



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, OCTOBER 17, 2016, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

*Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits*

Review and Action:

Minutes September 2016

Final Vote:

East 76 Motors

Concepts:

*Stevenson Bed and Breakfast
Windmill Tower
1159 Bee Creek Road Offices*

Old and New Business:

Tentative

Adjournment.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 12, 2016, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were; Steve Adams, Randy Haes, Doug Faubion, Howard Kitchen, Randy Fogle, Brad Lawrence, and George Cramer. Staff present; Bob Atchley and Bonita Kisse-Soutte.

Public Hearing:

Armor, LLC; a request by Christian Salley for a special use permit to relocate his existing garage door and storm shelter business from the previous location at 1283 US Hwy. 65, in Hollister to his residence at 2944 St. Hwy. T. Mr. Atchley read the staff report and presented pictures, maps, and a video of the site. Mr. Salley was present to address any questions from the Commission. No one from the public signed up to speak. Discussion followed regarding sizes of shelters, manufacturing, garage door sales, number of units on the property being a couple on display, construction of a second garage in the far future, and sign placement. The sign will be unlighted. With no other discussion this project will proceed to final vote next week.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for September 12, 2016 the meeting adjourned at 6:20 p.m.



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MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, SEPTEMBER 19, 2016, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Steve Adams, Randy Haes, Randy Fogle, Howard Kitchen, Brad Lawrence, Rick Caudill, and George Cramer. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meeting.

Review and Action:

Minutes, Mr. Kitchen made a motion to approve the August 8, 2016 minutes with no additions or corrections. Seconded by Brad Lawrence. The motion to approve the August 8 minutes was unanimous. Mr. Haes made a motion to approve the August 15 minutes with a correction to the concept discussion regarding Bear Creek Farms, adding "second by Randy Haes". A motion was made by Mr. Haes to approve the minutes with this change. Seconded by Rick Caudill. The vote to approve the August 15 minutes was unanimous.

Final Vote:

Armor, LLC; request by Christian Salley to move his existing business to the location of his residence at 2944 St. Hwy. T. Mr. Atchley read the proposed decision of record. With no discussion a motion was made to approve based upon the decision of record by Rick Caudill. Seconded by George Cramer. The vote to approve was unanimous.

Concept:

East 76 Motors: a request by Rick Bekemeier to operate a used car lot located at 3032 E. Hwy. 76. Mr. Bekemeier was present to answer questions regarding his project. Mr. Atchley presented a map of the site. Mr. Bekemeier explained that the property had been split and had previously been an apple butter business. The existing single family dwelling is being rented. He wants to turn an existing structure into an office and wants to work with MoDot to construct a better access. Discussion followed regarding the previous use, property value, special use, access, removal of the old garage, added traffic and site distance. The Planning Commission stated that this project could

proceed through the Division III Process and if approval is given the decision of record will be contingent upon the garage being removed. This project will proceed to public hearing next month.

Old and New Business:

Mr. Cramer discussed nightly rental approvals and if the fire district requires a sprinkler system. Mr. Fogle stated that Western does, but central doesn't.

Adjournment:

With no other business on the agenda for September 19, 2016 the meeting adjourned at 6:28 p.m.



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#16-23

**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: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Proposed Bed & Breakfast

NAME OF APPLICANT: John P & A. Lynnette Stevenson
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 9/27/2016
(Must be owner of record)

MAILING ADDRESS: 146 Sleepy Hollow Rd
Hollister, MO 65672

TELEPHONE: 417-334-1579 **EMAIL:** designingwoman3@aol.com

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

2H - 10-17-16
2H - 11-14-16
=V - 11-21-16

Property Information

ACCESS TO PROPERTY (street # and name): _____

146 Sleepy Hollow Rd/Hollister, MO 65672

Number of Acres (or sq. ft. of lot size): 61X227

PARCEL #: 18-70-26-003-001-025.000

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 210 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): SIESTA COVE

Lot # (if applicable) 50 BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. 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.)

Change single residential to







Bed and Breakfast



Overview



Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits
- Floodplains**
-  A
-  AE

Parcel ID	18-7.0-26-003-001-025.000	Alternate ID	n/a	Owner Address	STEVENSON JOHN P & A LYNNETTE - TRUSTEES
Sec/Twp/Rng	26-22-22	Class	n/a		146 SLEEPY HOLLOW RD
Property Address	146 SLEEPY HOLLOW RD	Acres	n/a		HOLLISTER MO 65672-
District	5CWX				
Brief Tax Description	SIESTA COVE SIESTA COVE LT 50				

(Note: Not to be used on legal documents)

The floodplain data represented has been imported via the FEMA digital Flood Insurance Rate Map (FIRM) which became effective on March 15, 2012. However, FEMA does not recognize this floodplain layer as the official FIRM.

Date created: 9/27/2016

 Developed by
The Schneider Corporation



Stevenson Bed & Breakfast



18-7.0-26-003-001-025.000



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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: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Windmill

NAME OF APPLICANT: Paul Wrablica III
(Must be owner of record)

SIGNATURE:  **DATE:** 9/27/2016
(Must be owner of record)

MAILING ADDRESS: 3804 W. 75th Street, Prairie Village, KS 66208

TELEPHONE NUMBER: 913-449-4774

Representative Information

NAME OF REPRESENTATIVE: MW Towers, LLC

MAILING ADDRESS (rep.): 3804 W. 75th Street, Prairie Village, KS 66208

TELEPHONE NUMBER (rep.): 913-226-5736 (Caroline Bond)

Property Information

ACCESS TO PROPERTY (street # and name): _____

169 Windmill Road, Hollister, Mo 65673

Number of Acres (or sq. ft. of lot size): 4.7 acres

PARCEL #: 18-7.0-36-000-000-015.00

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 36 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): n/a

Lot # (if applicable) n/a BLOCK # n/a

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM: unk

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM: unk

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

PROJECT: WINDMILL

169 Windmill Road, Hollister, MO

PROPOSED PROJECT:

This proposed project is for the construction of an unmanned wireless communications tower located deep into the property where a ramshackle mobile home and related outbuildings originally sat

SITE:

The proposed tower location/compound location is located towards the back of the property where the original mobile home sat. It is near a substation property. This location was chosen because it is substantially set back from the street, is adjacent to the substation where it will "blend in", and the compound equipment would be heavily shielded by existing trees and other ground cover on the other property lines. The original dilapidated mobile home & its foundation have been removed. The dilapidated detached garage & freestanding shed have also been removed.

The proposed tower is a 255' self-support tower equipped with an appropriate anti-climbing device that will be surrounded by a six (6) foot chain link security fence topped by three (3) strands of barb-wire. The tower itself will be placed so that it is at least 255' from the rear property line. The compound will be chain-locked & will house various carriers' radio equipment. The compound will be graveled in a similar style to the substation compound. This location is in an existing cleared area, so the existing tree cover and other vegetation will remain in substantially the same state as prior to the construction. The access road will remain the same, but will be improved by adding additional gravel.

The gate at the road will remain, although the existing one may be replaced with one that is substantially similar to the existing gate. It will be padlocked to deter unauthorized visitors.

Signage on the fence will include tower owner contact information, an emergency phone number, any FCC signage requirements, a "No Trespassing" sign & a "High Voltage" sign.

TOWER/LIGHTING:

The proposed tower is a 255' self-support tower. Because it is over 200', the FAA will require the tower to be lit. The lights will burn medium intensity white during the day and red flashing lights at 30 pulses/minute at night. The lights will be monitored to ensure they are continuously active. The tower base will be contained within the compound. There will be no guy wires or any other anchor or related structure outside of the proposed compound.

There are no other tower sites in the vicinity of this proposed site. This proposed site will be designed/constructed to house multiple carriers.

TRAFFIC ACTIVITY:

Once construction is complete, there will be minimal vehicular traffic to the site. Since most of the work is accomplished electronically off-site, at peak traffic, this site may see 3-4 pick-up truck visits/month.

COMPLIANCE:

The tower, as erected, will meet or exceed any requirements of the Federal Aviation Administration ("FAA") and the Federal Communications Commission ("FCC") as well as all other federal, state, and local laws and regulations applicable to the telecommunications industry.

CO-LOCATION:

The proposed tower will be designed as a 4 carrier pole and there will be plenty of room in the compound for each carriers' radio equipment.

OTHER:

MW Towers, LLC affirms that the tower, as erected, will meet or exceed any requirements of the Federal Aviation Administrations ("FAA") and the Federal Communications Commission ("FCC") as well as all other federal, state and local laws and regulations applicable to the telecommunications industry. MW Towers, LLC will also assure that the telecommunications facility will comply with all applicable state and local building and electrical codes.

Utilities required are electricity and telephone. As with similar installations, bot services will be brought to the compound and will have enough capacity to accommodate future collocations.

MW Towers, LLC proposes to use the existing access drive.

WINDMILL ROAD

PART OF THE NE 1/4, SECTION 36, T22N, R22W,
IN TANEY COUNTY, MISSOURI

PROPERTY DESCRIPTION: Parent Parcel as Provided

ALL THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 36, TOWNSHIP 22, RANGE 22, LING SOUTH AND EAST OF U.S. HIGHWAY 265, AS NOW LOCATED (JANUARY 2001)

EXCEPT ANY PORTION LYING WITHIN ROADWAY (HIGHWAY 265 REFERRED TO IS NOW AS "OLD HIGHWAY 265")

PARCEL ID #18-7-0-36-000-000-015,000

THIS BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., 5/8/04 TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT IN A GSEED DATED NOVEMBER 01, 2013 AND RECORDED NOVEMBER 05, 2013 AS INSTRUMENT NO. 2013L48576.

NOTE: The parent parcel graphically shown hereon, in full or in part, is the same as that described above.

Property information shown hereon was provided by First American Title Insurance Company, File No. RMT-528915-7, effective April 28, 2016.

Schedule B-II Information:

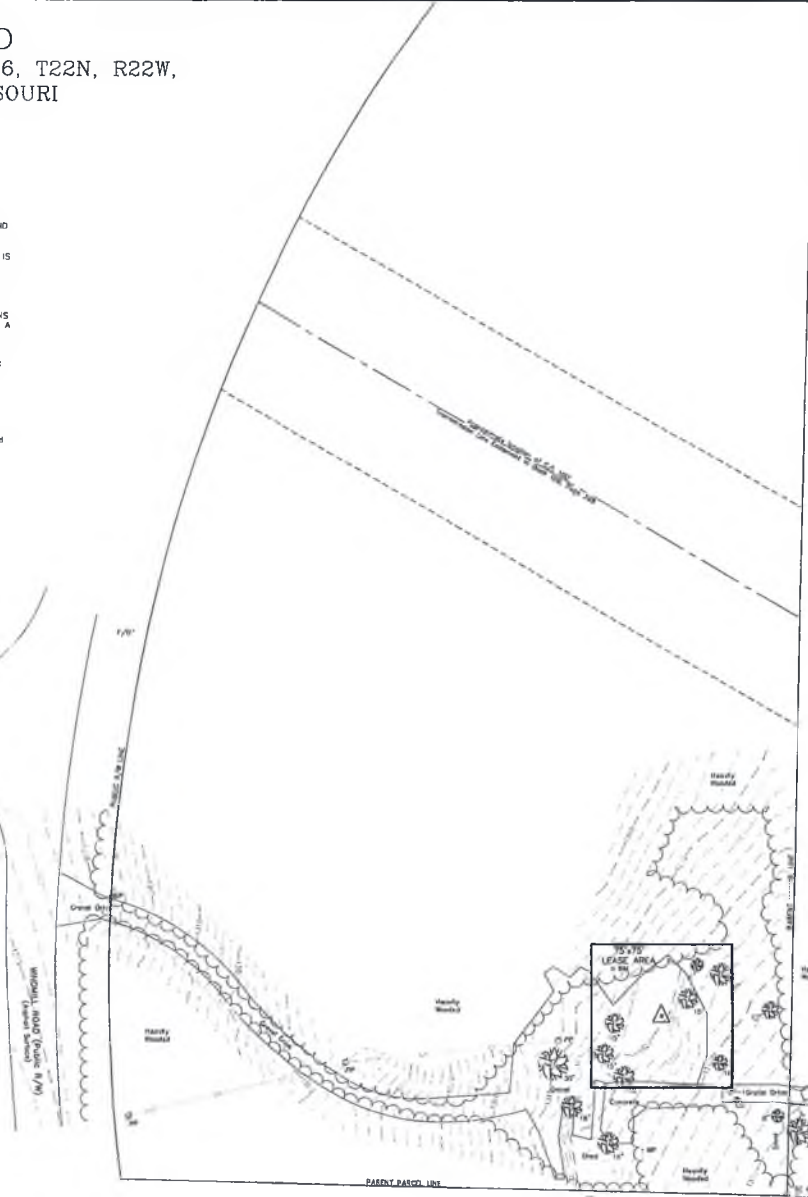
6. Affidavit of Affraction as Inst. No. 2013L32724. (Document not provided not the type to be depicted hereon)

PROPERTY LEGEND

RIGHT OF WAY MARKER	R/W
SECTION CORNER	⊠
FOUND CORNER	○
RIGHT OF WAY	R/W
CENTERLINE	CA

LEGEND

POWER POLE	⊙
ANCHOR	⊠
WATER METER	⊙
PIEGER OF TIC MARKER	- S/D
GATE POST	⊠
WATER PUMP	⊙
FENCE POST	⊠
PROPOSED TOWER	⊠
TREE (DIA.)	⊙
TREE LINE	⊙
OVERHEAD POWER LINE	⊙
BENCHMARK	⊠
CONTROL POINT	⊠

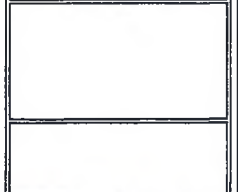


BENCHMARK
Top of 1/2" Iron Bar w/
Central Cap at CP-1
Elevation = 1327.44ft

PROPOSED CELL TOWER DATA
Center of Tower
Lot 30°32'56.53" North
Long 93°15'36.23" West
Ground Elevation = 1320ft

CERTIFICATION:
I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUNDS OF THE LEASE AREA, AND ASSOCIATED EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY B. LOVELACE MO-LS2580
DATE: 08-15-16; ADDED ADDITIONAL TOPS
08-24-16; REV. PER COMMENTS



LOVELACE & ASSOCIATES
Land Surveying - Land Planning
Telephone: 616-347-9977
119 E. 3rd Street, Leola, Missouri 64668
Phone: (816) 347-9977 Fax: (816) 347-9979

SURVEY COORDINATED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 81
LEC'S SUMMIT, MO 64083
TELEPHONE: 616-347-9977
FAX: 616-347-9979

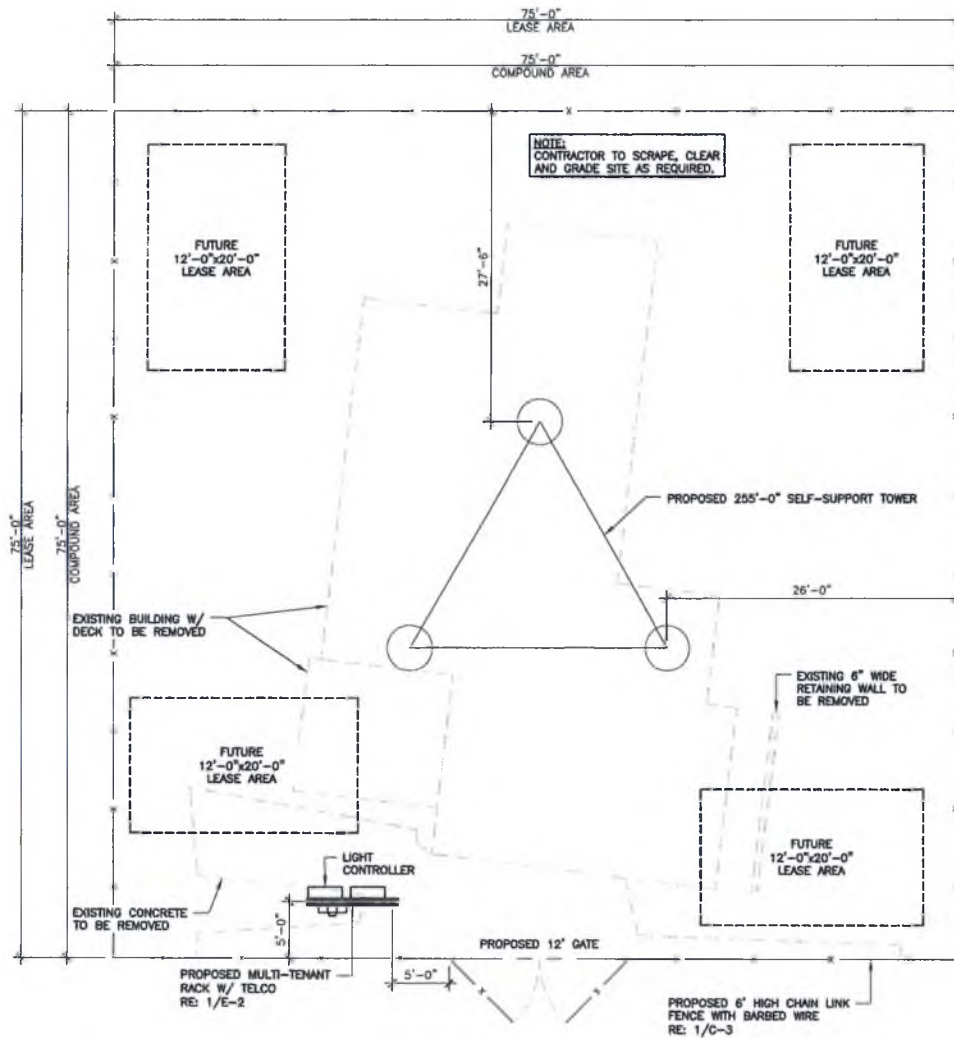
SURVEY PRINTED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 81
LEC'S SUMMIT, MO 64083
TELEPHONE: 616-347-9977
FAX: 616-347-9979

SURVEY PRINTED FOR:
NW TOWERS LLC
1004 WEST 17TH ST.
PHAIRIE VILLAGE, #3 66208
TELEPHONE: 913-449-4774

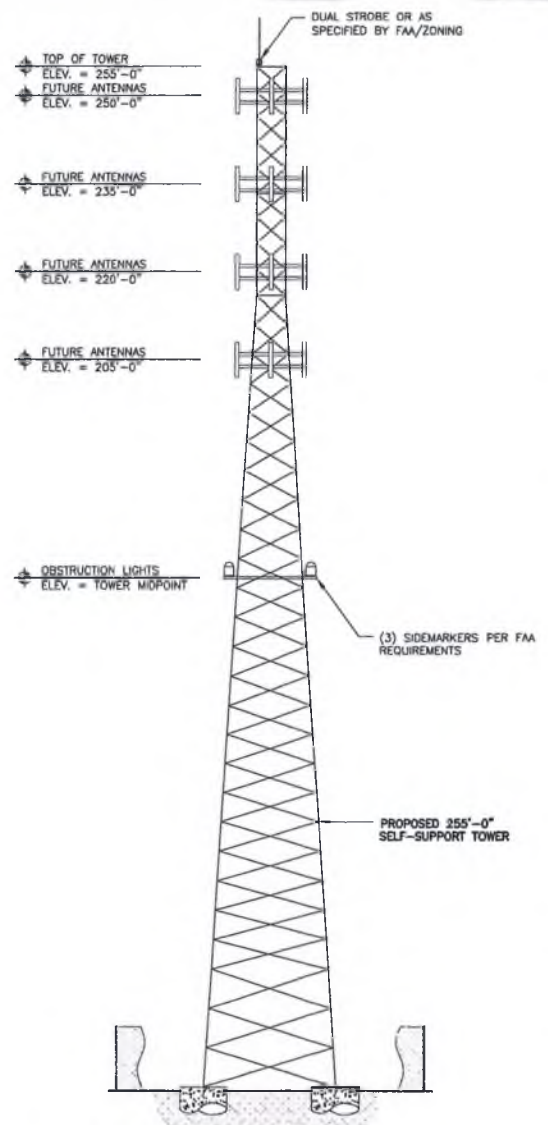
FLOOD NOTE
According to my interpretation of Community Flood Map No. 2013C0260E of the Flood Insurance Rate Map for Taney County, Missouri, dated 03-15-12, the subject property is in Flood Zone "X", is "Area determined to be Outside 500 year flood plain."

CALL BEFORE YOU DIG - MISSOURI - 811
1-800-844-7463
TOLL FREE
MISSOURI ONE CALL SYSTEM, INC.

SITE ID: M
SITE NAME: WINDMILL ROAD
SITE LOCATION:
265 ORIGINAL RD,
HOLLISTER, MO
LA PROJECT NO.: 16283
DRAWN BY: J.B.L.
CHECKED BY: J.B.L.
DATE: 08-11-16
FIELDWORK DATE: 08-15-16
SHEET NUMBER
1 OF 1



1 OVERALL SITE PLAN
SCALE: 0 5 10 15 25



2 TOWER ELEVATION
SCALE: N.T.S.



WINDMILL ROAD
169 WINDMILL RD
HOLLISTER, MO 65672
PROPOSED SELF-SUPPORT TOWER

PROJECT NO: 18838.001
CHECKED BY: SLM

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	9/13/18	GDJ	PRELIMINARY REVIEW
B	9/17/18	GDJ	PRELIMINARY REVIEW

B+T ENGINEERING, INC.
E-2009007312
Expires 12/31/17

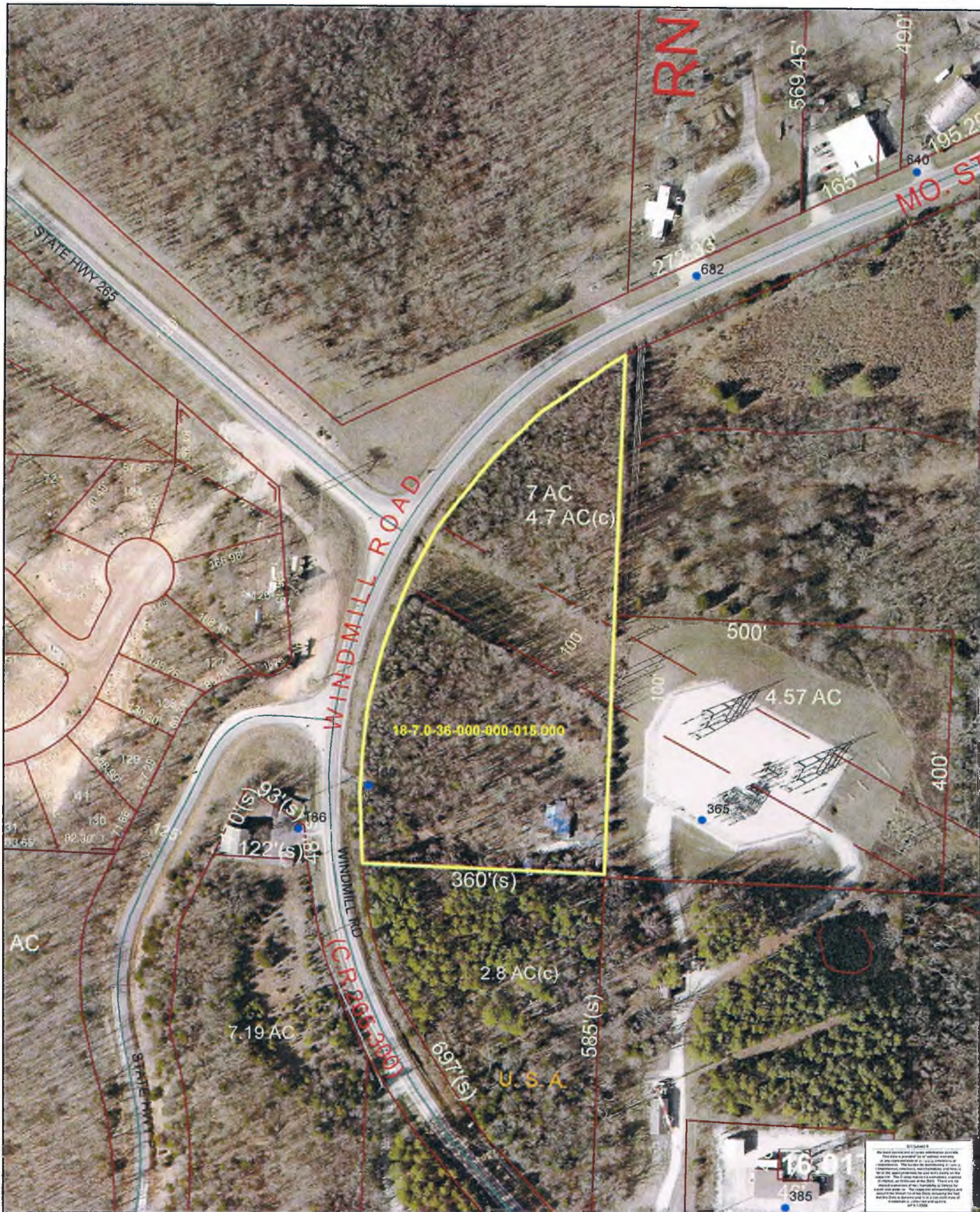
**THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED
DOCUMENT**

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-1** REVISION: **B**



Windmill Tower



DISCLAIMER:
This document is a computer-generated map. It is not a legal document and should not be used as such. It is for informational purposes only. The information contained herein is based on the best available information at the time of preparation. No liability is assumed for errors or omissions. The information is provided "as is" and without warranty. The user assumes all liability for any use of this information. © 2008 State of California. All rights reserved.



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#16-25

**APPLICATION FOR CONCEPT
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NAME OF PROJECT: 1159 Bee Creek Rd

NAME OF APPLICANT: Ben Barton
 (Must be owner of record)

★ SIGNATURE: Ben Barton, Trustee Ben & Pauline Barton Estate DATE: 9/29/16
 (Must be owner of record)

★ MAILING ADDRESS: 9844 Blaine Dr. Bryan IL

★ TELEPHONE: 815-742-4583 EMAIL: bgbarton3@gmail.com

Representative Information

NAME OF REPRESENTATIVE: Jeramie L. Worley

MAILING ADDRESS (rep.): 157 Arist Mill RD, Branson, mo 65616

TELEPHONE NUMBER (rep.): 417-251-417-231-6290

CH-10-17-16
 PH-11-14-16
 FV-11-21-16

Property Information

ACCESS TO PROPERTY (street # and name): _____

1159 Bee Creek RD, Branson, mo

Number of Acres (or sq. ft. of lot size): 3.65 see attached Survey

PARCEL #: 08-5.0-21-000-002-009.000

(This number is on the top left hand corner of your property tax statement)

SECTION: 21 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS:

(Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: OFFICE USE

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. 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.)

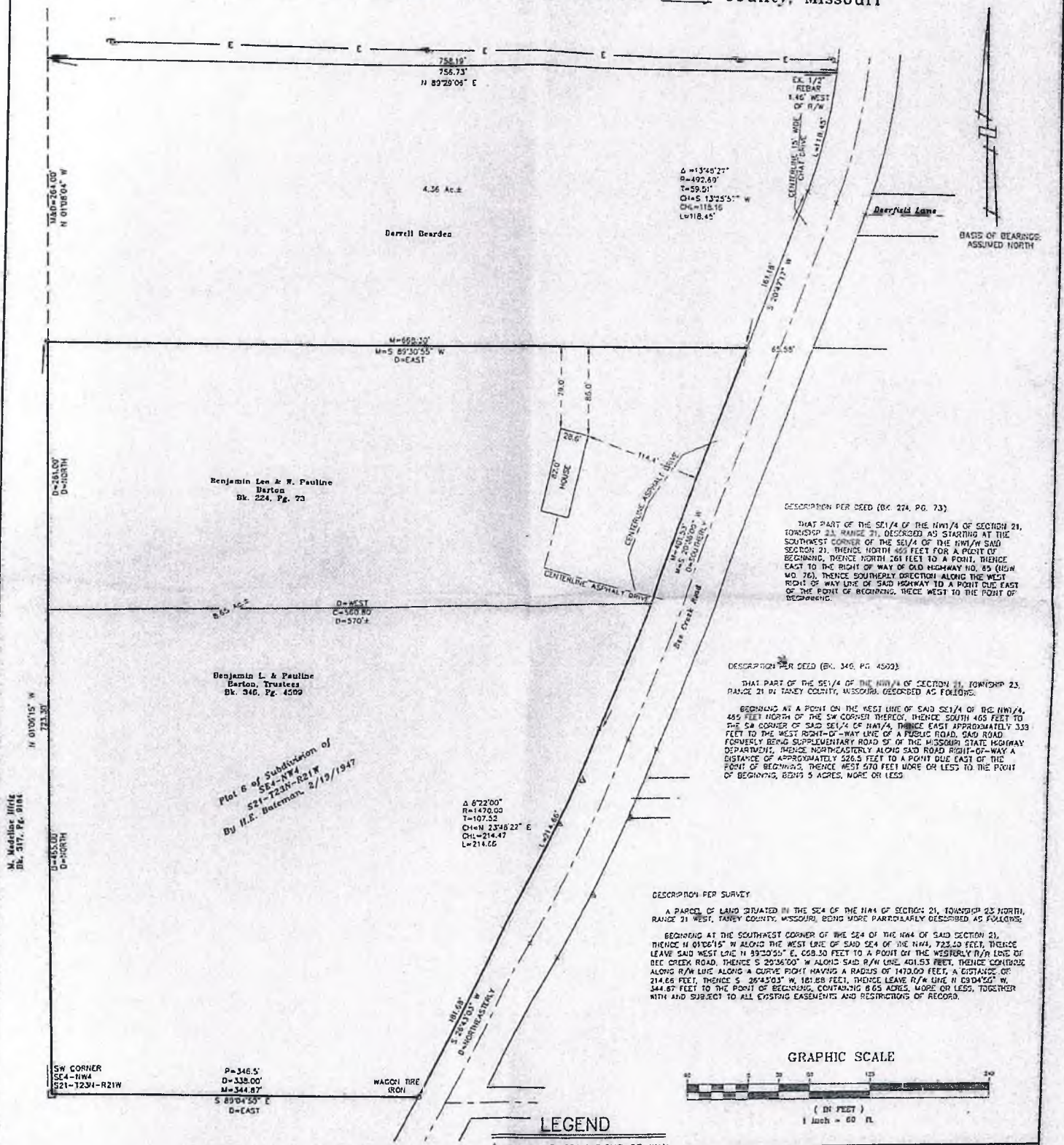
The Goal of the change of use is to use property as a small office such as a real estate office with an identifying sign out front. The representative is JERAMIE WISELEY and is purchasing the property from the Applicant.

existing structure SFD

PLAT OF SURVEY

Ordered By Ben Barton Date: April 4, 2005

Section 21, Township 23 North, Range 21 West, Taney County, Missouri



DESCRIPTION PER DEED (BK. 274, PG. 73)
 THAT PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 23, RANGE 21, DESCRIBED AS STARTING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 SAID SECTION 21; THENCE NORTH 465 FEET FOR A POINT OF BEGINNING; THENCE NORTH 261 FEET TO A POINT; THENCE EAST TO THE RIGHT OF WAY OF OLD HIGHWAY NO. 65 (HIGHWAY 76); THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

DESCRIPTION PER DEED (BK. 346, PG. 4509)
 THAT PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 23, RANGE 21 IN TANEY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF SAID SE 1/4 OF THE NW 1/4, 485 FEET NORTH OF THE SW CORNER THEREOF; THENCE SOUTH 465 FEET TO THE SW CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE EAST APPROXIMATELY 339 FEET TO THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD, SAID ROAD FORMERLY BEING SUPPLEMENTARY ROAD OF THE MISSOURI STATE HIGHWAY DEPARTMENT; THENCE NORTHEASTERLY ALONG SAID ROAD RIGHT-OF-WAY A DISTANCE OF APPROXIMATELY 326.5 FEET TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST 570 FEET MORE OR LESS TO THE POINT OF BEGINNING, BEING 5 ACRES, MORE OR LESS.

DESCRIPTION PER SURVEY
 A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE N 01°06'15\"/>



LEGEND

- △ = EXISTING RIGHT-OF-WAY MARKER.
- = EXISTING IRON PIN (EXCEPT AS NOTED)
- = 1/2" (#4) SET REBAR.
- = UTILITY POLE
- = WIRE FENCE.
- P.O.B. = POINT OF BEGINNING.
- M = MEASURED.
- D = DEED.
- P = PLAT.
- C = COMPUTED.

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

MIDWEST SURVEYORS	
P.O. BOX 754, BRANSON, MO. 65613 TELEPHONE (417) 334-5195 FAX (417) 337-9285	
DATE: April 4, 2005	DRAWN BY: TCM
SCALE: 1"=60'	CHECKED BY: RJA
DRAWING NO.: 05-8080	REF: