

BARELA SUBDIVISION

A PRELIMINARY PLAT

AUGUST 2, 2021

DESCRIPTION:

A 1.94 ACRE TRACT OF LAND IN THE EAST PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 11 WEST, CENTRALIA, BOONE COUNTY, MISSOURI, BEING THE EAST PART OF THE 4.5 ACRE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 720 AT PAGE 205, EXCEPT THE SOUTH 130 FEET OF THE WEST 130 FEET THEREOF DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 1408 AT PAGE 160.

THIS TRACT IS NOT IN THE 100-YEAR FLOOD ZONE AS SHOWN BY THE FLOOD INSURANCE RATE MAP 29019C0075D DATED MARCH 17, 2011.

OWNERS:

ROGER O. BARELA & JUDY E. BARELA
712 S. POOL ST.
CENTRALIA, MO 65240

AREAS:

SUBDIVISION AREA = 1.94 ACRES
SMALLEST LOT AREA = 8700 SQUARE FEET
LARGEST LOT AREA = 11,600 SQUARE FEET

ZONING

THIS TRACT IS ZONED R-3, BUT THE INTENDED USE IS SINGLE FAMILY RESIDENTIAL.
THE TRACT TO THE WEST IS ZONED R-3.
THE TRACT TO THE SOUTH IS ZONED R-1.
TRACTS TO THE NORTH AND EAST HAVE BOTH R-S AND C-G ZONING IN THE COUNTY.

EASEMENTS:

THERE IS A 10-FOOT UTILITY EASEMENT ALONG THE NORTH RIGHT-OF-WAY LINE OF WIGHAM STREET, THE EAST RIGHT-OF-WAY LINE BARELA CIRCLE, AND AROUND THE CUL-DE-SAC OF BARELA CIRCLE.
THERE IS A 20-FOOT UTILITY EASEMENT ALONG THE LOT LINE BETWEEN LOTS 2 AND 3 THAT IS NOT CENTERED ON THE LOT LINE.
THERE IS A 20-FOOT DRAINAGE EASEMENT CENTERED ON THE LOT LINE BETWEEN LOTS 3 AND 4.
THERE IS A 20-FOOT UTILITY EASEMENT CENTERED ON THE LOT LINE BETWEEN LOTS 4 AND 5.

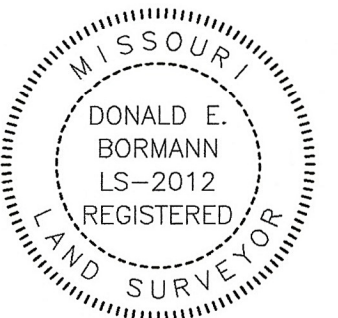
WAIVERS:

- BARELA STREET WAS BUILT 15 YEARS AGO. THE CUL-DE-SAC WAS BUILT WITH A 36-FOOT RADIUS; THEREFORE, A WAIVER IS REQUESTED TO ALLOW THE EXISTING CUL-DE-SAC TO REMAIN IN PLACE.
- A PRELIMINARY PLAT WAS APPROVED OF THIS SUBDIVISION IN 2006. THE PLAT WAS APPROVED WITH A CUL-DE-SAC RIGHT-OF-WAY RADIUS OF 45 FEET. SINCE THE CUL-DE-SAC HAS ALREADY BEEN BUILT TO 36-FOOT RADIUS, A WAIVER IS REQUESTED TO ALLOW THE RIGHT-OF-WAY TO REMAIN AT 45 FEET.
- THE PREVIOUS PRELIMINARY PLAT SHOWS A 25-FOOT HALF RIGHT-OF-WAY FOR JEFFERSON STREET WHERE THE COMPREHENSIVE PLAN SHOWS AN ARTERIAL STREET REQUIRING A 40-FOOT HALF RIGHT-OF-WAY. A WAIVER WAS GRANTED FOR A SIDEWALK AND CURB ALONG JEFFERSON STREET. SINCE THE RIGHT-OF-WAY WIDTH FOR THIS PLAT HAS BEEN CORRECTED, THE SAME WAIVER IS REQUESTED AGAIN.

DATED THIS 2ND DAY OF AUGUST, 2021.

BORMANN SURVEYING

Donald E. Bormann
DONALD E. BORMANN
REGISTERED LAND SURVEYOR
LS-2012



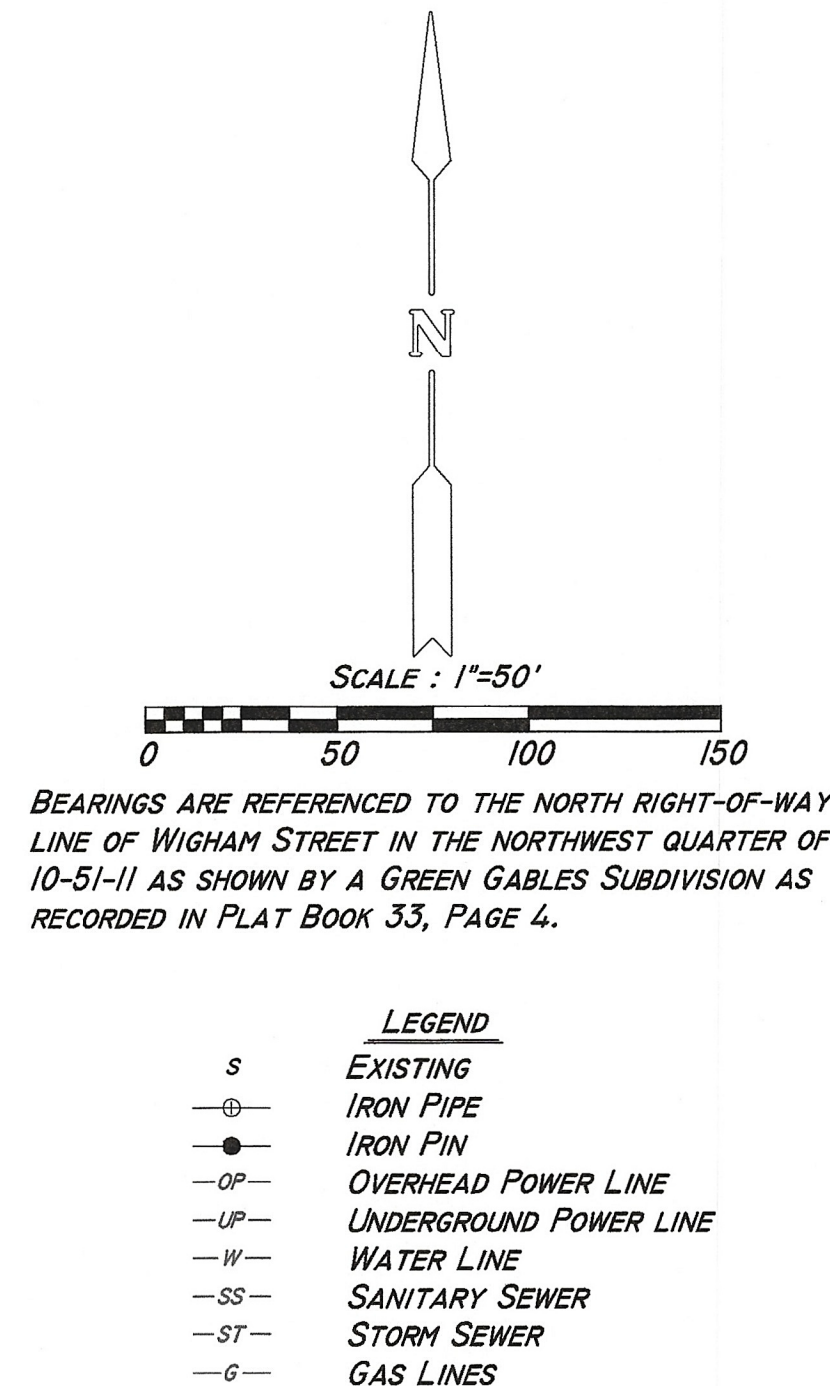
APPROVED BY THE CENTRALIA PLANNING AND ZONING COMMISSION
ON THE ____ DAY OF AUGUST, 2021.

SUSAN ALESHIRE
CHAIRPERSON

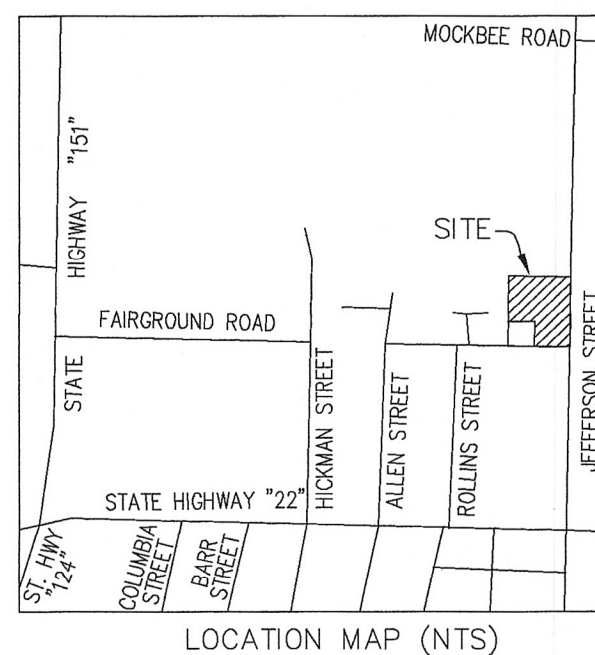
RECEIVED AND ACCEPTED BY THE BOARD OF ALDERMEN THIS
____ DAY OF AUGUST, 2021.

CHRIS COX
MAYOR

TARA STRAIN
CITY CLERK



BEARINGS ARE REFERENCED TO THE NORTH RIGHT-OF-WAY LINE OF WIGHAM STREET IN THE NORTHWEST QUARTER OF 10-51-11 AS SHOWN BY A GREEN GABLES SUBDIVISION AS RECORDED IN PLAT BOOK 33, PAGE 4.



B AND B SUBDIVISION RECORDED IN PLAT BK. 17, PG. 13.

