

MAILED 7.15.08  
plus Deed (located in  
HH Loan Docs)


## APPLICATION FOR CONCEPT

### DIVISION III TANEY COUNTY PLANNING COMMISSION

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$100.00, Special Use Applications: \$25.00.

NAME OF  
PROJECT: Hill Haven Estates Dock Owners Association Easement

NAME OF  
APPLICANT: Eric Token, GM Token Properties, LLC  
(must be owner of record)

SIGNATURE   
DATE: 7.14.2008  
(must be owner of record)

MAILING  
ADDRESS: 2714 Wynncrest Manor Dr, Chesterfield, MO 63005

TELEPHONE  
NUMBER: 636 458-6987, 636 675-3742 (cell)

NAME OF REPRESENTATIVE: N/A

MAILING ADDRESS (rep.): \_\_\_\_\_

TELEPHONE NUMBER (rep.): \_\_\_\_\_

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

\_\_\_\_\_ # of Acres (or sq. ft. of lot size): \_\_\_\_\_

PARCEL # 18-7.0-35-000-000-004.001

SECTION: 35 TOWNSHIP: 22 North RANGE: 22 West

NAME OF SUBDIVISION (if applicable): \_\_\_\_\_

Lot # (if applicable) \_\_\_\_\_ BLOCK # \_\_\_\_\_

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ RESIDENTIAL ☒

AGRICULTURAL \_\_\_\_\_ MULTI-USE ☒ MUNICIPALITY \_\_\_\_\_

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL \_\_\_\_\_ TREATMENT PLANT \_\_\_\_\_ INDIVIDUAL ☒

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL \_\_\_\_\_ COMMUNITY WELL \_\_\_\_\_ PRIVATE WELL ☒

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN? (Circle one)  
YES \_\_\_\_\_ NO ☒

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ COMMERCIAL \_\_\_\_\_ INDUSTRIAL \_\_\_\_\_

SPECIAL-USE \_\_\_\_\_ OTHER \_\_\_\_\_

**Please give a description of your proposed project including all uses:  
(IMPORTANT: Make this description as complete as possible as your  
public notice will be based on the information provided here.)**

Developing 3 lots, each 2.4 acres to 2.7 acres in size, AS  
Hill Haven Estates. As such wish to place a dock for  
use by home owners of those three residences. The Corps  
of Engineers has indicated a 12 slip or 20 slip dock  
can be built & installed below these lots. A 12 slip dock  
was chosen as that was the smallest # of slips possible.  
was chosen as that was the smallest # of slips possible  
and, ~~this~~ this would keep non-residential traffic to a minimum  
~~minimum~~.



The result is that 6 slips will likely be used by homeowners of Hill Haven Estates, and a maximum of 6 additional families would then be requiring access as members of the Hill Haven Dock Owners Association. This project seeks approval of the survey for access + parking for Hill Haven Dock Owners Association members.

DESCRIPTION ROAD EASEMENT:

A THIRTY (30) FOOT-WIDE ROADWAY EASEMENT SITUATED IN SECTION 35, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING A PART OF LOTS 2 AND 3 OF HILL HAVEN ESTATES, AS PER THE RECORDED PLAT THEREOF FOUND IN SLIDE I, PAGE 697, TANEY COUNTY RECORDER OF DEEDS OFFICE, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, SAID HILL HAVEN ESTATES, THENCE N 22°49'15" W ALONG THE WEST LINE OF SAID LOT 3, 29.23 FEET TO A POINT ON SAID CENTERLINE AT THE POINT OF BEGINNING, THENCE LEAVE SAID WEST LINE N 12°20'00" E ALONG SAID CENTERLINE, 46.61 FEET, THENCE CONTINUE ALONG CENTERLINE N 38°25'29" E, 185.38 FEET, THENCE N 34°23'00" E, 167.21 FEET, THENCE ALONG A CURVE LEFT HAVING A CHORD BEARING AND DISTANCE OF N 16°55'49" W, 62.51 FEET, A RADIUS OF 40.04 FEET, A DISTANCE OF 71.72 FEET, THENCE N 68°14'39" W, 177.90 FEET, THENCE N 62°41'10" W, 164.04 FEET, THENCE ALONG A CURVE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N 02°44'15" W, 45.53 FEET, A RADIUS OF 26.30 FEET, A DISTANCE OF 55.03 FEET, THENCE N 57°12'39" E, 42.92 FEET TO THE POINT OF TERMINUS AT A POINT ON THE WEST LINE OF A PARKING AREA.

DESCRIPTION 30' WIDE DRIVEWAY EASEMENT:

A THIRTY (30) FOOT-WIDE ROADWAY EASEMENT SITUATED IN SECTION 35, TOWNSHIP 22 NORTH, RANGE



22 WEST, TANEY COUNTY, MISSOURI, BEING A PART OF LOTS 2 AND 3 OF HILL HAVEN ESTATES, AS PER THE RECORDED PLAT THEREOF FOUND IN SLIDE I, PAGE 697, TANEY COUNTY RECORDER OF DEEDS OFFICE, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, SAID HILL HAVEN ESTATES, THENCE S 01°01'43" E ALONG THE EAST LINE OF SAID LOT 2, 350.22 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE, THENCE LEAVE SAID EAST LINE S 88°58'17" W ALONG SAID CENTERLINE, 68.02 FEET, THENCE S 34°23'00" W, 127.21 FEET, THENCE S 38°25'29" W, 185.38 FEET, THENCE S 12°20'00" W, 46.61 FEET TO A POINT ON THE WEST LINE OF LOT 3, SAID HILL HAVEN ESTATES, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

#### DESCRIPTION PARKING AREA:

A PARKING AREA BEING A PART OF LOTS 2 AND 3, HILL HAVEN ESTATES, SITUATED IN SECTION 35, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF FOUND IN SLIDE I, PAGE 697, TANEY COUNTY RECORDER OF DEEDS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, SAID HILL HAVEN ESTATES, THENCE S 18°58'18" E ALONG THE WEST LINE OF SAID LOT 2, 16.93 FEET TO THE POINT OF BEGINNING, THENCE S 63°19'07" W, 57.63 FEET, THENCE S 18°06'50" E, 56.84 FEET, THENCE N 63°19'07" E, 70.33 FEET, THENCE N 18°06'50" W, 56.84 FEET,

THENCE S 63°19'07" W, 12.70 FEET TO THE POINT OF  
BEGINNING, CONTAINING 0.09 ACRE, MORE OR LESS,  
TOGETHER WITH AND SUBJECT TO ALL EXISTING  
EASEMENTS AND RESTRICTIONS OF RECORD.

Sketch

# PLAT OF SURVEY

Ordered By: **T2 Equity, LLC** Date: **January 10, 2008**

Section **35**, Township **22** North, Range **22** West, Taney County, Missouri

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A THIRTY (30) FOOT-WIDE ROADWAY EASEMENT SITUATED IN SECTION 35, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING A PART OF LOTS 2 AND 3 OF HILL HAVEN ESTATES, AS PER THE RECORDED PLAT THEREOF FOUND IN SLIDE 1, PAGE 687, TANEY COUNTY RECORDER OF DEEDS OFFICE, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, SAID HILL HAVEN ESTATES, THENCE N 24°45'15" W ALONG THE WEST LINE OF SAID LOT 3, 28.23 FEET TO A POINT ON SAID CENTERLINE AT THE POINT OF BEGINNING, THENCE LEAVE SAID WEST LINE N 12°20'00" E ALONG SAID CENTERLINE, 46.81 FEET, THENCE CONTINUE ALONG CENTERLINE N 33°25'20" E, 130.35 FEET, THENCE N 34°23'00" E, 167.21 FEET, THENCE ALONG A CURVE LEFT HAVING A CHORD BEARING AND DISTANCE OF N 16°55'49" W, 40.51 FEET, A RADIUS OF 40.04 FEET, A DISTANCE OF 71.73 FEET, THENCE N 60°14'29" W, 177.50 FEET, THENCE N 62°41'01" W, 154.04 FEET, THENCE ALONG A CURVE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N 02°41'15" W, 45.53 FEET, A RADIUS OF 26.30 FEET, A DISTANCE OF 50.03 FEET, THENCE N 57°23'39" E, 42.93 FEET TO THE POINT OF TERMINUS AT A POINT ON THE WEST LINE OF A PARKING AREA.

## DESCRIPTION 30' WIDE DRIVEWAY EASEMENT

A THIRTY (30) FOOT-WIDE ROADWAY EASEMENT SITUATED IN SECTION 35, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING A PART OF LOTS 2 AND 3 OF HILL HAVEN ESTATES, AS PER THE RECORDED PLAT THEREOF FOUND IN SLIDE 1, PAGE 687, TANEY COUNTY RECORDER OF DEEDS OFFICE, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, SAID HILL HAVEN ESTATES, THENCE S 91°01'43" E ALONG THE EAST LINE OF SAID LOT 2, 350.22 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE, THENCE LEAVE SAID EAST LINE S 86°55'77" W ALONG SAID CENTERLINE, 68.02 FEET, THENCE S 34°23'00" W, 127.21 FEET, THENCE S 39°25'29" W, 185.35 FEET, THENCE S 12°20'00" W, 46.61 FEET TO A POINT ON THE WEST LINE OF LOT 3, SAID HILL HAVEN ESTATES, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.



## DESCRIPTION PARKING AREA

A PARKING AREA BEING A PART OF LOTS 2 AND 3, HILL HAVEN ESTATES, SITUATED IN SECTION 35, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF FOUND IN SLIDE 1, PAGE 687, TANEY COUNTY RECORDER OF DEEDS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, SAID HILL HAVEN ESTATES, THENCE S 16°58'18" E ALONG THE WEST LINE OF SAID LOT 2, 16.83 FEET TO THE POINT OF BEGINNING, THENCE S 63°19'07" W, 57.63 FEET, THENCE S 18°06'50" E, 58.84 FEET, THENCE N 63°19'07" E, 70.13 FEET, THENCE N 18°06'50" W, 56.84 FEET, THENCE S 63°19'07" W, 12.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

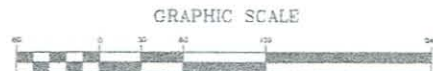
## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LANDS DESCRIBED HEREON AND FOUND CONDITIONS TO BE AS INDICATED. THIS SURVEY IS IN ACCORDANCE WITH STANDARDS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

LARRY A. GARDNER R.L.S. 1458

## LEGEND

- = EXISTING IRON PIN (EXCEPT AS NOTED)
- = 1/2" (#4) SET REBAR & CAP.
- ⊙ = REBAR PREV. SET BY MWS.
- ⊙ = POINT OF BEGINNING.
- M = MEASURED.
- D = DEED.
- P = PLAT.
- R/W = RIGHT-OF-WAY.
- EX. = EXISTING.
- COE = CORPS OF ENGINEERS.



**CORNERSTONE**  
**REGIONAL SURVEYING, L.L.C.**

P.O. Box 623, Hollister, MO. 65673  
Telephone: (417) 334-5195 Fax: (417) 337-9285

DATE: <b>January 10, 2008</b>	DRAWN BY: <b>TCM</b>
SCALE: <b>1"=60'</b>	CHECKED BY: <b>RJA</b>
REF: <b>07-848250/6-0708081 ad</b>	PROJ: <b></b>
DRAWING NO.: <b>0-0708081 dsdmt</b>	SHEET: <b>1 OF 1</b>