29.20 acres of land, more or less, Together with and Subject to all easements and restrictions of record.

And, Except Parcel O, O-1, O-2, O-3, O-4:

A tract of land situated in the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 19 and the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20; Thence N 00°01'12" W, along the NW1/4 of Section 20, a distance of 143.61 feet to a point on the Northerly boundary of parcel O for a New Point of Beginning; Thence S 82°27'38" E, a distance of 142.15 feet; Thence S 59°11'20" E, a distance of 302.55 feet; Thence S 01°41'06" E, a distance of 400.62 feet to a point on a non-tangent curve; Thence Westerly along a non-tangent 8.1271 degree segment of a curve to the left, 374.16 feet (said segment having a chord bearing and distance of S 81°51'18" W, 369.79 feet and having a radius of 705.00 feet) to a point of reverse curvature; Thence Southwesterly along a 8.2440 degree curve to the right, 746.75 feet (said curve having a radius of 695.00 feet); Thence N 51°47'15" W, a distance of 645.97 feet; Thence N 34°59'31" E, a distance of 181.16 feet; Thence S 64°29'45" E, a distance of 98.01 feet; Thence N 85°56'24" E, a distance of 776.95 feet; Thence S 82°27'38" E, a distance of 200.82 feet; to the New Point of Beginning; Containing 18.46 acres of land, more or less, Together with and subject to all easements and restrictions of record.

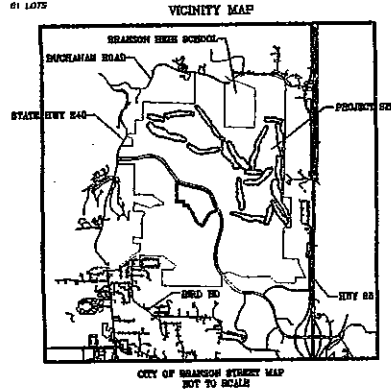
**PRELIMINARY PLAN OF  
BRANSON HILLS DEVELOPMENT  
SECTION 20 TOWNSHIP 20 NORTH RANGE 21 WEST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF BRANSON, FRANKLIN COUNTY, MISSOURI**



PARCEL NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	28.1
2	1,234,567	28.1
3	1,234,567	28.1
4	1,234,567	28.1
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96	1,234,567	28.1
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98	1,234,567	28.1
99	1,234,567	28.1
100	1,234,567	28.1

**LAND USE**  
 PARCEL 1 GOLF COURSE  
 PARCEL 2 GREEN SPACE  
 PARCEL 3 COMMERCIAL  
 PARCEL 4 COMMERCIAL / RETAIL  
 PARCEL 5 SINGLE FAMILY  
 PARCEL 6 SINGLE FAMILY / M.M.R. FAMILY  
 PARCEL 7 OUT PARCELS

88 LOTS  
601 LOTS  
81 LOTS



PARCEL NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	28.1
2	1,234,567	28.1
3	1,234,567	28.1
4	1,234,567	28.1
5	1,234,567	28.1
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97	1,234,567	28.1
98	1,234,567	28.1
99	1,234,567	28.1
100	1,234,567	28.1

**ADVERSE INVESTIGATION**  
 I HEREBY CERTIFY THAT AT THE REQUEST OF  
 MTC, L.L.C. I HAVE MADE AN ORIGINAL  
 AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON  
 AND FOUND THE CONDITIONS TO BE AS INDICATED BY MY  
 DRAWING. THIS SURVEY WAS PERFORMED IN ACCORDANCE  
 WITH THE CURRENT MISSOURI STANDARD FOR  
 PROPERTY BOUNDARY SURVEYS.

ALL RIGHTS RESERVED BY ROZELL SURVEY CO.  
 NO PART OF THIS SURVEY MAY BE REPRODUCED OR  
 TRANSMITTED IN ANY FORM OR BY ANY MEANS  
 WITHOUT THE WRITTEN PERMISSION OF ROZELL SURVEY CO.  
 ANY VIOLATION WILL BE PROSECUTED TO THE FULL  
 EXTENT OF THE LAW.

**ROZELL SURVEY CO.**

Blanco Key, Dikebold, IS  
 Knoxville, TN

1 OF 10

DATE 9-9-2005 (REV. 12/05)

# BRANSON HILLS DEVELOPMENT



- |                  |                  |                     |                             |
|------------------|------------------|---------------------|-----------------------------|
| Subject Property | Multi-Family     | Downtown            | Wilderness Area             |
| Single-Family    | Mobile Home Park | Planned Development | Outside Branson City Limits |
| Two-Family       | Commercial       | Agricultural        |                             |

