

HARRISON MINOR SUBDIVISION

LOTS 1, 2 AND 3
PART OF THE SW1/4-SW1/4 OF SECTION 35,
TOWNSHIP 23 NORTH, RANGE 22 WEST, 5th P.M.,
TANEY COUNTY, MISSOURI

PROPERTY CLASS - URBAN

SURVEY DESCRIPTIONS

FIRE STATION NO. 3 TRACT

A Parcel of land located in part of the SW1/4 of the SW1/4 of Section 35, Township 23 North, Range 22 West, 5th P.M., more particularly described as follows: COMMENCING at the Southwest corner of said SW1/4 of the SW1/4; THENCE S88°41'39"E along the South line of said SW1/4 of the SW1/4, a distance of 570.73 feet to the Southwest corner of a tract conveyed to The City of Branson as recorded in Book 278, Page 712 of the Taney County Deed Records; THENCE S88°42'33"E continuing along the South line of said SW1/4 of the SW1/4, a distance of 495.12 feet to the Southeast corner of said City tract; THENCE N01°19'54"E along the East line of said City tract, a distance of 300.29 feet to the true POINT OF BEGINNING; THENCE N88°57'33"W, a distance of 232.49 feet; THENCE N01°25'44"E, a distance of 264.00 feet to the South right-of-way line of Keeter Street; THENCE S88°40'05"E along said South right-of-way line, a distance of 200.19 feet to a corner on the East line of said City tract; THENCE S01°19'54"W along the East line of said City tract, a distance of 262.71 feet to the point of beginning. Contains 1.404 acres, more or less.

STREET EASEMENT DESCRIPTION

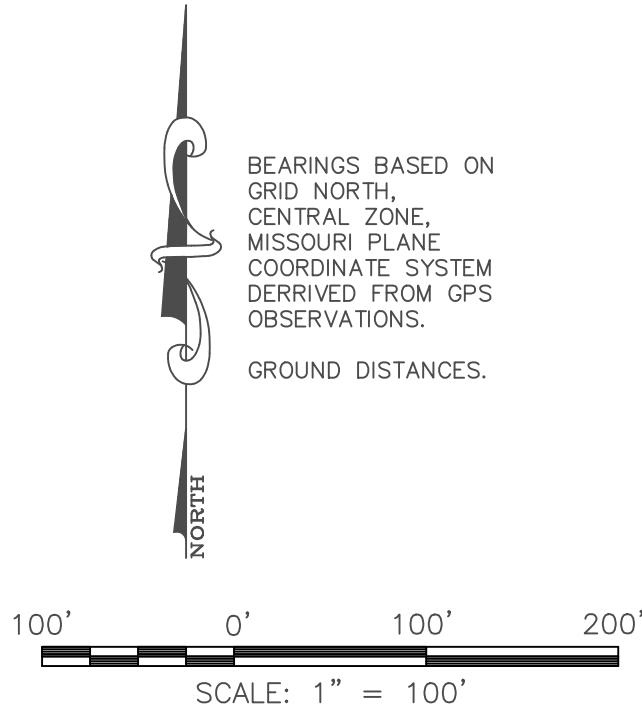
A Strip of land 50 feet wide located in part of the SW1/4 of the SW1/4 of Section 35, Township 23 North, Range 22 West, 5th P.M., lying 25 feet on each side of the following described centerline: COMMENCING at the Southwest corner of said SW1/4 of the SW1/4; THENCE S88°41'39"E along the South line of said SW1/4 of the SW1/4, a distance of 570.73 feet to the Southwest corner of a tract conveyed to The City of Branson as recorded in Book 278, Page 712 of the Taney County Deed Records; THENCE N01°16'03"E along the West line of said City tract, a distance of 589.42 feet to the true POINT OF BEGINNING; THENCE S88°27'41"E, a distance of 295.47 feet to an East line of said City tract at the centerline of and existing 50 feet roadway (Keeter Street), the terminus of the herein described centerline.

SEWER EASEMENT DESCRIPTION

A Strip of land 15 feet wide located in part of the SW1/4 of the SW1/4 of Section 35, Township 23 North, Range 22 West, 5th P.M., lying 7.5 feet on each side of the following described centerline: COMMENCING at the Southwest corner of said SW1/4 of the SW1/4; THENCE S88°41'39"E along the South line of said SW1/4 of the SW1/4, a distance of 570.73 feet to the Southwest corner of a tract conveyed to The City of Branson as recorded in Book 278, Page 712 of the Taney County Deed Records; THENCE N01°16'03"E along the West line of said City tract, a distance of 247.25 feet to the true POINT OF BEGINNING; THENCE N56°06'53"E along and existing sanitary sewer line, a distance of 21.07 feet to an existing manhole; THENCE N63°49'18"E continuing along said sewer line, a distance of 327.87 feet to the terminus of the herein described centerline.

WATER EASEMENT DESCRIPTION

A Strip of land 15 feet wide located in part of the SW1/4 of the SW1/4 of Section 35, Township 23 North, Range 22 West, 5th P.M., lying 7.5 feet on each side of the following described centerline: COMMENCING at the Southwest corner of said SW1/4 of the SW1/4; THENCE S88°41'39"E along the South line of said SW1/4 of the SW1/4, a distance of 570.73 feet to the Southwest corner of a tract conveyed to The City of Branson as recorded in Book 278, Page 712 of the Taney County Deed Records; THENCE S88°42'33"E continuing along the South line of said SW1/4 of the SW1/4, a distance of 450.39 feet to the true POINT OF BEGINNING; THENCE N00°37'18"W along an existing water line, a distance of 300.22 feet to the terminus of the herein described centerline.



APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR AND THE PUBLIC WORKS DIRECTOR, UNDER THE AUTHORITY OF THE MAYOR AND BOARD OF ALDERMEN OF BRANSON, MISSOURI THIS _____ DAY OF _____, 2023.

MARK COLUSSY - PLANNING AND DEVELOPMENT DIRECTOR

MICHAEL WOODS - PUBLIC WORKS DIRECTOR

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE THE SAME TO BE AMENDED IN THE MANNER SHOWN ON THIS PLAT.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BRANSON, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, AND TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, FOR ALL AND ANY PURPOSE, WATER, GAS AND SEWER MAINS, POLES, WIRES, ANCHORS AND APPURTENANCES THERETO, OR ANY OR ALL OF THEM OVER, UNDER AND ALONG THE STRIP OF LAND OUTLINED ON THIS PLAT DESIGNATED "UTILITY EASEMENT" OR "U.E."

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2023.

CITY OF BRANSON

BY:

LARRY MILTON, MAYOR OF CITY OF BRANSON

STATE OF MISSOURI
COUNTY OF TANEY

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____.

SEAL OR STAMP NOTARY PUBLIC _____.

SURVEYOR'S NOTES

- THIS ORIGINAL BOUNDARY SURVEY WAS PERFORMED AT THE REQUEST OF MICHAEL WOODS, PUBLIC WORKS/ENGINEERING DIRECTOR WITH THE CITY OF BRANSON, MO TO SUBDIVIDE A PARCEL FROM A TRACT CONVEYED TO THE CITY OF BRANSON AS RECORDED IN BOOK 278, PAGE 712 OF THE TANEY COUNTY DEED RECORDS.
- THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL OF SURVEYOR.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ONLY THE RECORDS DELINEATED ON THIS PLAT WERE PROVIDED THIS SURVEYOR. RECORD DOCUMENTS OTHER THAN THOSE SHOWN HEREON MAY AFFECT THIS TRACT.

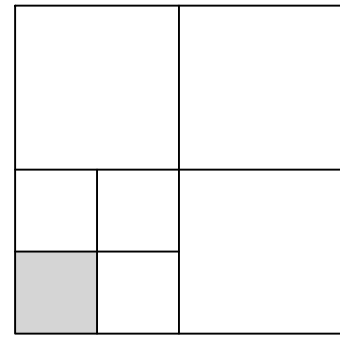
CONTROL POINTS

- CP 1 N-296851.087, E-1408476.370, ELEV.-1038.54'
CP 2 N-296504.303, E-1408536.668, ELEV.-1054.76'
CP 3 N-296269.288, E-1408491.501, ELEV.-1053.23'

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED POSITION ONLY (NO MONUMENT)
- SET 5/8"x24" REBAR W/ PLASTIC I.D. CAP
- SET 5/8"x24" REBAR W/ ALUMINUM I.D. CAP
- SANITARY SEWER MANHOLE
- FENCE LINE
- SURVEYED BOUNDARY
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- SETBACK LINE
- CONCRETE PAVING
- AREA TO BE VACATED
- AREA TO BE DEDICATED AS STREET

SECTION MAP



SECTION 35, TOWNSHIP 23N, RANGE 22W

TANEY COUNTY RECORDER OF DEEDS:

DOCUMENT NO: _____

STATE OF MISSOURI)

COUNTY OF TANEY) S.S.

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK
AND _____ MINUTES _____, RECORDED
IN SURVEY BOOK _____, PAGE _____

JODY STAHL, RECORDER

DEPUTY

TITLE:

ORIGINAL BOUNDARY SURVEY

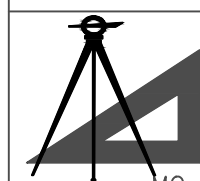
OWNER/CIENT:

CITY OF BRANSON, MO
110 WEST MADRUX
BRANSON, MISSOURI 65616

DRAWN
RN

SURVEYED
RN/DP/ND/ML

PROJECT
#500-005



MECCO ENGINEERING COMPANY, INC.
ENGINEERS • SURVEYORS
110 WEST ADAMS, SUITE 101
BRANSON, MISSOURI 65616
(417) 334-3887

MO. PROF. LAND SURVEY CORP. LIC. #000186

DATE: 6/20/2023