

BILL NO.: 5033

ORDINANCE NO.: 4866

Introduced by: City Manager Nathan Mai-Lombardo

AN ORDINANCE APPROVING THE CONSOLIDATION AND RESUBDIVISION OF ALL OF THE TRACT OF LAND, KNOWN AS AIRPORT ELEMENTARY SCHOOL, AND LOCATED IN THE SOUTHEAST 1 / 4 SECTION 3, TOWNSHIP 46 NORTH, RANGE 6 EAST, CITY OF BERKELEY, IN SAINT LOUIS COUNTY, MISSOURI

WHEREAS, the City of Berkeley ("City") is the fee owner of all of the tract of land, known as Airport Elementary School (the "Property"), being located in the Southeast 1 / 4 Section 3, Township 46 North, Range 6 East, in the City of Berkeley, in Saint Louis County, Missouri; and;

WHEREAS, the City desire to use the former school for community purposes; and;

WHEREAS, the City in the future seeds to develop senior housing on 5.4 +/- acres on the North (rear) side of the Property; and;

WHEREAS, the City Council accepted the recommendation of the March 27, 2024 meeting of the City Plan Commission and approved the Consolidation and Resubdivision all of the tract of land known as Airport Elementary School, and located int eh Southeast 1 / 4 section 3, Township 46 North, Range 6 East, in the City of Berkeley, in Saint Louis County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BERKELEY, MISSOURI, AS FOLLOWS:

Section 1. The Lot Consolidation and Resubdivision of all of the tract of land, known as Airport Elementary School, and located int eh Southeast 1 / 4 Section 3, Township 46 North, Range 6 East, in the City of Berkeley, in Saint Louis County, Missouri, as prepared by Topos Surveying, Survey No. 1123-50, meets all requirements and regulations, of the City of Berkeley Municipal Code and is approved for filling.

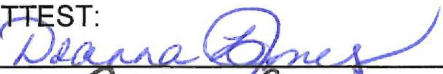
Section 2. This Ordinance shall be in full force and effect from and after its date of passage.

1st Reading this 15th day of April 2024

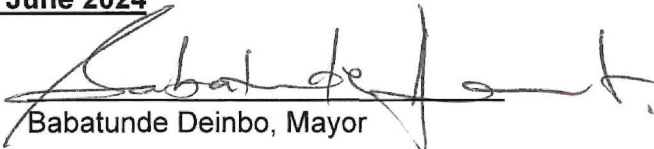
2nd Reading this 15th day of April 2024

3rd Reading, PASSED and APPROVED, this 10th day of June 2024

ATTEST:


Deanna L. Jones, City Clerk

Approved as to Form:
Donnell Smith, City Attorney


Babatunde Deinbo, Mayor

Final Roll Call:

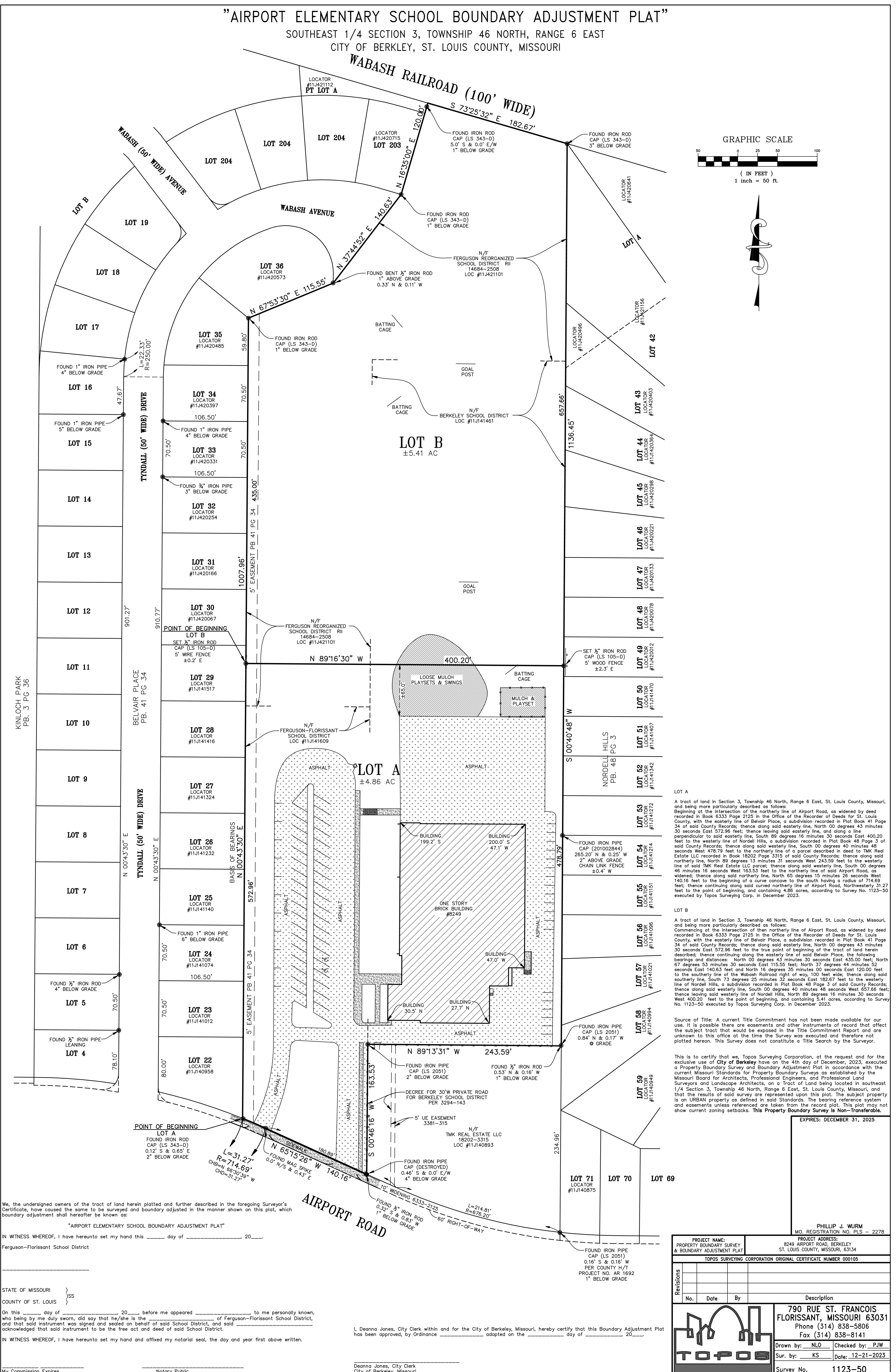
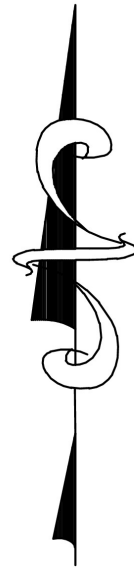
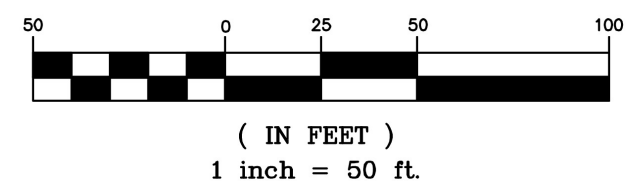
Councilwoman Verges	Aye ___ Nay ___ Absent <u>X</u> Abstain ___
Councilwoman Williams	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Councilman Hoskins	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Councilwoman Anthony	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Councilman Hindeleh	Aye <u>X</u> Nay ___ Absent ___ Abstain ___
Councilwoman-at-Large Crawford-Graham	Aye ___ Nay ___ Absent <u>X</u> Abstain ___
Mayor Deinbo	Aye <u>X</u> Nay ___ Absent ___ Abstain ___

"AIRPORT ELEMENTARY SCHOOL BOUNDARY ADJUSTMENT PLAT"

SOUTHEAST 1/4 SECTION 3, TOWNSHIP 46 NORTH, RANGE 6 EAST
CITY OF BERKLEY, ST. LOUIS COUNTY, MISSOURI

WABASH RAILROAD (100' WIDE)

GRAPHIC SCALE



LOT A
A tract of land in Section 3, Township 46 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows: Beginning at the intersection of the northerly line of Airport Road, as widened by deed recorded in Book 6333 Page 2125 in the Office of the Recorder of Deeds for St. Louis County, with the easterly line of Belvoir Place, a subdivision recorded in Plat Book 41 Page 34 of said County Records; thence along said easterly line, North 00 degrees 43 minutes 30 seconds East 572.96 feet; thence leaving said easterly line, and along a line perpendicular to said easterly line, South 89 degrees 16 minutes 30 seconds East 400.20 feet to the westerly line of Nordell Hills, a subdivision recorded in Plat Book 48 Page 3 of said County Records; thence along said westerly line, South 00 degrees 43 minutes 48 seconds West 478.79 feet to the northerly line of a parcel described in deed to TMK Real Estate LLC recorded in Book 18202 Page 3315 of said County Records; thence along said northerly line, North 89 degrees 13 minutes 31 seconds West 243.59 feet to the westerly line of said TMK Real Estate LLC parcel; thence along said westerly line, South 00 degrees 46 minutes 16 seconds West 163.53 feet to the northerly line of said Airport Road, as widened; thence along said northerly line, North 65 degrees 15 minutes 26 seconds West 140.16 feet to the beginning of a curve concave to the south having a radius of 714.69 feet; thence continuing along said curved northerly line of Airport Road, Northwest 31.27 feet to the point of beginning, and containing 4.86 acres, according to Survey No. 1123-50 executed by Topos Surveying Corp. in December 2023.

LOT B
A tract of land in Section 3, Township 46 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows: Commencing at the intersection of then northerly line of Airport Road, as widened by deed recorded in Book 6333 Page 2125 in the Office of the Recorder of Deeds for St. Louis County, with the easterly line of Belvoir Place, a subdivision recorded in Plat Book 41 Page 34 of said County Records; thence along said easterly line, North 00 degrees 43 minutes 30 seconds East 572.96 feet to the true point of beginning of the tract of land herein described; thence continuing along the easterly line of said Belvoir Place, the following bearings and distances: North 00 degrees 43 minutes 30 seconds East 435.00 feet; North 67 degrees 53 minutes 30 seconds East 115.55 feet; North 37 degrees 44 minutes 52 seconds East 140.63 feet and North 16 degrees 35 minutes 00 seconds East 120.00 feet to the southerly line of the Wabash Railroad right of way, 100 feet wide; thence along said southerly line, South 73 degrees 25 minutes 32 seconds East 182.67 feet to the westerly line of Nordell Hills, a subdivision recorded in Plat Book 48 Page 3 of said County Records; thence along said westerly line, South 00 degrees 40 minutes 48 seconds West 657.66 feet; thence leaving said westerly line of Nordell Hills, North 89 degrees 16 minutes 30 seconds West 400.20 feet to the point of beginning, and containing 5.41 acres, according to Survey No. 1123-50 executed by Topos Surveying Corp. in December 2023.

Source of Title: A current Title Commitment has not been made available for our use. It is possible there are assessments and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of City of Berkeley have on the 4th day of December, 2023, executed a Property Boundary Survey and Boundary Adjustment Plat in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being located in southeast 1/4 Section 3, Township 46 North, Range 6 East, St. Louis County, Missouri, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

EXPIRES: DECEMBER 31, 2025

PHILLIP J. WURM
MO. REGISTRATION NO. PLS - 2278

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and boundary adjusted in the manner shown on this plat, which boundary adjustment shall hereafter be known as:

"AIRPORT ELEMENTARY SCHOOL BOUNDARY ADJUSTMENT PLAT"
IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____
Ferguson-Florissant School District

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

On this _____ day of _____, 20____, before me appeared _____ of Ferguson-Florissant School District, who being by me duly sworn, did say that he/she is the _____ of Ferguson-Florissant School District, and that said instrument was signed and sealed on behalf of said School District, and said _____ acknowledged that said instrument to be the free act and deed of said School District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

I, Deanna Jones, City Clerk within and for the City of Berkeley, Missouri, hereby certify that this Boundary Adjustment Plat has been approved, by Ordinance _____, adopted on the _____ day of _____, 20____.

Deanna Jones, City Clerk
City of Berkeley, Missouri

PROJECT NAME: PROPERTY BOUNDARY SURVEY & BOUNDARY ADJUSTMENT PLAT		PROJECT ADDRESS: 8249 AIRPORT ROAD, BERKLEY ST. LOUIS COUNTY, MISSOURI, 63134	
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000105			
Revisions			
No.	Date	By	Description
790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141		Drawn by: NLO Checked by: PJW Sur. by: KS Date: 12-21-2023	
My Commission Expires _____		Notary Public _____	
Survey No. 1123-50			