

**Introduced by: City Manager Nathan Mai-Lombardo**

**AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT OF LOTS 25 AND COMMON GROUND 4 OF NORTHPARK PLAT TWO PER PLAT BOOK 356 PAGE 610 TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI**

- WHEREAS,** the NorthPark Partners LLC (“Owner”) is the fee owner of all of the tract of land, known as Lots 25 and common ground 4 of NorthPark Plat Two per Plat Book 356, Page 610, Township 46 North, Range 6 East of the 5<sup>th</sup> Principal Meridian, City of Berkeley, St. Louis County, Missouri; and
- WHEREAS,** the Owner has an agreement to sell 5341 N. Hanley Road to Oppidan Development, who is proposing to build a data center on this site; and
- WHEREAS,** the Owner and Oppidan have negotiated an agreement to adjust the Boundary between 5301 and 5341 N. Hanley, as shown on the ‘boundary adjustment plat’; and
- WHEREAS,** the parcel located at 5301 N Hanley functions as the stormwater runoff detention basin for the surrounding properties; and
- WHEREAS,** the entire area of the runoff basin must be within one parcel, in order to continue serving the stormwater runoff needs of the surrounding properties.

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

- Section 1.** The Boundary Adjustment Plat of all of the tract of land, known as Lots 25 and Common Ground 4 of NorthPark Plat Two per Plat Book 356, Page 610, Township 46 North, Range 6 East of the 5<sup>th</sup> Principal Meridian, City of Berkeley, St. Louis County, Missouri, 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 the date of its passage.

1st Reading this 17<sup>th</sup> day of June 2024

2nd Reading this 17<sup>th</sup> day of June 2024

3rd Reading, PASSED and APPROVED, this \_\_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_  
Babatunde Deinbo, Mayor

ATTEST:

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Deanna L. Jones, City Clerk

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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	___



# NORTHPARK PLAT SEVENTEEN

A BOUNDARY ADJUSTMENT OF LOTS 25 AND COMMON GROUND 4 OF NORTHPARK PLAT TWO PER PLAT BOOK 356 PAGE 610 TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

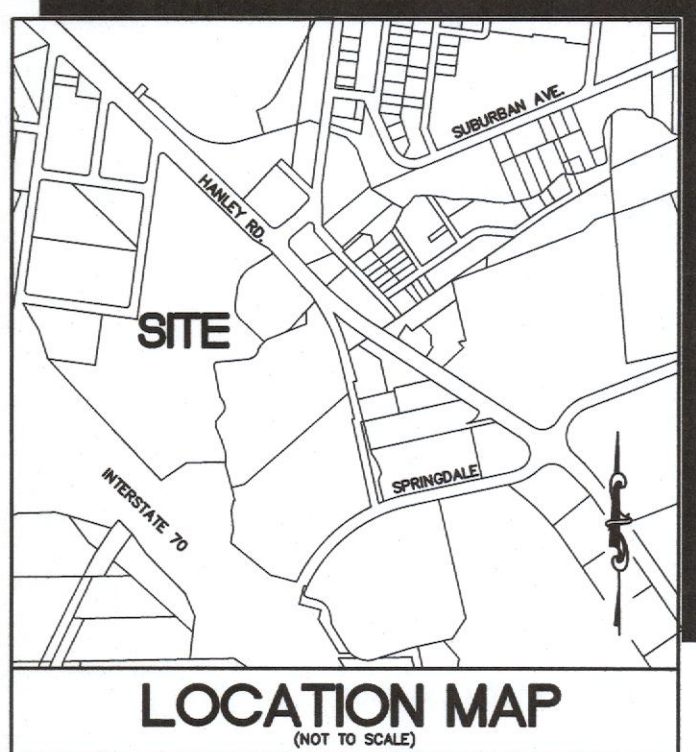
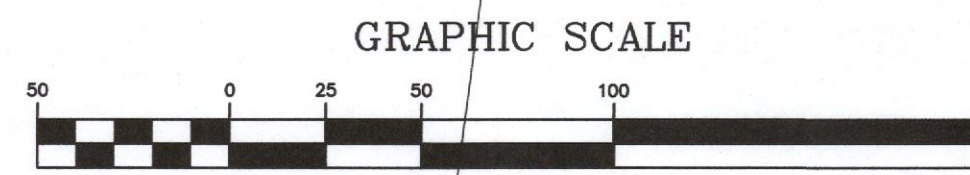
## ABBREVIATIONS

DB. DEED BOOK  
FT. FEET  
FND. FOUND  
N/F. NOW OR FORMERLY  
PB. PLAT BOOK  
PG. PAGE  
P.V.C. POLYVINYL CHLORIDE PIPE  
SQ. SQUARE  
SO. RIGHT-OF-WAY WIDTH

## LEGEND

### LEGEND

BENCH MARK  
FOUND IRON ROD  
FOUND IRON PIPE  
RIGHT OF WAY MARKER



## LINE TYPE LEGEND

EX. CONT. MNR.  
EX. CONT. MNR.  
TREE LINE  
FEMA ELEV.  
FEMA LIMIT  
PAVEMENT  
WALL  
GUARD RAIL  
CHAINLINK/FIRE FENCE  
WOOD/VINYL FENCE  
GAS  
UNDER GROUND ELEC.  
OVERHEAD ELEC.  
TELEPHONE LINE  
FIBER OPTIC LINE  
WATERLINE  
FLOODWAY  
SLOPE/LEVEE

INTERSTATE ROUTE 70 (VARIABLE WIDTH)

CASE (50'w.) AVENUE

ELTHA (50'w.) AVENUE

ROSEMARY LN. (50'w.)

PIERCE AVE (50'w.)

NORTH HANLEY ROAD (VARIABLE WIDTH)

CASE AVE (50'w.)

Parcel Line Table		
Line #	Length	Direction
L1	16.01	S39° 19' 23"W
L2	25.23	S53° 30' 43"W
L3	31.25	S84° 23' 07"W
L4	18.65	S48° 24' 01"W
L5	8.48	S48° 24' 01"W
L6	20.77	S40° 38' 06"W
L7	24.72	S30° 05' 23"W
L8	18.66	S13° 15' 22"W
L9	21.15	S42° 27' 47"W
L10	20.41	S62° 02' 55"W
L11	19.68	S78° 46' 29"W
L12	11.72	S54° 48' 53"W
L13	11.75	S16° 43' 03"W

Parcel Line Table		
Line #	Length	Direction
L14	44.35	S33° 06' 57"E
L15	12.57	S10° 19' 48"E
L16	15.24	S04° 14' 29"E
L17	11.75	S16° 43' 06"W
L18	66.95	S38° 24' 02"W
L19	13.55	S04° 46' 10"W
L20	15.77	S02° 02' 53"E
L21	40.02	S24° 06' 12"E
L22	45.04	S18° 13' 43"E
L23	17.36	S16° 59' 16"E
L24	22.69	S07° 06' 00"E
L25	15.00	S02° 09' 11"E
L26	18.79	S02° 05' 05"W

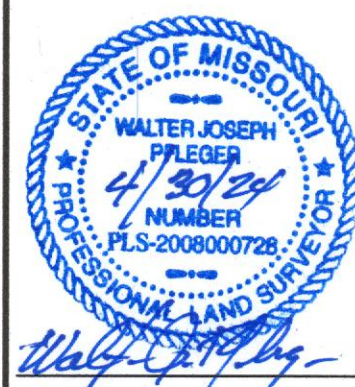
## PREPARED FOR

OPPIDAN  
C/O MR. DYLAN RUSK - DEVELOPER 3090  
BRISTOL ST. 4th FLOOR COSTA MESA, CA  
92626

PREPARED BY:

BOUNDARY ADJUSTMENT PLAT  
**LOT 25 & COMMON GROUND 4**

5301 & 5341 NORTH HANLEY ROAD  
CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI



## REVISIONS:

1 000000000

DRAWN BY: J.K. CHECKED BY: W.J.P.

DATE: 4/28/2024 JOB NO: 223-7503

M.S.D. P. # BASE MAP #

S.L.C. HAT # HAT S.U.P. #

M.O.N.R. #

SHEET TITLE

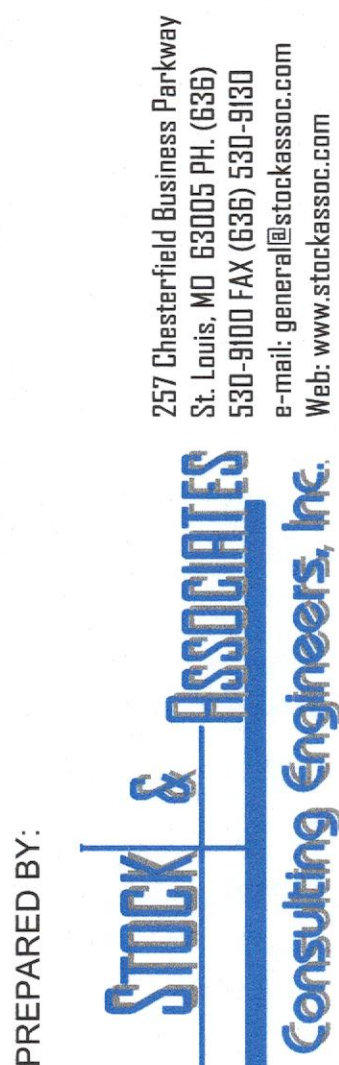
BOUNDARY ADJUSTMENT PLAT

SHEET NO.:

1 OF 2



A BOUNDARY ADJUSTMENT OF LOTS 25 AND COMMON GROUND 4 OF NORTH-PARK PLAT TWO PER  
PLAT BOOK 356 PAGE 610 TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI



We, the undersigned owners of the tracts of land platted and further described in the foregoing Surveyor's Certification, have caused the same to be surveyed and Subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as

Permanent and/or semi-permanent monuments will be set, as required to aid in later recovery, within twelve months of the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinance of the City of Berkeley, Missouri will be set.

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