

REC'D 12-23-08



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

email: gregs@co.taney.mo.us • website: www.taneycounty.org

TANEY COUNTY BOARD OF ADJUSTMENT

APPLICATION and AFFIDAVIT

FOR VARIANCE OR APPEAL

(Circle one)

Variance (\$25.00) Appeal (\$75.00)

PLEASE PRINT

Applicant PWSD #2 of TANEY COUNTY Phone 417) 334-8010

Address, City, State, Zip 1865 MO HWY. VV (POB 122) POWERSITE MISSOURI 65731-0122

Representative PAT BARNETT, VICE PRESIDENT Phone 417) 294-3935

Owner of Record BRANSON HOME BUILDERS Signature: Robert Will

Name of Project: PUBLIC WATER STORAGE TANK < ALSO FUTURE SITE OF NEW WATER WELL >

Section of Code Protested: (office entry) _____

Address and Location of site: 388 CEDAR PARK RD. @ T HWY @ R ON CEDAR PARK
8TH DRIVE WAY ON RIGHT

Subdivision (if applicable) "FORT CEDAR HILLS" < A PART of LOT 2 "FORT CEDAR HILLS" >

Section 35 Township 23 Range 21 Number of Acres or Sq. Ft. 1.0 ACRES

Parcel Number 08-7.0-35-000-000-031.062

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. # on top left hand corner of property tax statement.)

Does the property lie in the 100-year floodplain? (Circle one) Yes No.

Required Submittals:

- ☐ Typewritten legal description of property involved in the request
- ☐ Alphabetical list of all property owners within 600 feet of the request
- ☐ Proof of public notification in a newspaper of county-wide circulation
- ☐ Proof of ownership or approval to proceed with request by the owner
- ☐ Sketch plan/survey of the project which completely demonstrates request

Please give a complete description of your request on page two.

DESCRIBE IN DETAIL THE REASON FOR THIS REQUEST

The Public Water System District Number 2 of Taney County, Missouri (The District) is an area of Taney County bounded by Coon Creek at MO Hwy 76 to where MO Hwy 76 bridges over Bull Shoals Lake, and South bounded by Bull Shoals Lake to nearly the Arkansas border and West a short distance inside the current Hollister municipal limits, which The District does not contest.

The PWSD # 2 is an area that requires an ever increasing need for additional water capacity, storage and water mains.

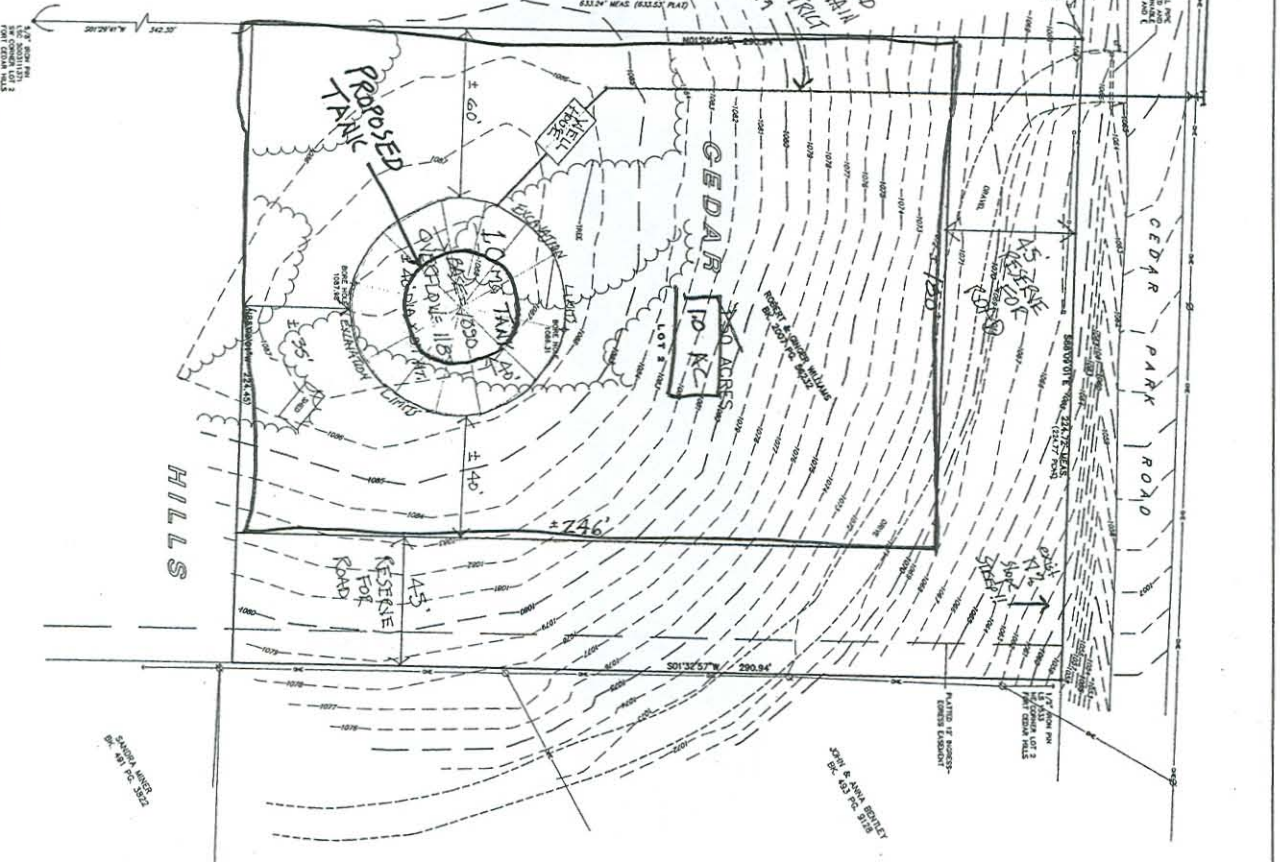
The District has reached an agreement, in principal, with Robert Dean and Ginger Ann Williams for purchase of a one acre parcel, being a part of Lot 2 of Fort Cedar Hills Subdivision, this parcel located at 388 Cedar Park Road.

The District will construct a tank of 1,000,000 gallon capacity. At the present time, it is anticipated that The District will purchase an existing unused Missouri State Department of Natural Resources approved public water well to pump into this new storage tank.

At some point in the future The District will drill a well for additional capacity on this one acre parcel. The Districts ability to have this new tank served by two wells will greatly enhance the public water availability to those further down "T" Hwy, Cedar Park Road and the Mount Branson area.



UTILITY DISCLAIMER
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF DETERMINING THE LOCATION OF THE PROPOSED TOWER AND WELL HOUSE. IT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY OTHER WORK DONE IN CONNECTION WITH THIS PROJECT.



TOPOGRAPHIC SURVEY FOR
TANEY CO. PUBLIC WATER
SERVICE DISTRICT NO. 2
A PART OF LOT 2 IN FORT CEDAR HILLS, A SUBDIVISION IN
SECTION 35, TOWNSHIP 23 NORTH, RANGE 21 WEST
TANEY COUNTY, MISSOURI



CAD NORTH
ORIGIN: STATE OF MISSOURI
DATE OF REPORT - 2003

BENCHMARK

MISSOURI BENCHMARK
DATE OF REPORT - 2002
ELEVATION - 1000.00

LEGEND

- Existing road (1/2" wide)
- Proposed road
- Proposed well
- Proposed tank
- Proposed tower
- Proposed fence

PROPERTY DESCRIPTION
ALL OF THE NORTH 1/2 OF LOT 2 IN FORT CEDAR HILLS, A
SUBDIVISION IN TANEY COUNTY, MISSOURI.

SURVEYOR'S DECLARATION

WILLIAMS TRACT
TOWER & WELL HOUSE
CONCEPT PLAN
11-4-08

FILED
TIME 8:04 AM
SEP 24 2007
Robert A. Dixon,
Recorder of Deeds
TANEY COUNTY

RECORDING FEE	\$ 40.00
STATE USER FEE	\$ 4.00
TOTAL	\$ 44.00

DOCUMENT 2007P00202

VOLUME I PAGE 692

DESCRIPTION: A PARCEL OF LAND SITUATED IN THE NW4 OF THE SW4 OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, BEING A PART OF PARCEL NO. 1, AS PER SURVEY RECORDED IN BOOK 15, PAGE 51, TANEY COUNTY RECORDER OF DEEDS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW¼ OF THE SW¼ OF THE SE¼ OF SAID SECTION 35, THENCE N 87°13'40" E ALONG LINE N 03°20'42" W, 634.42 FEET TO A POINT ON THE SOUTHERLY FERRY, THENCE LEAVE SAID LINE N 03°20'42" W, 634.42 FEET TO A POINT ON THE SOUTHERLY FERRY, THENCE S 87°00'00" W ALONG SAID R/W LINE 382.27 FEET TO A POINT ON THE WEST END OF CEDAR PARK ROAD, THENCE S 03°24'10" E ALONG SAID WEST LINE, 632.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.27 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THE UNDERSIGNED OWNERS OF THE PARCEL OF LAND DESCRIBED IN THE FOREGOING SURVEYOR'S DESCRIPTION HAVE CAUSED SAID PARCEL TO BE SURVEYED AS SHOWN ON THIS PLAT AND HEREAFTER KNOWN AS FORT CEDAR HILLS.

IN WITNESS WHEREOF, CLYDE H. YOUNGBLOOD AND LINDA SUE YOUNGBLOOD, HUSBAND AND WIFE, HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 1ST DAY OF SEP 2004.

2007 *Clyde H. Youngblood*
CLYDE H. YOUNGBLOOD

BE IT REMEMBERED THAT ON THIS 13th DAY OF September, 2007, BEFORE ME, A
NOTARY PUBLIC AND FOR THE COUNTY AND STATE AFORESAID, CLAVE "H" YOUNGBLOOD
AND LINDA YOUNGBLOOD, HUSBAND AND WIFE, DO AS PERSONALLY KNOWN TO ME TO BE
THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND WHO DULY
RECOGNIZED THE SAME TO BE THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DAY

MY COMMISSION EXPIRES: 6/2

5-17-08

COMMISSIONED IN LANEY COUNTY
Danyl Froese

111 ROAD AND LOT ASSIGNMENTS:

THE ROAD AND LOT ASSIGNMENTS IN THE PLAN OF FORT CEDAR HILLS HAVE
BEEN APPROVED THIS 11 DAY OF September, 2007, PER AMENDMENT 1989
OF 1991

Handwritten signature: *James M. Smith*

911 REPRESENTATIVE

APPROVED BY THE TANEY COUNTY PLANNING COMMISSION THIS 21 DAY OF

September 2007.

COUNTY DEVELOPMENT GUIDANCE CODE
J-11K114

Chairman
MS09-13

3

ADMINISTRATOR

2000

RECORDED BY THE TANNEY COUNTY RECORDER ON _____ AT _____

[illegible]

RECORDED

CONVEYOR'S STATEMENT:

THE RESULTS OF THE 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.

202-6-07

ARRY A. GARDNER K.L.S. 1438

(1) OWNERSHIP INFORMATION OF ADJACENT LOTS BY SURVEYOR HAS BEEN PROVIDED BY OTHERS. NO GUARANTEE IS GIVEN AS TO THE ACCURACY

NOTES:

M.G. & Jennifer Schmolke
Bk. 471, Pg. 6824

Sloan K. Connor
Bk. 466, Pg. 2078

EX REBAR / BY L.S. 1970
N 03°29'00" W
159.75'

Lot 1
2.0 Ac.±

Lot 2
3.27 Ac.±

N 03°24'16" E
W=632.98' P=633.50'

WEST LINE SW¼-SE4

137.50'

Public Road T-10
Cedar Park Road

P=295.17'
D=148.00'

Parcel No. 2
Bk. 15, Pg. 51

John Bentley
Bk. 493, Pg. 9128

Parcel No. 1
Bk. 15, Pg. 51

Sandra Miner
Bk. 491, Pg. 3822

Robert Dean
& Ginger Williams
Bk. 326, Pg. 912

SET #4 EBAR
S 64°05'23" W. 1.0'
OF 2" PIPE

EX 5/8" REBAR

MAP=654.80'
N 87°13'40" E

224.13'

351.63'

137.50'

P.O.B.
EX 5/8" REBAR
BY L.S. 1970
N 03°29'00" W
159.75'

535-123N-R21W
N¼-SW¼-SE4
N¼-SW¼-SE4
N¼-SW¼-SE4
535-123N-R21W

GRAPHIC SCALE

0 30 60 90 120 150


EXISTING IRON PIN
(EXCEPT AS NOTED)
1/2" (#4) SET REBAR & CAP.
REBAR PREV. SET BY MWS.
POWER POLE.
POINT OF BEGINNING.
MEASURED.
DEED.
PLAY (BK. 15, PG. 51).
COMPUTED.
RIGHT-OF-WAY.
EXISTING.

NOTES:

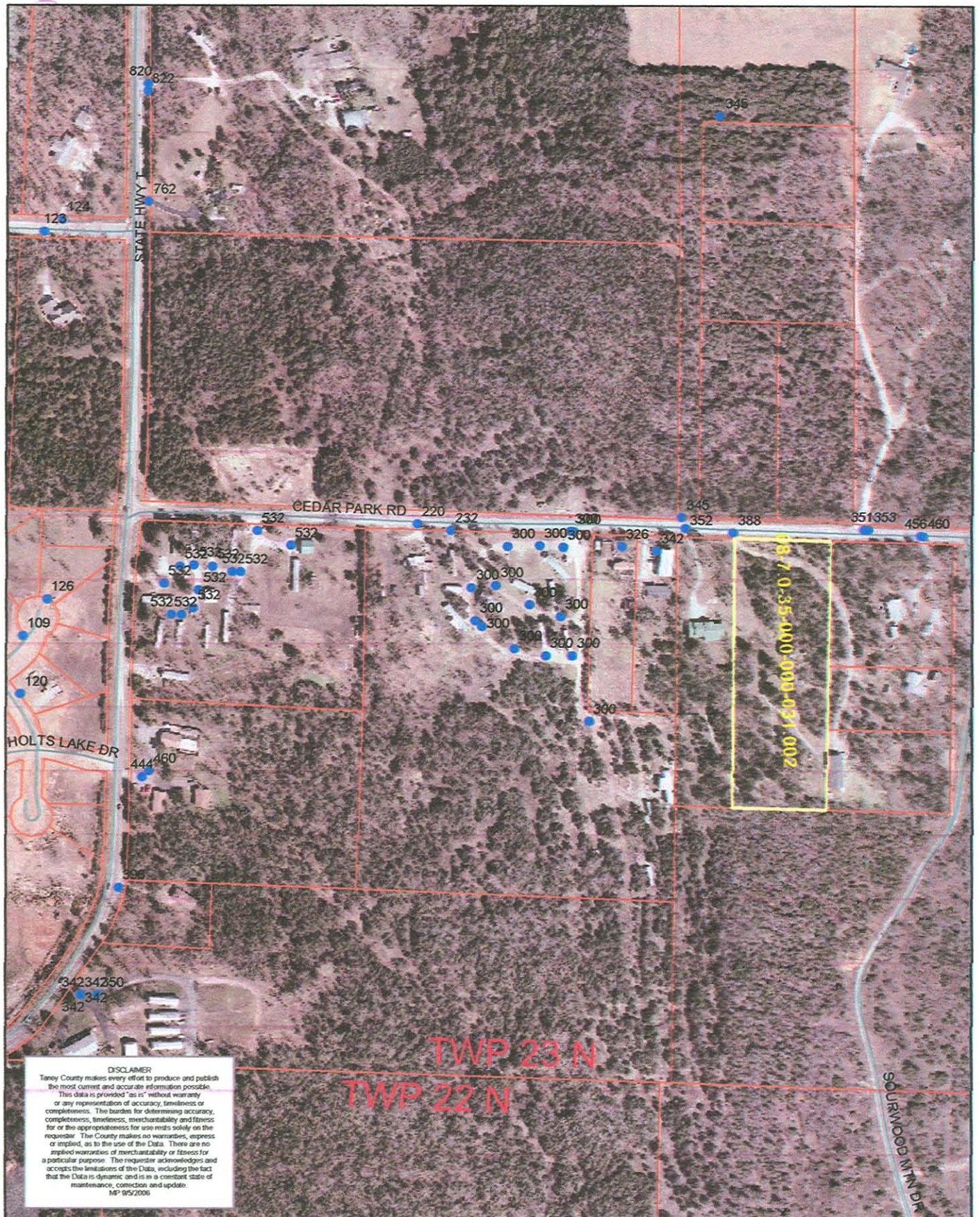
- (1) OWNERSHIP INFORMATION OF ADJACENT PARCELS, AS SHOWN HEREON, HAS BEEN PROVIDED BY OTHERS. NO GUARANTEE IS GIVEN AS TO THE ACCURACY OF THIS INFORMATION.
- (2) THIS PROPERTY IS SUBJECT TO BUILDING SETBACKS OF 25' FRONT, 7' SIDE AND 10' REAR, AS PER TANEY COUNTY DEVELOPMENT CODE.
- (3) ALL BUILDING SETBACKS IN TANEY COUNTY ARE MEASURED TO THE EDGE OF THE ROOF OVERHANG.
- (4) THIS SURVEY REPRESENTS A

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

 **CORNERSTONE**
REGIONAL SURVEYING, L.L.C.
P.O. Box 623, Hollister, Mo. 65673
Telephone: (417) 334-5195 Fax: (417) 337-9285

PWDS #2 Cedar Park Rd





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TANEY COUNTY BOARD OF ADJUSTMENT
STAFF REPORT
PUBLIC WATER SUPPLY DISTRICT #2
JANUARY 21, 2008
#08-8

Public Hearing for Public Water Supply District #2 of Taney County, located at St. Hwy. T in the Scott Township, Sec. 35 Twp. 23 Rng. 21.

The applicant is requesting a variance from the Taney County Development Guidance Code Section 5.3 Item 5.3.1, 2.

History: The water district requires additional water capacity, storage and water mains in this area.

General Description: The subject property contains .79 of an acre and is located off Cedar Park Road. The adjoining properties to the site consist of residential, commercial, and agricultural.

Review: The request is to construct a storage tank and well house.

Summary: If the Taney County Board of Adjustment approves this request, the following requirements shall apply, unless revised by the Board:

1. Construction of a storage tank and well house at the specified location.
2. All other provisions of the Taney County Development Guidance Code met.
3. 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).