


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): Hill Haven off 265

~~_____~~ # 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.
~~and~~

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 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 22°49'15" W ALONG THE WEST LINE OF SAID LOT 3, 25.23 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°25'20" 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 52°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°12'35" 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 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 01°14'37" 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, 48.02 FEET, THENCE S 34°23'00" W, 127.21 FEET, THENCE S 38°25'20" 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:

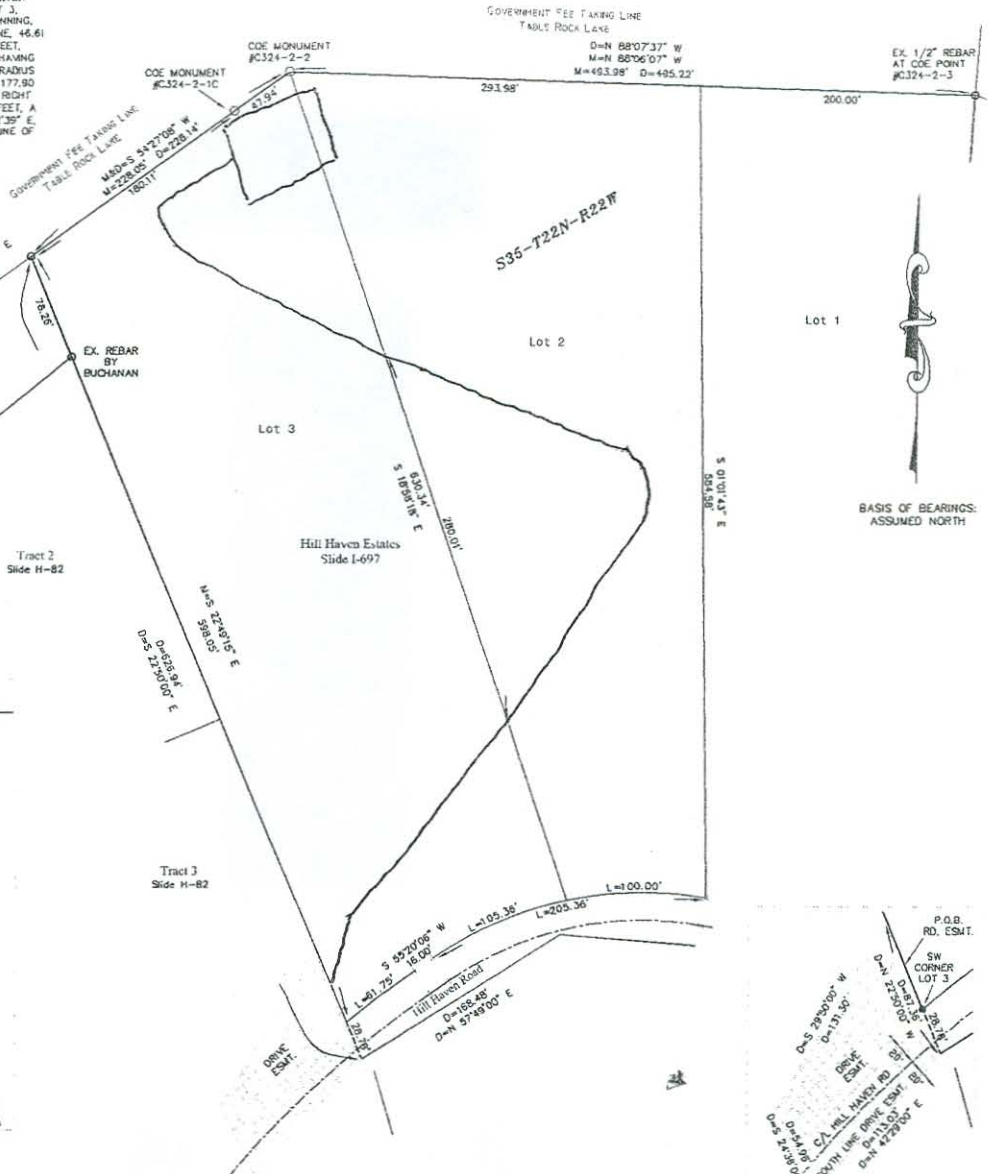
A PARKING AREA BEING A PART OF LOTS 2 AND 3, HILL HAVEN ESTATES, SITUATED IN SECTION 35, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF FOUND IN SLIDE 1, PAGE 687, TANEY COUNTY RECORDER OF DEEDS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, SAID HILL HAVEN ESTATES, THENCE S 18°06'50" 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" W, 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

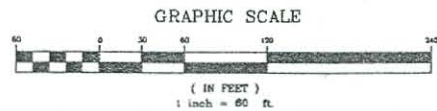
I HEREBY STATE THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LANDS DESCRIBED HEREON AND FOUND CONDITIONS TO BE AS INDICATED. THIS SURVEY IS IN ACCORDANCE WITH STANDARDS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

LARRY A. GARDNER R.L.S. 1438



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 ademat	SHEET: 1 OF 1

Fax from: Eric Token
Re: Hill Haven Estates

Fax to Banta Kisseel
417.546.6861

CESWL-OP-TR

07 July 2006

MEMORANDUM FOR Table Rock Project Office Personnel

SUBJECT: Project Policy #06-02, Access and Parking for Private Community Docks
(Supersedes Standard Operating Procedure, Access to Private Community Docks dated 2 August 2000)

1. **POLICY:** It is the intent of this policy to provide an updated standard operating procedure regarding requirements for access and parking for private community docks on Table Rock Lake.

2. **BACKGROUND:** There have been an increasing amount of controversial issues regarding access and parking for the addition of slips to existing docks and relocation of existing docks. In addition, certain counties surrounding Table Rock Lake are now requiring applicants to obtain approval from their respective Planning and Zoning Offices prior to allowing any new easements for access and parking on private property. These issues are not addressed in the *Standard Operating Procedure for Access to Private Community Docks dated 2 August 2000*. Therefore, an updated policy is needed to address these issues.

3. **GUIDANCE:** The applicant must prove legal access to the shoreline by either public road, ownership of adjoining property, or right of access across adjoining property." That access must be located within "200 feet or a reasonable distance a person could carry a motor, fishing tackle, and other related gear" to a potential dock site at the 915 msl elevation. Documentation must be submitted to the Corps of Engineers proving the applicant and all slip owners, present and future, have deeded or dedicated access and parking. Examples of acceptable documentation are as follows:

a. Access and Parking on Private Property:

(1) Receipt of a recorded dedicated easement for access and parking on private property for slip owners. The access and parking must be located within 200' from the 915 msl elevation where the dock site is being considered. In instances where there is greater than 200' from the 915 msl elevation to the Government Fee Take Line (GFTL), access and parking must be located adjacent to the dock site being considered. One 10'X20' parking space will be required for every three slips in new and relocated docks. In situations where slips are being added to an existing dock, only the additional slips will require parking. The access and parking easement must be perpetual and generic in nature so it allows current and future boat slip owners the right to cross adjacent private property for access to the GFTL. This easement must be recorded in the County Recorders Office and attached to the property deed. This easement must be from the landowner and may be dock specific. If the easement is located in a county that requires approval from their Planning and Zoning Office, documentation of approval is required.

(2) Dedicated parking will not be required for relocated one and two stall docks. However, applicants must be able to provide a copy of a land deed showing ownership of



Hill Haven Est Dock Owners Assoc. Easement



DISCLAIMER
Taryn County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.
MP 01/2006