

08-51

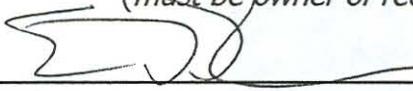
APPLICATION FOR CONCEPT

**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
AND ~~and~~ 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.

Sketch

PLAT OF SURVEY

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

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

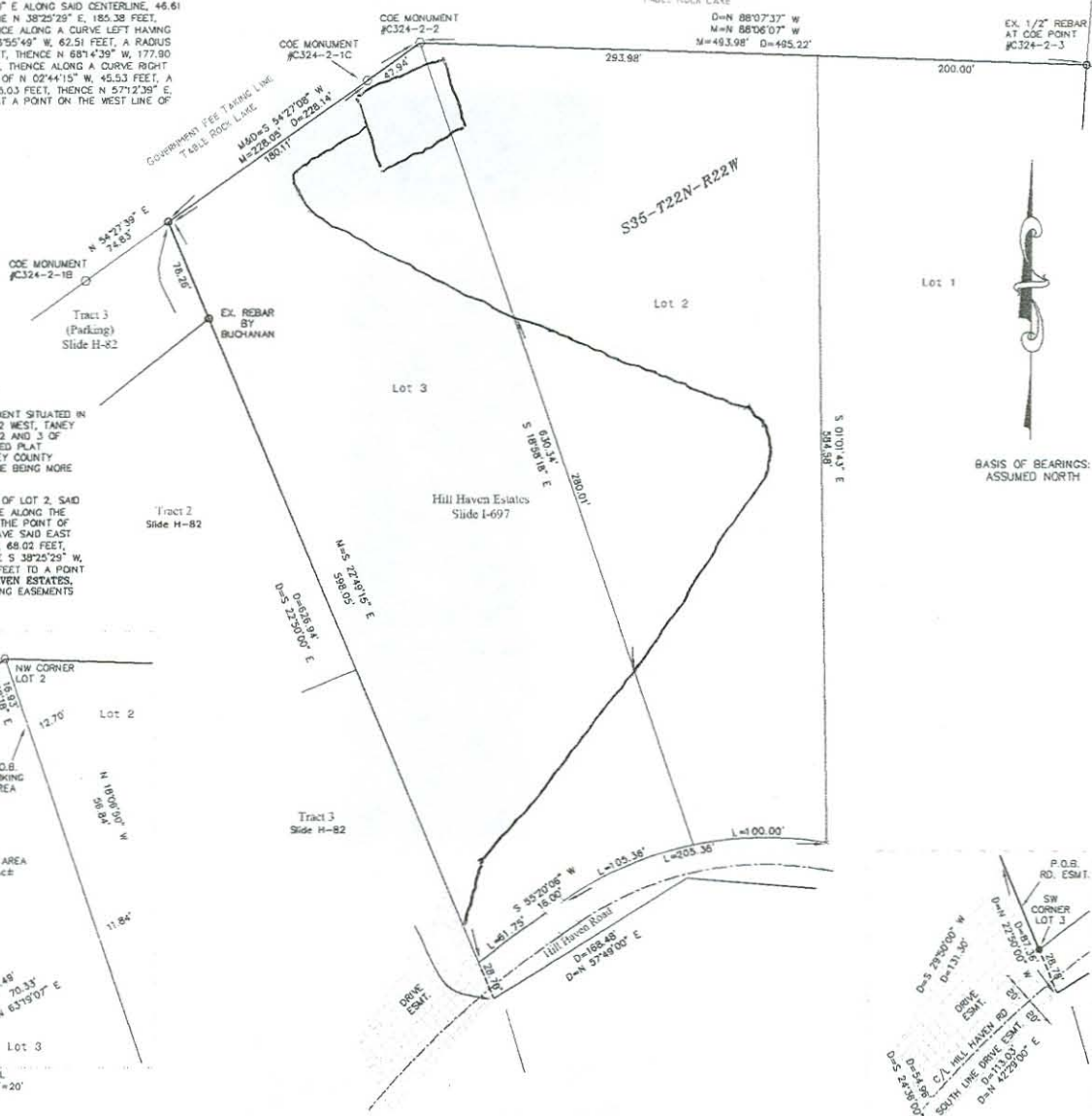
DESCRIPTION ROAD EASEMENT:

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, 189.38 FEET, THENCE W 34°23'00" E, 127.21 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°47'39" W, 177.80 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.

GOVERNMENT FEE TAKING LINE
TABLE ROCK LAKE
D=N 88°07'37" W
M=N 88°06'07" W
M=493.98' D=485.22'

EX. 1/2" REBAR
AT COE POINT
#C324-2-3



BASIS OF BEARINGS:
ASSUMED NORTH

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, 189.38 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°38'18" 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.

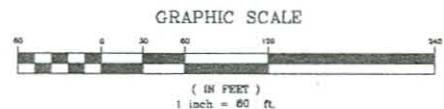
SURVEYOR'S STATEMENT

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.
- P.O.B. = 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: January 10, 2008	DRAWN BY: TCM
SCALE: 1"=60'	CHECKED BY: RJA
REF: 07-8482SD/6-0708061 ad	PROJ.:
DRAWING NO.: 6-0708061 sdesmt	SHEET: 1 OF 1



Hill Haven Est Dock Owners Assoc. Easement



DISCLAIMER
Tazewell County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or representation. The burden for determining accuracy, completeness, fitness, merchantability and fitness for or the appropriateness for use rests solely on the user. The user agrees to hold the County harmless for any errors or omissions, and to the use of the Data. The user agrees to accept the limitations of merchantability or fitness for a particular purpose. This requester acknowledges and accepts the limitations of the Data, including the fact that the Data is for informational purposes only and is not intended for legal, financial, or other professional advice or for any other purpose. The user agrees to hold the County harmless for any errors or omissions, and to the use of the Data. The user agrees to accept the limitations of merchantability or fitness for a particular purpose. This requester acknowledges and accepts the limitations of the Data, including the fact that the Data is for informational purposes only and is not intended for legal, financial, or other professional advice or for any other purpose. MP 09/02/06