



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: February 23, 2022

FILE NUMBER: CUP 22-04

COUNCIL DISTRICT: 1

Applicant: Charles Deutsch and Company

Location: 8630 Delmar - Avenir

Request: Conditional Use Permit to allow for an increase in the Floor Area Ratio to 1.09 and a reduction in the west side setback to no less than 24' feet.

Existing Zoning: GC, HRO, MR and SR Districts

Proposed Zoning: Planned Development Mixed-Use (PD-M) District

Existing Land Use: Multi-Family, Commercial, Single Family

Proposed Land Use: Mixed-use: Multifamily and Commercial

Surrounding Zoning and Land Use

North: MR – Medium Residential, GC – General Commercial

East: GC – General Commercial

South: HRO – High Density Residential/ Office, SR – Single-family Residential.

West: MR – Medium Residential, SR – Single-family Residential.

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

PLAN COMMISSION RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

A. CUP Application

Applicant's Request

This request for a Conditional Use Permit (C.U.P.) accompanies the Applicant's Map Amendment request also on the agenda this evening. The Plan Commission approved the same C.U.P. request on May 26, 2021 to accommodate the previous Map Amendment. An identical request is made this evening to:

1. Allow a Floor Area Ratio of 1.09, where 1.0 is required; and
2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required.

Staff Recommendation

Staff recommends approval of the application based upon its consistency with the previously reviewed and recommended plan concept. However, staff recommends approval of the Conditional Use Permit subject to the following condition:

1. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.

It is Staff's understanding that this request is currently being reviewed by St. Louis County.



Department of Community Development

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

APPLICATION FOR CONDITIONAL USE PERMIT
Under Article 11 of the Zoning Code of University City, Missouri

6.2 Acre Site bounded by McKnight Place to its east, Delmar Blvd. to its north, Kingdel Dr. To its west, and Barby Ln. to its south.

1. Address/Location of Site/Building:

2. Zoning District (check one):

SR LR MR HR HRO GC LC CC IC PA X PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone:

Charles Deutsch, Charles Deutsch and Company, 1 McKnight Place, St. Louis, MO 63124, 314-372-2272

4. Applicant's Interest in the Property: X Owner Owner Under Contract Tenant*
Tenant Under Contract* Other* (explain):

* Please Note: Zoning Code Section 400.2680 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:
N/A

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

1: Floor Area Ratio (FAR): University City code allows for an increased FAR of 1.0 -3.0 with a conditional use permit.

2: Buffer/Setback: University City code allows for reductions of the buffer/setback dimensions with a conditional use permit.

A landscape plan has been created to ensure proper buffering of all areas near encroachments, as well as generous landscaping over the entire site.

b) At the specific location will contribute to and promote the community welfare or convenience.

The development of Avenir will vastly improve the current state of this 6.2 acre tract. Avenir will promote community welfare and convenience by improving the current environs, improving the roads and sidewalks, and bringing a residency base who will help support the area. Additionally, a coffee shop within walking distance from nearby neighborhoods will be developed which will greatly increase much needed commercial amenity space in the area.

c) Will not cause substantial injury to the value of neighboring property.

Avenir has been designed with the neighboring properties in mind. The building setback was increased as it approaches the neighborhood to the southwest, and the encroachment is mainly along the non-residential side of the development. The encroachment is offset by a huge courtyard which will bring a feeling of openness to the neighborhood, as well as generous landscape buffers will be planted.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

The CUP items are within the allowed variances able to be granted by City Council.

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

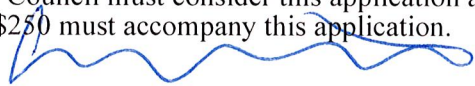
Parking meets code for Avenir and the coffee shop. A parking study has been performed by a representative of the developer, and the City also had their own parking study performed, both showing ample parking for the site.

** Please Note: You should also submit twelve (12) copies of a memo detailing the following information:

- 1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions.
- 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties.
- 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

2/15/22
Date


Applicant's Signature and Title *owner*

Representing (if applicable)

FOR OFFICE USE ONLY

_____ Application First Received.

_____ Application Fee in the Amount of \$ _____ Receipt # _____

_____ Application returned for corrections, additional data.

_____ Final complete application received.

_____ File # _____ created.

Conditional Use Permit Questionnaire:

1) Description of the proposed Conditional Use, in narrative form:

Avenir is a proposed 262 unit multifamily development in University City. Based on the design of Avenir, two conditional use permits (CUP) are needed:

- 1) The Floor Area Ratio (FAR), at 1.08, slightly exceeds the standard allowance of 1.0. However, the code allows for the FAR to be increased to a 3.0. **Exhibit A** shows the FAR calculation.
- 2) The buffer/setback of thirty feet has a minor encroachments on the west side of the property. See **Exhibit B**.
 - 1) The west side encroachment is within the 20% adjustment allowed to be granted. We previously received approval for a setback exception for 2 western encroachments, the northwest and southwest encroachment into the setback line. This revised request is now only for the 1 encroachment, the northwest leg. The previous southwest encroachment has now turned into an enlarged buffer, increasing by 47.8 feet from the prior approved plan, as shown in **Exhibit C**.

2) Historical information about the applicant, the company and/or the organization:

Charles Deutsch is one of the developers and the majority owner and operator of The Gatesworth Senior Living Campus, which is located in the southwest quadrant of Delmar Boulevard and I-170. Through The Gatesworth Communities, we have enjoyed a very productive 34-year relationship with University City, and over this time, we have continuously expanded our campus by developing multiple phases of the finest full continuum-of-care senior living facilities in the Saint Louis region. Our total footprint is now comprised of: 682,000 SF of area under roof, 491 living units, 537 residents, 443 full-time equivalent employees, 553 garage and surface parking spaces, and 13.1 acres. Additionally, we have become both the largest tax payer and the largest employer in University City. Interestingly, we have submitted development proposals to the University City Planning Commission and City Council no less than six times over this period, and have received approval for seven separate market-driven phases of construction. Today, The Gatesworth Senior Living Campus represents an asset value of approximately \$300,000,000 in University City's highly desirable west end.

3) Explain why this particular site was chosen for the proposal

The site is an accumulation of 22 parcels that have been acquired since 2003. This site was chosen because of its natural use as a multifamily site, its proximity to The Gatesworth Communities, and its frontage along Delmar Blvd. This site has been envisioned as a multi-family development for over 18 years.

4) State the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use

Avenir will employ approximately 15 employees and the coffee shop will employ approximately 10 employees.

The hours of operation for Avenir will be 8:00 am to 8:00 pm Sunday through Saturday, however tenants will have access 24/7. The coffee shop hours of operation will be approximately 5:00am to 9:30pm, 7 days a week.

Unique features to Avenir will be an oversized courtyard packed with amenities, nicely well designed common spaces, and nicely appointed units with 10 different layouts.

- 5) Submit any other information that will help the Plan Commission and City Council in their decisions.

We have designed Avenir with a premium exterior appearance that will stand the test of time and fit in well with the surrounding environment. A rendering of Avenir with its coffee shop is attached as **Exhibit D**.

- 6) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties.

We do not believe the required CUPs will cause any negative impact on the surrounding properties and adjacent streets. To ensure this, a landscape buffer will be present along the west side of the encroachment areas, as well as around the entire site. Also, premium material will be used on the outside of the building. Near the area of minor encroachment is a huge, open courtyard space that will bring a feeling of openness to the abutting neighborhood.

- 7) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

The legal description is attached as **Exhibit E**.

Nine Sunnen Drive
Saint Louis, MO 63143
P 314 646 0400
F 314 646 0100

Exhibit A

GRAY DESIGN GROUP

2022

February 15

Zack Deutsch
Gateco Development
One McKnight Place
Saint Louis, Missouri, 63124

Regarding

Avenir Apartments

Dear Zack:

Please see the information below regarding the current FAR calculations for the Avenir Apartments project.

Total Development Area: = 270,259.37 sf
Total Building Area: 306,607 sf
Unit Area: 239,499 sf
Corridor Area: 44,797 sf
Tenant Amenity Space Area: 8,603 sf

Units Only: 239,499 sf
 $239,499 / 270,259.37 \text{ sf} = \underline{0.886180 \text{ net FAR}}$

Units + Corridors: 284,295 sf
 $(239,499 + 44,797) / 270,259.37 \text{ sf} = \underline{1.051935 \text{ net FAR}}$

Units + Corridors + Tenant Amenity Spaces: 292,898 sf
 $(239,499 + 44,797 + 8,603) / 270,259.37 \text{ sf} = \underline{1.083768 \text{ net FAR}}$

Leasing Offices & Mail Room: 1,602 sf
Tenant & Bike Storage: 5,500 sf

Not included in numbers above: open air garage, mechanical areas, janitor closets, building storage, or pool equipment.

Thank you,
Amanda Holguin, Project Manager

gray®

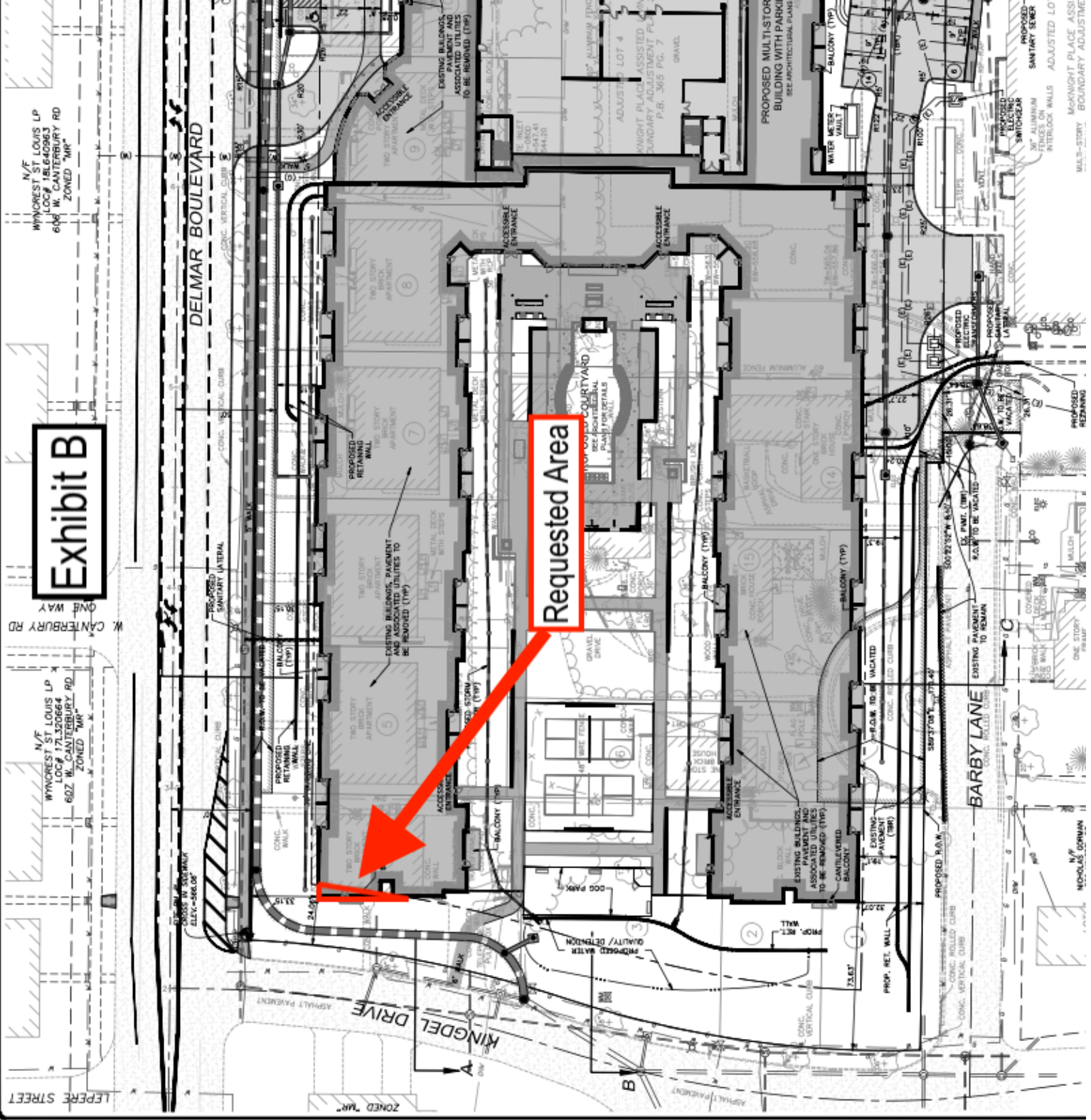
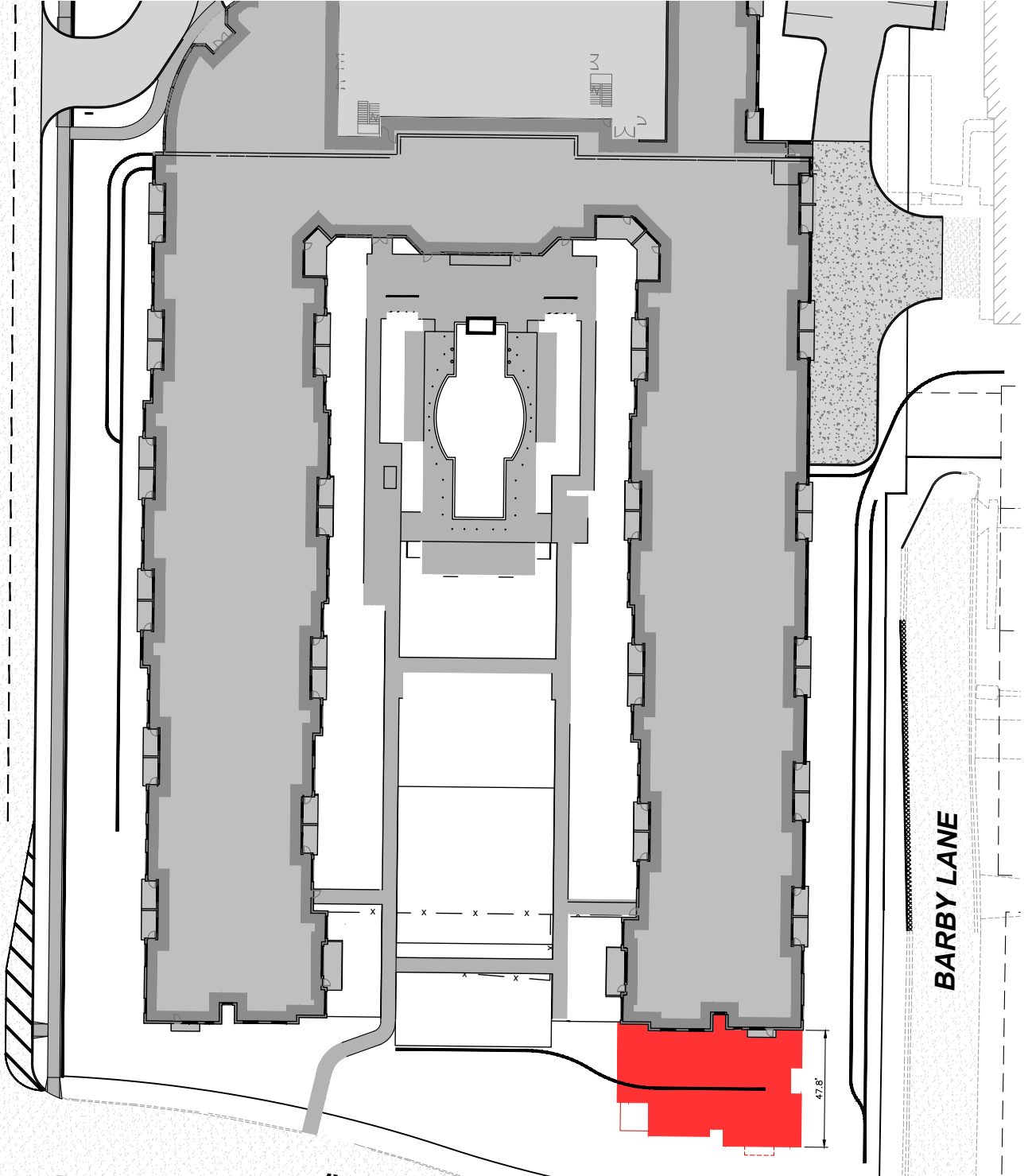


Exhibit B

Requested Area

Exhibit C

DELMAR BLVD



BARBY LANE

KINGDEL DR.

TEASDALE AVE.

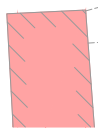
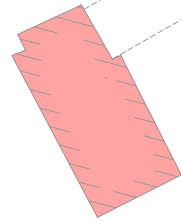


Exhibit D



ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
 (314) 487-0440 fax: (314) 487-8944

Order Number: 19-09-308
 Date: December 3, 2021
 No of Pages: 2 By: VWH

PROPERTY DESCRIPTION

Project: Avenir
 Description: OVERALL PROPERTY DESCRIPTION

A tract of land being all of Lots 1-5 of "Delprice" recorded in Plat Book 41 Page 20 of the St. Louis County, Missouri records, all of Lots 14 and 15 of "Barby Lane", recorded in Plat Book 61 Page 30 of said records, all of Adjusted Lot 4 of "McKnight Place Assisted Living Boundary Adjustment Plat 2" recorded in Plat Book 365 Page 7 of said records, and several tracts of land located in Section 8, Township 45 North, Range 6 East, all located in Section 8, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of University City, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northwest corner of above-said Lot 1 of "Delprice", said corner being the intersection of the east right-of-way line of Kingdel Drive (50 feet wide) and the south right-of-way line of Delmar Boulevard (80 feet wide); thence along the south right-of-way line of Delmar Boulevard (width varies) the following courses and distances: South 89°23'32" East, 73.47 feet to the northeast corner of said Lot 1; along the east line of said Lot 1, South 00°56'50" West, 10.00 feet; South 89°23'32" East, 520.23 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; and South 89°23'32" East, 10.98 feet to a point on the west right-of-way line of McKnight Place (width varies); thence leaving said south right-of-way line and along said west right-of-way line of McKnight Place the following courses, distances and curves: South 00°32'17" West, 9.93 feet to a point of curvature; thence along a curve to the left with a radius of 68.00 feet, whose chord bears South 09°42'27" East, 24.19 feet, an arc distance of 24.32 feet to a point of reverse curvature; along a curve to the right with a radius of 63.00 feet, whose chord bears South 09°46'30" East, 22.26 feet, an arc distance of 22.38 feet to a point of tangency; South 00°24'12" West, 52.39 feet to a point of curvature; along a curve to the right with a radius of 88.00 feet, whose chord bears South 11°41'16" West, 34.44 feet, an arc distance of 34.66 feet to a point of reverse curvature; along a curve to the left with a radius of 112.00 feet, whose chord bears South 11°39'43" West, 43.93 feet, an arc distance of 44.22 feet to a point of tangency; South 00°21'06" West, 93.17 feet to a point of curvature; and along a curve to the right with a radius of 20.00 feet, whose chord bears South 17°17'03" West, 11.65 feet, an arc distance of 11.82 feet to a point on the north right-of-way line of Barby Lane (50 feet wide); thence leaving said west right-of-way line and along said north right-of-way line of Barby Lane, said line being non-tangent to the previous course, North 89°37'08" West, 6.78 feet to a point; thence leaving said north right-of-way line, South 00°22'52" West, 11.36 feet to the northeast corner of Adjusted Lot 3 of above-said "McKnight Place Assisted Living Boundary Adjustment Plat 2"; thence along the north line of said Adjusted Lot 3, said line also being the south line of above-said Adjusted Lot 4, North 89°37'08" West, 485.25 feet to the southwest corner of said Adjusted Lot 4; thence leaving last side line and along the west line of said Adjusted Lot 4, North 00°22'52" East, 11.36 feet to the southeast corner of above-said Lot 14, said corner also being on the north right-of-way line of Barby Lane (50 feet wide); thence leaving last said west line and along the north and west right-of-way lines of said Barby Lane the following courses, distances and curves: North 89°37'08" West, 90.69 feet to a point of curvature; along a curve to the right with a radius of 25.00 feet, whose chord bears North 54°21'16" West, 28.87 feet, an arc distance of 30.77 feet to a point of reverse curvature; along a curve to the left with a radius of 50.00 feet, whose chord bears North 54°21'16" West, 57.74 feet, an arc distance of 61.55 feet to a point of tangency; North 89°37'08" West, 49.78 feet

to a point on the east line of Lot 4 of above-said "Delprice"; South 00°56'50" West, 53.25 feet to the southeast corner of Lot 5 of said "Delprice"; and North 89°05'25" West, 122.80 feet to the southwest corner of said Lot 5, said corner also being on said east right-of-way line of Kingdel Drive; thence leaving said north and west right-of-way lines of Barby Lane and along said east right-of-way line of Kingdel Drive the following curves: along a curve to the right being non-tangential to the previous course, with a radius of 397.57 feet, whose chord bears North 00°40'34" West, 22.39 feet, an arc distance of 22.39 feet to a point of compound curvature; along a curve to the right with a radius of 524.24 feet, whose chord bears North 09°33'42" East, 157.23 feet, an arc distance of 157.82 feet to a point of reverse curvature; and along a curve to the left with a radius of 595.08 feet, whose chord bears North 10°29'36" East, 159.32 feet, an arc distance of 159.80 feet to the Point of Beginning and contains 260,100 square feet or 5.971 acres, more or less according to survey performed by The Sterling Company during the months of September and October, 2019 under Order Number 19-09-308.



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: February 23, 2022
FILE NUMBER: SUB 22-03
COUNCIL DISTRICT: 1
Applicant: Charles Deutsch and Company
Location: 8630 Delmar - Avenir
Request: Major Subdivision – Lot Consolidation
Existing Zoning: GC, HRO, MR and SR Districts
Proposed Zoning: Planned Development Mixed-Use (PD-M) District
Existing Land Use: Multi-Family, Commercial, Single Family
Proposed Land Use: Mixed-use: Multifamily and Commercial

Surrounding Zoning and Land Use

North: MR – Medium Residential, GC – General Commercial
East: GC – General Commercial
South: HRO – High Density Residential/ Office, SR – Single-family Residential.
West: MR – Medium Residential, SR – Single-family Residential.

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

PLAN COMMISSION RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

- A. Record Plat Application
- B. Record Plat and Legal Descriptions

Applicant's Request

This request for a major Subdivision/Lot Consolidation accompanies the Applicant's request for a Zoning Map Amendment and Conditional Use Permit for the same development that are also on the Plan Commission agenda this evening.

Staff Review

Staff reviewed this as part of the "Major Subdivision" process identified in Section 405.165 of the Subdivision regulations.

Major subdivisions require the submittal of a sketch plat and approval of a preliminary and a final plat. A major subdivision is a subdivision having any of the following characteristics:

1. The subdivision involves the creation of more than four (4) lots;
2. The total area of the tract to be subdivided is greater than two (2) acres in size;
3. There are proposed publicly dedicated streets, alleys, easements, parks or other public lands; or
4. Any subdivision of a tract of land for which a rezoning is required for all or a portion of the tract, including rezoning to a "PD" district.

The subject property consists of 17 parcels comprising 6.20 acres of land and is associated with a rezoning from various zoning districts to Planned Development Mixed-Use (PD-M) District.

Analysis

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations.

Conclusion/Recommendation

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision.



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SUBDIVISION APPLICATION

The application form must be completed and submitted along with the subdivision plat, letter of authorization (if applicable), fees, and other required attachments on or before the filing deadline. The filing deadline is generally twenty-eight (28) days prior to the Plan Commission meeting.

1. Application Type (Check each that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Right-of-way Vacation |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Plat Vacation |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Dwelling Unit Display |

2. Attachments
- 4 (#) Folded paper copies of Plat
 - Electronic copy
 - Improvement Plans
 - Other _____

3. Property Owner Information:

Name: Delmar View Properties, LLC

Address: 1 McKnight Place
St. Louis, MO 63124

4. Authorized Agent (an authorization letter from the current property owner must be submitted if applicant is other than owner – not applicable to right-of-way vacation application):

Name: N/A

Address: _____

5. Project Description (include a brief description of the project, including number of existing lots, number of lots proposed, total acreage, parcel identification, and/or any other applicable information):

The final plat is to include the consolidation of 17 lots. 1 of the lots is an office building, 8 are 4-family apartment buildings, 3 are vacant land, 4 are single family homes, and 1 is a parking lot. Upon consolidation, the proposed Avenir apartment project, containing 262 apartments and a coffee shop, is planned to be located on this 6.2 acres plat.

FOR OFFICE USE ONLY

Fee Calculation: \$200.00 Base Fee + _____ # of lots x \$35.00 = _____

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNER OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATION HAS CAUSED THE SAME TO BE SURVEYED AND ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS LOT CONSOLIDATION PLAT, WHICH SHALL HEREAFTER BE KNOWN AS:

"AVENIR LOT CONSOLIDATION PLAT"

THE PURPOSE OF THIS LOT CONSOLIDATION PLAT IS TO CONSOLIDATE SEVENTEEN (17) TRACTS OF LAND INTO A SINGLE LOT. NO ADDITIONAL LOTS ARE BEING CREATED BY THIS PLAT. THIS LOT CONSOLIDATION PLAT DOES NOT REDUCE PARCEL AREAS OR WIDTHS BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF UNIVERSITY CITY, MISSOURI ZONING ORDINANCE.

NO NEW BUILDING LINES ARE CREATED BY THIS PLAT.

THIS LOT CONSOLIDATION PLAT DOES NOT VACATE ANY EXISTING EASEMENTS, NOR DOES IT CREATE ANY NEW EASEMENTS.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022.

DELMAR VIEW PROPERTIES, LLC
A MISSOURI LIMITED LIABILITY COMPANY.

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ DELMAR VIEW PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, _____ BY A DEED OF TRUST DATED _____, 20____, AND RECORDED IN DEED BOOK _____, PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, DOES HEREBY JOIN IN AND APPROVE EVERY DETAIL OF THIS PLAT OF "AVENIR LOT CONSOLIDATION PLAT".

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2022.

LENDER: _____

BY: _____

PRINT NAME AND TITLE

STATE OF _____)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____ AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY CERTIFICATION:

THIS PLAT HAS BEEN REVIEWED, AND IT IS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI CODE OF ORDINANCES CHAPTER 405: SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS, ARTICLE III: REVIEW AND APPROVAL PROCEDURES ORDINANCE 6143: FINAL PLAT SUBMITTAL REQUIREMENTS, SECTION 380, AND HAS BEEN APPROVED BY THE CITY PLANNING COMMISSION AND CITY COUNCIL. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE SEVENTEEN ADJACENT LOTS INTO A SINGLE LOT. NO ADDITIONAL LOTS ARE CREATED.

CHAIRPERSON
CITY PLANNING COMMISSION

I, LARETTE REESE, CITY CLERK FOR THE CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF UNIVERSITY CITY IN ACCORDANCE WITH ORDINANCE NUMBER _____.

PASSED AND APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2022.

LARETTE REESE, CITY CLERK
DATE
CITY OF UNIVERSITY CITY, MISSOURI

LAND DISTURBANCE:

A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. LOT CONSOLIDATION APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.

SHEET INDEX:

SHEET 1 OF 3: PLAT COVER AND SCRIPT.
SHEET 2 OF 3: BOUNDARY SURVEY, EXISTING PARCELS, EXISTING EASEMENTS, AND EXISTING BUILDING LINES.
SHEET 3 OF 3: LOT CONSOLIDATION PLAT

THE STERLING CO. ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY: GFS MSD P# - 22MSD-
CHECKED BY: JAH DATE: FEB. 15, 2022
JOB NO.: 19-09-308 AVENIR LOT CONSOLIDATION PLAT

AVENIR LOT CONSOLIDATION PLAT

A LOT CONSOLIDATION PLAT OF ALL OF LOTS 1 THROUGH 5 OF "DELPRICE" (PLAT BOOK 41, PAGE 20),

ALL OF LOTS 14 AND 15 OF "BARBY LANE" (PLAT BOOK 61, PAGE 30),

ALL OF ADJUSTED LOT 4 OF "McKNIGHT PLACE ASSISTED LIVING BOUNDARY ADJUSTMENT PLAT 2" (PLAT BOOK 365, PAGE 7), AND SEVERAL TRACTS OF LAND LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST, ALL LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

ORIGINAL PROPERTY DESCRIPTION (PARCEL 1):

LOT 5 IN BLOCK 5 OF DELPRICE. A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 2):

LOT 4 IN BLOCK 5 OF DELPRICE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 3):

LOTS 2 AND 3 IN BLOCK 5 OF DELPRICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 4):

LOT 1 IN BLOCK 5 OF DEL PRICE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 5):

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST IN THE ST. LOUIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF LOT 1 IN BLOCK 5 OF DELPRICE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, DISTANT 147.20 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1, THENCE EASTWARDLY ALONG A LINE SOUTH 89 DEGREES 59 MINUTES EAST 220.76 FEET TO A POINT IN THE SOUTH LINE OF DELMAR BOULEVARD, BEING THE POINT OF BEGINNING OF THE LOT NOW BEING DESCRIBED, THENCE EASTWARDLY ALONG THE SOUTH LINE OF DELMAR BOULEVARD, SOUTH 89 DEGREES 59 MINUTES EAST, 73.56 FEET, THENCE LEAVING SAID STREET LINE, SOUTH 0 DEGREES 1 MINUTE WEST, 140.83 FEET TO A POINT IN THE NORTH LINE OF LOT 13 OF BARBY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 89 DEGREES 59 MINUTES WEST 117.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 0 DEGREES 10 1/3 MINUTES WEST, 25 FEET, THENCE SOUTH 89 DEGREES 49 2/3 MINUTES WEST 61.79 FEET, THENCE NORTH 0 DEGREES 01 MINUTES EAST, 116.08 FEET, THENCE SOUTH 89 DEGREES 49 2/3 MINUTES WEST 73.56 FEET, THENCE NORTH 0 DEGREES 1 MINUTE EAST 116.32 FEET TO THE SOUTH LINE OF DELMAR BOULEVARD AND THE POINT OF BEGINNING, ALL ACCORDING TO SURVEY EXECUTED BY JOYCE COMPANY SURVEYORS AND ENGINEERS ON OCTOBER 29, 1959.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 6):

A LOT IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST, IN ST. LOUIS COUNTY, MISSOURI, BEGINNING AT A POINT IN THE SOUTH LINE OF DELMAR BOULEVARD, AS ESTABLISHED BY DEED RECORDED IN BOOK 3756 PAGE 599 OF THE ST. LOUIS COUNTY RECORDS, DISTANT 73.64 FEET EAST OF THE EAST LINE OF LOT 1 IN BLOCK 5 OF DELPRICE A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, THENCE EASTWARDLY ALONG THE SOUTH LINE OF DELMAR BOULEVARD, SOUTH 89 DEGREES 59 MINUTES EAST, 73.56 FEET, THENCE LEAVING SAID STREET LINE, SOUTH 0 DEGREES 1 MINUTE WEST, 140.83 FEET TO A POINT IN THE NORTH LINE OF LOT 13 OF BARBY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 89 DEGREES 59 MINUTES WEST 117.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 0 DEGREES 10 1/3 MINUTES WEST, 25 FEET, THENCE SOUTH 89 DEGREES 49 2/3 MINUTES WEST 61.79 FEET, THENCE NORTH 0 DEGREES 01 MINUTES EAST, 116.08 FEET TO THE SOUTH LINE OF DELMAR BOULEVARD AND THE POINT OF BEGINNING, COMMONLY KNOWN AS 8674 DELMAR BOULEVARD.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 7):

LOT IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST ST. LOUIS COUNTY, MISSOURI, BEGINNING AT A POINT IN THE SOUTH LINE OF DELMAR BOULEVARD, AS ESTABLISHED BY DEED RECORDED IN BOOK 3756 PAGE 599 OF THE ST. LOUIS COUNTY RECORDS, DISTANT 147.20 FEET EAST OF THE EAST LINE OF LOT 1 IN BLOCK 5 OF DELPRICE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, THENCE EASTWARDLY ALONG THE SOUTH LINE OF DELMAR BOULEVARD, SOUTH 89 DEGREES 59 MINUTES EAST, 73.56 FEET, THENCE LEAVING SAID STREET LINE, SOUTH 0 DEGREES 1 MINUTE WEST, 140.83 FEET TO A POINT IN THE NORTH LINE OF LOT 13 OF BARBY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 89 DEGREES 59 MINUTES WEST 117.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 0 DEGREES 10 1/3 MINUTES WEST, 25 FEET, THENCE SOUTH 89 DEGREES 49 2/3 MINUTES WEST 61.79 FEET, THENCE NORTH 0 DEGREES 01 MINUTES EAST, 116.08 FEET TO THE SOUTH LINE OF DELMAR BOULEVARD AND THE POINT OF BEGINNING, COMMONLY KNOWN AS 8674 DELMAR BOULEVARD.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 8):

A LOT IN THE NORTHEAST 1/4 OF SECTION 8 TOWNSHIP 45 NORTH, RANGE 6 EAST IN ST. LOUIS COUNTY, MISSOURI, COMMENCING AT A POINT IN THE EAST LINE OF LOT 1 IN BLOCK 5 OF DELPRICE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, DISTANT 10 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1, THENCE EASTWARDLY ALONG A LINE SOUTH 89 DEGREES 59 MINUTES EAST 220.76 FEET TO A POINT IN THE SOUTH LINE OF DELMAR BOULEVARD, BEING THE POINT OF BEGINNING OF THE LOT NOW BEING DESCRIBED, THENCE EASTWARDLY ALONG THE SOUTH LINE OF DELMAR BOULEVARD SOUTH 89 DEGREES 59 MINUTES EAST 73.56 FEET, THENCE SOUTHWARDLY LEAVING THE SOUTH LINE OF SAID DELMAR BOULEVARD SOUTH 0 DEGREES 01 MINUTES WEST 140.83 FEET TO A POINT IN THE NORTH LINE OF LOT 12 OF BARBY LANE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 OF ST. LOUIS COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID BARBY LANE, SOUTH 89 DEGREES 49-23RDS MINUTES WEST 73.56 FEET, THENCE NORTH 0 DEGREES 01 MINUTES EAST 140.83 FEET TO THE SOUTH LINE OF DELMAR BOULEVARD AND THE POINT OF BEGINNING.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 9):

A LOT IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST IN ST. LOUIS COUNTY, MISSOURI, COMMENCING AT A POINT IN THE EAST LINE OF LOT 1 IN BLOCK 5 OF DELPRICE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, DISTANT 10 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1, THENCE EASTWARDLY ALONG A LINE SOUTH 89 DEGREES 59 MINUTES EAST 220.76 FEET TO A POINT IN THE SOUTH LINE OF DELMAR BLVD, BEING THE POINT OF BEGINNING OF THE LOT NOW BEING DESCRIBED, THENCE EASTWARDLY ALONG THE SOUTH LINE OF DELMAR BLVD, SOUTH 89 DEGREES 59 MINUTES EAST 73.56 FEET, THENCE SOUTHWARDLY LEAVING THE SOUTH LINE OF SAID DELMAR BLVD, SOUTH 0 DEGREES 01 MINUTES WEST 139.85 FEET TO A POINT IN THE NORTH LINE OF BARBY LANE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 OF ST. LOUIS COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID BARBY LANE, SOUTH 89 DEGREES 49-23RDS MINUTES WEST 73.56 FEET, THENCE NORTH 0 DEGREES 01 MINUTES EAST 140.59 FEET TO THE SOUTH LINE OF DELMAR BLVD. AND THE POINT OF BEGINNING.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 10):

A LOT IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF LOT 1 IN BLOCK 5 OF DELPRICE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, DISTANT 10 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1, THENCE EASTWARDLY ALONG A LINE SOUTH 89 DEGREES 59 MINUTES EAST 397.88 FEET TO A POINT IN THE SOUTH LINE OF DELMAR BOULEVARD, BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO EUGENE J. GOLDBERG AND WIFE, BY DEED RECORDED IN BOOK 4096 PAGE 158 OF THE ST. LOUIS COUNTY RECORDS AND THE POINT OF BEGINNING OF LOT NOW BEING DESCRIBED, THENCE EASTWARDLY ALONG THE SOUTH LINE OF DELMAR BOULEVARD, SOUTH 89 DEGREES 59 MINUTES EAST 73.56 FEET, THENCE SOUTHWARDLY LEAVING THE SOUTH LINE OF DELMAR BOULEVARD, SOUTH 0 DEGREES 01 MINUTES WEST 140 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF BARBY LANE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID BARBY LANE SOUTH 89 DEGREES 49 2/3 MINUTES WEST 73.56 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY CONVEYED TO EUGENE J. GOLDBERG AND WIFE, AS AFORESAID, AND THENCE ALONG THE EAST LINE OF SAID PROPERTY CONVEYED TO EUGENE J. GOLDBERG AND WIFE, AS AFORESAID NORTH 0 DEGREES 01 MINUTES EAST 140 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 11):

A LOT IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST, COMMENCING AT A POINT IN THE EAST LINE OF LOT 1 IN BLOCK 5 OF DELPRICE, A SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 41 PAGE 20, DISTANT 10 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1, THENCE EASTWARDLY ALONG A LINE SOUTH 89 DEGREES 59 MINUTES EAST, 441.44 FEET TO A POINT IN THE SOUTH LINE OF DELMAR BOULEVARD, BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO ALFRED F. ELLMAN AND WIFE BY DEED RECORDED IN BOOK 4142 PAGE 51 AND THE POINT OF BEGINNING OF THE LOT NOW BEING DESCRIBED, THENCE EASTWARDLY ALONG THE SOUTH LINE OF DELMAR BOULEVARD, SOUTH 89 DEGREES 59 MINUTES EAST, 78.56 FEET TO A POINT, THENCE SOUTH 0 DEGREES 01 MINUTES WEST, 139.85 FEET TO A POINT IN THE NORTH LINE OF BARBY LANE, A SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 61 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID BARBY LANE, SOUTH 89 DEGREES 49 2/3 MINUTES WEST, 78.56 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY CONVEYED TO ELLMAN AND WIFE, AS AFORESAID, THENCE ALONG THE EAST LINE OF SAID PROPERTY CONVEYED TO ELLMAN AND WIFE, NORTH 0 DEGREES 01 MINUTES EAST TO THE POINT OF BEGINNING, COMMONLY KNOWN AS 8650 DELMARD BOULEVARD.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 12):

A TRACT OF LAND BEING PART OF LOT 6 OF BARBY LANE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS AND PART OF SECTION 8 TOWNSHIP 45 NORTH, RANGE 6 EAST, AND BEING TOGETHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECTIONS WEST ALONG THE NORTH LINE OF LOTS 7, 8 AND 9 OF SAID BARBY LANE SUBDIVISION; 143.73 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SAMUEL LADD AND WIFE BY DEED RECORDED IN BOOK 3318 PAGE 282 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST ALONG THE EAST LINE OF SAID LADD PROPERTY 129.86 FEET TO THE SOUTH LINE OF DELMAR BOULEVARD; THENCE ALONG THE SOUTH LINE OF DELMAR BOULEVARD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST 90.00 FEET, THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST 10.00 FEET, SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 90.00 FEET, SOUTH 00 DEGREES 00 MINUTES 20 SECONDS WEST 10.00 FEET, AND SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 11.22 FEET TO A POINT IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF UNIVERSITY CITY RECORDED IN BOOK 8170 PAGE 1119 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID PROPERTY CONVEYED TO THE CITY OF UNIVERSITY CITY THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, 9.98 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 88.00 FEET, A DISTANCE OF 24.32 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET A DISTANCE OF 22.38 FEET, SOUTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 52.51 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 87.66 FEET, A DISTANCE OF 34.18 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 112.00 FEET, A DISTANCE OF 35.38 FEET TO A POINT, THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, 40.89 FEET TO A POINT IN THE WEST LINE OF SAID LOT 6; THENCE NORTH 00 DEGREES 10 MINUTES 20 SECONDS WEST, 67.00 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY EXECUTED BY BURDINE & ASSOCIATES, DATED APRIL 23, 1992.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 13):

ADJUSTED LOT 4 OF MCKNIGHT PLACE ASSISTED LIVING BOUNDARY ADJUSTMENT PLAT 2, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 365 PAGES 7 AND 8 OF THE ST. LOUIS COUNTY RECORDS.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 14):

LOT 14 OF BARBY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 IN THE ST. LOUIS COUNTY RECORDS.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 15):

LOT FIFTEEN (15) OF BARBY LANE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 16):

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 8 TOWNSHIP 45 NORTH, RANGE 6 EAST, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO LOEN KATZ AND WIFE BY DEED RECORDED IN BOOK 2939 PAGE 529 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTH ALONG THE WEST LINE OF PROPERTY CONVEYED TO KATZ, 155 FEET TO THE NORTHWEST CORNER OF KATZ PROPERTY; THENCE EAST ALONG THE NORTH LINE, 50 FEET TO A POINT, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF KATZ PROPERTY, 155 FEET TO A POINT, THENCE WEST 50 FEET TO THE PLACE OF BEGINNING.

ORIGINAL PROPERTY DESCRIPTION (PARCEL 17):

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 15 OF BARBY LANE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 61 PAGE 30 OF THE ST. LOUIS COUNTY RECORDS; THENCE EAST ALONG THE NORTH LINE OF LOTS 15 AND 14 OF BARBY LANE, 160.46 FEET TO A POINT, THENCE NORTH AND AT RIGHT ANGLES TO THE LAST MENTIONED LINE 80 FEET TO A POINT, THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 14 AND 15, 159.79 FEET TO A POINT, THENCE SOUTH 80 FEET TO THE PLACE OF BEGINNING.

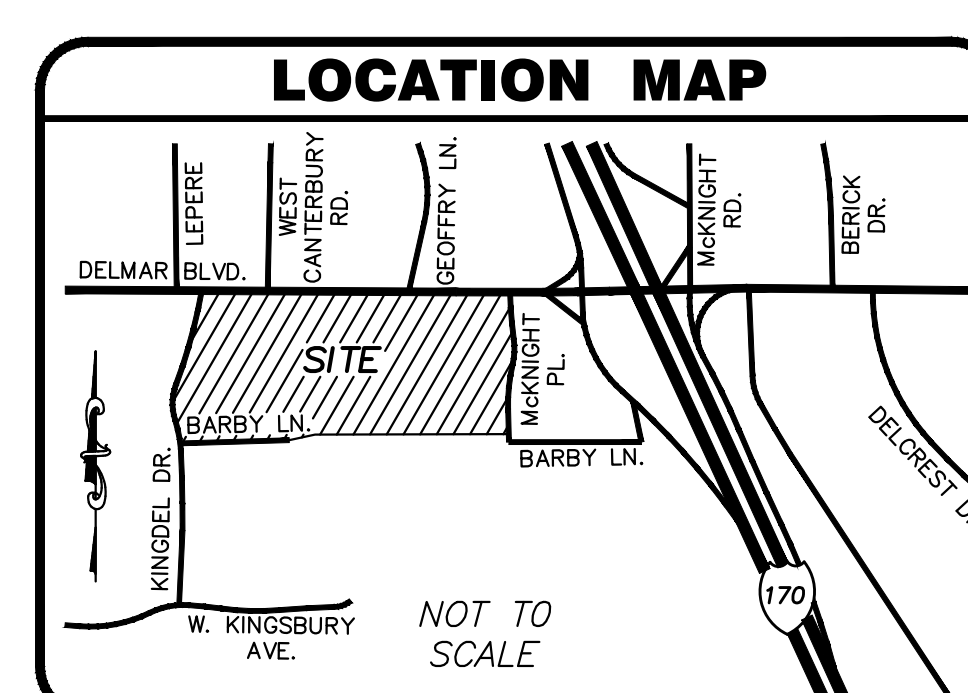


Table A - PARCEL INFORMATION. Columns include: PARCEL #, OWNER N/F, RECORDED, ASSESSOR ID, COMMITMENT #, EFFECTIVE DATE, ADDRESS, AREA. Lists 17 parcels with details on recording date, owner (Delmar View Properties, LLC), and area.

SURVEYOR'S NOTES

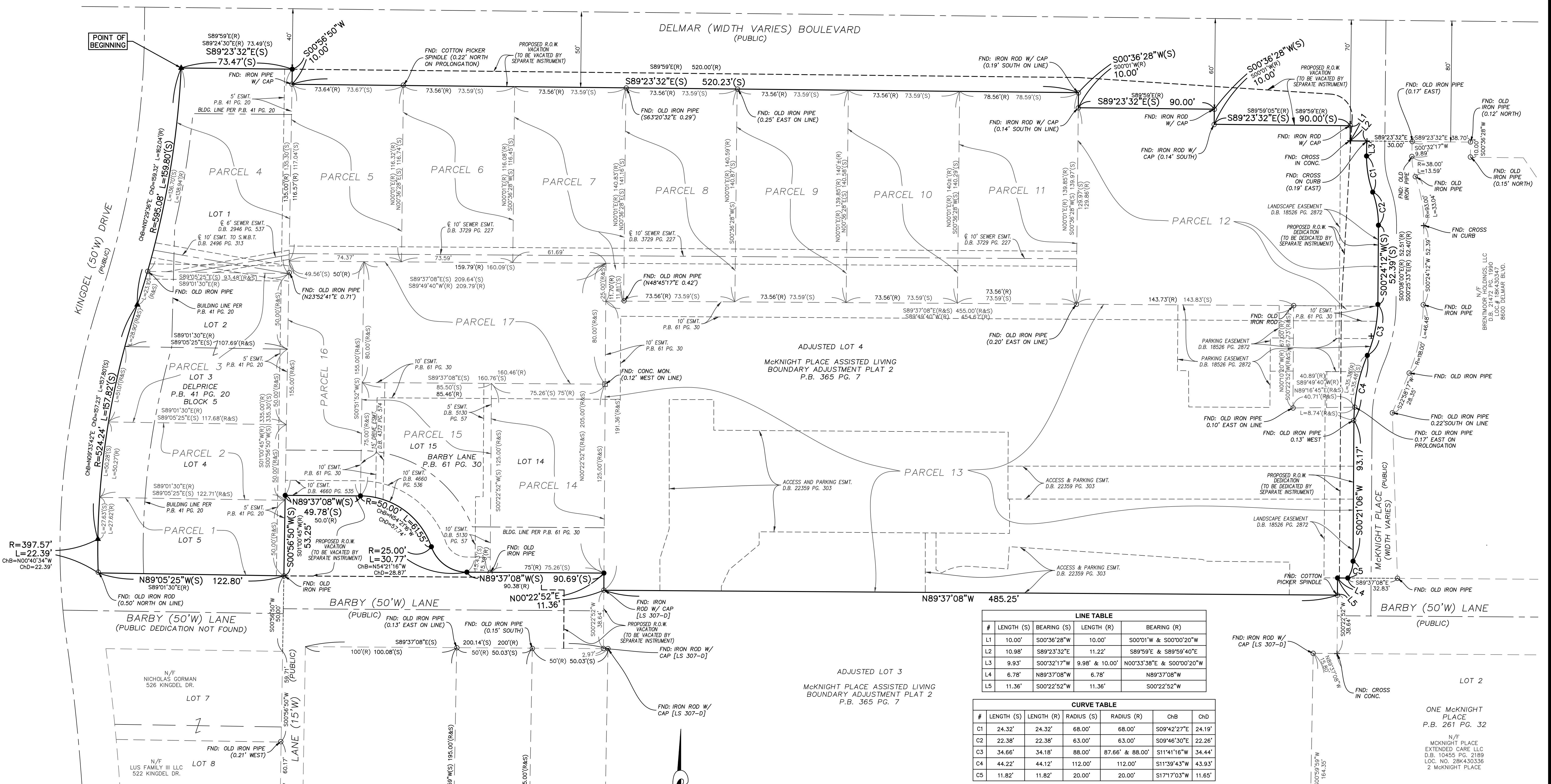
- 1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
2. THIS PLAT CONTAINS 260,100 SQUARE FEET (5.971 ACRES MORE OR LESS), AND A TOTAL OF 1 LOT.
3. ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE; (R) DENOTES RECORD INFORMATION.
4. BASIS OF BEARINGS: BEARINGS ADOPED FROM PLAT OF "ONE MCKNIGHT PLACE" RECORDED IN PLAT BOOK 281 PAGE 32 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND SHOWN ON "BOUNDARY ADJUSTMENT PLAT OF LOTS 1 AND 3 OF GATESWORTH ADDITION" RECORDED IN PLAT BOOK 249 PAGE 154 OF SAID RECORDS AND ON "GATESWORTH SECOND ADDITION LOT CONSOLIDATION PLAT" RECORDED IN PLAT BOOK 365 PAGE 742 OF SAID RECORDS.
5. SOURCE OF RECORD TITLE: DEEDS TO DELMAR VIEW PROPERTIES, LLC. RECORDED IN DEED BOOK 22786 PAGE 2338 (PARCEL 1), DEED BOOK 25062 PAGE 4426 (PARCELS 2, 3, 4, 5, 8, 9, 12, 13, 15, 16, AND 17), DEED BOOK 22526 PAGE 3141 (PARCEL 6), DEED BOOK 21400 PAGE 2111 (PARCEL 7), DEED BOOK 23040 PAGE 3008 (PARCEL 10), DEED BOOK 21400 PAGE 2073 (PARCEL 11), AND DEED BOOK 24124 PAGE 1093 (PARCEL 15) OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. SEE "TABLE A - PARCEL INFORMATION"
6. SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBER 29180C101K RECORDS. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. PARCEL IDENTIFICATION NUMBER(S); SEE "TABLE A - PARCEL INFORMATION".
8. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
9. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, SEVERAL TITLE COMMITMENTS AND POLICIES BY U.S. TITLE GUARANTY COMPANY, FOR THEMSELVES AND AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, LAWYERS TITLE INSURANCE CORPORATION AND TRANSNATION TITLE INSURANCE COMPANY AS NOTED BELOW, AND ADDITIONALLY IN "TABLE A - PARCEL INFORMATION".
PARCEL 1: COMMITMENT FILE NUMBER 17-10446, EFFECTIVE AUGUST 1, 2017.
PARCEL 2: COMMITMENT FILE NUMBER 11-03995, EFFECTIVE MARCH 29, 2011.
PARCEL 3: COMMITMENT FILE NUMBER 10-10110, EFFECTIVE AUGUST 13, 2010.
PARCEL 4: COMMITMENT FILE NUMBER 8-14551, EFFECTIVE JUNE 2, 2009.
PARCEL 5: COMMITMENT FILE NUMBER 12-15256, EFFECTIVE JANUARY 10, 2014.
PARCEL 6: COMMITMENT FILE NUMBER 16-08167, EFFECTIVE AUGUST 18, 2016.
PARCEL 7: A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT.
PARCEL 8: COMMITMENT FILE NUMBER 6-07927, EFFECTIVE MAY 4, 2006.
PARCEL 9: COMMITMENT FILE NUMBER 5-32382, EFFECTIVE OCTOBER 18, 2005.
PARCEL 10: COMMITMENT FILE NUMBER 2072018-04613T, EFFECTIVE APRIL 3, 2018.
PARCELS 11-14: A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT.
PARCEL 15: COMMITMENT FILE NUMBER 6-09004, EFFECTIVE JUNE 6, 2007.
PARCEL 16: COMMITMENT FILE NUMBER 6-06398, EFFECTIVE APRIL 13, 2006.
PARCEL 17: A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT.
NOTE: ALL EASEMENTS THAT AFFECT THE SUBJECT TRACT LISTED IN THE ABOVE TITLE COMMITMENTS ARE SHOWN ON THIS SURVEY.
NOTE: THE SURVEYOR WAS NOT PROVIDED WITH TITLE COMMITMENTS, TITLE POLICIES OR EASEMENT SEARCH REPORTS FOR SEVERAL PARCELS. THESE PARCELS ARE NOTED ABOVE. THE STERLING COMPANY SHOWS ONLY THOSE EASEMENTS WHICH HAVE BEEN PROVIDED TO THE SURVEYOR OR HAVE BEEN DISCOVERED THROUGH THE NORMAL COURSE OF RESEARCH ON THESE PARCELS.
ALSO NOTE: THE STERLING COMPANY GIVES NO WARRANTY, IMPLIED OR OTHERWISE, AGAINST ANY EASEMENTS OR SERVITUDES WHICH MAY AFFECT AND/OR BENEFIT THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON AND WHICH CURRENT TITLE COMMITMENTS AND/OR EASEMENT SEARCH REPORTS MAY DISCLOSE.

PROPERTY DESCRIPTION (CONSOLIDATED PARCEL A):

A TRACT OF LAND BEING ALL OF LOTS 1, 5 OF "DELPRICE" RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, ALL OF LOTS 14 AND 15 OF "BARBY LANE", RECORDED IN PLAT BOOK 61 PAGE 30 OF SAID RECORDS, ALL OF ADJUSTED LOT 4 OF "MCKNIGHT PLACE ASSISTED LIVING BOUNDARY ADJUSTMENT PLAT 2" RECORDED IN PLAT BOOK 365 PAGE 7 OF SAID RECORDS, AND SEVERAL TRACTS OF LAND LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST, ALL LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1 OF "DELPRICE", SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF KINGDEL DRIVE (50 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF DELMAR BOULEVARD (80 FEET WIDE); THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF DELMAR BOULEVARD (WIDTH VARIES) THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°23'32" EAST, 73.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°56'50" WEST, 10.00 FEET; SOUTH 89°23'32" EAST, 520.23 FEET; SOUTH 00°36'28" WEST, 10.00 FEET; SOUTH 89°23'32" EAST, 90.00 FEET; SOUTH 00°36'28" WEST, 10.00 FEET; SOUTH 89°23'32" EAST, 90.00 FEET; SOUTH 00°36'28" WEST, 10.00 FEET; AND SOUTH 89°23'32" EAST, 10.98 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MCKNIGHT PLACE (WIDTH VARIES); THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE OF MCKNIGHT PLACE THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 00°32'17" WEST, 9.93 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 88.00 FEET, WHOSE CHORD BEARS SOUTH 09°42'27" EAST, 24.19 FEET, AN ARC DISTANCE OF 24.32 FEET TO A POINT OF REVERSE CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 63.00 FEET, WHOSE CHORD BEARS SOUTH 09°46'30" EAST, 22.26 FEET, AN ARC DISTANCE OF 22.38 FEET TO A POINT OF TANGENCY; SOUTH 00°24'12" WEST, 52.39 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 88.00 FEET, WHOSE CHORD BEARS SOUTH 11°41'16" WEST, 34.44 FEET, AN ARC DISTANCE OF 34.68 FEET TO A POINT OF REVERSE CURVATURE; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 112.00 FEET, WHOSE CHORD BEARS SOUTH 11°39'43" WEST, 43.93 FEET, AN ARC DISTANCE OF 44.22 FEET TO A POINT OF TANGENCY; SOUTH 00°21'06" WEST, 93.17 FEET TO A POINT OF CURVATURE; AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 17°17'03" WEST, 11.65 FEET, AN ARC DISTANCE OF 11.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BARBY LANE (50 FEET WIDE); THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF BARBY LANE, SAID LINE BEING NON-TANGENT TO THE PREVIOUS COURSE, NORTH 89°37'08" WEST, 6.78 FEET TO A POINT, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, SOUTH 00°22'52" WEST, 11.36 FEET TO THE NORTHEAST CORNER OF ADJUSTED LOT 3 OF ABOVE SAID "MCKNIGHT PLACE ASSISTED LIVING BOUNDARY ADJUSTMENT PLAT 2"; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT 3, SAID LINE ALSO BEING THE SOUTH LINE OF ABOVE SAID ADJUSTED LOT 4, NORTH 89°37'08" WEST, 485.25 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED LOT 4, THENCE LEAVING SAID WEST LINE AND ALONG THE WEST LINE OF SAID ADJUSTED LOT 4, NORTH 00°22'52" EAST, 11.36 FEET TO THE SOUTHEAST CORNER OF ABOVE SAID LOT 14, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BARBY LANE (50 FEET WIDE); THENCE LEAVING LAST SAID WEST LINE AND ALONG THE NORTH AND WEST RIGHT-OF-WAY LINES OF SAID BARBY LANE THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 89°37'08" WEST, 90.6

AVENIR LOT CONSOLIDATION PLAT



LINE TABLE					
#	LENGTH (S)	BEARING (S)	LENGTH (R)	BEARING (R)	
L1	10.00'	S00°36'28"W	10.00'	S00°01'W & S00°00'20"W	
L2	10.98'	S89°23'32"E	11.22'	S89°59'E & S89°59'40"E	
L3	9.93'	S00°32'17"W	9.98' & 10.00'	N00°33'38"E & S00°00'20"W	
L4	6.78'	N89°37'08"W	6.78'	N89°37'08"W	
L5	11.36'	S00°22'52"W	11.36'	S00°22'52"W	

CURVE TABLE						
#	LENGTH (S)	LENGTH (R)	RADIUS (S)	RADIUS (R)	ChB	ChD
C1	24.32'	24.32'	68.00'	68.00'	S09°42'27"E	24.19'
C2	22.38'	22.38'	63.00'	63.00'	S09°46'30"E	22.26'
C3	34.66'	34.18'	88.00'	87.66' & 88.00'	S11°41'16"W	34.44'
C4	44.22'	44.12'	112.00'	112.00'	S11°39'43"W	43.93'
C5	11.82'	11.82'	20.00'	20.00'	S17°17'03"W	11.65'

ABBREVIATION LEGEND:

- BK. = BOOK
- BLDG. = BUILDING
- C.G. = COMMON GROUND
- ChB = CHORD BEARING
- ChD = CHORD DISTANCE
- D.B. = DEED BOOK
- ESMT. = EASEMENT
- FND. = FOUND
- N/F = NOW OR FORMERLY
- (NR) = NON-RADIAL
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.V.M.T. = PAVEMENT
- (R) = RECORD
- R.O.W. = RIGHT-OF-WAY
- RET. = RETAINING
- (S) = SURVEYED
- S.F. = SQUARE FEET
- T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
- W = WIDTH

SYMBOL LEGEND:

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" IRON W/ ALUMINUM CAP).
- = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IRON W/ PLASTIC CAP OR CUT CROSS).
- = FOUND PERMANENT MONUMENT
- = FOUND SEMI-PERMANENT MONUMENT
- +
- ⊕ = FOUND CROSS
- ⊙ = FOUND ANCHOR
- ⊕ = BENCHMARK
- 523 = ADDRESS

SURVEYOR'S CERTIFICATE:

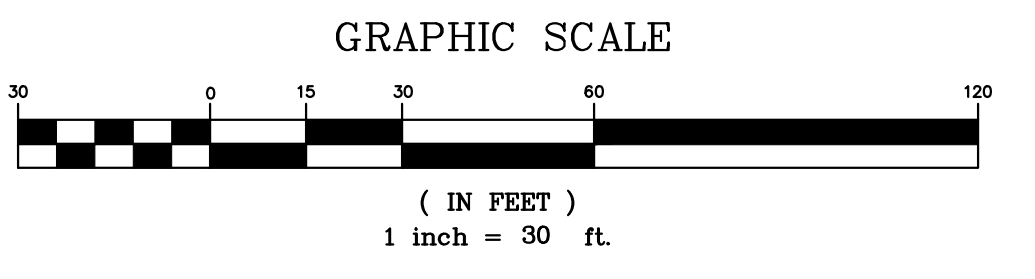
SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

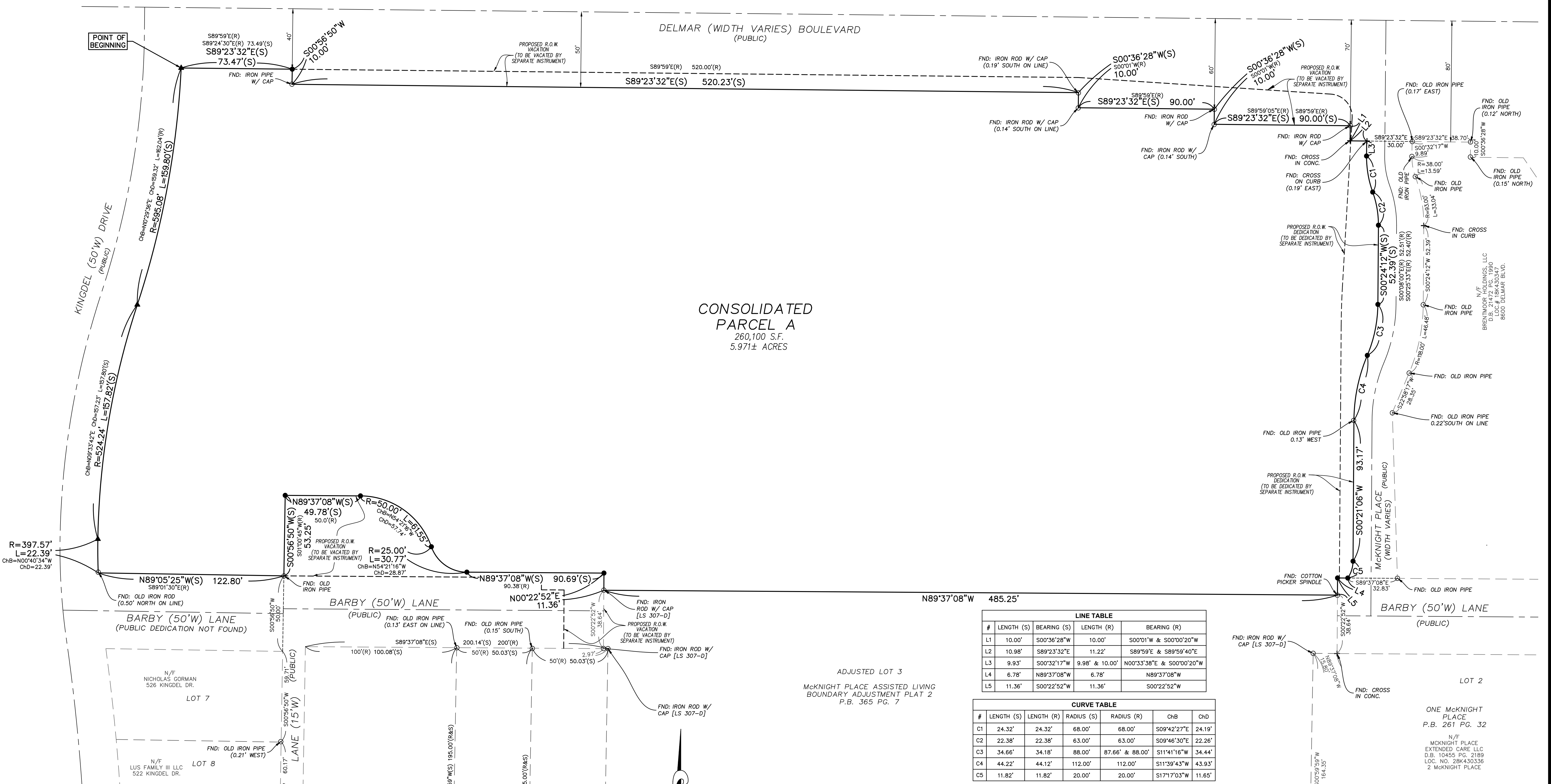
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #2007017963

THE STERLING CO.
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DRAWN BY:	GFS	MSD P# - 22MSD-
CHECKED BY:	JAH	DATE: FEB. 15, 2022
JOB NO.:	19-09-308	AVENIR LOT CONSOLIDATION PLAT



AVENIR LOT CONSOLIDATION PLAT



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SEE SHEET 1 OF 3 FOR CERTIFICATION.

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JAMEA A. HENSON, P.L.S. - VICE PRESIDENT DATE
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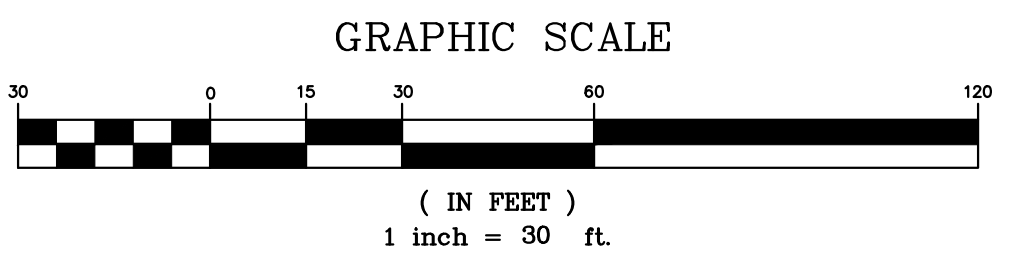
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Drawing name: C:\Users\gsimon\Documents\2024\1909308\1909308.dwg Plotted on: Feb 15, 2022, 6:38am Plotted by: gsimon