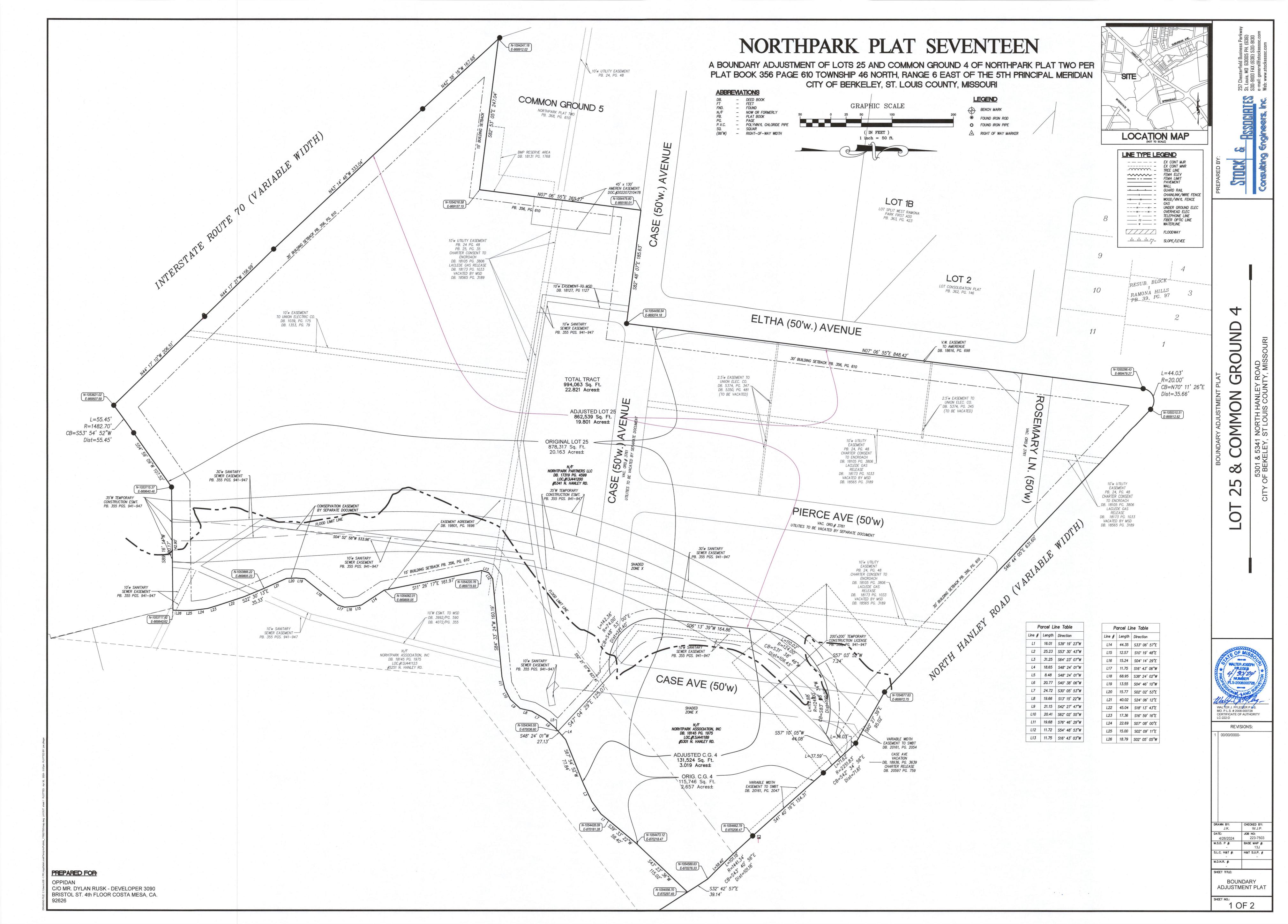
BILL NO.:	<u>5043</u>	ORDINANCE NO.:	
Introduced b	by: City Manager Nathan Mai-Lombardo		
A1 35 PF	N ORDINANCE APPROVING A BOUNDARY A ND COMMON GROUND 4 OF NORTHPARK PL 56 PAGE 610 TOWNSHIP 46 NORTH, RAN RINCIPAL MERIDIAN CITY OF BERKELEY IISSOURI	AT TWO PER PLAT BOOK GE 6 EAST OF THE 5 TH	
WHEREAS,	the NorthPark Partners LLC ("Owner) is the fee as Lots 25 and common ground 4 of NorthPark F Township 46 North, Range 6 East of the 5 th Pr Louis County, Missouri; and	Plat Two per Plat Book 356, Page 610,	
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.		
•	REFORE, BE IT ORDAINED BY THE CITY COU AS FOLLOWS:	NCIL OF THE CITY OF BERKELEY	
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 th 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 for	rom and after the date of its passage.	
1st Reading t	this <u>17th day of June 2024</u>		
2nd Reading	this <u>17th day of June 2024</u>		
3rd Reading,	, PASSED and APPROVED, this <u>day of</u>	2024	
	Ba	batunde Deinbo, Mayor	

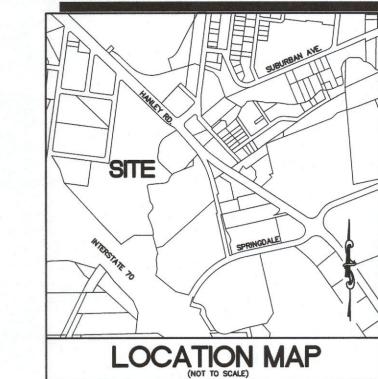
ATTEST:				
MILOI.	Councilwoman Verges	Aye Na	/ Absent _	Abstain _
	Councilwoman Williams	Aye Na	/ Absent _	Abstain _
	Councilman Hoskins	Aye Na	/ Absent _	Abstain _
Deanna L. Jones, City Clerk	Councilwoman Anthony	Aye Na	/ Absent _	Abstain _
Dealina L. Jones, City Clerk	Councilman Hindeleh	Aye Na	/ Absent _	Abstain _
	Councilwoman-at-Large Crawford-Graham			
		Aye Na	/ Absent _	Abstain _
	Mayor Deinbo	Aye Na	/ Absent _	Abstain _
Approved as to Form: Donnell Smith, City Attorney				

Final Roll Call:



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



OWNER'S CERTIFICATION

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

"NorthPark Plat Seventeen"

Building lines as shown as shown on this plat is hereby established.

All taxes which are due and payable against this property have been paid in full.

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.

This subdivision is subject to the Indenture of Covenants, Conditions and Restrictions for NorthPark by instrument recorded in Book 17319, Page 4643 of the St. Louis County Records, as amended.

IN WITNESS WHEREOF, the parties have hereunto set there hands this _____ day of _____, 20__.

NorthPark Partners, LLC

Northpark Association Inc

Lawrence R. Chapman, Jr.

Director of Development

Print Name: Print 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, personally appeared Lawrence R. Chapman, Jr., Director of Development, of NORTHPARK PARTNERS, LLC, a Missouri Limited Liability Company, known to me to be the person who executed the within Subdivision Plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal the day and year first above written.

Notary Public

My Commission Expires: ___

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, personally appeared ___, the _____, of Northpark Association Inc, known to me to be the person who executed the within Subdivision Plat in behalf of said corporation and acknowledged to me that he/she executed the same for the purposes therein stated

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal the day and year first above written.

Notary Public

My Commission Expires: _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note as secured by Deed of Trust recorded in Book 21810, Page 2256 of the records of the Recorder of Deeds Office in St. Louis County, Missouri, as amended, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this ____

CIBC BANK USA, an Illinois state chartered bank

and successor-by-merger to The PrivateBank and Trust Company

Print Name Print Title

STATE OF MISSOURI COUNTY OF ST. LOUIS

On this _____ day of _____20__, before me appeared personally known, who, being by me first duly sworn, did say that he/she is the , and that said instrument was signed in behalf of said state chartered bank, by _____, and said ___ acknowledged said instrument to be the free act and deed of said state chartered bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State

Notary Public

aforesaid, the day and year first above written.

My Commission Expires:_

TOTAL TRACT

A tract of land being all of Lots 25 and Common Ground 4 of Northpark Plat One a subdivision thereof as recorded in Plat Book 356 Page 610, of the St. Louis County records located in Township 46 North, Range 6 East of the Fifth Principal Meridian, City of Berkeley, St. Louis County, Missouri being more particularly

Beginning at the intersection of the south right-of-way line of Case Avenue, 50 feet wide and the east right-of-way line of Eltha Avenue, 50 feet wide; thence along said east right-of-way line North 07 degrees 06 minutes 55 seconds East, 848.42 feet to a point of curvature to the right having a radius of 20.00 feet and an arc length of 44.03 feet to its intersection with the southern right-of-way line of North Hanley Road, variable width; thence along said right-of-way line the following courses and distances: South 46 degrees 44 minutes 05 seconds East, 631.60 feet; South 60 degrees 27 minutes 39 seconds East, 95.02 feet to the beginning of a non-tangent curve to the right having a radius of 2,251.83 feet; along said curve with an arc length of 71.62 feet and a chord which bears South 42 degrees 34 minutes 56 seconds East, 71.61 feet; South 41 degrees 40 minutes 16 seconds East, 154.31 feet to the a curve to the left having a radius of 1,441.34 feet; along said curve with an arc length of 101.18 feet and a chord which bears South 43 degrees 40 minutes 56 seconds East, 101.16 feet and South 32 degrees 42 minutes 57 seconds East, 39.14 feet to the centerline of Maline Creek; thence along said centerline the following courses and distances: South 43 degrees 23 minutes 36 seconds West, 115.02 feet; South 39 degrees 33 minutes 22 seconds West, 58.40 feet; South 39 degrees 19 minutes 23 seconds West, 16.01 feet; South 53 degrees 30 minutes 43 seconds West, 25.23 feet; South 64 degrees 23 minutes 07 seconds West, 31.25 feet; South 67 degrees 54 minutes 52 seconds West, 77.84 feet; South 48 degrees 24 minutes 1 second West, 27.13 feet; South 40 degrees 38 minutes 06 seconds West, 20.77 feet; South 30 degrees 5 minutes 53 seconds West 24.72 feet; South 13 degrees 15 minutes 22 seconds West, 19.66 feet; South 42 degrees 27 minutes 47 seconds West, 21.15 feet; South 62 degrees 2 minutes 55 seconds West, 20.41 feet; South 76 degrees 46 minutes 29 seconds West, 19.68 feet; South 84 degrees 33 minutes 24 seconds West, 160.19 feet; South 54 degrees 48 minutes 53 seconds West, 11.72 feet; South 16 degrees 43 minutes 03 seconds West, 11.75 feet; South 11 degrees 26 minutes 17 seconds East, 161.97 feet; South 33 degrees 06 minutes 57 seconds East, 44.35 feet; South 10 degrees 19 minutes 48 seconds East, 12.57 feet; South 04 degrees 14 minutes 29 seconds East, 15.24 feet; South 16 degrees 43 minutes 06 seconds West, 11.75 feet; South 38 degrees 24 minutes 02 seconds West, 68.95 feet; South 04 degrees 46 minutes 10 seconds West, 13.55 feet; South 02 degrees 02 minutes 53 seconds East, 15.77 feet; South 24 degrees 06 minutes 12 seconds East, 40.02 feet; South 22 degrees 30 minutes 13 seconds East, 35.33 feet; South 18 degrees 13 minutes 43 seconds East, 45.04 feet; South 16 degrees 59 minutes 16 seconds East, 17.36 feet; South 07 degrees 08 minutes 00 seconds East, 22.69 feet; South 02 degrees 09 minutes 11 seconds East, 15.00 feet and South 02 degrees 05 minutes 05 seconds West, 18.79 feet to the north right-of-way line of Interstate Route 70, variable width; thence along said right-of-way the following courses and distances: South 89 degrees 16 minutes 14 seconds West, 200.17 feet; South 54 degrees 59 minutes 09 seconds West, 107.52 feet to the beginning of a curve to the left having a radius of 1,482.70 feet; along said curve with an arc length of 55.45 feet and a chord which bears South 53 degrees 54 minutes 52 seconds West, 55.45 feet; North 44 degrees 17 minutes 10 seconds West, 206.51 feet; North 44 degrees 17 minutes 21 seconds West, 156.99 feet; North 43 degrees 14 minutes 46 seconds West, 333.04 feet; North 42 degrees 38 minutes 16 seconds West, 167.68 feet to the southwest corner of Common Ground Five of above said NorthPark Plat Two, thence along the south and east lines of said Common Ground Five the following: South 82 degrees 53 minutes 05 seconds East, 247.04 feet and North 07 degrees 06 minutes 55 seconds East, 265.27 feet to the south right-of-way line of above said Case Avenue; thence along said right-of-way line, South 82 degrees 48 minutes 07 seconds East, 185.63 feet to the POINT OF BEGINNING.

Containing 994,063 square feet or 22.921 Acres more or less.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-107 GRID FACTOR = 0.9999163 NORTH (Y) = 321464.511EAST (X) = 265239.892

NOTE: 1 METER = 3.28083333 FEET ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-107, ADJUSTED IN 2000

Station SL-107 to SL-107A Grid Azimuth = 122 Degrees 48 Minutes 56 Seconds

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse during October, 2006 using a Trimble 5600 Total Station and Trimble 4800 receivers. We believe that the reported State Plane Coordinates meet the Accuracy Standards of the Missouri Minimum Standards for Property Boundary Surveys, Title 4 CSR 30-16.05 effective as of September 30, 2003 for "Urban Property". The Grid bearing along the Eastern line of Eltha Avenue as shown on this plat is found to be North 07 degrees 06 minutes 55 seconds East. The Grid bearing from SL-107 to the Northeastern corner of Adjusted Lot 25 is North 44 degrees 14 minutes 59 seconds East, 56.57 meters with the scale factor applied.

Notes:

1) Subject property lies within Flood Zone Flood Zone "X" (areas outside 500-year floodplain) according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County and Incorporated Areas. This map is identified as Map No. 29189C0202K with an effective date of February 4, 2015. (revised per CLOMR dated: March 17, 2016)

(2) Present Zoning: "AD" Airport District

Front Yard - Thirty (30) feet Side Yard - Fifteen (15) feet except along dedicated right-of-way 30 feet Rear Yard - Fifteen (15) feet except along dedicated right-of-way 30 feet

Note: The zoning information shown above has been provided by the City of Berkeley, Missouri.

(3) NorthPark Plat One approved by City of Berkeley under Ordinance Number 3768.

WALTER J. PFLEGER P.L.S. MO. P.L.S. # 2008-000728 CERTIFICATE OF AUTHORITY

> **REVISIONS:** 00/00/0000-

> > CHECKED BY:

JOB NO: 223-7503

W.J.P.

4/26/2024

S.L.C. H&T #:

SHEET TITLE:

BOUNDARY ADJUSTMENT PLAT

2 OF 2

SURVEYOR'S CERTIFICATION This is to certify that Stock & Associates Consulting Engineers, Inc. have, during April 2024, by order of and for the use of OPPIDAN executed a Property Boundary Survey and Boundary Adjustment

Plat of Lots 25 and Common Ground 4 of Northpark Plat One recorded in Plat Book 356 Page 610, of the St. Louis County records located in Township 46 North, Range 6 East of the Fifth Principal Meridian, City of Berkeley, St. Louis County, Missouri, and that the results of said survey and Subdivision Plat are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land

Surveyors, and Landscape Architects. STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

PREPARED FOR:

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

CITY OF BERKELEY CERTIFICATION

, Chairman of the Planning Commission of Berkeley, Missouri, do hereby certify the plat of "NORTHPARK PLAT SEVENTEEN" was approved by the Planning and Zoning Commission of the City of Berkeley, Missouri on the _____

Approved for Recording

Chairman, Planning Commission Secretary Print Name Print Name

City Council of Berkeley, Missouri by Ordinance Number _____, on the _____ day of _____, 2024. Approved for Recording

Deanna Jones, City Clerk

certify the plat of "NORTHPARK PLAT SEVENTEEN" was approved by the

, City Clerk of Berkeley, Missouri, do hereby

Deinbo Babatunde, Mayor