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.

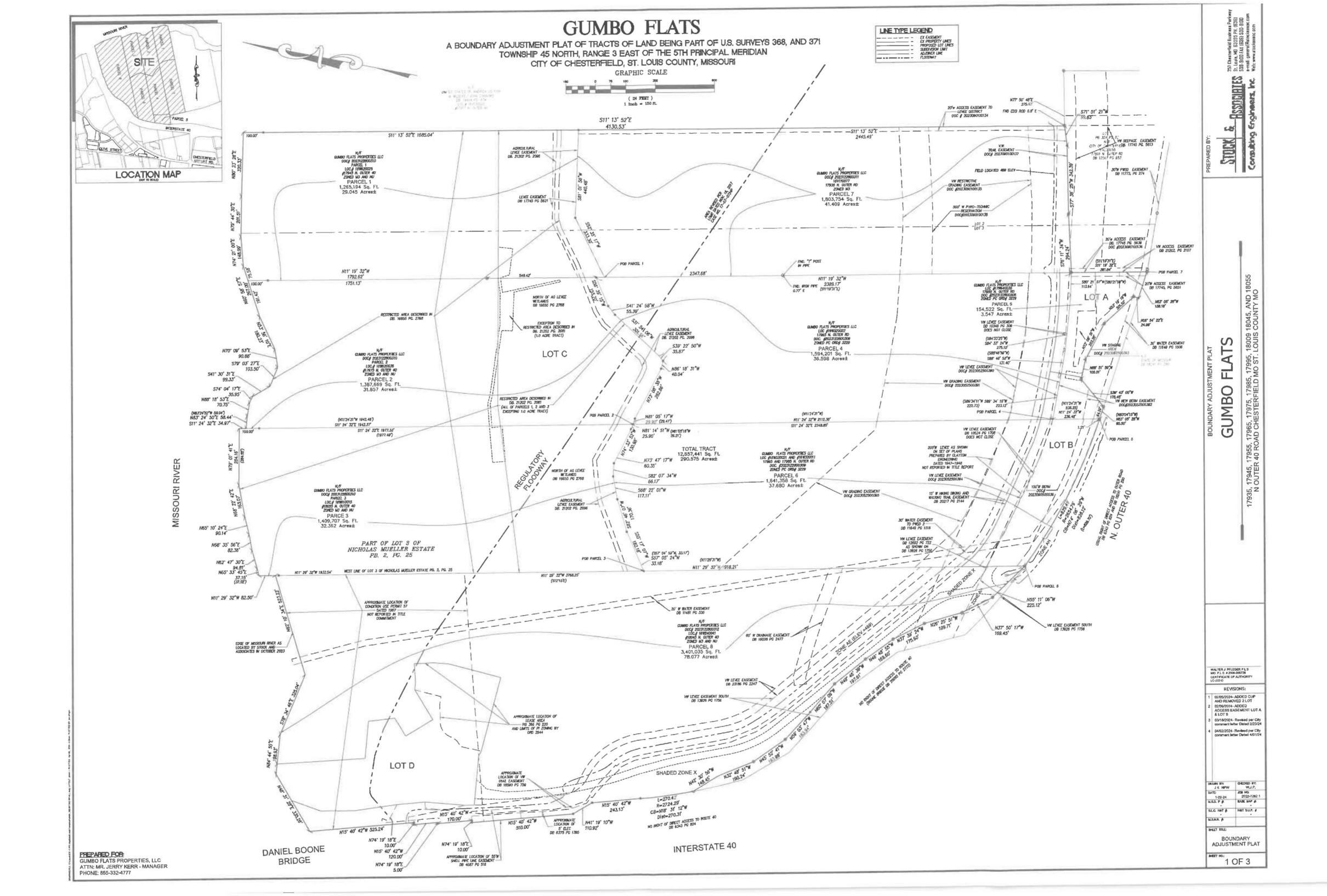
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIED, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

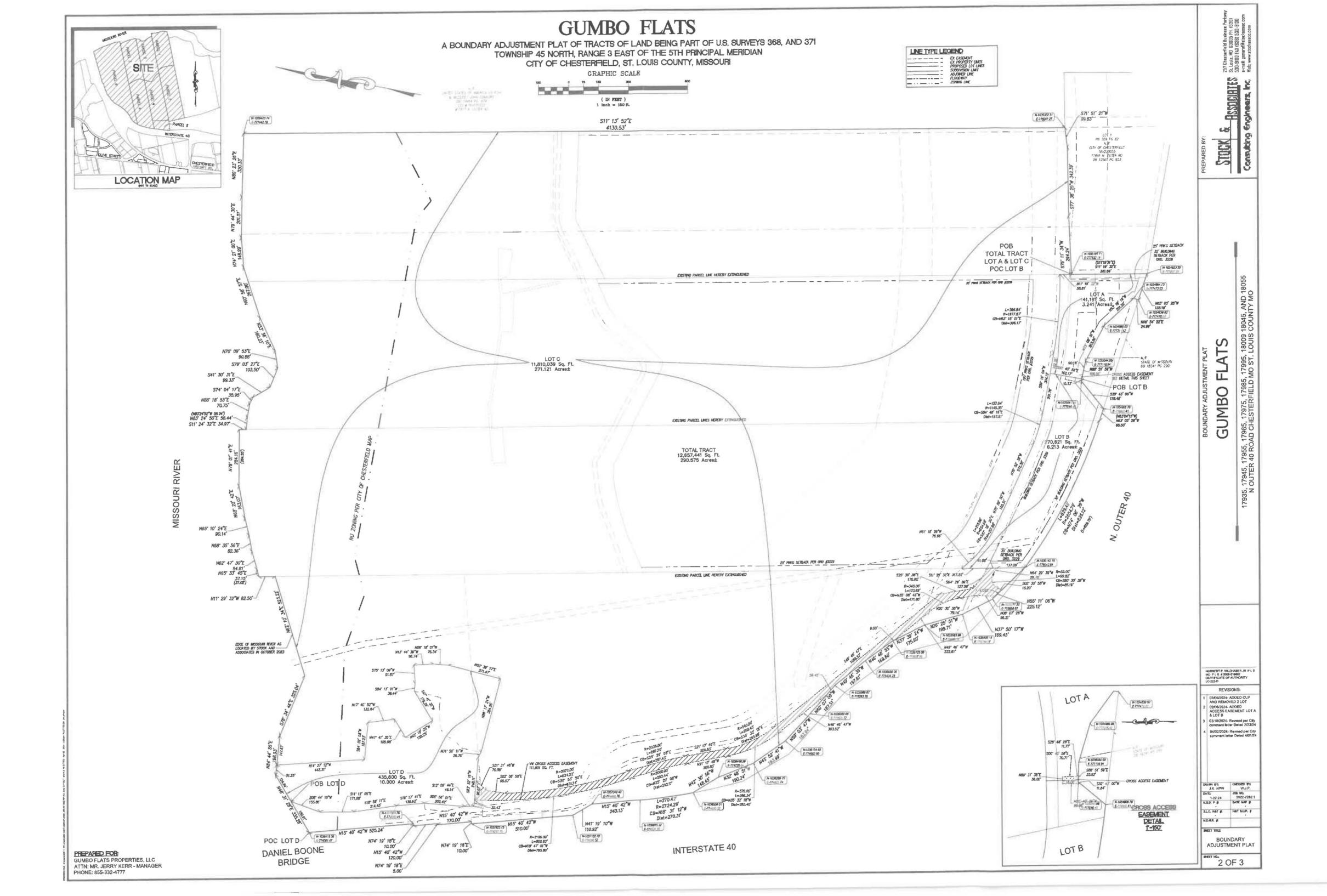
Section 1. The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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	day ofApril, 2024.
More any Martorokos PRESIDING OFFICER	Bob Nation, MAYOR
ATTEST:	
Vickie Mc Sound	FIRST READING HELD: 04/16/2024
Vickie McGownd, CITY CLERK	





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 CERTIFICATION

The undersigned, owner of the tract of land herein 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 Adjustment Plat, shall be known as:

"GUMBO FLATS"

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

The area which for better identification as shown hatched stablished as a INGRESS/EGRESS, CROSS ACCESS Easement reserved by the present and future essignated as a miscretariation of the benefit of tots B and D, and all of their respective successors and assigns, their tenants, sub-lenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and functs. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from the North Outer Road of Interstate 40. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present end future owners of above said Lots B and D, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real

The area which for better identification as shown hatched on this plat is hereby established as a INGRESS/EGRESS, CROSS ACCESS Easement 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 tenants, sub-lenants, lessees, and their respective officers, employees, agents, representatives, myste for the non-exclusive right and privilege for ingrass and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing assement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from the North Outer. Road of Interstate 40. No such accessway shall be relocated, narrowed, or otherwise altered without the approved of the present and future owners of above said Lots A and B, and the easement hereby established shall apply fulfy to such altered socessway, and said easement shall be perpetual and further shall run with the

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (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 Registration. In addition, other survey monuments indicated on this boundary adjustment plat, required by the Subdivision

N WITNESS THEREOF, I h	ve hereunto set my hand t	this day of	, 2024.
Gumbo Flats Properti	s LLC		
Ву:			
Name:			
Title:			
STATE OF MISSOURI)) SS		
COUNTY OF ST. LOUIS)		
on this day of	in the wast 7	024 before me. a Notary	Public In and for said state
on this day of	. the	of Gu	mbo Flats Properties, LLC
personally appeared	who averalled the forest	ing instrument in behalf of	said limited liability company
ind acknowledged to me the	t he executed the same to	the purposes therein state	u.
N WITNESS WHEREOF, I	have hereunto set my ha	nd and affixed my notarial	seel the day and year las
	_	Notary Public	
My commission expires:		(NOTALLY POLING	
all contantionon expires.			
LENDER'S CERTIFICATION	ı		
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The undersioned numes a	nd holder of promissory ne St. Lauis County Reco	note secured by Deed ords, does hereby join in a	of Trust, recorded in Bool and consent to the foregoing
The undersigned owner a	nd holder of promissory ne St. Lauis County Reco a shown hereon.	erds, does hereiby join lin a	nd consent to the foregoin
The undersigned owner a grammer and the second of the seco	nd holder of promissory ne St. Louis County Reco shown hereon.	rids, does hereby join in a	nd consent to the foregoin
The undersigned owner a grammer and the second of the seco	nd holder of promissory ne St. Louis County Reco shown hereon.	erds, does hereiby join lin a	of Trust, recorded in Boo nd consent to the foregoin orate seel thisday o
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The undersigned owner a of Soundary Adjustment Plat a IN WITNESS WHEREOF, 2024. STATE OF MISSOURI COUNTY OF ST. LOUIS On this day of known to me, who being be and acknowledged to me to Adjustment Plat as the free IN WITNESS WHEREOF, above written.	d holder of promissory se St. Louis County Reco shown hereon. By: Print Nam Print Title SS SS August 100 SS By: Print Title August 100 SS By: Print Title Print Title August 100 SS By: Print Title By: Print Title August 100 SS By: Print Title By: Print Title August 100 SS By: Print Title By:	hand and affixed our companies: bered that he is the bind said Bank; and executed and affixed my notaries	personall of the foregoing Boundar

Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning 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 foot 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 291C89C0145K. Area revised to reflect LOMR effective Dale Nov. 16, 2017 CASE NO. 17-07-0724P

3) Basis of Bearings Missouri State Plane Grid North.

ORIGINAL DESCRIPTION

A tract of land being part of the Lot 3 of the "Subdivision of Lots 1 & 2 of Nicholas Mueller Estates" as recorded in Plat Book 14 page 42 and part of Lot 2 of the "Subdivision in Partition of the Estate of Nicholaus Mueller" as recorded in Plat Book 2 page 25 of the St. Louis County Records. located in U.S. Survey 371, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri, and being more particularly

Commencing at a point in the North line of Missouri Interstate Highway 64, varying width, with the East line of property conveyed to Ruth Mefferd, Trustee, as described in Deed Book 7918 page 415 of the St. Louis County Records; thence Northwardly along said East line North 11 degrees 19 minutes 31 seconds West 2,729.56 feet to the point of beginning said point also being in the Western line of the tract conveyed to the City of Chesterfield, Missouri by Special Warranty Deed as recorded in Deed Book 17745 page 5607 of the St. Louis County Records; thence continuing along said Western line North 11 degrees 19 minutes 31 seconds West 1792.63 feet to the top of the benk of the Missouri River, as located by Volz, Incorporated during February 1999; thence Eastwardly along said top of bank the following courses and distances: North 60 degrees 58 minutes 58 seconds East 75.58 feet to a point; thence North 74 degrees 21 minutes 01 second East 148.99 feet to a point; thence North 79 degrees 44 minutes 31 seconds East 201.51 feet to a point; thence North 80 degrees 23 minutes 27 seconds East 320.33 feet to a point on the East line of the aforementioned Lot 3; thence leaving the said top of bank of the Missouri River, along the East line of Lot 3, South 11 degrees 13 relinates 51 seconds East 1685.04 feet to a point; thence leaving the East line of Lot 3, South 81 degrees 01 minute 56 seconds West 440.48 feet to a point; thence South 62 degrees 35 minutes 17 seconds West 333.32 feet to the point of beginning end containing 29.045 acres according to calculations by Votz Inc. during April 2008.

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 p

Beginning at a point being distant North 11 degrees 24 minutes 31 seconds West 3229.47 feet from the intersection of the Southward prolongation pagitarinity at a point design and a second the South line of said Lot 3 of the Nicholas Mueller Estate, said point being on the South toe of the Agricultural Levee as located by Volz, Inc. on October 27, 1998; thence North 11 degrees 24 minutes 31 seconds West 1942.48 feet along said East line of property conveyed to Isabel C. Davies, Trustee to the top of bank of the Missouri River as located by Volz, Inc. on October 27, 1998; thence Eastwardly along sald top of bank of the Missouri River as located by Volz, Inc. on October 27, 1998 the following courses and distances: North 83 degrees 24 minutes 52 seconds the Missouri ruver as located by Yorz, Inc. on Uncoder 27, 1999 the Tollowing courses and distances: North 35 degrees 24 minutes 32 seconds East 56.04, North 38 degrees 16 minutes 53 seconds East 57.75 feet, South 74 degrees 04 minutes 16 seconds East 59.59 feet, South 41 degrees 30 minutes 30 seconds East 99.33 feet, South 79 degrees 03 minutes 26 seconds East 103.50 feet, North 70 degrees 09 minutes 54 seconds East 90.88 feet, North 53 degrees 56 minutes 11 seconds East 180.23 feet, and North 60 degrees 58 minutes 58 seconds East 191.42 feet to the West time of property conveyed to Dorothy Mehalfley Moore, Trustee by deed recorded in Book 7601, page 2336 of the St Louis County Records; thence South 11 degrees 19 minutes 31 seconds East 1751.13 feet along said West line of property conveyed to Dorothy Mehaffey Moore, Trustee to the aforementioned South toe of the Agricultural Levee; thence Westwerdly along said South toe the following courses and distances: South 58 degrees 39 minutes 16 seconds West 155.70 feet, South 41 degrees 24 minutes 59 seconds West 55.39 feet, South 31 degrees 64 minutes 07 seconds West 301.56 feet, South 39 degrees 22 minutes 15 seconds West 35.87 feet, North 86 degrees 18 minutes 37 seconds West 30.46 feet, North 86 degrees 18 minutes 37 seconds West 40.04 feet, North 73 degrees 08 minutes 37 seconds West 282.86 and North 81 degrees 05 minutes 16 seconds West 29.47 to the point of beginning and containing 31.838 acres according to celculations by Volz Inc. during August, 2013.

Parcel 3:

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 Chesterfield, St. Louis County, Missouri and being more particularly 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 6033 page 294 of the St. Louis County Records with the North lins of Missouri Interstate Highway 64 and 40TR of varying width; thence Northwardly along the East line of said St Charles Sand Company property, North 11 degrees 29 minutes 31 seconds West 1918.12 feet to the South toe of the Agricultural Levee as located by Volz Inc. on August 24, 1999, said point being the actual point of beginning: thence continuing along said East line North 11 degrees 29 minutes 31 seconds West 1932.54 (set to the South line of the waters edge of the Missouri River on August 24, 1999, thence Eastwardly along said South line of the waters edge, the following courses and distances; North 65 degrees 33 minutes 45 seconds East 37.02 feet, North 62 degrees 47 minutes 31 seconds East 94.81 feet, North 68 degrees 35 minutes 57 seconds East 82.36 feet, North 65 degrees 10 minutes 25 seconds East 90.14 feet, North 68 degrees 22 minutes 43 seconds East 163.07 feet and North 79 degrees 01 minute 41 seconds East 284.55 feet to a point on the West line of property described in the deed to Monarch-Chesterfield Levee District as described in Book 12005 page 204.00 feet to a point on the week line of property described in the deep to worderch-chesteried Levee prisonal as described in Book 12/00 page 1549 of the St. Louis County Records; thence Southwardly along said West line South 11 degrees 24 minutes 31 seconds East 1977.49 feet to a point on the aloresaid South toe of the Agricultural Levee; thence Westwardly along said South toe of the Agricultural Levee the following courses and distances: North 81 degrees 05 minutes 15 seconds West 26.21 feet, North 74 degrees 33 minutes 51 seconds West 130.38 feet, North 73 degrees 47 minutes 16 seconds West 80.35 feet, South 82 degrees 07 minutes 35 seconds West 86.17 feet, South 68 degrees 22 minutes 02 seconds West 130.35 feet, South 62 seconds West 130.38 feet, North 74 degrees 37 minutes 16 seconds West 130.38 feet, North 74 degrees 37 minutes 16 seconds West 130.38 feet, North 75 degrees 47 minutes 16 seconds West 40.35 feet, South 62 seconds West 130.38 feet, North 75 degrees 47 minutes 16 seconds West 40.35 feet, South 63 seconds West 40.35 feet, South 65 degrees 17 minutes 18 seconds West 40.35 feet, South 65 degrees 18 seconds West seconds West 117.11 feet, South 62 degrees 46 minutes 08 seconds West 170.36 feet, South 55 degrees 17 minutes 08 seconds West 182.18 feet, South 67 degrees 04 minutes 59 seconds West 33.17 feet to the point of beginning and containing 32.373 acres according to calculations by Volz Inc. during August 2014.

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 particular

Beginning at a point being distant North 11 degrees 24 minutes 31 seconds West 1117.18 feet from the intersection of the Southward prolongation of the East line of property conveyed to Isabel C. Davies, Trustee by deed recorded in Book 10422 page 806 of the St. Louis County Records with Beginning at a point being gratiant work in 1 dogress 24 minutes 1 seconds to 1820 page 806 of the St. Louis County Records with the South line of said Lot 3 of the Nicholas Mueller Estate; thence North 11 degress 24 minutes 31 seconds West 4054.78 feet along said Esst line of property conveyed to Isabel C. Davies, Trustee to the lop of bank of the Missouri River as located by Volz, Inc. on October 27, 1998; thence Eastwardty along said lop of bank of the Missouri River as located by Volz, Inc. on October 27, 1998; the toflowing courses and distances North 83 degrees 24 minutes 52 seconds East 58.04 feet, North 88 degrees 18 minutes 53 seconds East 70.75 feet, South 74 degrees 04 minutes 16 seconds East 35.95 feet, South 41 degrees 30 minutes 30 seconds East 99.33 feet, South 79 degrees 03 minutes 26 seconds East 190.56 feet, North 70 degrees 09 minutes 54 seconds East 190.85 feet, North 50 degrees 55 minutes 11 seconds East 180.23 feet and North 60 degrees 58 minutes 58 seconds East 191.42 feet to the West line of property conveyed to Dorothy Mahaffey Moore, Trustee by deed recorded in Book 7601 page 2335 of the St. Louis County Records; thence South 11 degrees 19 minutes 31 seconds East 410.30 feet along said West line of property conveyed to Dorothy Mahaffey Moore, Trustee to the South line of an easement conveyed to the Monarch-Chesterfield Levee District by Deed recorded in Book 10348 page 309 of the St. Louis County Records; thence Westwardly along said South line of an easement conveyed to the Monarch-Chesterfield Levee District the following courses and distances south 80 degrees 21 minutes 68 seconds West 113.64 feet; south 84 degrees 34 minutes 59 seconds West 131.40 feet and South 89 degrees 34 minutes monarch-chesterfield Levee District the following courses and distances south 80 degrees 21 minutes 08 seconds West 113.64 feet; south 84 degrees 33 minutes 25 seconds West 275.10 feet, South 88 degrees 46 minutes 59 seconds West 131.40 feet and South 89 degrees 34 minutes 11 seconds West 222.73 feet to the point of beginning according to a survey by Votz, Inc. during November, 1998. EXCEPTING THEREFROM that part conveyed to Monarch Flats LLC, a Missoun limited liability company, by instrument recorded in Book 21202 Page 2090 of the St. Louis County Records.

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

eginning 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 beginning at the intersection of the worth right of way also of the St. Louis County Records; thence North 11 degrees 24 minutes 31 seconds C. Davies, Trustee by deed recorded in Book 10422 page 806 of the St. Louis County Records; thence North 11 degrees 24 minutes 31 seconds Wast 235.25 feet along said East line of property conveyed to Isabel C. Davies, Trustee to a point; thence North 89 degrees 34 minutes 11 seconds East 222.73 feet to a point; thence North 88 degrees 48 minutes 59 seconds East 131.40 feet to a point; thence North 84 degrees 33 seconds East 222.73 feet to a point, thence North 88 degrees 46 minutes 59 seconds East 13.64 feet to the West line of property minutes 25 seconds East 13.64 feet to the West line of property correspect to Dorothy Mahaffey Moore, Trustee by deed recorded in Book 7501 page 2336 of the St. Louis County Records (Parcel 4); thence South 11 degrees 19 minutes 31 seconds East 381.99 feet along said West line of property conveyed to Dorothy Mahaffey Moore, Trustee, to said North right of way line of Interstate Highway 64, varying width; thence North 83 degrees 04 minutes 15 seconds West 773.91 feet along said North right of way line of Interstate Highway 64, varying width; to the point of beginning, according to calculations by Volz, Inc. during May 1999, LESS AND EXCEPTING THEREFROM that part conveyed to the State of Missouri by instrument recorded in Book 18241 page 290 of the St. Louis

PARCEL 6:

A tract of land being part of Lot 3 of the Partition of Nicholas Mueller Estate, in U.S. Survey 371, Township 45 North - Range 3 East, City of Chesterfield St. Louis County, Missouri and being more perticularly described as for

Beginning at the intersection of the East line of property described in the dead to St. Charles Sand Company as described in Book 6033 page 294 Beginning at the intersection of the East line of property described in the dead to St. Charles Sand Company as described in Book 6033 page 294 of the St. Louis County Records with the North line of Missouri Interstate Highway 64 and 4 OTR of varying width; thence Northwardly along the East line of said St. Charles Sand Company property. North 11 degrees 29 minutes 31 seconds West 3850.66 feet to the South line of the waters edge of the Missouri River on August 24, 1999; thence Eastwardly along said South line of the waters edge, North 65 degrees 33 minutes 45 seconds East 37.02 feet, North 62 degrees 47 minutes 31 seconds East 94.81 feet, North 68 degrees 35 minutes 57 seconds East 82.36 feet, North 65 degrees 10 minutes 25 seconds East 99.14 feet, North 68 degrees 22 minutes 43 seconds East 163.07 feet and North 79 degrees 01 minute 41 seconds East 284.55 feet to a point on the West line of property described in the deed to Monarch-Chesterfield Levee District as described in 800x 12005 page 1549 of the St. Louis County Records; thence Southwardly along said West line South 11 degrees 24 minutes 31 seconds East 30, 31 feet to a point on the West line South line of the line was 44 and 60TR: thance Wastwardly along said North seconds East 4326.03 feet to a point on the aforesaid North line of Missouri Interstate Highway 64 and 40TR; thence Westwardly along said North line North 83 degrees 64 minutes 15 seconds West 1.21 feet and along a curve to the right, whose radius point beers North 96 degrees 55 minutes line North 83 degrees 64 minutes 15 seconds West 1.21 feet and along a curve to the right, whose radius point beers North 96 degrees 55 minutes 45 seconds East 2654,79 feet from the last mentioned point, a distance of 829.70 feet to the point of beginning. LESS AND EXCEPTION 23200 feet 2000 feet 2 HEREFROM that part conveyed to Monarch Flats LLC, a Missouri limited liability company, by instrument recorded in Book 21202 Page 2090 of the St. Louis County Records.

A tract of land being 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 of the Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as: Beginning at the Intersection of the North line of Missouri Interstate Highway 64 of varying width, with the East line of property conveyed to Ruth J. Mafferd (trustee) as described in the deed recorded in Book 7918 page 415 of the St. Louis County Records; thence Northwardly along said East line North 11 degrees 19 minutes 31 seconds West 4522.29 feet to the top of bank of the Missouri River as located by Votz Inc- during February 1999; thence Eastwardly along the said top of bank the following courses and distances; North 80 degrees 58 minutes 58 seconds East 75.58 feet, North 74 degrees 21 minutes 0 said top of bank the rollowing courses and distances, worth ou degrees so minutes so seconds East 76.90 feet, North 79 degrees 24 minutes 31 seconds East 201.51 feet and North 80 degrees 23 minutes 27 seconds East 320.33 feet to the East line of aforesaid Lot 3; thence Southwardly along said East line South 11 degrees 13 minutes 51, seconds East 4130.52 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 275.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 52 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees 51 minutes 56 seconds East 175.92 feet to a point; thence North 77 degrees feet to a point on the aforesaid North line of Missouri Interstate Highway 54 of varying width, thence Westwardly along said North line the following courses and distances: North 83 degrees 04 minutes 15 seconds West 104,60 feet, South 88 degrees 42 minutes 36 seconds West 909,34 feet and North 83 degrees 04 minutes 15 seconds West 12.31 feet to the point of beginning and containing 81.854 scres according to a survey by Votz,

EXCEPTING THEREFROM that tract of land conveyed to the Monarch-Chesterfield Levee 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 land in U.S. Surveys 368, 371, 102, Township 45 North, Range 3 East, and part of Lots (1) to (8) inclusive of the Conrad Kroenung Estate Partition, in Survey 368, Township 45 North, Range 3 East, as per plat thereof attached to Commissioner's Report in the Case of Emily Kroenung et al, vs. August Kroenung, et al, recorded in Book 4 page 583, St. Louis County Records, together described as follows, to wit: Commencing at an old stone in the South line of U.S. Survey 371, and being the Southwest corner of Lot 3 of the Nicholas Mueller Estate Subdivision, as per plet attached to Commissioner's Report in the case of Elizabeth Mueller et al, vs. Ernst Mueller recorded in Book 12 page 419, of the St. Louis County Recorder's Office, and the Northwest comer of a tract of land conveyed to Samuel Albrecht by Deed recorded in Book 396 page 14 of the St. Louis City (former County) Records; thence South 12 degrees 04 minutes East along Albrecht's West line 7, 813 chains to a stone in the North line of a tract conveyed to the School District Number 1. Township 45 North, Range 3 East by Deed recorded in Book 10 page 494 of the St. Louis County Records; thence with the North line of said School Lot, South 77 degrees 57 minutes West 4.92 chains to a stone in the North line of Olive Street Road, 60 feet wide, thence on the North line of Olive Street Road North 83 degrees 09 minutes West to a point, being the direct continuation South of the East line of Lot 8 of said Conrad Kroenung Estate Partition and being also the West line of a 3,84 acre tract conveyed to Thomas Byer, by Deed recorded in Book 241 page 465 City (former County) Records; thence North on the West line of said tract conveyed to Thomas Byer 1.0 hear, more or less, to the Southeast corner of said Lot 8 of the Conrad Kroenung Estate partition, being also the South line of U.S. Survey 368. chain, more or less, to the Southlesst corner of said Lot 8 of the Conred Kroenung Estate partition, being elso the South line of U.S. Survey 368, thence on the South line of said Lot 8, South 78 degrees 10 minutes West 2,971 chains to a point in the North line of Olive Street Road; thence on the North line of Olive Street Road; North 82 degrees 49 minutes West 3,581 chains to the Southlesst corner of a tract of parts of Lots one to eight of said Conrad Kroenung Estate Partition conveyed to Herbert Jacob Schmidt, and wife by Deed recorded in Book 1136 page 1 of the St. Louis County Records, thence on the East line of said property conveyed to Herbert Jacob Schmidt, North 11 degrees 42 minutes West 27,458 chains, more or less, to a point in the North line of Lot 1 of said Conrad Kroenung Estate Partition; thence North 12 degrees 15 minutes West 40,15 chains, more or less, to a point in the South Bank of the Missoun River; thence down stream with said River to the direct continuation Northwardly of the West line of said Nicholas Muellar's Estate Subdivision: thence on the West line of said Lot 3 of Nicholas Muellar's Estate Subdivision and West line of Lot 3 of said Nicholas Mueller's Estate Subdivision; thence on the West line of said Lot 3 of Nicholas Mueller's Estate Subdivision and its direct continuation Northwardly South 12 degrees 15 minutes East 69.40 chains, more or less, to the place of beginning, more or less,

EXCEPT that part of above properly 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 #106852 (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

FURTHER LESS AND EXCEPTING that portion of ground taken by the State of Missouril acting by and through the State Highway Commission souri by Order of the Court of St. Louis County, Missouri under Cause No. 290860, 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 Haar Concrete Company by instrument recorded in Book 6888 page 2423.

FURTHER LESS AND EXCEPTING that portion of ground conveyed to Missouri Highways and Transportation Commission by Deed recorded in Book 20090 page 2772

TOTAL TRACT DESCRIPTION

A tract of land being part U.S. Surveys 368 and 371 in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County,

Beginning at the northwest corner of Lot 1 of CVAC Consolidation Plat as recorded in Plat Book 359 Page 82 of said records; thence along the west line of said Consolidation Plat, South 11 degrees 19 minutes 32 seconds East, 381.84 feet, to the north right of way line of Interstate 64, variable width; thence the following courses and distances along said north line: North 83 degrees 05 minutes 28 seconds West, 138.18 feet, North 66 degrees 54 minutes 22 seconds East, 24.99 feet; North 53 degrees 19 minutes 19 seconds West, 201.50 feet; North 73 degrees 08 minutes 51 seconds West, 201.50 feet) South 39 degrees 43 minutes 00 seconds West, 178.48 feet, North 83 degrees 05 minutes 28 seconds West, 100.51 feet; South 39 degrees 43 minutes 00 seconds West, 178.48 feet, North 83 degrees 05 minutes 28 seconds West, 158.50 feet to a curve to the right, having a radius of 2.654,79 feet; and along said curve an arc distance of 329.49 feet with a chord which bears North 74 degrees 06 minutes 29 seconds West, 182.61.2 feet, to the east line of a tract of land conveyed to St. Charles Sand Company by Dega 29.40 of said records, being on the west line of Lot 3 of Nicholas Mueller Estate Plat Book 2 Page 25, of said records; thence continuing along said north right of way line; North 37 degrees 11 minutes 05 seconds West, 127.61 feet; North 37 degrees 50 minutes 17 seconds West, 169.45 feet; North 26 degrees 25 minutes 29 seconds West, 182.51 feet; North 37 degrees 39 minutes 24 seconds West, 183.84 feet; North 32 degrees 39 minutes 41 seconds West, 183.94 feet; North 32 degrees 40 minutes 41 seconds West, 183.94 feet; North 45 degrees 52 minutes 41 seconds West, 183.94 feet; North 45 degrees 52 minutes 41 seconds West, 183.94 feet; North 13 degrees 52 minutes 41 seconds West, 183.94 feet; North 13 degrees 54 minutes 42 seconds West, 183.94 feet; North 18 degrees 54 minutes 19 seconds West, 183.95 feet; North 18 degrees 54 minutes 19 seconds West, 183.99 feet; North 19 degrees 40 minutes 42 seconds West, 183.99 feet; North 19 de Beginning at the northwest corner of Lot 1 of CVAC Consolidation Ptat as recorded in Ptat Book 359 Page 82 of said records; thence along the west line of said conveyed to The United States of America by Deed Book 14414 Page 674 of said records; thence along said west line. South 11 degrees 13 minutes 52 seconds East, 4,130,53 feet, to the north line of above said Lot 1; thence the following courses and distances along said north line: South 71 degrees 51 minutes 21 seconds West, 99.83 feet; South 77 degrees 38 minutes 25 seconds West, 342,39 feet; and South 76 degrees 11 minutes 34 seconds West, 294,24 feet to the POINT OF REGINNING. Containing 12 657 441 current feet or 200 575 angreences are INING. Containing 12,657,441 square feet or 290.575 acres, more or less

> 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.

Vickia McGownd, City Clerk Bob Nation, Mayor

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 follow

Beginning at the northwest corner of Lot 1 of CVAC Consolidation Plat as recorded in Plat Book 359 Page 82 of the St. Louis Beginning at the northwest comer of Lot 1 of CVAC Consolidation Plat as recorded in Plat Book 359 Page 82 of the St. Louis County, Missouri records; thence along the west line of said Consolidation Plat, South 11 degrees 19 minutes 32 seconds East, 381.84 feet to its intersection with the north right of way line of interstate 64, variable width; thence along said north right-of-way line the following courses and distances; North 83 degrees 05 minutes 28 seconds West, 138.18 feet; North 06 degrees 54 minutes 22 seconds East, 24.99 feet; North 03 degrees 19 minutes 19 seconds West, 201.50 feet; North 73 degrees 98 minutes 51 seconds West, 203.20 feet and North 88 degrees 51 minutes 59 seconds West, 90.18 feet; thence departing said right-of-way line the following courses and distances; North 00 degrees 40 minutes 56 seconds West, 162.17 feet; North 88 degrees 19 minutes 04 seconds East, 102.35 feet the beginning of a non-tangential curve to the left having a redius of 1,977.89 feet; along said curve with an arc length of 396.84 feet and a chord which bears North 83 degrees 18 seconds 01 minutes East, 396.77 leet and South 11 degrees 19 minutes 32 seconds East, 58.81 feet to the POINT OF BEGINNING.

Containing 141,181 square feet or 3.241 acres, more or less

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

Commencing at the northwest corner of Lot 1 of CVAC Consolidation Plat as recorded in Plat Book 359 Page 82 of the St. Commencing at the northwest corner of Lot 1 of CVAC Consolidation Plat as recorded in Ptet Book 359 Page 82 of the St. Louis County, Missouri records; thence along the west line of said Consolidation Ptat, South 11 degrees 19 minutes 32 seconds East, 381.84 feet to its intersection with the north right of way line of Interstate 64, variable width; thence along said north right-of-way line the following courses and distances: North 83 degrees 05 minutes 28 seconds West, 138.18 feet; North 76 degrees 54 minutes 22 seconds East, 24,99 feet; North 53 degrees 59 minutes 19 seconds West, 201.50 feet; North 73 degrees 08 minutes 51 seconds West, 203.20 feet and North 88 degrees 51 minutes 59 seconds West, 201.8 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line the following courses and distances; North 88 degrees 51 minutes 59 seconds West, 178.48 feet; North 88 degrees 51 minutes 28 seconds West, 10.33 feet; South 39 degrees 43 minutes 00 seconds West, 178.48 feet; North 88 degrees 51 minutes 28 seconds West, 55.50 feet to the beginning of a curve to the right harving a radius of 2,554.79 feet; along said curve with an arc length of 829.49 feet and a chord which bears North 74 degrees 06 minutes 29 seconds West, 317.22 feet; South 51 degrees 18 minutes 25 seconds East, 76,66 feet to the beginning of a non-tangent curve to the left having a radius of 654.68 feet; along said curve with an arc length of 218.99 feet and a chord which bears South 67 degrees 52 minutes 30 seconds East, 217.98 feet; South 75 degrees 59 minutes 50 seconds East, 165.31 feet; South 76 degrees 52 minutes 30 seconds East, 217.98 feet; to the beginning of a curve to the left having a radius of 654.68 feet; along said curve with an arc length of 157.64 feet and a chord which bears South 67 degrees 52 minutes 38 seconds East, 217.98 feet; South 75 degrees 59 minutes 50 seconds East, 165.31 feet; slong said curve with an arc length of 157.64 feet and a chord which bears South 84 degrees 418 feet to the POINT OF BEGINNING.

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

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

Beginning at the northwest comer of Lot 1 of CVAC Consolidation Ptal as recorded in Ptat Book 359 Page 82 of the St. Louis County. Missoun records; thence along the direct northwesterty prolongation of the west line of said Consolidation Ptat, North 11 degrees 19 minutes 32 seconds West, 58.81 feet to the beginning of a curve to the right having a radius of 1,977.87 feet; thence departing said prolongation line the following courses and distances: along last said curve with an anc length of 396.84 feet and a chord which bears South 83 degrees 18 minutes 01 seconds West, 396.17 feet; South 89 degrees 19 minutes 04 seconds West, 396.17 feet; South 89 degrees 19 minutes 04 seconds West, 396.17 feet; South 89 degrees 19 minutes 04 seconds West, 396.17 feet; South 89 degrees 19 minutes 04 seconds West, 187.51 feet; North 75 degrees 59 minutes 16 seconds West, 187.51 feet; North 76 degrees 52 minutes 38 seconds West, 185.31 feet to the beginning of a curve to the right having a radius of 654.68 feet along said curve with an arc length of 218.99 feet and a chord which bears North 67 degrees 18 minutes 30 seconds West, 197.98 feet; North 51 degrees 18 minutes 26 seconds West, 76.66 feet and South 11 degrees 29 minutes 30 seconds West, 197.26 feet to with 51 degrees 19 minutes 30 seconds West, 197.54 feet; North 57 degrees 39 minutes 37 seconds West, 198.41 feet; North 58 degrees 19 minutes 39 seconds West, 198.41 feet; North 37 degrees 59 minutes 37 seconds West, 198.45 feet; North 37 degrees 39 minutes 37 seconds West, 197.61 feet; North 46 degrees 48 minutes 55 seconds West, 198.60 feet; North 37 degrees 39 minutes 37 seconds West, 183.94 feet; North 45 degrees 52 minutes 41 seconds West, 198.60 feet; North 59 degrees 39 minutes 39 seconds West, 183.94 feet; North 45 degrees 30 minutes 55 seconds West, 198.60 feet; North 59 degrees 48 minutes 31 seconds West, 189.24 feet; North 45 degrees 30 minutes 47 seconds West, 189.24 feet; North 45 degrees 30 minutes 56 seconds West, 189.29 feet; North 59 degrees 48 minutes 51 Beginning at the northwest corner of Lot 1 of CVAC Consolidation Ptal as recorded in Ptat Book 359 Page 82 of the St. Louis West, 155,86 feet; South 11 degrees 12 minutes 41 seconds East, 171,88 feet; South 05 degrees 56 minutes 01 second East, 224,27 feet; South 12 degrees 99 minutes 41 seconds East, 139,82 feet; South 05 degrees 56 minutes 16 seconds East, 248,11 feet; South 71 degrees 56 minutes 11 seconds East, 26,70 feet; South 86 degrees 17 minutes 24 seconds East, 28,70 feet; South 65 degrees 17 minutes 24 seconds East, 28,81 feet; North 03 degrees 39 minutes 11 seconds East, 27,147 feet; North 06 degrees 18 minutes 01 second West, 76,34 feet; North 13 degrees 44 minutes 39 seconds West, 96,74 feet; South 75 degrees 18 minutes 01 second West, 76,34 feet; North 42 degrees 18 minutes 01 second West, 39,44 feet; South 47 degrees 41 minutes 35 seconds West, 176,26 feet; North 42 degrees 18 minutes 25 seconds West, 158,25 feet; North 47 degrees 41 minutes 35 seconds West, 176,28 feet; North 42 degrees 40 minutes 25 seconds West, 132,84 feet; South 84 degrees 02 minutes 08 seconds West, 187,23 feet and North 14 degrees 27 minutes 12 seconds West, 443,31 feet to the above said south edge of the Missouri River; thence along said rivers edge the following courses and distances: North 84 degrees 44 minutes 35 seconds East, 147,67 feet; South 78 degrees 34 minutes 36 seconds East, 147,67 feet; South 78 degrees 37 minutes 30 seconds East, 28,50 feet; North 65 degrees 38 minutes 34 seconds East, 28,25 feet; North 65 degrees 38 minutes 34 seconds East, 28,25 feet; North 65 degrees 39 minutes 34 seconds East, 28,36 feet; North 65 degrees 37 minutes 38 seconds East, 28,36 feet; North 68 degrees 22 minutes 38 seconds East, 18,30 feet; North 69 degrees 24 minutes 39 seconds East, 18,30 feet; North 79 degrees 30 minutes 31 seconds East, 18,30 feet; North 79 degrees 30 minutes 31 seconds East, 18,30 feet; North 79 degrees 30 minutes 31 seconds East, 18,30 feet; North 79 degrees 31 minutes 31 seconds East, 18,30 feet; North 79 degrees 32 minutes 31 seconds East, 18,30 feet; North 79 degrees 32 minutes 31 seconds East, 18,30 feet; North 79 degrees minutes 10 seconds East, 180.23 feet; North 60 degrees 58 minutes 57 seconds East, 267.00 feet; North 74 degrees 21 minutes 00 seconds East, 146.99 feet; North 79 degrees 44 minutes 30 seconds East, 201.51 feet and North 80 degrees 23 minutes 26 seconds East, 320.33 feet to its infersection with the west line of a tract liner of seconds East, 201.61 feet and North 80 degrees 23 of America Us Fish & Wildlife by instrument recorded in Book 14414, Page 674 of the above said records; thence along said west line, South 11 degrees 13 minutes 52 seconds East, 4,130.53 feet to the north line of above said Lot 1 of CVAC consolidation Plat; thence along said north line the following course and distances: 50th 71 degrees 51 minutes 21 seconds West, 99.83 feet; South 77 degrees 38 minutes 25 seconds Wast, 342.39 feet and South 76 degrees 11 minutes 34 seconds West, 294.24 feet to the POINT OF BEGINNING.

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

A tract of land in U.S. Surveys 368, 371, 102, Township 45 North, Range 3 East, A tract of land in U.S. Surveys 368, 371, 102, rnship 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being

encing at the intersection of the eastern right-of-way line of interstate 64, variable width and the south edge of the Commencing at the intersection of the eastern right-of-way line of interstate 64, whitable width and the south edge of the Missouri River as located during October 2023; thence slong said rivers edge. North 46 degrees 31 minutes 28 seconds East, 180.61 feet to the POINT OF BEGINNING of the herein described tract; thence along said rivers edge the following: North 48 degrees 31 minutes 28 seconds East, 154.64 feet and North 84 degrees 44 minutes 55 seconds East, 51.25 feet thence departing said rivers edge the following courses and distances: South 14 degrees 45 minutes 12 seconds East, 443.31 feet; North 84 degrees 62 minutes 05 seconds East, 132.84 feet; South 47 degrees 41 minutes 35 seconds East, 132.84 feet; South 47 degrees 41 minutes 35 seconds East, 132.85 feet; South 47 degrees 41 minutes 35 seconds East, 132.84 feet; North 84 degrees 18 minutes 25 seconds East, 132.84 feet; North 84 degrees 18 minutes 18 second East, 132.84 feet; North 84 d South 47 degrees 41 minutes 35 seconds West, 10s.98 feet; South 42 degrees 1s minutes 25 seconds East, 15s.25 feet; North 47 degrees 41 minutes 35 seconds East, 175.26 feet; North 84 degrees 13 minutes 01 second East, 39.44 feet; North 75 degrees 13 minutes 09 seconds East, 91.87 feet; South 13 degrees 44 minutes 39 seconds East, 96.74 feet; South 06 degrees 18 minutes 01 second East, 76.34 feet; South 03 degrees 39 minutes 17 seconds West, 271.47 feet; North 86 degrees 17 minutes 24 seconds West, 384.26 feet; North 71 degrees 56 minutes 11 seconds West, 26.70 feet; South 83 degrees 52 minutes 16 seconds West, 248.11 feet; North 12 degrees 09 minutes 44 seconds West, 46.14 feet; North 05 degrees 58 minutes 01 second West, 202.42 feet; North 16 degrees 17 minutes 41 seconds West, 139.62 feet; North 18 degrees 58 minutes 11 seconds West, 214.45 feet; North 11 degrees 12 minutes 05 seconds West, 171.68 feet and North 08 degrees 44 minutes 15 seconds East, 155.86 feet to the POINT OF BEGINNING.

Containing 435,600 square feet or 10,000 acras, more or less.

SURVEYOR'S CERTIFICATION

This is to certify 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 tracts of land located in U.S. 358 and 371 Township 45 North, Range 3 East of the Fifth Adjustment Hist of space of tand located in U.S. 300 and 371 fownship 43 north, Range 3 cast of the Print Principal Mandian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Boundary Adjustment Plat are shown hereon. We further cartify that the above plat was prepared from an actual survey, eccording to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 uri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers. Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

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

DRAWN BY: CHEDIED BY:
J.K. NIPW W.J.P.
DATE: JOB NG: 1-22-24 2022-1282 M.S.D. P. # BASE MAP # SLO. HET & HET SUP. # MDNR # SHET THE

WALTER J PFLEGER P L 5 MO. P.L.S. # 2008-000728 DERTIFICATE OF AUTHORITY JC-222-0

REVISIONS:

02/05/2024- ADDED CUI AND REMOVED 2 LOT 02/06/2024- ADDED ACCESS EASEMENT LOT A

03/18/2024- Ravised per City comment letter Deted 2/23/2

04/02/2024- Revised per City comment letter Dated 4/01/24

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3 OF 3

ADJUSTMENT PLAT

GUMBO FLATS PROPERTIES, LLC ATTN: MR. JERRY KERR - MANAGER PHONE: 855-332-4777

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.

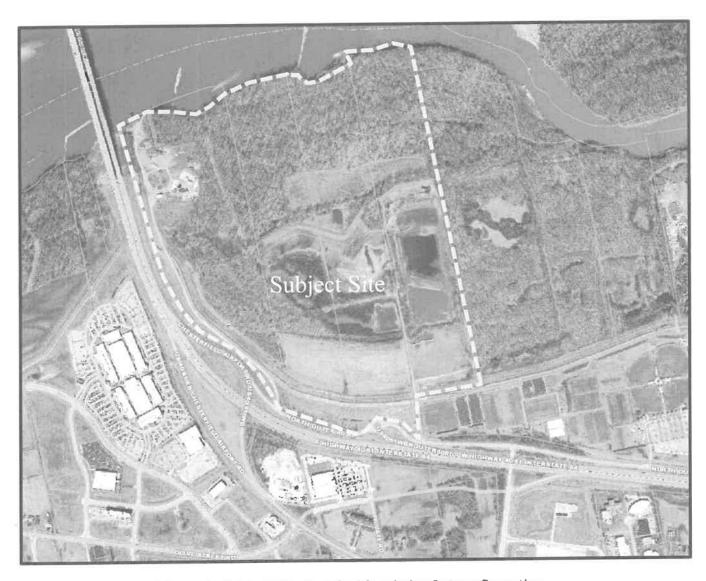


Figure 2: Subject Site Aerial with existing Lot configuration



Figure 3: Proposed Lots configuration

Attachments: Boundary Adjustment Plat, Legislation