

**RESOLUTION NO. VA24-02**

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

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**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 7<sup>th</sup> 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**

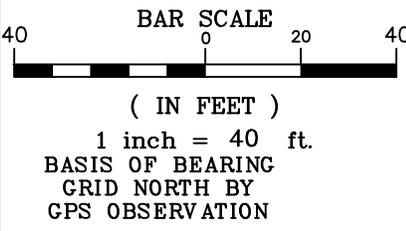
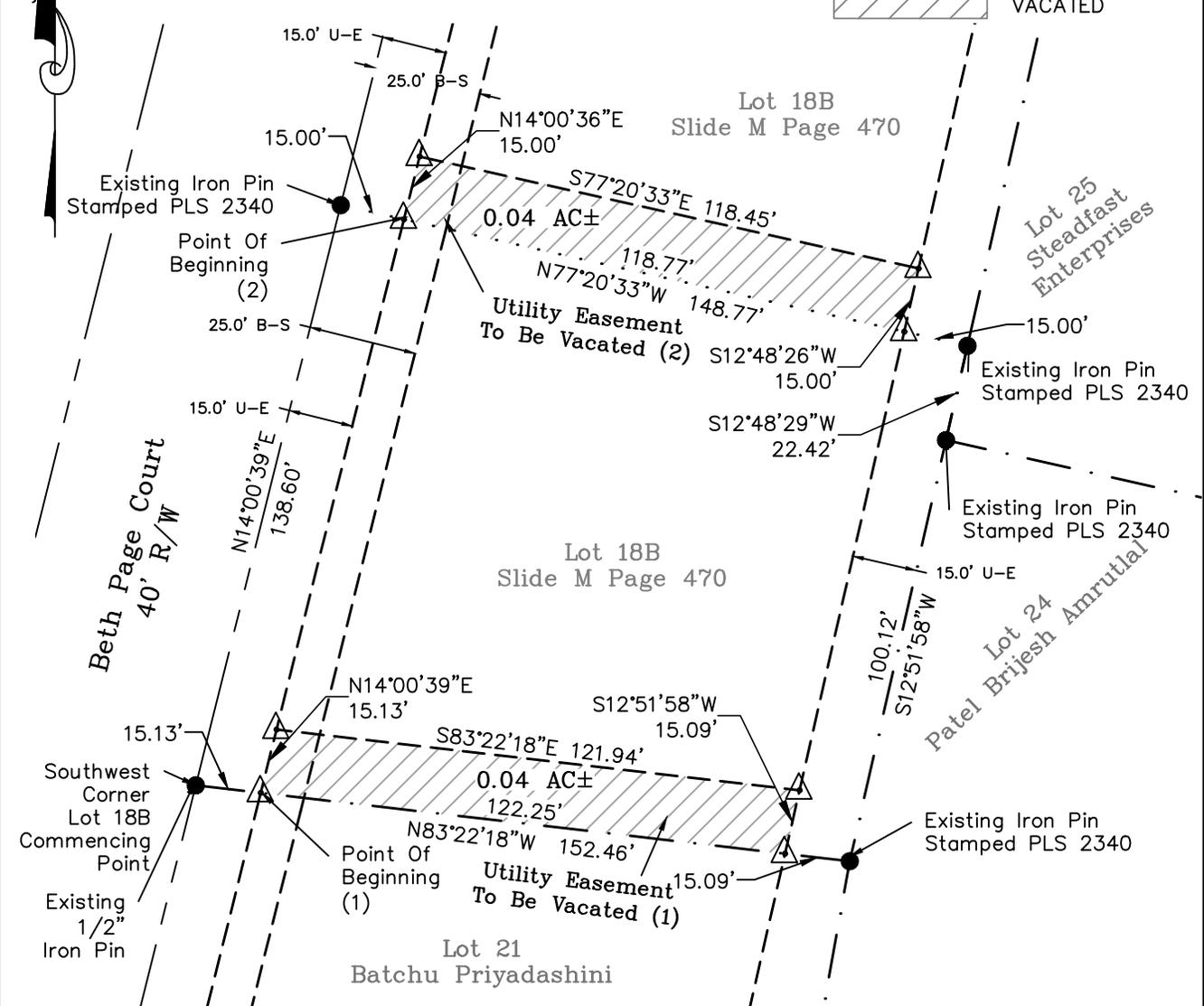
- U-E UTILITY EASEMENT
- B-S BUILDING SET BACK

**LEGEND**

- FOUND POINT
- △ COMPUTED POSITION

**HATCH LEGEND**

-  EASEMENT BEING VACATED



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: BJN  
 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

**CFS ENGINEERS**  
 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:  
20 OF 2

Exhibit B

04/24/2024 AutoCAD Civil 3d  
Designed by: JIN Surveyed by: B:JN  
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



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