



8425 Airport Road Berkeley Missouri 63134-2098 (314) 524-3313

MEMORANDUM

TO: Members of the City Planning Commission and City Council

FROM: Elliot Liebson, Director of Planning and Development

THRU: Nathan Mai-Lombardo, City Manager

SUBJECT: **Case 23-22; Brownleigh Tract Lot Consolidation**

MEETING DATE: November 8, 2023

Applicant seeks to consolidate all lots in an area bounded by Scudder Road, James McDonnell Boulevard, Airport Road, and Interstate 170

STAFF RECOMMENDATION: Approval

CC: Deanna Jones, City Clerk



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APPLICATION INFORMATION

Applicant Information:	Brian Stark Boeing Inc. Building 100, 6300 James S. McDonnell Drive Berkeley, MO 63134
Status of Applicant:	Lessee of property; owner is City of St. Louis
City Council Ward(s):	Ward 4
Parcel ID Numbers:	11K240352, 11K240444, 11K221405, 11K221395, 11K310927, 11K330433, 11K310918, 12K630907/12K630893* <i>*(St. Louis County identifies the same property (8701 Scudder Road) with different parcel numbers on their parcel viewer and real estate database)</i>
Area of Property:	118.5 Acres
Current/Past Use of the Property:	Vacant/(previous) former subdivision and Berkeley high school
Surrounding Zoning:	<u>North</u> : M-1 Industrial <u>South</u> : AD-2 Airport <u>East</u> : Interstate 170 <u>West</u> : AD-2 Airport
Parking Required:	N/A

MAPS

Proposed Boundary Adjustment/Consolidation Plan:

(see attached)



ZONING IMPACT ANALYSIS

1. Whether the consolidation proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes. This proposal is for consolidating lots for the purpose of building an advanced aircraft manufacturing facility. Apart from Interstate 170 to the east (which forms it's own buffer from the residential districts adjacent to it), the entire site is surrounded by other Boeing facilities, and by St. Louis Lambert International Airport and it's ancillary facilities.

2. Whether the consolidation proposal will adversely affect the existing use or usability of adjacent or nearby property;

No. The proposed future development is identical to what has already been built in the area (aircraft/aerospace manufacturing). It would fit in appropriately and would not affect any existing use.

3. Whether the property to be affected by the consolidation proposal has a reasonable economic use as currently zoned;

The current zoning of the property is not at issue; it is the lack of consolidation that makes development of this property unfeasible at the moment.

4. Whether the consolidation proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

Consolidation of these parcels will have no impact on any of the above utilities and/or transportation issues.

5. Whether the consolidation proposal is in conformity with the policies and intent of the land use plan;

Yes. The proposed consolidation *"will protect airport operations and ensure a compatible relationship between airport uses and other uses in the vicinity of such airport operation and to ensure comprehensive, uniform development of the airport district."* (Ch. 5, pg. 9; 'Future land use plan', Berkeley comprehensive plan, 2009)

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the consolidation proposal; and

No. There are no other pertinent conditions or concerns with this site.

7. Whether the consolidation proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of Berkeley.

No. The proposed use allowable under this zoning is suitable for the area, and any site environmental concerns will have to be addressed in any development plan.



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PLANNER'S RECOMMENDATION

Approval.

The Boeing project will be a huge economic benefit to the City and the region, but it is simply not possible to begin construction without consolidating the parcels involved and clearing any fees or fines owed on each parcel.

This development is highly suitable for the area, would be an improvement to the site, and would take particular care to manage the natural characteristics of the site.

Any specific concerns with the livability of the development would be considered when the applicant requested their Land Disturbance permits.

PLANNING COMMISSION RECOMMENDATION

TBD

PREPARED BY: Elliot Liebson, Director of Planning and Development

REVIEWED BY: Nathan Mai-Lombardo, City Manager



PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

<input type="checkbox"/> Preliminary (Plats)	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-Approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input checked="" type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Food Truck - SUP \$100.00 (City Events Only)	<input type="checkbox"/> Food Truck - Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<input type="checkbox"/> Other

REQUIREMENTS:

1. Prepare one (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Plan Commission Meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S): Jacobs

APPLICANT IS (check one): OWNER ☐ AGENT ☒ PURCHASER OF CONTRACT ☐ TENANT ☐

APPLICANT(S) ADDRESS: 1001 Highlands Park W, Ste 400

Street

St. Louis, MO 63110

City

State

Zip

PHONE: _____

EMAIL: _____

LOCATION OF PROPOSED USE

STREET ADDRESS: 8800 Airport Road

LEGAL DESCRIPTION: _____

PRESENT ZONING DISTRICT: M-2 Planned Research and Industrial District

PROPOSED ZONING DISTRICT (IF APPLICABLE): No proposed change in zoning

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Former residential neighborhood, presently vacant lots

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): Manufacturing

DAYS & HOURS OF OPERATION ETC: _____

PROPOSED NAME OF BUSINESS: Boeing

APPROXIMATE SIZE OF TRACT: ACRES 118.5

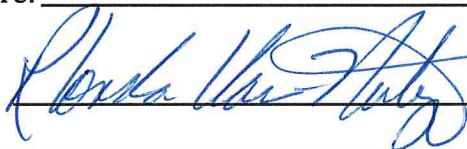
SQ. FT. OF SPACE (UNDER ROOF) _____

**IF APPLICANT IS NOT OWNER:**OWNER(S) NAME: The Lambert International AirportOWNER(S) ADDRESS: P.O. Box 10212/10701 Lambert International Blvd, MTN -2276STREET St. Louis, MO 63145 -0212CITYSTATEZIPPHONE: () - - EMAIL: I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: *Applicant(s) Signature*

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

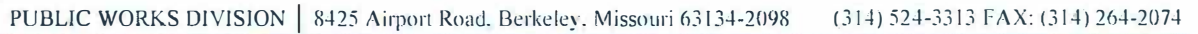
Applicant(s) signature: Nancy Decker

Digitally signed by Nancy Decker
DN: cn=Nancy Decker, c=US,
email=nancy.decker@jacobs.com
Date: 2023.10.30 12:39:57 -
04'00'

Date: 30 October 2023Owner(s) Signature: Date: 10 / 31 / 2023**OFFICE USE ONLY**

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: Date: / /Date Paid: / /☐ Cash☐ Check☐ Money Order☐ Debit/CreditReceipt No: Case No:



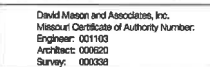
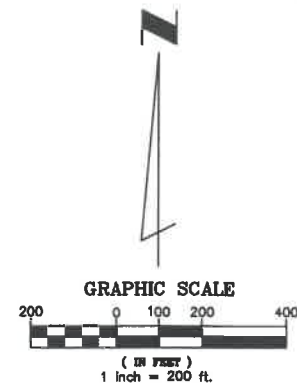
DESCRIPTION AND EXPLANATION OF PROPOSED PROJECT:

This submittal is for the consolidation of lots on the Brownleigh Site (sections including Scudder Rd. and to the north of Scudder Rd.) of the Boeing STL Expansion project. We will follow up with an additional lot consolidation application when the information is ready for the section of the Brownleigh Site south of Scudder Rd. Please contact Sinan Alpaslan with any questions.



**ALL OF THE LOTS IN BLOCKS 1, 2, & 3 OF BROWNLEIGH SUBDIVISION PLAT (PB 41, PG 45);
ALL OF THE LOTS IN BLOCK 1 OF THE AMENDED PLAT OF PART OF BLOCK 1 OF
BROWNLEIGH SUBDIVISION (PB 50, PG 18); ALL LOTS OF BERKELEY ACRES SUBDIVISION
(PB 17, PG 74), EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF
MISSOURI FOR INTERSTATE 170; ALL OF THE LOTS IN AIRPORT GARDENS (PB 82, PG 27); &
LOTS 1 - 3 OF KATHMAR (PB 12, PG 16) EXCEPTING THEREFROM THAT PART CONVEYED TO
THE STATE OF MISSOURI FOR INTERSTATE 170; ALL OF THE VACATED RIGHT OF WAY
INSIDE OF THE LISTED SUBDIVISIONS PER ORDINANCE 3577 RECORDED
IN DEED BOOK 14286, PAGES 594-597; A TRACT OF LAND IN THE NORTHEAST PART OF
SECTION 9, TOWNSHIP 46 NORTH, RANGE 6 EAST
ALL IN THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI**

TOTAL AREA OF CONSOLIDATED BOUNDARY = 5,163,320 SQUARE FEET, OR 118.534 ACRES ±



**BOUNDARY ADJUSTMENT /
CONSOLIDATION PLAT
BROWNLEIGH TRACT
88800 BLOCK OF AIRPORT ROAD
BERKELEY, MISSOURI 63134**

Professional Seal:

Jeremiah D. Ditch
Missouri PLS 2020023887

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all bidders with all information and documents pertaining to the complete scope of work.

The seal(s) and signature(s) apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

[illegible]

Sheet Title:

BOUNDARY
ADJUSTMENT/
CONSOLIDATION
BROWNLEIGH
TRACT

Date: 10/24/2023

Project Number: 2022212-00

Designed By: _____

Drawn By: MPM

Checked By: JDD

Sheet Numbers

LEGEND AND ABBREVIATIONS

- SET 5/8" DIA IRON ROD W/CAP
(UNLESS NOTED OTHERWISE) (TO BE SET)
- SET 5/8" DIA IRON ROD W/ALUM. CAP
(TO BE SET)
- ⊗ COTTON PICKER SPINDLE (FOUND)
- ⊕ CROSS (FOUND)
- ⬇ ANCHOR (FOUND)
- ⊙ IRON PIPE (FOUND)
- IRON ROD (FOUND)
- CONC MONUMENT (FOUND)
- — — — —
— x — x — — —
ORIGINAL LOT LINE
- FENCE (SIZE AND TYPE NOTED)
- (R) DENOTES RECORD INFORMATION
- (S) DENOTES SURVEYED INFORMATION
- (30'W) RIGHT OF WAY WIDTH
- N NORTH
- S SOUTH
- E EAST
- W WEST
- FND FOUND
- DB DEED BOOK
- PB PLAT BOOK
- ORD ORDINANCE
- SRB SURVEY RECORD BOOK
- PG PAGE
- ROW—R/W RIGHT OF WAY
- W/ WITH

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO THE BOEING COMPANY, THE CITY OF ST. LOUIS-AIRPORT AUTHORITY, AND THE CITY OF BERKELEY MISSOURI, THAT WE HAVE PERFORMED A PROPERTY BOUNDARY SURVEY AND BOUNDARY ADJUSTMENT/LOT CONSOLIDATION PLAT OF THE ABOVE-DESCRIBED PROPERTIES AND THE RESULTS OF SAID SURVEY ARE SHOWN HEREON. WE HEREBY CERTIFY THAT THIS PLAT OR MAP AND THE SURVEY THAT IT REPRESENTS MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN URBAN CLASS PROPERTY IN EFFECT AT THE DATE OF THIS RECORDING.

WE ALSO CERTIFY, THIS PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS, AND THE PLAT FULLY COMPLIES WITH THE PROVISIONS DETAILED IN "CHAPTER 405, SECTION 405.080 (ORDINANCE NO. 1987 § 1, 11-19-1973)" - PLAT RECORDING REQUIREMENTS, OF THE CITY OF BERKELEY, MISSOURI.

DATE OF PLAT OR MAP:

DAVID MASON & ASSOCIATES, INC. LS 336-D
800 SOUTH VANDEVENTER AVE.
ST. LOUIS, MISSOURI 63110
(314) 534-1030

BY: _____
JEREMIAH D. DITCH, MISSOURI PLS - 2020023887



800 South Vandeventer
St. Louis, Missouri 63110

David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001103
Architect: 000820
Surveyor: 000339



BOUNDARY ADJUSTMENT /
CONSOLIDATION PLAT
BROWNLEIGH TRACT
8800 BLOCK OF AIRPORT ROAD
BERKELEY, MISSOURI 63134

Professional Seal:

Jeremiah D. Ditch
Missouri PLS 2020023887

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Designed By: —

Drawn By: MPM

Checked By: JDD

Sheet Number:

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AIRPORT (VARIABLE WIDTH) ROAD

S89°38'00"E(S) 1522.30'(S)

BROWNLEIGH (50'W) DRIVE
(VACATED PER ORD. 3577-BK 14286, PG 594)

STONEHAM (50'W) DRIVE
(VACATED PER ORD. 3577-BK 14286, PG 594)

BROWNLEIGH (50'W) DRIVE
(VACATED PER ORD. 3577-BK 14286, PG 594)

JAMES S McDONNELL (VARIABLE WIDTH) BOULEVARD

L=47.12'(S)
R=30.00'(S)
CB=N45°22'00"E(S)
CD=42.43'(S)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

11K231213
6107 JAMES McDONNELL BLVD
N/F
ST LOUIS AIR CARGO SER INC
(LESSEE) HAITH COMPANY INC
DB 8120, PG 918

11K240352
6080 JAMES S
McDONNELL BLVD
N/F
CITY OF ST LOUIS
DB 14809,
PG 2852

11K240444
6050 JAMES S
McDONNELL BLVD
N/F
CITY OF ST LOUIS
DB 14825, PG 2023

11K221395
6021 STONEHAM DR
N/F
CITY OF ST LOUIS
DB 8252, PG 2297

AIRPORT
GARDENS
(PB 82, PG 27)

11K310927
8710 WALTER AVE
N/F
CITY OF ST LOUIS
DB 11962, PG 2069

AMENDED PLAT OF
PART OF BLOCK 1 OF
BROWNLEIGH
(PB 50, PG 18)

11K221405
6024 JAMES S McDONNELL BLVD
N/F
CITY OF ST LOUIS
DB 7624, PG 568

BLOCK 3
BROWNLEIGH
(PB 41, PG 45)

BLOCK 2
BROWNLEIGH
(PB 41, PG 45)

11K240352
6080 JAMES S
McDONNELL BLVD
N/F
CITY OF ST LOUIS
DB 14809,
PG 2852

11K240444
6050 JAMES S
McDONNELL BLVD
N/F
CITY OF ST LOUIS
DB 14825, PG 2023

11K221395
6021 STONEHAM DR
N/F
CITY OF ST LOUIS
DB 8252, PG 2297

AIRPORT
GARDENS
(PB 82, PG 27)

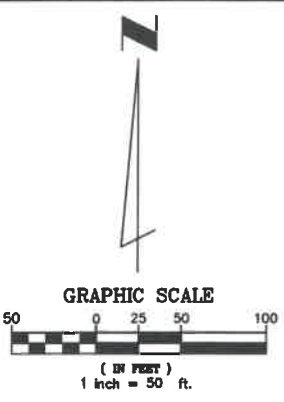
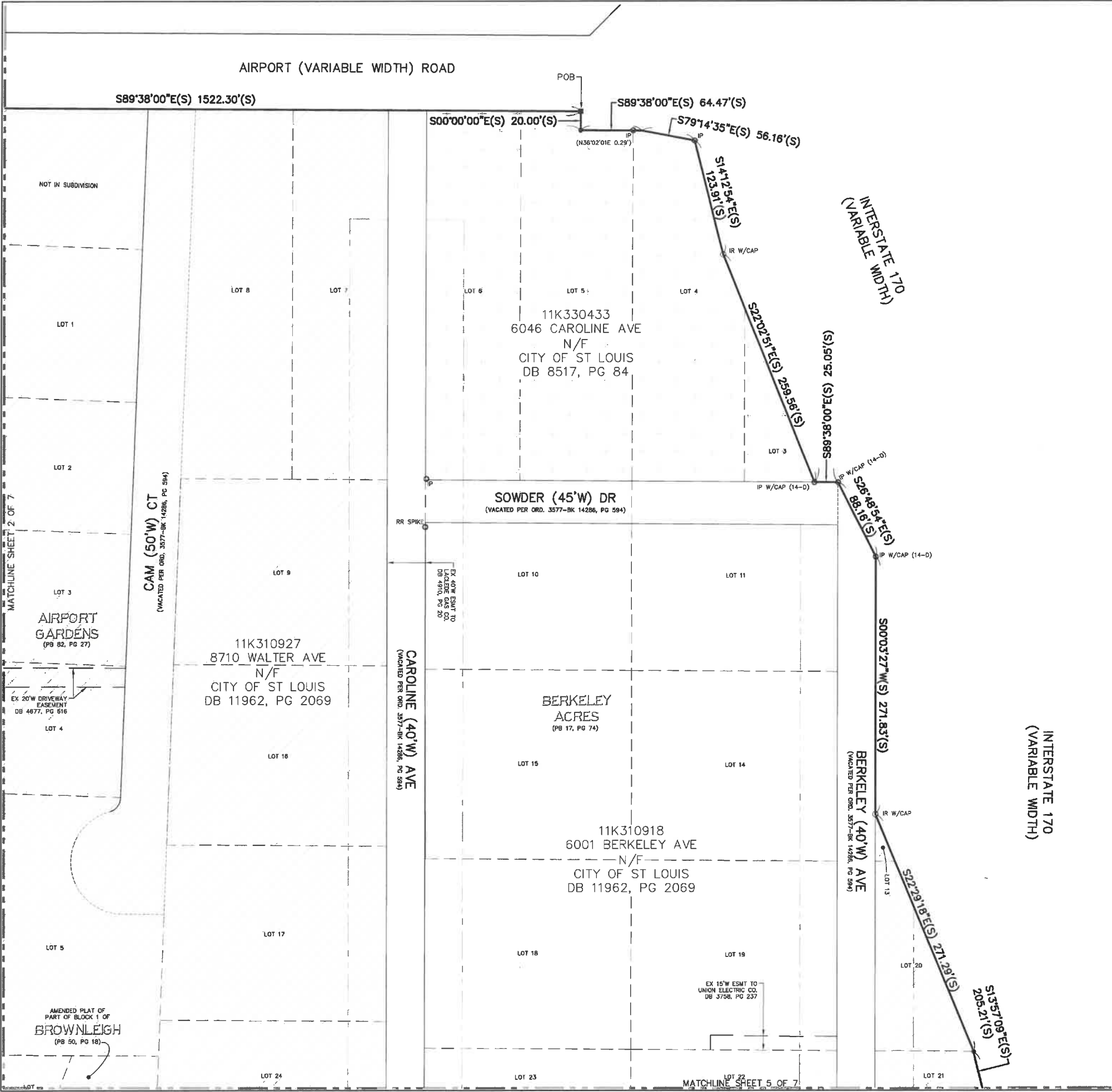
11K310927
8710 WALTER AVE
N/F
CITY OF ST LOUIS
DB 11962, PG 2069

AMENDED PLAT OF
PART OF BLOCK 1 OF
BROWNLEIGH
(PB 50, PG 18)

11K221405
6024 JAMES S McDONNELL BLVD
N/F
CITY OF ST LOUIS
DB 7624, PG 568

BLOCK 3
BROWNLEIGH
(PB 41, PG 45)

BLOCK 2
BROWNLEIGH
(PB 41, PG 45)



DAVID MASON
ASSOCIATES
davidmason.com

800 South Vandeventer St. Louis, Missouri 63110 p (314) 634-1030 f (314) 634-1033

David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001128
Architect: 000620
Surveyor: 000236

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Checked By: JDD
Sheet Number:

3 of 7

11K231213
6107 JAMES MCDONNELL BLVD
N/F
ST LOUIS AIR CARGO SER INC
(LESSEE) HAITH COMPANY INC
DB 8120, PG 918

12L540065
10785 LAMBERT INTERNATIONAL BLVD
N/F
HOST INTERNATIONAL

N00°22'00"E(S) 1817.25'(S)
JAMES S McDONNELL (VARIABLE WIDTH) BOULEVARD

BROWNLEIGH (50'W) DRIVE
(VACATED PER ORD. 3577-BK 14286, PG 594)

SLONEHAM (50'W) DRIVE
(VACATED PER ORD. 3577-BK 14286, PG 594)



**DAVID MASON
+ ASSOCIATES**
davidmason.com

600 South Vandeventer p (314) 634-1090
St. Louis, Missouri 63110 f (314) 634-1063

David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
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Architect: 000620
Survey: 000338

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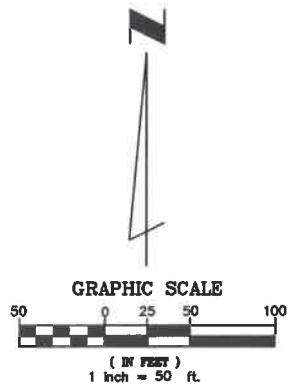
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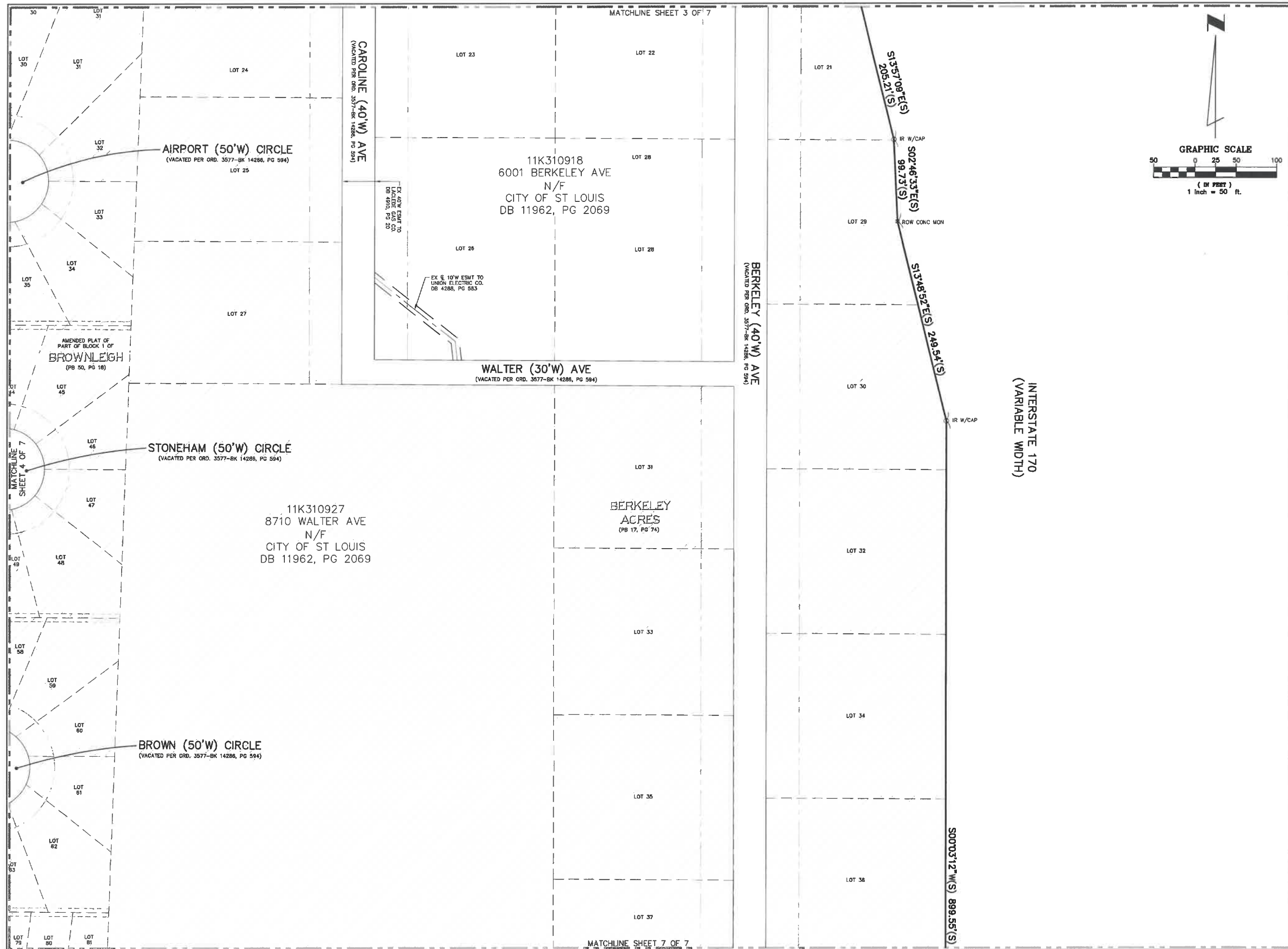
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4 of 7







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+ ASSOCIATES**
davidmason.com

800 South Vandeventer p (314) 534-1030
St. Louis, Missouri 63110 t (314) 534-1033

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Missouri Certificate of Authority Number:
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Architect: 000620
Surveyor: 000206



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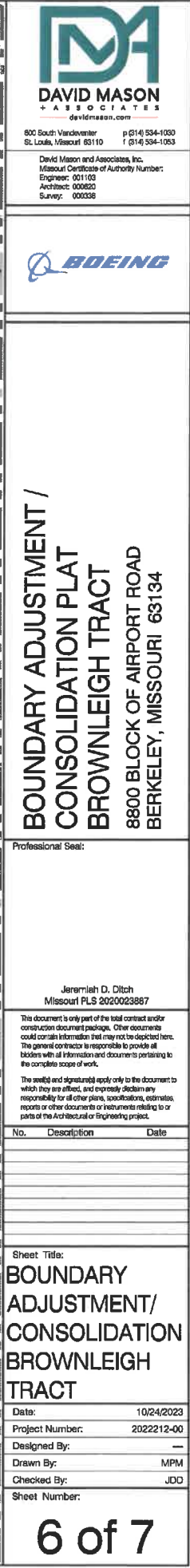
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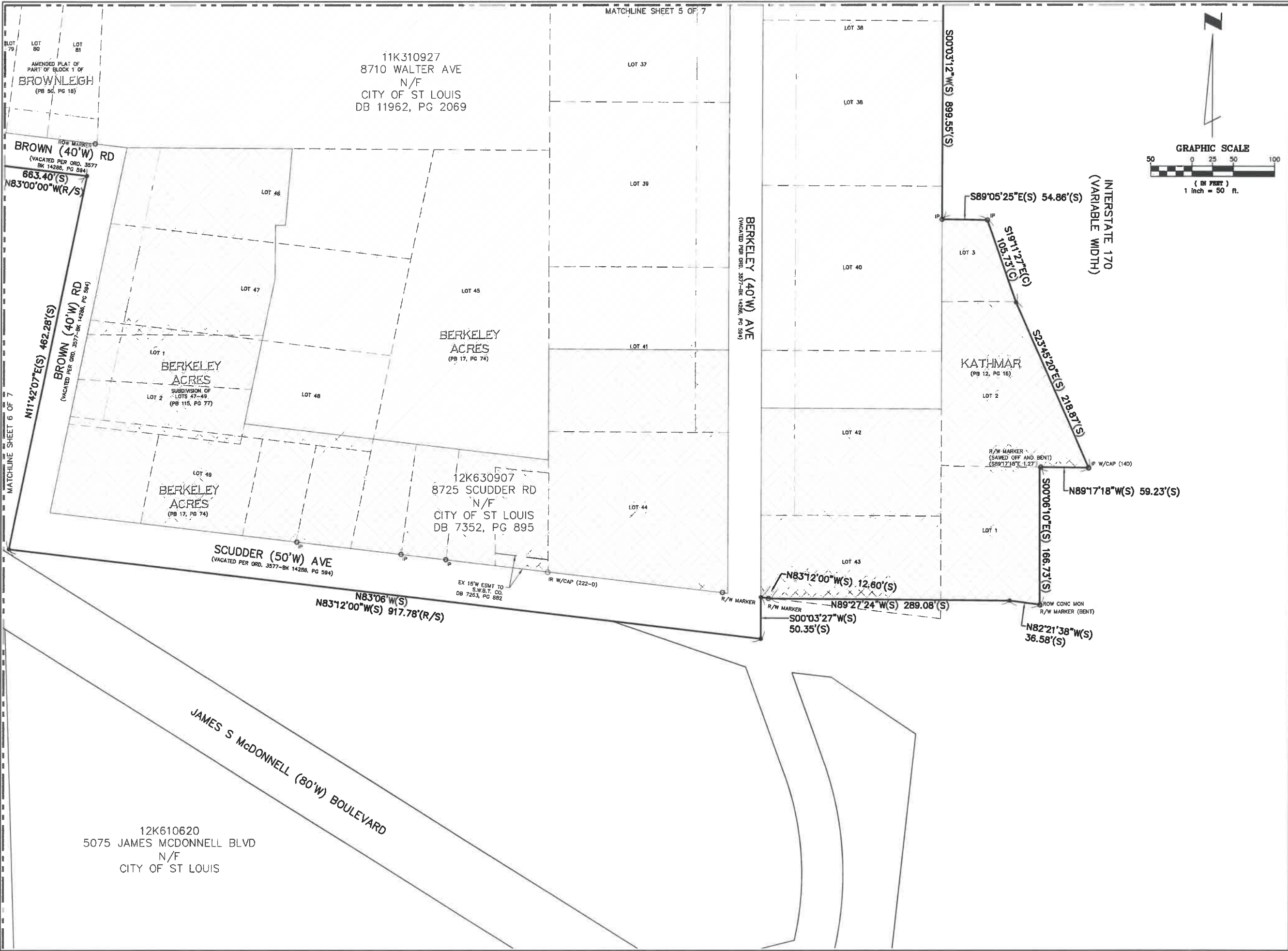
Sheet Number:

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A TRACT OF LAND, being located within the boundaries of the subdivisions of "Brownleigh" Subdivision as recorded in Survey Record Book 41, Page 45, "Berkeley Acres" as recorded in Plat Book 17, Page 74, "Airport Gardens" as recorded in Plat Book 82, Page 27, a portion of "Kathmar" Subdivision, as recorded in Plat Book 12, Page 16, the "Amended Plat of Part of Block 1 of Brownleigh" as recorded in Plat Book 50, Page 18, "Berkeley Acres Re-Subdivisions of Part of Lot 31" as recorded in Plat Book 143, Page 1, and Berkeley Acres Re-Subdivisions of Part of Lots 47, 48, & 49 as recorded in Plat Book 115, Page 77, as well as the Street Vacation Ordinance Number 3577, recorded in Deed Book 14286, Page 0594. All being and being situated in Fractional Section 9, Township 46 North, Range 6 East of the 5th Principal Meridian, City of Berkeley, in Saint Louis County, Missouri and being more particularly described as follows:

from the POINT OF BEGINNING, BEGINNING at an Iron Rod, with cap stamped "DMA, INC L.S.-336D" located at the intersection point of the Southern Right-of-Way line of Airport Road (public, variable width), with the Western Right-of-Way line for Interstate Highway 170 at On Ramp "13" (Airport Road onramp), according to Highway Plans for Interstate 170, Federal Project number I-170-5 (158); THENCE, continuing coincident with the Western Right-of-Way line of Interstate 170, the following courses and distances: South 00 degrees 00 minutes, 00 seconds East, 20.00 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D"; THENCE, South 89 degrees 38 minutes, 00 seconds East, 64.47 feet; THENCE, South 79 degrees 14 minutes 35 seconds East, 56.16 feet to an Iron Pipe; THENCE, South 14 degrees 12 minutes, 54 seconds East 123.91 feet to an Iron Pipe with cap stamped "LS-14D"; THENCE, South 22 degrees 02 minutes 51 seconds East, 259.56 feet to an Iron Pipe with cap stamped "LS-14D"; THENCE, South 89 degrees 38 minutes 00 seconds East, 25.05 feet to an Iron Pipe with cap stamped "LS-14D"; THENCE, South 26 degrees 48 minutes 54 seconds East, 88.16 feet to an Iron Pipe with cap stamped "LS-14D"; THENCE, South 00 degrees 03 minutes 27 seconds West, 271.83 feet to an Iron Rod with cap; THENCE, South 22 degrees 29 minutes, 18 seconds East 271.29 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D"; THENCE, South 13 degrees 57 minutes 09 seconds East, 205.21 feet to an Iron Rod with cap; THENCE, South 02 degrees 46 minutes, 33 seconds East, 99.73 feet to a Concrete Right-of-Way Monument; THENCE, South 13 degrees 48 minutes 52 seconds East, 249.54 feet to an Iron Rod with cap; THENCE, South 00 degrees 03 minutes 12 seconds West, 899.55 feet to an Iron Pipe; THENCE, South 89 degrees 05 minutes 25 seconds East, 54.86 feet to an Iron Pipe; THENCE, South 19 degrees 11 minutes 27 seconds East, 105.73 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D"; THENCE, South 23 degrees 45 minutes 20 seconds East, 218.87 feet to an Iron Pipe with cap stamped "LS-14D"; THENCE, North 89 degrees 17 minutes 18 seconds West, 59.23 feet to a point at which a steel Right-of-Way Marker bears South 89 degrees 17 minutes 18 seconds East, 1.27 feet distant; THENCE, South 00 degrees 06 minutes 10 seconds East, 168.73 feet to a Concrete Right-of-Way Monument; THENCE, North 82 degrees 21 minutes 38 seconds West, 36.58 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D" still in said Western Right-of-Way line of Interstate 170, at the Scudder Road overpass; THENCE, continuing coincident with said Western Right-of-Way of Interstate 170, North 89 degrees 27 minutes 24 seconds West, 289.08 feet; THENCE, North 83 degrees 12 minutes 00 seconds West, 12.60 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D"; THENCE, South 00 degrees 03 minutes 27 seconds West, 50.35 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D" at the intersection point of said Western Right-of-Way line of Interstate 170 and the Southern Right-of-Way line of said Vacated Scudder Road; THENCE, departing said Western Right-of-Way line of Interstate 170, and continuing with said Southern Right-of-Way line of Vacated Scudder Road, (formerly 50 feet wide); THENCE, departing said Right-of-Way line of Interstate 170, and continuing along said Southern Right-of-Way line of Vacated Scudder Road, North 83 degrees 12 minutes 00 seconds West, 917.78 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D", located at the intersection point of the Western Right-of-Way of Vacated Brown Road, (formerly 40 feet wide, A.K.A. Country Day Lane) with said Southern Right-of-Way line of former Scudder Road (both roads Vacated per Ordinance 3577, as recorded in Book 14286, Page 594); THENCE, departing said Scudder Road and continuing with the former Westerly and Southerly Right-of-Way line of Vacated Brown Road the following courses and distances: North 11 degrees 42 minutes 07 seconds East, 462.28 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D"; THENCE, North 83 degrees 00 minutes 00 seconds West, 663.40 feet to an Iron Rod with cap stamped "DMA, INC L.S.-336D"; THENCE, North 47 degrees 04 minutes 00 seconds West, 571.72 feet to an Iron Rod with cap stamped "DMA, INC L.S. 336D" and a point of curvature; THENCE, following a curve to the left, and concave to the south, an Arc Length of 4.60 feet, said curve having a Radius of 2.00 feet, a Chord that bears South 66 degrees 59 minutes 33 seconds West, and 3.65 feet distant to an Iron Rod with cap stamped "DMA, INC L.S.-336D" at the cusp of two curves in the Eastern Right-of-Way of James S. McDonnell Boulevard (public, variable width, and formerly Brown Road) as relocated and described in Deed Book 7323, Page 1352 of Saint Louis County Records; THENCE, continuing coincident with said Eastern Right-of-Way of James S. McDonnell Boulevard the following courses and distances: departing the aforementioned Southerly Right-of-Way of Vacated Brown Road, and continuing along a non-tangent curve to the right, concave to the east, and having an Arc Length of 56.66 feet, a Radius of 536.89 feet, a Chord that bears North 04 degrees 04 minutes 29 seconds East, and is 56.63 feet distant to an Iron Rod with cap stamped "DMA, INC L.S. 336D"; THENCE, along a line, not tangent to the previous curve, North 48 degrees 12 minutes 20 seconds East, 26.85 feet to an Iron Rod with cap stamped "DMA, INC L.S. 336D"; THENCE, North 00 degrees 22 minutes 00 seconds East, 1,817.25 feet to an Iron Rod with cap stamped "DMA, INC L.S. 336D" at a point of curvature for the rounding of the intersection of said Eastern Right-of-Way line of said James S. McDonnell Boulevard and the Southern Right-of-Way line of the aforementioned Airport Road (public, variable width); THENCE, along said rounding, a curve to the right, an Arc Length of 47.12 feet, having a Radius of 30.00 feet, a Chord that bears North 45 degrees 22 minutes 00 seconds East, and is 42.43 feet distant to an Iron Rod with cap stamped "DMA, INC L.S. 336D"; THENCE, departing said Eastern Right-of-Way for James S. McDonnell Boulevard, and continuing coincident with aforesaid Southern Right-of-Way of Airport Road, South 89 degrees 38 minutes 00 seconds East, 1,522.30 feet, to the POINT OF BEGINNING. The Brownleigh Tract adjusted boundary is containing a total area of 5,163.320 square feet, or 118.534 acres more or less.





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David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001103
Architect: 000620
Surveyor: 000336

BOUNDARY ADJUSTMENT /
CONSOLIDATION PLAT
BROWNLEIGH TRACT
8800 BLOCK OF AIRPORT ROAD
BERKELEY, MISSOURI 63134

Professional Seal:

Jeremiah D. Ditch
Missouri PLS 2020023867

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all tickers with all information and documents pertaining to the complete scope of work.

The seals and signatures apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

No.	Description	Date

Sheet Title:
BOUNDARY ADJUSTMENT/
CONSOLIDATION
BROWNLEIGH
TRACT

Date: 10/24/2023
Project Number: 2022212-00
Designed By: ---
Drawn By: MPM
Checked By: JDD
Sheet Number:

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