



Planning & Zoning Commission Meeting

Monday, October 3, 2022 at 6:30 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

1. CALL TO ORDER

2. ROLL CALL

Commissioners: Susan Aleshire, Brian Maenner, Lynn Behrns, Dale Hughes, Don Bagley, Phil Hoffman, Landon Magley, David Wilkins, Chris Cox

3. PLEDGE OF ALLEGIANCE

4. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

Attachments:

- **planning-zoning-commission-meeting_minutes_2022-06-13_191848** (planning-zoning-commission-meeting_minutes_2022-06-13_191848.pdf)

ACTION AGENDA

5. PRELIMINARY PLAT FOR MYSTIC RIDGE

Attachments:

- **Memo for P&Z Meeting October 3, 2022** (Memo_for_P_Z_Meeting_October_3__2022.docx)
- **Mystic Ridge - 21K081 Subdivision** (Mystic_Ridge_-_21K081_Subdivision.pdf)
- **Mystic Ridge - Rough Grade** (Mystic_Ridge_-_Rough_Grade.pdf)
- **Mystic Ridge - San Swr 9-14-22** (Mystic_Ridge_-_San_Swr_9-14-22.pdf)
- **Mystic Ridge - Street Plans 9-14-22** (Mystic_Ridge_-_Street_Plans_9-14-22.pdf)

6. REQUEST TO VACATE RIGHT OF WAY - KENNY COOLLEY

Attachments:

- **Easement** (Easement.pdf)
- **Parcel Map** (Parcel_Map.pdf)
- **Parcel Map 2** (Parcel_Map_2.pdf)
- **Request to Vacate City Right of Way** (Request_to_Vacate_City_Right_of_Way.pdf)
- **Special Warranty Deed** (Special_Warranty_Deed.pdf)

7. AS MAY ARISE

8. ADJOURN

Contact: Tara Strain, City Administrator (tara@centraliamo.org) (573) 682-2139 | Agenda published on
09/30/2022 at 4:11 PM



Planning & Zoning Commission Meeting

Minutes

Monday, June 13, 2022 at 6:00 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

1. CALL TO ORDER

Minutes:

Chairman Susan Aleshire called the meeting to order at 6:00 p.m.

2. ROLL CALL

Minutes:

Present: Susan Aleshire, Brian Maenner, Lynn Behrns, Dale Hughes, Phil Hoffman, Landon Magley, David Wilkins & Chris Cox Absent: Don Bagley Also Present: Linda Bormann, Robert Hudson & Brice Gibler

3. PLEDGE OF ALLEGIANCE

Minutes:

Mayor Chris Cox led the group in the Pledge of Allegiance.

4. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

Minutes:

Phil Hoffman made a motion to approve the minutes from the May 11, 2022 meeting. David Wilkins seconded the motion and it passed by an unanimous voice vote.

ACTION AGENDA

5. PUBLIC HEARING

a. Annexation and Zoning Request - Gibler - N Jefferson

Minutes:

Chairman Susan Aleshire called for comments on the issue of annexation and zoning and there were none. Commissioner Dale Hughes asked why it was being zoned as M1 and not business and Brice replied that by zoning it M1, he is saving us from potentially having another hearing by zoning it that way.

6. AS MAY ARISE

Minutes:

Commissioner Maenner asked when we were going to update our building codes from 2015 to 2018 codes. Commissioner Behrns thought we would update them when the county adopts them with their county regulations. Commissioner Wilkins made a motion to recommend to the Board of Aldermen update to the 2018 building codes. Commissioner Magley seconded the motion and it passed by unanimous voice vote.

7. ADJOURN

Minutes:

Commissioner Behrns moved to adjourn the meeting. Commisisoner Magley seconded the motion and it passed by unanimous voice vote. The meeting ended at 6:05 p.m.

From: Tara Strain, City Administrator
To: Planning & Zoning Commission
CC:
Date: September 30, 2022
Re: Preliminary Plat – Mystic Ridge



Proposed Preliminary Plat – Mystic Ridge

Staff Comments:

City Staff have reviewed the preliminary plat.

Staff would like to verify the surface drainage

Lot 34 is showing utility easements on all four sides of the lot. Is this correct?

Will curb and gutter on Lakeview St. be required with this development?

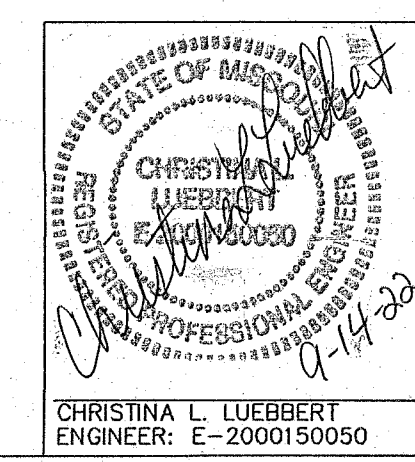
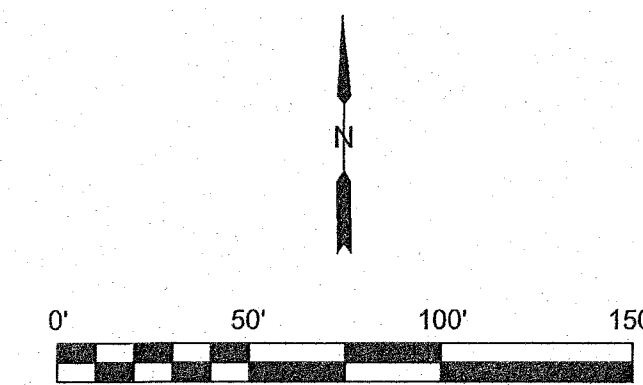
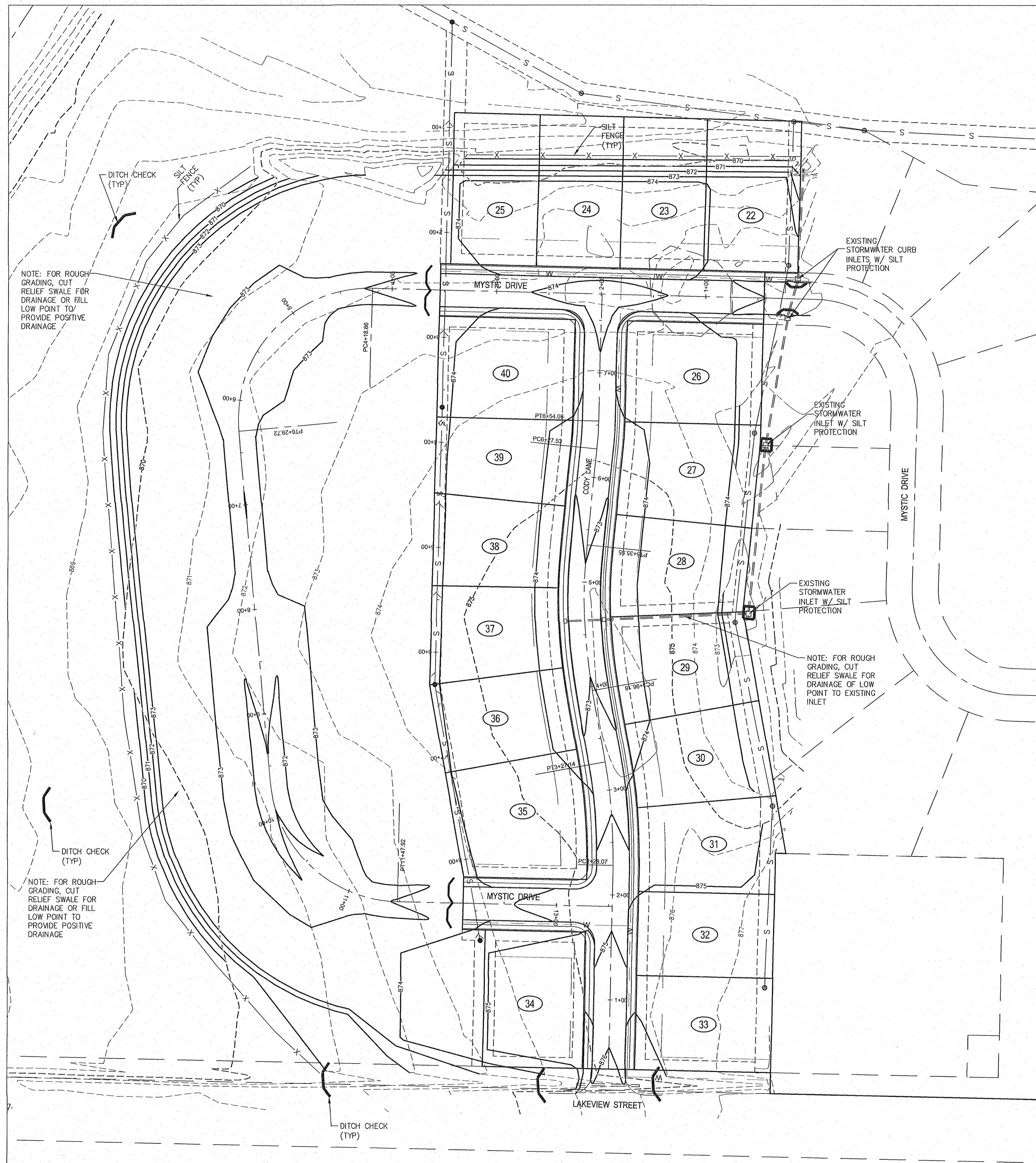
A To Scale Map will be necessary to bid the project for the water/sewer infrastructure.

Sewer laterals will need to be pulled up to the actual building lot, not the utility.

We need the detail of the Lakeview and Cody Ln tie-in.

Rework of the ditch on the north side of the plat.

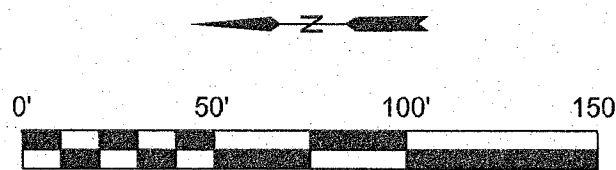
No city utilities will be installed w/o correct grade and lot lines marked.



Date	By	Description	Appvd/By
PROJECT MYSTIC RIDGE PLAT 2, CENTRALIA, BOONE COUNTY, MO			
SHEET TITLE			
ROUGH GRADING PLAN			
DATE: 9/14/22	LUEBERT ENGINEERING		JOB NO. 21K081
DR BY: CLL			SHEET
CHKD BY: CLL	304 TRAVIS COURT (573) 291-6567		1
		JEFFERSON CITY MISSOURI 65101	1

OWNER:
SMITH & SON CONSTRUCTION, LLC
JONATHAN JAY SMITH, MANAGING MEMBER
P.O. BOX 73
CENTRALIA, MO 65240
573-682-7100

MYSTIC RIDGE PLAT 2 - SANITARY SEWER PLANS



BENCHMARK: NORTHEAST CORNER OF STORMWATER
AREA INLET AT THE SOUTHWEST CORNER OF LOT 16
OF MYSTIC RIDGE PLAT 1. ELEV. 872.52

LOTS 23-24 WILL BE SERVED BY AN EXISTING SANITARY SEWER TRUNK
MAIN ON THE NORTH. LOTS 22 AND 26-33 WILL BE SERVED BY AN
EXISTING SANITARY SEWER CONSTRUCTED FOR MYSTIC RIDGE PLAT 1
ALONG THE EAST SIDE OF PLAT 2. ADDITIONALLY, SOME SERVICE WYES
WILL BE INSTALLED ON THIS SANITARY SEWER EXTENSION TO SERVICE
LOTS IN THE FUTURE PLAT 3.

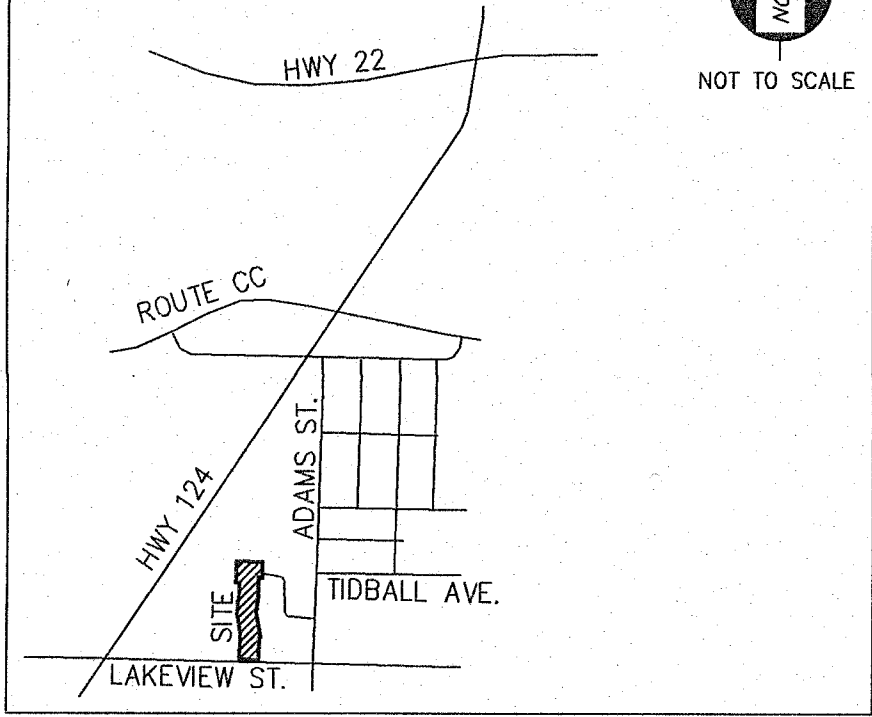
QUANTITIES:

878.42 LF 8" SDR 35 PVC SEWER
1 IN-LINE (DOGHOUSE) MANHOLE
3 STANDARD MANHOLES
100 LF CRUSHED ROCK BACKFILL
16 SERVICE WYES

LEGEND

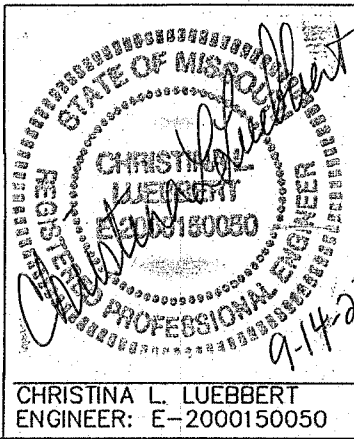
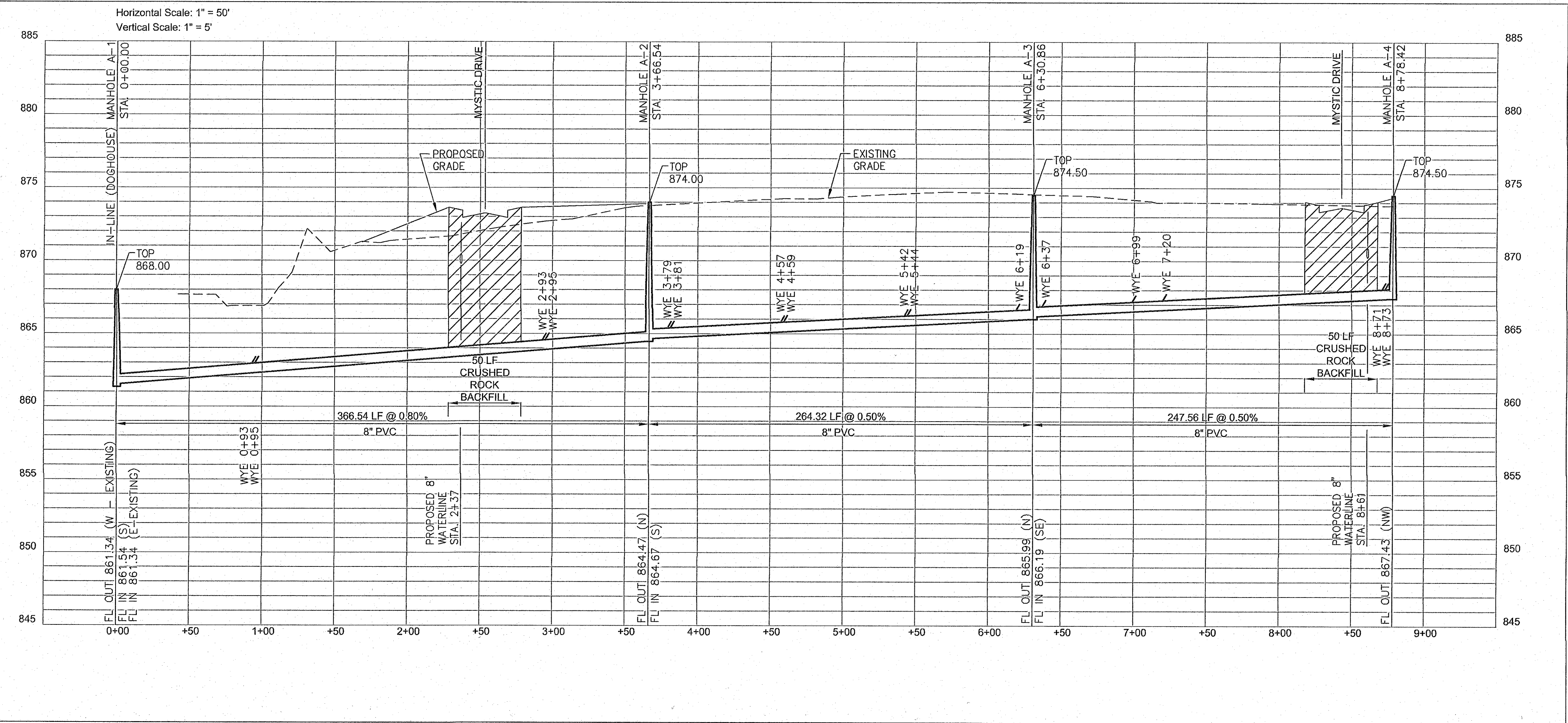
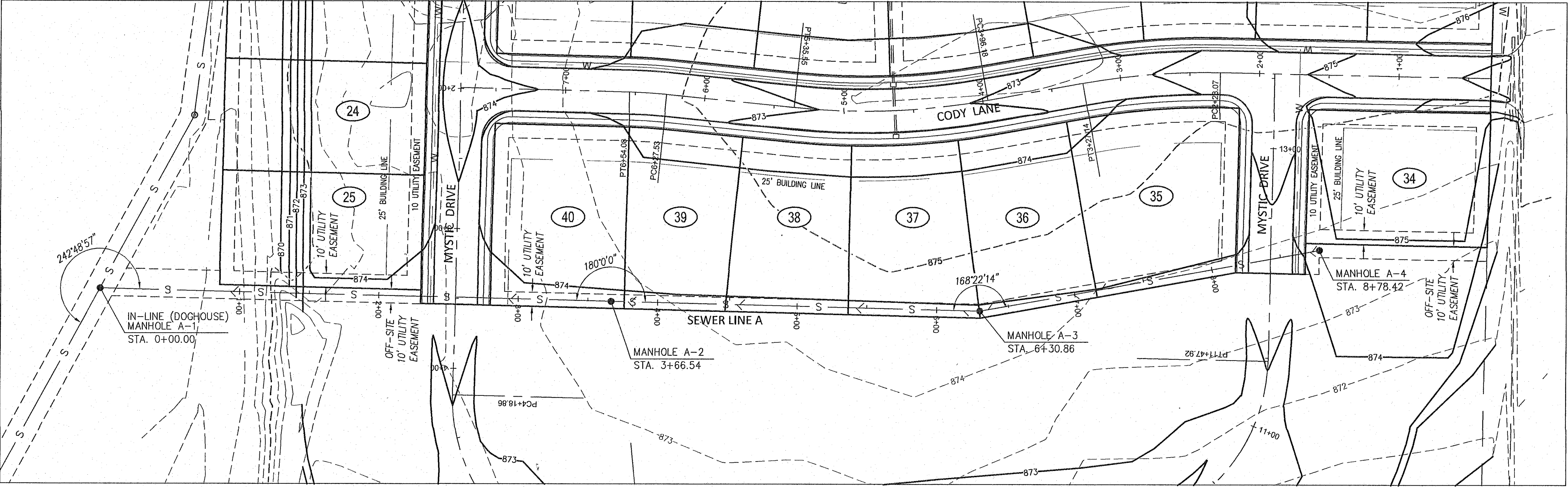
- PROPOSED EASEMENT LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED SERVICE CONNECTION (WYE)
- EXISTING SANITARY SEWER LINE
- EXISTING MANHOLE/CLEANOUT
- EXISTING CONTOURS
- DESIGN CONTOURS
- PROPOSED LOT NUMBERS
- EXISTING LOT NUMBERS

LOCATION MAP

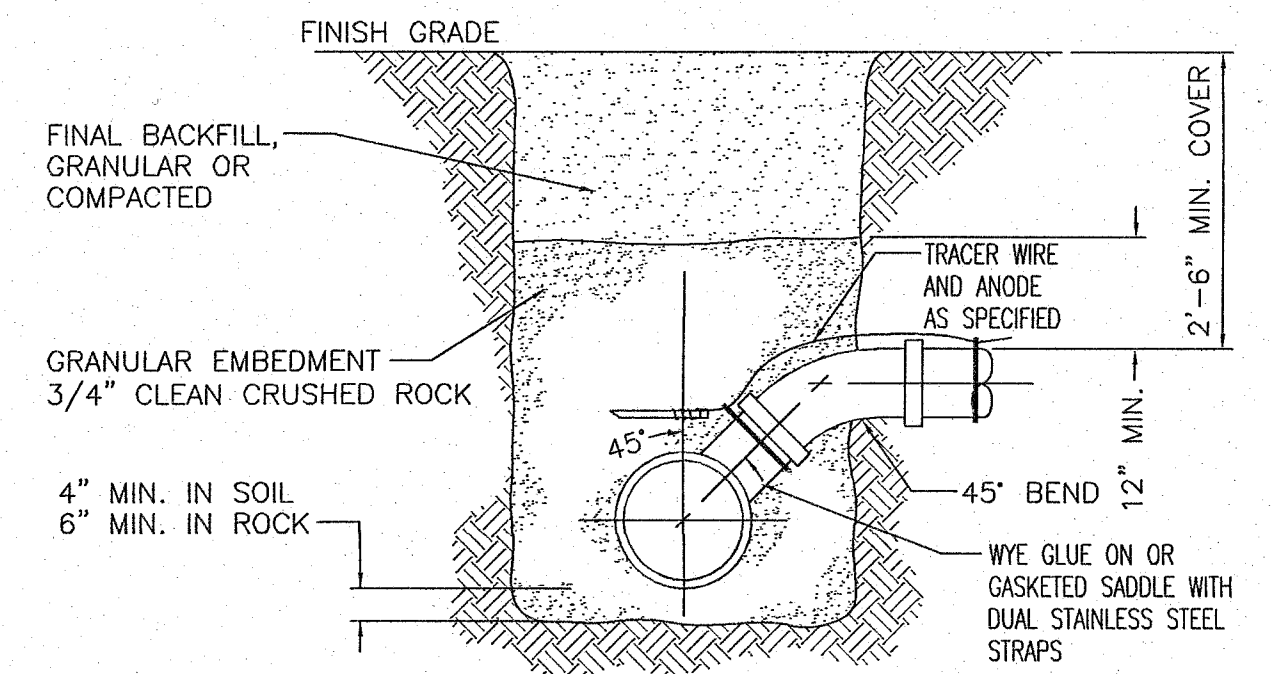
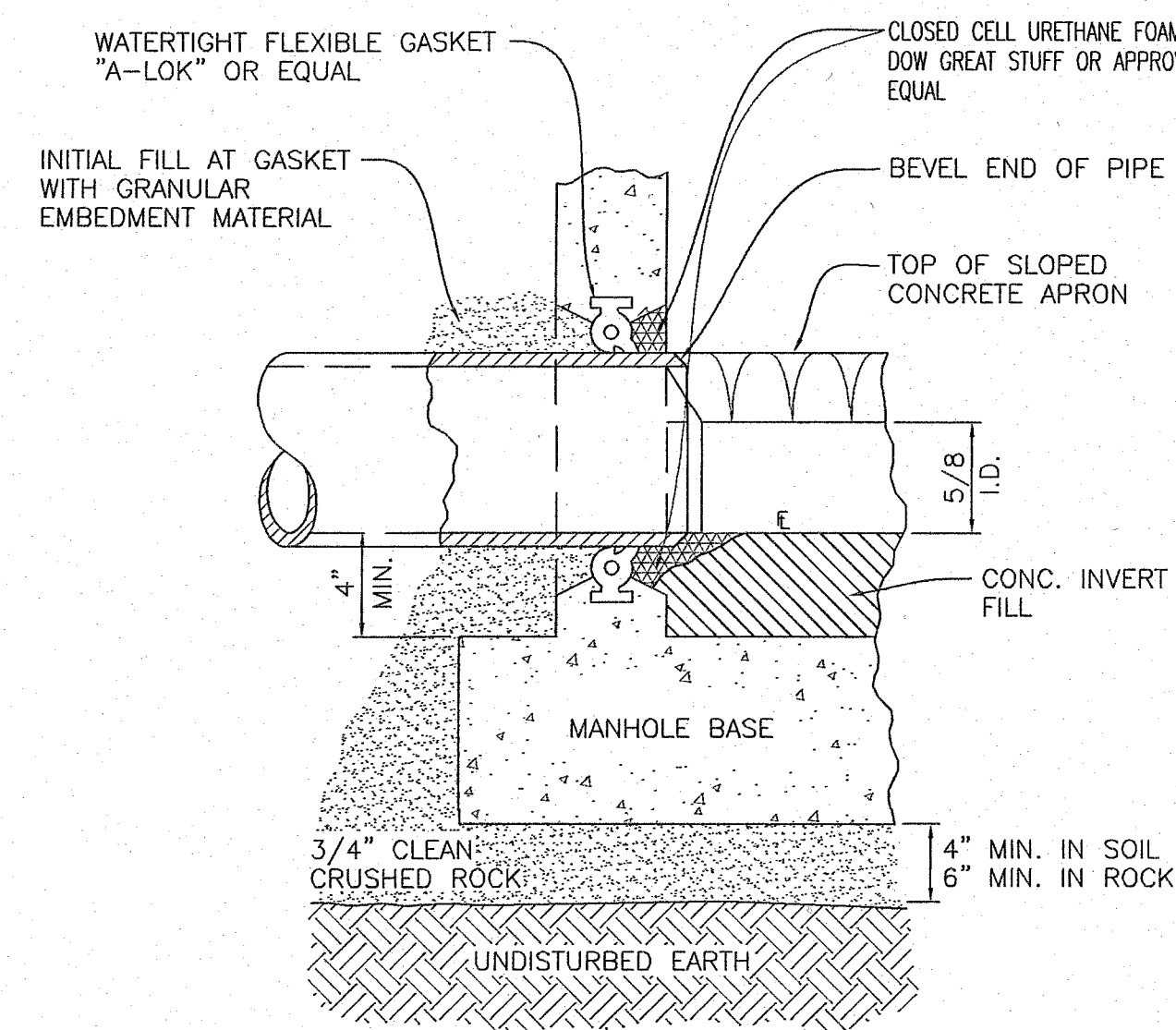
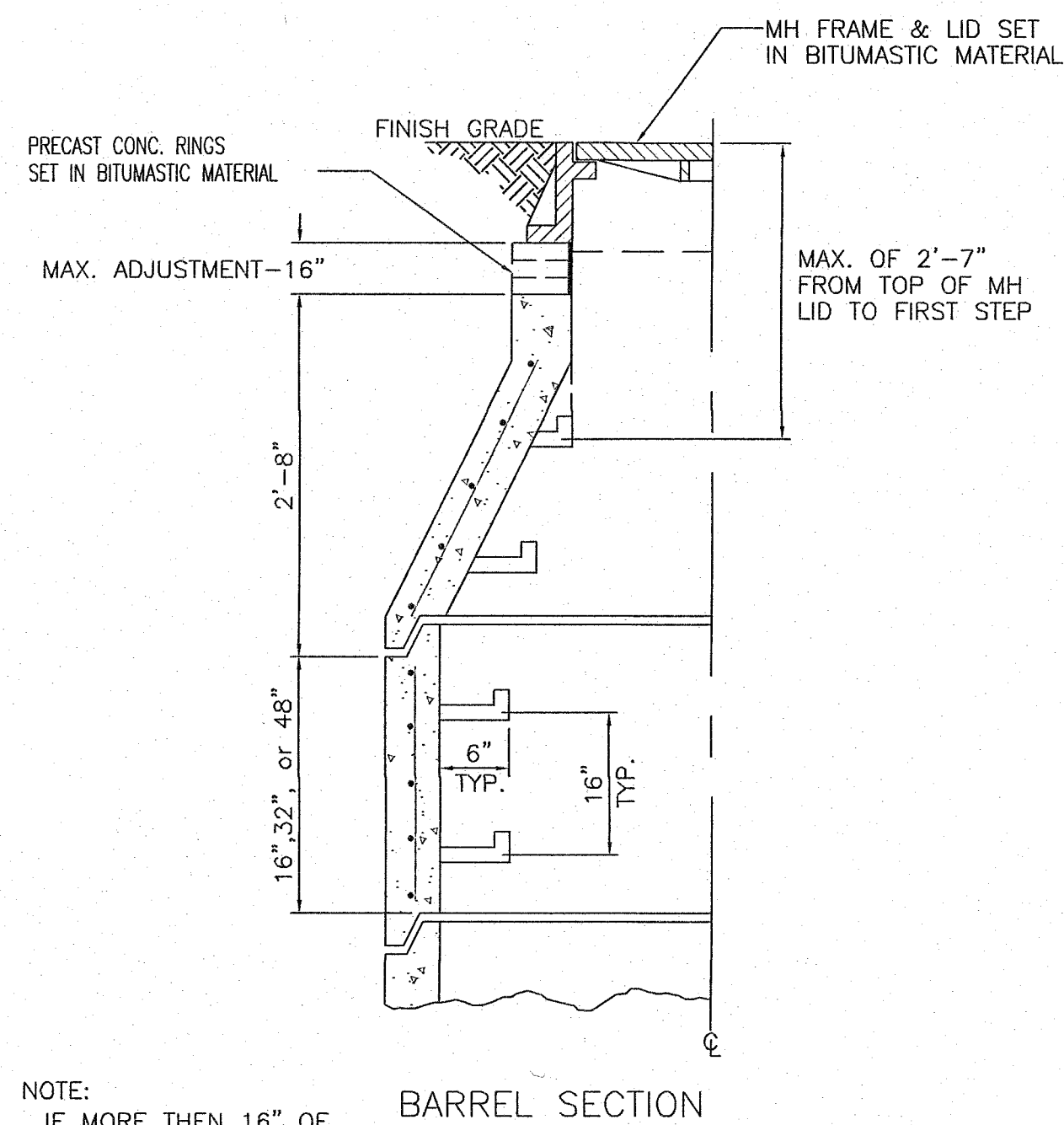


NOTES:

- CONTRACTOR RESPONSIBLE FOR ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION (CALL 1-800-DIG-RITE).
- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, THE MISSOURI CLEAN WATER COMMISSION AND THE CITY OF CENTRALIA, MO.
- ALL SANITARY SEWERS SHALL HAVE AT LEAST 10' HORIZONTAL SEPARATION AND/OR 18" VERTICAL SEPARATION FROM ANY EXISTING OR FUTURE WATERLINES.
- ALL SANITARY SEWERS SHALL HAVE AT LEAST 36" OF COVER.
- ALL NEW MANHOLES, CLEANOUTS AND LINES TO BE PRESSURE TESTED PRIOR TO ACCEPTANCE.



Date	By	Description	Appvd/By
9/14/22	CLL	PROJECT MYSTIC RIDGE PLAT 2, CENTRALIA, BOONE COUNTY, MO	
SHEET TITLE			
SANITARY SEWER LINE A			
DATE: 9/14/22	LUEBERT ENGINEERING		JOB NO. 21K21
DR BY: CLL			SHEET 1
CHKD BY: CLL	304 TRAVIS COURT JEFFERSON CITY	(573) 291-6567 MISSOURI 65101	2



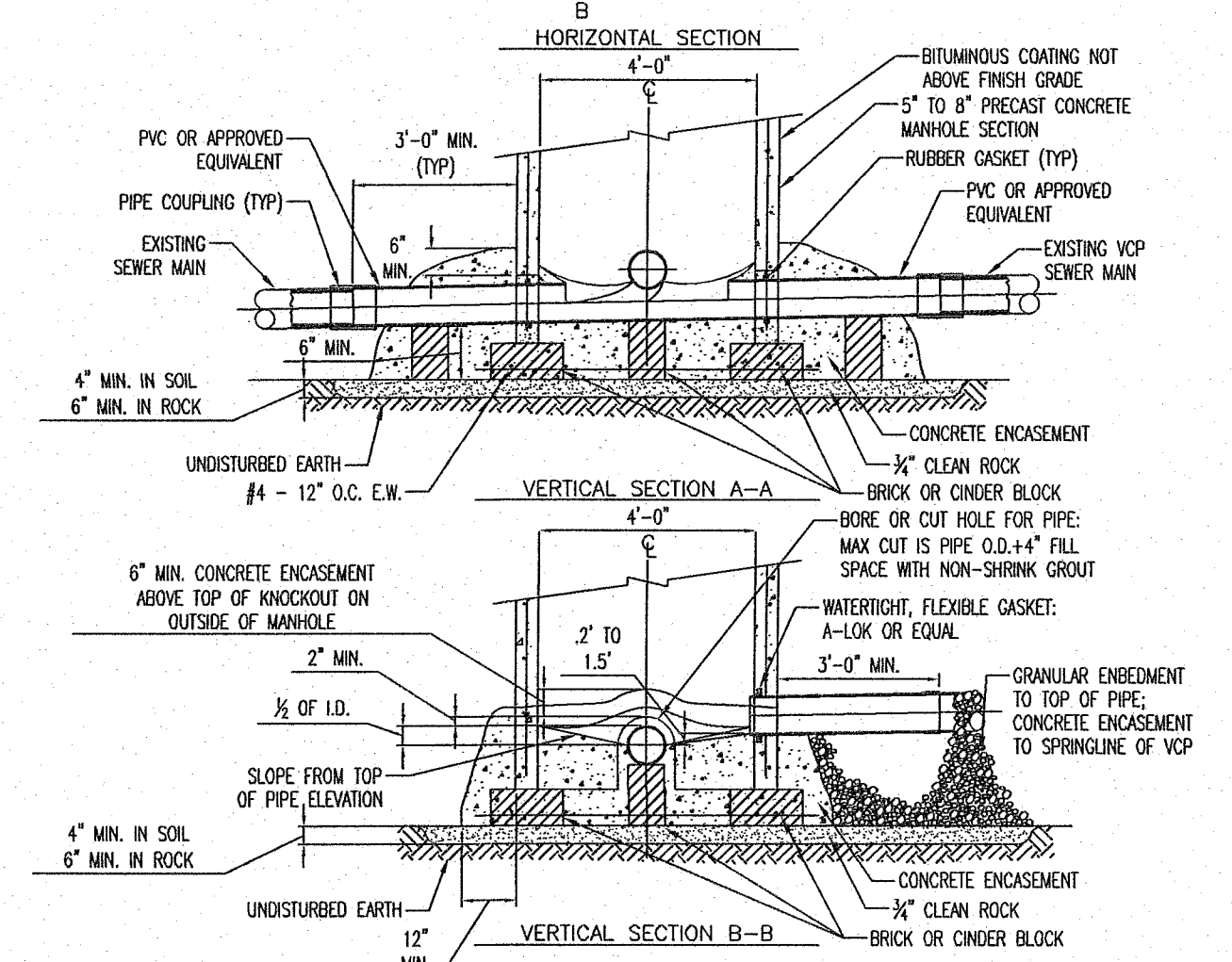
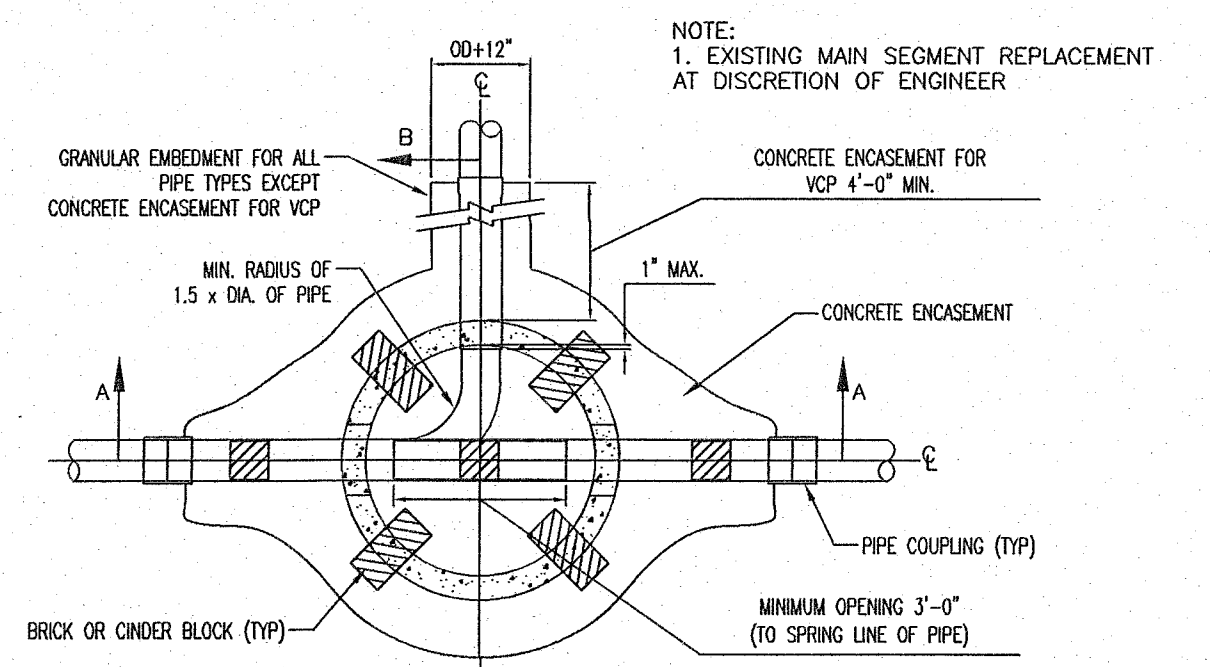
NOTES:
1. VCP PIPES SHALL NOT BE TAPPED. REPLACE SECTION OF VCP WITH PVC AND FITTING.

STANDARD SERVICE CONNECTION

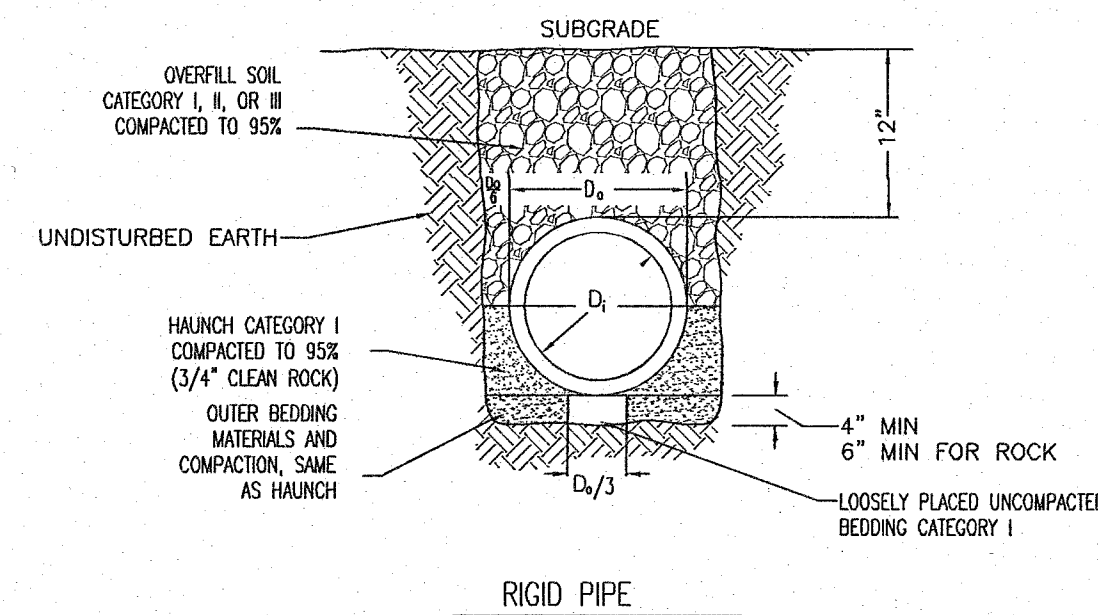
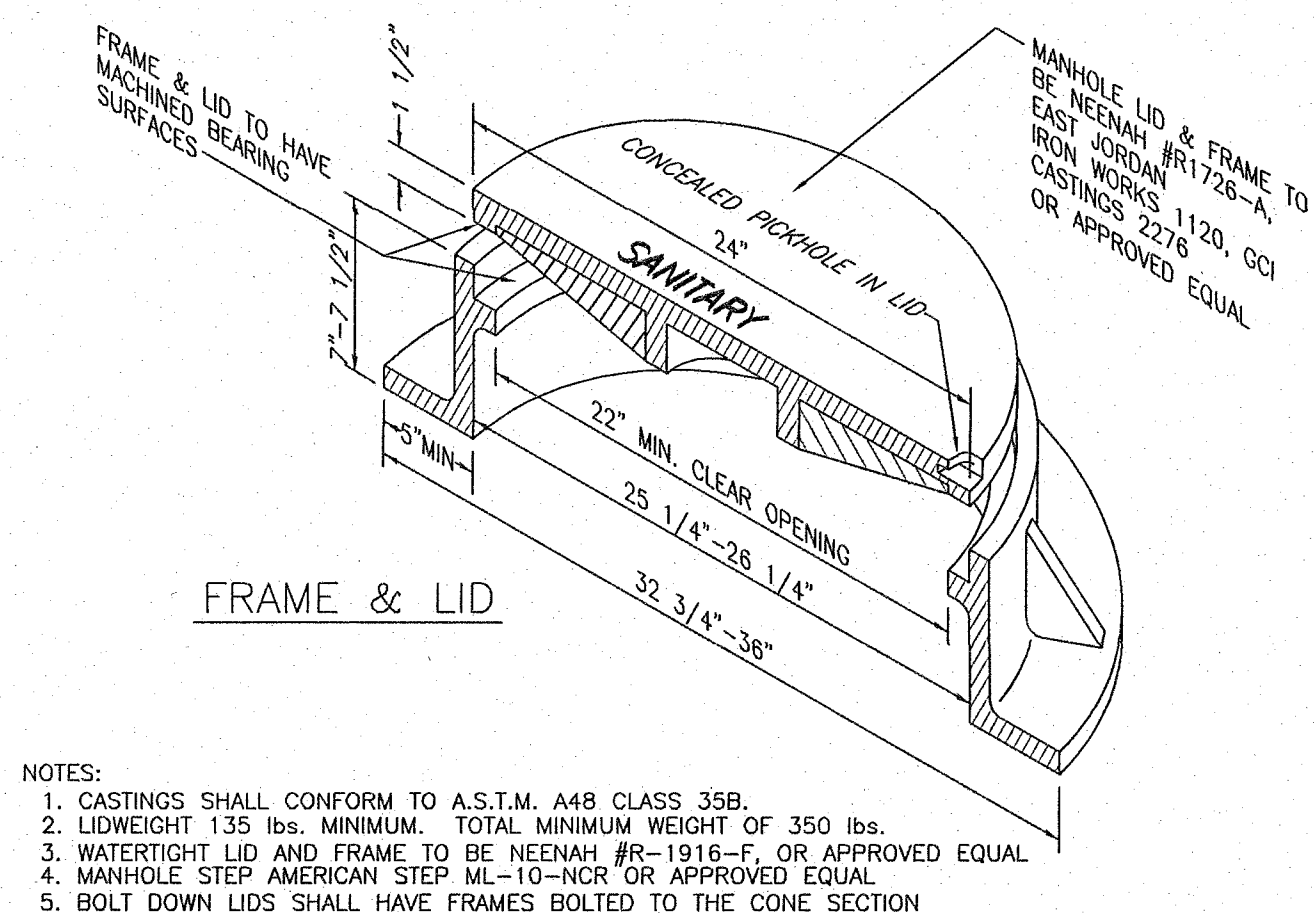
NOTE:

1. BITUMINOUS COATING ON EXTERIOR SURFACE OF MANHOLE SHALL NOT COME IN CONTACT WITH PIPE GASKET.
2. FOR CAST-IN-PLACE CONCRETE MANHOLES OR PRE-CAST WITH JOINT CUTS, PIPE GASKET SHALL BE A RUBBER LABYRINTH WATERSTOP WITH STAINLESS STEEL CLAMPING BANDS LOCATED AT CENTER OF WALL AND THE SPACE BETWEEN PIPE & WALL COMPLETELY GROUTED WITH NONSHRINKING MORTAR.
3. PIPE MAY PROJECT 1" MAXIMUM PAST INSIDE WALL OF MANHOLE. NO CONTACT BETWEEN PIPE & INVERT MAY OCCUR.

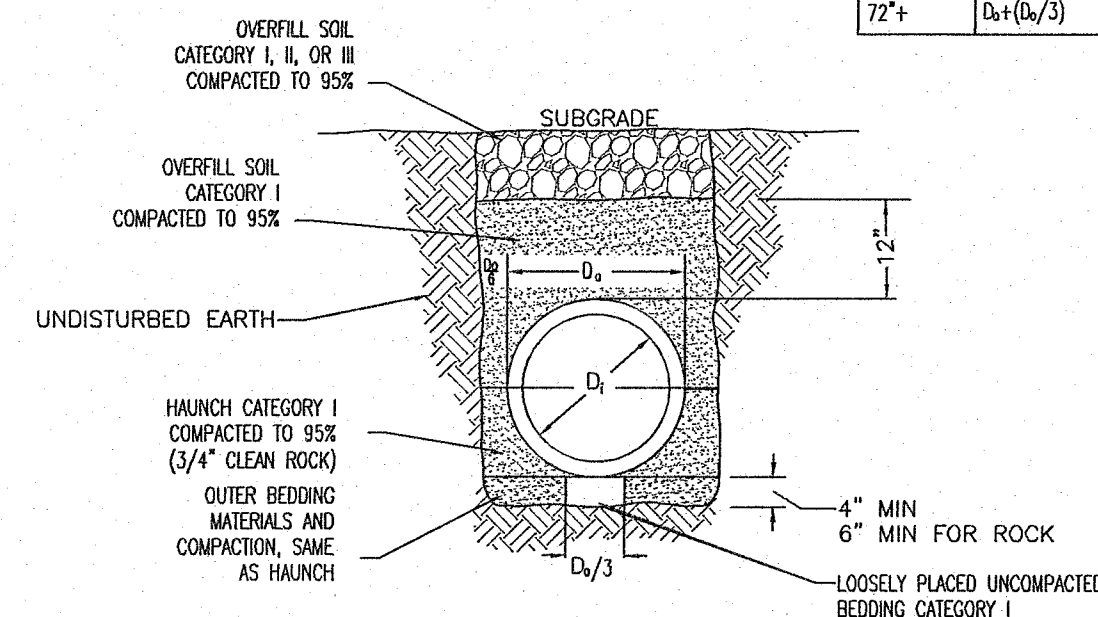
MANHOLE GASKET
(Pipe Gasket Detail)



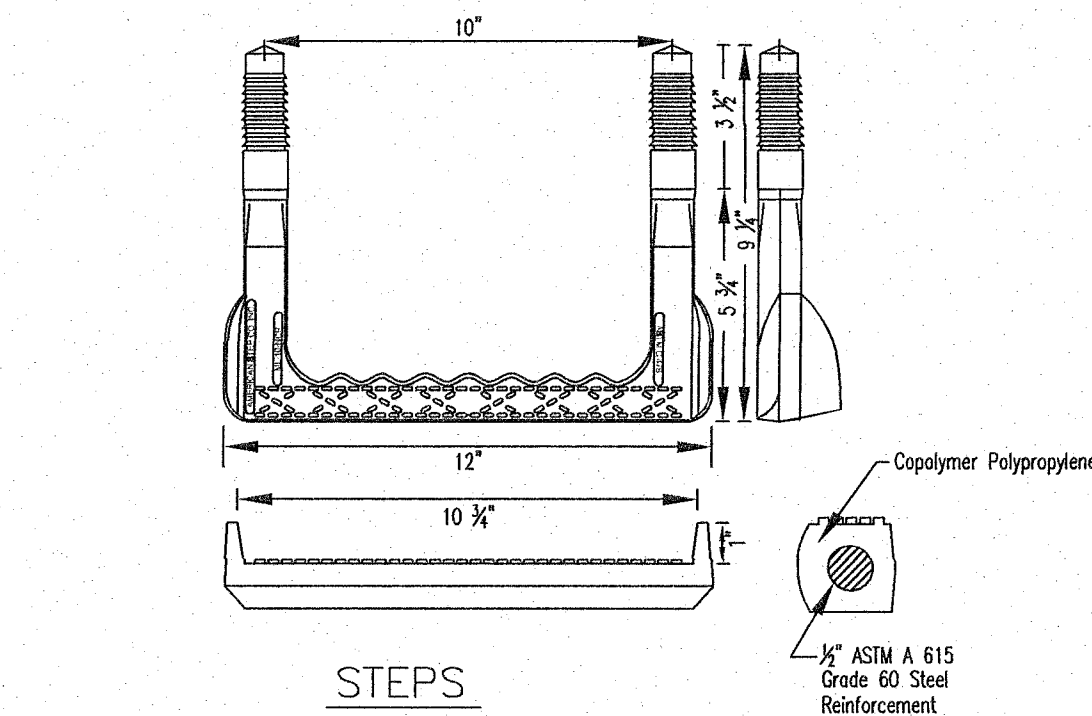
IN-LINE (DOGHOUSE) MANHOLE



PIPE DIAMETER	PAYLINE/ MIN. TRENCH WIDTH	MAX. TRENCH WIDTH
8"-36"	D+12"	D+24"
42"-72"	D+(D ₀ /3)	D+30"
72"+	D+(D ₀ /3)	D+48"



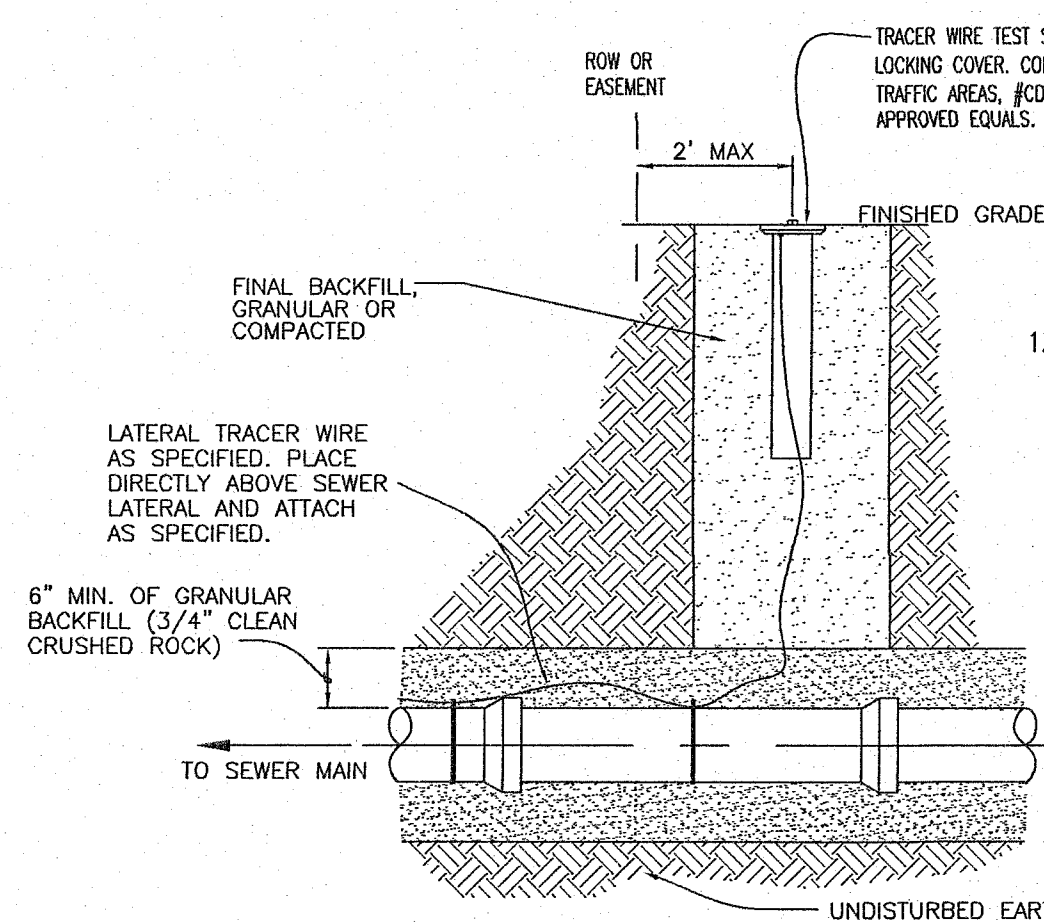
PIPE EMBEDMENT



MANHOLE CASTINGS

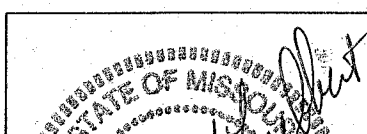
(Frame, Lid & Steps)

CITY SAN. SEWER DETAIL #8

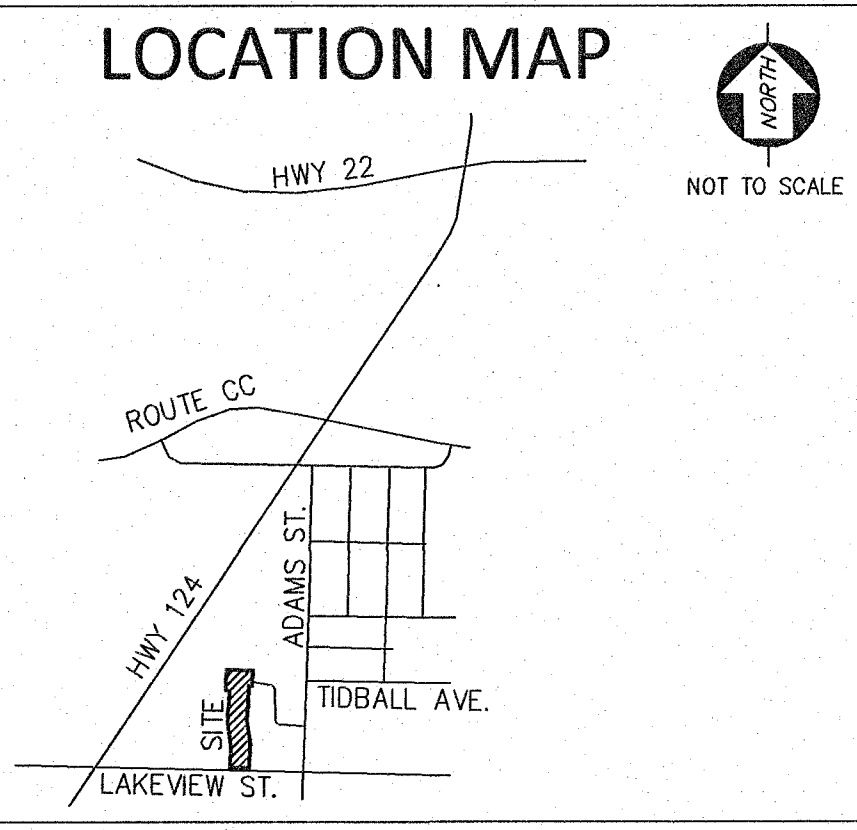


STANDARD TRACER WIRE TEST STATION

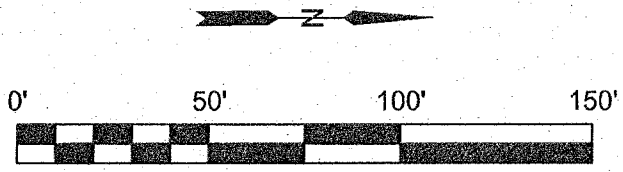
1. TRACER WIRE TEST STATIONS FOR NEW CONSTRUCTION SHALL EXTEND 1' ABOVE THE PROPOSED FINAL GRADE USING SNAKEKIT #LD14GTP-ADJ OR APPROVED EQUAL. UPON COMPLETION OF FINAL GRADING, CONTRACTOR SHALL ADJUST THE TEST STATION BOX TO MEET FINAL GRADE.

						
	Date	By	Description		Appvd/By	
	PROJECT MYSTIC RIDGE PLAT 2, CENTRAUIA, BOONE COUNTY, MO					
	SHEET TITLE SANITARY SEWER DETAILS					
DATE: 9/14/22		LUEBBERT ENGINEERING			JOB NO. 21K21	
OR BY: CLL					SHEET	
CHKD BY: CLL		304 TRAVIS COURT		(573) 291-6567		2
CHRISTINA T. LUEBBERT ENGINEER - E-2000150050		MISSOURI		65411		2

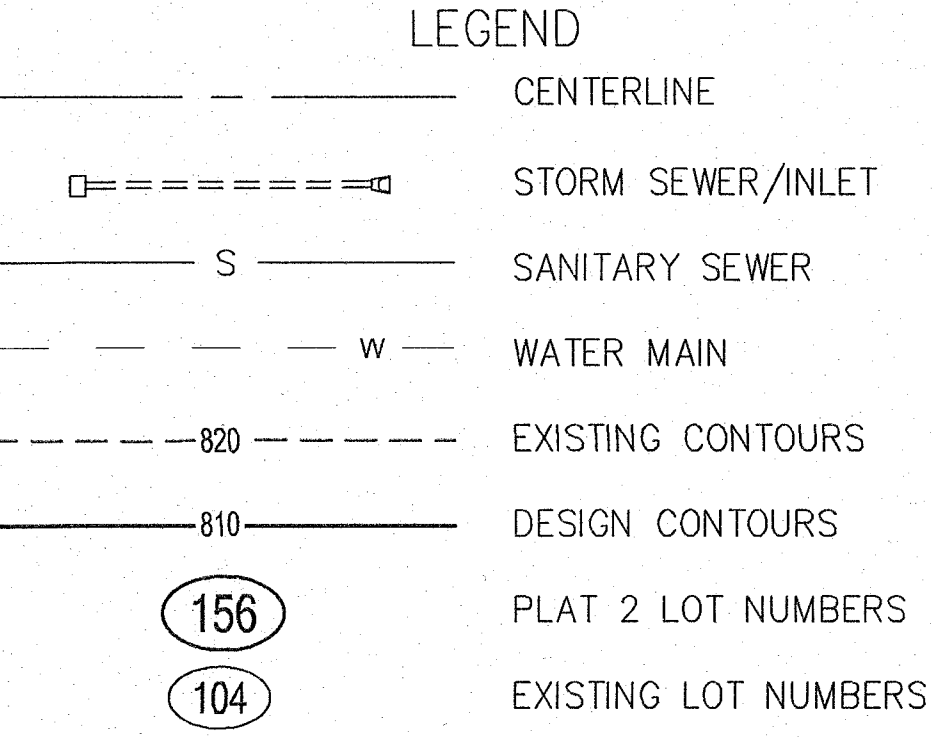
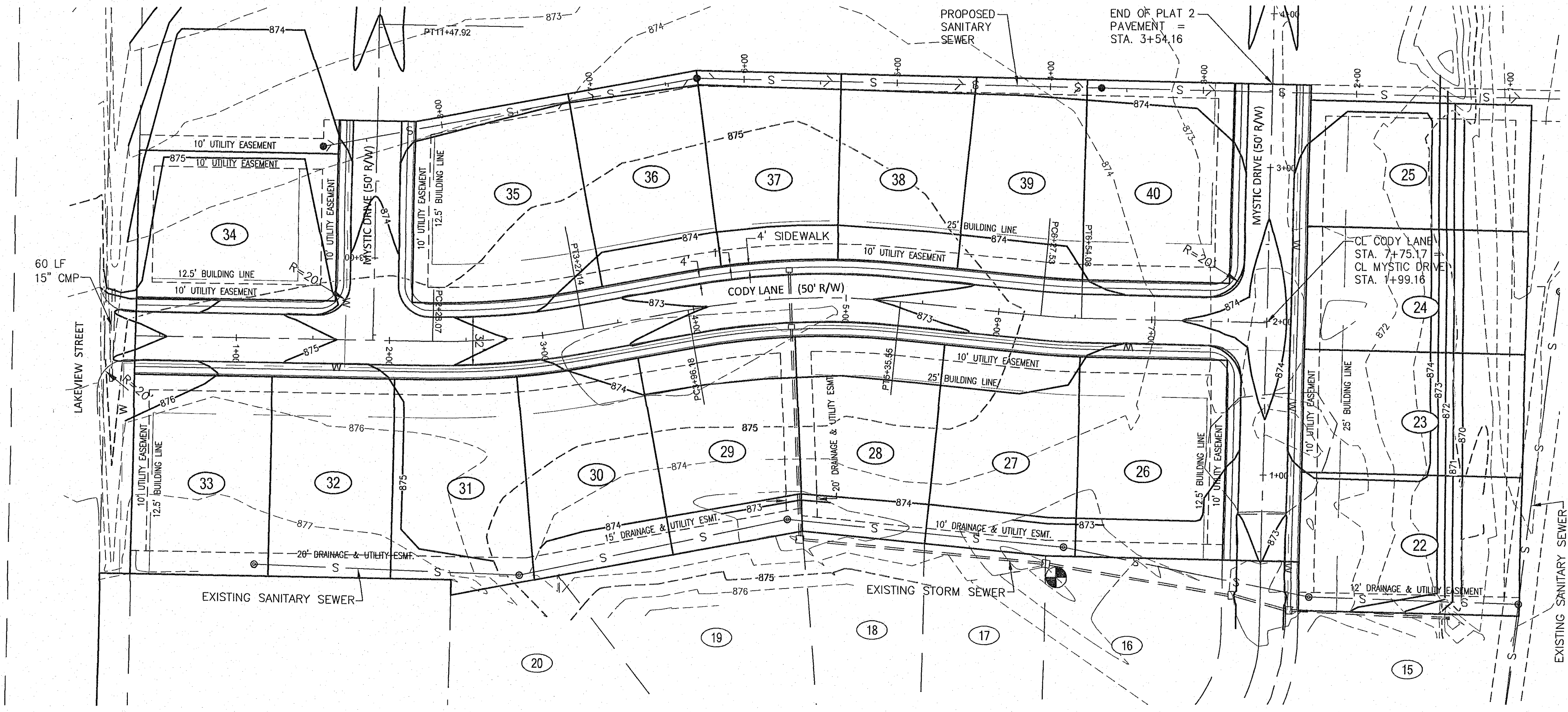
MYSTIC RIDGE, PLAT 2
STREET & STORM SEWER PLANS



CONTENTS:
SHEET 1: CODY LANE
SHEET 2: MYSTIC DRIVE
SHEET 3: STORM SEWER LINE A & STORM DETAILS
SHEET 4: DETAILS



BENCHMARK: NE CORNER OF TOP OF STORMWATER AREA
INLET LOCATED NEAR THE SOUTHWEST CORNER OF LOT 16,
MYSTIC RIDGE PLAT 1. ELEV. 872.52

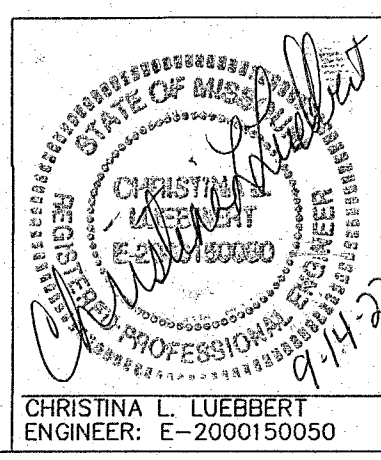
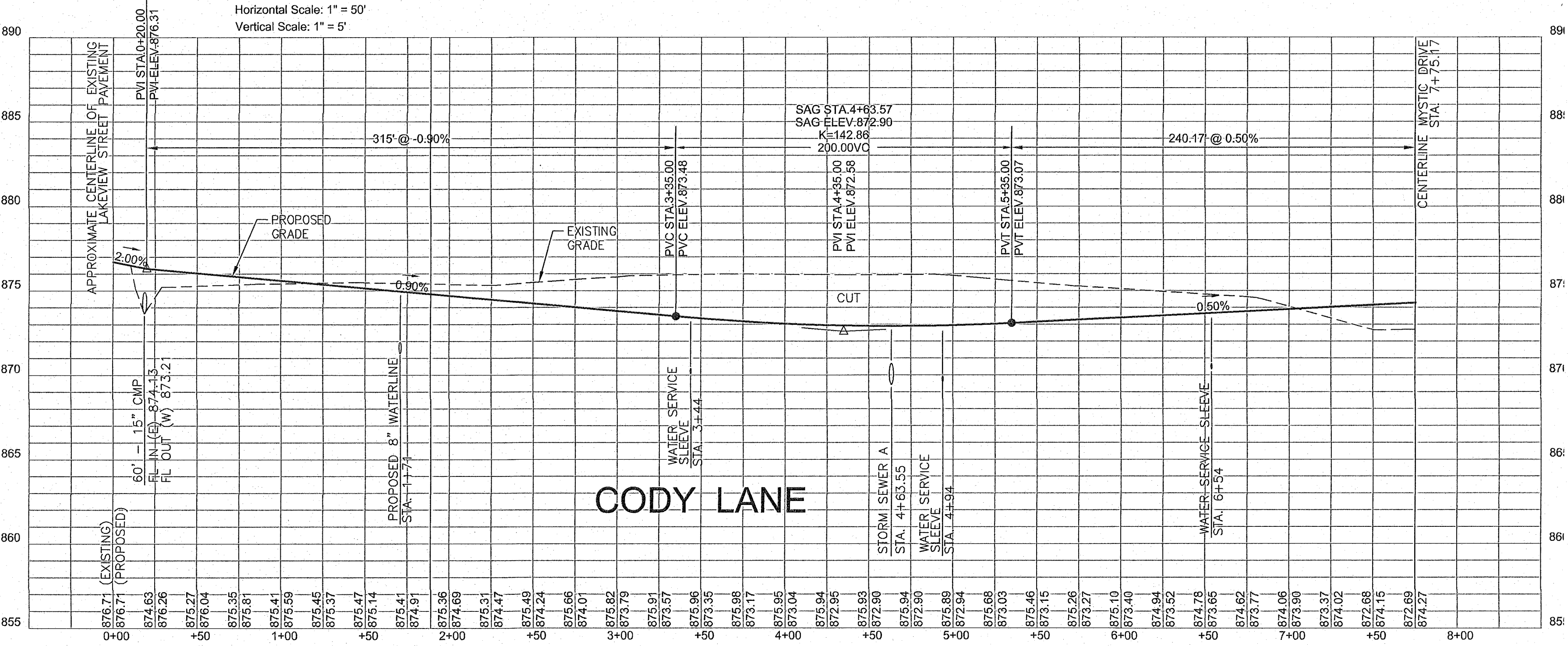


- Notes:
- This tract is not located within a Flood Hazard Zone as defined in City Ord. 29-2.3(d)(4), per the Boone County FIRM Panel #29019C0750, dated March 17, 2011.
 - Land disturbance sites shall be inspected on a regular schedule and within a reasonable time period (not to exceed 48 hours) following rain. Regularly scheduled inspections shall be at a minimum of once per week. Any deficiencies shall be noted in a weekly report of the inspection and corrected with seven calendar days of the report.
 - In order to terminate a state operating permit the Missouri Department of Natural Resources (MDNR) requires that the permittee submit a completed Form H (included with the approved permit) to the MDNR. A permit is eligible for termination when either perennial vegetation, pavement, buildings, or structures using permanent materials cover all areas that have been disturbed. Vegetative cover shall be at least 70% of fully established plant density over 100% of the disturbed area. A copy of Form H should be submitted to the City at which time the City will remove the project from its inspection schedule.
 - Proposed water main and service crossings are shown as proposed by the City of Centralia. These lines shall be installed after rough grading and prior to street paving. Likewise, any necessary conduits required for future electrical service shall be installed after rough grading and prior to paving.
 - Refer to plat for all street centerline dimensional data.

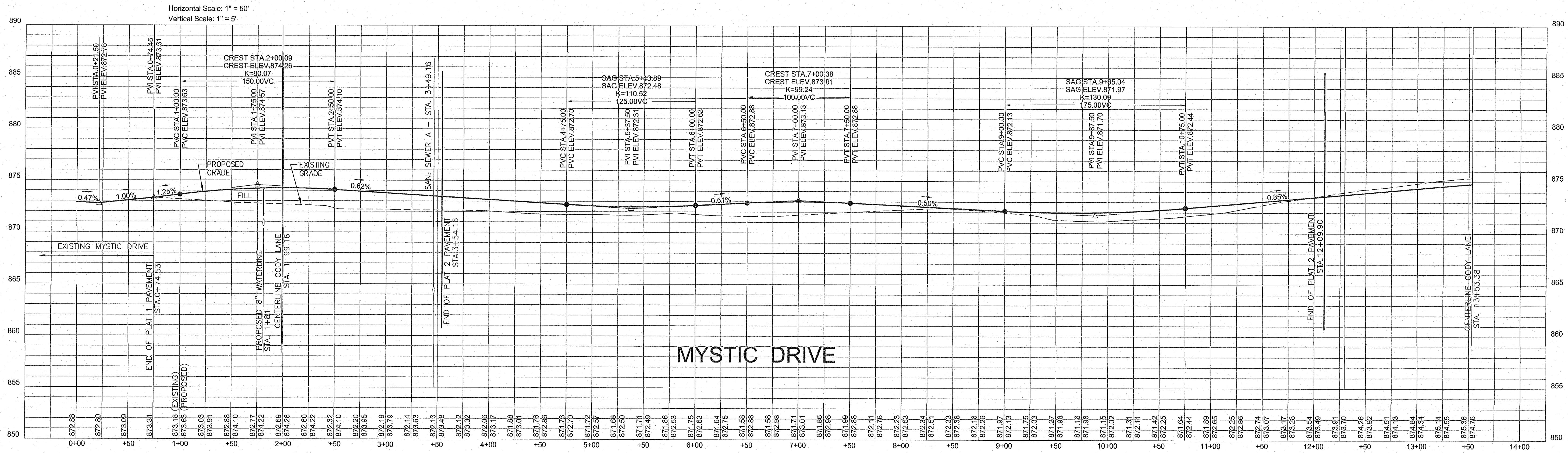
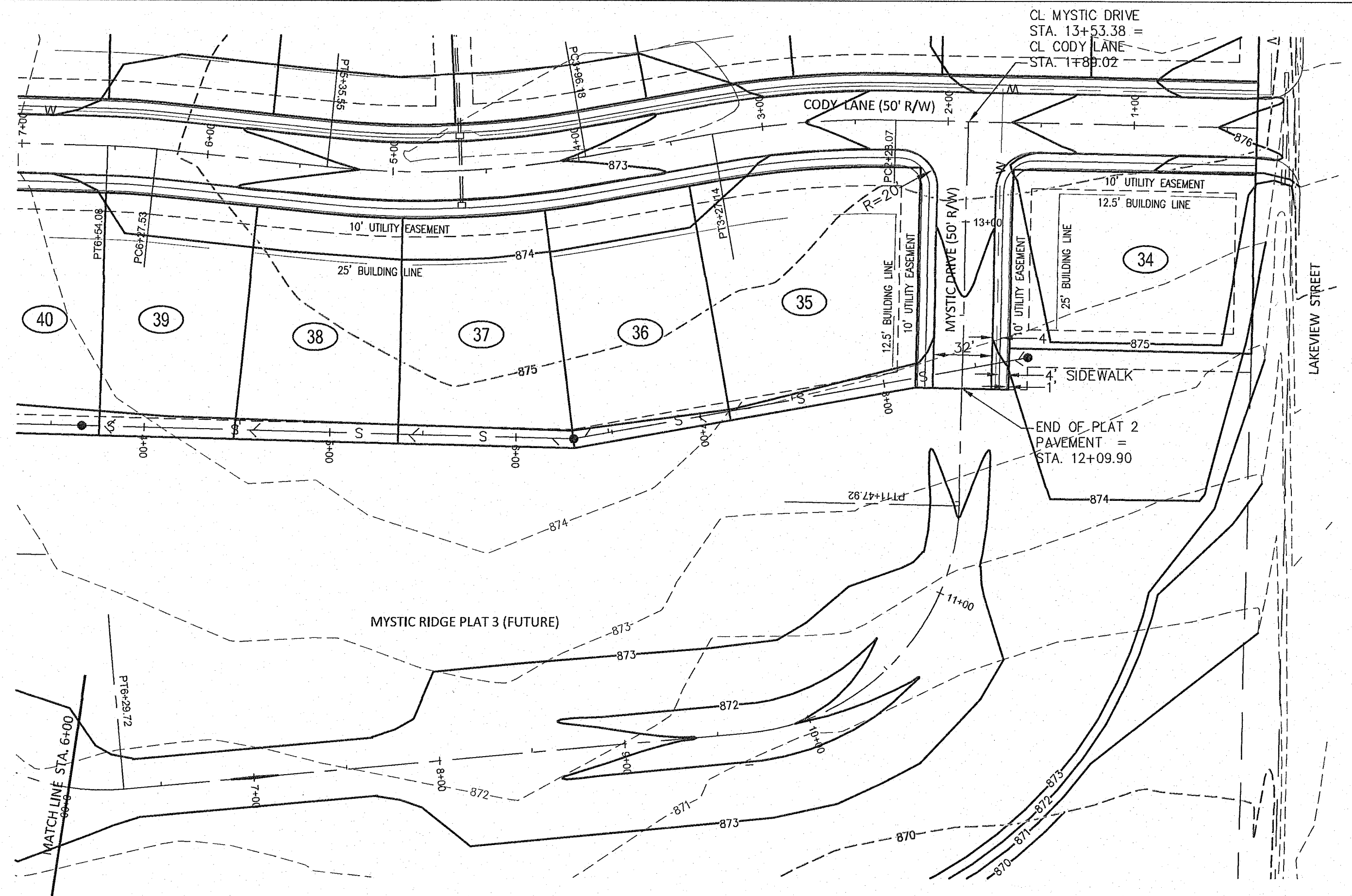
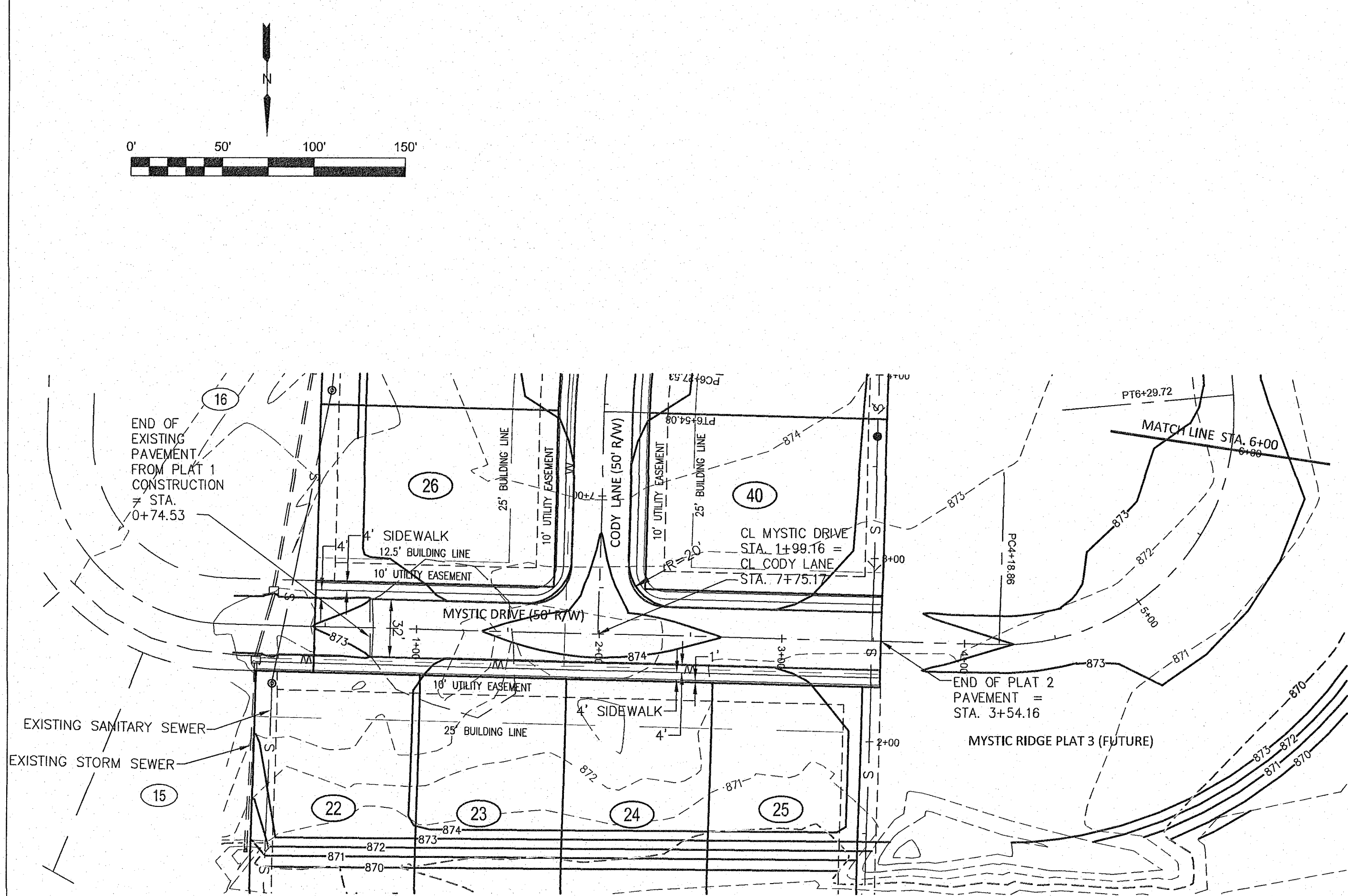
OWNER:
SMITH & SON CONSTRUCTION, LLC
JONATHAN JAY SMITH, MANAGING MEMBER
P.O. BOX 73
CENTRALIA, MO 65240
573-682-7100

ZONING: R-1

QUANTITIES:
1198.28 LF 32" RESIDENTIAL STREET
2 EA TYPE "M" INLETS (3'x4')
1 EA CONNECTION TO EXISTING AREA INLET
175.40 LF 15" HDPE
60 LF 15" CMP w/ CRUSHED ROCK BACKFILL
37 LF CRUSHED ROCK BACKFILL

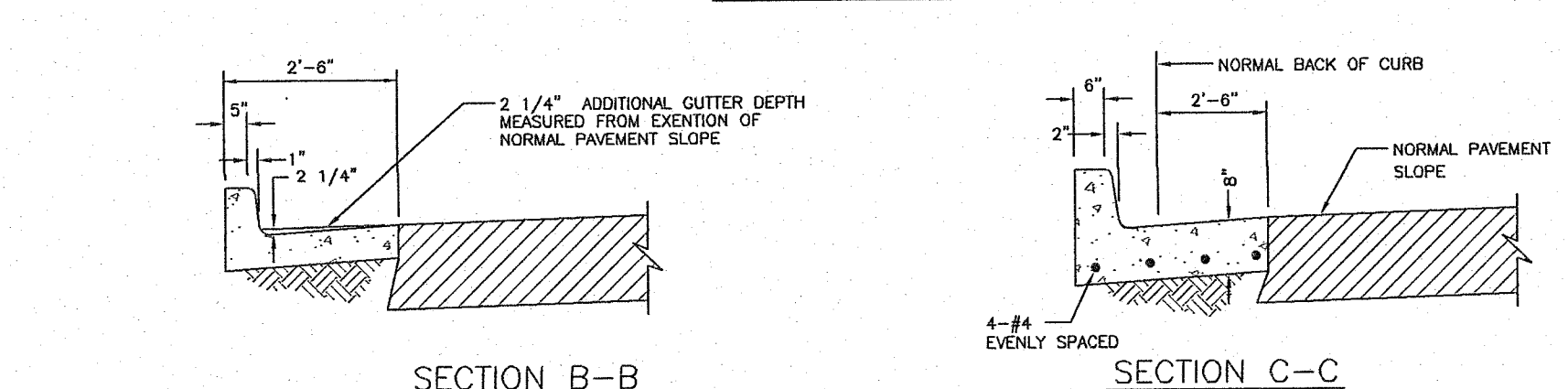


Date	By	Description	Appvd/By
9/14/22	CLL	PROJECT MYSTIC RIDGE PLAT 2, CENTRALIA, BOONE COUNTY, MO	
SHEET TITLE			
CODY LANE			
DATE: 9/14/22	LUEBBERT ENGINEERING	JOB NO. 21K21	
DR BY: CLL		SHEET	
CHKD BY: CLL	304 TRAMS COURT JEFFERSON CITY, MISSOURI 65101	1	4

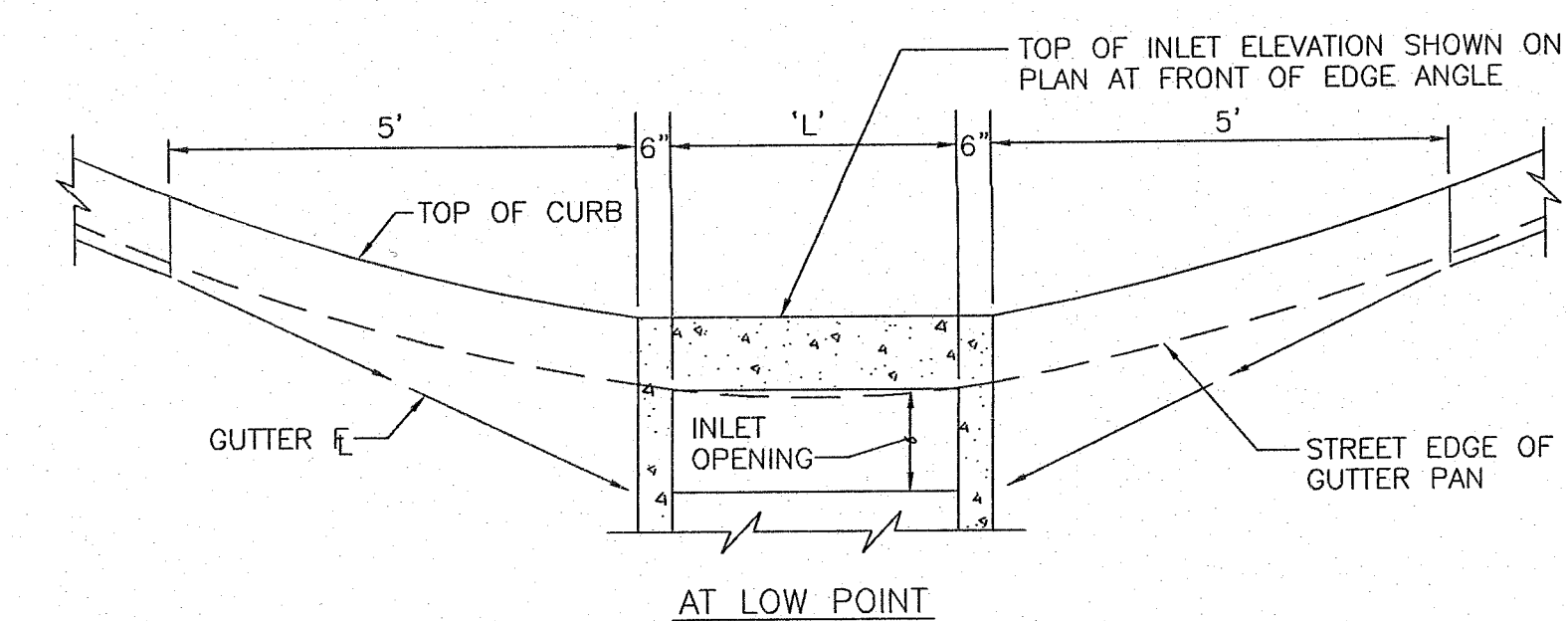
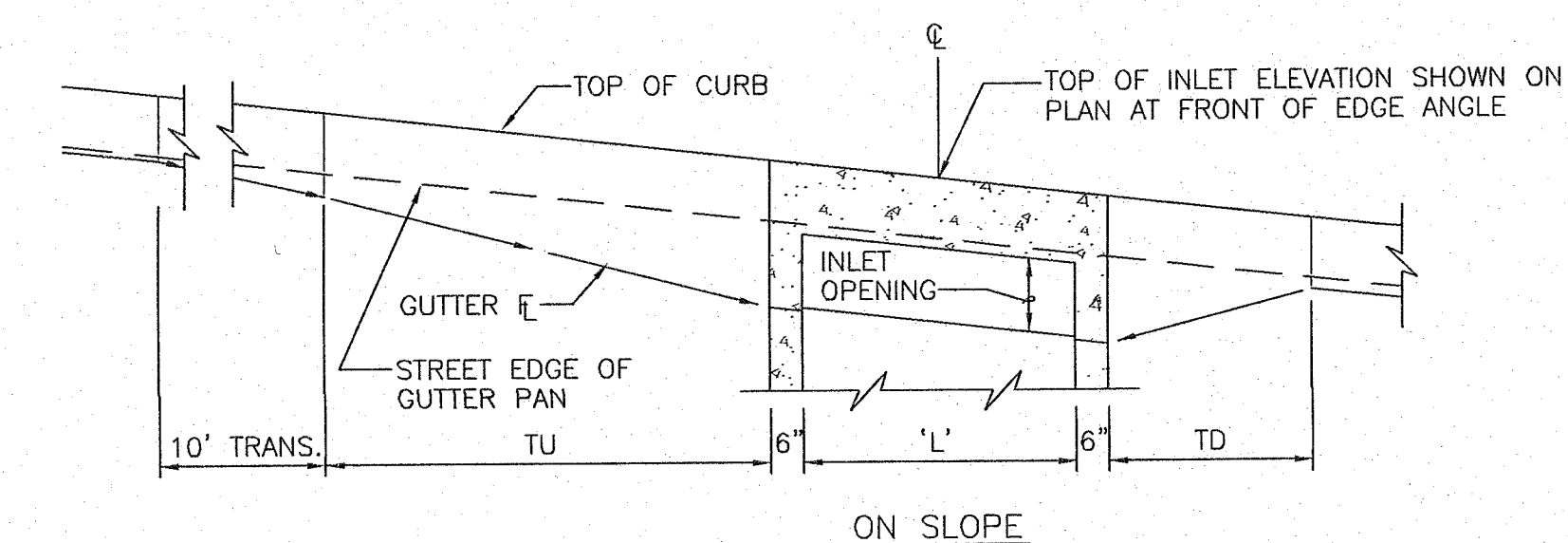
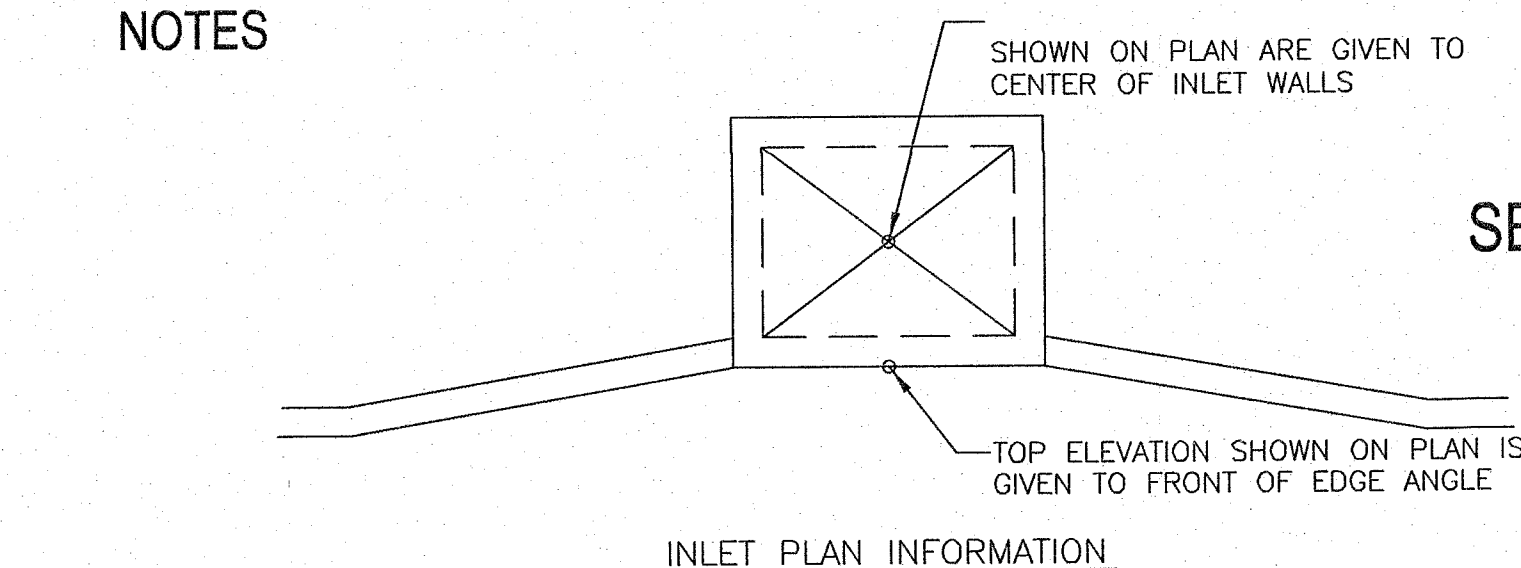
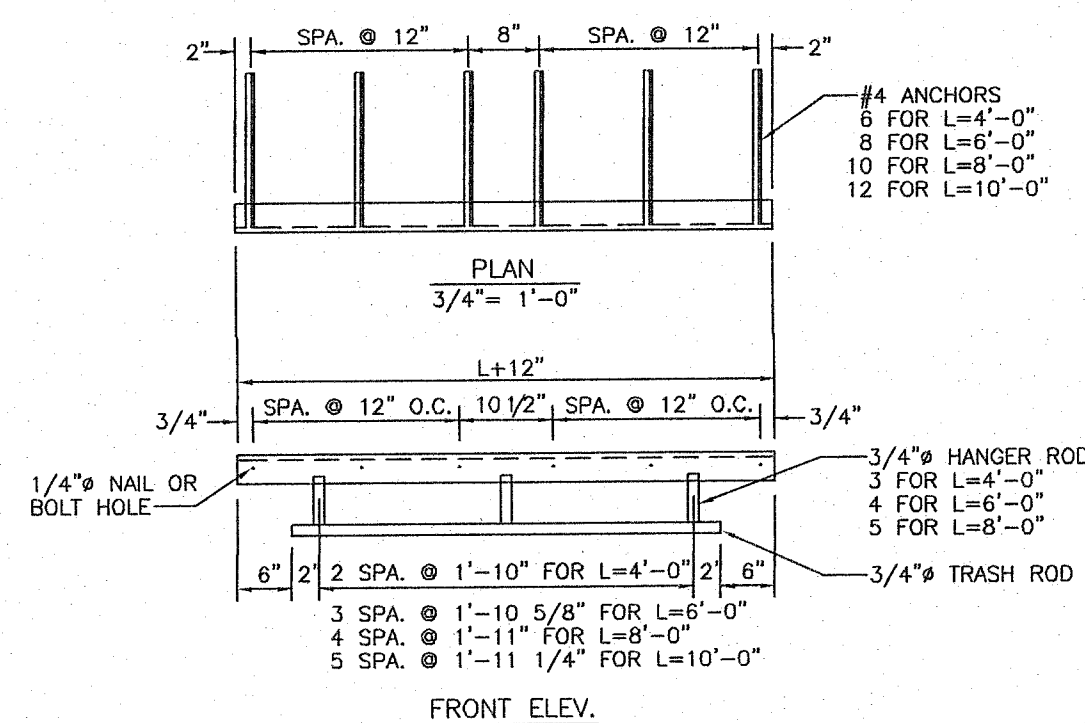


NOTE: THE PORTION OF MYSTIC DRIVE BETWEEN STATION 3+54.16 AND STATION 12+09.90 CONTAINED IN THE AREA OF THE FUTURE PLAT 3, WILL ONLY BE ROUGH GRADED AT THIS TIME AS EXCESS FILL MATERIAL ALLOWS. NO STORM SEWER OR PAVEMENT WILL BE INSTALLED AT THIS TIME.

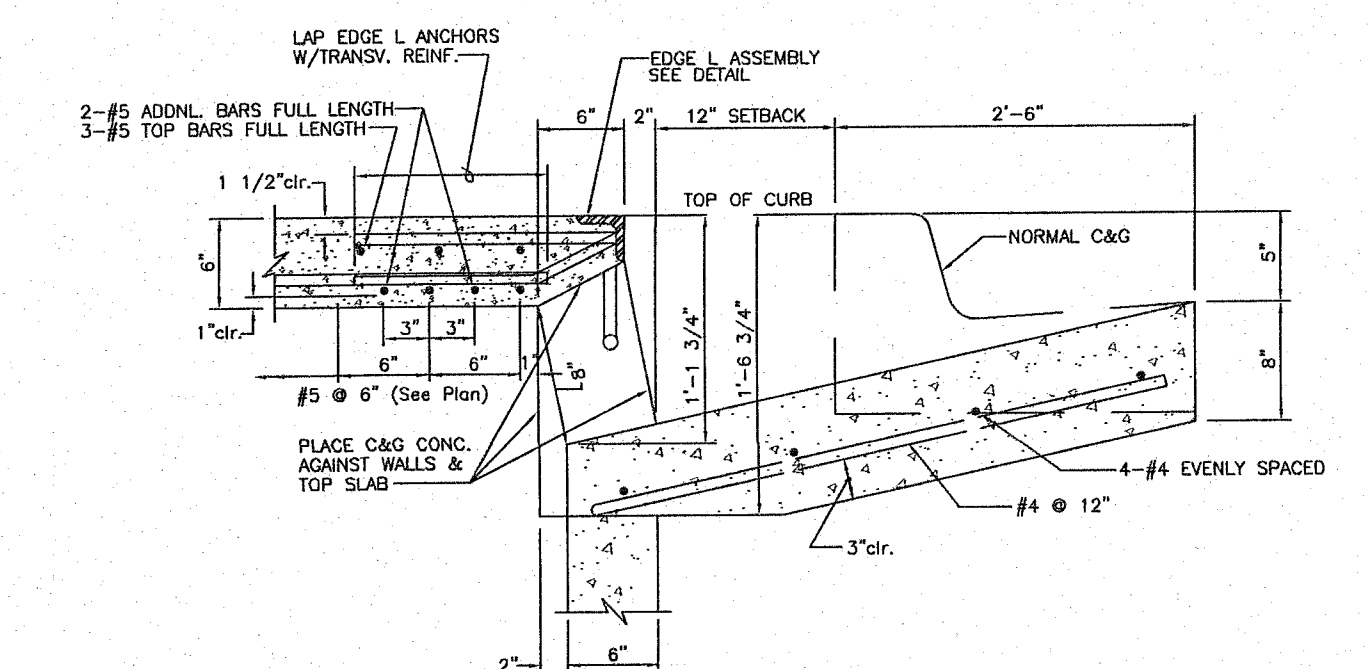
Date	By	Description	Appvd/By
PROJECT MYSTIC RIDGE PLAT 2, CENTRALIA, BOONE COUNTY, MO			
SHEET TITLE MYSTIC DRIVE			
DATE: 9/14/22	LUEBBERT ENGINEERING		JOB NO. 211K21
OR BY: CLL			SHEET 2
CHKD BY: CLL	304 TRAMS COURT JEFFERSON CITY	(573) 291-6567 MISSOURI 65101	4



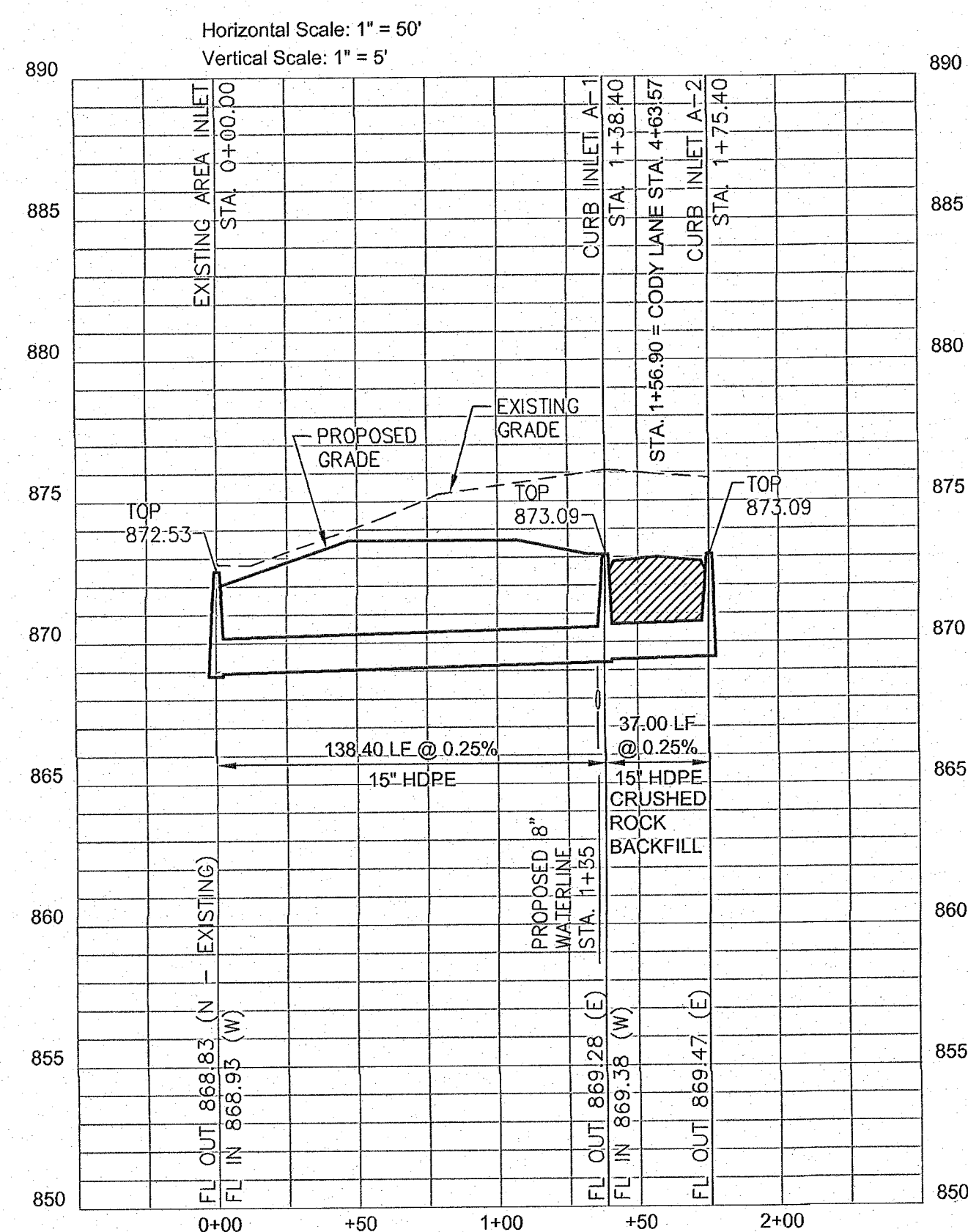
- TYPE M INLET
EDGE ANGLE ASSEMBLY

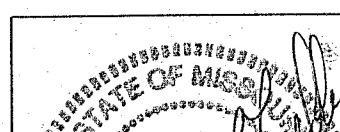
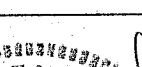


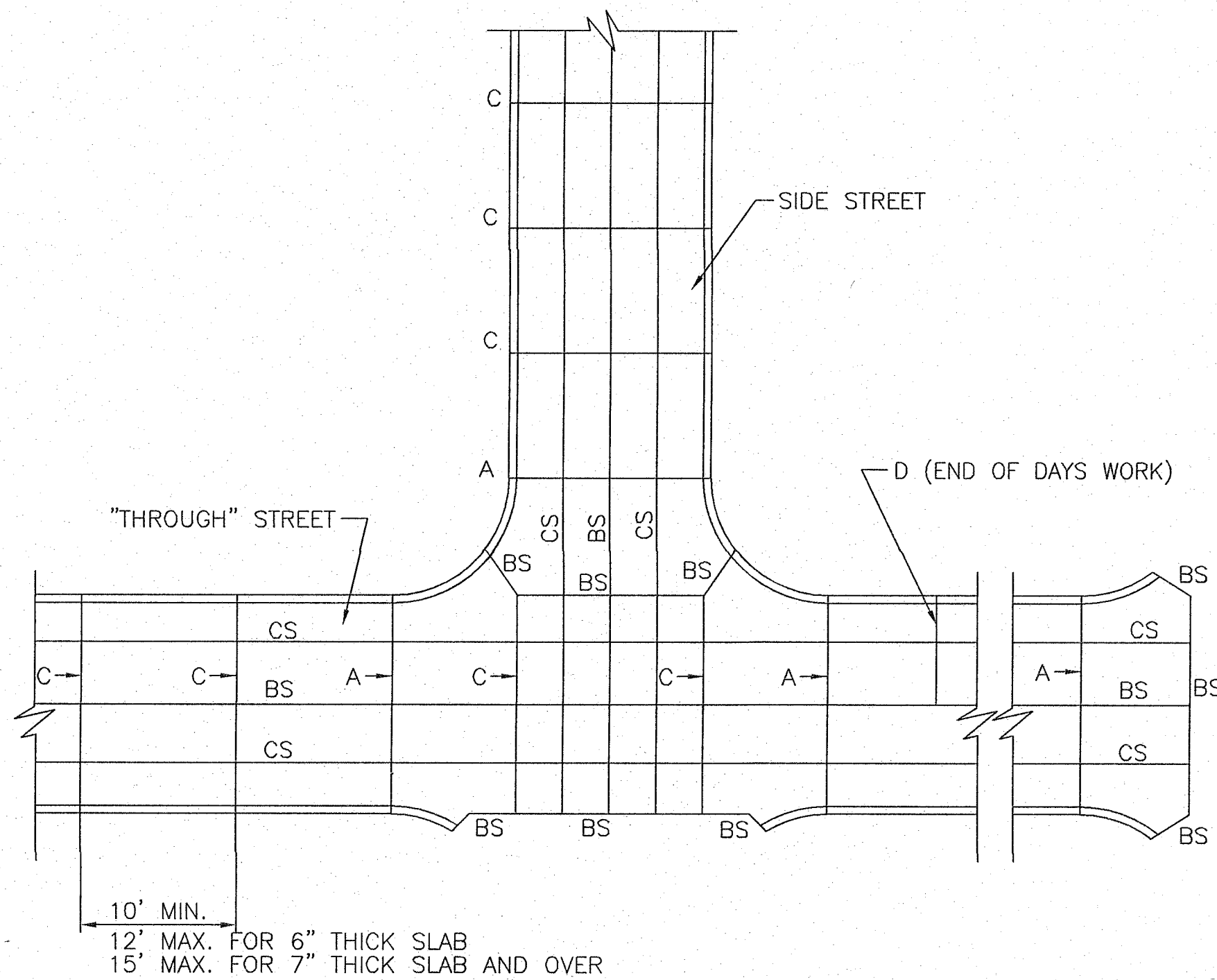
TYPE M INLET SETTING DIAGRAM



THROAT DETAIL



	DATE: 9/14/22 DR BY: CLL CHKD BY: QLL PROJECT: MYSTIC RIDGE PLAT 2, CENTRALIA, BOONE COUNTY, MO SHEET TITLE: STORM SEWER LINE A & DETAILS		APPROVED BY:  CHRYSTINA L. LUEBBERT ENGINEER - P-20001 MISSOURI PROFESSIONAL ENGINEER
	DATE: 9/14/22 DR BY: CLL CHKD BY: QLL		JOB NO. 21K21 SHEET 3 4
CHRISTINA L. LUEBBERT ENGINEER - P-20001 MISSOURI	304. TRAWS COURT JEFFERSON CITY, MO (573) 291-6567 MISSOURI 65101		

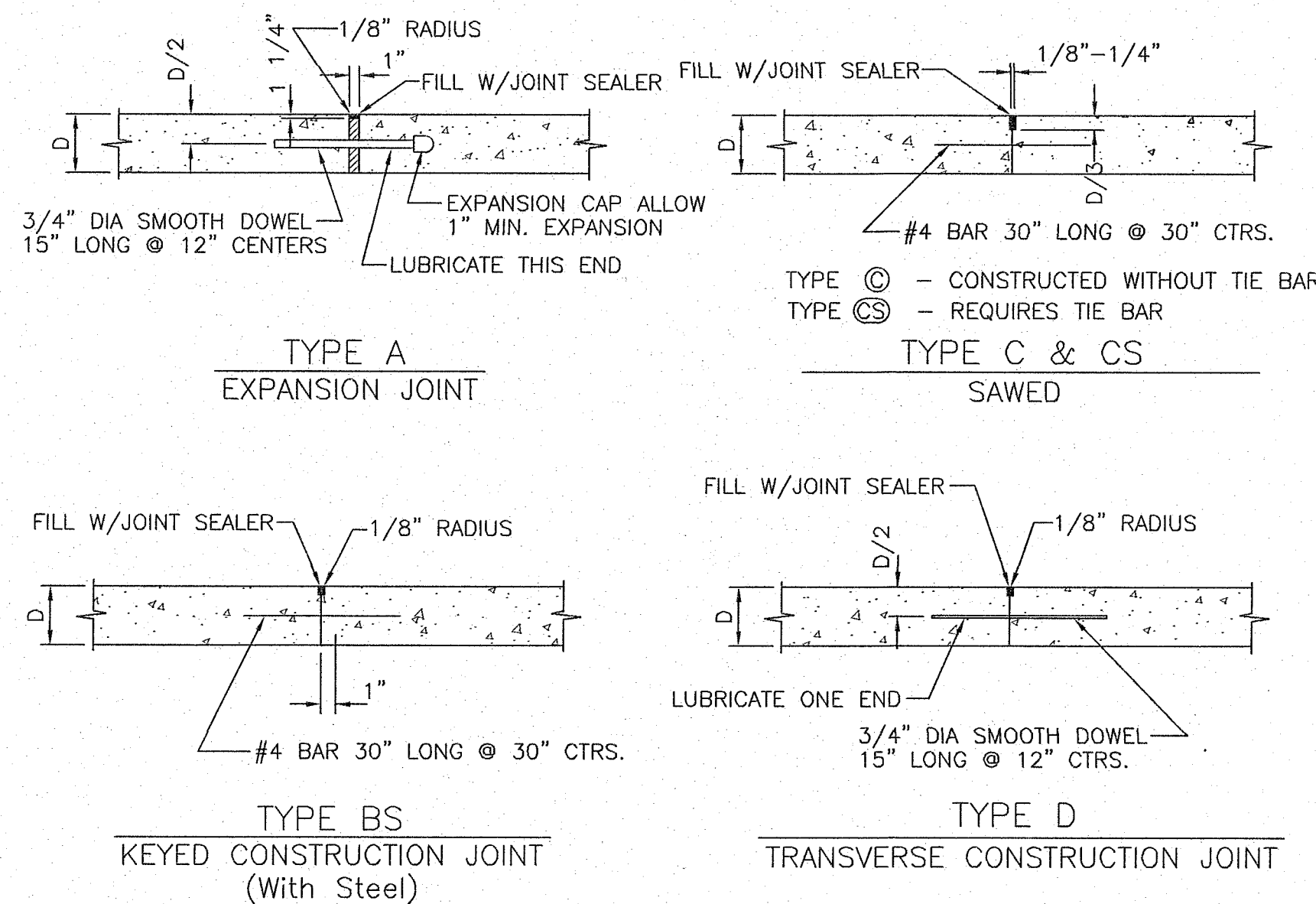


JOINT LOCATION PLAN

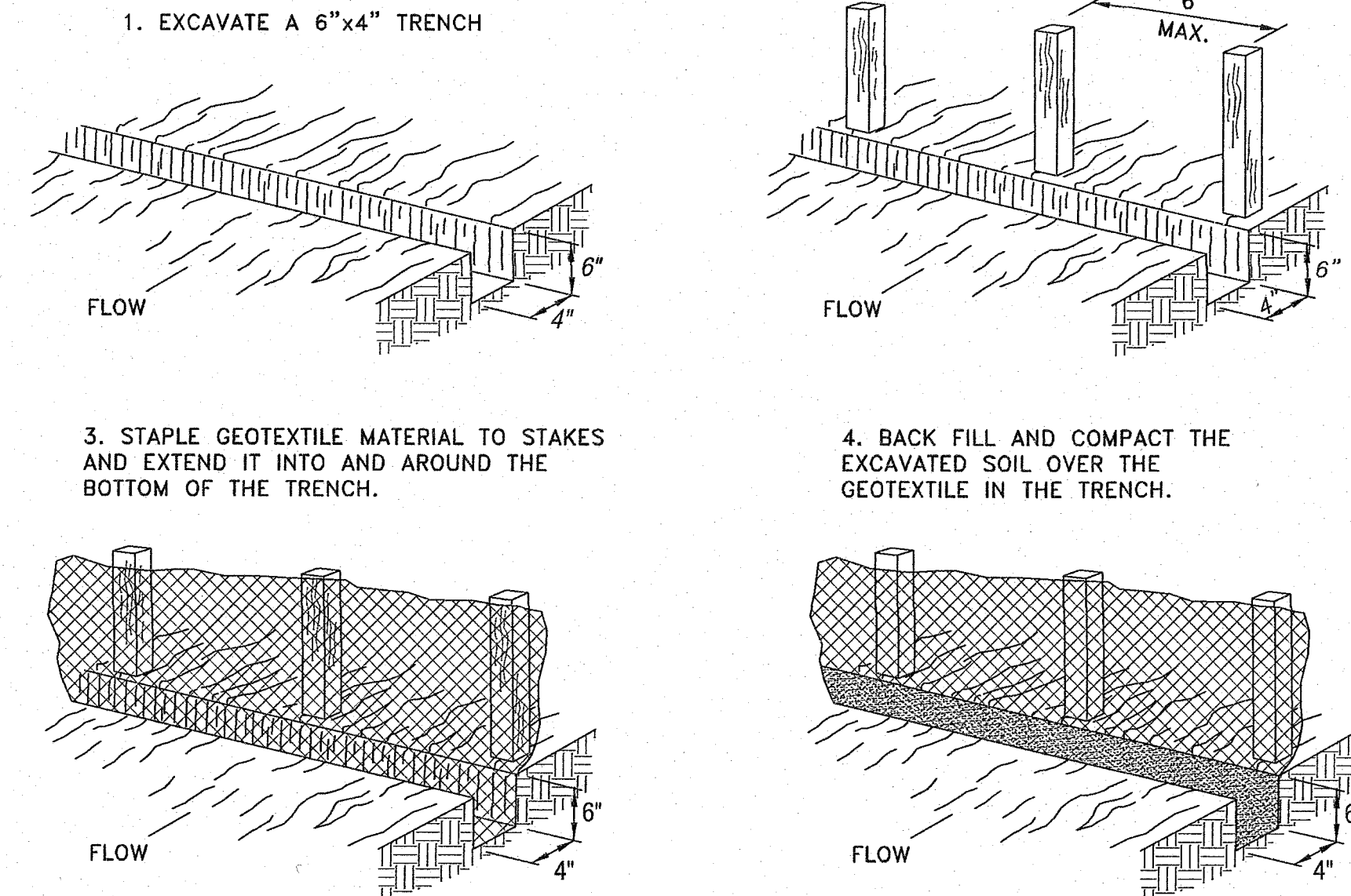
NOTE:

1. TRANSVERSE TYPE C JOINTS SHALL BE SAWED AS SOON AS CONCRETE CAN WITHSTAND RAVELING, JOINTS SHALL BE CLEANED AND FILLED WITH BITUMINOUS COMPOUND IMMEDIATELY FOLLOWING SAWING.
2. INSTALL TYPE A EXPANSION JOINTS AT INTERSECTIONS, AND AT STRUCTURES.
3. INSTALL TYPE A EXPANSION JOINTS AT PC & PT OF CURVES. WITH DEFLECTION ANGLE OF GREATER THAN 30°.
4. INSTALL TYPE A EXPANSION JOINT AT BULB OF CUL-DE-SAC.
5. INSTALL TYPE A EXPANSION JOINT AT 150' SPACING MAXIMUM.
6. USE TYPE D JOINT AT END OF DAYS WORK.

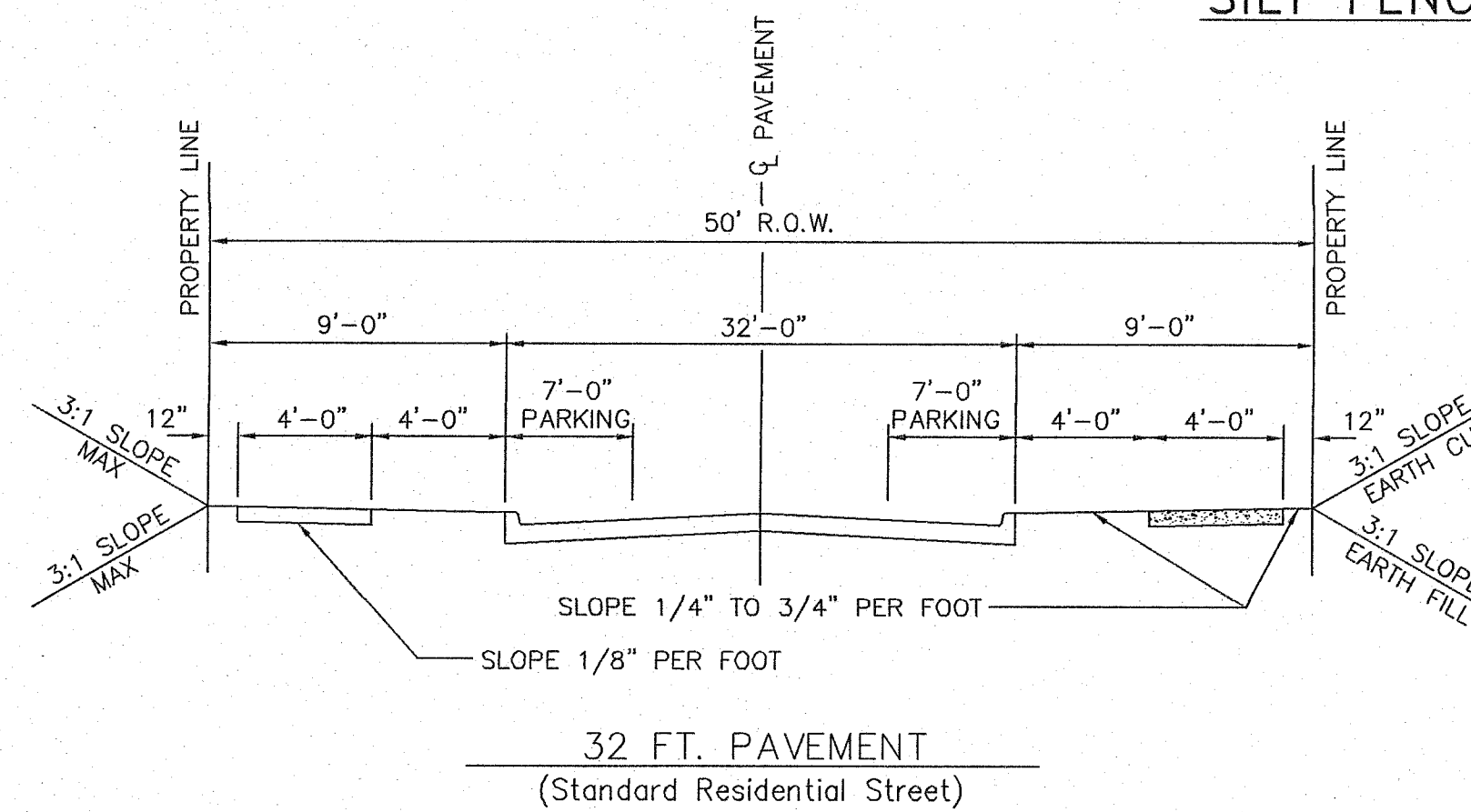
JOINT DETAILS
(P.C. Concrete Pavement)



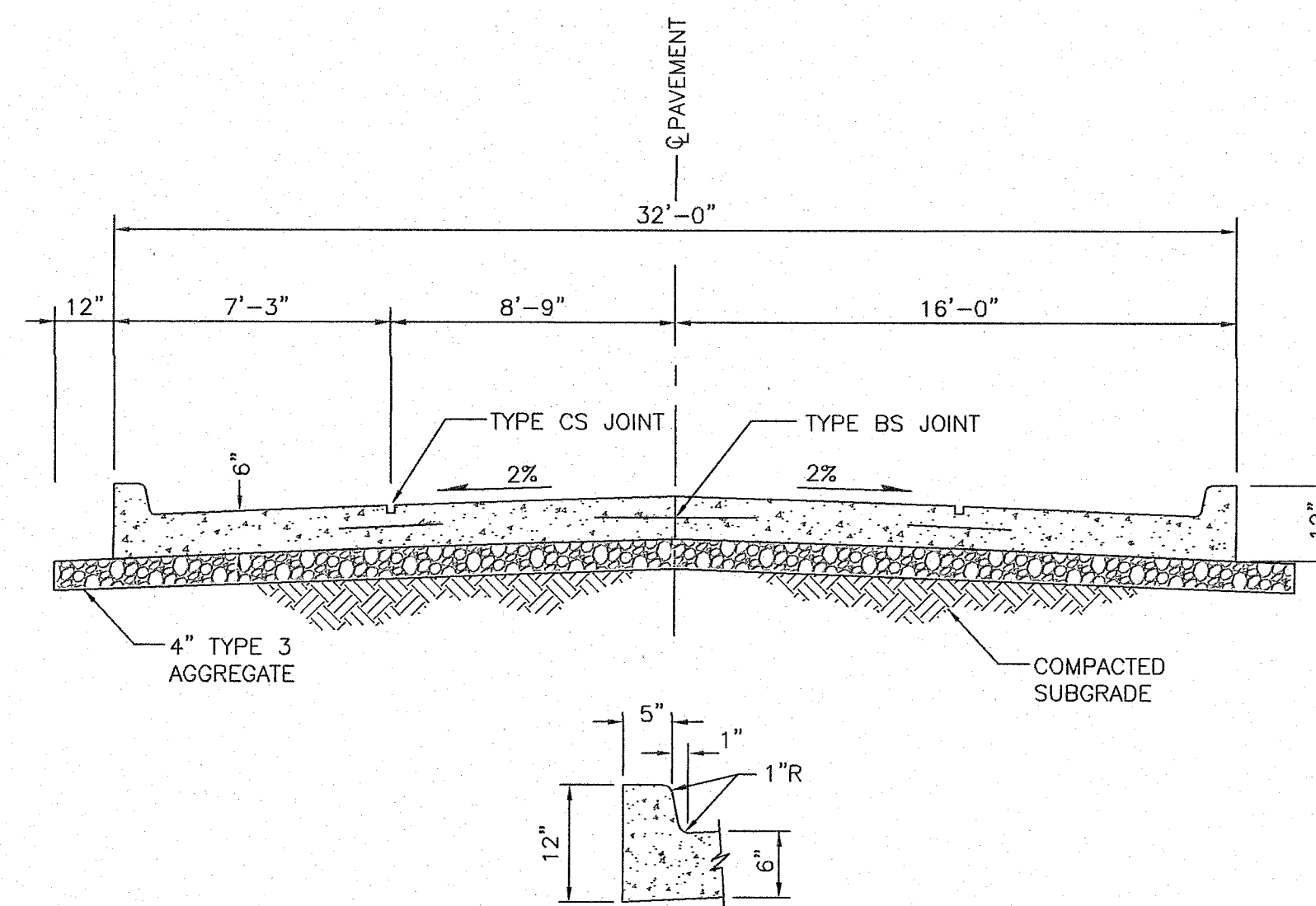
JOINT DETAILS
(P.C. Concrete Pavement)



SILT FENCE DETAIL
(PERSPECTIVE VIEW)
NOT TO SCALE



RESIDENTIAL TYPICAL CROSS SECTION



NOTES:

1. ALL P.C. CONCRETE SHALL BE CLASS A.

RESIDENTIAL STREET
(Concrete Pavement)

SILT FENCE NOTES:
A) INSTALLATION

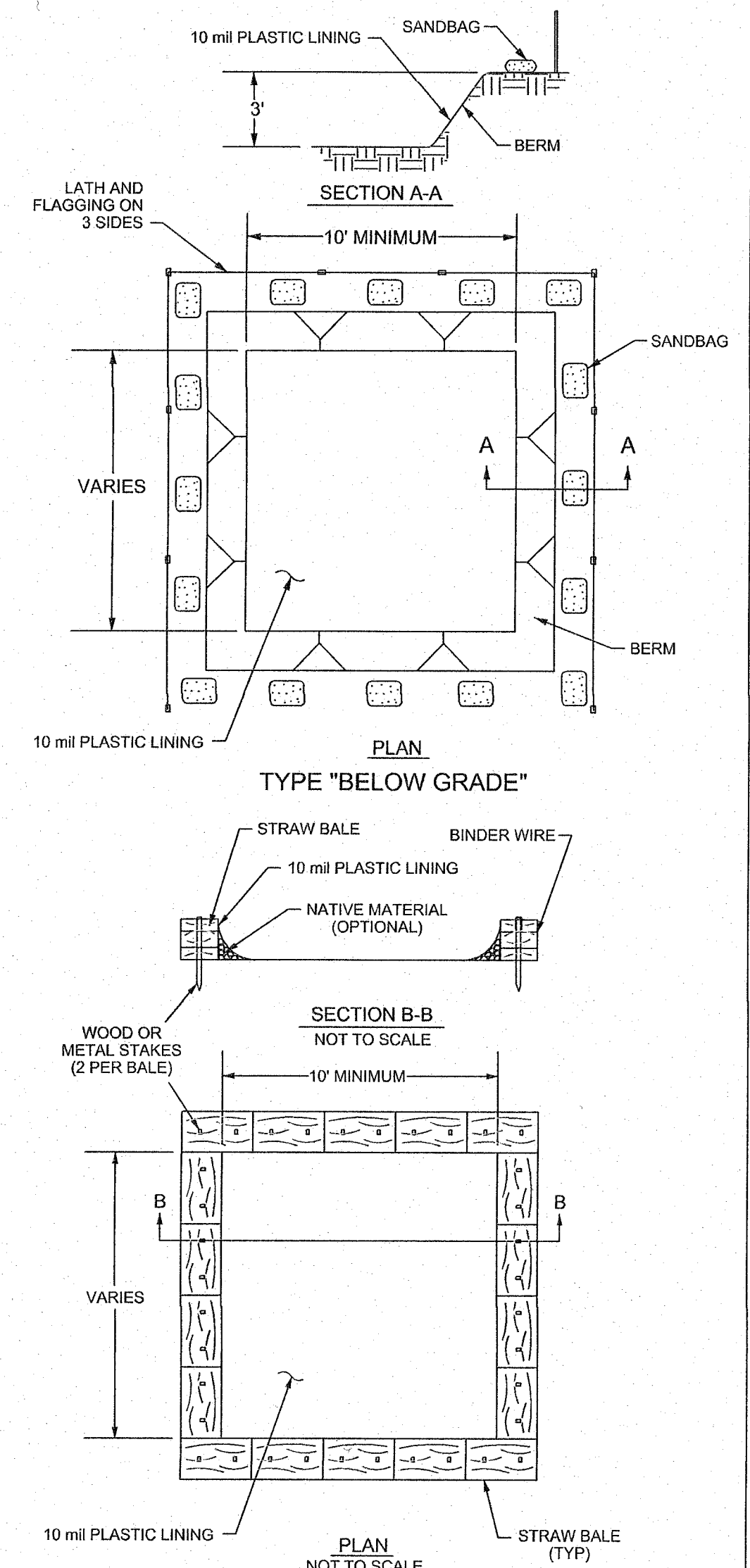
1. THE HEIGHT OF SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34 INCHES ABOVE THE GROUND SURFACE.
2. THE FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE UNAVOIDABLE, FILTER CLOTH SHALL BE SECURELY SPLICED TOGETHER ONLY AT SUPPORT POSTS, WITH A MAX 6 INCH OVERLAP.
3. DIG A TRENCH AT LEAST 6 INCHES DEEP AND 4 INCHES WIDE ALONG THE TRENCH ALIGNMENT.
4. DRIVE POSTS AT LEAST 24 INCHES INTO THE GROUND ON THE DOWNSLOPE SIDE OF THE TRENCH. SPACE POSTS A MAXIMUM OF 6 FEET APART.
5. THE SEDIMENT FABRIC SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING A MINIMUM OF ONE INCH LONG, HEAVY-DUTY WIRE STAPLES OR TIE-WIRES, AND EIGHT INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. PLACE THE BOTTOM 1 FOOT OF FABRIC IN THE MINIMUM-OF-6-INCH DEEP TRENCH, LAPPING TOWARD THE UPSLOPE SIDE. BACK FILL WITH COMPACTED EARTH OR GRAVEL.
7. IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, IT MUST BE OF SUFFICIENT LENGTH TO ELIMINATE ENDFLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE, PLACED ON A CONTOUR, WITH THE ENDS ORIENTED UPSLOPE.
8. TO REDUCE MAINTENANCE, EXCAVATE A SHALLOW SEDIMENT STORAGE AREA IN THE UPSLOPE SIDE OF THE FENCE. PROVIDE GOOD ACCESS IN AREA OF HEAVY SEDIMENTATION FOR CLEAN OUT AND MAINTENANCE.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
10. INSTALLATION WITH SLICING METHOD IS PREFERRED.

B) TROUBLESHOOTING:

1. DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES, BEFORE FENCE INSTALLATION SO UTILITIES ARE NOT DISTURBED.
2. GRADE ALIGNMENT OF FENCE NEEDED TO PROVIDE A BROAD, NEARLY LEVEL AREA UPSTREAM OF FENCE TO ALLOW SEDIMENT COLLECTION AREA.

C) INSPECTION MAINTENANCE:

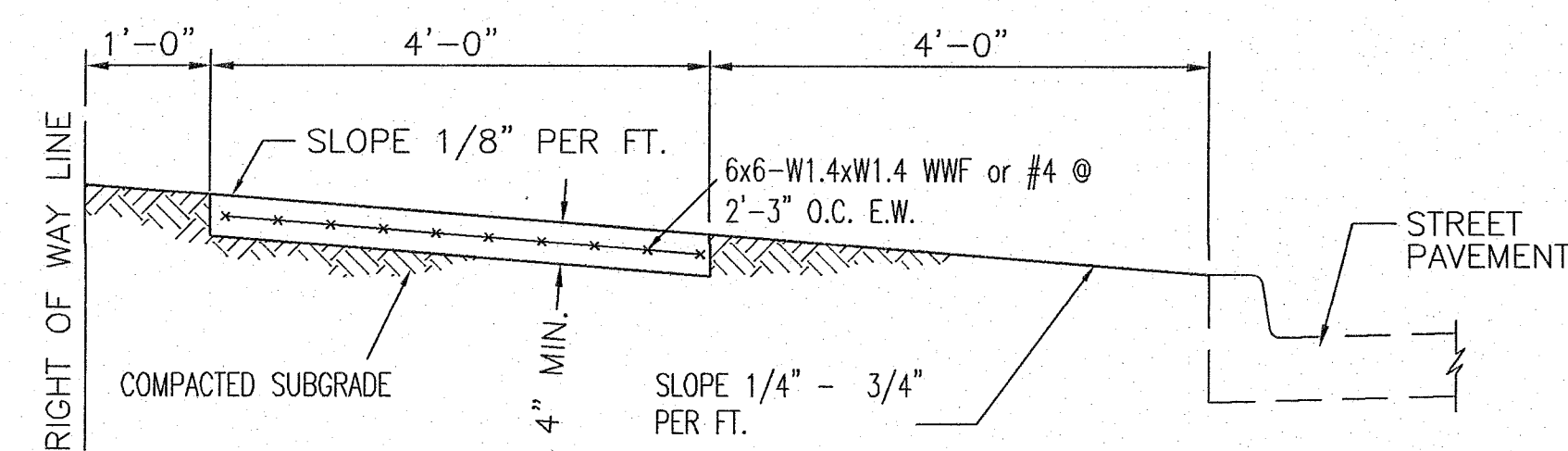
1. INSPECT SILT FENCES AT LEAST ONCE A WEEK AND AFTER EACH 1/2" OF RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. AVOID DAMAGING OR UNDERMINING THE FENCE DURING CLEANOUT. SEDIMENT ACCUMULATION SHOULD NOT EXCEED 1/2 THE HEIGHT OF THE FENCE.
4. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY AND COMPLETELY STABILIZED.



CONCRETE WASHOUT AREA DETAIL
NOT TO SCALE

CONCRETE WASHOUT DETAIL NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
5. MUST BE LOCATED >50 FT AWAY FROM INLETS/WATERWAYS UNLESS THERE IS NO OTHER PRACTICAL ALTERNATIVE.

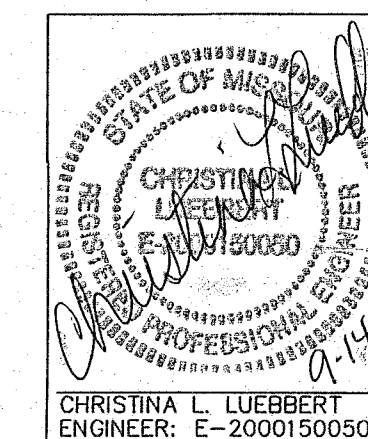


SIDEWALK WITH GRASS PARKWAY

NOTE:

1. SIDEWALK SHALL BE 4" THICK CLASS A CONCRETE.
2. INSTALL 1/2" EXPANSION JOINTS AT INTERSECTIONS, RAMPS, STRUCTURES, DRIVEWAY APPROACHES, OR EVERY 150'.
3. INSTALL TRANSVERSE SAW JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH.
4. NO STEEL TO BE PLACED THROUGH EXPANSION JOINT.
5. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.00%.

SIDEWALK



Date	By	Description	Appvd/By
9/14/22	CLL	PROJECT MYSTIC RIDGE PLAT 2, CENTRALIA, BOONE COUNTY, MO	
SHEET TITLE			
DETAILS			
DATE: 9/14/22	LUEBBERT ENGINEERING		JOB NO. 21K21
DR BY: CLL			SHEET
CHKD BY: CLL	304 TRAVIS COURT	(573) 291-6567	4
	JEFFERSON CITY	MISSOURI 65101	4

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned THOMAS W. DAWSON and MICHAEL M. DAWSON, husband and wife, of Centralia, Boone County, Missouri, hereinafter called GRANTORS, being the owners in fee simple of the following described real estate, to-wit:

Lot One (1), the North Ninety-eight (98') feet of Lot One and all of Lots Ten (10), Eleven (11) and Twelve (12) in Block "E" in Clark and Hinman's Addition to the City of Centralia, Boone County, Missouri.

for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, grant, assign and set over unto Lawrence Davis and Rachel E. Davis, his wife, C. F. Robertson and Mary Robertson, his wife, William C. Pulis and Ruby B. Pulis, his wife, Kenneth Dodson and Inna Dodson, his wife, and the City of Centralia, Missouri, all of Centralia, Boone County, Missouri and R. D. Vanlandingham and Virginia Vanlandingham, his wife, of Monroe County, Missouri, hereinafter called GRANTEES, AN EASEMENT and RIGHT-OF-WAY in, upon, along and over the following described portion of GRANTORS' above described real estate, to-wit:

The South Fifteen (15') feet of Lot Ten (10) in Block "E" in Clark and Hinman's Addition to the City of Centralia, Boone County, Missouri,

to be used as an alleyway to provide ingress and egress to the above named landowners from Columbia Street in Centralia, Missouri, to the existing public alley located behind their respective properties in the remainder of said Block "E" in Clark and Hinman's Addition, and for the purpose of allowing said City of Centralia, Missouri passageway for municipal services and purposes and to construct and maintain drainage ditches therein.

TO HAVE AND TO HOLD the said easement, right and right-of-way unto the said GRANTEES, their heirs, executors, administrators, successors in title and assigns, and all other persons on said easement and right-of-way

345-515

with their permission or consent.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands this

17th day of ^{April} ~~March~~, 1965.

Thomas W. Dawson
THOMAS W. DAWSON

Michael M. Dawson
MICHAEL M. DAWSON

STATE OF MISSOURI }
COUNTY OF BOONE } ss.

On this 17th day of ^{April} ~~March~~, 1965, before me personally appeared THOMAS W. DAWSON and MICHAEL M. DAWSON, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Centralia, Missouri, the day and year first above written.

My commission expires: October 22, 1967.

James T. Ausmus
Notary Public

(SEAL)

State of Missouri }
County of Boone, } Sec.

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing was filed for record in my office on the 20 day of April A.D., 1965 at 9 o'clock and 55 minutes A. M. and is truly recorded in Book 345 page 515

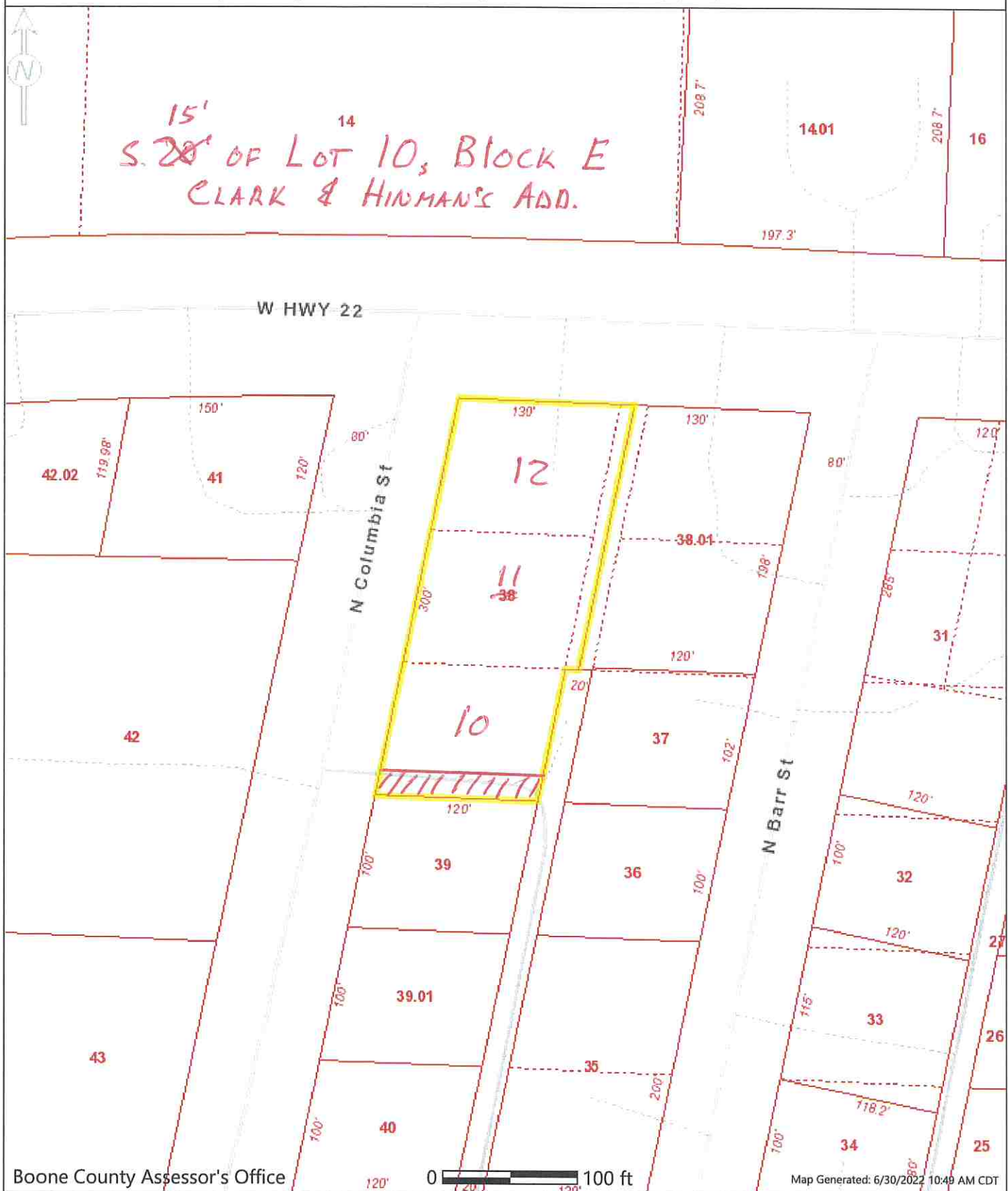
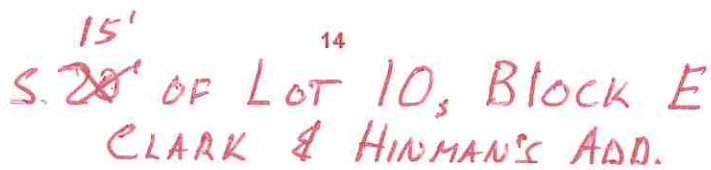
Witness my hand and official seal on the day and year foregoing

Betty Saunders Recorder
By Reverie C. Hub Deputy

345-515

Prepared by the Boone County Assessor's Office, (573) 886-4262

Prepared by the Boone County Assessor's Office, (573) 886-4262



Boone County Assessor's Office

A horizontal scale bar with a black and white alternating pattern. It is labeled '0' at the left end and '100 ft' at the right end.

Map Generated: 6/30/2022 10:49 AM CDT

ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



Boone County Assessor's Office

0 100 ft

Orthophoto: 2019
Map Generated: 6/30/2022 10:44 AM CDT

ATTENTION!!
DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.



**Planning & Zoning
City of Centralia**

114 S. Rollins St.

Centralia, MO 65240

Ph. 573-682-2139 Fax 573-682-5956

www.centraliamo.org

REQUEST TO VACATE CITY RIGHT-OF-WAY APPLICATION

Street Address of the property:

430 W. Hwy. 22, Centralia, MO

General location of the property: (use street intersections if possible)

Southwest Corner intersection of Hwy. 22 & Columbus Street

Reason for request (indicate if request is provided on a separate sheet):

To limit public access to south side of property to the north

This request is to vacate the alley (DB345-515) but to dedicate an access easement for the city over the south 10 feet of Lot 10 in Block E of Clark & Hinman's Addition

The following information must be attached on a separate paper and submitted with this application:

- Name, address, city, state, zip, phone number, and email address for the OWNER, CONTRACT PURCHASER (if applicable), and AGENT
- Map of proposed right-of-way vacation
- Legal description of property
- **IMPORTANT NOTE:** After this application and additional documents are submitted, a hearing will be set before the Planning & Zoning Commission within 45 days if application and documentation is sufficient.

Owner/Agent Signature Kenny Cooley

Date: JUNE 30-2022

Printed Name: KENNY COOLEY

Phone: 573-881-2250

Owner/Agent Address: 820 Emerald Dr. Centralia, Mo. 65240

Submit completed form to:

City Administrator

City of Centralia

114 S. Rollins

Centralia, MO 65240

For Internal Use Only:

Date reviewed by City Administrator: _____

Date approved by Planning & Zoning Commission: _____

Date approved by Board of Aldermen: _____

Kennth Coolley
820 Emerald Dr.
Centralia, MO 66240

Phone: 573-881-2250
Email: Coolley@centurytel.net

Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 05/19/2017 at 03:33:12 PM

Instrument #: 2017010072 Book: 4753 Page: 59

Instrument Type: WD

Recording Fee: \$30.00 S

No. of Pages: 3



Title of Document: **SPECIAL WARRANTY DEED BY CORPORATION**

Date of Document: May 19, 2017

Grantor: Martinsburg Bank and Trust, a Missouri Banking Corporation

Grantees: Kenneth F. Coolley and Gayle R. Coolley, husband and wife

~~Grantee~~
Mailing Address(s): 400 S. Muldrow Street, Mexico, MO 65265

Legal Description: Lots Ten (10), Eleven (11) and Twelve (12), and that part of the west one-half of the alley adjoining on the east which was vacated by "Ordinance" recorded in Book 339, Page 376, Records of Boone County, Missouri, all in Block "E" of Clark and Hinman's Addition to the City of Centralia, Boone County, Missouri, according to the plat thereof recorded in Plat Book 1, Page 27, Records of Boone County, Missouri. Said Lots are also shown by the survey recorded in Book 339, Page 135, Records of Boone County, Missouri.

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

Unofficial Document

BOONE COUNTY MO MAY 19 2017

This Deed, made and entered into by an between Martinsburg Bank and Trust, a Missouri Banking Corporation, Grantor, organized and existing under the laws of the State of Missouri with its principal office in the City of Mexico, Audrain County, in the State of Missouri and Kenneth F. Coolley and Gayle R. Coolley, husband and wife, Grantees, whose mailing address is 820 Emerald Drive, Centralia, MO 65240.

Witnesseth, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, and by virtue of and pursuant to a resolution by Grantor's Board of Directors; does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantees their heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the City of Centralia, Boone County and State of Missouri, to-wit:

LEGAL DESCRIPTION: Lots Ten (10), Eleven (11) and Twelve (12), and that part of the west one-half of the alley adjoining on the east which was vacated by "Ordinance" recorded in Book 339, Page 376, Records of Boone County, Missouri, all in Block "E" of Clark and Hinman's Addition to the City of Centralia, Boone County, Missouri, according to the plat thereof recorded in Plat Book 1, Page 27, Records of Boone County, Missouri. Said Lots are also shown by the survey recorded in Book 339, Page 135, Records of Boone County, Missouri.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said Grantees, and unto their heirs and assigns forever. The said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantees and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

BOONE COUNTY MO MAY 19 2017

Unofficial Document

IN WITNESS WHEREOF, Martinsburg Bank and Trust, a Missouri Banking Corporation, the said Grantor, has caused these premises to be signed by its [president] and attested by its secretary, and corporate seal to be hereunto affixed, this 19 day of May, 2017.

Martinsburg Bank and Trust

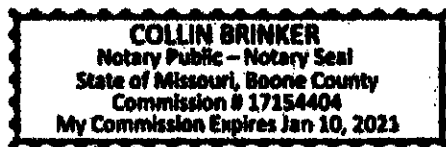
By: Robert Darr
Robert Darr, President

ATTEST: Garry Melton
Garry Melton
Assistant Secretary

STATE OF MISSOURI)
 (SS.
COUNTY OF AUDRAIN)

On this 18th day of May, 2017 before me personally appeared ROBERT DARR, to me personally known, who being duly sworn did say that he is the President of MARTINSBURG BANK AND TRUST and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation and by authority of its Board of Directors, and the said ROBERT DARR acknowledges said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the State and County aforesaid, the day and year first above written.



Collin Brinker
Notary Public

(SEAL) My commission expires: 1/10/2021

Nora Dietzel, Recorder of Deeds

