

Sponsored by: Planning & Zoning Commission

Bill No. 11-2026

Co-Sponsored by: City Staff

Ordinance No. 2026-11

AN ORDINANCE OF THE CITY OF OVERLAND, MISSOURI, APPROVING THE LOT CONSOLIDATION PLAT FOR 10055 PAGE AVENUE AND 1701 NORTHFIELD DRIVE LOCATED IN THE CITY OF OVERLAND, ST. LOUIS COUNTY, MISSOURI, AND DIRECTING THAT SAME BE RECORDED WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS

WHEREAS, Robert Froesel ETAL and Gerard Froesel Family LTD Partnership, owners of 10055 Page Avenue and 1707 Northfield Drive (“Applicant”), as property owners, have submitted an application for approval of a certain lot consolidation plat entitled “Iveland and Meadowbrook Consolidation –Consolidation Plat of Lot 19 of Iveland Plat Book 21, Page 21 and on Lot 1 and Lot 2 in Block 9 of Meadowbrook Downs Plat 4 Book 50, Page 31, City of Overland, St. Louis County, Missouri” (the “Lot Consolidation Plat” attached as **Exhibit A**); and

WHEREAS, the Planning & Zoning Commission recommended approval of the Lot Consolidation Plat on February 24, 2026; and

WHEREAS, the City Council has considered the proposed Lot Consolidation Plat; and

WHEREAS, the City Council has determined that the Lot Consolidation Plat meets all applicable criteria for plat approval under Chapter 405 of the Subdivision Regulations of the City of Overland, Missouri;

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

Section 1. The Lot Consolidation Plat, attached as **Exhibit A** and incorporated herein by reference, pertaining to the existing 10055 Page Avenue parcel (14,967± square feet), and the existing 1701 Northfield Drive parcel (12,242± square feet, Lot 1- 5,100+ and Lot 2- 7,140+), and creating adjusted Lot 1A (27,210± square feet) is hereby approved by the City Council of the City of Overland.

Section 2. Pursuant to Section 405.170.A of the Subdivision Regulations, within one (1) year of the effective date of this Ordinance, the Applicant shall cause to be filed a copy of this Ordinance and the Lot Consolidation Plat signed by the designated City official with the Recorder of Deeds of St. Louis County.

Section 3. The St. Louis County Recorder of Deeds is directed to record this Ordinance and Lot Consolidation Plat referenced herein.

Section 4. This ordinance shall take effect and be in full force from and after its passage and approval according to law.

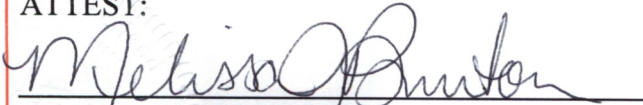


MAYOR

March 9, 2026

Date of Approval

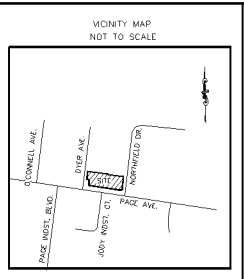
ATTEST:



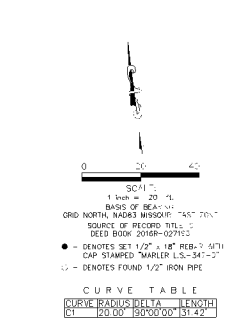
CITY CLERK

Exhibit A

Lot Consolidation Plat



CONSOLIDATION PLAT
IVELAND AND MEADOWBROOK CONSOLIDATION
 A CONSOLIDATION PLAT OF LOT 19 OF IVELAND (P.B. 21 PAGE 21) AND ON
 LOT 1 AND LOT 2 IN BLOCK 9 OF MEADOWBROOK DOWNS PLAT 4 (P.B. 50 PG. 31)
 ST. LOUIS COUNTY, MISSOURI



- GENERAL NOTES**
1. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY LOCATOR #15L11112 AND #15L11113.
 2. THIS PLAT CONTAINS A TOTAL 27,210 SQ. FT. 0.62 ± ACRES.
 3. THIS PLAT DOES NOT VACATE EXISTING EASEMENTS.
 4. THERE ARE NO LIEN HOLDERS OF RECORD.

LAND DESCRIPTION (LOT 1A)

A TRACT OF LAND BEING PART OF LOT 19 OF IVELAND, A SUBDIVISION RECORDED IN PLAT BOOK 15 PAGE 28, AND BEING PART OF A LARGER TRACT OF LAND AS CONVEYED TO DARYL J. MITCHELL, IN PLAT BOOK 31 PAGE 21, AND PART OF LOT 1 AND LOT 2 OF MEADOWBROOK DOWNS PLAT 4, IN PLAT BOOK 50 PAGE 31 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" X 1/8" REBAR WITH PLASTIC CAP STAMPED MARLER 347-0 (TYPICAL) BEING THE NORTHWEST CORNER OF SAID LOT 19 AND MARKING THE EAST RIGHT-OF-WAY OF OVER AVENUE (WIDTH VARIES);

THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 04 DEGREES 41 MINUTES 52 SECONDS EAST A DISTANCE OF 150.30 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 77 DEGREES 17 MINUTES 42 SECONDS WEST A DISTANCE OF 0.22 FEET;

THENCE SOUTH 04 DEGREES 52 MINUTES 08 SECONDS WEST A DISTANCE OF 4.29 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 77 DEGREES 17 MINUTES 42 SECONDS WEST A DISTANCE OF 0.22 FEET;

THENCE SOUTH 04 DEGREES 52 MINUTES 08 SECONDS WEST A DISTANCE OF 120.00 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIPE BEING THE NORTHEAST CORNER OF SAID LOT 2 AND MARKING THE WEST RIGHT-OF-WAY OF NORTHFIELD DRIVE (WIDTH VARIES);

THENCE NORTH 82 DEGREES 11 MINUTES 37 SECONDS EAST A DISTANCE OF 135.30 FEET TO A POINT MARKING THE RIGHT-OF-WAY OF SAID OVER AVENUE AND THE EAST RIGHT-OF-WAY OF SAID DYER AVENUE FROM WHICH A FOUND 1/2" IRON ROD WITH CAP BEARS SOUTH 08 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 0.32 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY OF PAGE AVENUE AND ALONG SAID RIGHT-OF-WAY OF PAGE AVENUE SOUTH 81 DEGREES 08 MINUTES 34 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON ROD WITH CAP BEARS SOUTH 08 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 0.43 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY OF PAGE AVENUE AND ALONG SAID RIGHT-OF-WAY OF OVER AVENUE NORTH 06 DEGREES 51 MINUTES 15 SECONDS EAST A DISTANCE OF 40.00 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON ROD WITH CAP BEARS SOUTH 06 DEGREES 51 MINUTES 04 SECONDS WEST A DISTANCE OF 0.30 FEET;

THENCE NORTH 83 DEGREES 08 MINUTES 58 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP BEARS SOUTH 06 DEGREES 51 MINUTES 04 SECONDS A DISTANCE OF 0.28 FEET;

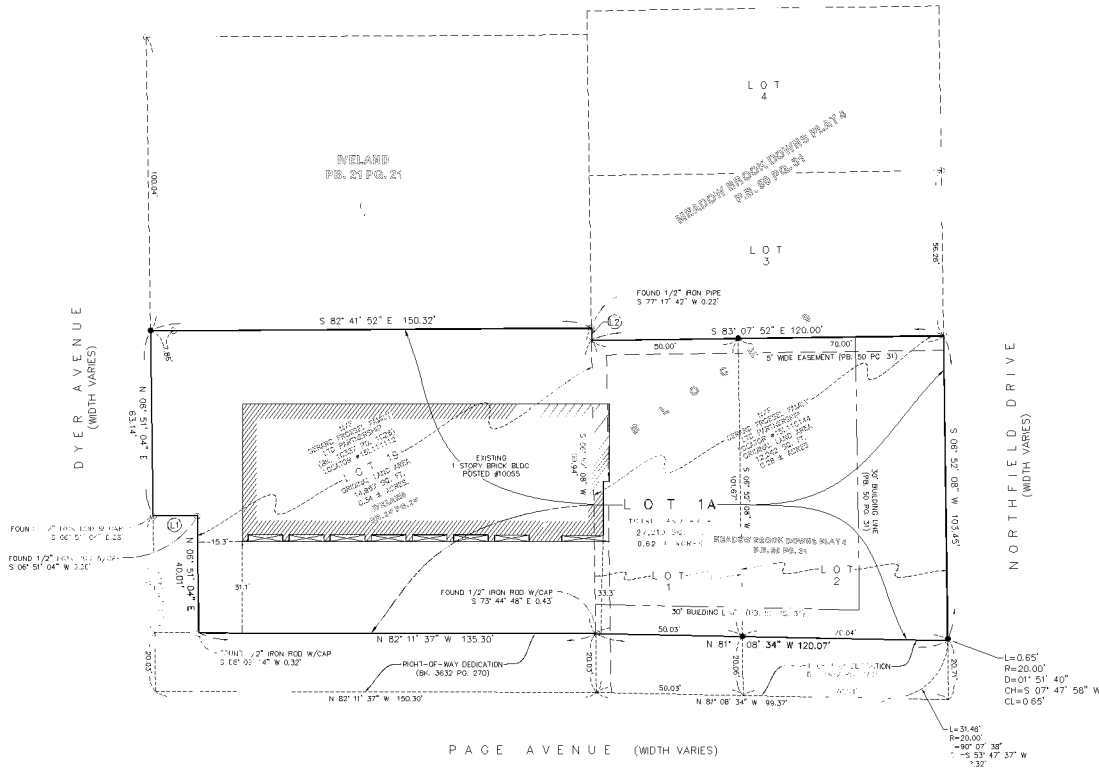
THENCE NORTH 06 DEGREES 51 MINUTES 04 SECONDS EAST A DISTANCE OF 63.71 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 27,210 SQUARE FEET OF 0.62 ± ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF DECEMBER 2022.

CURVE TABLE

CURVE RADIUS	DELTA	LENGTH
20.00	90°00'00"	131.42

THIS PLAT CONTAINS A TOTAL 27,210 SQ. FT. 0.62 ± ACRES

DATE: 01/08/2025
 SCALE: 1" = 20'
 DRAWN BY: D.L.E.
 DEPUTY: R.M./K.G.
 CHECKED BY: M.L.M.
 DWG. No.: 2512-015



OWNER'S SCRIPT

BY THE UNDERSIGNED OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING, AND BY THEIR STATEMENT HAVE CAUSED THE LOTS TO BE CONSOLIDATED IN THE MANNER SHOWN HEREIN TO BE EFFECTIVE AS HEREINAFTER BEING KNOWN AS "IVELAND AND MEADOWBROOK CONSOLIDATION".

ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT.

GRAND PROSELE, LTD PARTNERSHIP

DATE

STATE OF _____ |
 COUNTY OF _____ |

ON THIS _____ DAY OF _____, 20____, _____ OF _____ OF GRAND PROSELE FAMILY LTD PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE INTEREST IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY, HAS APPEARED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY OF OVERLAND

I, MARTY LITTLE, MAYOR OF THE CITY OF OVERLAND, MISSOURI, HEREBY CERTIFY THAT THE ABOVE SUBDIVISION OF "IVELAND AND MEADOWBROOK CONSOLIDATION", AS SHOWN HEREIN, HAS BEEN APPROVED ON THIS _____ DAY OF _____, 20____, BY ORDINANCE NUMBER _____.

MARTY LITTLE, MAYOR

MELISSA D. TROTT, CITY CLERK

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF BOBBS TIRE AND AUTO, WE MADE A RE-SURVEY OF THE DECEMBER 2022 REVISION OF A BOUNDARY RETRACTION AND TOPOGRAPHIC SURVEY OF LOT 19 OF IVELAND RECORDED IN PLAT BOOK 21 PAGE 21 AND LOTS 1 & 2 IN BLOCK 9 OF MEADOWBROOK DOWNS PLAT 4 RECORDED IN PLAT BOOK 50 PAGE 31 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI. THE SURVEY CAUSED THE SAME TO BE CONSOLIDATED IN THE MANNER SHOWN HEREIN AND HEREAFTER BEING KNOWN AS "IVELAND AND MEADOWBROOK CONSOLIDATION" AND THE RESULTS ARE SET FORTH ON THIS DRAWING.

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STATUTES FOR PROFESSIONAL BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INDUSTRY (2019.0250, BOUNDING FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS) (CHAPTERS 201.0250 (20 CSR 2030-16.030), 201.0250 (20 CSR 2030-16.040), AND 201.0250 (20 CSR 2030-16.060), EFFECTIVE 12/31/21, AND 2021 REVISED JUNE 30, 2022 (URBAN CLASS PROPERTY)).

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 13TH DAY OF JANUARY, 2025.

MARLER SURVEYING COMPANY INC.
 MISSOURI CORP. REG. NO. L.S. - 347-D

By: *Marty Little*
 MARTY L. MARLER
 MISSOURI PL.S. 250

PROJECT NAME: IVELAND AND MEADOWBROOK CONSOLIDATION
 ADDRESS: 10055 PAGE AVE. & 1701 NORTHFIELD DR., ST. LOUIS, MO 63114

THIS PLAT CONTAINS A TOTAL 27,210 SQ. FT. 0.62 ± ACRES

DATE: 01/08/2025
 SCALE: 1" = 20'
 DRAWN BY: D.L.E.
 DEPUTY: R.M./K.G.
 CHECKED BY: M.L.M.
 DWG. No.: 2512-015

REVISIONS:

MARLER SURVEYING COMPANY, INC.
 1843 SPRINGFIELD ROAD, SUITE 200, ST. LOUIS, MO 63038 (314) 729-1001 PH. (314) 729-1044 FAX
 402 S.W. SPRINGFIELD ROAD, SULLIVAN, MO (573) 488-4884 PH. (573) 860-8606 FAX
 email: marler@marlersurveying.net