

**ORDINANCE #68562**  
**Board Bill No. 245**

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in 1) access way from St. Louis Ave. to Montgomery Ave. 2) access way from Montgomery Ave. to Warren St. 3) the westernmost 42 feet of the 15 foot wide east/west alley in City Block 1123 as bounded by St. Louis Ave., 13th, Montgomery and 14th St. 4) the westernmost 21.50 feet of the 15 foot wide east/west alley in City Block 1124 as bounded by Montgomery, 13th, Warren and 14th in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

**BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

**SECTION ONE:** The above surface, surface and sub-surface rights of vehicle, equestrian and pedestrian travel, between the rights-of-way of:

A tract of land being located in City Block 1123 of the City of St. Louis, Missouri and being more particularly described as follows:

Beginning at the intersection of the west right-of-way line of an accessway (25 foot wide), dedicated per Ordinance 57190 with the south right-of-way line of St. Louis (60 foot wide) Avenue; thence along said south right-of-way line, north 68 degrees 14 minutes 40 seconds east, a distance of 25.00 feet to the east right-of-way line of the aforementioned accessway; thence along said east right-of-way line, south 21 degrees 37 minutes 42 seconds east, a distance of 112.50 feet to the north right-of-way line of an alley (15 foot wide); thence along said north right-of-way line, north 68 degrees 14 minutes 40 seconds east, a distance of 42.00 feet; thence crossing said alley, south 21 degrees 37 minutes 42 seconds east, a distance of 15.00 feet to the south right-of-way line of said alley; thence along said south right-of-way line, south 68 degrees 14 minutes 40 seconds west, a distance of 42.00 feet to the east right-of-way line of the aforementioned accessway; thence along said east right-of-way line, south 21 degrees 37 minutes 42 seconds east, a distance of 112.50 feet to the north right-of-way line of Montgomery (60 foot wide) Avenue; thence along said north right-of-way line, south 68 degrees 14 minutes 40 seconds west, a distance of 25.00 feet to the west right-of-way line of the aforementioned accessway; thence along said west right-of-way line, north 21 degrees 37 minutes 42 seconds west, a distance of 240.00 feet to the point of beginning. The above described tract of land containing 6,630 square feet is based upon a vacation plat prepared by Cole and Associates, Inc. during the month of November 2008 and is subject to all easement, restrictions, reservations and conditions of record, in any.

A tract of land being located in City Block 1124 of the City of St. Louis, Missouri and being more particularly described as follows:

Beginning at the intersection of the west right-of-way line of an accessway (25 foot wide), with the south right-of-way line of Montgomery (60 foot wide) Avenue; thence along said south right-of-way line, north 68 degrees 14 minutes 40 seconds east, a distance of 25.00 feet to the east right-of-way line of the aforementioned accessway; thence along said east right-of-way line, south 21 degrees 27 minutes 42 seconds east, a distance of 112.50 feet to the north right-of-way line of an alley (15 foot wide); thence along said north right-of-way line, north 68 degrees 14 minutes 40 seconds east, a distance of 21.50 feet; thence crossing said alley, south 21 degrees 37 minutes 42 seconds east, a distance of 15.00 feet to the sought right-of-way line of said alley; thence along said south right-of-way line, south 68 degrees 14 minutes 40 seconds west, a distance of 21.50 feet to the east right-of-way line of the aforementioned accessway; thence along said east right-of-way line, south 21 degrees 37 minutes 42 seconds east, a distance of 112.50 feet to the north right-of-way line of Warren (60 feet wide) Street; thence along said north right-of-way line, south 68 degrees 14 minutes 40 seconds west, a distance of 25.00 feet to the west right-of-way line of the aforementioned accessway; thence along said west right-of-way line, north 21 degrees 37 minutes 42 seconds west, a distance of 240.00 feet to the point of beginning. The above

described tract of land containing 6,323 square feet is based upon a vacation plat prepared by Cole and Associates, Inc. during the month of November 2008 and is subject to all easements, restrictions, reservations and conditions of record, if any.

are, upon the conditions hereinafter set out, vacated.

**SECTION TWO:** Crown Village Associates, LLC plans to use vacated areas to consolidate property for commercial/retail development.

**SECTION THREE:** All rights of the public in the land bearing rights-of-way traversed by the foregoing conditionally vacated alleys and accessways, are reserved to the City of St. Louis for the public including present and future uses of utilities, governmental service entities and franchise holders, except such rights as are specifically abandoned or released herein.

**SECTION FOUR:** The owners of the land may, at their election and expense remove the surface pavement of said so vacated alleys and accessways provided however, all utilities within the rights-of-way shall not be disturbed or impaired and such work shall be accomplished upon proper City permits.

**SECTION FIVE:** The City, utilities, governmental service entities and franchise holders shall have the right and access to go upon the land and occupation hereof within the rights-of-way for purposes associated with the maintenance, construction or planning of existing or future facilities, being careful not to disrupt or disturb the owners interests more than is reasonably required.

**SECTION SIX:** The owner(s) shall not place any improvement upon, over or in the area(s) vacated without: 1) lawful permit from the Building Division or Authorized City agency as governed by the Board of Public Service; 2) obtaining written consent of the utilities, governmental service entities and franchise holders, present or future. The written consent with the terms and conditions thereof shall be filed in writing with the Board of Public Service by each of the above agencies as needed and approved by such Board prior to construction.

**SECTION SEVEN:** The owners may secure the removal of all or any part of the facilities of a utility, governmental service entity or franchise holder by agreement in writing with such utilities, governmental entity or franchise holder, filed with the Board of Public Service prior to the undertaking of such removal.

**SECTION EIGHT:** In the event that granite curbing or cobblestones are removed within the vacated area, the Department of Streets of the City of St. Louis must be notified. Owner(s) must have curbing cobblestones returned to the Department of Streets in good condition.

**SECTION NINE:** This ordinance shall be ineffective unless within three hundred sixty (360) days after its approval, or such longer time as is fixed by the Board of Public Service not to exceed three (3) days prior to the affidavit submittal date as specified in the last section of this ordinance, the owner(s) of the area to be vacated must fulfill the following monetary requirements, if applicable, as specified by the City of St. Louis Agencies listed below. All monies received will be deposited by these agencies with the Comptroller of the City of St. Louis.

- 1) CITY WATER DIVISION to cover the full expenses of removal and/or relocation of Water facilities, if any.
- 2) CITY TRAFFIC AND TRANSPORTATION DIVISION to cover the full expense of removal, relocation and/or purchase of all lighting facilities, if any. All street signs must be returned.
- 3) CITY STREET DEPARTMENT to cover the full expenses required for the adjustments of the City's alley(s), sidewalk(s) and street(s) as affected by the vacated area(s) as specified in Sections Two and Eight of the Ordinance.

**SECTION TEN:** An affidavit stating that all of the conditions be submitted to the Director of Streets for review of compliance with conditions 365 days (1 year) from the date of the signing and approval of this ordinance. Once the Director of Streets has verified compliance, the affidavit will be forwarded to the Board of Public Service for acceptance. If this affidavit is not submitted within the prescribed time the ordinance will be null and void.

**Approved: January 29, 2010**