AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR A 290.9-ACRES TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD (16W620025, 16W620036, 16W610015, 16W330022, 17W640035, 16W330021, 16W320011, 16V110077, 16W310045, 16W240041).

WHEREAS, Stock & Associates Consulting Engineers, Inc. on behalf of Gumbo Flats Properties, LLC has submitted for review and approval a Boundary Adjustment Plat for the above referenced properties located north of North Outer 40 Road; and,

WHEREAS, the purpose of the Boundary Adjustment Plat is to replat the boundary lines of ten parcels into four parcels; and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

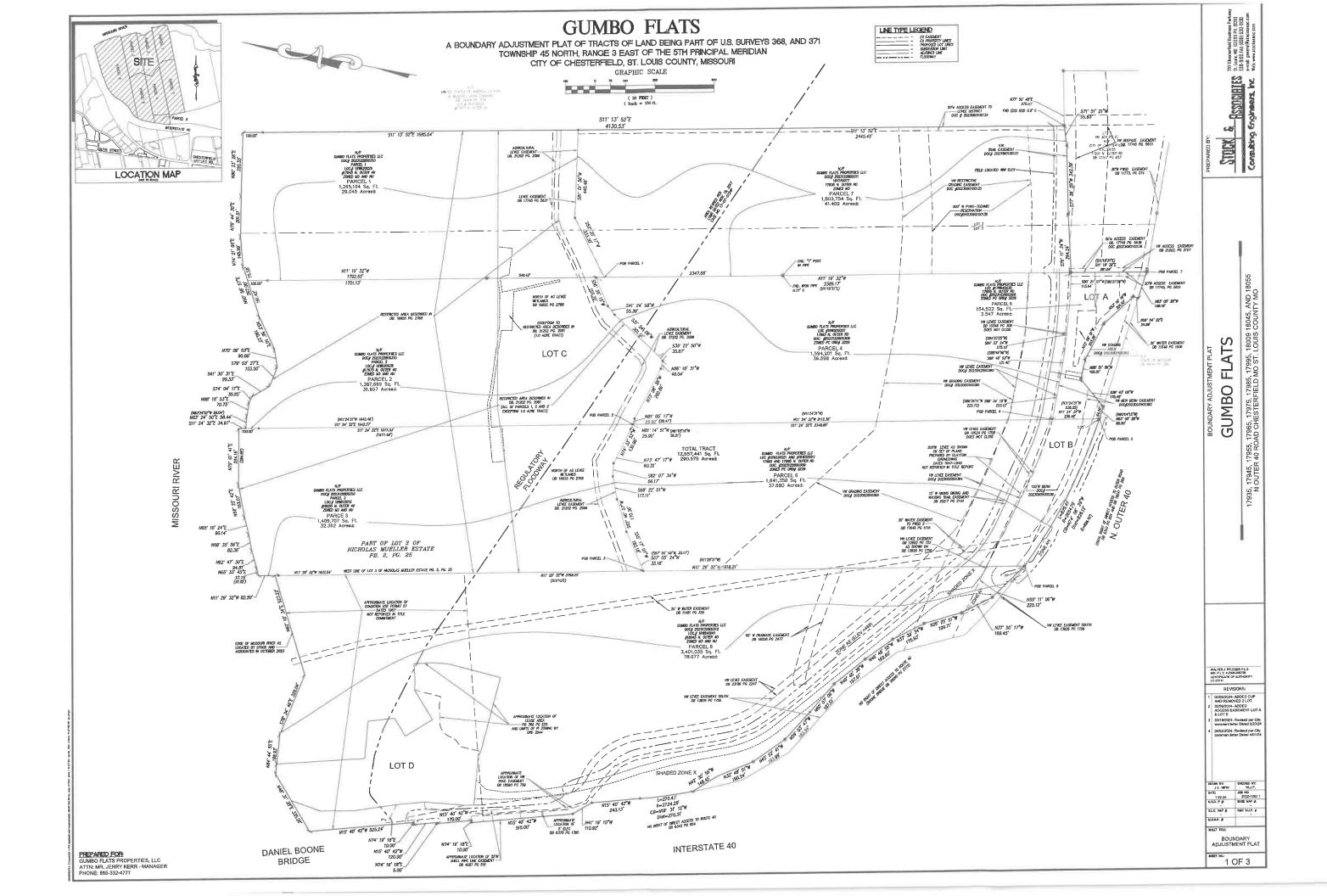
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIED, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

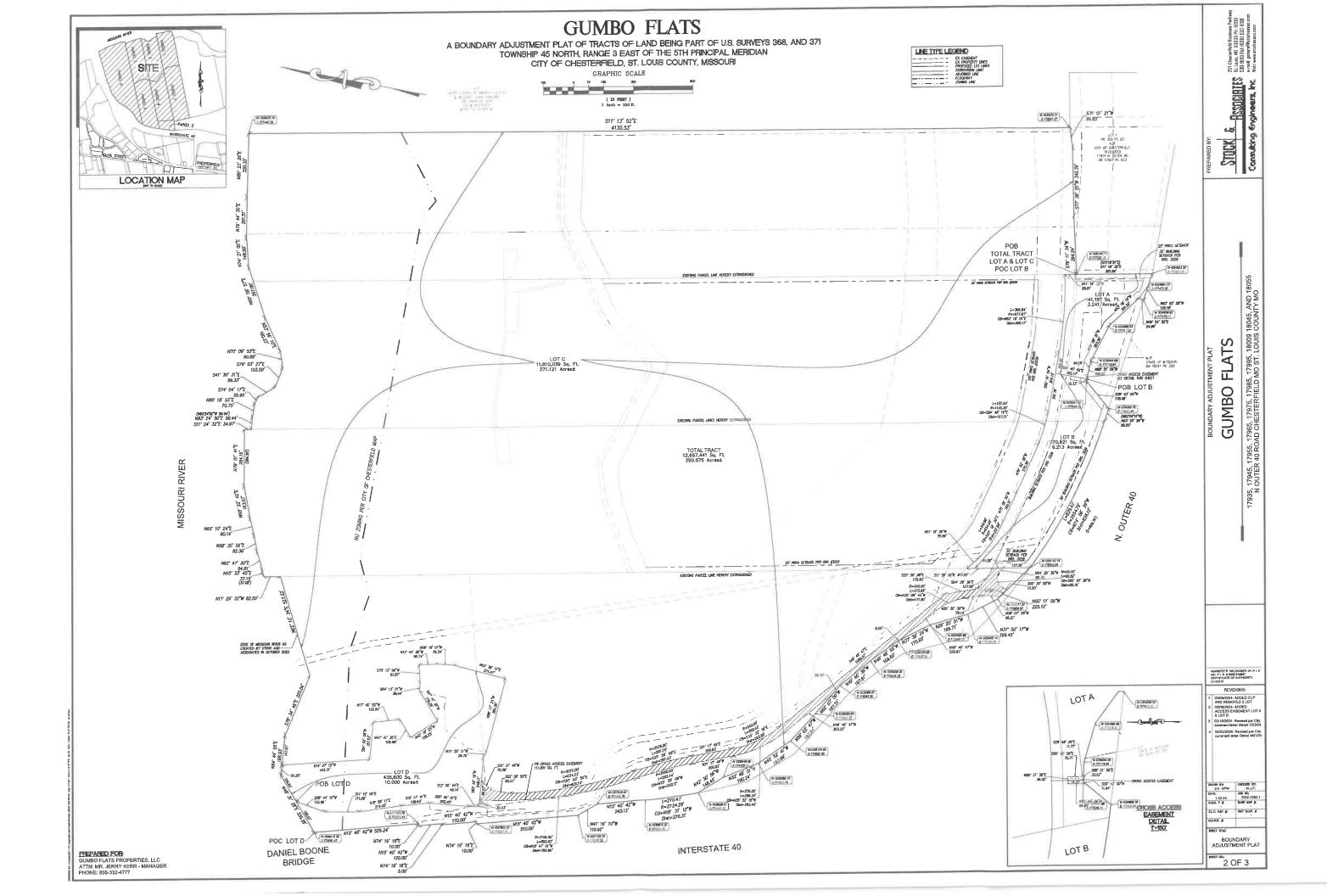
Section 1. The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this16 Mary any Martocakes	day ofApril, 2024.
PRESIDING OFFICER ATTEST:	Bob Nation, MAYOR
Vickie McGownd, CITY CLERK	FIRST READING HELD: 04/16/2024





GUMBO FLATS

A BOUNDARY ADJUSTMENT PLAT OF TRACTS OF LAND BEING PART OF U.S. SURVEYS 368, AND 371 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

OWNER'S CERTIFICATIO

The undersigned, owner of the tract of land herain platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Boundary Adjustmant Plet shall be known as:

"GUMBO FLATS"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of

The area which for batter identification as shown hatched assistance as a NGRESS/EGRESS, CROSS ACCESS Essenant neered by the present end future owners of Lot C for the benefit of Lot B and D, and all of the respective auceasors and assigns, their tearners, sub-lemants, isosseed, and be accessed, and all of the respective auceasors and assigns, their tearners, sub-lemants, isosseed, and per for ingress and agrees by potentiary, outcombiles, passages, which is non-accusate right and page for ingress and agrees by potentiary, notionables, passages exhibites, and future, to keep the area open and susselbe on their property leading to and from the North Outer Road of Internative AO. No such accessives what be retroceled, normound, or otherware altered without the approval of the present and future owners of above said Lots B and D, and the easement hareby established shall apply fully to such allered accessivery, and said easement shall be perpetual and further shall run with the real estate.

The area which for better identification as shown hatched substituted as a INGRESS/EGRESS, CROSS ACCESS Ensement reserved by the present and future owners of Lots A and B for the benefit of Lots A and B, and all of their respective successors and assigns, their lemants, successors and assigns, and their respective officers, employees, against, regressibilities, mides, for the non-exclusive right and privilege for ingress and egree provides, and includes. The owners are present the supplementations of the provides and the supplementation of the provides and the pro

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot comers will be set within heaher (12) months after the recording of this BOUNDARY ADJUSTMENT PLAT, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registation. In addition, other survey monuments indicated on this boundary adjustment plat, required by the Subdivision

Gumbo Flats Properties	ve hereunto set my hand this day of	, 2024.
	птс	
Ву:		
Name:		
Title:		
STATE OF MISSOURI)) \$\$	
COUNTY OF ST. LOUIS		
On this day of	in the year 2024 before me, a Notary Public	In and for said state
and acknowledged to me that	who executed the foregoing instrument in behalf of said to the executed the same for the purposes therein stated. have hereunto set my hand and affixed my notarial sail	
above written.		
My commission expires:	Notary Public	
Boundary Adjustment Plat as : IN WITNESS WHEREOF, we	d holder of promissory note secured by Deed of Tne 6St. Louis County Records, does hereby join in and co shown hereon. e have hereunto set our hand and affixed our corporate	nsent to the toregon
2024.		
, 2024.		
, 2024.	By:	
2024.	Print Name:	
	Prinl Name: Prinl Title:	
STATE OF MISSOURI COUNTY OF ST. LOUIS	Print Title:	
STATE OF MISSOURI COUNTY OF ST. LOUIS On this day of	Print Title:	personal
STATE OF MISSOURI COUNTY OF ST. LOUIS On this day of known to ma, who being by (Print Name: Print Tife: 3 SS 3 2024, before me appeared me duly sworm, did say that he is the	of lo
STATE OF MISSOURI COUNTY OF ST. LOUIS On this day of known to ma, who being by	Print Name: Print Title: \$ 55 } 2024, before me appeared me duly sworm, did say that he is the the has the authority to bind said Bank; and executed to	of lo
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STATE OF MISSOURI COUNTY OF ST. LOUIS On this day of and acknowledged to me this Adjustment Plat as the free ac IN WITNESS WHEREOF, I I above written.	Print Name: Print Tife: 258 358 32024, before me appeared me duly sworm, did say that he is the lat he has the authority to bind said Bank; and executed to and deed of said bank. have hereunto set my hand and affixed my notariel seal	of he foregoing Boundar
STATE OF MISSOURI COUNTY OF ST. LOUIS On this day of known to me, who being by to and acknowledged to me this Adjustment Plat as the free ac. IN WITNESS WHEREOF, I I*	Print Name: Print Tife: 258 358 32024, before me appeared me duly sworm, did say that he is the lat he has the authority to bind said Bank; and executed to and deed of said bank. have hereunto set my hand and affixed my notariel seal	of he foregoing Boundar

Subject property is NU Non- Urban (as shown on city of Chesterfield anline map),
 Zoned PC Plannad Commercial Octil 3229, PI Ordt 2944, and M3
 Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zonling endorsement from their title company.

2) Subject property lies within Flood Zone X (areas with reduced risk due to levee) and Zone X Shaded shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 fool or with drainage areas less than 1 square mile; Zone AH (Base Flood Elevations determined), a Regulatory Floodway, and areas protected by levees from 1% annual chance flood) according to the National Flood insurance Rate Map Number 291C699C0145K. Area revised to reflect LOMR effective Date Nov. 16, 2017 CASE NO. 17-07-0724P

3) Basis of Bearings Missouri State Plane Grid North

ORIGINAL DESCRIPTION

A bast of land being part of the Lot 3 of the "Subdivision of Lots 1 & 2 of Nicholas Musiliar Estates" as recorded in Plat Book 14 page 42 and part of Lot 2 of the "Subdivision in Partition of the Estate of Nicholaus Musiliar" as recorded in Plat Book 2 page 25 of the St. Louis County Records, located in U.S. Survey 37. Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as Policy 37.

A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Plat Book 2 page 25 of the St. Louis County Records, in U.S. Survey 371, Township 45 North, Range 3 East, St Louis County, Missouri and being more particularly described as:

A tract of land being part of Lot 3 or the increase stolease and the increase and the increase and control of the latest and control of the County Records, in U.S. Survey 371, Township 46 North, Range 3 Faal, 61 Lucia County, Measoni and being more particularly described as:
Beginning at a point being distant North 11 degrees 24 minutes 31 seconds West 3229,47 feet from the intersection of the Studies County Process with
the South line of size Luci 3 of the Nicholas Mueller Estate, said point being on the South text of the Agricultural Lucia County Process with
the South line of size Luci 3 of the Nicholas Mueller Estate, said point being on the South text of the Agricultural Lucia County Process with
the South line of size Luci 3 of the Nicholas Mueller Estate, said point being on the South text of the Agricultural Lucia County
Cochober 27, 1996; thence North 11 degrees 24 minutes 31 seconds Next 1942.26 feet as 197, 1996; thence Estatevardy storing send to go the Nicholas Mueller Estate, said by Koolang counters and distances. North 83 degrees 24 minutes 52 seconds
East 30,41, North 196, 20 seconds East 190,41 becomes and the Nicholas Mueller Estate 197, 1996; thence I Estatevardy storing send to go the Nicholas Mueller Estate 197, 1996; thence I Estatevardy storing self to go the Nicholas Mueller Estate 197, 1996; thence I Estatevardy storing self to go the Nicholas South 1996; the South 1996; the South 1996 degrees 04 minutes 1997, 1996; the South 1996 degrees 04 minutes 1998; seconds East 1908, 1996; the South 1996 degrees 04 minutes 1996; seconds East 1908; the South 1996 degrees 05 minutes 26 seconds East 1908; the Lucia County
Moore, Trustee to the difference 1997 minutes 1997 seconds West 150, 2006 feet 1996. The South 1996 degrees 04 minutes 1997 conveyed to the South 1996 degrees 1997; conveyed to Lucia County Mehalfey
Moore, Trustee to the difference 1997 minutes 1998 seconds West 150, 2006 feet 1996, 2004 feet, North 1997; conveyed to the South 1996 degrees 1997; conveyed to the South 1996 degrees

A tract of land being part of Lot 3 of the Partition of Nicholas Mueller Estate, in U.S. Survey 71, Township 45 North, Range 5 East; City of Charlet Missey in and being more carricularly described as follows:

Commencing at the intersection of the East line of property described in the deed to St. Charles Sand Company as described in Book 8033 page 294 of the St. Louis County Records with the North Inn of Missouri Interstate Highway 64 and 40TR of varying words; thence Northwardly along the East line of said St Charles Sand Company properly. North 11 degrees 22 minutes 31 seconds West 1913.12 feet to the South to or 4 the Agricultural Leves as located by Volz Inn. on August 24, 1999, ast point being the actual point of beginning thereoe confricting advantage 1959. North North 11 degrees 29 minutes 31 seconds West 192.24 feet to the South Inn or the waters edge of the affection. In minutes 45 seconds East 1959, the following country and the second East 1959, the following country and distances. North 81 degrees 25 minutes 195 seconds West 1959, the following courtey and distances. North 81 degrees 25 minutes 195 seconds West 1959, the following courtey and distances. North 81 degrees 25 minutes 195 seconds West 1959, the following courtey and distances. North 81 degrees 25 minutes 195 seconds West 1959, the following courtey and distances. North 81 degrees 25 minutes 195 seconds West 1959, the following courtey and distances. North 81 degrees 25 minutes 195 seconds West 1959, the following courtey and distances. North 81 degrees 25 minutes 195 seconds West 1959, the following courtey and distances. North 81 degrees 25 minutes 195 seconds West 1959, the

A tract of land being part of Lot 3 of the Nicholas Mueller Estate according to the plat thereof recorded in Piel Book 2 page 25 of the St. Louis County Records, in U.S. Survey 371, Township 45 North, Range 3 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point being distant North 11 degrees 24 minutes 31 seconds West 1117.18 feat from the infersection of the Southward profengation of the East Line of property conveyed to Isabel C. Devies, Trustee by dead recorded in Book 10422 page 806 of the St. Louis Country Records with 65 South Intelligence 24 minutes 31 seconds West 1117.18 feat from the infersection of the Southward profengation of the East Line of property conveyed to Isabel C. Devies, Trustee by dead recorded in Book 10422 page 806 of the St. Louis Country Records with 65 South Intelligence 24 minutes 31 seconds leads 45 of 78 feet allorges and East Intelligence 24 minutes 53 seconds leads 67 feet (19 seet 16 pages 24 minutes 53 seconds leads 67 feet (19 seet 16 pages 24 minutes 53 seconds leads 67 feet (19 seet 16 pages 24 minutes 53 seconds leads 67 feet (19 seet 16 pages 24 minutes 53 seconds leads 67 feet (19 seet 16 pages 25 minutes 54 seconds leads 67 feet (19 seet 16 pages 25 minutes 54 seconds leads 67 feet (19 seet 16 pages 25 minutes 54 seconds leads 67 feet (19 seet 16 pages 68 minutes 54 seconds leads 67 feet (19 seet 16 pages 68 minutes 54 seconds leads 67 feet (19 seet 16 pages 68 minutes 54 seconds leads 67 feet (19 seet 16 pages 68 minutes 54 seconds leads 67 feet (19 seet 16 pages 68 minutes 54 seconds leads 67 feet (19 seet 16 pages 68 minutes 54 seconds leads 67 feet (19 seet 16 pages 68 minutes 54 seconds leads 67 feet (19 seet 16 pages 68 minutes 54 seconds 16 pages 68 pages 68 minutes 54 seconds 16 pages 68 pages 68 pages 68 pages

A tract of land being part of Lot 3 of The Nicholas Mueller Estate, in U.S. Survey 371, Township 45 North-Range 3 East, St, Louis County, Missour and being more particularly described as:

Beginning at the intersection of the North right of way line of Interstate Highway 64, varying width, with the East line of property conveyed to Isabel C. Divises, Trustee by deed recorded in Book 10422 page 805 of the St. Louis County Records; Sences North 11 degrees 24 minutes 31 seconds Wast 202.57 feet along said East line of property conveyed to Isabel C. Davises Trustee to a point thereo North 85 degrees 34 minutes 11 seconds East 202.73 feet per point the property of the Sent 202.75 feet per point thereof North 85 degrees 34 minutes 12 seconds East 202.75 feet per point thereof North 85 degrees 35 minutes 12 seconds East 113.64 feet to the West line of property conveyed to Denothy Manifely Moon, Trustee North 80 degrees 21, minutes 60 seconds East 113.64 feet to the West line of property conveyed to Denothy Manifely Moon, Trustee North 80 degrees 21 minutes 60 seconds East 113.64 feet to the West line of property conveyed to Denothy Manifely Moon, Trustee North 80 degrees 21 minutes 60 seconds East 113.64 feet to the West line of property conveyed to Denothy Manifely Moore, Trustee, to second 80 seconds East 113.64 feet to the West line of property conveyed to Denothy Manifely Moore, Trustee North 80 degrees 60 feet St. Louis County Records (Parcel Vision 11 degrees 19 minutes 15 seconds Wast 77.93 feet slowgs and West 77.93 feet slowgs 49.74 feet 19 fe

A tract of land being part of Lot 3 of the Parition of Nicholas Mueller Estata, in U.S. Survey 371, Township 45 North - Range 3 East, City of Chestorbeid, St. Louis County, Missouri and being more perticularly described as follows:

PARCEL 7

A tract of land bring part of Lots 2 and 3 of the "Subdivision of Lots 1 and 2 of Nicholas Mueller Estates" recorded in Plat Book 14 page 42 and part of Lot 2 of the "Subdivision in Partition of the Estate of Nicholas Mueller" recorded in Plat Book 2 page 25 in U.S. Survey 371 Township 45 North - Rungs 2 East, City of Chesterfield, St. Losia County, Missouri and being more particularly disposhed as: Beginning at the Intersection of North Inia of Missouri Instrusta Highway 64 of varying width, with the East line of property conveyed to Runt. Ju Afferd (future) as described in North 16 line of Particular 1999 as described in 13 seconds West 452.22 level to the beg of braik of the Missouri Records; thence Northwardly along sald East line North 11 degrees 19 ministed 31 seconds West 452.22 level to the beg to trait of beginning to located by Vot Inc. during February 1999; thread Estatedrally along the said type of braik to North 20 degrees 55 ministed 58 seconds East 75.58 feet, North 74 degrees 21 ministed 30 seconds East 75.58 feet, North 74 degrees 21 ministed 30 seconds East 75.58 feet, North 74 degrees 21 ministed 59 seconds East 75.58 feet, North 74 degrees 21 ministed 50 seconds East 75.58 feet, North 74 degrees 21 ministed 50 seconds East 75.58 feet to a point; thence North 30 degrees 25 ministed 50 seconds East 30 seconds East 20.01.51 feet and both 160 degrees 25 ministed 50 seconds East 30 seconds

EXCEPTING THEREFROM that tract of land conveyed to the Monarch-Chesterfield Leves District by Deed recorded May 6, 2008 in Book 17883

FURTHER EXCEPTING THEREFROM that portion of ground now part of CVAC Consolidation Plat recorded on March 23, 2011 in Plat Book 359 page 82 in the St. Louis County Land Records

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF HIGHWAY NO. 40:

A tract of fand in U.S. Survey; 388, 371, 102, Tormship 45 North, Range 3 East, and part of Lots (1) to (8) inclusive of the Corrad Kroenung Estate Partition. In Survey; 388, Tormship 45 North, Range 3 East, as per plat thereof ethiched to Commissioner's Report in the Case of Emily Kroenung Survey; 288, Tormship 45 North, Range 3 East, as per plat thereof ethiched to Commissioner's Report in the Case of Emily Kroenung at an expert of the Survey 371, and being this Southwest corner of Lot 3 of the Nicholae Museller Estate Subdivision, as per plat starthed to Commissioner's Report in the case of Elizabeth Nucleir st al, vs. Emit Mueller recorded in Book 12 pags 419, of the St. Louis County Records; Online, and the Northwest corner of Lot acts of land conveyed to Samuel Albrecht by Deed recorded in Book 12 pags 419, of the St. Louis County Records; thereos with the North time of Survey 1 American Survey 1 and Survey 1 American Survey 1 and Sur

EXCEPT that part of above property containing 14.3 acres taken for the establishment of Traffic Relief Highway No. 40, according to condemnation proceedings in the Circuit Court of St. Louis County, Missouri, being Cause #106552 (the exact location we are unable to determine).

EXCEPTING THEREFROM the property conveyed to Evelyn Mueller by Instrument recorded in Book 1450 page 220 of the St. Louis County Records

FURTHER LESS AND EXCEPTING that portion of ground taken by the State of Missouri acting by and through the State Highway Commission of Missouri by Order of the Court of St. Louis County, Missouri under Cause No. 290660, a certified copy of which is recorded in Book 6343 page 824 (page 831 specific).

FURTHER EXCEPTING THEREFROM that portion of subject property conveyed to Vonder Hear Concrete Company by instrument recorded in Book 6886 page 2423.

FURTHER LESS AND EXCEPTING that portion of ground conveyed to Missouri Highways and Transportation Commission by Deed recorded in

TOTAL TRACT DESCRIPTION

A tract of land being part U.S. Surveys 366 and 371 in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County,

This is to certify that "GUMBO FLATS" as approved by the City Council for the City of Chesterfield by Ordinance No. ______ on the _____ day of ______, 2024, and thereby authorizes the recording of this Boundary Adjustment Plat with the office of the St. Louis County Recorder of Deeds

Vickie McGoward City Clerk

NEW LOT DESCRIPTIONS

A tract of land being part of Lot 3 of The Nicholas Mueller Estate, in U.S. Survey 371, Township 45 North-Range 3 East, St. Louis County, Missouri and being more particularly described as follows:

A treat of faind being plast or Lot 3 of in september sequence and being plast of Lot (200 county, Mission) and being more particularly described as follows:

Bagaining all the northwest comer of Lot 1 of CVAC Consolidation Plast as recorded in Plast Book 359 Page 82 of the St. Louis
County, Mission records, thence along the west time of seal Consolidation Plast. South 11 degrees 19 minutes 32 seconds
East, 381.84 feet to its intersection with the north right of very line of Interstate 64, variable width; thence along seal of morphis-fo-way line he following converse and distances, North 35 degrees of Sminister 32 seconds Plast, 1.3 of Louis North 35 degrees of Sminister 28 seconds Plast, 1.3 of Louis North 35 degrees of Sminister 28 seconds Plast, 1.3 of Louis North 35 degrees of Sminister 30 seconds Plast, 1.3 of Louis North 73 degrees 64 minister 51 seconds West, 203.2 feet along the second Plast 1.3 of Louis North 73 degrees 64 minister 51 seconds West, 203.2 feet along the Control of Louis North 73 degrees 64 minister 51 seconds West, 203.2 feet the company of the Plast 1.3 of Louis North 73 degrees 1.3 of Louis North 73 de POINT OF BEGINNING

Containing 141.181 square feet or 3.241 acres, more or les

A tract of land being port of Lot 3 of The Nicholas Mueller Estate, in U.S. Survey 371, Township 45 North-Range 3 East, St. Louis Cournly, Missouri and being more particularly described as foliows:

Commencing at the northwest corner of Lot 1 of CVAC Consolidation Plat as recorded in Plat Book 359 Page 32 of the St. Louis Cournly, Missouri records; There along the west line of said Concentration Plat, South 11 degrees 19 minutes 22 seconds East, 281,84 feet to its intersection with the north right of way line of Interstate 64, variable width; thereos along said north right-dww/s in the following courses and distances. North 36 degrees 50 minutes 25 seconds West, 13.6 feet; North 36 degrees 64 minutes 22 seconds East, 24,99 feet. North 36 degrees 91 minutes 19 seconds West, 201.50 feet; North 73 degrees 92 minutes 25 seconds West, 201.50 feet; North 73 degrees 93 minutes 51 seconds West, 201.50 feet North 73 degrees 93 minutes 51 seconds West, 201.50 feet North 73 degrees 94 minutes 51 seconds West, 201.50 feet North 73 degrees 95 minutes 95 seconds West, 10.35 feet, 200.13 degrees 51 minutes 95 seconds West, 10.35 feet, 200.13 degrees 51 minutes 95 seconds West, 10.35 feet, 200.13 degrees 51 minutes 95 seconds West, 10.35 feet, 200.13 degrees 51 minutes 95 seconds West, 10.35 feet, 200.13 degrees 51 minutes 95 seconds West, 10.35 feet, 200.13 degrees 51 minutes 95 seconds West, 10.35 feet, 200.13 degrees 51 minutes 95 seconds West, 10.35 feet, 200.13 degrees 51 minutes 95 seconds East, 200.15 feet, 200.13 degrees 51 minutes 25 seconds East, 200.15 feet, 200.13 degrees 95 minutes 25 seconds East, 200.15 feet, 200.13 degrees 95 minutes 20 seconds East, 200.15 feet, 200.13 degrees 95 minutes 20 seconds East, 200.15 feet, 200.13 degrees 95 minutes 95 seconds East, 200.15 feet, 200.13 degrees 95 minutes 95 seconds East, 200.15 feet, 200.

Containing 270,621 square feet or 6.213 acres, more or less.

A tract of tand being part U.S. Surveys 368 and 371 in Township 45 North, Range 3 East, of the Fifth Principal Mendian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

A tract of land being part U.S. Surveys 388 and 371 in Township 45 North. Range 3 East, of the Fith Principal Meridian, City of Chrestoffeld, St. Louis County, Missoun, and being more particularly described as follows:

Beginning at the northwest corns of Lot 1 of CVAC Consolidation Plat as recorded in Plat Book 359 Page 82 of the St. Louis County, Missoun records, themsel along the direct northwesterly proteograftion of the west line of said Consolidation Plat, North Missoun records, themsel along the direct northwesterly proteografting of the west line of said Consolidation Plat, North themsel departing said proteograftin into the Following courses and distances along last said curve with an arc length of 736.48 feet and a chord which beam South 83 degrees 18 minutes 01 seconds West, 361, 1761, 250 feet, along said curve with an arc length of 15,64 feet and a chord which beam South 83 degrees 18 minutes 01 seconds West, 361, 1761, 250 feet, along said curve with an arc length of 15,64 feet and a chord which beam Server North 84 degrees 48 minutes 15 esconds West, 361, 753 feet, 1861 for 1761 feet length of 1761 feet along said curve with an arc length of 17,64 feet and a chord which beam Server North 85 degrees 52 minutes 30 seconds West, 272,54 feet, North 75 degrees 52 minutes 30 seconds West, 272,54 feet, North 75 degrees 52 minutes 30 seconds West, 275,54 feet, North 76 degrees 52 minutes 30 seconds West, 275,54 feet, North 76 degrees 52 minutes 30 seconds West, 275,54 feet, North 76 degrees 52 minutes 30 seconds West, 275,54 feet, North 76 degrees 52 minutes 30 seconds West, 275,54 feet, North 76 degrees 52 minutes 30 seconds West, 275,54 feet, North 76 degrees 52 minutes 31 seconds West, 275,55 feet, North 76 degrees 52 minutes 17 seconds West, 275,55 feet, North 76 degrees 52 minutes 17 seconds West, 275,55 feet, North 76 degrees 52 minutes 17 seconds West, 275,55 feet, North 76 degrees 52 minutes 17 seconds West, 275,55 feet, North 76 degrees 52 minutes 17 seconds West, 275,55 feet, North 76 degrees 5

Containing 11,810,039 square feet or 271,121 acres, more or less.

A trot of land in U.S. Surveys 366, 371, 102, Township 46 North, Range 3 East, A tract of land in U.S. Surveys 368, 371, 102, Township 46 North, Range 3 East, of the Fifth Principal Merician, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the stersection of the seatern right-of-way line of lateratate 64, variable width and the south edge of the Masouri River as located during October 2022; thence along and rivers edge. North 46 degrees 21 minutes 28 seconds East, 180,01 and 180,01 and

Containing 435,600 square feet or 10,000 acres, more or less

SURVEYOR'S CERTIFICATION

This is to carefy that Stock and Associates Consulting Engineers, Inc. have, during January 2024, by order of and for the use of Gumbo Flats Properties LLC, executed a Property Boundary Survey and Boundary Adjustment Plat of these of lead located in U.S. 358 and x31 Township 54 North, Ranga 5 Least of the Fifth Principal Markdam. City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Boundary Adjustment Plat are shown hereon. We interin cartify that the above plat was prepared from a school survey, eccording to the records available and recorded, and said survey meets or exceeding the standards for Property Boundary Surveys for "Class them properly a Busineer's County Missouri Standards for Property Boundary Surveys as foliated for the Nasouri Board for Architects, Professional Engineers, Professiona

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222-D

By: Walter J, Pfleger, Missouri P.L.S. No. 2008-000728

DRAWN BY: CHECKED BY: W.J.P.
DAYE: JOB NG: 1-22-24 2022-1282:
M.S.D. P. #: BASE MAP #: SLC HET & HET SUP. # MDNR #

> BOUNDARY ADJUSTMENT PLAT

SHEET TILE:

WALTER J PFLEGER P L S MO. P L S & 2008-000726 CERTIFICATE OF AUTHORY

REVISIONS:

02/06/2024- ADDED ACCESS EASEMENT LDY . & LOT B

257 Chesterfield Business Parkwei St. Louis, MD 63005 PH, (638) 530-9100 FAX (638) 530-9130 e-melt, general@atockessoc.com Web, www.stockessoc.com

PISKOGIRITES

AND 18055

S

FLAT

GUMBO

68

STOCK

3 OF 3

PREPARED FOR: ATTN: MR. JERRY KERR - MANAGER

Memorandum Department of Planning

To:

Michael O. Geisel, City Administrator

From:

Justin Wyse, Director of Planning

Date:

April 16, 2024

RE:

17955 - 18055 N Outer 40 Road (Gumbo Flats), Boundary Adjustment

Chesterfield

Plat: A Boundary Adjustment Plat for a 290.9-acres tract of land consisting of ten parcels that are located north of North Outer 40 Road (16W620025, 16W620036, 16W610015, 16W330022, 17W640035,

16W330021, 16W320011, 16V110077, 16W310045, 16W240041).

Summary

Stock & Associates Consulting Engineers, Inc. on behalf of Gumbo Flats Properties, LLC has submitted a request for a Boundary Adjustment Plat for total 290.9-acres tract of land. This tract of land includes total of ten (10) parcels. Four parcels addressed 17995, 17985, 17965, and 17955 N Outer 40 Road were recently (in 2023) rezoned to "PC- Planned Commercial", and other six parcels are zoned "M3- Planned Industrial", "PI-Planned Industrial", and "NU – Non -Urban District". The Owner of the parcels is also the owner of Gateway Studios located at an intersection of Spirit of St. Louis Blvd. and Chesterfield Airport Road, which is under construction.

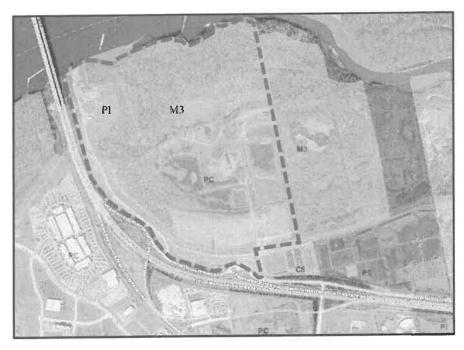


Figure 1: Subject Site Aerial with existing Zoning designation

The purpose of this Boundary Adjustment Plat is to replat the 290.9 acres into four (4) lots. The Boundary Adjustment Plat will also be establishing new cross access easements between Lots A and B, Lots C and B, and Lots C and D.

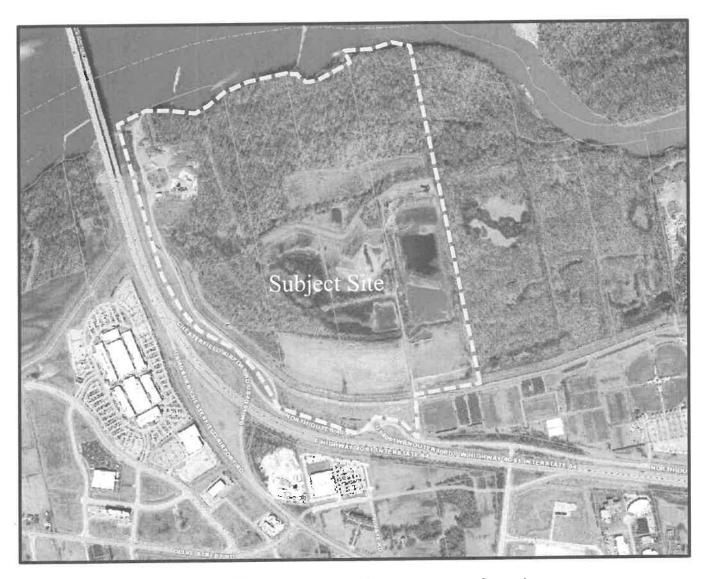


Figure 2: Subject Site Aerial with existing Lot configuration

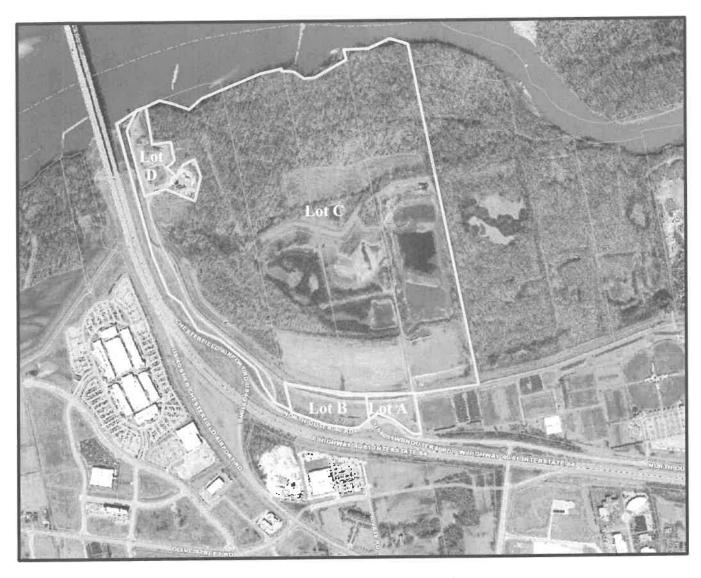


Figure 3: Proposed Lots configuration

Attachments: Boundary Adjustment Plat, Legislation