

RESOLUTION NO. VA24-02

**REQUEST TO VACATE TWO SEWER EASEMENTS FOR THE PROPERTY
LOCATED AT 123 BETH PAGE CT, BRANSON, MISSOURI.**

WHEREAS, an Application has been submitted by Jeremy Nickols of CFS Engineering on behalf of the Jones Family Trust, for approval to vacate the utility easements, located at 123 Beth Page Ct, within the Branson Hills Development- Phase 4, Amended Plat, in the City of Branson for property legally described in Exhibit 'A'.

WHEREAS, the Zoning Regulations for the City of Branson, Missouri, require a Public Hearing before the Planning Commission for the approval of the utility easement vacations; and

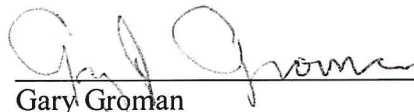
WHEREAS, a Public Hearing was held before the Branson Planning Commission on May 7, 2024 at 6:00 PM in the City Council Chambers located at 110 W. Maddux Street, Branson, Missouri.

WHEREAS, all required documentation and payment of the required filing fee have been received by the City of Branson.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
CITY OF BRANSON, MISSOURI, AS FOLLOWS:**


Section 1: The Planning Commission hereby recommends approval to vacate the utility easements, located at 123 Beth Page Ct, within the Branson Hills Development-Phase 4, Amended Plat, in the City of Branson for property legally described in Exhibit 'A', contingent upon receiving approval for this request from Public Water Supply District #3.

ADOPTED, by the Planning Commission of the City of Branson, Missouri, this 7th day of May, 2024.



Gary Groman
Chairperson

ATTEST:



Amanda Ross
Acting Director, Planning and Development

LINETYPE LEGEND

- - - - - LINE BOUNDARIES
 - - - - - RIGHT-OF-WAY
 - - - - - EASEMENT LINE

ABBREVIATIONS

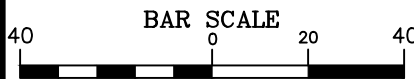
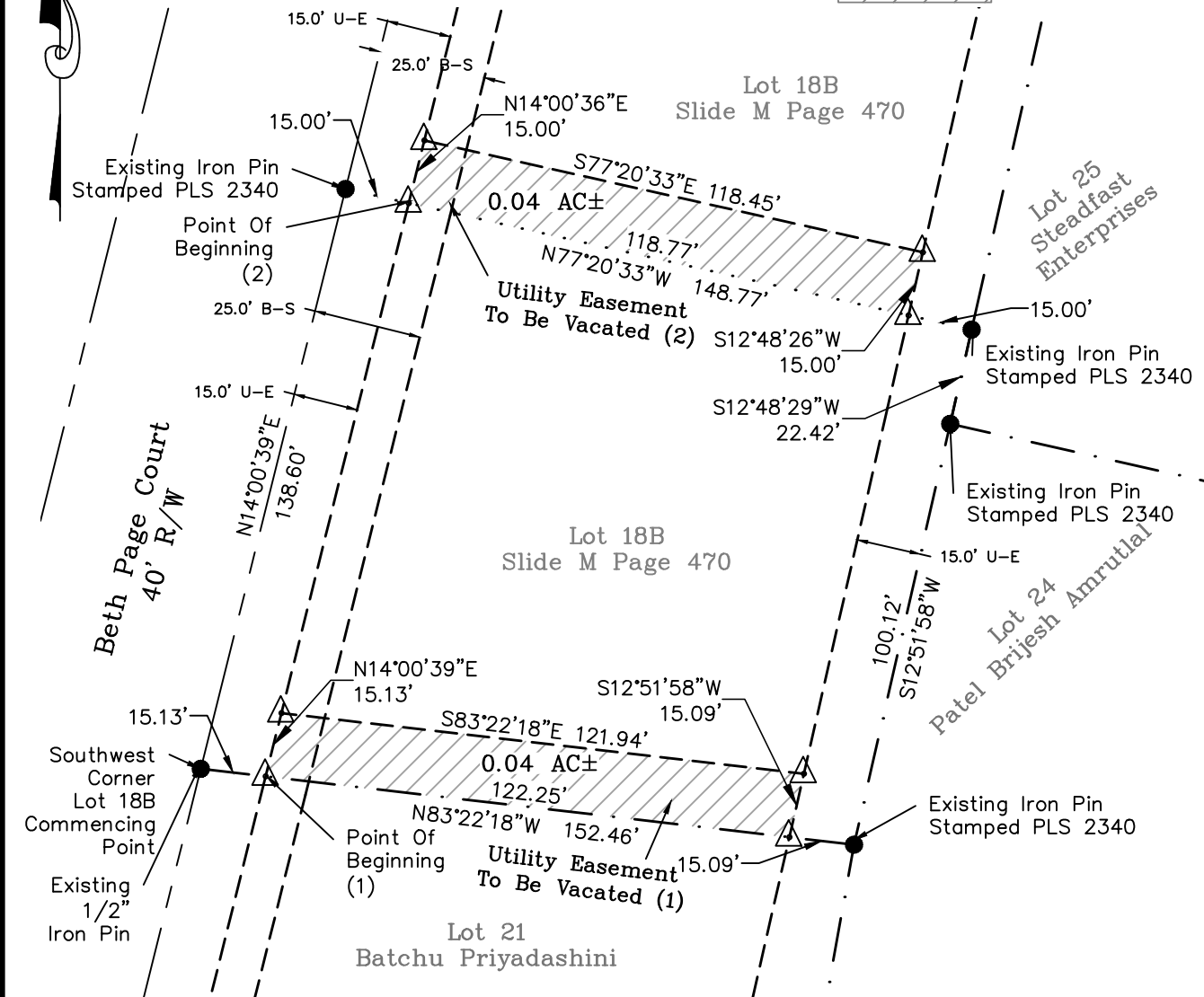
U-E UTILITY EASEMENT
 B-S BUILDING SET BACK

LEGEND

● FOUND POINT
 △ COMPUTED POSITION

HATCH LEGEND

 EASEMENT BEING VACATED



(IN FEET)
 1 inch = 40 ft.
 BASIS OF BEARING
 GRID NORTH BY
 GPS OBSERVATION

TO THE BEST OF MY INFORMATION,
 KNOWLEDGE AND BELIEF, THIS SURVEY
 WAS EXECUTED IN ACCORDANCE WITH THE
 CURRENT MISSOURI STANDARDS
 FOR PROPERTY BOUNDARY SURVEYS.

RICKEY D. KEMP PLS-2006016631

SHEET:
 1 OF 2

Exhibit A

04/24/2024 AutoCAD Civil 3d
 Designed by: JIN Surveyed by: JIN
 Checked by: RDK Drawn by: JIN
 Project #: 24-5110 Sheet Size: 8.5x11
 File: 24-5110.DWG

Lot 18B

Branson Hills Dev. Phase 4

(240) Section 17, Township 23 North, Range 21 West

Branson, Taney County, Missouri



Springfield Office - (417) 986-4067
 3015 E. Cairo Street
 Springfield, MO 65082
 www.CFSE.com

Civil Engineering - Land Surveying - Materials Testing

Survey Description
Utility Easement To Be Vacated (1)

A Part Of Lot 18B, Of Branson Hills Development Phase 4, As Per The Recorded Plat At Slide M Page 470, Branson, Taney County, Missouri. Being More Particularly Described As Follows:

Commencing At The Southwest Corner Of Lot 18B; Thence South 83 Degrees 22 Minutes 18 Seconds East Along The South Line Of Said Lot 18B A Distance Of 15.13 Feet To The Point Of Beginning;

Thence North 14 Degrees 00 Minutes 39 Seconds East Departing Said Line 15.13 Feet; Thence South 83 Degrees 22 Minutes 18 Seconds East 121.94 Feet; Thence South 12 Degrees 51 Minutes 58 Seconds West 15.09 Feet To The Said South Line Of Lot 18B; Thence North 83 Degrees 22 Minutes 18 Seconds West Along Said South Line 122.25 Feet To The Point Of Beginning Containing 0.04 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Survey Description
Utility Easement To Be Vacated (2)

A Part Of Lot 18B, Of Branson Hills Development Phase 4, As Per The Recorded Plat At Slide M Page 470, Branson, Taney County, Missouri. Being More Particularly Described As Follows:

Commencing At The Southwest Corner Of Lot 18B; Thence North 14 Degrees 00 Minutes 39 Seconds East Along The Easterly Right-Of-Way Of Beth Page Court As Now Located 138.60 Feet; Thence South 77 Degrees 20 Minutes 33 Seconds East Departing Said Right-Of-Way 15.00 Feet To The Point Of Beginning;

Thence North 14 Degrees 00 Minutes 36 Seconds East 15.00 Feet; Thence South 77 Degrees 20 Minutes 33 Seconds East 118.45 Feet; Thence South 12 Degrees 48 Minutes 26 Seconds West 15.00 Feet; Thence North 77 Degrees 20 Minutes 33 Seconds West 118.77 Feet; To The Point Of Beginning Containing 0.04 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

TO THE BEST OF MY INFORMATION,
KNOWLEDGE AND BELIEF, THIS SURVEY
WAS EXECUTED IN ACCORDANCE WITH THE
CURRENT MISSOURI STANDARDS
FOR PROPERTY BOUNDARY SURVEYS.

RICKEY D. KEMP PLS-2006016631

SHEET:

2 OF 2

Exhibit B

04/24/2024 AutoCAD Civil 3d
Designed by: JIN Surveyed by: JIN
Checked by: RDK Drawn by: JIN
Project #: 24-5110 Sheet Size: 8.5x11
File: 24-5110.DWG

Lot 18B

Branson Hills Dev. Phase 4

(240) Section 17, Township 23 North, Range 21 West

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