

**CITY OF BRANSON WEST**

**BILL NO. 24-11**

**ORDINANCE NO. 11-2024**

**AN ORDINANCE ANNEXING REAL PROPERTY OWNED BY ROCHELLE D. POLLARD AND ROBERT L. MORRILL JR. INTO THE CITY OF BRANSON WEST.**

**WHEREAS**, on July 9, 2024, a properly and duly posted public hearing was held by the Board of Aldermen to act upon a voluntary annexation petition signed by the property owner of property, herein described in Section 1, requesting annexation of said property into the City of Branson West, Missouri; and

**WHEREAS**, at said public hearing, all interested persons, corporations, or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation and no objections were filed; and

**WHEREAS**, said property was determined to be described as adjacent and contiguous to the present corporate limits of the City of Branson West, Missouri; and

**WHEREAS**, the Board of Aldermen of the City of Branson West, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the city and is able to furnish normal municipal services to said area within a reasonable time after annexation.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON WEST AS FOLLOWS:**

**SECTION 1.** Pursuant to the provisions of Section 71.012 RSMo., as amended, the following described real estate is hereby annexed into the City of Branson West, Missouri

**LEGAL DESCRIPTION OF PROPERTY**

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) LYING EAST OF STATE HIGHWAY NO. 13 IN SECTION 1, TOWNSHIP 23 NORTH, RANGE 23 WEST, CONTAINING 1 ACRE, MORE OR LESS; THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 23 WEST; ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 23 WEST, DESCRIBED AS BEGINNING AT A POINT 400 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE NORTH 400 FEET, THENCE WEST ALONG THE NORTH BOUNDARY OF SAID 40 ACRES TO THE NORTHWEST CORNER; THENCE SOUTH TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE EAST 400 FEET, THENCE IN A NORTHEASTERLY DIRECTION FOLLOWING THE PRIVATE ROAD TO THE POINT OF BEGINNING, BEING ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) LYING WEST OF THE PRIVATE ROAD ACROSS SAID 40 ACRES IN SECTION 1, TOWNSHIP 23 NORTH, RANGE 23, ALL IN STONE COUNTY, MISSOURI, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET OR HIGHWAY PURPOSES,

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AND EXCEPT:

ALL OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), LYING NORTH OF THE PRIVATE ROAD AND EAST OF NEW MISSOURI STATE HIGHWAY 13, ALL IN SECTION 1, TOWNSHIP 23 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, NOW BEING PARTICULARLY DESCRIBED AS BEGINNING AT THE CENTER OF SAID SECTION 1, THENCE SOUTH 01°36'41" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4), 224.96 FEET TO A POINT ON THE EXISTING FENCE LINE, THENCE SOUTH 61°29'26" WEST ALONG SAID LINE 27.18, THENCE SOUTH 39°54'28" WEST ALONG SAID LINE 100.86 FEET, THENCE SOUTH 21°38'56" WEST ALONG SAID LINE 238.58 FEET, THENCE SOUTH 46°45'51" WEST ALONG SAID LINE 96.73 FEET, THENCE SOUTH 49°40'41" WEST ALONG SAID LINE 63.21 FEET, THENCE SOUTH 55°31'45" WEST ALONG SAID LINE 44.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NEW ROUTE "13", AS NOW LOCATED, THENCE NORTH 13°27'47" WEST ALONG SAID RIGHT-OF-WAY 668.61 FEET, THENCE NORTH 00°34'07" EAST ALONG SAID RIGHT-OF-WAY 43.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4), THENCE SOUTH 87°12'55" EAST ALONG SAID NORTH LINE 494.38 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT:

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 855.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, ALONG SAID WEST LINE, 457.75 FEET TO AN EXISTING PIN MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 88°33'06" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), 866.33 FEET TO A POINT ON THE CENTER OF A DRAW; THENCE SOUTH 41°03'54" WEST, ALONG SAID CENTER OF A DRAW, 113.25 FEET; THENCE SOUTH 24°21'36" WEST, ALONG SAID CENTER OF A DRAW, 97.86 FEET; THENCE SOUTH 32°44'05" WEST, ALONG SAID CENTER OF A DRAW, 165.57 FEET; THENCE SOUTH 11°44'16" WEST, ALONG SAID CENTER OF A DRAW, 102.26 FEET; THENCE SOUTH 44°47'57" WEST, ALONG SAID CENTER OF A DRAW, 218.53 FEET; THENCE SOUTH 76°07'38" WEST, ALONG SAID CENTER OF A DRAW, 145.10 FEET; THENCE NORTH 53°04'55" WEST, ALONG SAID CENTER OF A DRAW, 188.68 FEET; THENCE NORTH 68°35'52" WEST, ALONG SAID CENTER OF A DRAW, 77.04 FEET TO THE POINT OF BEGINNING, CONTAINING 8.75 ACRES, MORE OR LESS.

**SECTION 2.** As provided in Section 400.300 of the Zoning Regulations, the subject tract shall be assigned City of Branson West "A-1 Agricultural District" zoning immediately upon passage and approval of this annexation.

**SECTION 3.** This ordinance shall be in effect immediately upon passage and approval.

**ADOPTED** by the Board of Aldermen of the City of Branson West, Stone County, Missouri this \_\_\_\_ day of August, 2024 pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTENTION:

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**APPROVED** by me this \_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Nita Jane Ayres, Mayor  
City of Branson West, Stone County, Missouri

ATTESTED, Filed in my office,  
This \_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Amy McKnight, City Clerk  
City of Branson West, Stone County, Missouri

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Attachment A

11-1.0-01-000-000-003.000

Owner: POLLARD, ROCHELLE D & MORRILL, ROBERT L JR

“Giraffe” annexation



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