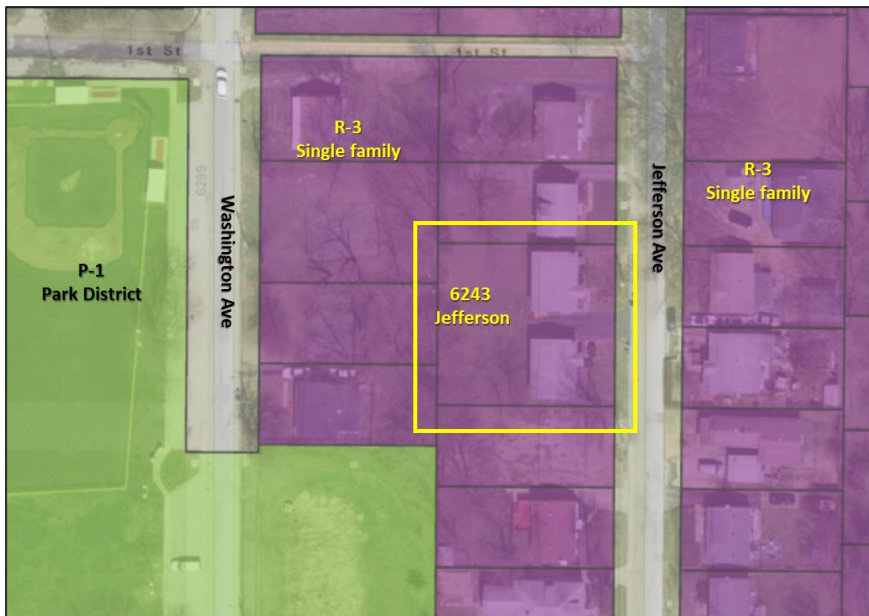


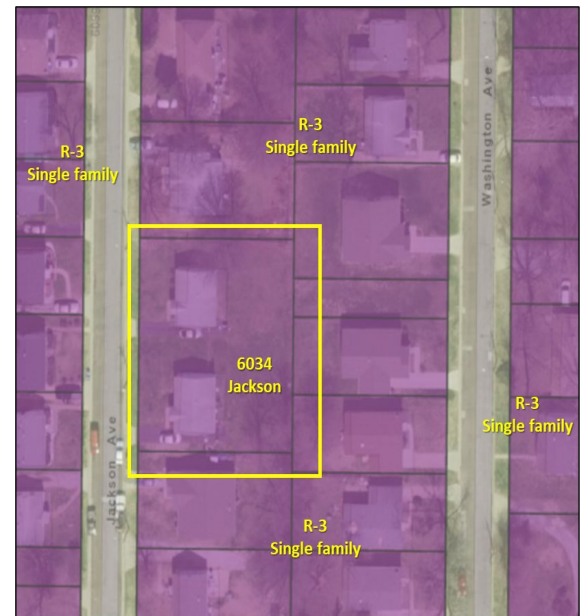
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the City Council of the City of Berkeley that a public hearing will be held at 7:00 pm on Monday, January 13, 2025, by way of Zoom, for the purpose of considering the following propositions:

1. **Case #24-24:** Shall a request from Stock and Associates on behalf of Bales Holdings (Mitchell Bales) for subdivision of two parcels located at 6243 Jefferson and 6034 Jackson Avenues in Berkeley, MO, be granted?



(site one)



(site two)

All interested parties shall be afforded, at such public hearing, a reasonable opportunity to express their views regarding the item set forth above.

1-13-2025 Council Meeting

7pm on Zoom

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join:

<https://us02web.zoom.us/j/81385407113?pwd=bYabS7i1fgHaPjX1DQksU82PU02bNs.1>

Passcode: **560337**

Or join by phone: Dial: **+1 312 626 6799**

Webinar ID: **813 8540 7113**

Passcode: **560337**

Deanna L. Jones

Deanna L. Jones – City Clerk, MPCC/MMC

The meeting will be accessible by the public in real time by video/audio webinar.

Posted: Friday, December 19, 2024

MEMORANDUM

TO: Mayor Deinbo and Members of the City Council

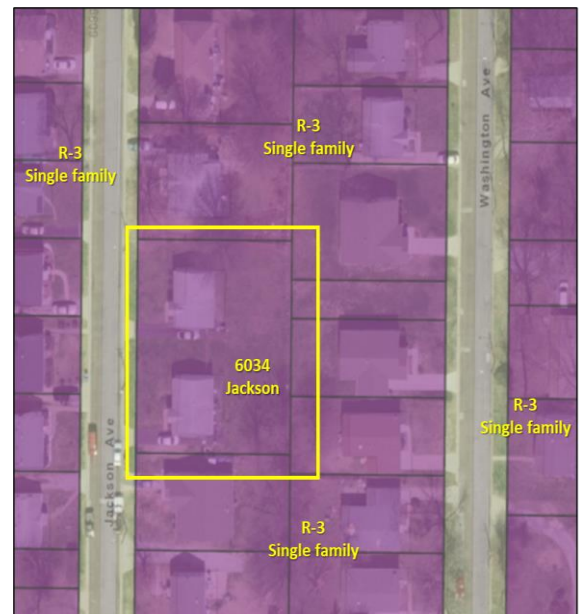
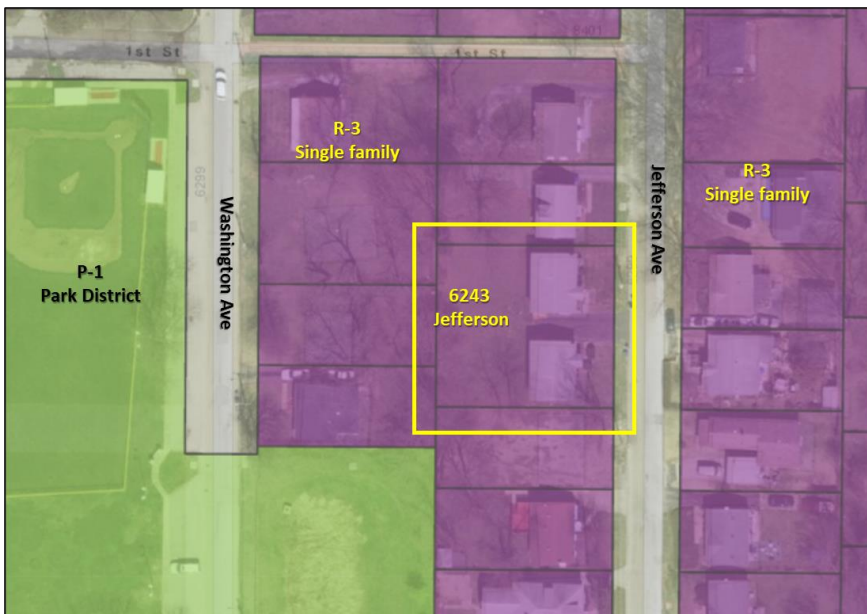
FROM: Nathan Mai-Lombardo, City Manager

SUBJECT: **Case 24-24; 6243 Jefferson and 6034 Jackson Avenues Lot Subdivision**

MEETING DATE: January 13, 2025

Stock and Associates on behalf of Bales Holdings (Mitchell Bales) seeks to subdivide the parcels located at 6243 Jefferson and 6034 Jackson Avenues.

STAFF RECOMMENDATION: Approval



APPLICATION INFORMATION

Applicant Information:	City of Berkeley
Status of Applicant:	Owner
City Council Ward(s):	Ward 4 (6034 Jackson); Ward 3 (6243 Jefferson)
Parcel ID Numbers:	11J421134 (Jefferson); 11J112298 (Jackson)
Area of Property:	.25 acres (Jefferson); .35 Acres (Jackson)
Current/Past Use of the Property:	Residential/residential
Surrounding Zoning:	See zoning map on page 1 of this report
Parking Required:	N/A

MAPS

Proposed Boundary Adjustment Plan:

(see attached)

ZONING IMPACT ANALYSIS

1. Whether the consolidation proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes. This proposal is for subdividing two lots with two separate homes on each lot into four lots for the purpose of selling one or both of the new parcels as a separate residence.

2. Whether the consolidation proposal will adversely affect the existing use or usability of adjacent or nearby property;

No. The residences will remain residences once the parcels are subdivided.

3. Whether the property to be affected by the consolidation proposal has a reasonable economic use as currently zoned;

The Code prohibits two main structures on a residential lot, so technically the parcels as laid out are not in compliance right now (they are a legal non-conforming use), and if one of the two homes on each lot were to become vacant for more than 6 months, it would lose its non-conforming status and have to be torn down.

4. Whether the consolidation proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

No; there will be no change in use of any utilities or infrastructure if the parcels are subdivided.

5. Whether the resubdivision proposal is in conformity with the policies and intent of the land use plan;

Yes. The Comprehensive Plan calls for more housing development in order to keep affordable housing opportunities in the City, and dividing these parcels will at a minimum maintain the current housing density on those blocks.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the consolidation proposal; and

The County still shows these parcels as still divided into 25 foot lots. Given the issues that have arisen in the past from errors in the County records, it is better to address this proactively now.

7. Whether the consolidation proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of Berkeley.

No. the use will not change

PLANNER'S RECOMMENDATION

Approval.

PLANNING COMMISSION RECOMMENDATION

The Plan Commission voted unanimously to recommend approval of these boundary adjustments at their December 10, 2024 meeting.

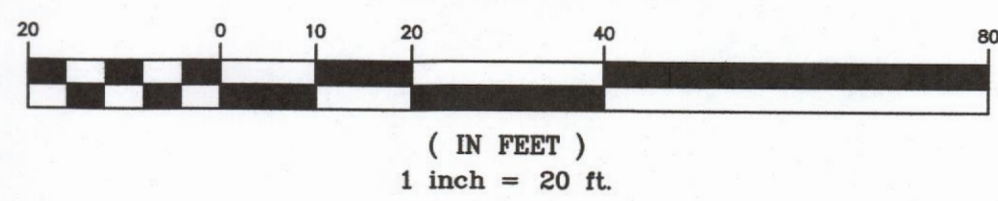
PREPARED BY: Elliot Liebson, Director of Planning and Development

REVIEWED BY: Nathan Mai-Lombardo, City Manager

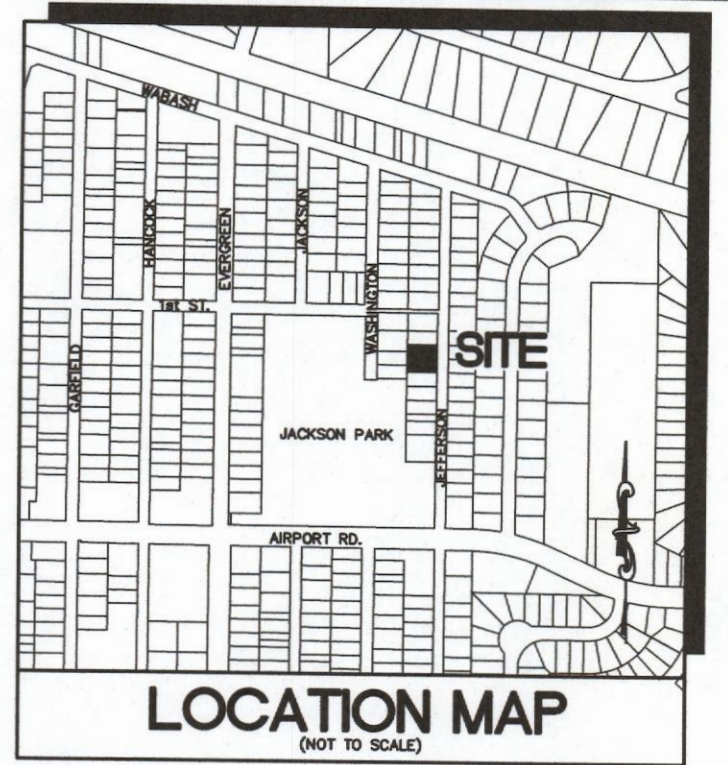
KINLOCH PARK BLOCK 14 RESUBDIVISION

A BOUNDARY ADJUSTMENT OF LOTS 37, 38, 39 AND 40, BLOCK 14, OF KINLOCH PARK SUBDIVISION PER PLAT BOOK 3, PAGE 36, LOCATED IN SECTION 3 TOWNSHIP 46 WEST RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE



- LEGEND**
- ⊕ BENCH MARK
 - ⊙ FOUND IRON ROD
 - FOUND IRON PIPE
 - △ RIGHT OF WAY MARKER
- ABBREVIATIONS**
- DB. - DEED BOOK
 - FT. - FEET
 - FND. - FOUND
 - N/F - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - P.C. - PAGE
 - R.O. - RADIAL BEARING
 - SQ. - SQUARE
 - (86°W) - RIGHT-OF-WAY WIDTH



OWNER'S CERTIFICATION

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

"KINLOCH PARK BLOCK 14 RESUBDIVISION"

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

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

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

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

BALES HOLDINGS, LLC

By: _____
MITCHELL BALES

STATE OF MISSOURI)
)SS.
)____ COUNTY)

On this ____ day of _____ in the year 2024 before me, _____,

a Notary Public in and for said state, personally appeared Mitchell Baales, of Bales Holdings, LLC, known to me to be the person who executed the within Subdivision Plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated

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

Notary Public

My Commission Expires: _____

The undersigned Owner and Holder of Notes as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Louis County Records, as amended, does hereby join in and approved, in every detail, the foregoing plat.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this day of _____, 20__.

By: _____
Name: _____
Title: _____

STATE OF _____)
)SS.
)____ COUNTY)

On this ____ day of _____, 20__, before me _____, a Notary Public in and for said state, personally appeared _____,

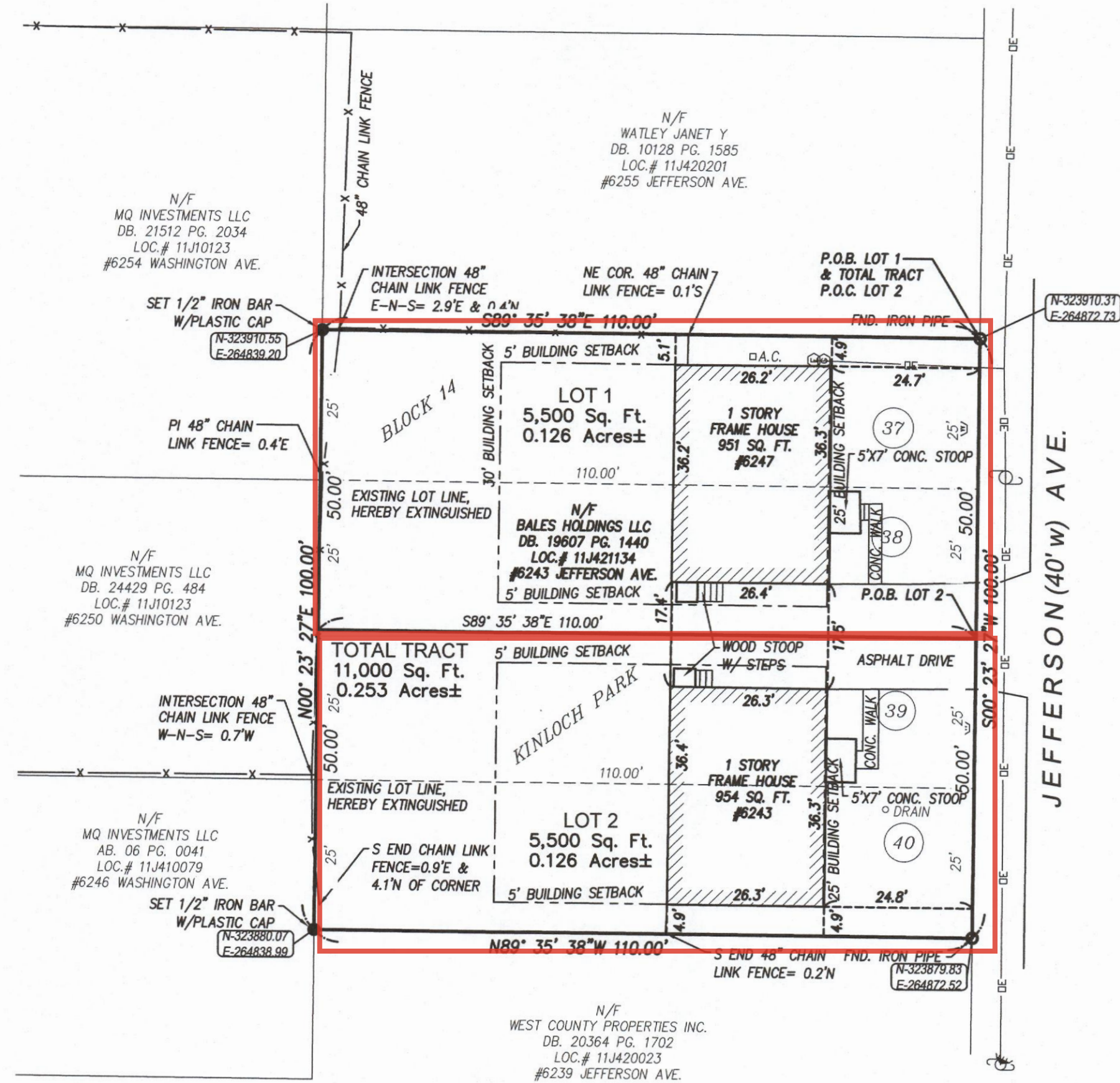
_____ of _____, an _____, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal of the day and year last above written.

Notary Public

My commission expires: _____

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse using Trimble GPS receivers and the MoDOT CORS network operated by the Missouri Department of Transportation, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys. The basis of bearings shown on this plat are adopted from the Missouri State Plane Grid North. The grid bearing along the East line on this plat is found to be South 00 degrees 23 minutes 27 seconds West. This project has a grid factor of .999999896. The grid bearing from control station MOBF to the southeast corner is South 78 degrees 46 minutes 49 seconds West, 7290.777 meters with the grid factor applied



Original Property Description:
Lots 37, 38, 39 and 40 in Block 14, of Kinloch Park Subdivision, according To the Recorded Plat thereof recorded In Plat Book 3, Page 36 of the St. Louis County Records.

Lot 1
A tract of land being Lots 37 and 38, located in Block 14 of Kinloch Park Subdivision, a subdivision plat according to the plat thereof as recorded In Plat Book 3, Page 36 of the St. Louis County Records, city of Berkeley , St Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of said lot 37, said point also being located on the west right-of-way line of Jefferson Avenue, 40 feet wide; thence along said right-of-way line, South 00 degrees 23 minutes 27 seconds West, 50.00 feet to the southeast corner of above said Lot 38; thence along the south line of said Lot 38, North 89 degrees 35 minutes 38 seconds West, 110.00 feet to the southwest corner thereof; thence along the west lines of said Lot 38 and Lot 37, North 00 degrees 23 minutes 27 seconds East, 50.00 feet to the northwest corner of Lot 37; thence along the north line of said Lot 37, South 89 degrees 35 minutes 38 seconds East, 110.00 feet to the POINT OF BEGINNING.

Containing 5,500 square feet or 0.126 acres, more or less.

Lot 2
A tract of land being Lots 39 and 40, located in Block 14 of Kinloch Park Subdivision, a subdivision plat according to the plat thereof as recorded In Plat Book 3, Page 36 of the St. Louis County Records, city of Berkeley , St Louis County, Missouri, being more particularly described as follows:

Commencing at a found iron pipe located at the northeast corner of said lot 37, said point also being located on the west right-of-way line of Jefferson Avenue, 40 feet wide; thence along said right-of-way line, South 00 degrees 23 minutes 27 seconds West, 50.00 feet to the southeast corner of above said Lot 38, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line, South 00 degrees 23 minutes 27 seconds West, 50.00 feet to a found iron pipe located at the southeast corner of above said Lot 40; thence along the south line of said Lot 40, North 89 degrees 35 minutes 38 seconds West, 110.00 feet to the southwest corner thereof; thence along the west lines of said Lot 40 and Lot 39, North 00 degrees 23 minutes 27 seconds East, 50.00 feet to the northwest corner of Lot 39; thence along the north line of said Lot 39, South 89 degrees 58 minutes 43 seconds East, 110.00 feet to the POINT OF BEGINNING.

Containing 5,500 square feet or 0.126 acres, more or less.

A tract of land being Lots 37, 38, 39 and 40, located in Block 14 of Kinloch Park Subdivision, a subdivision plat according to the plat thereof as recorded In Plat Book 3, Page 36 of the St. Louis County Records, city of Berkeley , St Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of said lot 37, said point also being located on the west right-of-way line of Jefferson Avenue, 40 feet wide; thence along said right-of-way line, South 00 degrees 23 minutes 27 seconds West, 100.00 feet to a found iron pipe located at the southeast corner of above said Lot 40; thence along the south line of said Lot 40, North 89 degrees 35 minutes 38 seconds West, 110.00 feet to the southwest corner thereof; thence along the west lines of above said Lots 40, 39, 38, and 37, North 00 degrees 23 minutes 27 seconds East, 100.00 feet to the northwest corner of Lot 37; thence along the north line of said Lot 37, South 89 degrees 35 minutes 38 seconds East, 110.00 feet to the POINT OF BEGINNING.

Containing 11,000 square feet or 0.253 acres, more or less.

CITY OF BERKELEY CERTIFICATION

I, _____, Chairman of the Planning Commission of Berkeley, Missouri, do hereby certify the plat of "KINLOCH PARK BLOCK 25 RESUBDIVISION" was approved by the Planning and Zoning Commission of the City of Berkeley, Missouri on the ____ day of _____, 2024.

Approved for Recording

Chairman, Planning Commission	Secretary
_____ Print Name	_____ Print Name

I, Deanna Jones, City Clerk of Berkeley, Missouri, do hereby certify the plat of "KINLOCH PARK BLOCK 25 RESUBDIVISION" was approved by the City Council of Berkeley, Missouri by Ordinance Number _____, on the ____ day of _____, 20__.

Approved for Recording

Deanna Jones, City Clerk	Deinbo Babatunde, Mayor
--------------------------	-------------------------

SURVEYOR'S CERTIFICATION

This is to certify that Stock And Associates Consulting Engineers, Inc. have, during September, 2024, by order of and for the use of Bales Holdings executed a Property Boundary and Location of Improvement Survey Lots 37, 38, 39 and 40 in Block 14 of Kinloch Park Subdivision, located in Section 3, Township 46 North, Range 6 East, of the Fifth Principal Meridian, in the City of Berkeley, St. Louis County, Missouri, and that the results of said survey are shown hereon. We further certify that the above plat was prepared from an actual survey, according 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 Missouri 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.
LC NO. 222-D

By: *Walter J. Pfleger*
WALTER J. PFLEGER, MISSOURI P.L.S. NO. 2008-000728

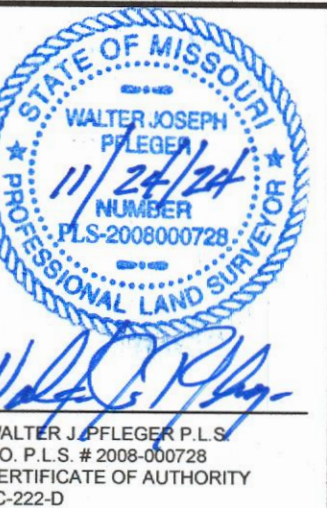
General Notes:

- 1.) Subject property is zoned: "R-3" Single-Family Residence District Area Requirements.
Minimum depth of front yard. Twenty-five (25) feet.
Minimum width of side yard. Five (5) feet.
Minimum depth of rear yard. Not less than thirty (30) feet or twenty percent (20%) of the depth of the lot, whichever amount is larger, but it need not exceed forty-five (45) feet.
However, when houses are set skewed on essentially rectangular lots, the total side and rear yard areas shall be a minimum of two thousand six hundred forty (2,640) square feet, the side yard to be not less than seven (7) feet and the rear yard to be not less than fifteen (15) feet.
Minimum Lot Area Per Family. Six thousand (6,000) square feet, with the exception of existing platted lots, which have grandfather rights.
Minimum Width Of Lot. Fifty (50) feet measured at the required building line, with the exception of existing platted lots, which have grandfather rights.
Height Requirements. The maximum height is two and one-half (2½) stories, or thirty-five (35) feet. Supplemental height requirements are provided in Article IV of this Chapter.
- 2.) Subject property lies within Flood Zone X (areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0064K with and effective date of 2/4/2015.
- 3.) No title report has been received for this survey, therefore no easements or encumbrances are shown hereon.

PREPARED FOR
BALES HOLDINGS
C/O MR. MITCHELL BALES

PREPARED BY:

SUBDIVISION PLAT
LOTS 37, 38, 39 AND 40, BLOCK 14, KINLOCH PARK
6243 & 6247 JEFFERSON AVE
CITY OF BERKELEY, ST LOUIS COUNTY, MISSOURI



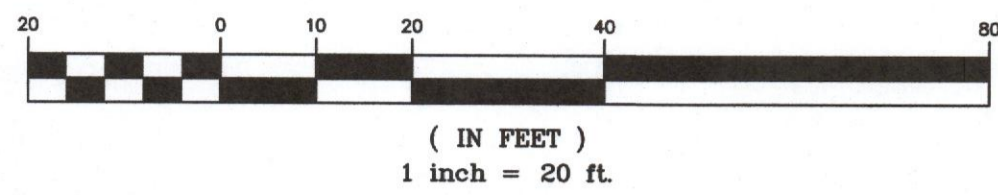
REVISIONS:

DRAWN BY:	CHECKED BY:
J.J.	W.J.P.
DATE: 11/24/24	JOB NO: 224-7995
M.S.D. P. #: P-XXXXXX-XX	BASE MAP #: XXX
S.L.C. MET. #: XXXX	MET. SURV. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXX	
SHEET TITLE	
SUBDIVISION PLAT	
SHEET NO.: 1	

KINLOCH PARK BLOCK 25 RESUBDIVISION

A BOUNDARY ADJUSTMENT OF PART OF LOT 16, AND LOTS 17, 18, 19, 20 AND 21, Block 25, OF KINLOCH PARK SUBDIVISION PER PLAT BOOK 3, PAGE 36, LOCATED IN SECTION 10 TOWNSHIP 46 WEST RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE



OWNER'S CERTIFICATION

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

"KINLOCH PARK BLOCK 25 RESUBDIVISION"

Building lines as shown on this plat is hereby established.

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

It is not guaranteed all easements are plotted at the time and date of the recording of plat.

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

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

BALES HOLDINGS, LLC

By: _____

MITCHELL BALES

STATE OF MISSOURI)
) SS.
_____) COUNTY)

On this ____ day of _____ in the year 2024 before me, _____ a Notary Public in and for said state, personally appeared Mitchell Bales, of Bales Holdings, LLC, known to me to be the person who executed the within Subdivision Plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated

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

Notary Public

My Commission Expires: _____

The undersigned Owner and Holder of Notes as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Louis County Records, as amended, does hereby join in and approved, in every detail, the foregoing plat.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this day of _____, 20__.

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS.
_____) COUNTY)

On this ____ day of _____, 20__, before me _____ a Notary Public in and for said state, personally appeared _____ of _____ an _____ and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal of the day and year last above written.

Notary Public

My commission expires: _____

General Notes:

1.) Subject property is zoned: "R-3" Single-Family Residence District Area Requirements.

Minimum depth of front yard. Twenty-five (25) feet.

Minimum width of side yard. Five (5) feet.

Minimum depth of rear yard. Not less than thirty (30) feet or twenty percent (20%) of the depth of the lot, whichever amount is larger, but it need not exceed forty-five (45) feet. However, when houses are set skewed on essentially rectangular lots, the total side and rear yard areas shall be a minimum of two thousand six hundred forty (2,640) square feet, the side yard to be not less than seven (7) feet and the rear yard to be not less than fifteen (15) feet.

Minimum Lot Area Per Family. Six thousand (6,000) square feet, with the exception of existing platted lots, which have grandfather rights.

Minimum Width Of Lot. Fifty (50) feet measured at the required building line, with the exception of existing platted lots, which have grandfather rights.

Height Requirements. The maximum height is two and one-half (2½) stories, or thirty-five (35) feet. Supplemental height requirements are provided in Article IV of this Chapter.

2.) Subject property lies within Flood Zone X (areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0064K with an effective date of 2/4/2015.

3.) No title report has been received for this survey, therefore no easements or encumbrances are shown hereon.

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse using Trimble GPS receivers and the MoDOT CORS network operated by the Missouri Department of Transportation, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys. The basis of bearings shown on this plat are adopted from the Missouri State Plane Grid North. The grid bearing along the East line on this plat is found to be South 00 degrees 24 minutes 50 seconds West. This project has a grid factor of .9999866666. The grid bearing from control station MOBF to the southeast corner is South 74 degrees 43 minutes 02 seconds West, 7536.548 meters with the grid factor applied.

LEGEND

- ⊕ BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- △ RIGHT OF WAY MARKER

ABBREVIATIONS

- DB - DEED BOOK
- FT - FEET
- FND - FOUND
- N/F - NOW OR FORMERLY
- PB - PLAT BOOK
- PC - PAGE
- R.O. - RADIAL BEARING
- SQ. - SQUARE
- (86°W) - RIGHT-OF-WAY WIDTH

PROPERTY DESCRIPTION: (DB 19607, PG. 1140)

The North 12.50 feet of Lot 16, all of Lots 17, 18, 19, 20 and 21 in Block 25, of Kinloch Park, according to the recorded plat thereof recorded in Plat Book 3 Page 36 of the St. Louis County Records.

Lot 1

A tract of land being part of Lot 19 and all of lots 20 and 21, of Block 25 of Kinloch Park, a subdivision according to the plat thereof as recorded in Plat Book 3 Page 36 of the St. Louis County Records, located in Section 10, Township 46 North, Range 6 East, of the Fifth Principal Meridian being more particularly described as follows:

Beginning at a found Iron Pipe, located at the northwest corner of said Lot 21, said point also being located on the east right-of-way line of Jackson Avenue, 40 feet wide; thence along said north line of said Lot 21, South 89 degrees 53 minutes 13 seconds East, 110.32 feet to the northeast corner thereof; thence along the east lines of said Lots 21, 20 and 19, South 00 degree 24 minutes 50 seconds East, 69.57 feet; thence departing the east line of Lot 19, North 89 degrees 35 minutes 10 seconds West, 110.32 feet to its intersection with the east right-of-way line of above said Jackson Avenue; thence along said right-of-way line, North 00 degree 24 minutes 50 seconds West, 68.99 feet to the POINT OF BEGINNING.

Containing 7,843 square feet or 0.175 acres, more or less.

Lot 2

A tract of land being part of Lots 16 and 19 and all of lots 20 and 21, of Block 25 of Kinloch Park, a subdivision according to the plat thereof as recorded in Plat Book 3 Page 36 of the St. Louis County Records, located in Section 10, Township 46 North, Range 6 East, of the Fifth Principal Meridian being more particularly described as follows:

Commencing at a found Iron Pipe, located at the northwest corner of said Lot 21, said point also being located on the east right-of-way line of Jackson Avenue, 40 feet wide; thence along said right-of-way line South 00 degree 24 minutes 50 seconds West, 68.99 feet to the POINT OF BEGINNING of the herein described tract; thence departing said right-of-way line South 89 degrees 35 minutes 10 seconds East, 110.32 feet to the east line of said Lot 19; thence along the east lines of above said Lots 19 18 and 17, South 00 degrees 24 minutes 50 seconds West, 67.94 feet to the southeast corner of the north 12.5 feet of Lot 16; thence along a line being 12.5 feet south of and parallel to the south line of said Lot 17, North 89 degrees 53 minutes 13 seconds East, 110.32 feet to a found iron pipe located on the east line of above said Jackson Avenue; thence along said right-of-way line, North 00 degree 24 minutes 50 seconds West, 68.99 feet to the POINT OF BEGINNING.

Containing 7,527 square feet or 0.173 acres, more or less.

TOTAL TRACT

A tract of land being the North 12.50 feet of Lot 16, all of Lots 17, 18, 19, 20 and 21 in Block 25, of Kinloch Park, according to the recorded plat thereof recorded in Plat Book 3 Page 36 of the St. Louis County Records, located in Section 10, Township 46 North, Range 6 East, of the Fifth Principal Meridian being more particularly described as follows:

Beginning at a found Iron Pipe, located at the northwest corner of said Lot 21, said point also being located on the east right-of-way line of Jackson Avenue, 40 feet wide; thence along said north line of said Lot 21, South 89 degrees 53 minutes 13 seconds East, 110.32 feet to the northeast corner thereof; thence along the east lines of said Lot 16, 17, 18, 19, 20 and 21; South 00 degree 24 minutes 50 seconds West, 137.51 feet to the southeast corner of the north 12.5 feet of Lot 16; thence along a line being 12.5 feet south of and parallel to the south line of said Lot 17, North 89 degrees 53 minutes 13 seconds East, 110.32 feet to a found iron pipe located on the east line of above said Jackson Avenue; thence along said right-of-way line, North 00 degree 24 minutes 50 seconds West, 137.51 feet to the POINT OF BEGINNING.

Containing 15,169 square feet or 0.348 acres, more or less.

CITY OF BERKELEY CERTIFICATION

I, _____ Chairman of the Planning Commission of Berkeley, Missouri, do hereby certify the plat of "KINLOCH PARK BLOCK 25 RESUBDIVISION" was approved by the Planning and Zoning Commission of the City of Berkeley, Missouri on the ____ day of _____, 2024.

Approved for Recording

Chairman, Planning Commission

Secretary

Print Name

Print Name

I, Deanna Jones, City Clerk of Berkeley, Missouri, do hereby certify the plat of "KINLOCH PARK BLOCK 25 RESUBDIVISION" was approved by the City Council of Berkeley, Missouri by Ordinance Number _____, on the ____ day of _____, 20__.

Approved for Recording

Deanna Jones, City Clerk

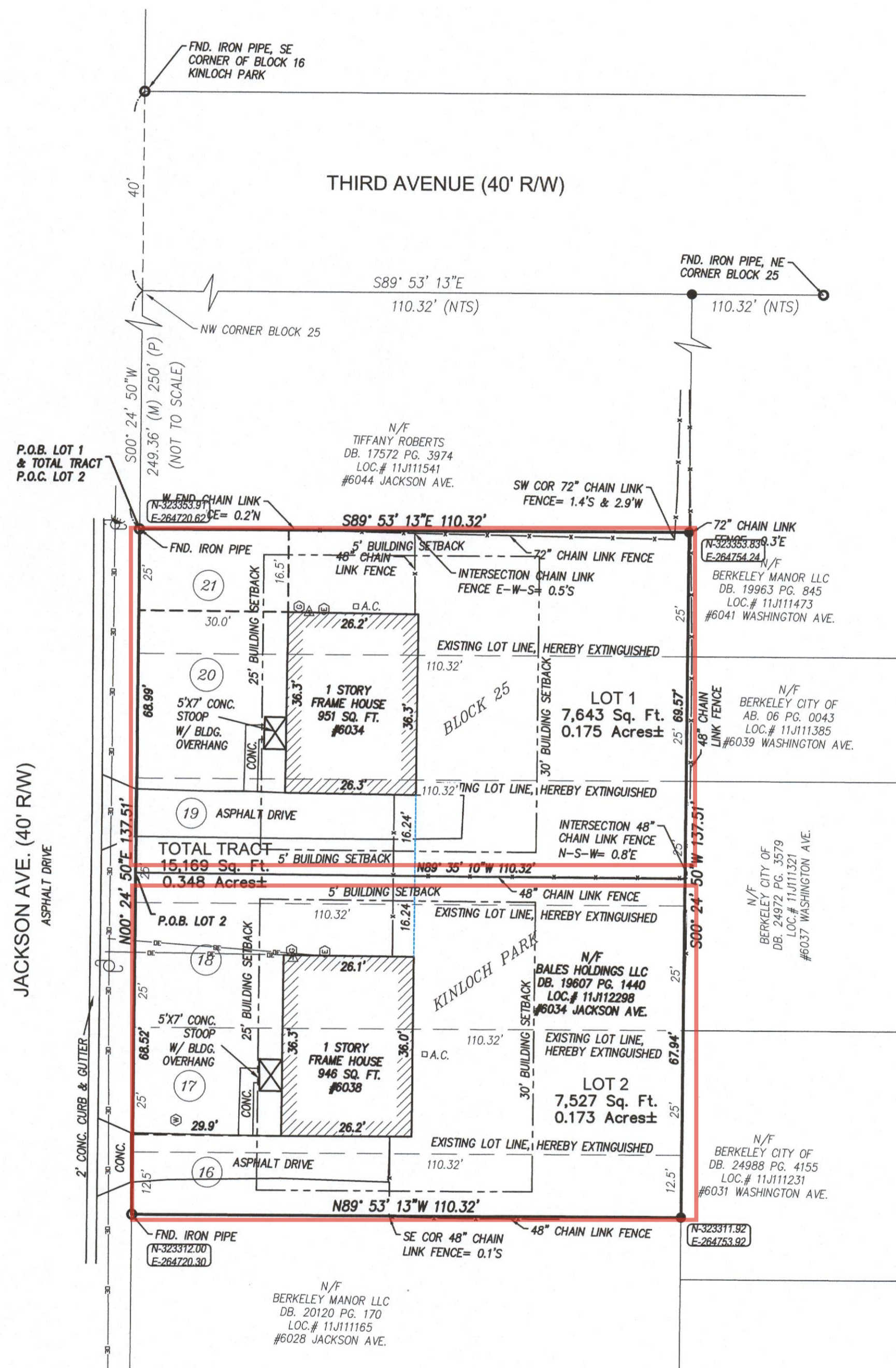
Deinbo Babatunde, Mayor

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during September, 2024, by order of and for the use of Bales Holdings executed a Property Boundary and Location of Improvement Survey of the North 12.50 feet of lot 16, all of lots 17, 18, 19, 20 and 21 in Block 25, of Kinloch Park, located in Section 3, Township 46 North, Range 6 East, of the Fifth Principal Meridian, in the City of Berkeley, St. Louis County, Missouri, and that the results of said survey are shown hereon. We further certify that the above plat was prepared from an actual survey, according 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 Missouri Standards for property boundary surveys as adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

BY: Walter J. Pflieger
Walter J. Pflieger, Missouri P.L.S. No. 2008-000728



DRAWN BY: C:\DRAWING\2024\20240910\20240910_25RESUBDIVISION.DWG PLOT DATE: 09/10/2024 10:58:14 AM PLOTTED BY: WJP

PREPARED FOR:
BALES HOLDINGS
C/O MR. MITCHELL BALES

PREPARED BY:

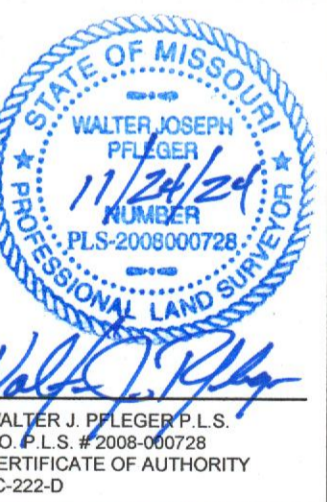
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REVISIONS:

DRAWN BY:	CHECKED BY:
J.J.	W.J.P.
DATE:	JOB NO.:
11/24/24	224-7695
M.S.D. #	BASE MAP #
P. XXXXX-XX	XXX
S.L.C. H&T #	H&T S.U.P. #
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