

**AN ORDINANCE APPROVING A PLANNED DEVELOPMENT AMENDMENT TO BRANSON HILLS PD 2005-007 TO INCLUDE 1701 BRANSON HILLS PARKWAY, BRANSON, MISSOURI.**

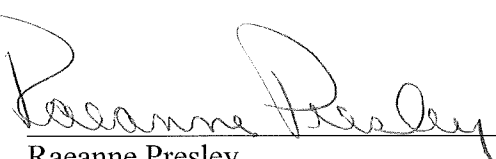
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**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, THE FOLLOWING:**

- Section 1: That the Land Use Regulations for Branson Hills Planned Development (PD 2005-007) are hereby amended and are hereto attached as Exhibit '1'.
- Section 2: Severability Clause. If any section, subsection, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance 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 ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.


Read, this first time on this 28<sup>th</sup> day of October, 2014.

Read, this second time, passed and truly agreed to by the Board of Aldermen of the City of Branson, Missouri on this 10<sup>th</sup> day of November, 2014.

  
Raeanne Presley  
Mayor

ATTEST:

APPROVED AS TO FORM:

  
Lisa K. Westfall  
City Clerk


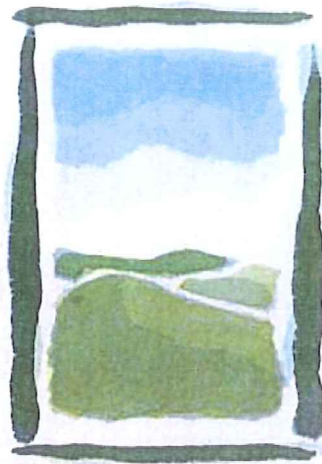
  
William T. Duston  
City Attorney

EXHIBIT '1'



*Bronson Hills*

DEVELOPMENT COMPANY LLC

## LAND USE REGULATIONS

Planned Development No PD 2005-007

(Base PD Includes Revisions Approved through 5 Sept 2014)

16 September 2014

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**Revised  
Land Use Regulations  
Branson Hills Planned Development**

These LAND USE REGULATIONS for Branson Hills are hereby promulgated by BRANSON HILLS DEVELOPMENT COMPANY, L.L.C., a Missouri limited liability company (the "Developer") as approved by the City of Branson, of the State of Missouri, in accordance with ~~§410.070 of the~~ Branson City Code, as of the day and year set forth, and the ordinance (the "Ordinance") amending the zoning ordinance by these Land Use Regulations for the Branson Hills Planned Development District (the "PD").

**1.0 REGULATIONS GENERALLY APPLICABLE TO ALL PROPERTY WITHIN THE BRANSON HILLS PLANNED DEVELOPMENT**

**1.01 DEVELOPMENT PLAN.** Branson Hills shall be developed on that certain real property described on Exhibit "A" attached hereto (the "Property"). The Property contains approximately 1,100 acres. It is situated between State Highway 65 on the east, Buchanan Road on the north, Branson Hills Parkway on the south and Highway 248 on the west. The majority of the Property is currently owned by the Developer, however Parcel 3-1 is now owned by VPG, LLC. The amendment for Parcel 3-1 is to be filed on behalf of VPG, LLC to provide definitive land use regulations to this PD that pertain only to Parcel 3-1. All existing land use regulations contained within this PD shall apply to Parcel 3-1 unless the changes to these regulations regarding that parcel are more defined or are more specific. The development on the majority of the Property will be called "Branson Hills" whereas the development on Parcel 3-1 shall be referred to as St. Andrews.

**1.02 PLANNED DEVELOPMENT "PD" DISTRICT.** The Planned Development District created by the Ordinance (the "PD District") replaces the current commercial zoning as it exists on the Property.

**1.03 MASTER PLAN.** The Master Plan attached hereto as Exhibit "B" (the "Master Plan") shall be considered a permanent part of these Land Use Regulations. The Master Plan reflects the primary view for the entire Branson Hills, illustrating an 18-hole golf course contained within a mixed-use development. Exhibit "C" attached hereto shows a topographical contour map of the Property (the "Topo Map").

The Developer intends to provide a pleasant environment for mixed-use residential, golf, retail, recreation, and other related activities. The Developer desires to manage and prevent congestion on streets, promote the health and general welfare of the community, provide adequate air, light, and green space, prevent overcrowding of the land, avoid undue concentration of the population and preserve the existing topographical beauty of the area. The Developer further desires to enhance the character of Branson Hills by the provision and location of transportation, water, sewer, other utility systems as well as other public uses such as schools and parks.

The Master Plan and these Land Use Regulations have been prepared to permit the construction of the development as it is currently envisioned in the Master Plan, as well as to provide for future modifications without significant limitations. The goal of these Land Use Regulations is to establish regulations that will provide quality development standards without unreasonable limits on development flexibility and marketability.

**1.04 MINOR MODIFICATIONS TO THE MASTER PLAN.** Approval of the Branson Planning and Zoning Commission and the Board of Aldermen for the City of Branson shall be required for any modification to the Master Plan involving a change in 1) additions to the land uses identified in Section 2 on a particular parcel, or 2) a change in the intensity of use affecting more than a 15% increase in the total number of lots.

**1.05 PHASED DEVELOPMENT AND MULTIPLE PROJECTS.** The Developer shall act as the "Master Developer" of Branson Hills and anticipates that development will occur in multiple projects by a number of different developers (each, a "Project"). The Developer also anticipates that each Project may be developed over time in various phases (each, a "Phase"). Each Project and Phase may encompass one or more lots, parcels or tracts within Branson Hills or any portion thereof.

**1.06 DEFINITIONS AND INCORPORATION.** These Land Use Regulations hereby incorporate all of the defined terms set forth in ~~§410.070 et. Seq.~~ Branson City Code (the "Code"). Terms herein that are defined in the Code shall have the meaning ascribed to those terms in the Code, unless the context herein otherwise dictates.

Prior to the development of Branson Hills, the owners of the Property negotiated, executed and entered into that certain Branson Hills Annexation Agreement dated August 11, 2003 with the City of Branson (the "Annexation Agreement"). These Land Use Regulations hereby incorporate all of the terms and conditions of the Annexation Agreement. Capitalized terms used herein shall have the meanings ascribed to those terms in the Annexation Agreement unless the context herein otherwise dictates. In the event of a conflict between the Annexation Agreement and these Land Use Regulations, the terms and conditions of the Annexation Agreement shall govern.

Zero Lot Line Homes, single-family dwelling units on smaller lots whereby one side of the home may be placed on the property line thereby allowing for useable side yard space for patio or terrace development. Another form of Zero Lot Line Homes is offered whereby a two family home is constructed with a common lot line between each dwelling unit thereby allowing for each half of the twin home to be sold as a separate unit on a platted lot.

**1.07 ZONING.** This PD District replaces the current zoning on the Property. The zoning designation for the Property shall be "PD"-Planned Development. The development of the Property shall be conducted under the terms and guidelines included in these Land Use Regulations and the Master Declaration. For specific items not covered in these Land Use Regulations, the Zoning Regulations in the Code shall apply; PROVIDED, HOWEVER, that any land use must also comply with the approved uses as set forth herein.

The general listing of land use categories referred to in these Land Use Regulations fall within the general zoning classification "C" Commercial District. The General Land Use Map attached hereto as Exhibit "D" (the "General Land Use Map"), illustrates the approximate limitations of each land use and parcel as shown on the Master Plan. Though each land use area is zoned C-Commercial, for the purposes of these Land Use Regulations, the General Land Use Map will assist in defining the authorized uses as they are envisioned by the Developer. Specific uses permitted within Branson Hills and those, which are included in the C-Commercial category will be listed under Section 2.0. The flexibility afforded by the "PD" District zoning designation will help the Developer ensure the accomplishment of the Development Plan.

**1.08 DEVELOPMENT SUBMITTALS.** All Development Plans for Projects within Branson Hills shall require approval by the Planning and Development Department prior to construction. Each Phase and Project within Branson Hills, regardless of the number of lots, parcels or tracts contained therein, shall be developed in accordance with these Land Use Regulations.

The Master Plan shall serve as an approved Development Plan allowing construction to commence through the normal permitting process. If the Master Plan, or any portion thereof is materially altered prior to development (so that approval of the Branson Planning and Zoning Commission and the Board of Aldermen for the City of Branson, Missouri is required, a new Development Plan or an amendment to the Master Plan shall be presented), then a new Development Plan (or an amendment to the Master Plan) shall be presented to the Planning and Zoning Commission for review and approval and shall be attached hereto. Specific details of the Master Plan may change over time in the course of the development of the Property. Provided that the intensity of use or density does not exceed a 15% increase, then any revision of the Master Plan can be approved by the Director of the Planning Department without the review and approval of the Planning and Zoning Commission or the Board of Aldermen, and construction can commence through the normal permitting process.

**1.09 NUMBER OF DEVELOPMENT TRACTS.** Each of the development parcels is identified on the Master Plan. It is anticipated that though the parcels, while defined separately, will not appear as separate, disconnected Projects or Phases, but rather as integrated components of the Branson Hills planned community. (See exhibit "F" for 3-1 Sub-Parcel Map)

**1.10 STREET CLASSIFICATIONS.** Both public streets and private drives shall be allowed within Branson Hills. The specific design standards for each classification shall be as follows: (See exhibit "G" for 3-1 Street Standards Map)

**PUBLIC STREET STANDARDS.** There may be six types of public streets developed within Branson Hills. They are: arterial commercial parkways, commercial streets, commercial collector streets, local commercial streets, residential collector streets and local residential streets. The general standards for these streets are as follows:

1. Modifications shall be completed to Ha Ha Road to upgrade the design standards to make the Ha Ha road twenty-four feet (24') in width but still remain as a Private Drive. The Ha Ha road is to remain private to avoid the need to construct a cul-de-sac as the roadway enters Parcel 3-1, St. Andrews. Additionally, a separate path shall be installed for golf cart circulation. All modifications must be completed prior to receiving a certificate of occupancy on any structure within the properties, labeled Parcel 3-1 on the General Land use Map, attached hereto as 'Exhibit D'.

**COMMERCIAL PARKWAYS.** It is anticipated that the only Commercial Parkway to be constructed within the Property is the currently existing Branson Hills Parkway, as depicted and labeled on the Master Plan.

**COMMERCIAL STREETS.** This classification of street may be used within the Town District (identified on the Master Plan) that are not Commercial Collectors. Within a sixty-foot (60') Right of Way ("ROW"), the pavement cross section shall be constructed to provide for thirty-six feet (36') from back of curb to back of curb for a two-lane roadway. Parking will be permitted on both sides of the street depending on the particular Development Plan; parking spaces may be constructed at parallel, 45°, or 90° angles from the curb line. A four-foot (4') sidewalk may be constructed on either side of the street within the ROW. No grass area between the curb and the sidewalk will be required. The final design of these street improvements shall be determined and illustrated at the time of final platting. Street trees may be placed outside of the curb and within the ROW. This classification of street shall be constructed at a fifteen percent (15%) maximum grade.

**COMMERCIAL COLLECTOR STREETS.** This classification of street may be used in those areas within Branson Hills connecting Commercial Streets to Commercial Parkways, as depicted on the Master Plan. Within a fifty foot (50') ROW, the pavement cross section shall be constructed to provide for a minimum twenty eight foot (28') from back of curb to back of curb for a two-lane roadway. Parking may be permitted on one side of these streets. A four-foot (4') sidewalk may be constructed on either side of the street within the ROW. No grass area between the curb and the sidewalk will be required. The final design of these streets shall be determined and illustrated at the time of final platting. Street trees may be required within the ROW on both sides of the street. This classification of street may be constructed at a fifteen percent (15%) maximum grade.

**LOCAL COMMERCIAL STREETS.** This classification of street may be used within parcels developed as single-family residential condominium or timeshare units, and shall be used to provide direct access to those condominium and timeshare units from other Commercial Streets. Within a fifty-foot (50') ROW, the pavement cross section shall be constructed to provide for a minimum of twenty-eight feet (28') from back of curb to back of curb for a two lane roadway. Parking may be allowed on one side of the street. A four-foot (4') sidewalk may be constructed on either or both sides of these streets within the ROW. The final design of these streets shall be determined and illustrated at the time of final platting. This classification of street may be constructed at a fifteen percent (15%) maximum grade.

**RESIDENTIAL COLLECTOR STREETS.** This classification of street may be used within Branson Hills to connect Local Residential Streets to Commercial Streets. Within a sixty foot (60') ROW, the pavement cross section shall be constructed to provide for a minimum of twenty eight feet (28') from back of curb to back of curb for a two lane roadway. No parking will be permitted on these Residential Collector Streets. A four-foot (4') sidewalk may be constructed on either and/or both sides of the street within the ROW, leaving a grass area. The final design of these street improvements shall be determined and illustrated at the time of final platting. Street trees may be required within the ROW on both sides of the street. This classification of street may be constructed at a 15% maximum grade.

**LOCAL RESIDENTIAL STREET.** This classification of street may only be used within the areas of Branson Hills where residential development may occur. They shall be designed to provide direct access to residential units developed within the Property. Within a fifty-foot (50') ROW, the pavement cross section shall be constructed to provide for a minimum of twenty-eight feet (28') from back of curb to back of curb for a two lane roadway. Parking may be allowed on one side of Local Residential Streets. A four-foot (4') sidewalk may be constructed on either and/or both sides of Local Residential Streets within the ROW. The final design of these street improvements shall be determined and illustrated at the time of final platting. Street trees may be allowed. This classification of street may be constructed at a 15% maximum grade.

**PRIVATE DRIVE STANDARDS.** The private drives developed within Branson Hills shall meet the following standards and shall be of three types: 1) a city standard: those with curb and gutter; 2) a rural standard: those without curb and gutter, but constructed with a borrow ditch on both sides of the street; and 3) a one-way street. All private drives will remain private and the City of Branson will not be responsible for any maintenance, cleaning, repair or other improvements.

1. The "city standard" private drives may be used within areas of Branson Hills designated for condominium use shall be constructed with a minimum width of twenty feet (20') from back of curb to back of curb. Parking is allowed, but shall only be provided in defined parking areas consisting of multiple parking spaces constructed at a forty-five degree (45°) or ninety-degree (90°) angle from the curb line. Four-foot (4') sidewalks may be constructed on both sides of the drive at the ROW line. Trees may be provided along both sides of the drive within the grass strip where possible.

2. The "rural standard" private drives shall be constructed with a minimum width of twenty feet (20') without a curb. A borrow ditch shall be constructed on either side of the drive unless it is determined by the project engineer that sheet drainage from the pavement would better serve the project and minimize future erosion. Parking is allowed, but shall only be provided in defined parking areas consisting of multiple parking spaces constructed at a forty-five degree (45°) or ninety-degree (90°) angle from the pavement line. Sidewalks will not be allowed along this type of roadway; however, trees may be provided along both sides of the drive where possible.

3. The "one-way standard" private drives shall be permitted in certain areas of the Property, provided that the layout and grades will appropriately accommodate emergency vehicles. When a one-way private drive is used, the pavement width shall be constructed to a minimum of fourteen feet (14'). Parking is allowed, but only in defined parking areas consisting of multiple parking spaces constructed at a forty-five or sixty degree (45° or 60°) angle from the pavement line.



4. An emergency access roadway will be constructed to connect with the private drive access to the adjacent neighbor. It will be gated and used only for service vehicles related to property maintenance and emergency vehicles.

5. A temporary construction access road will be permitted during the construction of the property gaining access from the Highway 65 frontage road utilizing the platted county roadway adjacent to the property. This will be provided to prevent construction traffic from using the Branson Hills Golf course roadway system.

**1.11 SETBACKS.** In addition to the following minimum setbacks, additional requirements may be imposed by the Master Declaration on setbacks of permanent structures. Front yard setbacks for all permanent structures shall be measured from the ROW of any adjacent public streets and from the curb or pavement line of any adjacent private drives. (See exhibit "H" for 3-1 Setback Map)

Commercial uses along any Commercial Parkway Highway 65 and 248 frontage	25 feet 25 feet, except as noted on the setback map exhibit
Commercial uses facing other Public Streets	25 feet
Residential uses if constructed on the Commercial Parkway	25 feet
Residential uses on Local public Residential Streets (measured from the ROW line) <i>*See Note below.</i>	15-25 feet
Residential lots on private drives (measured from curb line, or pavement edge) (does not include Multi-Family uses)	20-30 feet
Multifamily, including timeshare uses on private drives	10 feet from curb line or 20 feet from edge of pavement if curbs do not exist.
Commercial buildings if separated	0 feet
Space between Residential buildings	10 feet measured at overhang
Setback from Development boundaries, except as noted	50 feet 25 feet for Parcel 3-1 except that it can be reduced to 0 feet where 3-1 abuts Branson Hills proper.
Residential Rear yard setback	5-25 feet
Residential Side yard setback	0-6 feet from overhang

In no case can two (2) single family residential structures be built on adjoining lots both having a zero side yard setback.

Note: Variable front yard setbacks will be allowed and encouraged to provide for a variety in building placements and a reduction in monotony of the streetscape. For streets with curb and gutter, setbacks can be varied from 15 to 25 feet, provided that the setback of the garage portion of any stand-alone single-family residence, patio home or town home is not reduced below 20 feet. For streets or drives with no curb and gutter, the setbacks may vary from 25 to 35 feet.

**1.12 LOT SIZES.** Minimum lot sizes for all permanent structures constructed within Branson Hills shall be as approved on the final plat(s) for each parcel and as determined during the final platting process. This condition does not preclude smaller lots than permitted by the Subdivision Regulations for the City of Branson, provided that the density for the parcel being platted, as set forth in these Land Use Regulations, is not exceeded. The purpose of this provision is to allow for variety in design, the creation of larger open space areas and adoption of new concepts in housing as they evolve. Provisions for cluster housing, patio homes, zero lot line homes and so-called Z-lot homes are included within the single-family designation. When those land use options are exercised, the minimum lot size shall be 5,000 square feet.

Any parcel that allows Commercial uses may be i) platted as individual lots with sufficient land area to satisfy setback requirements, or ii) platted as condominium unit lots encompassing a permanent structure footprint with the balance of the land to be a common element of that condominium. For the parcels upon which residential uses are allowed (excluding timeshare, fractionals or condominiums) the parcel of land containing the minimal land area necessary to satisfy the setback requirements may be platted as individual lots. For those parcels upon which timeshares, fractionals or condominiums uses are allowed, setback requirements shall not apply to individual units, but to the main structure containing those units.

Open space and/or pedestrian walkways shall be platted either as individual lots, as special easements defining the precise use, as common areas, or on parcels where condominium time-share or fractional use is allowed, as common elements of that condominium.

**1.13 HEIGHT.** Since the project contains many different land use groups, the height restrictions within Branson Hills will vary according to the topography and the type of land use. The maximum height permitted within Branson Hills will be measured from the finish floor elevation of the floor that exists directly upon the uphill side of any lot (other than Condominium Units). That height restriction shall be limited to fifty feet (50') for stand-alone, single-family structures, one hundred feet (100') for Commercial, seventy five feet (75') for Multi-Family Lots, and two hundred feet (200') for Condominium and Hotel Towers, subject to the recorded Master Declaration.

Parcel 3-1 building heights – thirty five feet (35') for maintenance building and any accessory building, forty feet (40') for Conservatory indoor pool building, fifty feet (50') for time share buildings and sixty feet (60') for the main clubhouse building. (See exhibit "I" for 3-1 Building Height Map)

**1.14 VEGETATION BUFFERS.** An undisturbed natural vegetation buffer may be required by the Developer between all parcels upon which commercial and residential land uses are permitted, and between parcels upon which multi-family and single family residential land uses are permitted.

**1.15 SIDEWALKS.** Any sidewalks shall be constructed in general conformance with City of Branson standards; PROVIDED, HOWEVER, that sidewalks may deviate from these standards if an alternative plan is presented and approved by the City of Branson Planning Department at the time of permitting. In addition, a distinction between paved sidewalks and unpaved trails and walkways will be identified on the sidewalk plan submitted during the permitting process. Any sidewalk within a public street ROW shall be paved in concrete; however, other "all weather" materials may be used as an accent material. Sidewalks may be constructed along the commercial streets during the street construction process and sidewalks on residential streets may be constructed as homes are built on individual lots adjacent to such streets, unless otherwise noted within these Land Use Regulations. Any trails and walkways within the open space areas of Branson Hills may be constructed utilizing materials appropriate for and coordinating with the nearby land uses. For example, natural earth may be used for equestrian trails, and asphalt, bark or synthetic mulch may be used for wilderness trails (see Required Minimum Improvements, §430.130).

**1.16 Parcel 3-1 sidewalk standards –** concrete sidewalks shall be constructed a minimum of four feet in width. When adjacent to parking bays they shall be increased to five feet in width. Sidewalks adjacent to the timeshare buildings shall be a minimum of seven feet in width and may contain a color pigment and stamped pattern. (See exhibit "J" for 3-1 Sidewalk Map) LANDSCAPING. Except as specifically stated herein to the contrary, the development of all parcels within Branson Hills shall be subject to the current applicable City of Branson Landscaping ordinance; provided, however, that all

development shall be subject to and follow the provisions of Paragraph 6.1 of the Annexation Agreement. Street trees may be provided along all streets where possible within the development.

1. All development of the properties labeled Parcel 3-1 on the General Land use Map, attached hereto as 'Exhibit D' shall follow city codes, particularly clearing and grading. All necessary permits shall be applied for and issued prior to any work being conducted.

**1.17 LOCAL CODES AND ORDINANCES.** In addition to any of the standards listed within these Land Use Regulations, all construction within Branson Hills shall be subject to local codes and ordinances as adopted by the City.

**1.18 FIRE SAFETY REQUIREMENTS.** All structures and improvements shall be required to follow all applicable codes and ordinances.

**1.19 PARKING LOT INTERIOR GREENSPACE.** The green space within the interior portion of all parking areas (excluding "on-street" parking on streets or drives) within commercial or multi-family use parcels within Branson Hills shall include a maximum of 10% interior green for the development, as per the Landscape ordinance or as otherwise approved by the City of Branson Planning and Development Zoning planning department. Green space located on the perimeter of any parking area shall be included in the calculation of the required 10% interior green area.

**1.20 TREE SAVING AND CLEARING.** Trees designated by the Developer to remain on a particular parcel are shown either on the Branson Hills Undisturbed Area Map attached hereto as Exhibit "E" (the "Undisturbed Area Map"). The Master Plan generally identifies the intent of the Developer to save as many trees on the Property as possible, especially the trees around the perimeter of the Golf Course. The precise areas that will be left undisturbed will be determined during the building permit process for each Project or Phase.

The Tree Clearing Regulation described in Section 6.1 of the Annexation Agreement shall be in effect during the development of the Property. Street trees shall be provided in Parcel 3-1 on a fifty foot (50') spacing where possible. The street trees within the parking areas shall count towards the required 10% landscaping. (See exhibit "K" for 3-1 Street Tree Map)

**1.21 STORM WATER DETENTION.** As a whole, the entire Property shall comply with City of Branson storm water detention requirements (the "Water Detention Requirements"). The final design of detention facilities may include lakes, ponds, various pools and other water detention methods, as well as park areas ("Detention Areas"). Park areas may be dedicated to the City of Branson at the Developer's discretion. Detention Areas may also be utilized by the Golf Course as a source of water for irrigation.

A storm water detention plan (the "Detention Plan") shall be prepared and submitted with each Development Plan and/or plat. The Developer may allow so-called "Area Wide" detention facilities, whereby the detention requirements of multiple tracts, parcels, Projects and Phases may be satisfied on a coordinated basis by a single Detention Area or by the combination of Detention Areas, even if the Detention Area(s) is located in whole or in part on other lots, tracts, parcels, Projects or Phases. If the Development Plan of a particular lot, tract, parcel, Project or Phase does not satisfy the Water Detention Requirements, on its own, it may be deemed to satisfy the Water Detention Requirements if on an Area Wide basis the Water Detention Requirements are satisfied. Therefore, Area Wide Detention Areas may be constructed to satisfy the detention requirements of several development Projects or Phases (even if represented by several plats) provided that the Detention Plan addresses how the Water Detention Requirements are satisfied. A large Project creating significant storm water run-off may potentially damage downstream properties and may trigger the construction of an Area Wide Detention Area on other lots, tracts, parcels, Projects or Phases even if that Detention Area is outside the boundaries of that particular Project. In such event, easements may be required to be granted by the owner of the burdened property and shown on the Development Plan as well as the preliminary and final plats of that Project. The plats shall also show any Detention Areas and other improvements required to satisfy the Water Detention Requirements that are outside the boundaries of that Project.

Where possible, the natural drainage ways within the Property shall be left in their natural condition; PROVIDED, HOWEVER, that this provision does not in any way prevent the construction of the Golf Course, lakes, Detention Areas, nor the crossing of any such drainage ways by trails and/or sidewalks.

**1.22 OFF STREET PARKING.** All off-street parking contained within the Property shall adhere to the following general guidelines. All parcels used for Retail Space shall have a maximum of 4 spaces per 1,000 square feet.

Parking stalls not located within streets or drives shall be a minimum of nine feet (9') wide by nineteen feet (19') long with a twenty-three foot (23') drive permitted between two rows of 90 degree parking. Provisions for up to 10% of all parking may be designed for compact cars. The specific parking requirements for each particular land use allowed within the Branson Hills shall be as follows: (See exhibit "G" for 3-1 Street and Parking Map)

Hotel	1 space per room plus one space for each employee of the largest shift
Office	1 space per 1000 gross floor area
Timeshare	1-1/2 spaces per dwelling unit If a lock out is provided, the standard then increases to 1 space per bedroom, including the lock out
Residential Cabins connected to the hotel or the Golf Club Apartment and Condos	1-1/2 spaces per cabin  Current City Code
All other residential uses	2 spaces per dwelling unit

**1.23 ACCESS AND SPECIAL USE EASEMENTS GRANTED.** It is anticipated that cross access easements providing for various future owners of the lots, parcels or tracts within Branson Hills will be created so that various individual owners of a lot, parcel or tract will have access across other lots, parcels or tracts owned by other parties for pedestrian foot travel, vehicular access and other access and easement as required herein or in the Master Declaration. These easements shall be on all final plats and may be included in specific recorded easement agreements.

A private access easement exists on Parcel 3-1 providing a driveway easement for an adjacent neighbor. Their driveway was not constructed within this easement and the developer of 3-1 will relocate that private driveway easement and construct a new driveway for that neighbor in the new location. This will permit better access to the neighbor and not require them to drive through the timeshare maintenance yard to gain access to their property. (See exhibit "L" for 3-1 Private Driveway Easement Map)

**1.24 UTILITIES.** All utilities must be installed underground except for existing primary transmission lines (should they occur) on or adjacent to the development.

**1.25 SIGNAGE REGULATIONS.** The signs used within Branson Hills shall follow the regulations of the City of Branson, with the following exceptions: the Developer may create a specific sign ordinance governing the placement, design and size of each sign utilized within Branson Hills. The Developer hereby reserves this section of the Land Use Regulations until a more precise design concept regarding the development of the Property can be prepared. This sign ordinance may address "Way-finding" signage to permit limited off-premise signs to be utilized to direct visitors to



uses in remote sections of the Property. It is not the intent to allow off-premise signs for a use or business that is located outside of the Property. At that time, the sign ordinance for the Property will be brought before the Board of Aldermen for review and approval, after which, it shall become part of these Land Use Regulations by reference as if it was part of these Land Use Regulations when adopted and may modify the City's general sign ordinance.

**Section 1.26 - is hereby amended by Ordinance 2007-088.**

## **BRANSON HILLS SIGN REGULATIONS**

### **Introduction**

The purpose of the Branson Hills Sign Regulation is to define standards by which signs and visual communication devices can be produced and installed in a fashion that encourages an orderly development of the project. The design criteria are based on signage designs that have been developed specifically for Branson Hills, as outlined in the Signage Master Plan. This is a very general Master Plan. The sign designs in the Signage Master Plan are for conceptual purposes only and the final design of the signage when produced may vary from the conceptual designs provided in the Signage Master Plan, as deemed necessary by the Developer. All signs will meet the size and square footage requirements, as included in this document and shown in the attached exhibits. The developer has the right to approve or decline signage based on aesthetic characteristics.

The City of Branson will review all signs that are required to be permitted as stated in these regulations. The developer will be required to provide the City of Branson with sufficient evidence of safety and submitting technical drawings that adequately define the scale of the sign, describes installation techniques and electrical requirements. State Certified Engineer Designed drawing may be required as demand necessary by the City of Branson.

### **SECTION 100.1- COMMERCIAL/RETAIL SIGNS**

#### **Commercial/Retail Signs**

All commercial/retail signs will undergo a review process and adhere to these Sign Regulations and the Master Plan referenced above. Signs require a permit in the following cases:

- The sign is the primary storefront sign
- The sign is a secondary storefront sign, wall or blade mounted.
- Awnings with logos, lettering or signage attached or applied.
- Banners or flags bearing a specific message or logo.
- Directional signs using a tenant's logo.

### **SECTION 100.2 – RETAIL/COMMERCIAL SIGN SIZE AND SCALE REGULATIONS**

The size and scale of storefront signage is outlined herein as a standard gauge for optimal storefront aesthetic character and standards of public safety. When calculating frontage area, the building side with the primary customer entrance shall be used. If the space occupies a multi-sided storefront, such as a corner building, each side with an entrance will represent its own frontage space. The Landlord has the right to approve or decline this type of sign based on aesthetic characteristics.

#### **Projecting /Marquee/Roof/Wall Signs:**

- The primary storefront sign area shall not exceed 25% of the building frontage area.

- Individual secondary storefront sign area shall not exceed 30% of the sign area of the primary storefront sign.
- Total storefront sign area shall not exceed 40% of the building frontage.
- Wall Signs shall not extend more than (1) foot from the face of the wall and not extend above the highest point of the wall.
- Technical drawings must be submitted defining satisfactory installation methods and electrical loads, in accordance with locally adopted building and electric codes.
- Landlord must approve all sign design.

#### **Freestanding/Monument Signs:**

Freestanding or monument signs will be allowable in areas that the City of Branson determines to be safe to the public with consideration to vehicle traffic and public walkways. The developer has the right to approve or decline this type of sign based on aesthetic characteristics.

- Each retail/commercial area will be allowed one center island monument between traffic lanes or a monument on either or both sides of the street, not to exceed one hundred and fifty (150) square feet in sign area and three hundred (300) square feet in structure area per individual sign.
- One freestanding sign will be allowed for each commercial area, not to exceed a total of one hundred and fifty (150) square feet in sign area.
- A freestanding or monument sign may be allowed to be placed in such a manner as to be visible to traffic on Branson Hills Parkway in the event an on property amenity is constructed that is not adjacent to Branson Hills Parkway. All signs are subject to the City of Branson Municipal Codes as well as traffic sight distance and triangle requirements.

#### **Under Canopy Signs:**

- A business may have one under canopy sign in addition to other signs allowed in this regulation. Under-canopy sign shall have a clearance of not less than 8' above existing finish grade, will not exceed twelve (12) square feet, and cannot swing in the wind. A separate permit is required for such under-canopy sign.

### **SECTION 200 – SIGNS OF LODGING/RESIDENTIAL SPACES**

Exterior signs for the residential and hotel spaces within the Branson Hills shall conform to the same standards of the exterior retail signs unless otherwise specifically addressed within this document.

The Following signs will require a sign permit as described:

#### **Exterior Residential/Lodging Signs**

- All exterior residential/lodging signage including but not limited to wall signs, blade signs, roof signs, monument signs, freestanding signs, and any sign using a power source for illumination.
- Exterior signs for amenities or businesses occupying space within the building and lacking exterior frontage access.
- Wall mounted exterior directional signs bearing a tenant's logo.

### **SECTION 200.2- LODGING SIGN SIZE AND SCAPE REGULATIONS**

The size and scale of signage for lodging use is outlined herein as a standard gauge for optimal aesthetic character and standards of public safety. The landlord has the right to approve or decline this type of sign based on aesthetic characteristics.

- Multiple building sides may be used. Each side will represent its own building frontage area.
- The primary sign area shall not exceed 25% of the building frontage area. The "primary sign area" is defined as the main entrance.
- The area of individual secondary signs shall not exceed 30% of the sign area of the primary sign.
- Total sign area shall not exceed 40% of the building frontage. (The building's total signage)
- Technical drawings must be submitted defining satisfactory installation, methods and electrical requirements, in accordance with the City of Branson's adopted electrical and building codes.
- No home occupation signage will be allowed on any residential properties.

#### **SECTION 300 – BRANSON HILLS MONUMENT SIGNAGE**

Monument signage consisting of a center island monument between traffic lanes or a monument sign on either or both sides of the street will be allowed at the Development entrances along Hwy 248, Buchanan, Branson Hills Parkway and at the intersections of and the intersections of Hwy 248 and Branson Hill Parkway. Square footage of this signage not to exceed one hundred fifty (150) square feet in sign area and three hundred (300) square feet in structure area per individual sign.

Monument signage consisting of a center island monument between traffic lanes or a monument sign on either or both sides of the street will be allowed at the entrances of retail/commercial, residential, lodging and amenity areas on any streets within the Branson Hills Planned Development. Square footage of this signage not to exceed one hundred (100) square feet in sign area and two hundred (200) square feet in structure area per individual sign.

Monument signage consisting of a monument sign on either or both sides of the Ha Ha Road as it enters parcel 3-1 will be allowed or a monument sign being incorporated into a wall as part of the retention/detention lake at the entrance to this parcel. (See page 65 of this document for the location of a permitted monument sign) In addition, a directional sign will be permitted at the intersection of the Ha Ha Road and Pinehurst Road providing direction to Parcel 3-1, St. Andrews. (See page 57 of this document for location of a permitted directional sign)

#### **SECTION 500 – BANNERS AND SIGNS TEMPORARY IN NATURE**

Tenant displayed banners and signs temporary in nature, shall require a temporary sign permit. These signs may not be displayed for over 30 days per address, cumulative total, per calendar year.

##### **SECTION 500.1 – DEFINITIONS OF BANNERS AND SIGNS TEMPORARY IN NATURE**

###### **Non-durable display boards**

A non-durable display board may be any type of material that will not withstand exposure to rain and harsh weather environmental elements. This may include, but not exclusive to, paper-based products such as poster board and sheet paper.

##### **SECTION 500.2 – REGULATIONS SPECIFIC TO BANNER AND SIGNS TEMPORARY IN NATURE**

- Banners installed by the tenant will be allowable for up to 30 days, per address, cumulative total, per calendar year. The graphic design, location plans, and intended timeframe must be presented to the Landlord for approval prior to obtaining a banner sign permit from the appropriate Municipal authority.

- Banners located on or adjacent to the golf course or golf course signage will be exempt from permitting, but will only be allowed to be displayed a period not longer than 5 days for golf events and sponsors of golf events.
- No handwritten signs within tenant spaces predominately viewable from outside the tenant space will be allowed without approval of the landlord. These signs must be changed or removed within seven days of their initial display.

#### **SECTION 600 – EXEMPT SIGNS**

The following signs will be exempt from the aforementioned approval process and will not require a sign permit.

Interior Signs not defined as a window sign.

Typical Way finding and Public Access Signage.

Signage used to direct public traffic and defines public use areas will be required to be erected in a safe manner and inspected by the City of Branson, but these signs will not be subject to the review process when the signage fulfills the following characteristics:

- Restroom markers
- Loading dock signage with a single sign face under 32 square feet in area and not illuminated.
- Way finding directional, under 16-square feet in sign face area.
- Vehicular directional signs and traffic control signs.
- Directory structures used to display on premise advertisements in which the image graphic sign face area does not exceed 32 square feet.
- Emergency 911 signs
- Murals that are not commercial in nature (as approved by the Landlord/Developer) and contain no advertising matter.
- Seasonal decorations displayed within a reasonable time frame before, during and after the holiday.
- Lodging or residential unit identification numbers.
- All golf course signage sixteen (16) square feet and under.

Signage used to cover vacant storefront windows, which can be used to conceal interior construction in preparation for the next tenant, announce coming events and/or advertise other properties, venues or attractions that are located within the Branson Hills Planned Development, providing that these coverings are only fabric, paper, or other non-structural, not-illuminated coverings.

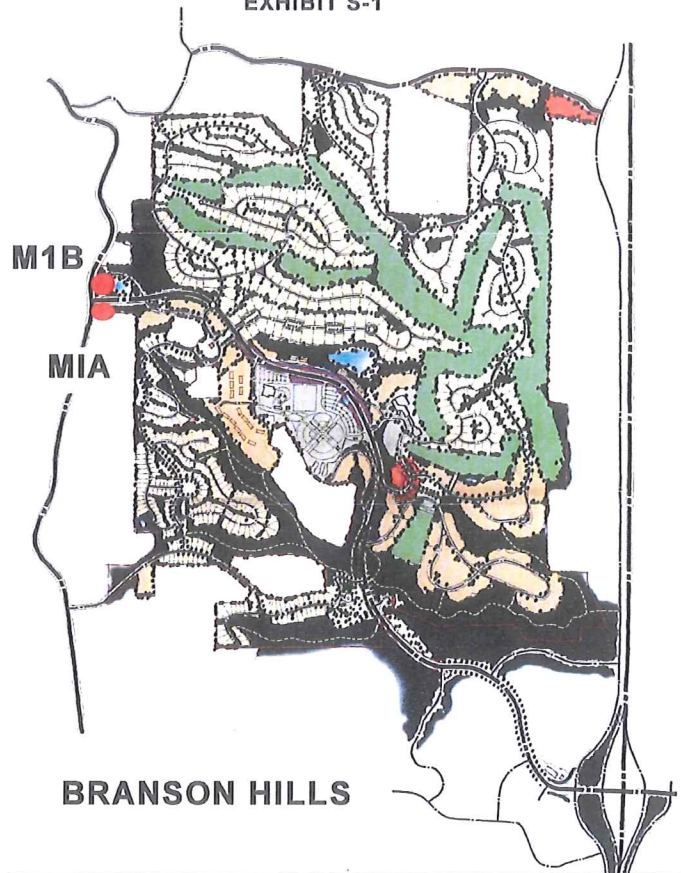
#### **Conclusion**

It is the desire of the Developer to create an environment that is an enjoyable experience for all visitors. The Branson Hills Sign Regulations are being created to maintain and ensure ideal aesthetic qualities.

**SUBDIVISION SIGNS** – Within Branson Hills Planned Development PD –2005-007, two (2) subdivision signs shall be allowed per entrance into this planned development, each to be located adjacent to Branson Hills Parkway, each to be located within the legally described area of PD-2005-007, each to be located on private property, each to be installed minimum of fifteen feet (15') from

property lines, except for M1A, which shall be allowed a setback of a minimum of ten feet (10'), and each complying with the size and height description attached on attached Exhibit S-1. No subdivision sign shall be located in the intersection clear sight triangle. No advertising matter shall be allowed on subdivision signs. A permit is required. (Amended by Ordinance No. 2007-055)

**EXHIBIT S-1**



## **2.0 REGULATIONS SPECIFIC TO EACH TRACT OF LAND**

**2.01 ZONING USES.** These Land Use Regulations restrict the full range of uses normally allowed within a Commercial or other zoning district. The uses that are permitted in each parcel within the Property are listed below and identified by parcel. Uses not listed but deemed by the Board of Aldermen to be in character with the PD-Planned Development and zoning district and with other approved uses within the parcel shall also be allowed. Uses allowed by entitlement in these Land Use Regulations are as follows: (See exhibit "M" for 3-1 Land Use Map)

### **2.02 SPECIFIC USES PER TRACT**

#### **Parcel 1**

##### **C-Commercial Uses (Commercial/Retail Parcel).**

1. Any use permitted in the R-3 Multiple Family Residential District of the Branson Municipal Code. Allowed density: 16 DU per acre. Includes patio homes, zero lot line homes and z-lot homes.
2. Accessory structures to serve the project.
3. Amusement parlors, arcades, or any other tourist-intensive recreational use.
4. Animal hospital, kennel, pet shop.
5. Antique shop.
6. Appliance store.
7. Arts and crafts (including galleries).
8. Bakery/delicatessen.
9. Bank and financial institution.
10. Barber and beauty shop.
11. Brewing of alcoholic beverages (including on-site consumption).
12. Clothing and shoe store.
13. Clubhouse and related recreation facilities; food preparation facilities for residents only and meeting rooms.
14. Commercial recreational facilities (including golf courses and country clubs).
15. Convenience store with fuel dispensing.
16. Daycare facilities.
17. Department store.
18. Drug store.
19. Entertainment facilities including supper clubs.
20. Fast food restaurants.
21. Florist.
22. Furniture store.
23. General merchant, department and variety store.
24. Gifts and souvenirs.
25. Grocery store.
26. Hardware store.
27. Hotel and motel.
28. Hospitals, rest and nursing homes.
29. Laundry and dry cleaners, both plant and pick up facilities.
30. Maintenance facility.
31. Movie exhibition.
32. Music store and studio.
33. Museums, including car museums and car sales.
34. Newspaper publishing.
35. Newsstand.
36. OPC Centers.
37. Package Liquor stores.
38. Parking facilities including garages and auto maintenance facilities.
39. Photography studios.
40. Professional and general offices.
41. Project offices, including sales office.
42. Public utility offices.

43. Radio and TV broadcasting facilities.
44. Restaurants (with and without liquor consumption).
45. Self-service laundry.
46. Service station and auto repair.
47. Sporting goods store and boat sales and repair facilities.
48. Timeshare, including fractional sales. Allowed density: 32 DU/acre (including timeshare sales office).
49. Whole ownership nightly rental condos, cabins or houses. Allowed density: 16 DU/acre.
50. Wholesale (sales, office and storage) operations.

**Parcel 2**

**C-Commercial Uses (Commercial/Retail Parcel).**

1. Any use permitted in the R-3 Multiple Family Residential District of the Branson Municipal Code. Allowed density: 16 DU per acre.
2. Accessory structures to serve the project.
3. Amusement parlors, arcades, or any other tourist-intensive recreational use.
4. Antique shop.
5. Arts and crafts (including galleries).
6. Bakery/delicatessen.
7. Bank and financial institution.
8. Barber and beauty shop.
9. Brewing of alcoholic beverages.
10. Clothing and shoe store.
11. Clubhouse and related recreation facilities; food preparation facilities for residents only and meeting rooms.
12. Commercial recreational facilities.
13. Daycare facilities.
14. Department store.
15. Drug store.
16. Entertainment facilities including supper clubs.
17. Florist.
18. Gifts and souvenirs.
19. Golf clubhouse and related facilities.
20. Hotel and motel.
21. Hospitals, sanitariums, rest and nursing homes.
22. Laundry and dry cleaners pick up location.
23. Maintenance facility.
24. Movie exhibition.
25. Music store and studio.
26. Museums, including car museums and car sales.
27. Newsstand.
28. Nightclub and dancing facilities.
29. OPC Centers.
30. Package liquor stores.
31. Parking facilities including garages.
32. Photography studios.
33. Professional and general offices.
34. Project offices, including sales office.
35. Public buildings, assembly halls, auditoriums and amphitheater.
36. Public utility offices.
37. Radio and TV broadcasting facilities.
38. Restaurants.
39. Sporting goods store.
40. Theater, coliseum, arena, convention facilities.
41. Timeshare, including fractional sales. Allowed density: 32 DU/acre (including timeshare sales office).

42. Water slides, pools and other water related recreational facilities.
43. Whole ownership nightly rental condos, cabins or houses. Allowed density: 16 DU/acre.

Parcel 3

R-3 Multifamily uses.

1. Accessory structures to serve project.
2. Any use permitted in the Multiple Family Residential District of the Branson Municipal Code. Allowed density: 16 DU/acre.
3. Clubhouse and related recreational facilities, food preparation facilities for residents only and meeting rooms.
4. Churches.
5. Cluster single-family housing.
6. Condo sales and nightly rental.
7. Daycare facilities.
8. Maintenance facility.
9. One-family residences.
10. Other supporting recreational uses and facilities limited to guests (e.g. pavilions, workout facilities, pools, etc.)
11. Park and recreation facilities.
12. Patio homes.
13. Self-service laundry.
14. Schools, public and private.
15. Timeshare, including fractional sales. Allowed density: 32 DU/acre.
16. Timeshare sales center.
17. Golf and Club Villas.
18. Z-lot homes.

Parcel 3-1

R-3 Multifamily uses. (See exhibit "M" for 3-1 Land Use Map)

1. Accessory structures to serve project.
2. Any use permitted in the Multiple Family Residential District of the Branson Municipal Code. Allowed density: 16 DU/acre.
3. Clubhouse and related recreational facilities, food preparation and dining facilities and meeting rooms for residents of Branson Hills, St. Andrews and their guests.
4. Churches and/or chapels.
5. Condo sales and nightly rental.
6. Daycare facilities.
7. Maintenance facility.
8. Other supporting recreational uses and facilities limited to guests (e.g. pavilions, workout facilities, indoor and outdoor pools, etc.)
9. Park and recreation facilities.
10. Self-service laundry.
11. Timeshare, including fractional sales. Allowed density: 32 DU/acre.
12. Timeshare sales center.

Parcel 4

Single Family Residential Uses.

1. Accessory structures to serve project.
2. Any use permitted in the Single Family Residential District of the Branson Municipal Code. Allowed density: 4 DU/acre unless otherwise specified herein.
3. Churches.
4. Cluster single-family housing (6 DU/acre).



5. Clubhouse and related recreational facilities, food preparation facilities for residents only and meeting rooms.
6. Day care centers.
7. Maintenance facilities.
8. Other supporting recreational uses and facilities limited to guests.
9. Patio homes (6 DU/acre).
10. Park, recreation and open space facilities.
11. Private swimming pools including indoor pools.
12. Zero lot line homes (6 DU/acre).
13. Z-lot homes (6 DU/acre).

Parcel 5

Parks and Open Space Uses.

1. Accessory structures to serve project.
2. Court and field games.
3. Day care facilities.
4. Gazebos, picnic shelters, parking, recreational and garden activities.
5. Golf Course expansion.
6. Hiking and biking trails.
7. Maintenance facilities.
8. Noncommercial accessory structures.
9. Open space facilities.
10. Other supporting recreational uses and facilities limited to guests.
11. Parks.
12. Park shelter/gazebo.
13. Picnic facilities.
14. Playgrounds.
15. Public Facilities.
16. Swimming Pools.
17. OPC.

Parcel 6

Golf Course.

1. Golf Course with all related structural and technical requirements, including Driving Range and Cart Maintenance facilities.
2. Maintenance facilities.

Parcel 7

Out Parcels to be added at a later date.

**2.03 PROHIBITED USES—ALL PHASES**

1. Agriculture/livestock.
2. Rendering plants.
3. Adult video, bookstores, sex-toy retail.

add parcel 8 as well  
as uses per City of  
Branson use table

### **3.0 REGULATIONS SPECIFIC TO INFRASTRUCTURE CONSTRUCTION**

**3.01 PLATTING REQUIREMENTS.** Since Branson Hills may be developed over a number of years and accomplished through numerous Phases or Projects, final platting will be accomplished in concert with the development's timing requirements. Final plats will be prepared in accordance with the current Subdivision Regulations and Codes for the City of Branson in force at the time of platting. Each Final Plat shall indicate all lots, ROW's, Easements, open space, parks and property dedicated. Platting may occur in phases and may include individual lots or multiple lots as a final plat.

**3.02 INFRASTRUCTURE CONSTRUCTION.** The Branson Hills Parkway ROW (see Branson Hills Parkway Legal Description attached to this document) shall be dedicated to the City of Branson per the terms and conditions specified in the Branson Hills Annexation Agreement and all conditions of that agreement are also made a part of this document by reference.

On a phase-by-phase basis, all infrastructure shown on the Master Plan, including but not limited to streets, drives, curbs and gutters, sidewalks, sewer, water, storm drainage, etc., shall be installed, inspected and approved by the City Engineering Department prior to approval of any building occupancy permit within each phase. The construction of these improvements shall coincide with the final platting for each phase as determined throughout the life of these Land Use Regulations.

The phasing of the Public Streets and Private Drives shall generally follow the sequence identified within these Land Use Regulations; however, the precise order of the phases may be altered at the Developer's discretion. Each phase and the limits of roadway to be constructed within any such phase shall be submitted to the City of Branson Planning Commission for their review of the conformance with the provisions of these Land Use Regulations.

**3.03 PROPERTY PHASING.** Phasing for the Property shall consist of multiple phases to be determined later at the Developer's discretion. As each Project and/or Phase must satisfy the Water Detention Requirements as set forth in Section 1.21 above, the sanitary sewer mains, the water mains, electrical, telephone, gas (if available) and cable service shall be installed in accordance with the Development Plan of a particular Project or Phase. The intent is to provide all infrastructure items for each Project or Phase within Branson Hills, thereby making them available for sale and for obtaining building permits.

**3.04 PARKS AND OPEN SPACE DEDICATION.** Since the Master Plan has been prepared showing large tracts of land that will later be subdivided and platted, it may not indicate the precise location for park and open space land with these parcels. The exception is the Recreational Center Complex (city Park), which has been contributed to the City of Branson as part of the Annexation Agreement. (See Legal Description for City Park attached to this document.) Adjacent park land, linear parks and open space areas may be identified and platted later may be dedicated to the City as each plat is accepted and recorded at Taney County, or at other times as mutually agreed by the Developer and the City. At that time, the Developer may deed to the City of Branson, the park and open space lands intended for general public use. This provision does not preclude the Developer from retaining portions of the park and open space properties identified on the final plats for private use and to be under private ownership and maintained by various Home Owner's Associations or a Master Owner's Association.

**3.05 WATER WELL ENTITLEMENT.** As specified and regulated in the Annexation Agreement, the Developer shall be entitled to drill, construct, install and operate two (2) water wells, (including appropriate pumping and distribution facilities and systems) within the Property for the purposes of irrigation of the Golf Course, green spaces, green areas, green belts, open areas, landscaping, vegetation buffers and other purposes as the Developer sees fit throughout the Property.

9916-001/39794.7  
TJR 10/11/05

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**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 Northwestery 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°11'38" 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, 106.62 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 7.2161 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, 133.64 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 76°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 an 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 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 516.58 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.

Description: 34.1-acre tract of land

A tract of land situated in the North Half (N1/2) of the Northeast Quarter (NE1/4) and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 18, Township 23 North, Range 21 West of the fifth principal meridian, Taney County, Missouri, Being more particularly described as follows:

Commencing at an existing line stone marking the Northwest corner of the NE1/4 of said Section 18; Thence South 00°10'57" West, along the west line of the NE1/4 of Section 18, a distance of 2151.00 feet to the Southwest corner of a Parcel described in Book 310, at Page 17 of the records of Taney County, Missouri for a Point of Beginning; Thence South 89°49'04" East a distance of 320.00 feet to the Southeast corner of said Book 310, at Page 17 of the records of Taney County, Missouri; Thence North 00°10'57" East along parallel with the west line of the NE1/4 of Section 18 and along the east line of Book 310, at Page 17, a distance of 1356.36 feet to a point on the south right-of-way line of Buchanan Road; Thence northeasterly along a segment of a non-tangent curve to the left, being the south right-of-way line of said Buchanan Road, and having an arc length of 61.31 feet, and a radius of 308.18 feet, (said segment having a chord bearing and distance of North 78°47'07" East, 61.21 feet); Thence South 00°10'57" West a distance of 204.83 feet; Thence South 89°49'04" East a distance of 158.76 feet; Thence North 64°44'46" East a distance of 406.67 feet; Thence North 89°41'26" East a distance of 872.53 feet; Thence South 47°12'10" East a distance of 617.06 feet; Thence North 84°14'12" East a distance of 405.27 feet to a point on the east line of the N1/2 of the NE1/4 of Section 18; Thence South 00°30'09" West, along the east line of the N1/2 of the NE1/4, a distance of 155.31 feet to an existing wagon tire iron marking the Southeast corner of the N1/2 of the NE1/4; Thence North 89°30'30" West a distance of 1314.29 feet to the Northeast corner of the SW1/4 of the NE1/4 of Section 18; Thence South 00°01'02" West, along the east line of the SW1/4 of the NE1/4 of Section 18, a distance of 353.73 feet; Thence South 89°48'44" West a distance of 951.62 feet; Thence South 00°10'57" West a distance of 790.65 feet; Thence South 33°34'23" East a distance of 222.25 feet to a point on the south line of the SW1/4 of the NE1/4 of said Section 18; Thence South 89°05'54" West, along the south line of the SW1/4 of the NE1/4 of said Section 18, a distance of 493.58 feet to the Southwest corner of the SW1/4 of the NE1/4 of Section 18; Thence North 00°10'57" East, along the west line of the SW1/4 of the NE1/4 of Section 18, a distance of 522.89 feet to the said Point of Beginning, Containing 34.01 acres of land, more or less, Subject to all easements and restrictions of record.

**Land area added to PD**  
**by**  
**Ordinance No. 2006-082**



A tract of land situated in the Southwest Q (SW1/4) of the Northeast Quarter (NE1/4) of Section 18, Township 23 North, Range 212 West of the fifth principal meridian, Taney County, Missouri, Being more particularly described as follows:

Commencing at an existing lime stone marking the Northwest corner of the NE1/4 of said Section 18; Thence South 00°10'57" West, along the west line of the NE1/4 of Section 18, a distance of 2,673.89 feet to the Southwest corner of said SW1/4 of the NE1/4 of Section 18; Thence North 89°05'54" East along the south line of the SW1/4 of the NE1/4, a distance of 493.58 feet to the Point of Beginning; Thence North 33°34'23" West a distance of 222.25 feet; Thence North 00°10'57" East a distance of 790.65 feet; Thence North 89°48'44" East a distance of 951.62 feet to a point on the east line of the SW1/4 of the NE1/4 of Section 18; Thence South 00°01'02" West a distance of 965.06 feet to an existing wagon tire iron marking the Southeast corner of the SW1/4 of the NE1/4; Thence South 89°05'54" West along the south line of the SW1/4 of the NE1/4, a distance of 831.04 feet to the said Point of Beginning, Containing 21.00 acres of land more or less.

**Land area Added  
By  
Ordinance 2006-083**

A part of the SW1/4 of the SE1/4 of Section 28, Township 23 North, Range 21 west, described as follows:

Commencing at an Existing Stone at the southwest corner of said SE1/4; thence South 89°54'08" East along the South line of said SE1/4 855.88 feet, to the POINT OF BEGINNING; thence North 16°06'43" West 34.37 feet; thence North 17°19'20" West 43.36 feet; thence North 22°16'24" West 29.19 feet; thence North 37°19'35" West 32.47 feet; thence North 35°18'57" West 27.73 feet; thence North 51°41'37" East 231.07 feet; thence North 00°05'52" East 198.74 feet; thence along a curve to the left having a radius of 50.00 feet, a delta of 062°55'56", an arc length of 54.92 feet and a chord which bears North 58°37'54" East 52.20 feet; thence South 89°32'13" East 313.90 feet to a point on the East line of said SW1/4 of the SE1/4; thence South 00°27'47" West along East line, 516.98 feet, to the Southeast corner of said SW1/4 of the SE1/4; thence North 89°54'08" West along the South line of said SE 1/4 466.96 feet to the point of beginning; containing 500 acres, more or less.

Together with a permanent easement for ingress and egress, said easement being located in W1/2 of the SE1/4 and the N1/2 of Lot 1 (NE1/4) of the SW1/4 of Section 16, Township 23 North, Range 21 West, described as follows:

Beginning at a point on the East R/W of Missouri State Highway No. 248 and on the South line of said N1/2 of Lot 1 (NE1/4) of the SW1/4, said point being South 89°50'17" West 697.76 feet from the Southeast corner of said N1/2 of Lot 1 (NE1/4) of the SW1/4; thence along R/W on a curve to the left having a radius of 1000.37, a delta of 005°02'02", an arc length of 87.89 feet, and a chord which bears North 05°53'18" East 91.04 feet; thence North 14°13'29" East 50.44 feet, thence North 19°04'36" East 36.10 feet; thence North 88°36'31" East 4.86 feet; thence North 01°42'24" West 11.27 feet; thence North 18°43'33" East 91.04 feet; thence North 14°13'29" East 93.48 feet; thence along a curve to the right having a radius of 369.98 feet, a delta of 026°40'20", an arc length of 158.89 feet, and a chord which bears North 31°05'28" East 157.66 feet; thence along a curve to the left having a radius of 1523.06 feet; a delta of 005°53'15", an arc length of 156.51 feet, and a chord which bears North 43°29'10" East 156.45 feet; thence along a curve to the right having a radius of 184.56 feet, a delta of 044°35'09", and arc length of 143.62 feet, and a chord which bears North 72°47'23" East 140.02 feet; thence South 83°12'52" East 30.69 feet; thence along a reverse curve to the right having a radius of 50.00 feet, a delta of 171°03'00", an arc length of 149.27 feet, and a chord which bears South 86°13'24" East 99.70 feet; thence along a curve to the left having a radius of 15.00 feet, a delta of 052°02'12", and arc length of 11362 feet, and a chord which bears South 26°42'30" East 13.16 feet; thence South 52°43'06" East 159.32 feet; thence along a curve to the right having a radius of 540.00, a delta of 004°58'03", and arc length of 46.82 feet and a chord which bears South 50°14'05" East; thence South 47°45'04" East 205.68 feet; thence along a curve to the left having a radius of 460.00 feet, a delta if

012°30'14", an arc length of 100.39 feet, and a chord which bears South 53°50'08" East 72.62 feet thence along a reverse curve to the left having a radius of 275.00 feet, a delta of 012°50'29", an arc length of 61.62 feet, and a chord which bears South 53°50'08" East 61.49 feet; thence South 60°15'18" East 145.81 feet; thence along a curve to the left having a radius of 475.00 feet, a delta of 016°17'49", an arc length of 135.11 feet, and a chord which bears South 68°24'12" East 134.65 feet; thence South 76°33'07" East 170.17 feet; thence along a curve to the left having a radius of 101.37 feet, a delta of 020°39'18", an arc length of 36.54 feet, and a chord which bears South 86°53'46" East 36.35 feet; thence along a reverse curve to the right having a radius of 147.47 feet, a delta of 082°42'36", an arc length of 213.27 feet, and a chord which bears South 55°51'07" East 195.23 feet; thence along a reverse curve to the left having a radius of 1212.95 feet, a delta of 009°56'01", and arc length of 210.30 feet, and a chord which bears South 19°27'50" East 210.03 feet thence; South 24°25'50" East 52.76 feet; thence along a curve to the right having a radius of 1110.06 feet, a delta of 000°14'10", an arc length of 4.58 feet, and a chord which bears South 25°05'11" East 4.58 feet; thence South 65°34'10" West 82.65 feet; thence along a curve to the left having a radius of 125.00 feet, a delta of 045°42'40", an arc length of 99.73 feet, and a chord which bears 42°42'49" West 97.10 feet; thence along a reverse curve to the right having a radius of 175.00 feet, a delta of 024°16'52", an arc length of 74.16 feet, and a chord which bears South 31°59'55" West 73.61 feet; thence along a reverse curve to the left having a radius of 15.00 feet, a delta of 072°40'36", an arc length of 19.03 feet, and a chord which bears South 07°48'03" West 17.78 feet; thence along a reverse curve to the right having a radius of 204.74 feet, a delta of 054°40'07", an arc length of 195.35 feet, and a chord which bears South 01°12'11" East 188.02 feet; thence along a reverse curve to the left having a radius of 15.00 feet, a delta of 051°01'33", an arc length of 13.36 feet, and a chord which bears South 00°27'06" East 12.92 feet; thence along a reverse curve to the right having a radius of 50.00 feet, a delta of 284°01'10", and arc length of 247.85 feet and a chord which bears North 62°53'05" West 61.85 feet; thence along a reverse curve to the left having a radius of 15.00 feet, a delta of 053°33'26", an arc length of 14.02 feet and a chord which bears North 582°20'47" East 13.52 feet; thence along a compound curve to the left having a radius of 454.71 feet, a delta of 059°35'05" and arc length of 160.92 feet and a chord which bears North 04°13'29" West 153.76 feet; thence North 34°01'02" West 42.50 feet; thence along a curve to the left having a radius of 125.00 feet, a delta of 047°39'42" an arc length of 103.98 feet, and a chord which bears North 43°41'20" East 101.01 feet; thence along a reverse curve to the right having a radius of 175.00 feet, a delta of 045°42'40", an arc length of 139.62 feet, and a chord which bears North 42°42'49" East 135.94 feet; thence North 65°34'10" East 17.62 feet; thence along a curve to the left having a radius of 15.00 feet, a delta of 089°39'22", an arc length of 23.47 feet, and a chord which bears North 20°44'28" East 21.15 feet; thence along a reverse curve to the right having a radius of 1262.95 feet, a delta of 009°36'24", an arc length of 211.39 feet, and a chord which bears North 19°17'31" West 211.04 feet; thence along a reverse curve to the left having a radius of 97.74 feet, a delta of 082°42'36", an arc length of 141.09 feet, and a chord which bears North 55°51'07" West 129.16 feet; thence along a reverse curve to the right having a radius of 151.37 feet, a delta of 020°39'18", an arc length of 54.57 feet, and a chord which bears North 86°52'46" West 54.27 feet; thence North 76°33'07" West 525.00 feet, a delta of 016°17'49", an arc length of 149.33 feet, and a chord which bears North 68°24'12" West 148.83 feet; thence North 60°15'18" West 145.81 feet; thence along a curve to the right having a radius of 325.00 feet, a delta of 012°50'19", an arc length of 72.82 feet, and a chord which bears North 53°50'08" West 72.67 feet; thence along a reverse curve to the left having a radius of 275.00 feet, a delta of 012°50'19", an arc length of 61.62 feet, and a chord which bears North 53°50'08" West 61.49 feet; thence North 60°15'18" West 144.26 feet; thence along a curve to the right having a radius of 510.00 feet, a delta of 012°30'14" and arc length of 111.30 feet, and a chord which bears North 54°00'11" West 111.05 feet; thence North 47°45'04" West 205.68 feet; thence along a curve to the left having a radius of 490.00 feet, a delta of 004°58'03", and arc length of 42.48 feet, and a chord which bears North 50°14'05" West 42.47 feet; thence North 52°43'06" West 159.32 feet; thence along a curve to the left having a radius of 15.00 feet, a delta of 052°01'12", and arc length of 13.32 feet and a chord which bears North 78°43'43" West 13.16 feet; thence along a reverse curve to the right having a radius of 50.00 feet a delta of 083°12'11", and arc length of 72.61 feet, and a chord which bears North 36°08'13" West 66.39 feet; thence North 83°12'52" West 36.28 feet, thence along a curve to the left having a radius of 159.56 feet, a delta of 043°42'25", an arc length of 121.72 feet, and a chord which bears South 73°06'03" West 118.79 feet; thence along a curve to the right having a radius of 1548.18

feet, a delta of 005°46'44", an arc length of 156.15 feet, and a chord which bears South 43°30'56" West 156.08 feet; thence along a curve to the left having a radius of 343.98 feet, a delta of 024°24'13", and arc length of 146.51 feet, and a chord which bears South 91°07'07" West 145.41 feet; thence South 14°13'29" West 93.53 feet; thence South 19°04'36" West 138.71 feet; thence South 11°09'53" West 70.39 feet; thence South 09°48'56" West 62.15 feet to a point on the south line of said N1/2 of Lot 1 (NE1/4) of the SW1/4; thence South 89°50'17" West along South line 18.75 feet to the point of beginning; containing 3.37 acres, more or less.

**Land area Added  
By  
Ordinance 2006-084**

A tract of land situated in the NE1/4 of the NE1/4 of Section 17, Township 23 North, Range 21, West, Taney County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of said NE1/4 of the NE1/4; thence South 01°22'03" West along the West line of said NE1/4 of the NE1/4, 289.08 feet, to a point on the Southerly R/W of Relocated Buchanan road for a point of Beginning; thence South 65°33'25" East along Southerly R/W 512.33 feet; thence Southeasterly along Southerly R/W on a 15.4853° curve to the right 158.33 feet (said curve having a chord bearing and distance South 53°17'49" East 157.14 feet and a radius of 370.00 feet) thence South 41°11'06" East along Southerly R/W 87.39 feet; thence Easterly along Southerly R/W on a 24.9101° curve to the left 117.79 feet (said curve having a chord bearing and distance of South 57°49'50" east 116.51 feet and a radius of 230.01 feet); thence South 72°30'51" East along Southerly R/W 78.96 feet to a point on the Westerly R/W line of Southwest Outer Road MSHD #65; thence Southerly along Westerly R/W on a non-tangent 4.8111° segment of a curve to the left 133.64 feet (said segment having a chord bearing and distance of South 11°55'07" West 113.57 feet and a radius of 1190.92 feet); thence North 78°53'49" (Record = 78°12'22") West 821.95 (Record = 831.89) feet to a point on the West line of said NE1/4 of the NE1/4; thence North 01°22'03" East along West line 429.98 feet to the point of beginning; containing 5.69 acres, more or less.

**McLaughlin Legal  
Land area added by Ordinance No. 2010-002**

**TRACT 1:**

All of Tract 1, of the replat of McLAUGHLIN SUBDIVISION, as per the recorded plat thereof, Plat Book/Slide C, Page(s) 426, of the Taney County Recorder's Office, Taney County, Missouri.

**TRACT 2:**

All that part of then SE1/4 of the SE1/4 of Section 17, Township 23, Range 21, described as follows: Beginning at a point on the South line of said SE1/4 of the SE1/4, said point being North 89°42' West, 151.31 feet from the Southeast corner of said SE1/4 of the SE1/4 and being on the Westerly right-of-way line of new highway No. 65; thence North 89°42' West, 1160.79 feet to the Southwest corner of said SE1/4 of the SE1/4; thence North 0°01' West, 500 feet; thence South 89°42' East, 496.36 feet; thence North 45° 00' East, 554.05 feet; thence South 52°26' East, 161.75 feet; thence East 73.44 feet; thence North 78°50' East, 108.16 feet to a point on aforesaid Westerly right-of-way line; thence South 16°16' West along right-of-way line 1146.16 feet; thence South 0°26' East along said right-of-way line 678.36 feet to the point of beginning;

EXCEPT: the following described tract of land: a part of the SE1/4 of the SE1/4 of Section 17, Township 23 North, Range 21 West, more particularly described as follows: Commencing at the Southeast corner of said Section 17; thence North 88°32'00" West along the South line of said SE1/4 of the SE1/4 151.37 feet (150.97 feet measured) to the West R/W of M.S.H.D. No. 65 for a POINT OF BEGINNING; thence continuing North 88°32'00" West along said South line 450.00 feet; thence North 0°44'32" East 635.30 feet; thence North 45°31'12" East 20.45 feet; thence South 88°32'00" East 435.59 feet to said West R/W; thence South 0°44'32"

West along said West R/W 650.00 feet to the point of beginning; said exception containing 6.71 acres, more or less.

ALSO EXCEPT the following described tract of land: a part of the SE1/4 of the SE1/4 of Section 17, Township 23 North, Range 21 West, Taney County, Missouri, more particularly described as follows: beginning at the Southwest corner of said SE1/4 of the SE1/4; thence North 1°24'36" East along the West line of said SE1/4 of the SE1/4, 306.31 feet; thence South 88°29'34" East 709.49 feet; thence South 0°49'15" West 306.33 feet to the South line of said SE1/4 of the SE1/4; thence North 88°29'34" West along said South line 712.63 feet to the point of beginning, said exception containing five acres more or less.

TOGETHER WITH a 50 foot Ingress and Egress Easement, being 25.00 feet on either side of the following described centerline: Commencing as the Southeast corner Section 17, Township 23 North, Range 21 West, thence North 88°32'00" West along the South line of said Section 17, 151.32 feet (150.97 feet measured) to the West R/W of M.S.H.D. No 65; thence North 0°44'32" East along said West R/W 678.36 feet (678.60 feet measured); thence North 17°17'12" East along the Westerly R/W of said M.S.H.D. No. 65, 146.16 feet; thence South 79°51'12" West along the Southerly R/W of an existing public road 108.16 feet; thence North 88°58'48" West along Southerly R/W 73.44 feet; thence North 51°54'48" West along said Southerly R/W 33.90 feet to the Point of Beginning; thence Southerly along a 144.8513° curve to the left 41.42 feet (said curve having a chord bearing, a distance of South 29°59'51" West 40.28 feet and a radius of 39.55 feet); thence South 0°36'42" East 35.66 feet; thence along a 73.3193 curve to the right 111.14 feet (said curve having a radius of 78.15 feet); thence South 80°52'41" West 166.74 feet; thence along a 75.7276° curve to the left 147.41 feet (said curve having a radius of 75.66 feet); thence South 30°45'09" East 27.62 feet for a terminus, being the West line of the above described property; which easement shall run with the lands conveyed herein above and inure to benefit thereof;

TOGETHER WITH: a 15.00 foot easement for water line purposes, together with the right of access for installation, maintenance and upkeep thereof, being 7.5 feet on each side of the following described centerline; Commencing at the Southeast corner of Section 17, Township 23 North, Range 21 West; thence North 88°32'00" along the South line of said Section 17, 306.75 feet; thence North 1°28'00" East 201.01 feet for a POINT OF BEGINNING; thence North 89°28'58" West 5.00 feet to an existing water meter; thence continuing North 89°28'58" West 291.73 feet for a terminus, said point being the West line of the above described property and being North 0°44'32" East 193.95 feet from the South line of said Section 17.

DESCRIPTION BOOK 430, AT PAGES 2667-2670:

A portion of Tract two (2) in McLaughlin subdivision, situated in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17), Township twenty-three (23) North, Range twenty-one (21) West, Taney County, Missouri, as per the recorded Plat thereof, found in Plat Book 26, at Page 35, Taney County Recorder of Deeds Office, and being more particularly described as follows:

Commencing at an existing rebar at the Northwest corner of said tract two (2), being also the Northwest corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of section Seventeen (17); thence South 00 degrees 01 minutes 00 seconds East along the West line of said Southeast Quarter (SE1/4) of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), 210.00 feet to a set rebar at the Point of Beginning; thence continuing South 00 degrees 01 minutes 00 seconds East, 292.70 feet to a set rebar; thence leave said West line North 68 degrees 46 minutes 00 seconds East, 235.17 feet to a point on the westerly Right-of-Way line of a fifty (50.00) foot wide roadway; thence North 38 degrees 08 minutes 32 seconds West along said right-of-way line 108.65 feet to an existing rebar; thence along a segment of a Cul-de-Sac having a radius of 50.00 feet, a distance of 82.01 feet to a set rebar; thence, leave said right-of-way line North 34 degrees 12 minutes 07 seconds West, 10.00 feet to a set rebar; thence North 75 degrees 15 minutes 46 seconds West, 163.46 feet to the Point of Beginning.

DESCRIPTION BOOK 419, AT PAGE 3382-3384:

A part of Tract 2 and all of Tract 3 of McLaughlin subdivision as per the recorded plat thereof recorded in Plat Book/Slide C-428, Taney County Records Office, in the SE1/4 of the SE1/4 of Section 17, Township 23 North, Range 21 West being more particularly described as follows:

Beginning at the NW corner of said SE1/4 of the SE1/4 of Section 17, being also the NW corner of tract 2 of said McLaughlin subdivision, thence S 89°42'00" E along the North line of said Tract 2 and 3, 636.35 feet, thence, leave said North line S 47°44'00" W along the Southeasterly line of said Tract 3, 417.38 feet, thence S 61°38'00" W 119.00 feet to a point on a Cul-de-Sac, thence along said Cul-de-Sac along a segment of a curve left, having a tangent bearing of N 51°22'54" E, a radius of 50.00 feet, a distance of 152.58 feet; thence leave said Cul-de-Sac N 34°12'07" W, 10.00 feet, thence N 75°15'46" W 163.46 feet to the West line of said SE1/4 of the SE1/4, thence N 00°01'00" W, 210.00 feet to the point of beginning.

#### **LEGAL DESCRIPTION**

##### **4.1 AC TRACT**

All of Tract 4A and all of Tract 4B as per the replat of Tract 4 of the replat of the McLaughlin Subdivision, Plat Book F-531, Subject to easements and restrictions of record, and including appurtenances and contract rights relating to the real estate.

#### **EXHIBIT "A" Continued**

##### **6.5 Acre Legal**

Tract 1: A part of the NE1/4 of the NE1/4 of Section 20, Township 23 North, Range 21 West, described as follows: Commencing at the Southwest corner thereof; thence North 00° 13' 33" West 1323.17 feet to the Northwest corner thereof; thence South 89° 29' 26" East along the North line of said NE1/4 of the NE1/4, 297.20 feet, to the POINT OF BEGINNING; thence continuing South 89° 29' 26" East along North line 330.04 feet; to the Northeast corner of a tract of land originally described in Book 237, page 1169; thence South 00° 26' 00" East along the East line of said tract, 163.28 feet; thence South 89° 25' 28" West 330.00 feet to the Northwest corner of a tract of land originally described in Book 263, page 132; thence North 00° 20' 00" West 169.53 feet to the point of beginning; containing 1.26 acres, more or less.

Tract 2: A part of the NE1/4 of the NE1/4 of Section 20, Township 23 North, Range 21 West, described as follows: Beginning at a point that is North 89° 29' West 591.36 feet from the Northeast corner thereof; thence South 00° 26' East 133.28 feet; thence South 89° 34' West 90.00 feet; thence North 00° 26' West 134.77 feet; thence South 89° 29' East 90.01 feet to the point of beginning; containing 0.27 acres, more or less (Commonly known as Lot 16 of the unrecorded plat of Valley View Heights).

Tract 3: A part of the SE1/4 of the SE1/4 of Section 17, Township 23 North, Range 21 West, described as follows: Beginning at the Southwest corner thereof; thence North 01° 24' 36" East along the West line thereof, 306.31 feet; thence South 88° 29' 34" East 709.49 feet; thence South 00° 49' 15" West 306.33 feet to a point on the South line of said SE1/4 of the SE1/4; thence North 88° 29' 34" West along South line 712.63 feet to the point of beginning; containing 5 acres, more or less.

Together with a permanent ingress/egress easement, being a 20 foot wide strip lying 10 feet on each side of the following described centerline (c/l): A part of the SE1/4 of the SE1/4 of Section 17, Township 23 North, Range 21 West, described as follows: Commencing at the Southwest corner thereof; thence North 01° 24' 36" East along the West line thereof, 306.31 feet; thence South 88° 29' 34" East 699.49 feet to the POINT OF BEGINNING; thence North 00° 49' 15" East along c/l 380.46 feet; thence North 46° 14' 49" East along c/l 283.11 feet to the South line of a public road as shown on the Plat of County Park, a subdivision per the recorded plat thereof, Plat Book 8, page 26 of the Taney County Recorder's Office for the point of termination.

**DESCRIPTION OF ROAD RIGHT-OF-WAY TO BE VACATED:**

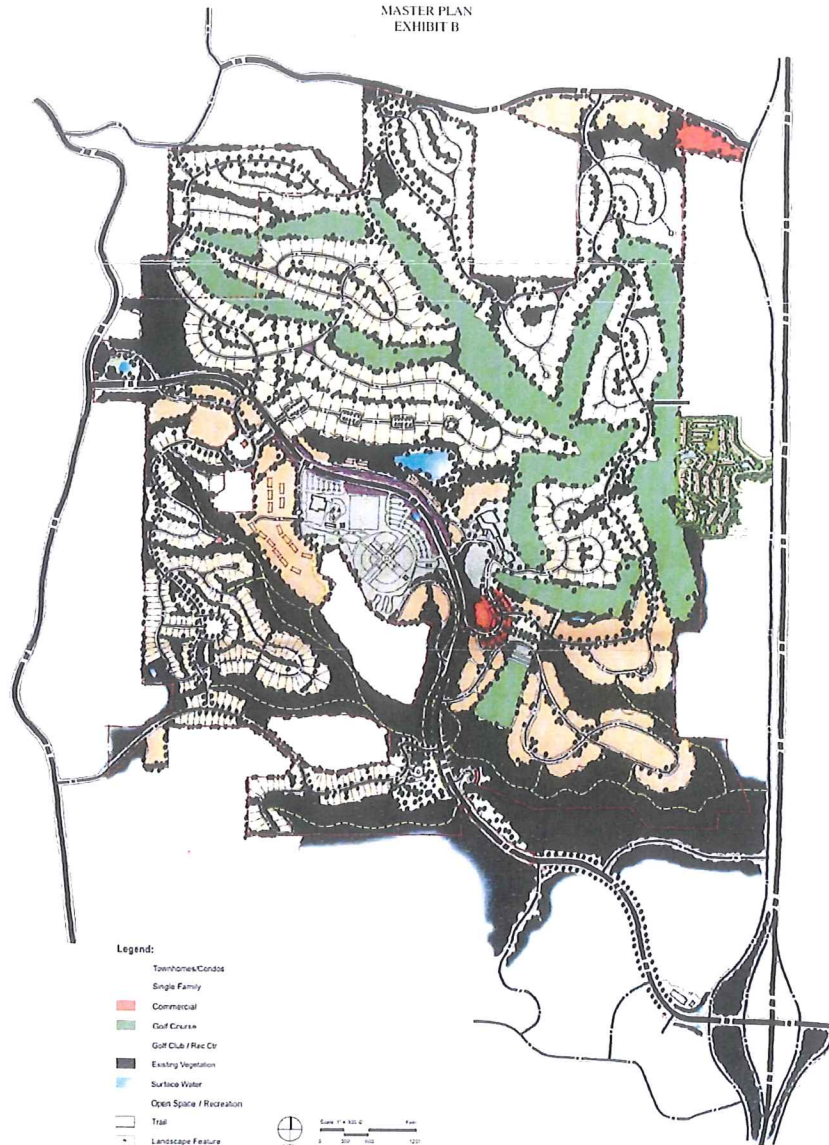
A 50 foot platted road right-of-way line being part of mclaughlin subdivision as per the recorded plat thereof, book 26, at page 35 and the replat of mclaughlin subdivision as per the recorded plat thereof, slide c, at page 426, taney county recorder's office, taney county, missouri; lying over and across a part of the se1/4 of the se1/4 of section 17, township 23 north, range 21 west, taney county, missouri; being more particularly described as follows: beginning at the northwest corner of tract 1 of the replat of mclaughlin subdivision; thence n 68°46'00" e, along the north line of tract 1 a distance of 235.17 feet, to a point on the platted 50 foot road right-of-way line for a new point of beginning; thence n 38°02'00" w, leaving said north line and along platted road right-of-way a distance of 108.55 feet, to a point on a cul-de-sac; thence along cul-de-sac along a 114.5916 degree curve to the right, 235.62 feet (said curve having a radius of 50.00 feet); thence s 38°02'00" e, a distance of 109.61 feet; thence southeasterly along a 38.1972 degree curve to the left, 136.05 feet (said curve having a radius of 150.00 feet); thence n 90°00'00" e, a distance of 542.90 feet; thence s 52°56'00" e, a distance of 82.95 feet; thence s 90°00'00" w, a distance of 609.09 feet; thence northwesterly along a 28.6479 degree curve to the right, 181.40 feet (said curve having a radius of 200.00 feet); thence n 38°02'00" w, a distance of 51.06 feet, to the new point of beginning, containing 1.16 acres of land, more or less, subject to all easements and restrictions of record, if any.



# MAP EXHIBITS



MASTER PLAN  
EXHIBIT B



Branson Hills

BRANSON, MISSOURI

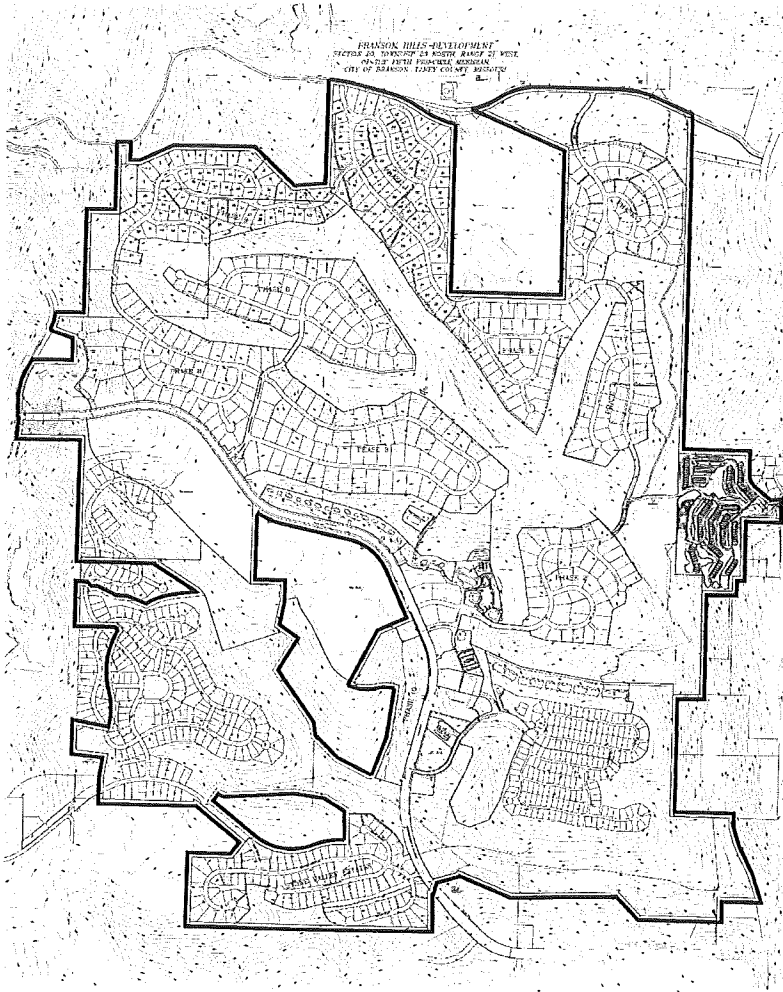
MASTER PLAN

J. DAW

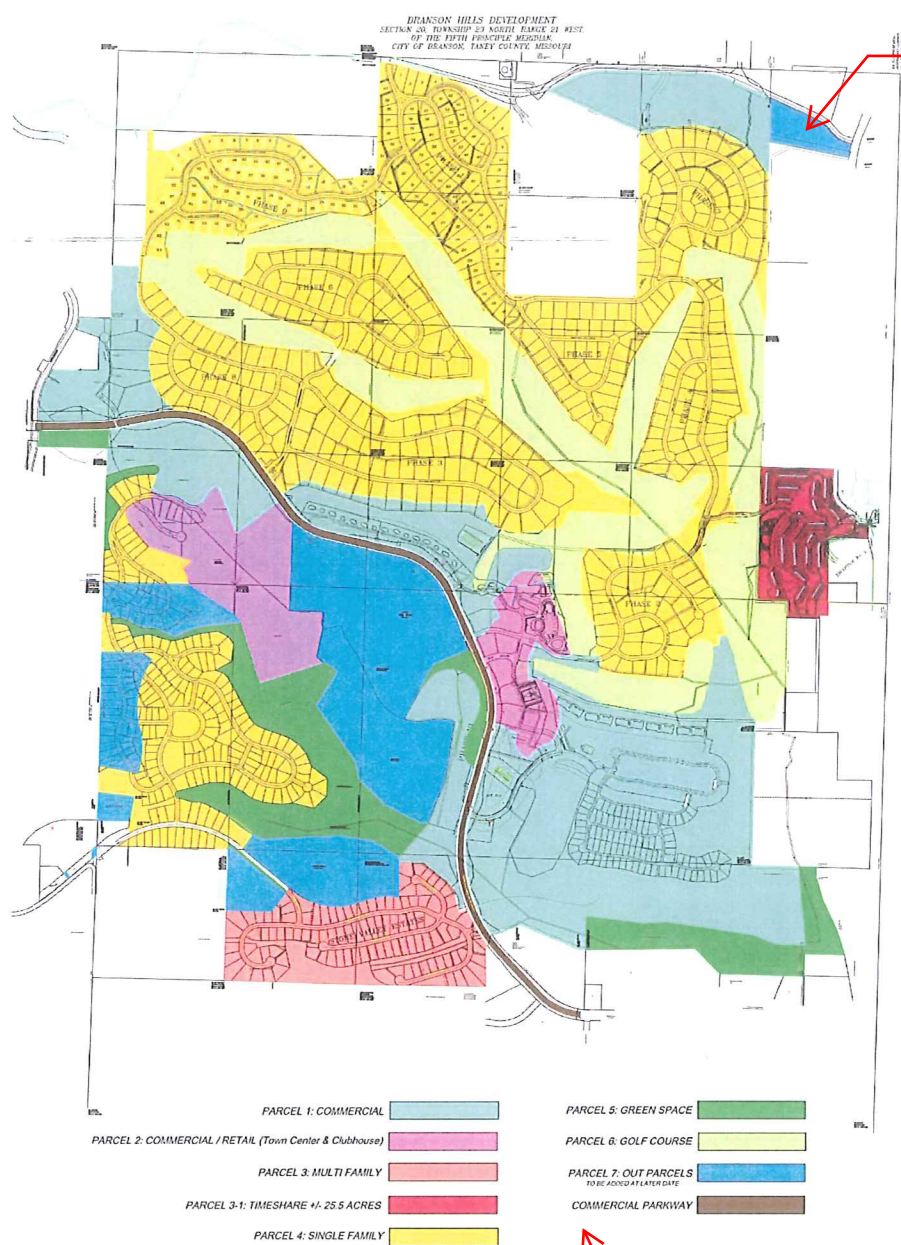
AUGUST 2011



TOPO MAP  
EXHIBIT C



# GENERAL LAND USE MAP EXHIBIT D

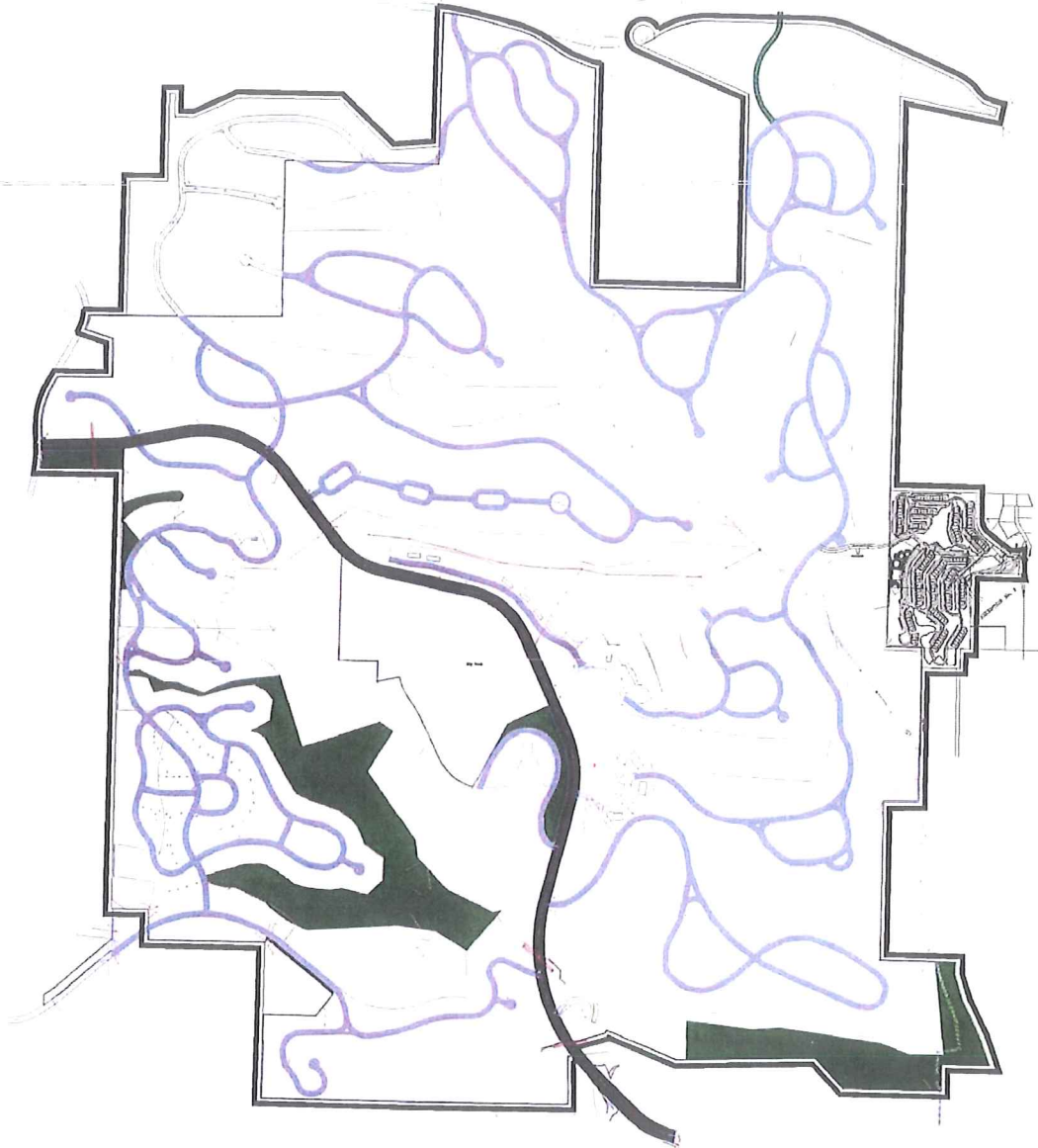


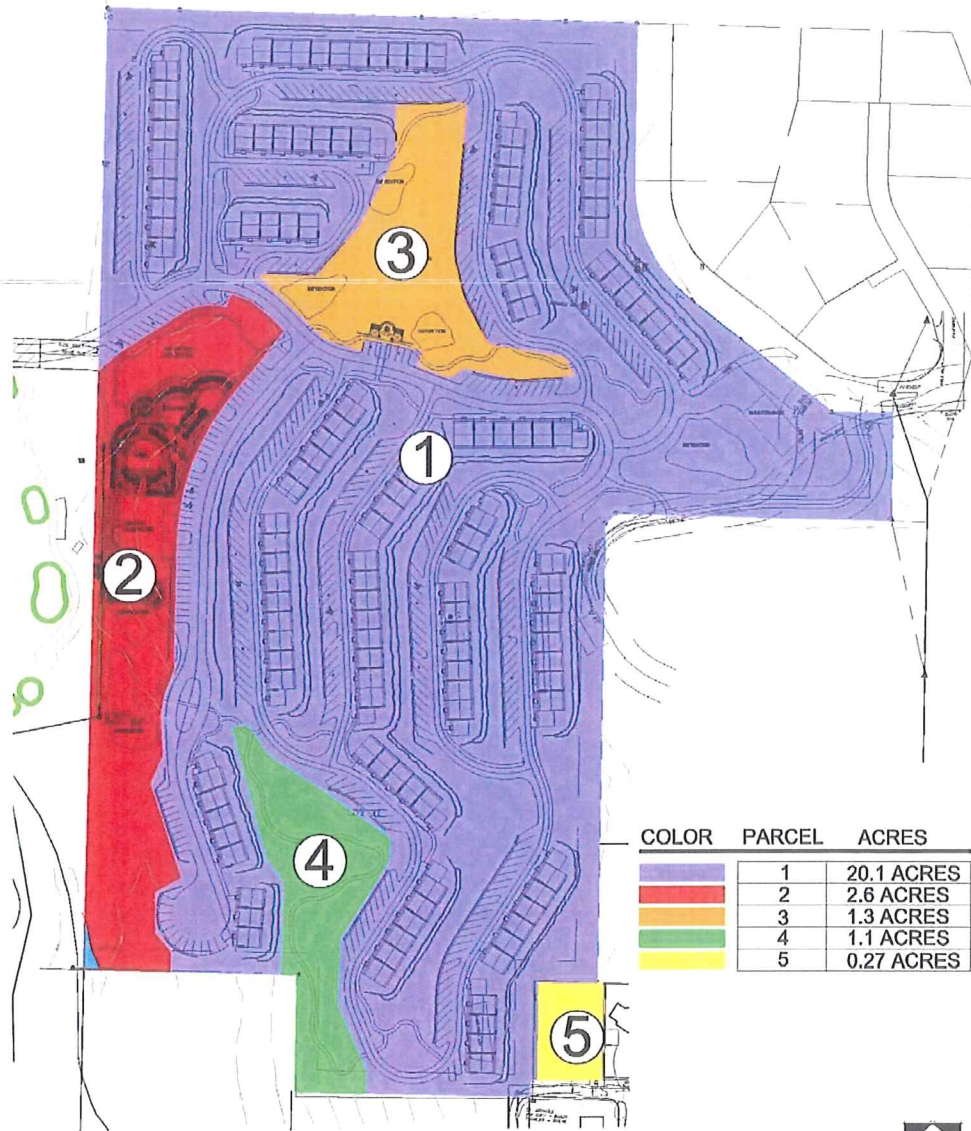
Change Parcel Color  
to Dark Blue for new  
zoning.

Page 37 of 68

Add Parcel 8 -  
BUSINESS with dark  
blue shaded box.

UNDISTURBED LAND MAP  
EXHIBIT E





COLOR	PARCEL	ACRES
Purple	1	20.1 ACRES
Red	2	2.6 ACRES
Orange	3	1.3 ACRES
Green	4	1.1 ACRES
Yellow	5	0.27 ACRES

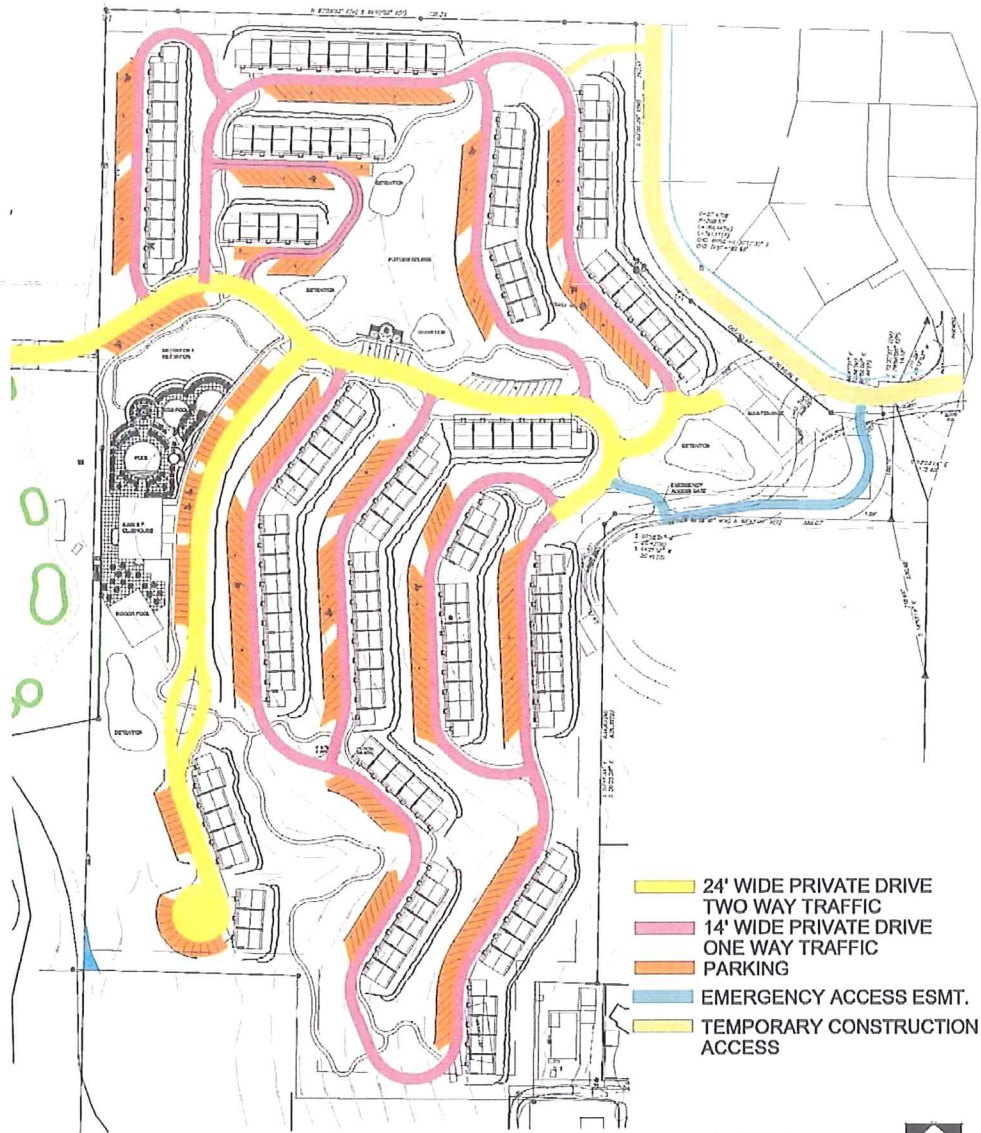
NOT TO SCALE -  
FOR REPRESENTATIONAL  
PURPOSES ONLY



**EXHIBIT F** **3-1 SUB PARCEL MAP**  
**SAINT ANDREWS**







- 24' WIDE PRIVATE DRIVE  
TWO WAY TRAFFIC
- 14' WIDE PRIVATE DRIVE  
ONE WAY TRAFFIC
- PARKING
- EMERGENCY ACCESS ESMT.
- TEMPORARY CONSTRUCTION  
ACCESS

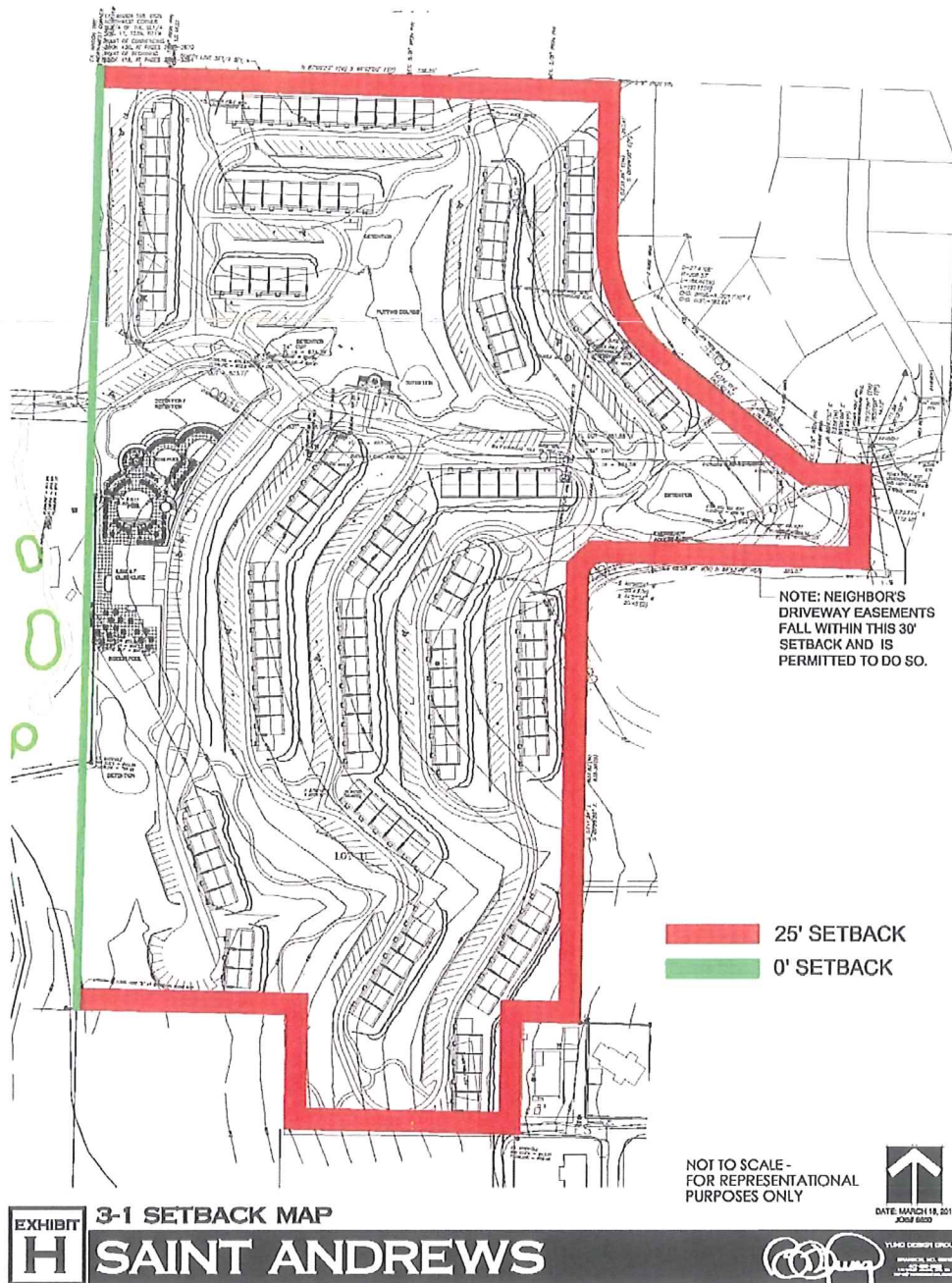
NOT TO SCALE -  
FOR REPRESENTATIONAL  
PURPOSES ONLY



3-1 STREET AND PARKING MAP

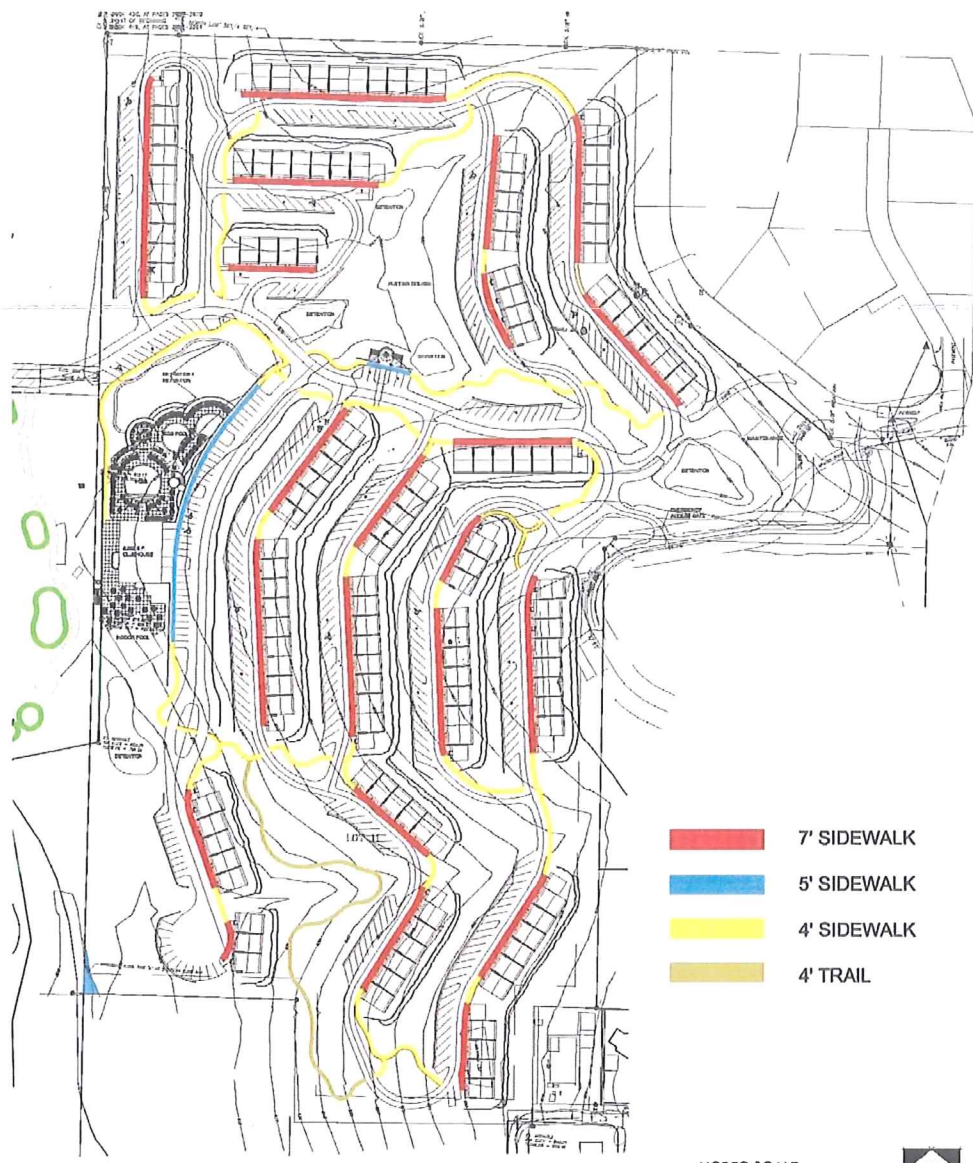
**SAINT ANDREWS**











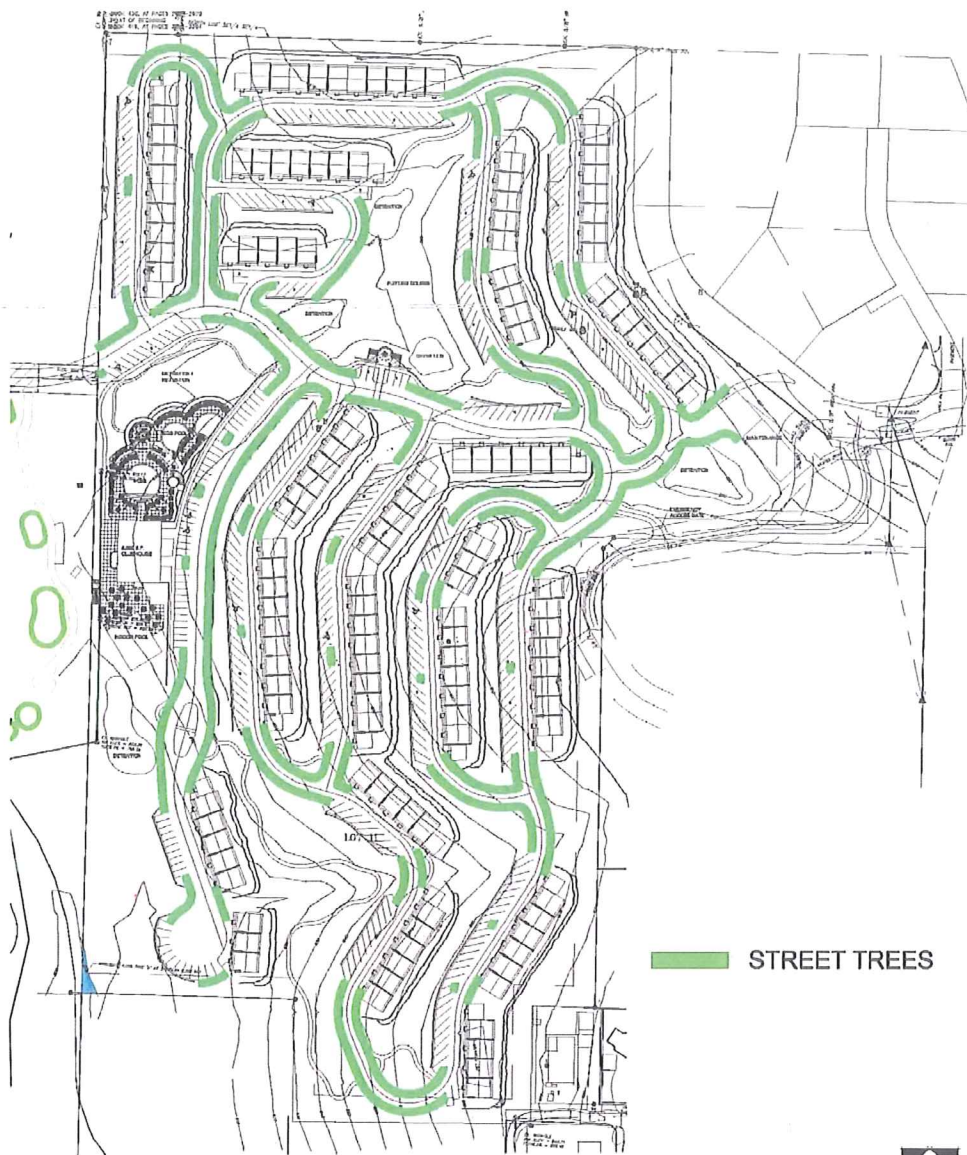
- 7' SIDEWALK
- 5' SIDEWALK
- 4' SIDEWALK
- 4' TRAIL

NOT TO SCALE -  
FOR REPRESENTATIONAL  
PURPOSES ONLY



**EXHIBIT J 3-1 SIDEWALK AND TRAIL PLAN**  
**SAINT ANDREWS**





STREET TREES

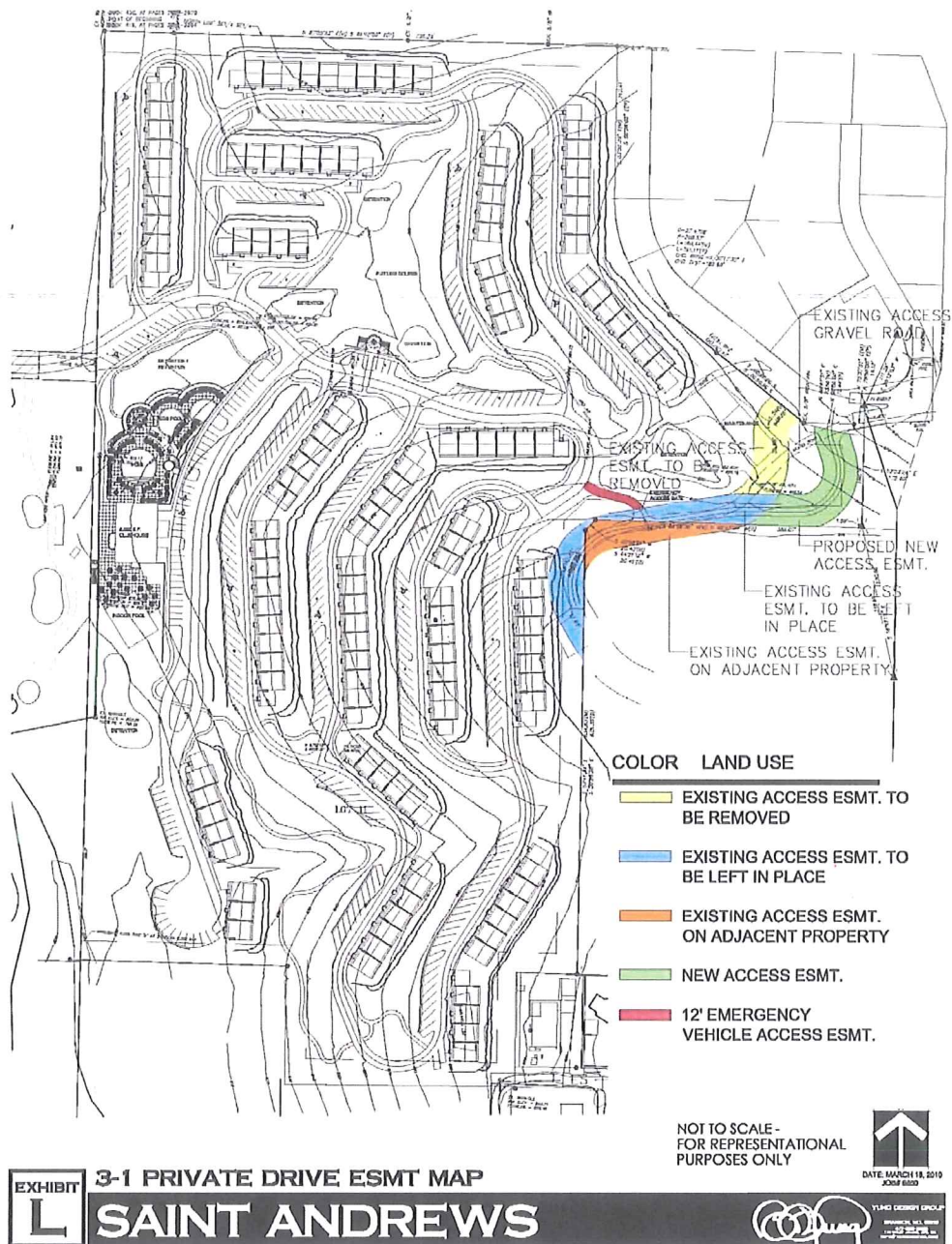
NOT TO SCALE -  
FOR REPRESENTATIONAL  
PURPOSES ONLY



**EXHIBIT K** **3-1 STREET TREE PLAN**  
**SAINT ANDREWS**

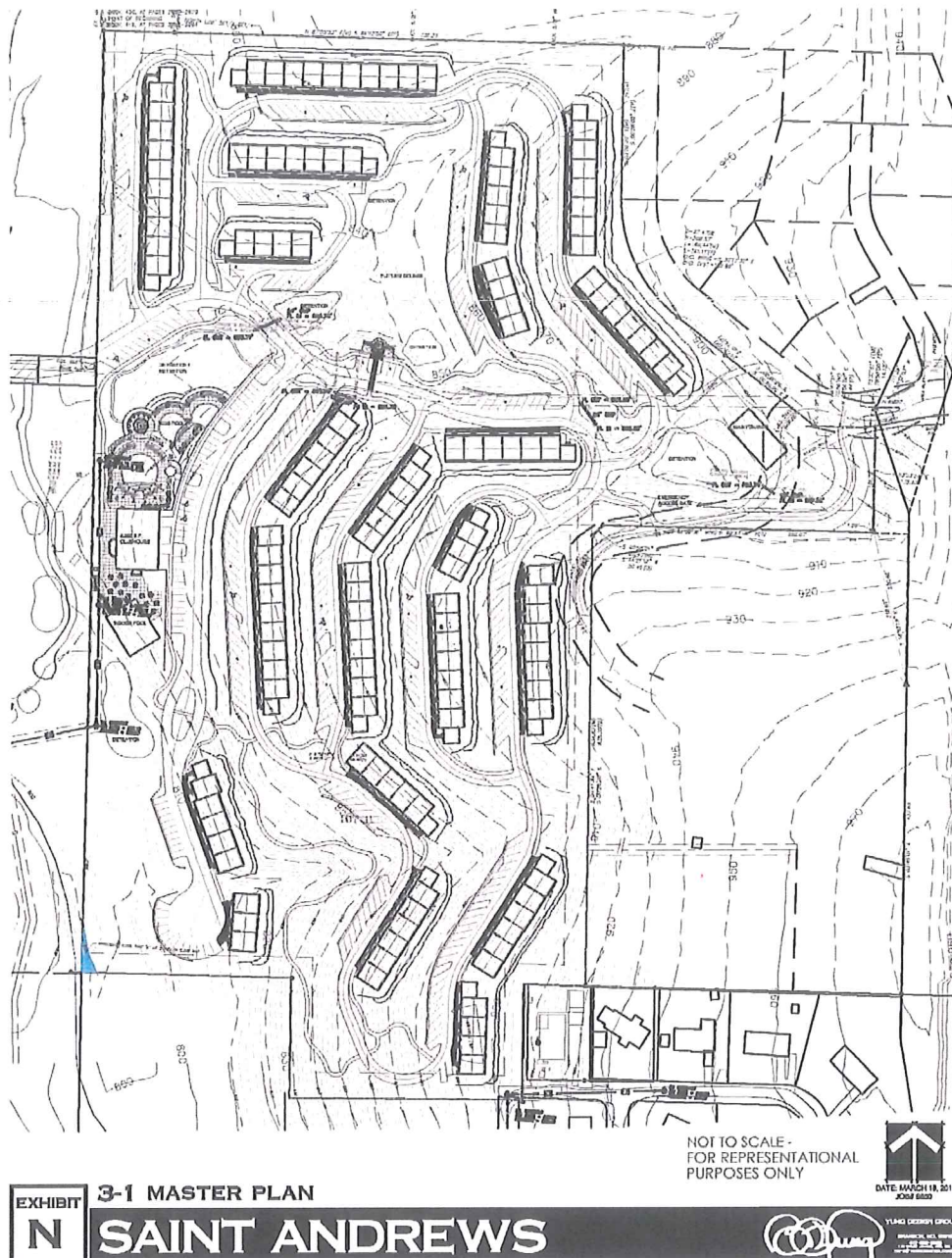
















EXHIBIT

O

C-1 COLOR MASTER PLAN

**SAINT ANDREWS**

PREPARED FOR: SUMNER WIND RESORTS




YOUNG DESIGN GROUP  
10000 W. 100th Ave., Suite 100  
Overland Park, KS 66213  
913.241.1000  
www.youngdesigngroup.com

JOB# 6650



**Exhibit-P -Typical Streetscape Parcel C-1**



**Exhibit-Q - Clubhouse Rear Elevation – Parcel C-1**



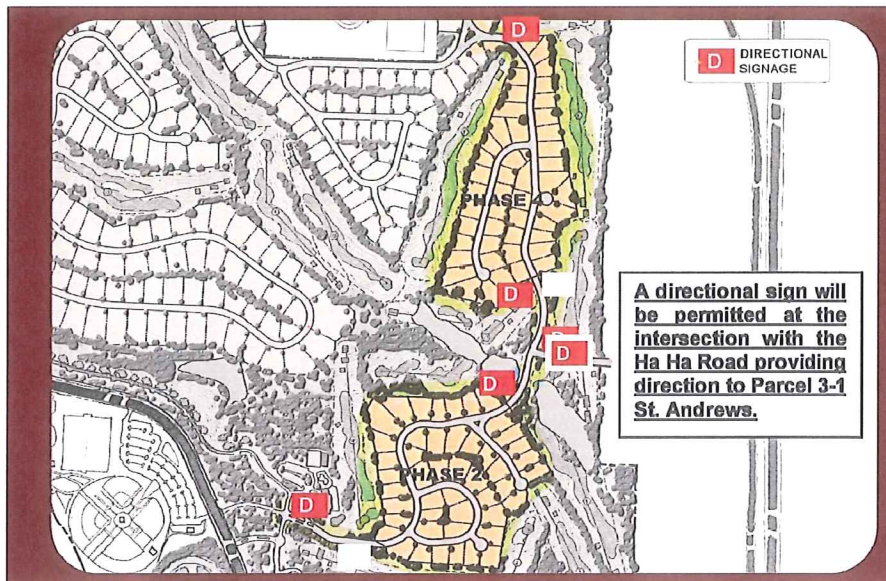


**Exhibit- R - Townhouse Building Front Elevation – Parcel C-1**



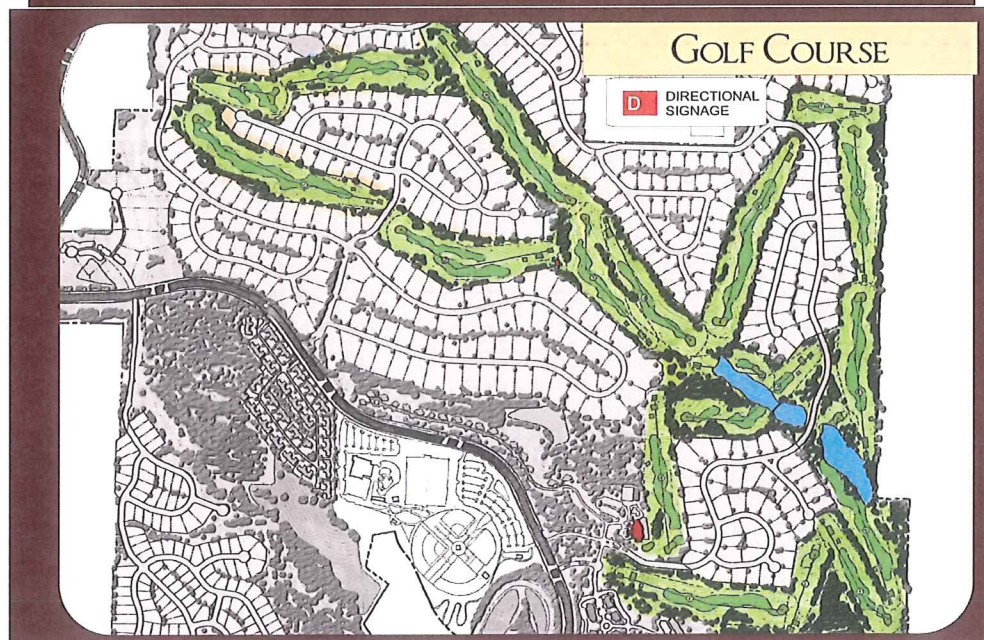
**Exhibit -S - Townhouse Building Rear Elevation – Parcel C-1**

# **SIGN REGULATIONS – GRAPHICS**

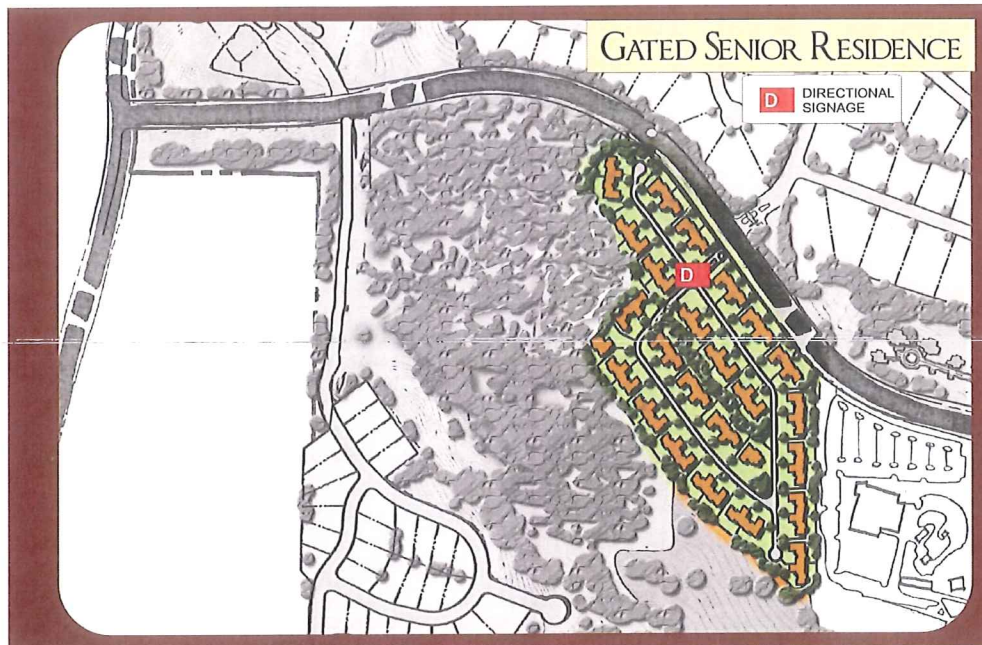


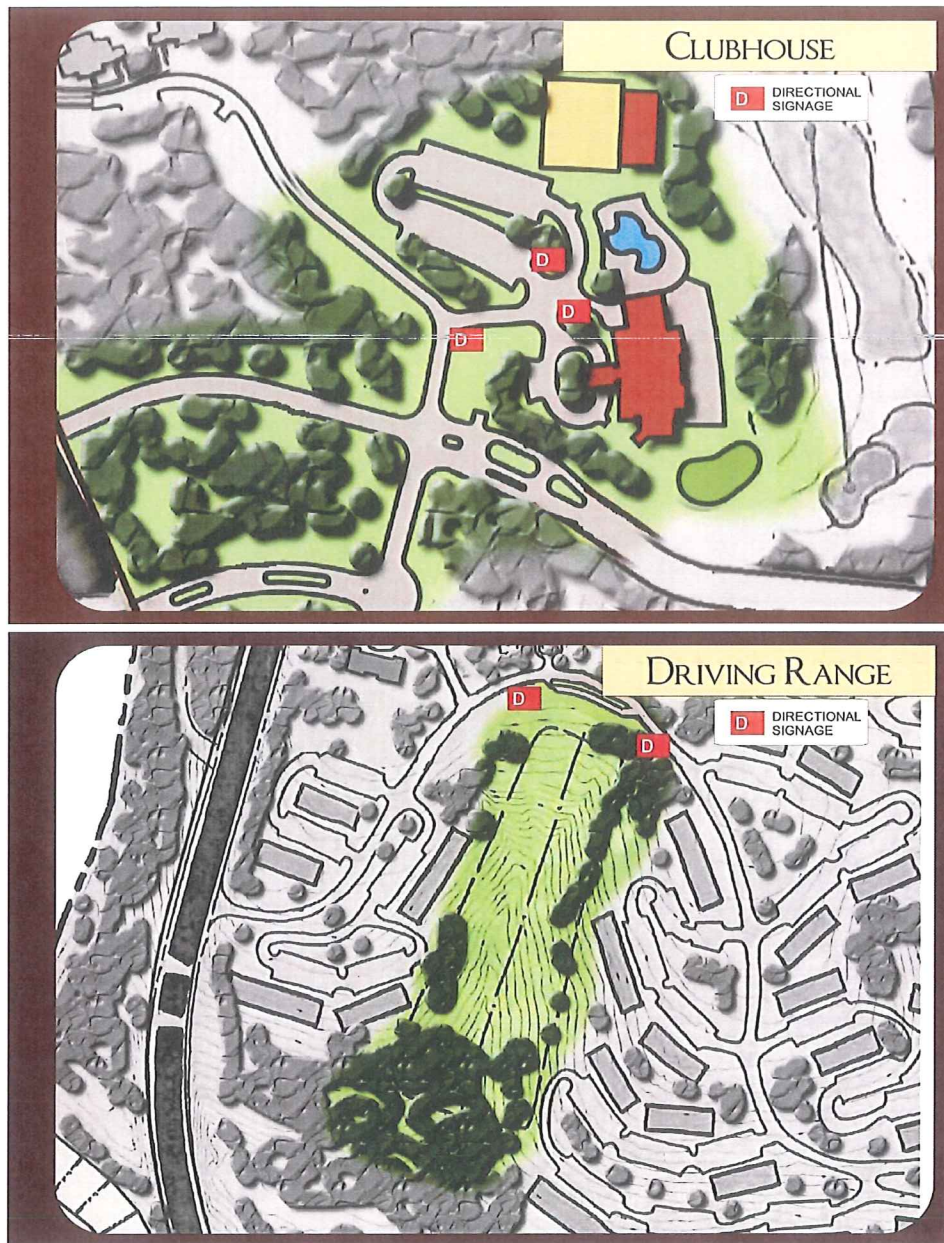




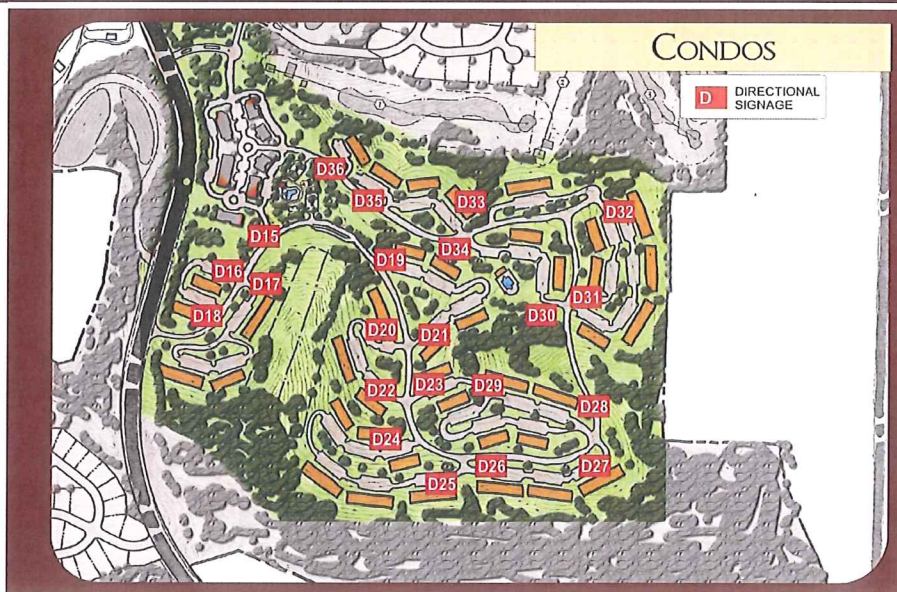




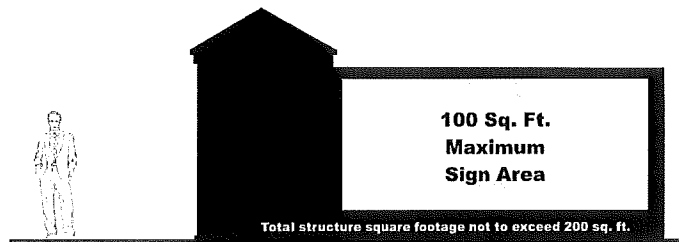
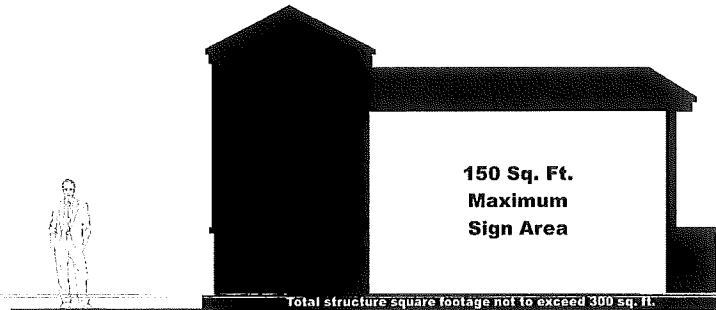




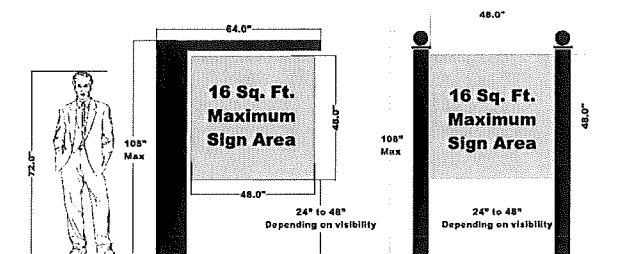




### Monument Size Examples

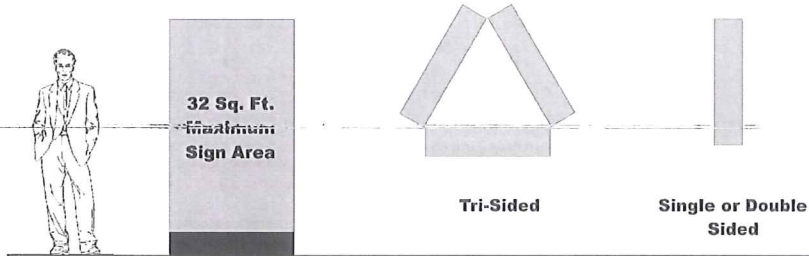


### Directional Size Examples

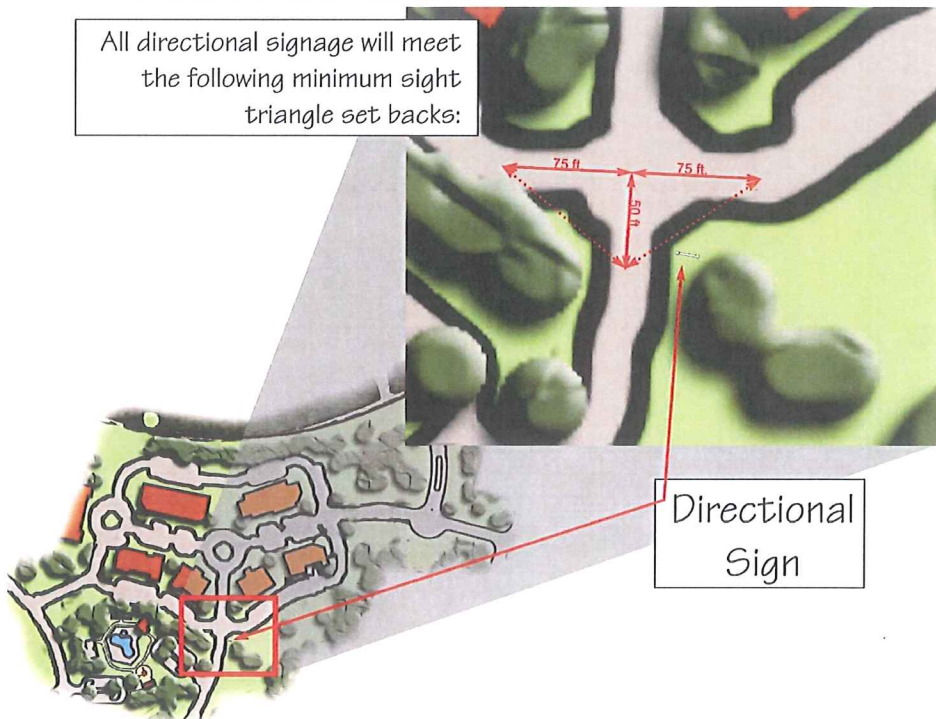


## Directory Size Examples

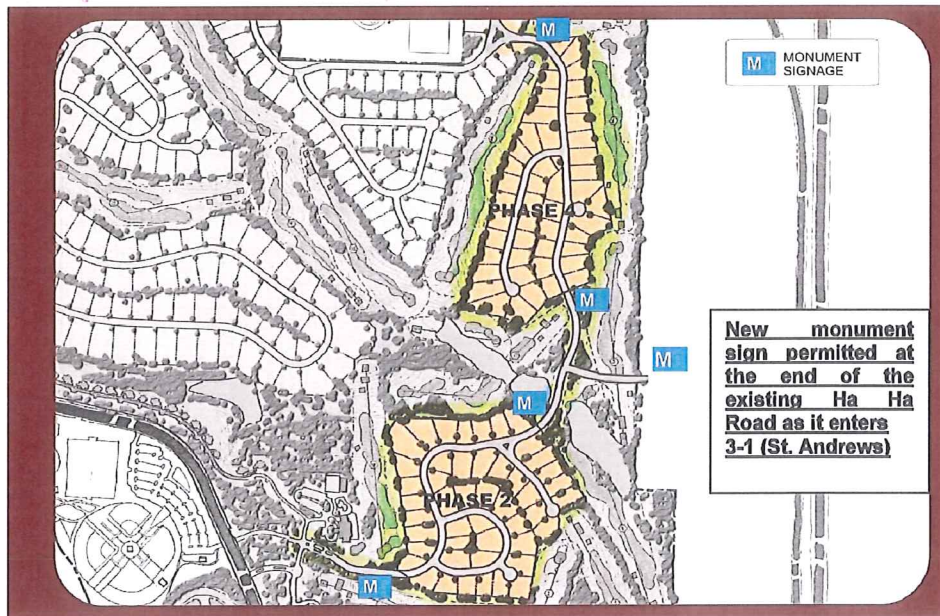
### TOP VIEWS



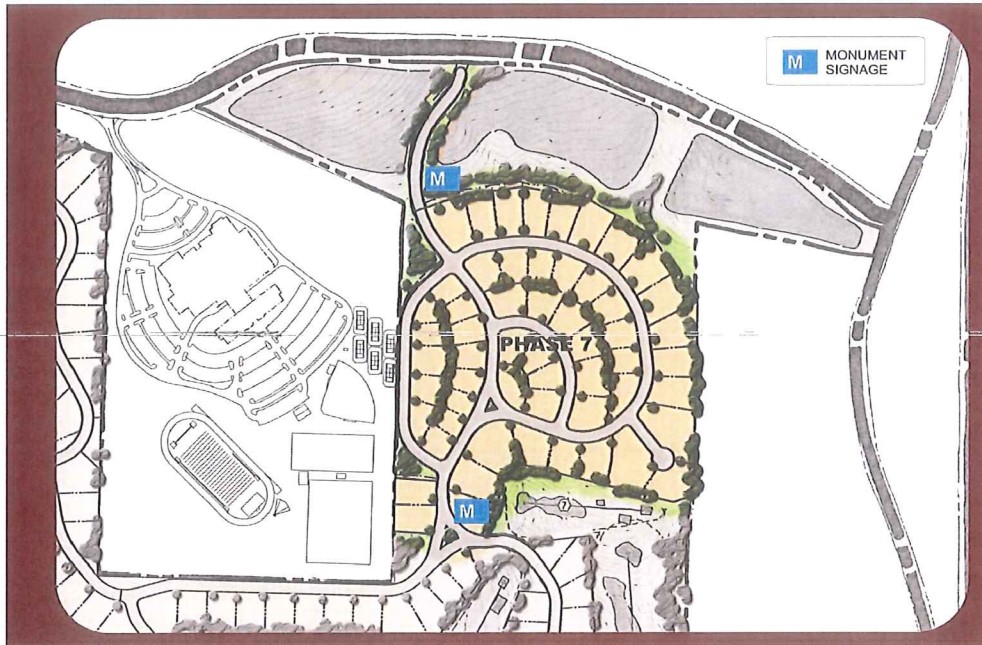
All directional signage will meet  
the following minimum sight  
triangle set backs:

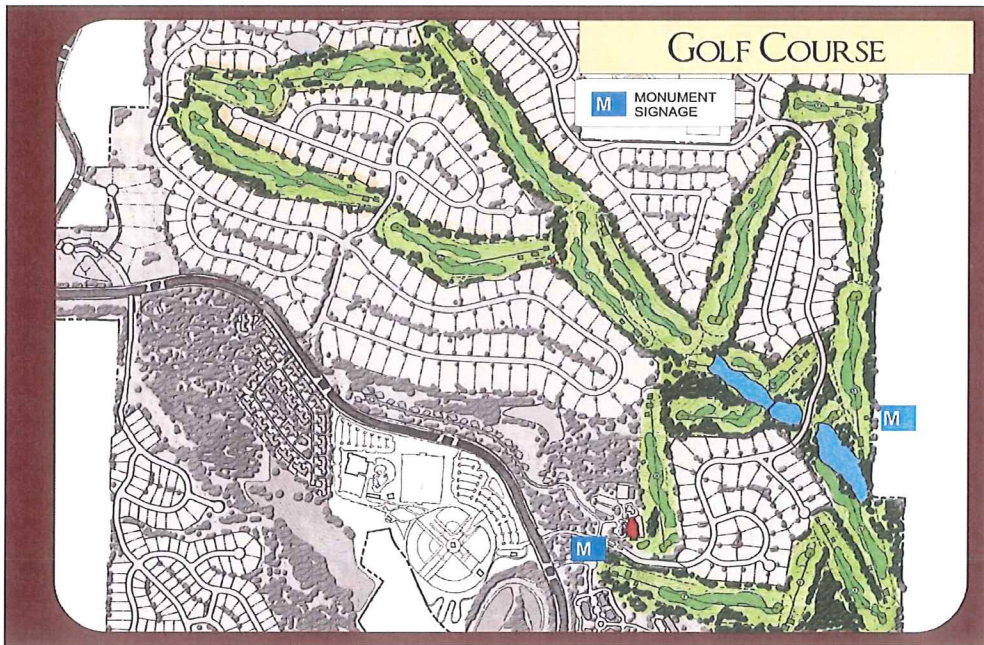




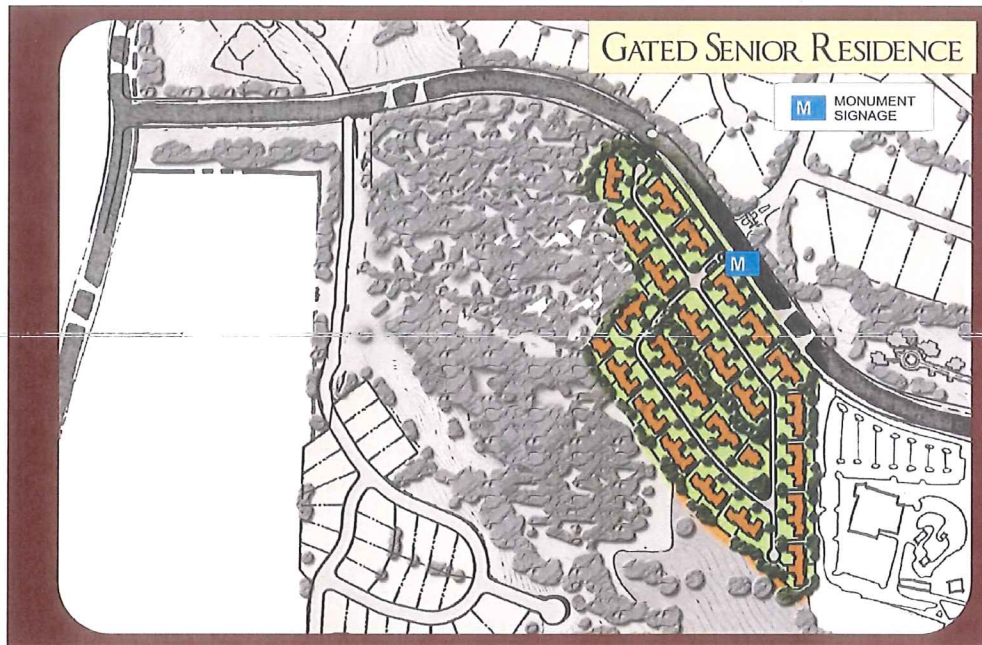


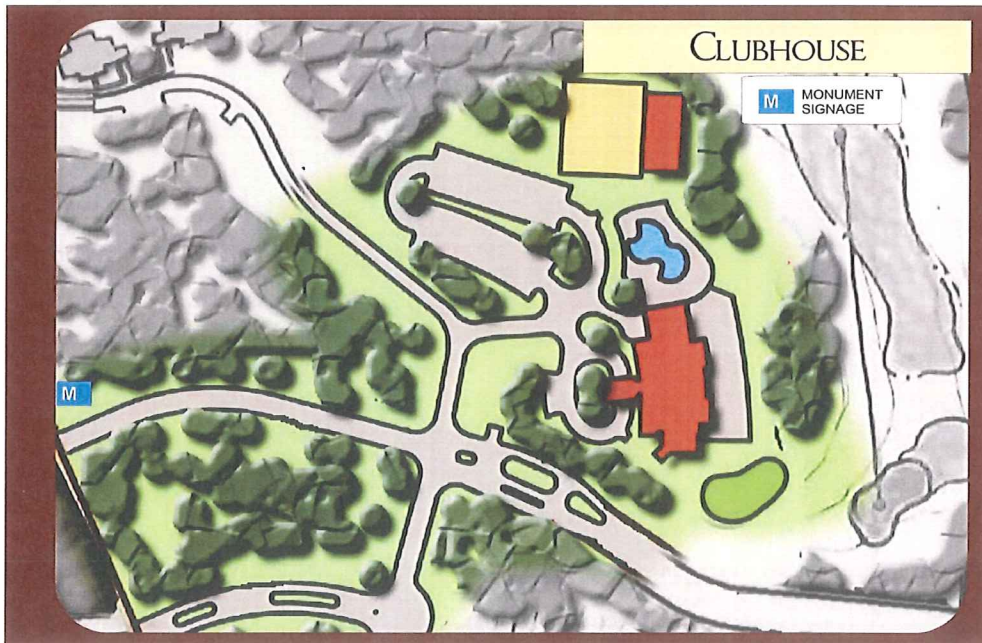




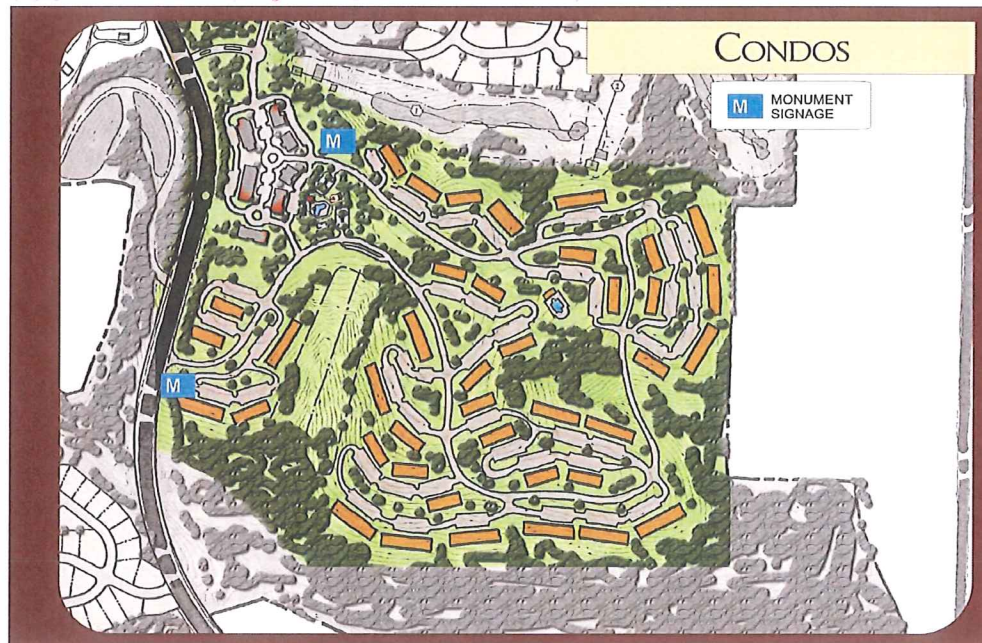














## Monument Size Examples

