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TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION



Robert A. Dixon
ROBERT A. DIXON

TANEY COUNTY PLANNING COMMISSION ✓
DIVISION III DECISION OF RECORD
MAY 19, 2008
EMERALD POINTE
#08-29

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by Emerald Pointe, LLC (grantee) to plat 50 acres more or less into 160 residential lots. In accordance with this approval a Division III Permit #08-29 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Emerald Pointe, LLC is authorized to develop 50 acres into 160 single family residential lots located off Hill Haven Road and Mo. St. Hwy. 265. With six Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B Item 3)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening around the property for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letter from the Fire, Electric, Sewer and Water Districts. (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. There will be no other access through Hill Haven Road into the property except through Emerald Pointe Subdivision.
6. This decision is subject to all existing easements.
7. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached