*City of Jefferson*
*Department of Planning & Protective Services*
*320 E. McCarty Street*
*Jefferson City, MO 65101*
*Phone: 573-634-6410*
*jcplanning@jeffcitymo.org*
*www.jeffersoncitymo.gov*

# APPLICATION FOR SUBDIVISION PLAT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri for the following type of subdivision: ( ) Preliminary Plat (•) Final Plat

1. Name of Subdivision: Goodwill Consolidation Plat
2. General location: 2821 S. Ten Mile Dr.
3. Existing/Proposed zoning: C-1 Neighborhood Commercial District
4. Existing/Proposed use of the property: Commercial Development
5. Size of the property in acres: 1.651 acres
6. Total number of lots proposed: 1 Lot
7. The following items need to be submitted with the plat drawing, if applicable:
   A. Public improvement construction plans are to be submitted to the Engineering Division with a final plat. Signature of the Division Director, or his/her designee, is needed to certify that plans have been submitted:

   _____ _____ (N/A if no plans are required)
   Signature Date

   B. Description of any variances to the Subdivision Regulations being requested (please note section number of the regulation below and attach a letter stating justification for the variance(s):

   _____;

   _____.

   C. Appropriate application filing fee: $ 244.00

Preliminary Plat - Residential-$213* plus $4 per lot
Preliminary Plat – Commercial/Industrial-$213* plus $4 per lot
Final Plat - $240* plus $4 per lot
*Revised June 30, 2015

| | | |
|---|---|---|
| MERS/Missouri Goodwill Industries | | 8/30/16 |
| Property Owner Name (type or print) | Property Owner Signature | Date |
| Cochran - Eric Kirchner P.E. | | 9/8/16 |
| Engineer Name (type or print) | Engineer Signature | Date |
| Cochran - James R. Park Jr., PLS | | 9/8/16 |
| Surveyor Name (type or print) | Surveyor Signature | Date |

Contact person for this application:

Name: Cochran

Address: 8 East Main Street; Wentzville, MO 63385

Phone Number: 636-332-4574

For Staff Use Only

Attachments:

- ☐ Variance request letter
- ☐ Additional documentation

Notes: _____

*Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.*

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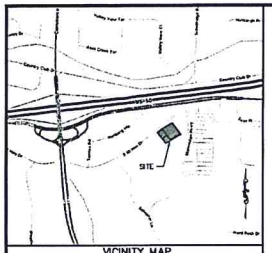
# GOODWILL CONSOLIDATION PLAT

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 10, TOWNSHIP 44 NORTH, RANGE 12 WEST OF THE
FIFTH PRINCIPAL MERIDIAN, CITY OF JEFFERSON CITY, COLE COUNTY, MISSOURI




VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S STATEMENT, HAVE CAUSED THE SAME TO BE SURVEYED AND COMBINED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "GOODWILL CONSOLIDATION PLAT".

THE ELECTRIC LINE EASEMENT LOCATED ALONG THE NORTHERN PROPERTY LINE IS HEREBY DEDICATED TO AMEREN MISSOURI, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND OPERATING SAID UTILITY.

THE 15' MCE SANITARY SEWER EASEMENT LOCATED CROSSING THE SOUTHERN PORTION OF THE PROPERTY IS HEREBY DEDICATED TO THE CITY OF JEFFERSON CITY, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND OPERATING SAID UTILITY.

THE BUILDING SETBACK LINES AND LANDSCAPE BUFFERS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

ALL LOTS OF "GOODWILL CONSOLIDATION PLAT", AS SHOWN HEREON, ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN AN INDENTURE FILED IN BOOK _____, PAGE _____ OF THE RECORDER OF DEEDS OFFICE, COLE COUNTY, MISSOURI.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, OF 2016.

MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION

BY: (SIGN NAME) _____

BY: (PRINT NAME) _____

TITLE: _____

DATE: _____

NOTARY FOR: MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION

STATE OF MISSOURI )
CITY OF ST. LOUIS ) SS
)

ON THIS _____ DAY OF _____, 2016,
BEFORE ME APPEARED _____ WHO BEING BY ME DULY SWORN, DID SAY THE HE/SHE IS THE _____ OF _____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI 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 ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS' BOARD OF DIRECTORS AND THAT SAID _____ DECLARED 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

PRINT NAME: _____

PREPARED FOR:
MERS/MISSOURI GOODWILL INDUSTRIES
1727 LOCUST STREET
ST. LOUIS, MO 63103

SURVEY DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 44 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JEFFERSON CITY, COLE COUNTY, MISSOURI AND BEING BETTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10;

THENCE, ALONG THE QUARTER SECTION LINE, SOUTH 89 DEGREES 56 MINUTES 39 SECONDS WEST, A DISTANCE OF 851.35 FEET TO A POINT;

THENCE, DEPARTING SAID QUARTER SECTION LINE, NORTH 00 DEGREES 03 MINUTES 21 SECONDS WEST, A DISTANCE OF 609.99 FEET TO AN IRON ROD BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 37 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 150.07 FEET TO A POINT;

THENCE, NORTH 51 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 38.80 FEET TO A POINT;

THENCE, SOUTH 38 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 3.00 FEET TO AN IRON ROD;

THENCE, SOUTH 59 DEGREES 50 MINUTES 50 SECONDS WEST, A DISTANCE OF 61.77 FEET TO AN IRON ROD;

THENCE, NORTH 59 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 190.68 FEET TO AN IRON ROD;

THENCE, NORTH 51 DEGREES 55 MINUTES 08 SECONDS EAST, A DISTANCE OF 8.29 FEET TO A POINT;

THENCE, SOUTH 37 DEGREES 43 MINUTES 53 SECONDS EAST, A DISTANCE OF 242.74 FEET TO AN IRON ROD;

THENCE, SOUTH 59 DEGREES 34 MINUTES 53 SECONDS WEST, A DISTANCE OF 258.74 FEET TO AN IRON ROD;

THENCE, NORTH 37 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 90.70 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING 71,938 SQUARE FEET, OR 1.651 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS ADOPTED PER MISSOURI CENTRAL 1983 STATE PLANE COORDINATE SYSTEM.
2. THIS CONSOLIDATION PLAT, AS SHOWN HEREON, MEETS OR EXCEEDS THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS PROPERTY, AS DEFINED THEREIN.
3. SOURCE OF RECORD:
   PARCEL 1 IS CURRENTLY VESTED IN THE NAME OF MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION PER DEED BOOK 665, PAGE 336 OF THE COLE COUNTY RECORDS.
   PARCEL 2 IS CURRENTLY VESTED IN THE NAME OF MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION PER DEED BOOK 665, PAGE 335 OF THE COLE COUNTY RECORDS.
   PARCEL 3 IS CURRENTLY VESTED IN THE NAME OF MERS/MISSOURI GOODWILL INDUSTRIES, A MISSOURI NONPROFIT CORPORATION PER DEED BOOK 668, PAGE 156 OF THE COLE COUNTY RECORDS.
4. SURVEY DIMENSIONS SHOWN HEREON ARE SURVEYED AND RECORD, UNLESS OTHERWISE NOTED.
   (S) – DENOTES SURVEYED INFORMATION GATHERED BY COCHRAN DURING THE MONTH OF MARCH, 2016.
   (R1) – DENOTES RECORD INFORMATION DERIVED FROM DEED BOOK 665, PAGE 336 OF THE COLE COUNTY RECORDS.
   (R2) – DENOTES RECORD INFORMATION DERIVED FROM DEED BOOK 665, PAGE 335 OF THE COLE COUNTY RECORDS.
   (R3) – DENOTES RECORD INFORMATION DERIVED FROM DEED BOOK 668, PAGE 156 OF THE COLE COUNTY RECORDS.
5. SOURCE OF EASEMENTS: COCHRAN USED EXCLUSIVELY, TITLE COMMITMENTS ISSUED BY COLE COUNTY ABSTRACT & TITLE CO., AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBERS 83615 AND 83614, WITH EFFECTIVE DATES OF 12/11/2015 AND COMMITMENT NUMBER 83620, WITH AN EFFECTIVE DATE OF 1/22/2016; SCHEDULE B – SECTION II, NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY COCHRAN.
6. THIS CONSOLIDATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
7. FLOOD ZONES:
   THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAPS, FOR COLE COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29051C0128C, MAP REVISED OF NOVEMBER 2, 2012. FLOOD ZONES ARE DETERMINED BY SCALING.
8. UTILITIES HAVE NOT BEEN SHOWN FOR THIS SURVEY. UTILITIES MAY EXIST. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. THE CONTRACTOR/EXCAVATOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR EXCAVATION. FOR INFORMATION CONCERNING THE LOCATIONS OF UTILITIES, CONTACT: **MISSOURI ONE CALL 1-800-DIG-RITE.**
9. PROPERTY ZONED:
   C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
10. THE PURPOSE OF THIS CONSOLIDATION PLAT IS TO COMBINE THE THREE PARCELS INTO ONE PARCEL BEING THE "CONSOLIDATED LOT" CONTAINING A TOTAL OF 71,938 SQUARE FEET OR 1.651 ACRES OF LAND, MORE OR LESS
11. SITE ADDRESS PER IMPROVEMENT PLANS IS 2821 S. TEN MILE DR.
12. THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO RSMO 327.411.3) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR THEIR DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE PROJECT TO WHICH THIS PAGE REFERS.

SURVEYOR'S STATEMENT:

THIS IS TO STATE THAT, AT THE REQUEST OF MERS/MISSOURI GOODWILL INDUSTRIES, COCHRAN HAS, DURING THE MONTH OF AUGUST, 2016, PREPARED A CONSOLIDATION PLAT TO BE KNOWN AS "GOODWILL CONSOLIDATION PLAT", BEING SITUATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 44 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JEFFERSON CITY, COLE COUNTY, MISSOURI.

THE RESULTS OF SAID CONSOLIDATION PLAT ARE AS SHOWN HEREON AND DO MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

M. ENGINEERING, LLC
(D.B.A. COCHRAN)
LS-2005011846.0

FOR REVIEW

JAMES R. PARK JR., PLS DATE
MISSOURI LS 2000147868
FOR COCHRAN


North Office
1141 North 9th Street
Monticello, Missouri 63457

636-332-4574 (tel.)
636-332-4994 (fax)
www.cochranengineering.com

COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning


GOODWILL CONSOLIDATION PLAT
S. TEN MILE DR.
JEFFERSON CITY, COLE COUNTY, MISSOURI

CONSOLIDATION PLAT

| DRWN BY | CHK'D BY |
|---|---|
| LKD | JRP |

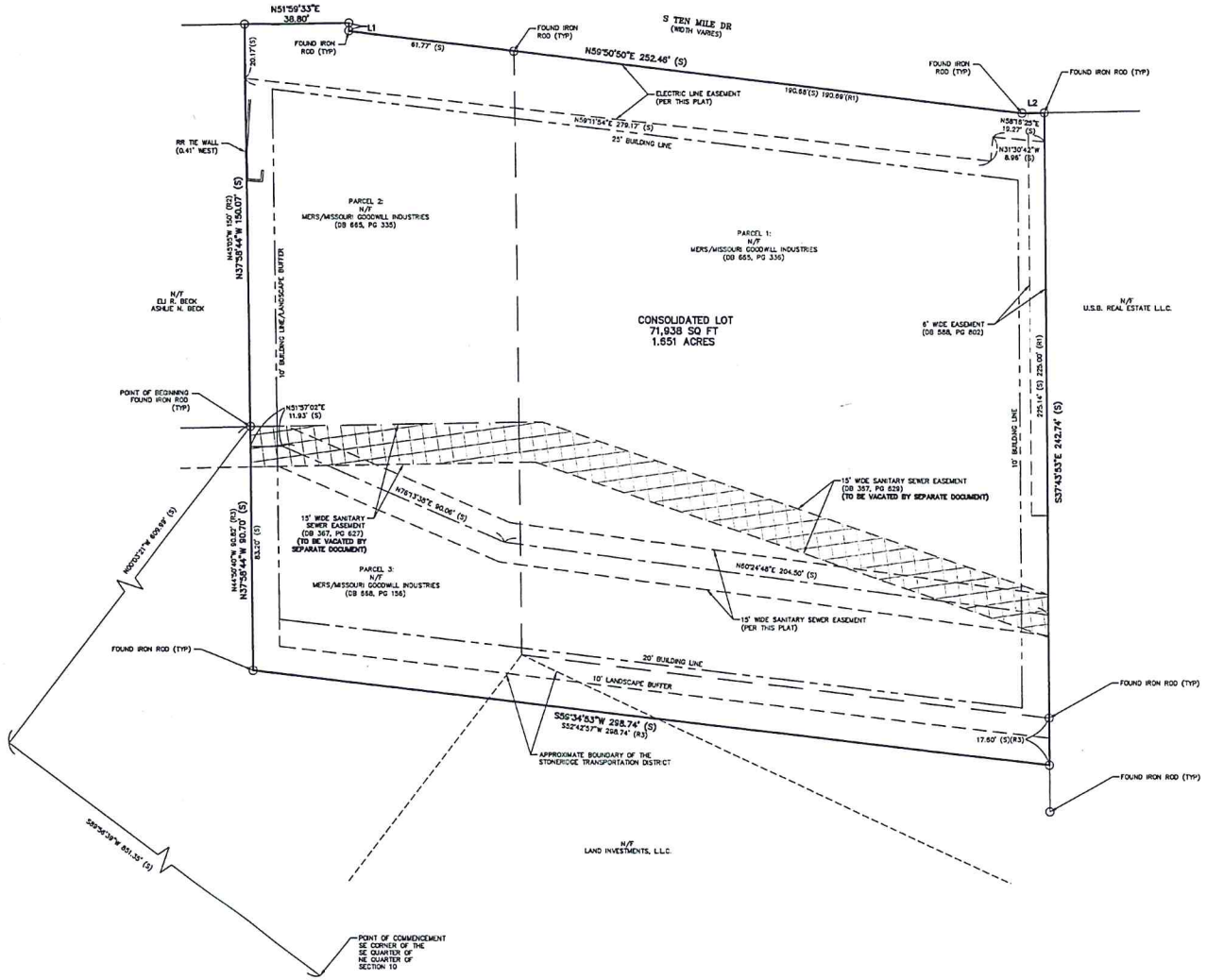
DATE: AUG 26, 2016
SCALE: NTS
PROJ. NO: M15-7155A

SHT. NO: 1 OF 2

# GOODWILL CONSOLIDATION PLAT

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 10, TOWNSHIP 44 NORTH, RANGE 12 WEST OF THE
FIFTH PRINCIPAL MERIDIAN, CITY OF JEFFERSON CITY, COLE COUNTY, MISSOURI

L1 S38°08'23"E 3.00' (S)
L2 N51°55'08"E 8.29' (S)
N52°57'37"E 8.29' (R1)




20 0 10 20 40

AUGUST 2016
SCALE: 1"=20'

## LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- CONSOLIDATED PROPERTY LINES
- EASEMENT
- FOUND IRON ROD
- FOUND NAIL
- EASEMENT TO BE VACATED BY SEPARATE DOCUMENT

M. ENGINEERING, LLC
(D.B.A. COCHRAN)
LS 2005011846 D

FOR REVIEW

JAMES R. PARK JR., PLS
MISSOURI LS 2000147868
FOR COCHRAN

DATE

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GOODWILL CONSOLIDATION PLAT
S. TEN MILE DR.
JEFFERSON CITY, COLE COUNTY, MISSOURI

CONSOLIDATION PLAT

| DATE | REVISION | DWN. BY | APPD. BY |
|---|---|---|---|
| | | LKD | JRP |

DATE: AUG 26, 2016
SCALE: 1"=20'
FORM NO.: M15-7155A
SHEET NO.: 2 OF 2