

08-68

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: Red Rock Hollow

NAME OF APPLICANT: Frank Turner
(must be owner of record)

SIGNATURE Frank Turner
DATE: 11-10-08
(must be owner of record)

MAILING ADDRESS: P.O. Box 832 Hollister, MO, 65673

TELEPHONE NUMBER: 417-334-7992

NAME OF REPRESENTATIVE: Wolfe Surveying Inc.

MAILING ADDRESS (rep.): 800 state Hwy 248 Building 4 Suite D Branson, MO, 65616

TELEPHONE NUMBER (rep.): 417-334-8820

ACCESS TO PROPERTY (street # and name): Tate Road

of Acres (or sq. ft. of lot size): 18.76

PARCEL # 19-6.0-14-000-000-002.000

SECTION: 14 TOWNSHIP: 21 RANGE: 22

SA- 12-4
CH- 12-15
PH- 1-12
EV- 1-20

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.)

Requesting parcel to be subdivided into five residential parcels for single family homes.

DESCRIPTION AND EXECUTION OF PLAT:

WE, FRANK TURNER AND TAMMIE TURNER, HUSBAND AND WIFE DO HEREBY CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED TRACT OF LAND:

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SE4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING REBAR AT THE SOUTHEAST CORNER OF THE NE4 OF THE SE4 OF SAID SECTION 14, THENCE S 89°18'44" W ALONG THE SOUTH LINE OF SAID NE4 OF THE SE4, 1268.62 FEET TO A SET REBAR, THENCE LEAVE SAID SOUTH LINE N 16°20'54" E, 621.00 FEET TO A SET REBAR, THENCE S 89°17'23" W, 268.00 FEET TO AN EXISTING REBAR ON THE EASTERLY R/W LINE OF A FORTY (40.0) FOOT-WIDE COUNTY ROAD, THENCE N 16°29'54" E ALONG SAID R/W LINE 173.72 FEET TO AN EXISTING REBAR, THENCE LEAVE SAID R/W LINE N 89°17'23" W, 1325.79 FEET TO AN EXISTING REBAR, THENCE S 00°54'30" E, 864.12 FEET TO THE POINT OF BEGINNING, CONTAINING 18.76 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

SAID LAND HAS BEEN SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION IS TO BE HEREAFTER BE KNOWN AS RED ROCK HOLLOW. ALL STREETS, RIGHT-OF-WAYS AND ROADS SHOWN HEREON ARE RELINQUISHED AND DEDICATED TO THE USE OF THE PUBLIC AND ALL UTILITY EASEMENTS SHOWN HEREON ARE RELINQUISHED AND DEDICATED TO THE USE OF THE APPROPRIATE UTILITY COMPANY.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____ 2008.

FRANK TURNER _____

TAMMIE TURNER _____

**ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF TANEY**

ON THIS _____ DAY OF _____ 2008, BEFORE ME PERSONALLY APPEARED FRANK TURNER AND TAMMIE TURNER, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO BEING DULY SWORN BY ME DID DEPOSE AND SAY THAT THEY HAD EXECUTED THE FOREGOING INSTRUMENT, SIGNED THEIR NAMES THERE TO BY THEIR FREE ACT AND DEED.

SEAL OR STAMP NOTARY PUBLIC

MY COMMISSION EXPIRES _____

OFFICE OF TANEY COUNTY 911 ADMINISTRATOR:

APPROVED BY THE OFFICE OF TANEY COUNTY 911 ADMINISTRATOR THIS _____ DAY OF _____ 2008.

911 REPRESENTATIVE

TANEY COUNTY PLANNING COMMISSION CERTIFICATION:

APPROVED BY THE TANEY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 2008.

CHAIRMAN:

THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT CODE.

ADMINISTRATOR:

THE PRELIMINARY PLAT OF RED ROCK HOLLOW LOCATED IN THE N1/2 OF THE SE1/4 OF SECTION 14, T21N, R22W OF THE 5th PRINCIPAL MERIDIAN TANEY COUNTY, MISSOURI OWNED AND DEVELOPED BY FRANK AND TAMMIE TURNER

FLOOD CERTIFICATION:

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP, MAP NUMBER 28213C02760, PANEL 275 OF 500 TANEY COUNTY, MISSOURI, MAP EFFECTIVE DATE: SEPTEMBER 29, 2006.

CLASSIFICATION OF SURVEY:

"SUBURBAN SURVEY"

TITLE SOURCE:

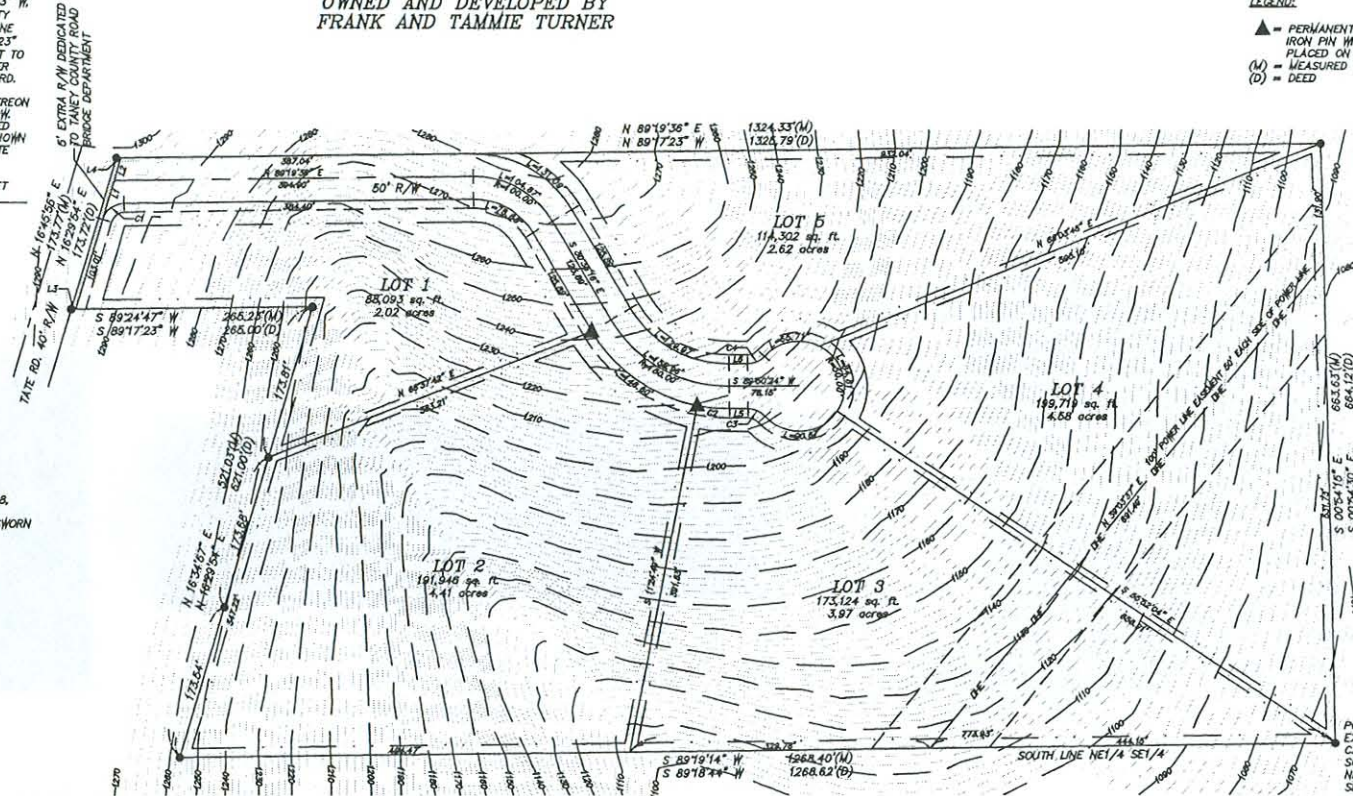
GENERAL WARRANTY DEED BOOK 257, AT PAGE 608.

BASIS OF BEARING:

SUBDIVISION PLAT

LEGEND:

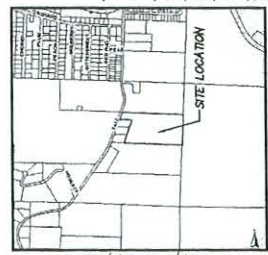
- ▲ = PERMANENT MONUMENT - 5/8" IRON PIN WITH ALUMINUM CAP PLACED ON TOP OF THE PIN
- (M) = MEASURED
- (D) = DEED



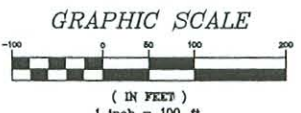
CURVE	LENGTH	RADIUS
C1	31.66'	25.00'
C2	30.85'	175.00'
C3	21.03'	25.00'
C4	21.03'	25.00'

LINE	LENGTH	BEARING
L1	44.65'	N 16°45'58" E
L2	26.20'	N 16°45'58" E
L3	6.84'	S 89°24'17" W
L4	6.84'	N 89°15'35" E
L5	20.24'	S 89°20'24" W
L6	20.24'	S 89°20'24" W

POINT OF BEGINNING
EX 1/2" IRON PIN
CAPPED LS 1458
SOUTHEAST CORNER
NE1/4 SE1/4
SEC. 14, T21N, R22W



VICINITY MAP
NOT TO SCALE



PLAT NOTES:

1. ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
2. EASEMENTS:
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES EXCEPT SHOWN HEREON.
3. SETBACKS:
25 FEET OFF OF ALL SUBDIVISION ROADS 1/2 REQUIRED FRONT SETBACK OFF ALL SIDE CORNER LOTS
7 FEET OFF ALL SIDE LOTS
10 FEET OFF ALL BACK LOTS
4. ALL LOTS CORNERS WERE STAKED WITH 1/2" REBARS WITH P.L.S. CAP PLACED ON TOP OF PIN, UNLESS NOTED DIFFERENTLY ON PLAT.
5. RESTRICTIVE COVENANTS ARE FILED FOR RECORD AND ARE RECORDED IN THE RECORDS OF TANEY COUNTY RECORDER'S OFFICE IN BOOK _____ AT PAGE _____ DATED _____ 20____.
6. ALL ROADS SHOWN ON PLAT HAVE A 60' RIGHT-OF-WAY.
7. AREAS
THE TOTAL AREA OF THE PROPERTY IS ±18.74 ACRES.
THE TOTAL LOT AREA IS ±17.60 ACRES.
THE TOTAL ROAD AREA ±1.11 ACRES.
THE TOTAL AREA OF EXTRA R/W DEDICATED TO THE TANEY COUNTY ROAD AND BRIDGE DEPARTMENT IS ±0.03 ACRES.

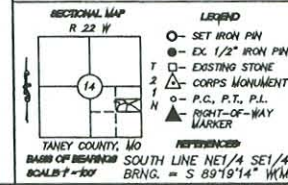
Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF: FRANK AND TAMMIE TURNER, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2100
JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for: **FRANK AND TAMMIE TURNER**



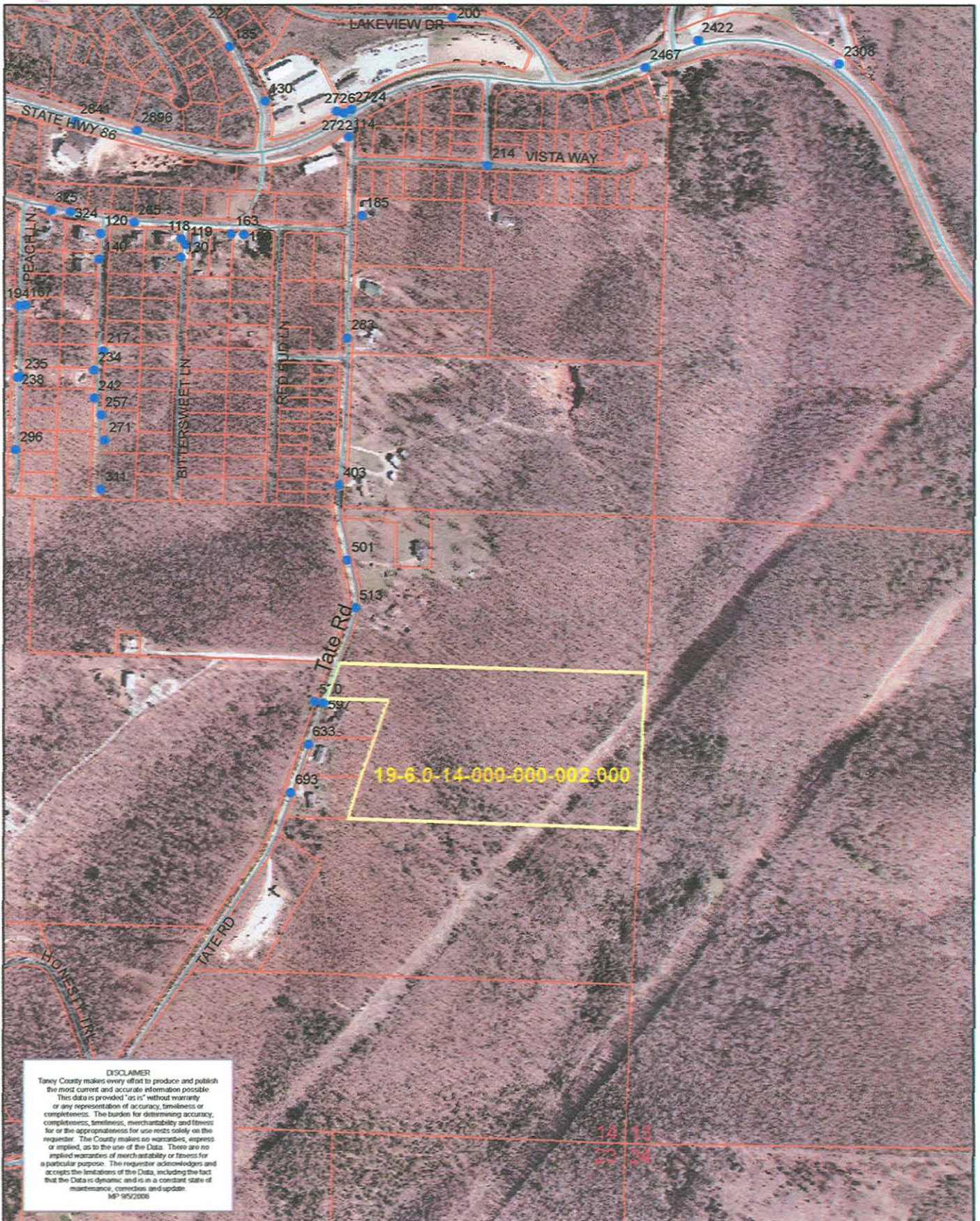
WOLFE SURVEYING, INC.
EDDIE D. WOLFE P.L.S. 2100 (PRESIDENT)
PATRICK W. BROWN (VICE PRESIDENT)
JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)
800 State Highway 248, Building 4, Suite D, Branson, MO 65616
Phone: 417-334-8820 Fax 417-334-5181

SHEET: 1 OF 1
DATE: 11-10-08
DRAWN BY: [Signature]
REV: [Signature]

W.O. #2112 DWG #2112-PRE-SUB



Red Rock Hollow



DISCLAIMER
 Taney 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 9/5/2006

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 22 24