

Introduced by: City Manager Nathan Mai-Lombardo

AN ORDINANCE APPROVING THE CONSOLIDATION OF 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.

WHEREAS, the City of St. Louis ("Owner") is the fee owner of 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; and;

WHEREAS, the Owner has signed a lease with Boeing, Inc, who is building an aerospace manufacturing facility on this site; and;

WHEREAS, the property consists of sixty-eight (68) parcels, which St. Louis County shows as having been consolidated into eight (8) parcels; and;

WHEREAS, the Owner and Boeing have determined that the original sixty-eight (68) parcels have not yet been fully recorded or consolidated into said eight (8) parcels; and;

WHEREAS, Boeing is unable to construct its proposed facility unless and until the property has clear title under a single parcel; and;

WHEREAS, The City Council accepted the recommendation of the November 8, 2023 meeting of the City Plan Commission and approved the Lot Consolidation 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.

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

Section 1. The Lot Consolidation 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, by Jacobs Engineering, meets all requirements and regulations, of the City of Berkeley Municipal Code and is approved for filing.

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

1st Reading this 20th day of November 2023

2nd Reading this 20th day of November 2023

3rd Reading, PASSED and APPROVED, this day of 2023

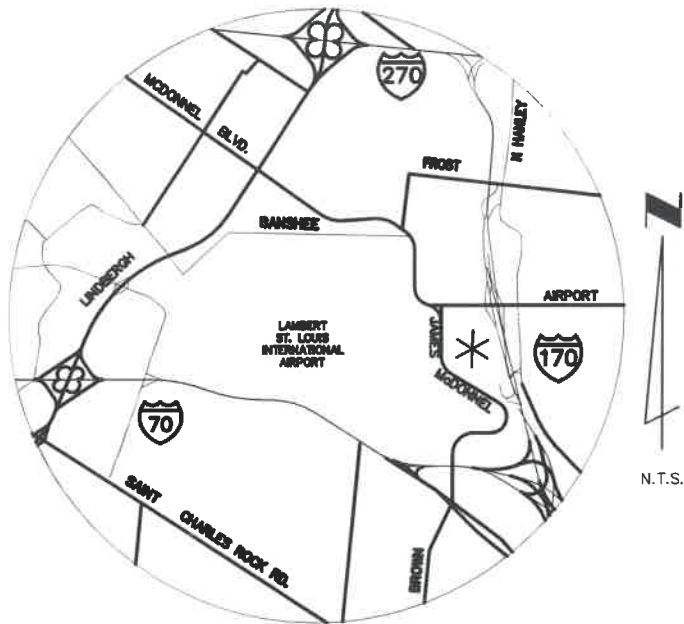
Babatunde Deinbo, Mayor

ATTEST:

Deanna L. Jones, City Clerk

Approved as to Form:
Donnell Smith, City Attorney

Final Roll Call:			
Councilwoman Verges	Aye	___	Nay ___ Absent ___ Abstain ___
Councilwoman Williams	Aye	___	Nay ___ Absent ___ Abstain ___
Councilman Hoskins	Aye	___	Nay ___ Absent ___ Abstain ___
Councilwoman Anthony	Aye	___	Nay ___ Absent ___ Abstain ___
Councilman Hindeleh	Aye	___	Nay ___ Absent ___ Abstain ___
Councilwoman-at-Large Crawford-Graham	Aye	___	Nay ___ Absent ___ Abstain ___
Mayor Deinbo	Aye	___	Nay ___ Absent ___ Abstain ___



SITE LOCATION MAP
N.T.S.

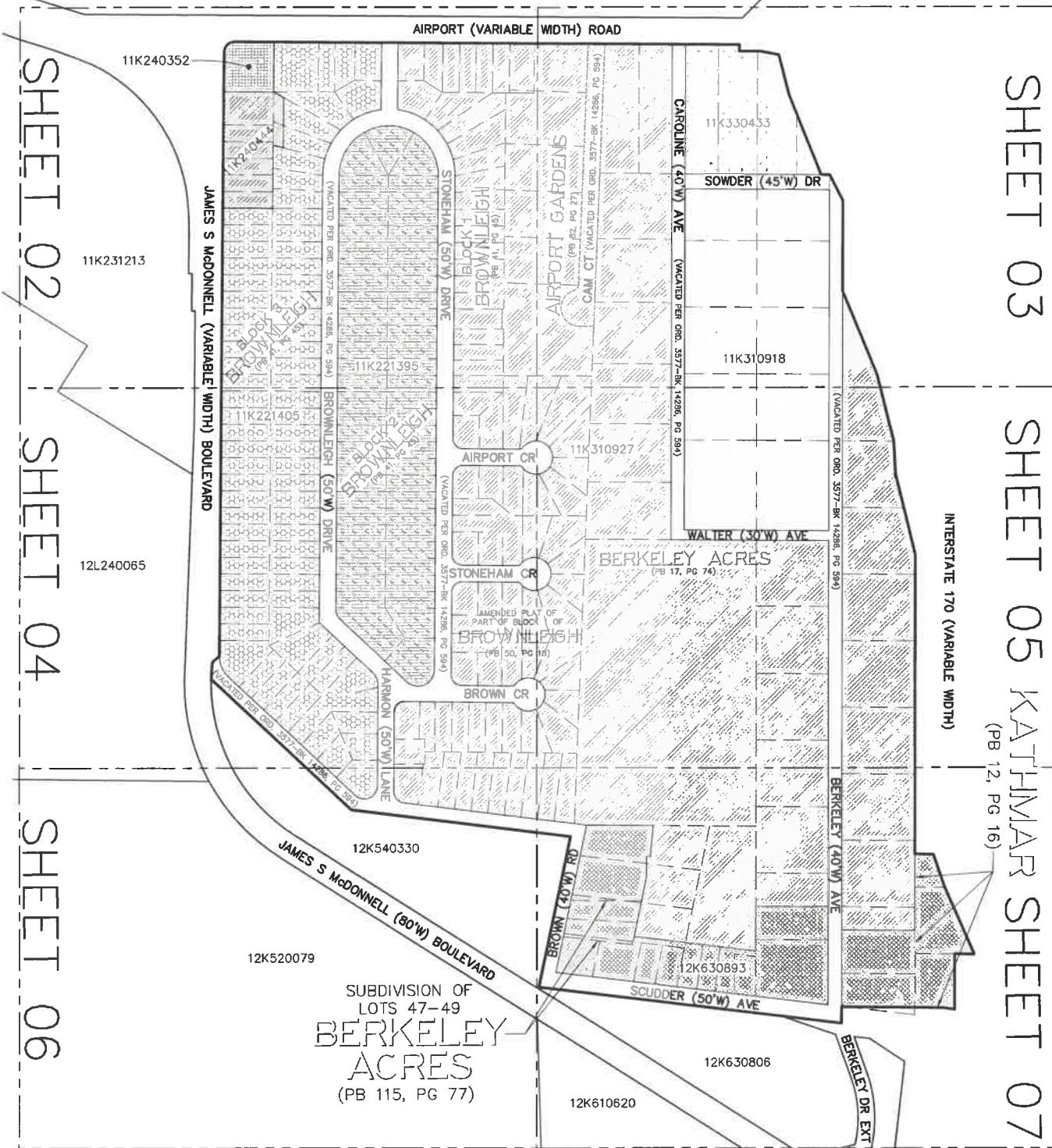
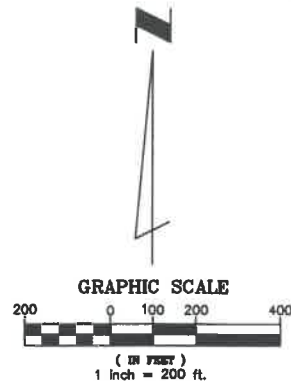
SURVEY NOTES

1. BASIS OF BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD82 - 2011 - EPOCH 2010.0)
2. BOUNDARY CORNER MONUMENTS WERE NOT SET AT THE TIME OF RECORDING DUE TO THE PROPOSED SITE GRADING AND CONSTRUCTION. MONUMENTS SHALL BE PLACED AFTER CONSTRUCTION OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
3. FIELD WORK FOR THE SURVEY WAS PERFORMED DURING THE MONTHS OF MARCH THROUGH AUGUST, 2023.
4. DAVID MASON & ASSOCIATES, INC. PREPARED THIS SURVEY USING INFORMATIONAL REPORT NUMBER NCS-1167055-WA1 WITH AN EFFECTIVE DATE OF MARCH 16, 2023, AT 8:00 AM, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, REVISED AUGUST 8, 2023, AT 8:00AM.
5. SUBDIVISIONS OF RECORD:
A) KATHMAR (PB 12, PG 16)
B) BROWNLEIGH SUBDIVISION (PB 41, PG 45)
C) AMDED PLAT OF PART OF BLOCK 1 OF BROWNLEIGH SUBDIVISION (PB 50, PG 18)
D) BERKELEY ACRES (PB 17, PG 74)
E) AIRPORT GARDENS (PB 82, PG 27)
F) SUBDIVISION OF LOTS 47-49 OF BERKELEY ACRES (PB 115, PG 77)
6. SEE SHEET 6 FOR THE LEGAL DESCRIPTION OF THE CONSOLIDATION

BOUNDARY ADJUSTMENT / CONSOLIDATION PLAT

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 ±



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)
- 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
p (314) 534-1030 f (314) 534-1023
David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001103
Architect: 000620
Survey: 000038



BOUNDARY ADJUSTMENT /
CONSOLIDATION PLAT
BROWNLEIGH TRACT
8800 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 disclosed here. The general contractor is responsible to provide all bid items 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.

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:

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) 1617.25'(S)
JAMES S McDONNELL (VARIABLE WIDTH) BOULEVARD

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

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

DAVID MASON
+ ASSOCIATES
davidmason.com

600 South Vandeventer
St. Louis, Missouri 63110

p (314) 634-1030
f (314) 634-1053

David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001103
Architect: 000620
Surveyor: 000338



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

Professional Seal:

Jeremiah D. Ditch
Missouri PLS 2020023887

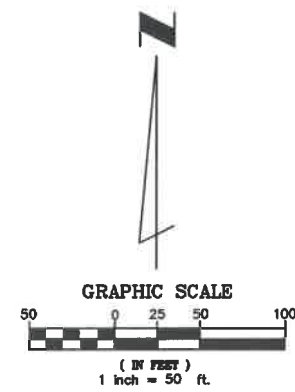
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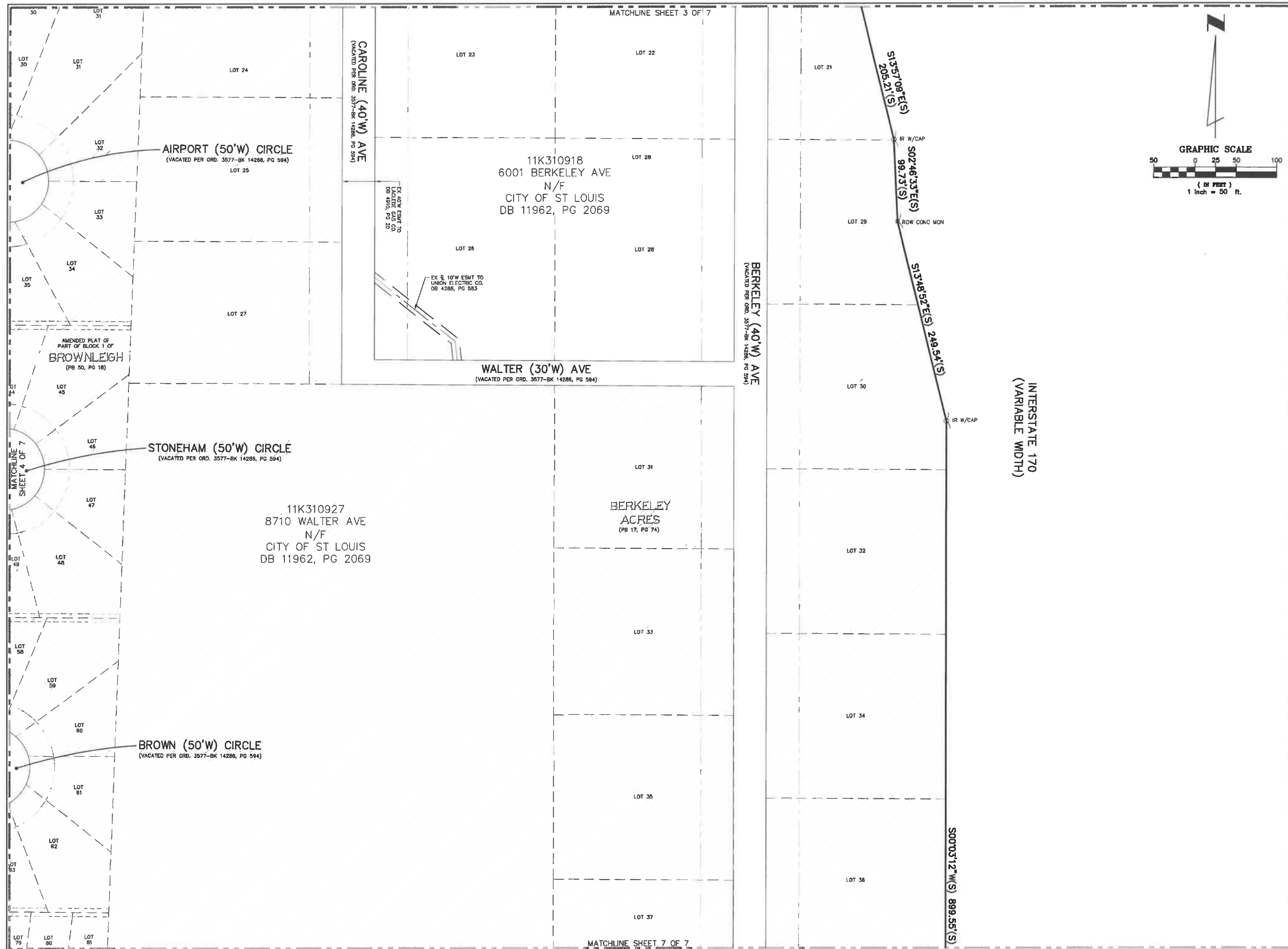
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Sheet Title:
BOUNDARY
ADJUSTMENT/
CONSOLIDATION
BROWNLEIGH
TRACT

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

4 of 7







**DAVID MASON
+ ASSOCIATES**
davidmason.com

800 South Vandeventer St. Louis, Missouri 63110 p (314) 554-1030 f (314) 554-1033

David Mason and Associates, Inc.
Missouri Certificate of Authority Number:
Engineer: 001103
Architect: 000620
Surveyor: 000206



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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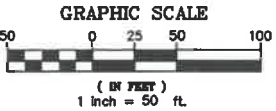
No.	Description	Date

Sheet Title:
**BOUNDARY
ADJUSTMENT/
CONSOLIDATION
BROWNLEIGH
TRACT**

Date: 10/24/2023
Project Number: 202212-00
Designed By: —
Drawn By: MPM
Checked By: JDD
Sheet Number:

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.



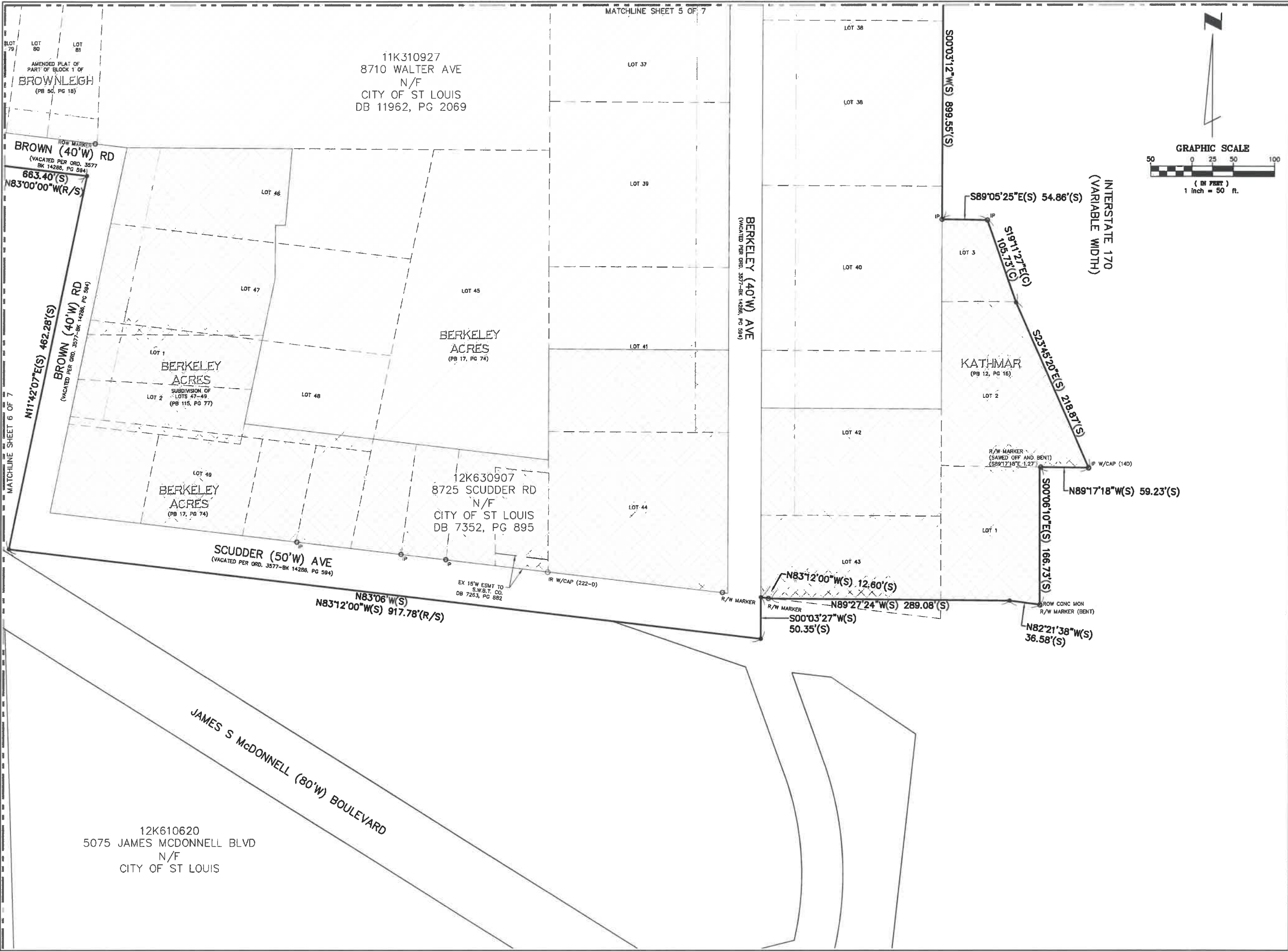
Professional Seal:

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Sheet Title:

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



DAVID MASON + ASSOCIATES
davidmason.com
800 South Vandeventer St. Louis, Missouri 63110
p (314) 534-1030 f (314) 534-1053

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

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7 of 7