



PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, DECEMBER 06, 2021 at 7:00 PM

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Minutes of the November 1, 2021 Meeting
3. Agenda Items

- a. **SUB 21-03 - Lot Consolidation**

The City of Ballwin is proposing to combine the existing lots of 302 Kehrs Mill (formerly 396 Kehrs Mill), a portion of 14913 Manchester Rd, an unaddressed parcel to the south of 302 Kehrs Mill previously dissected from 14915 Manchester (Regions Bank), and an unaddressed parcel located to the east of 302 Kehrs Mill (created from a portion of a former void left by the failure to vacate an alleyway after the creation of Andrews Parkway in 2002) into a single lot. Due to zoning code setback requirements and related property line regulations, this is necessary to allow the development and construction of a police station on the site.

4. Adjourn

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



**MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
1 GOVERNMENT CTR ♦ BALLWIN MO 63011
NOVEMBER 1, 2021**

Chairman Weaver called the meeting to order at 7:00 p.m. Members in attendance were:

PRESENT

Chairman Mark Weaver
Secretary Olivia Pieknik
Commissioner Grant Alexander
Commissioner Gary Carr
Commissioner Chad Silker
Mayor Tim Pogue

Planning Technician Shawn Edghill
City Attorney Robert E. Jones

ABSENT

Commissioner Mike Swain
Commissioner Victoria Winfrey
Alderman Michael Finley

Approval of Minutes

A motion was made by Mayor Pogue to accept the minutes of the May 4, 2021 meeting as submitted. Commissioner Silker seconded the motion, which received unanimous approval from the Commission members present.

Capital Improvement Plan Budget

Finance Officer Denise Keller presented the 2022 Capital Improvement Plan Budget (CIP) for review per Section 89.380 of the Revised MO Statutes, which states that all improvements to land, infrastructure and public facilities are to be reviewed by this commission before being approved by the Board of Aldermen.

Our CIP only includes true capital projects. These are defined as: *land and building acquisition, major land and building improvements with a cost of \$250,000 or more, and systems reconstruction or replacement with a cost of \$250,000 or more.* We also include all major street, culvert and bridge reconstruction projects that are partially offset by federal grants. Any design or planning work for capital projects is also included in the CIP.

A recurring expense in this budget is the TIF municipal revenues. They are the City's contribution to the Old Town Center TIF bond repayments and are calculated based upon the prior year TIF sales tax collections. We anticipate expense of \$64,335 to be paid out in 2022 and \$48,300 in 2023. The final bond maturity is in October, 2022 and at that time the TIF District will terminate. In 2023 there will be the final payment of taxes collected in 2022.

One major Park project is planned in 2022. This is redevelopment of Holloway Park incorporating recommendations from the 2019 Parks Master Plan. Total expenses are budgeted at \$552,600. A Land Water Conservation Fund (LWCF) grant has been applied for and we expect to learn if it will be approved in January. The amount requested was \$271,300. If the grant is not approved the project will be delayed until another funding source is found.

The Parks Master Plan advised the preparation of a stand-alone Master Plan for Vlasis Park due to its complexity. That is currently in progress and is being conducted by The Lawrence Group. Construction in Vlasis Park is tentatively scheduled for 2023 and 2025, with the hope that Municipal Park Grants can be used to offset the costs. Historically, Muni Park Grants are not received in consecutive years, hence the spread in time. Major elements identified thus far during a recent stakeholder meeting are walking/biking paths and improvements to the playground, lakes and pavilions. The cost estimates at this point are just ballpark numbers.

In 2024 we hope to replace the playground adjacent to The Pointe. The cost is expected to be \$300,000, and we will apply for a LWCF grant of \$150,000. In 2026 we hope to make improvements to the lake in New Ballwin Park at a cost of \$500,000, with 95% offset by grant funding.

Detailed design work for the new police building is nearly complete. With permission from the Board of Aldermen, construction for this project will be put out for bid in December, 2021. \$8.5 million of the construction cost is expected to be incurred in 2022, with the remaining \$3.4 million in 2023.

Proposed funding for this project will be discussed at a meeting of the Finance Committee immediately preceding the Board of Alderman meeting on November 8th. Funding sources will include the Public Safety tax, the Infrastructure Fund and monies received from the American Rescue Plan Act. Outside financing is not currently expected.

Engineering design for the resurfacing of New Ballwin Road from Manchester Road to Twigwood Drive is in progress now, and construction will occur in 2022. This project encompasses pavement resurfacing, curb repair, ADA ramp replacements and upgrades to the intersection pedestrian signal. It also includes 25 new streetlights which will be the property of the city. Total construction cost will be \$873,204 with offsetting federal funds of \$652,863.

Last week the City was awarded federal funding for the resurfacing of Ries Road. Engineering will occur in 2022 at a cost of \$85,577 and construction will be in 2024 at a cost of \$919,956.

Another element of the Vlasis Park master plan is a needs analysis of the Public Works yard. Expensive equipment needs to be moved under cover and space is at a premium. Cost to address these needs is preliminarily estimated at \$1,000,000.

Revenues to fund the 2022 capital projects will come from five different sources: an allocation of sales taxes of \$1,258,000, an LWCF grant of \$271,300, a Federal Highway grant passed through MoDOT of \$652,863, a transfer from the general fund of \$7,740,000 and beginning capital fund balance of \$242,210. Total revenues budgeted are \$10,164,373. All expenses combined for 2022 total \$10,154,565, with a residual fund balance expected of just under \$10,000.

Mayor Pogue made a motion to approve the Capital Improvement Plan Budget. Commissioner Silker seconded the motion, which received unanimous approval from the Commission members present.

Adjournment

Secretary Pieknik made a motion to adjourn the meeting. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 7:33 p.m.

J. Mark Weaver, Chairman
Planning & Zoning Commission

SUBDIVISION CONSOLIDATION PETITION REVIEW REPORT

Petition Number: SUB 21-03

Petitioner: Eric Sterman, City Administrator
City of Ballwin
1 Government Ctr.
Ballwin, MO 63011

Project Name: Ballwin Police Station Lot Consolidation

Requested Action: Subdivision Approval

Review Date: 11/08/2021

Code Section: Chapter 25, Article II, Sec. 25-26

Location: 302 Kehrs Mill Rd,
14913 Manchester Rd (partial)
2 unaddressed parcels

Existing Land Use/Zoning: Commercial / C-1

Surrounding Land Use/Zoning: North – Vlasik Park / PA
South - Commercial / C-1
West – Commercial / C-1
East –Commercial / C-1

Plan Designation: Municipal Government/Police Station

Project Description:

The City of Ballwin is proposing to combine the existing lots of 302 Kehrs Mill (formerly 396 Kehrs Mill), a portion of 14913 Manchester Rd, an unaddressed parcel to the south of 302 Kehrs Mill previously dissected from 14915 Manchester (Regions Bank), and an unaddressed parcel located to the east of 302 Kehrs Mill (created from a portion of a former void left by the failure to vacate an alleyway after the creation of Andrews Parkway in 2002) into a single lot. Due to zoning code setback requirements and related property line regulations, this is necessary to allow the development and construction of a police station on the site.

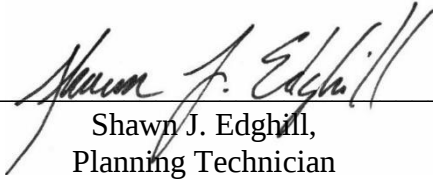
Subdivision Ordinance Requirements (Chapter 25) (Although this petition is a consolidation of properties rather than the more common splitting of properties, it is still subject to the provisions of the subdivision ordinance and is therefore evaluated accordingly in this section)

1. Sidewalks (Article II, Sec 25-28): The development will include replacing sections of the currently existing sidewalk along both Kehrs Mill and Ballpark, particularly at locations where new curb cuts are proposed for egress onto the public side as well as the police parking area and sally port.
2. Streetlights (Article II, Sec 25-29): No streetlights are required for this subdivision.
3. Deed Restrictions (Article II, Sec 25-30(a)): There are no known deed restrictions on the property involved in this petition.
4. Boundary Lines, Bearings and Distances (Article II, Sec 25-30(b)(1)): All required boundary lines, bearings, distances, district lines, etc. have been shown on this preliminary plat submittal.
5. Street Lines (Article II, Sec 25-30(b)(2)): The existing street has been delineated as required by the code.
6. Streetlights (Article II, Sec 25-30 (b)(3)): No streetlights are proposed or appropriate as a part of this petition.
7. Underground Utilities and Structures (Article II, Sec 25-30 (b)(4)): All utilities are supplied in the Consolidation Plat.
8. Dedications (Article II, Sec 25-30 (b)(5)): No public dedications are proposed as a part of this petition.
9. Lines of Adjoining Lands (Article II, Sec 25-30 (b)(6)): The lines of all adjoining lands and streets have been shown as required in a preliminary plat submittal.
10. Identification System (Article II, Sec 25-30 (b)(7)): All lots have been given proper identification numbers.

11. Building Lines and Easements (Article II, Sec 25-30 (b)(8)): The Consolidation Plat provides all required information regarding building lines and easements for rights of way.
12. Subdivision name, legal description, property owner and presentation details (Article II, Sec 25-30 (b)(9)): The subdivision name is unnecessary in the case of a lot consolidation. However, the description of the property, showing location and extent, points of compass, scale of plan, and name of the owner are all provided in the Consolidation Plat.
13. Storm Water Control (Article II, Sec 25-30 (b)(10)): The development will be required to meet the requirements set forth under Chapter 11, Article III, to be reviewed by Metropolitan Sewer District (MSD).
14. Lot size (Article II, Sec 25-30 (b)(11)): the size of the lot is provided, with a consolidated square footage of 63,591.

Staff Recommendation:

Staff has no objections.


Shawn J. Edghill,
Planning Technician

BALLWIN POLICE STATION

302 BALLPARK DRIVE
BALLWIN, MO 63011

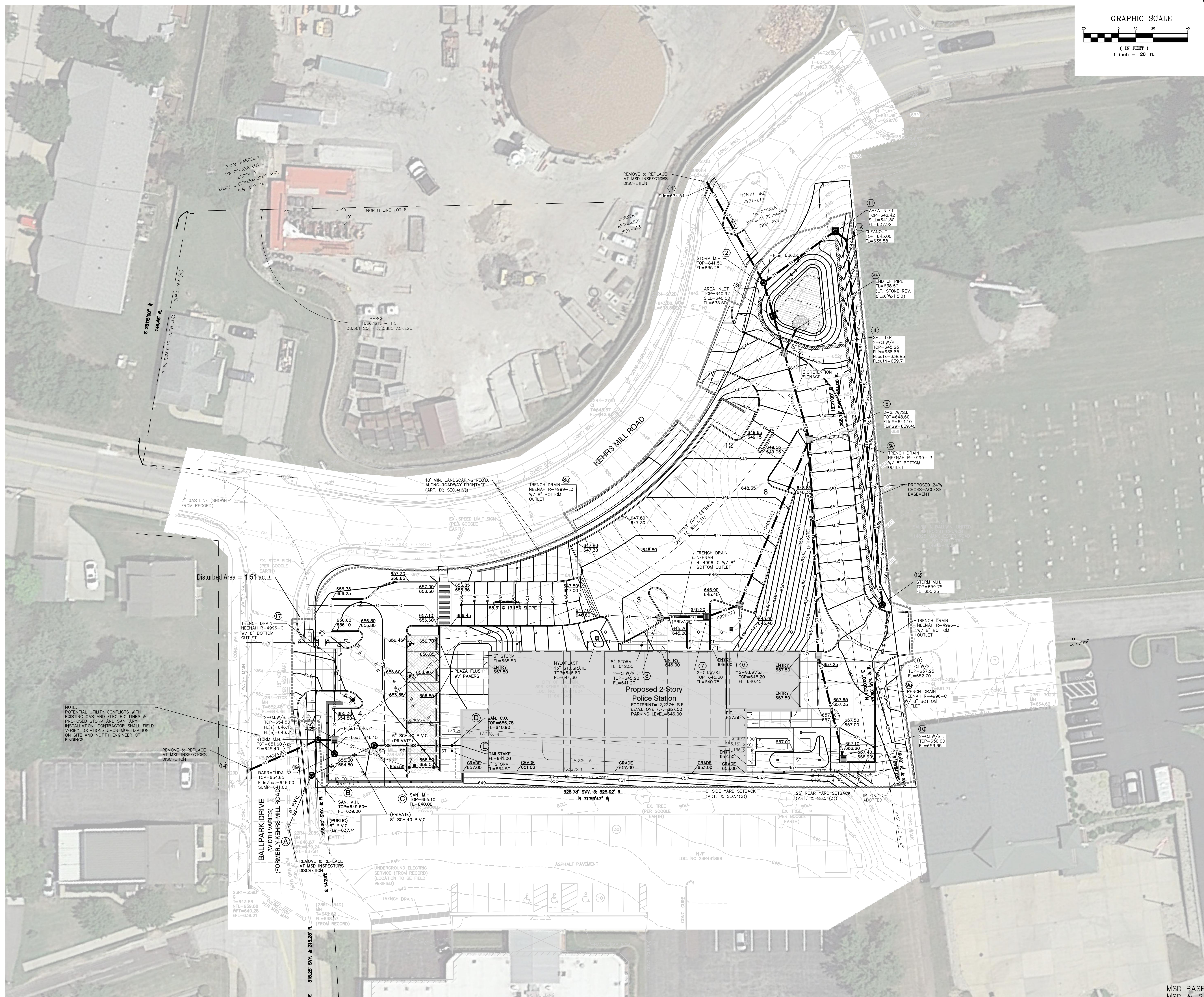
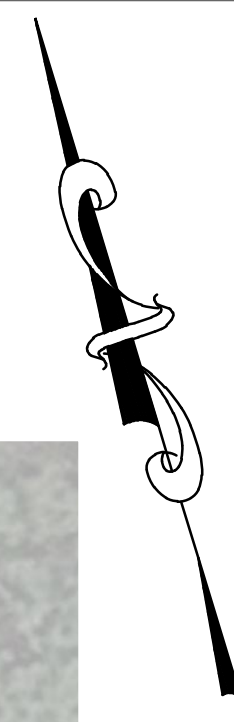
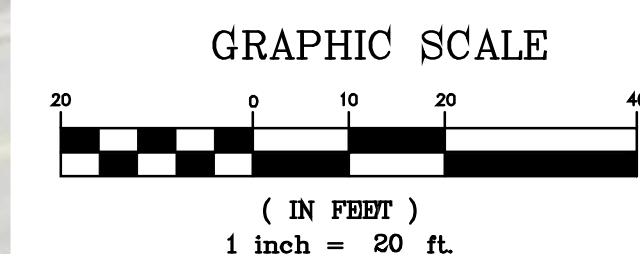
REVISIONS

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PROJECT NO.	2153	ISSUED BY:
ISSUED DATE:		7/28/2021

SITE AND GRADING PLAN

C4



MSD BASE MAP: 22R
MSD #: 21MSD-00357

REVISIONS

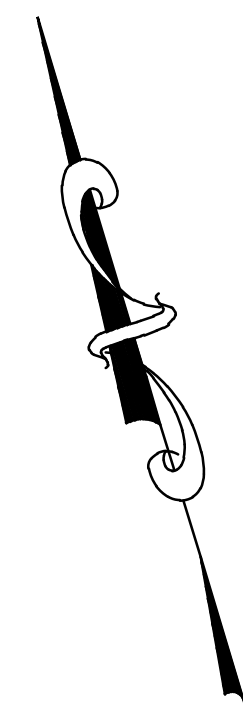
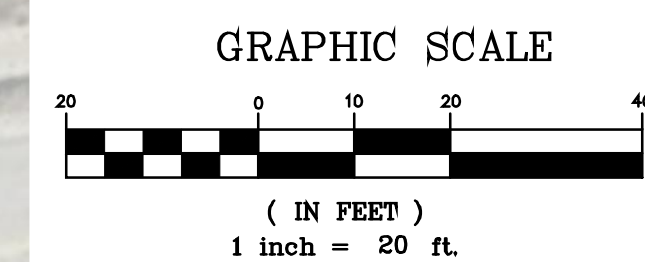
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PROJECT NO.	2153	ISSUED BY:
ISSUED DATE:		7/28/2021

SHEET TITLE:

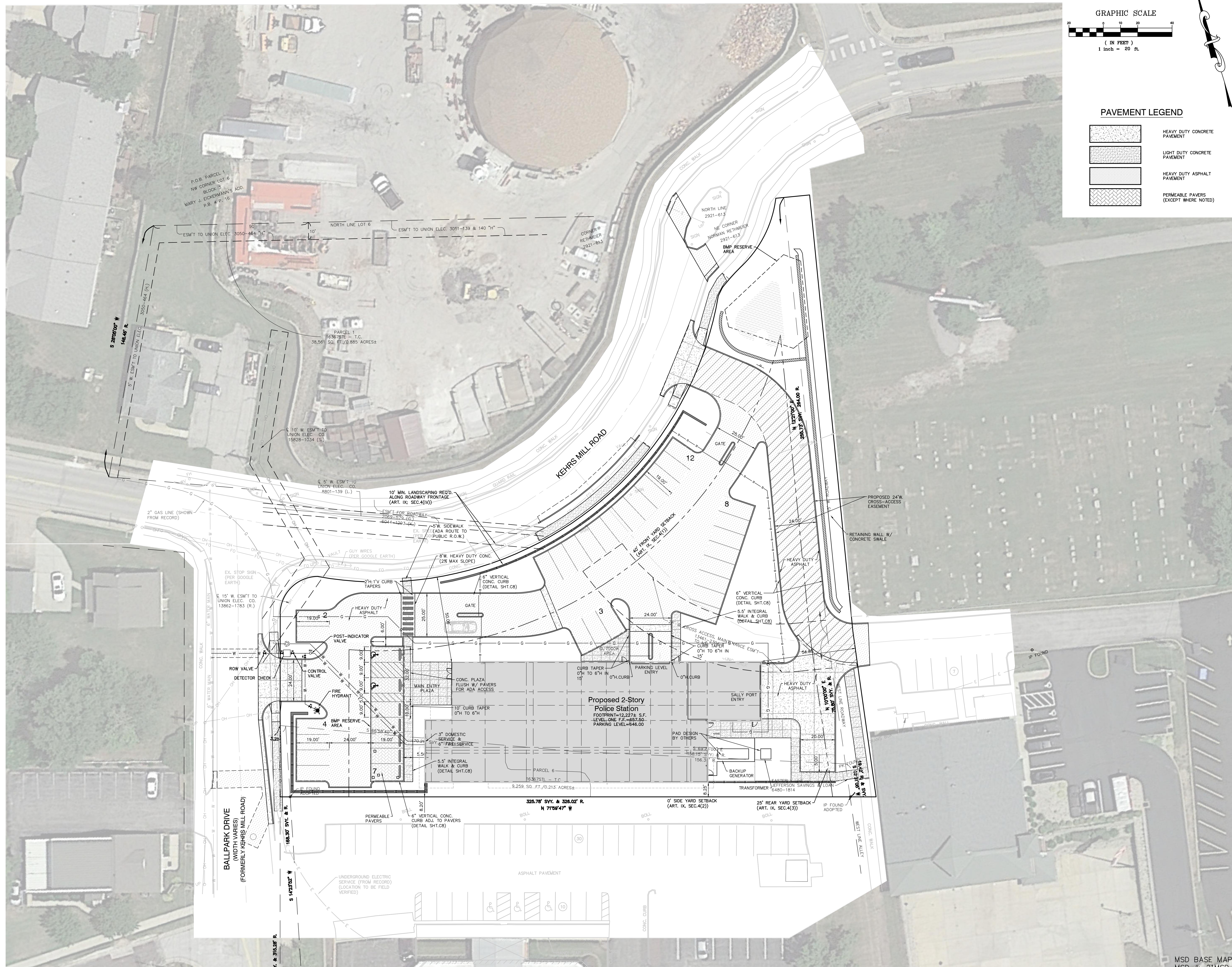
**SITE GEOMETRY
AND UTILITY
PLAN**

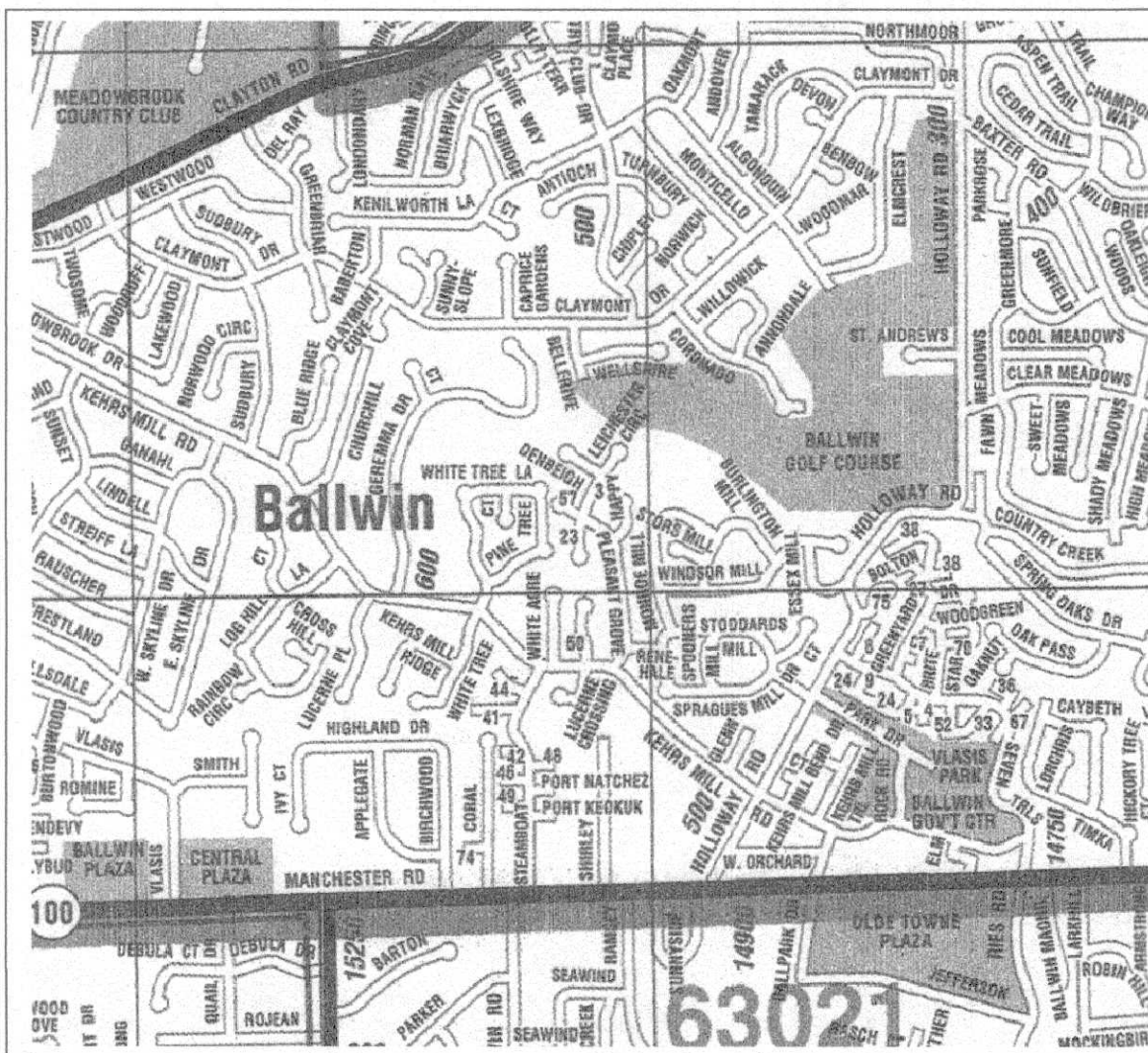
C5



PAVEMENT LEGEND

	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	PERMEABLE PAVERS (EXCEPT WHERE NOTED)





CONSOLIDATION PLAT PART OF LOTS 6 & 7 OF MARY J. EICKERMANN'S ADDITION PLAT BOOK 4 PAGE 16 AND PART OF U.S. SURVEY 1908 TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY, MISSOURI

THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREINAFTER BE KNOWN AS "CONSOLIDATED PLAT OF PART OF LOTS 6 AND 7 OF MARY J. EICKERMANN'S ADDITION".

ALL EASEMENTS ON PLAT ARE EXISTING.

BUILDING LINES AS SHOWN ON THIS PLAT ARE ESTABLISHED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SIGNED THE FOREGOING THIS ____ DAY OF _____, 2021.

CITY OF BALLWIN

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS ____ DAY OF _____, 2021, BEFORE ME APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN, WHO BEING BY ME DULY SWORN DID SAY THEY ARE THE OWNER, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID OWNERSHIP, AND _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

THE UNDERSIGNED, CITY ADMINISTRATOR OF THE CITY OF BALLWIN, MISSOURI, HEREBY APPROVES THE CONSOLIDATION PLAT SHOWN IN ACCORDANCE WITH SECTION ____ OF THE REVISED CODE OF THE CITY OF BALLWIN, MISSOURI.

CITY ADMINISTRATOR

DATE: _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING AND ANNEXED INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2021 AT ____ O'CLOCK ____ M AND IS TRULY RECORDED IN PLAT BOOK ____ PAGE ____.

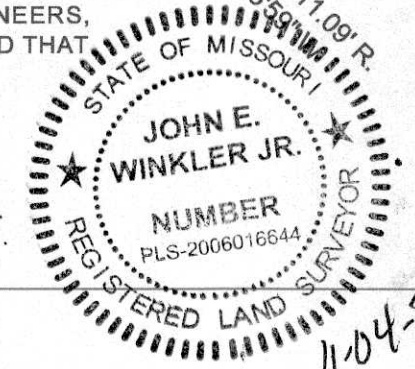
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR AFORESAID.

RECORDER OF DEEDS

BY: _____ DEPUTY RECORDER

THIS IS TO CERTIFY THAT WE HAVE DURING SEPTEMBER THRU NOVEMBER, 2021 AT THE ORDER OF NAVIGATE BUILDING SOLUTIONS ON BEHALF THE CITY OF BALLWIN, EXECUTED AN ANNOVATING PLAT OF LOT 6 AND LOT 7 OF MARY J. EICKERMANN'S ADDITION, IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY STANDARDS FOR URBAN PROPERTY OF THE MISSOURI DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS AND MEASURES, AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY SHOWN HEREON.

JOHN E. WINKLER JR., PLS 2006016644

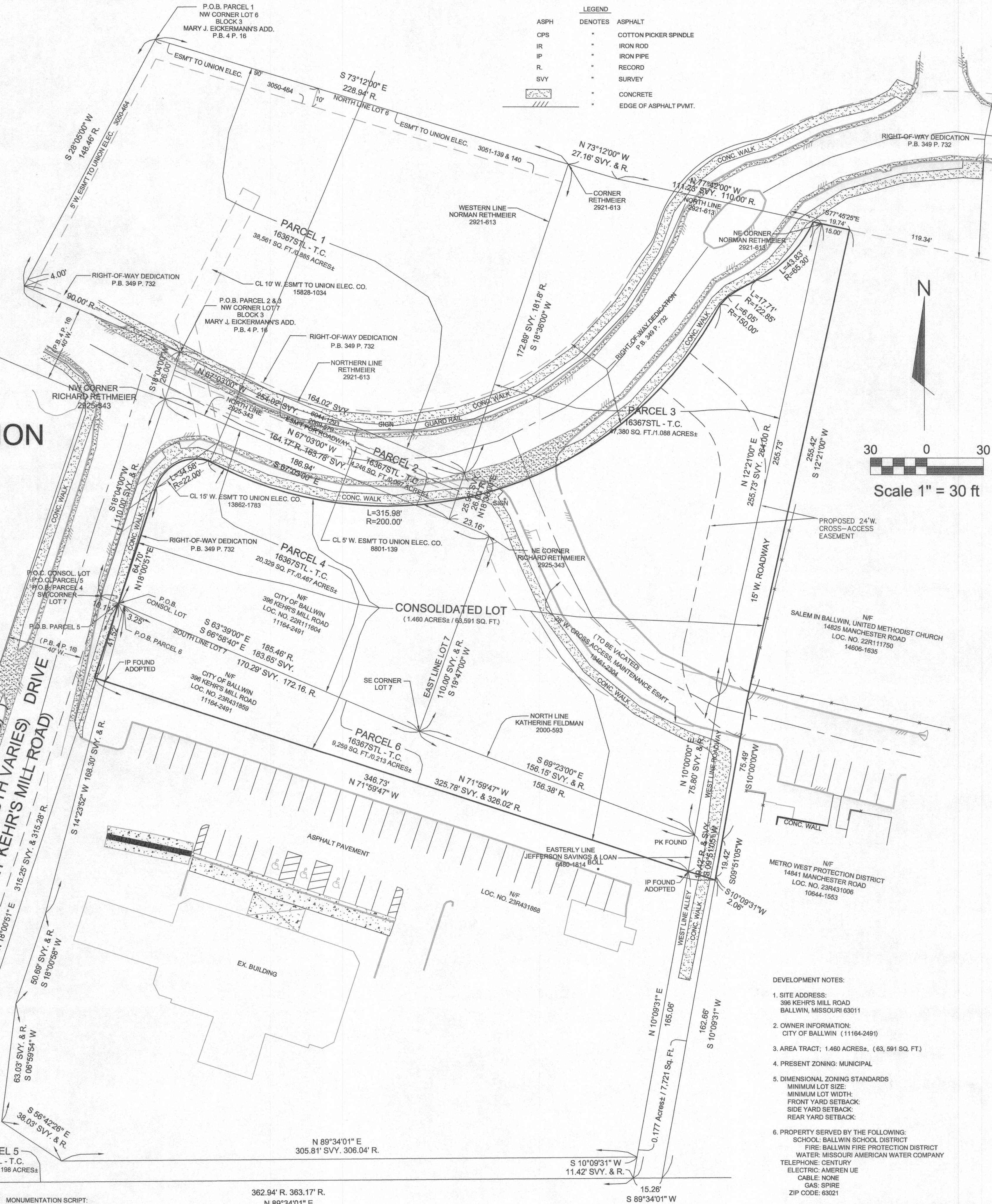


MONUMENTATION SCRIPT:

TWO PERMANENT MONUMENTS FOR EACH BLOCK CREATED (INDICATED AS) AND SEMI PERMANENT MONUMENTS AT ALL LOT CORNERS (INDICATED AS) WILL BE SET. WITH THE EXCEPTION THAT THE FRONT LOT CORNERS MAY BE MONUMENTED BY NOTCHES OR CROSSES CUT IN CONCRETE PAVING ON THE PROLONGATION OF THE LOT LINE, WITHIN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS SUBDIVISION PLAT, IN ACCORDANCE WITH 10 CSR 30-2.090 OF MISSOURI DEPARTMENT OF NATURAL RESOURCES AND 4 CSR 30-16.090 OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT.

MANCHESTER (90' W.) ROAD

LEGEND	DENOTES	ASPHALT
ASPH	-	COTTON PICKER SPINDLE
CPS	-	IRON ROD
IR	-	IRON PIPE
IP	-	RECORD
R	-	SURVEY
SVY	-	CONCRETE
	-	EDGE OF ASPHALT PAVT.



DEVELOPMENT NOTES:

- SITE ADDRESS: 396 KEHR'S MILL ROAD, BALLWIN, MISSOURI 63011
- OWNER INFORMATION: CITY OF BALLWIN (11164-2491)
- AREA TRACT: 1.460 ACRES±, (63,591 SQ. FT.)
- PRESENT ZONING: MUNICIPAL
- DIMENSIONAL ZONING STANDARDS: MINIMUM LOT SIZE: 1.460 ACRES±, MINIMUM LOT WIDTH: 110.00' SVY. & R. FRONT YARD SETBACK: 10.00' SVY. & R. SIDE YARD SETBACK: 5.00' SVY. & R. REAR YARD SETBACK: 5.00' SVY. & R.
- PROPERTY SERVED BY THE FOLLOWING: SCHOOL: BALLWIN SCHOOL DISTRICT FIRE: BALLWIN FIRE PROTECTION DISTRICT WATER: MISSOURI AMERICAN WATER COMPANY TELEPHONE: CENTURY ELECTRIC: AMEREN UE CABLE: NONE GAS: SPIRE ZIP CODE: 63021
- SUBJECT TRACT IS IN "ZONE AE", AREAS DETERMINED 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY COMMUNITY PANEL NUMBER 29180C0275K, EFFECTIVE FEBRUARY 4, 2015.
- SURVEY BEARINGS WERE ADOPTED PER TITLE COMMITMENT NO. 16367STL.

DESCRIPTION: 396 KEHR'S MILL ROAD

PARCEL NO. 1:

Part of Lot 6 in Block 3 of MARY J. EICKERMANN'S ADDITION to the TOWN OF BALLWIN, according to the plat thereof recorded in Plat Book 4 page 16 of the St. Louis County Records, and described as:

Beginning at the Northwest corner of said Lot 6; thence along the North line of said Lot 6, South 73 degrees 12 minutes East 228.94 feet to a corner of property conveyed to Norman H. Rethmeier, Jr. by deed recorded in Book 2921 page 613 of the St. Louis County Records; thence along a West line of said property, South 18 degrees 36 minutes West 181.8 feet to another corner of Norman H. Rethmeier, Jr.'s property; thence along a North line of said property, North 67 degrees 03 minutes West to the Northwest corner of Lot 7 of said Subdivision; thence Westwardly along the North line of Florence Avenue, 90 feet to the Southwest corner of Lot 6 thence along the West line of said Lot 6, North 28 degrees 05 minutes East 148.46 feet to the point of beginning, LESS AND EXCEPTING THEREFROM that part dedicated as Kehrs Mill Road (Variable Width) by the plat recorded in Plat Book 349 page 732 of the St. Louis County Records.

PARCEL NO. 2:

A tract of land lying in Lot 7 in Block 3 of Mary J. Eickermann's Addition to the Town of Ballwin according to the plat thereof recorded in Plat Book 4 page 16 of the St. Louis County Records, and described as follows: Beginning at the Northwest corner of Lot 7; thence along the East line of Florence Avenue, (now known as Kehrs Mill Road), South 18 degrees 04 minutes West a distance of 26 feet to the Northwest corner of that part of Lot 7 conveyed to Richard Rethmeier and wife by deed recorded in Book 2925 page 343 of the St. Louis County Records; thence along Richard Rethmeier's North line South 67 degrees 03 minutes East a distance of 164.17 feet to a point in the North line of said Richard Rethmeier's property; thence North 18 degrees 36 minutes East, a distance of 26 feet to a point in the West line of property conveyed to Norman Rethmeier, Jr. and wife by deed recorded in Book 5018 page 49 of the St. Louis County Records; thence North 67 degrees 03 minutes West to the point of beginning, LESS AND EXCEPTING THEREFROM that part dedicated as Kehrs Mill Road (Variable Width) by the plat recorded in Plat Book 349 page 732 of the St. Louis County Records.

PARCEL NO. 3:

A tract of land lying partly in U.S. Survey 1908, Township 45 North, Range 4 East and partly in Lots 6 and 7 in Block 3 of Mary J. Eickermann's Addition to the Town of Ballwin, according to the plat thereof recorded in Plat Book 4 page 16 of the St. Louis County Records, and described as follows: Beginning at the Northwest corner of Lot 7; thence along the East line of Florence Avenue, South 18 degrees 04 minutes West 26 feet to the Northwest corner of that part of Lot 7 conveyed to Richard Rethmeier and wife by deed recorded in Book 2925 page 343 of the St. Louis County Records; thence along Richard Rethmeier's North line South 67 degrees 03 minutes East 164.17 feet to the Northeast corner of said property, being a point in the East line of said Lot 7; thence along the East line of said Lot 7, South 19 degrees 47 minutes West 110 feet to a point; thence along the North line of property conveyed to Katherine E. Feldman by deed recorded in Book 2000 page 593 of the aforesaid records, South 69 degrees 23 minutes East 156.15 feet to a point in the West line of a roadway, 15 feet wide; thence along the West line of said roadway, North 10 degrees East 75.8 feet and North 12 degrees 21 minutes East 264 feet to the Northeast corner of property conveyed to Norman H. Rethmeier, Jr. by deed recorded in Book 2921 page 613 of said records; thence along Norman H. Rethmeier's North line North 77 degrees 42 minutes West 110.00 feet and North 73 degrees 12 minutes West 27.16 feet to a corner of said property; thence along a West line of said property, South 18 degrees 36 minutes West 181.8 feet to a point; thence North 67 degrees 03 minutes West to the point of beginning, EXCEPTING THEREFROM that part conveyed to Norman H. Rethmeier and wife by deed recorded in Book 5018 page 49 of the St. Louis County Records; thence North 67 degrees 03 minutes West to the point of beginning, LESS AND EXCEPTING THEREFROM that part dedicated as Kehrs Mill Road (Variable Width) by the plat recorded in Plat Book 349 page 732 of the St. Louis County Records.

PARCEL NO. 4:

A part of Lot 7 in Block 3 of Mary J. Eickermann's Addition to the town of Ballwin and in U.S. Survey 1908 Township 45 North Range 4 East in St. Louis County, Missouri, and described as follows, to wit: Beginning at an iron pipe in the Southwest corner of said Lot 7; thence along the South line of said Lot 7 South 63 degrees 39 minutes East a distance of 185.46 feet to the Southeast corner of said Lot 7; thence along the East line of Lot 7 North 19 degrees 47 minutes East a distance of 110 feet to a point; thence North 67 degrees 03 minutes West a distance of 186.94 feet to a point in the East line of Florence Avenue; thence south 18 degrees 04 minutes West a distance of 100 feet to the point of beginning, LESS AND EXCEPTING THEREFROM that part dedicated as Kehrs Mill Road (Variable Width) by the plat recorded in Plat Book 349 page 732 of the St. Louis County Records.

PARCEL NO. 5:

A strip of land being of U.S. Survey No. 1908 in Township 45 North, Range 4 East of the Fifth Principal Meridian and being more particularly described as follows: Commencing at a found cut "X" which marks the Southwesterly corner of Lot 7 in "Mrs. Mary J. Eickermann's Addition" as shown on the plat thereof recorded in Plat Book 4 on page 16 in the Recorder of Deeds Office of St. Louis County, Missouri, said point also being the Northwesterly corner of a tract of land conveyed to the City of Ballwin in Deed Book 8914 on page 1654 in said Recorder of Deeds Office; thence along the Northeasterly line of said City of Ballwin tract of land and the Southwesterly line of said Lot 7, South 63 degrees 39 minutes East, a distance of 10.11 feet to the most Easterly corner of said City of Ballwin tract of land, said point being the point of beginning of the strip of land herein described: thence continuing South 63 degrees 39 minutes 26 seconds East, a distance of 3.25 feet to a point; thence South 14 degrees 23 minutes 52 seconds West, a distance of 168.3 feet to a point; thence South 18 degrees 00 minutes 58 seconds West, a distance of 50.69 feet to a point; thence South 06 degrees 59 minutes 54 seconds West, a distance of 63.03 feet to a point; thence South 56 degrees 42 minutes 26 seconds East, a distance of 38.03 feet to a point; thence North 89 degrees 34 minutes 01 second East, a distance of 306.04 feet to a point in the Westerly line of an existing 10.00 foot wide alley; thence along said Westerly line, South 10 degrees 09 minutes 31 seconds West, a distance of 11.42 feet to a point in the Northerly line of Manchester (90' W.) Road; thence along said Northerly line of South 89 degrees 34 minutes 01 second West, a distance of 363.17 feet to a point in the Southwesterly line of Kehrs Mill (width varies) Road, said point also being the Southwesterly corner of said City of Ballwin tract of land; thence along the Southeasterly line of Kehrs Mill (width varies) Road, North 45 degrees 25 minutes 59 seconds West, a distance of 11.09 feet to a point; thence North 18 degrees 00 minutes 51 seconds East, a distance of 315.28 feet to the point of beginning.

PARCEL NO. 6:

A tract of land in U.S. Survey 1908 in Township 45 North, Range 4 East, St. Louis County, Missouri, and said tract also being the northerly parts of property described in deeds to Jefferson Savings and Loan Association recorded in Book 6480 page 1943 and Book 6480 page 1814 in the Office of the Recorder of Deeds for St. Louis County, and said tract being more particularly described as follows: Beginning at the intersection of the easterly line of Ballpark Drive (formerly known as Kehrs Mill Road), also platted as Florence Avenue in Plat of Mrs. Mary J. Eickermann's Addition as recorded in Plat Book 4 Page 16 of said County Records), as widened in deed recorded in Book 13395 Page 2304 of said County Records, with the southern line of Lot 7 in Block III of said Eickermann's Addition; thence along said southerly line, South 63 degrees 39 minutes 26 seconds East 172.16 feet to the most Southeasterly corner of said Lot 7; thence along the southerly line of Parcel 3 as described in deed to the City of Ballwin recorded in Book 11164 page 2491 of said County Records, South 69 degrees 11 minutes 44 seconds East 156.38 feet to the westerly line of an alley; thence along said westerly line, being also the easterly line of a parcel described in deed to Jefferson Savings and Loan Association recorded in said Book 6480 Page 1814; thence along said easterly line, South 09 degrees 51 minutes 05 seconds West 19.42 feet; thence leaving said easterly line, North 71 degrees 59 minutes 47 seconds West 326.02 feet to the easterly line of said Ballpark Drive, as widened by said Book 13395 Page 2304; thence along said easterly line, North 18 degrees 00 minutes 51 seconds East 51.94 feet to the point of beginning, and containing 10,244 square feet, more or less.

DESCRIPTION: CONSOLIDATED LOT

A strip of land being of U.S. Survey No. 1908 in Township 45 North, Range 4 East of the Fifth Principal Meridian and being more particularly described as follows: Commencing at a found cut "X" which marks the Southwesterly corner of Lot 7 in "Mrs. Mary J. Eickermann's Addition" as shown on the plat thereof recorded in Plat Book 4 on page 16 in the Recorder of Deeds Office of St. Louis County, Missouri, said point also being the Northwesterly corner of a tract of land conveyed to the City of Ballwin in Deed Book 8914 on page 1654 in said Recorder of Deeds Office; thence along the Northeasterly line of said City of Ballwin tract of land and the Southwesterly line of said Lot 7, South 63 degrees 39 minutes 26 seconds East, a distance of 10.11 feet to the most Easterly corner of said City of Ballwin tract of land, said point being the point of beginning of herein described tract: Thence North 18 degrees 00 minutes 51 seconds East, 64.70 feet along the Easterly right-of-way of Ballpark Drive (width varies) to a curve to the right; Thence along a curve to the right, having 22.00 feet, a distance of 34.58 feet to a curve to the left; Thence along a curve to the left, having a radius of 200.00 feet, a distance of 135.98 feet to a curve to the right; Thence along a curve to the right, having a radius of 150.00 feet, a distance of 6.05 feet to a curve to the right; Thence along a curve to the right, having a radius of 122.85 feet, a distance of 17.71 feet to a curve to the left; Thence along a curve to the left, having a radius of 65.30 feet, a distance of 43.83 feet to a point; Thence South 77 degrees 45 minutes 25 seconds East, 19.74 feet to a point; Thence South 12 degrees 21 minutes 00 seconds west, 255.42 feet up a point; Thence South 10 degrees 00 minutes 00 seconds west, 75.49 feet to a point. Thence South 09 degrees 51 minutes 05 seconds west, 19.42 feet to a point, Thence South 10 degrees 09 minutes 31 seconds West, 2.06 feet to a point, Thence North 71 degrees 59 minutes 47 seconds West, 346.73 feet along South Line of Parcel 6 of Title Commitment Number 16367STL to a point along the Easterly Right-Of-Way of Ballpark Drive; Thence along said Easterly Right-Of-Way, North 18 degrees 00 minutes 51 seconds East, 41.52 feet back to the point of beginning, containing 1.460 Acres (63,591 Sq. Ft.), more or less.

CONSOLIDATION PLAT

For: NAVIGATE BUILDING SOLUTIONS
397 KEHR'S MILL ROAD
BALLWIN, MO. 63011
ATTN: JEN KISSINGER
TEL. 314-713-6211



313 WOOD STREET
OFFALON, MO. 63369
314-432-5400 FAX: 636-294-5851

REV.	DATE	DESCRIPTION	BY	CHK'D
ORDER NO.:	10010A			
DATE:	11-04-2021			
DRAWN:	JEW			
CHECKED:	JAW			

1 OF 1

