

BILL NO. 3101

ORDINANCE NO. 2901

AN ORDINANCE VACATING THE NORTH 35 FEET OF A 70 FOOT CHESTERFIELD VALLEY STORM WATER EASEMENT ON PART OF LOT A OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, AS RECORDED IN BOOK 354, PAGE 186 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, petitions have been filed by Kehr Development, LLC and Union Electric Company dba Ameren Missouri requesting the City to vacate a portion of the Chesterfield Valley Storm Water easement on said tracts of land; and,

WHEREAS, Kehr Development, LLC and Union Electric Company dba Ameren Missouri owns the property on which the easements are located and have requested to vacate the easements; and,

WHEREAS, the Department of Public Services has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

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

Section 1. The City Council of the City of Chesterfield hereby approves the easement vacations located on Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3, and 4 as depicted and described in "Exhibit A", which is attached hereto and made part of hereof; and

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the vacation of these easements by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record these easement vacations with the Saint Louis County Recorder of Deeds Office; and

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 18TH day of JULY, 2016.

Bob Nathan
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

FIRST READING HELD: 7/18/2016

Exhibit 'A'

LEGEND

- = Found Iron Pin
- = Calculated Position - No Monument Set

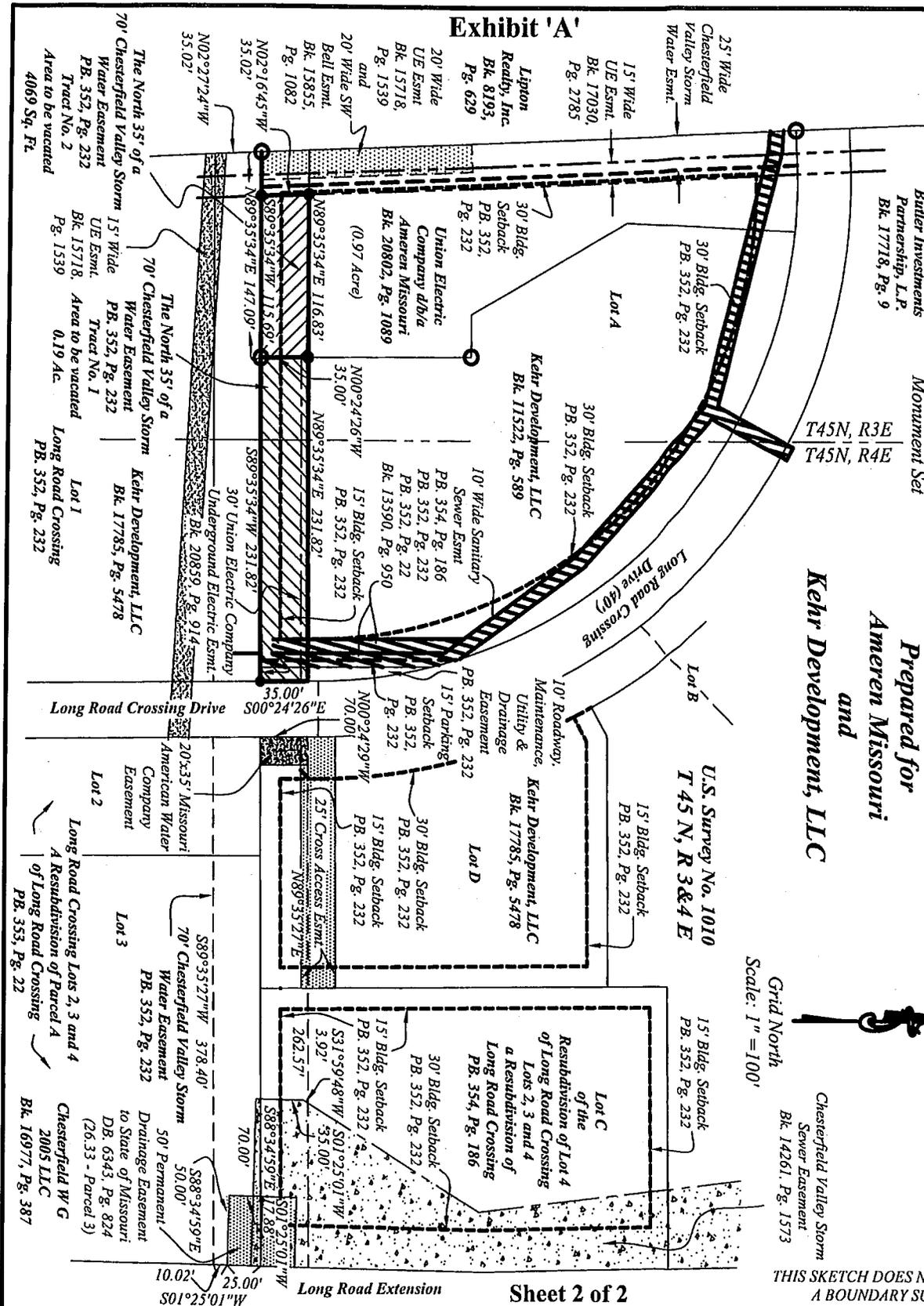
Drawing of Easement Vacation Prepared for Ameren Missouri and Kehr Development, LLC



Grid North
Scale: 1" = 100'

Chesterfield Valley Storm Sewer Easement
Bk. 14261, Pg. 1573

THIS SKETCH DOES NOT DEPICT A BOUNDARY SURVEY



Sheet 2 of 2

<p>Ameren Missouri & Kehr Development, LLC</p>	<p>Long Road Crossing St. Louis County</p>	<p>Job No. KD14184 Esmt Vac Exhibit File No. KD14184</p>	<p>Drawn By: GH 6-10-14 Reviewed By: DM Revised: 8-5-14, 8-18-14, 4-15-15, 6-19-15</p>	<p>Zahner & Associates, Inc. 26 N Jackson Street Perryville, MO 63775 (573)547-1771</p>
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EXHIBIT "A"

"Exhibit A"
Vacation of Easement

Tract No. 1

Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records and part of Lot 1 of Long Road Crossing per plat on file in Plat Book 352, Page 232 in said land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian and being more particularly described as follows: Beginning at the Southeast corner of a tract of land conveyed to Union Electric Company d/b/a Ameren Missouri by deed recorded in Book 20802, Page 1089 in said land records; Thence North $00^{\circ}24'26''$ West along the East line of said Union Electric Company d/b/a Ameren Missouri tract a distance of 35.00 feet; Thence North $89^{\circ}35'34''$ East a distance of 231.82 feet to the West line of Long Road Crossing Drive; Thence South $00^{\circ}24'26''$ East along said West line a distance of 35.00 feet; Thence South $89^{\circ}35'34''$ West a distance of 231.82 feet to the beginning containing 0.19 acre.

Tract No. 2

Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian, being part of a 0.97 acre tract of land conveyed to Union Electric Company d/b/a Ameren Missouri by deed recorded in Book 20802, Page 1089 in the St. Louis County, Missouri land records and being more particularly described as Follows: Beginning at the Southeast corner of said 0.97 acre tract; Thence South $89^{\circ}35'34''$ West along the South line of said 0.97 acre tract a distance of 115.69 feet to the East line of an easement 15 feet in width conveyed to Union Electric Company, d/b/a Ameren UE by deed recorded in Book 17030, Page 2785 in the St. Louis County, Missouri land records; Thence North $02^{\circ}16'45''$ West along said East line a distance of 35.02 feet to the intersection of said East line with the North line of a 70 foot wide Chesterfield Valley Storm Water Easement per plat recorded in Plat Book 352, Page 232 in the St. Louis County, Missouri land records; Thence North $89^{\circ}35'34''$ East along said North line of said 70 foot wide easement a distance of 116.83 feet to the intersection of said North line with the East line of the aforesaid 0.97 acre tract; Thence South $00^{\circ}24'26''$ East along said East line a distance of 35.00 feet to the beginning containing 4069 square feet.