

BILL NO. 3504

ORDINANCE NO. 3289

**AN ORDINANCE VACATING AN EASEMENT ON PART OF LOT 1 AND LOT 3 OF HAY BARN LANE PLAT BOOK 179, PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEYS 370 & 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, a petition has been filed by Lombardo Homes of St. Louis, LLC, requesting the City to vacate an easement on said tracts of land; and,

**WHEREAS**, Lombardo Homes of St. Louis, LLC, owns the properties on which the easement is located and has no need for the easement; and,

**WHEREAS**, the Departments of Planning and Public Works have reviewed the petition and have determined that said petition meets all applicable regulations and 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 vacation located on part of Lot 1 and Lot 3 of hay barn lane Plat Book 179, Page 77 of the St. Louis County, Missouri Records, as described in Exhibit 2, 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 this easement 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 this easement vacation 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 16 day of April, 2024.

  
\_\_\_\_\_  
PRESIDING OFFICER

  
\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

  
\_\_\_\_\_  
Vickie McGownd, CITY CLERK

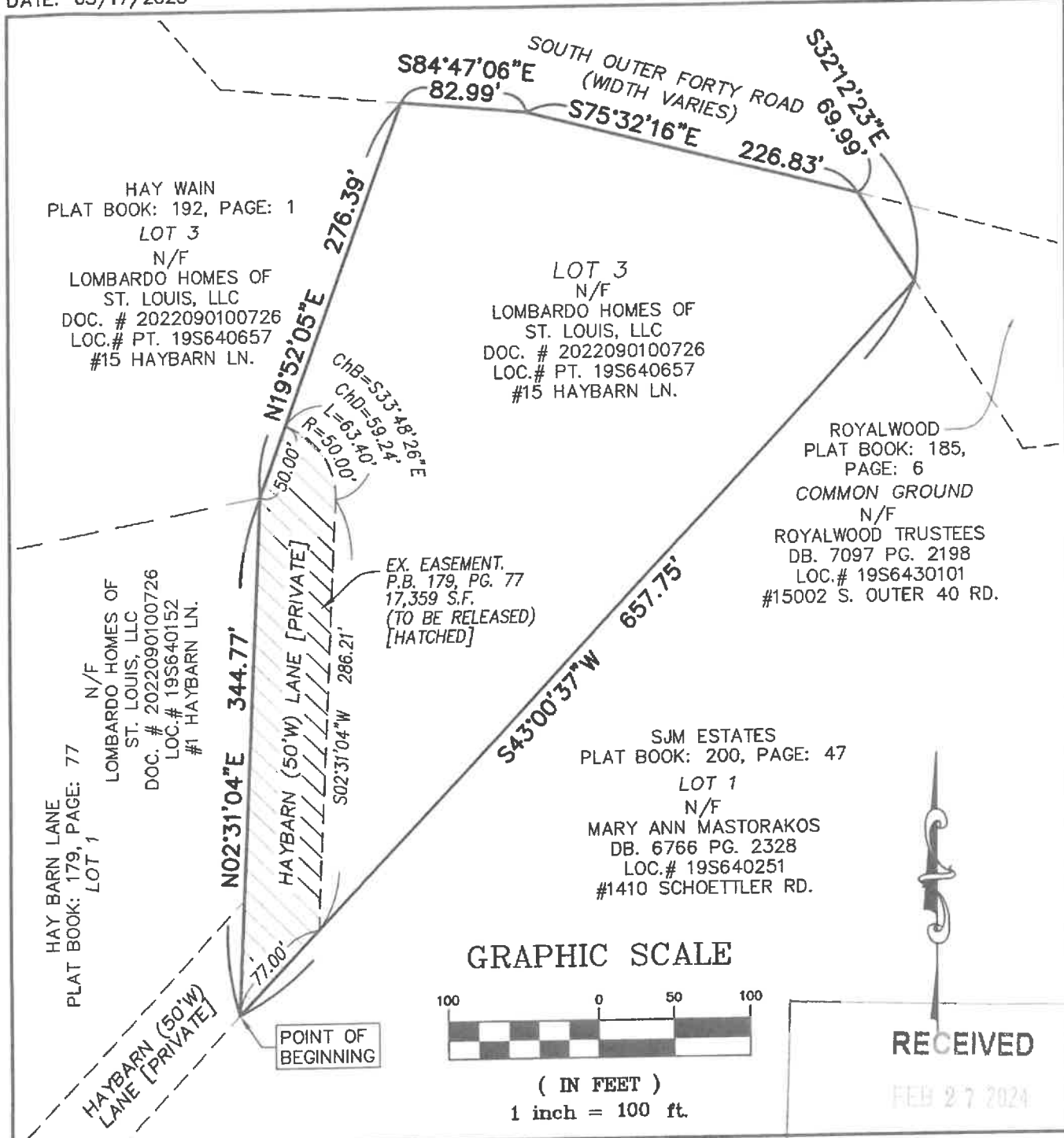
## NOTICE OF VACATION OF EASEMENT

**NOTICE IS HEREBY GIVEN** that the City of Chesterfield has received a petition to partially vacate the easement situated in the City of Chesterfield, Missouri. Should anyone have an interest in this, please contact Shilpi Bharti, Planner at 636-537-4743 or email at [Sbharti@chesterfield.mo.us](mailto:Sbharti@chesterfield.mo.us). The legal description of the easement to be vacated are as follows:

A tract of land being part of Lot 3 of "Hay Barn Lane", a subdivision according to the Plat thereof recorded in Plat Book 179 Page 77 of the St. Louis County, Missouri records, located in U.S. surveys 370& 1978, township 45 north, range 4 east of the fifth principal meridian, City of Chesterfield, St. Louis County Missouri.

And

A tract of land being part of Lot 1 of "Hay Barn Lane", a subdivision according to the plat thereof recorded in Plat book 179 page 77 pf the St. Louis County, Missouri records, located in U.S. surveys 370 & 1978, township 45 north, range 4 east of the fifth principal meridian, City of Chesterfield, St. Louis County, Missouri.



HAY WAIN  
 PLAT BOOK: 192, PAGE: 1  
 LOT 3  
 N/F  
 LOMBARDO HOMES OF  
 ST. LOUIS, LLC  
 DOC. # 2022090100726  
 LOC.# PT. 19S640657  
 #15 HAYBARN LN.

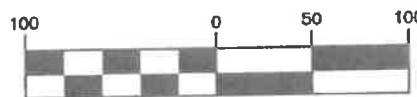
LOT 3  
 N/F  
 LOMBARDO HOMES OF  
 ST. LOUIS, LLC  
 DOC. # 2022090100726  
 LOC.# PT. 19S640657  
 #15 HAYBARN LN.

ROYALWOOD  
 PLAT BOOK: 185,  
 PAGE: 6  
 COMMON GROUND  
 N/F  
 ROYALWOOD TRUSTEES  
 DB. 7097 PG. 2198  
 LOC.# 19S6430101  
 #15002 S. OUTER 40 RD.

HAY BARN LANE  
 PLAT BOOK: 179, PAGE: 77  
 LOT 1  
 N/F  
 LOMBARDO HOMES OF  
 ST. LOUIS, LLC  
 DOC. # 2022090100726  
 LOC.# 19S640152  
 #1 HAYBARN LN.

SJM ESTATES  
 PLAT BOOK: 200, PAGE: 47  
 LOT 1  
 N/F  
 MARY ANN MASTORAKOS  
 DB. 6766 PG. 2328  
 LOC.# 19S640251  
 #1410 SCHOETTLER RD.

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

RECEIVED

FEB 27 2024

EXHIBIT "A"

SHEET 1 of 2

**EASEMENT RELEASE PLAT**

A TRACT OF LAND BEING LOT 3 OF HAY BARN LANE (PLAT BOOK 179, PAGE 77),  
 LOCATED IN U.S. SURVEYS 370 & 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST OF  
 THE FIFTH PRINCIPAL MERIDIAN,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**STERLING** CO.

5055 NEW BAUMGARTNER ROAD  
 ST. LOUIS, MISSOURI 63129  
 (314)-487-0440 FAX 487-8944  
 Sterling@sterling-eng-sur.com

GLENN S. MAZURANI  
 MO. REG. L.S. # 2610

02/27/2024



A TRACT OF LAND BEING PART OF LOT 3 OF "HAY BARN LANE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 179 PAGE 77 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEYS 370 & 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE ABOVEMENTIONED "HAY BARN LANE" SUBDIVISION, SAID CORNER BEING LOCATED ON THE NORTHWEST LINE OF LOT 1 OF "SJM ESTATES", A SUBDIVISION RECORDED IN PLAT BOOK 200 PAGE 47 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 1 OF "HAY BARN LANE", NORTH 02°31'04" EAST, 344.77 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF "HAY WAIN", A SUBDIVISION RECORDED IN PLAT BOOK 192 PAGE 1 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 3, NORTH 19°52'05" EAST, 50.00 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 63.40 FEET, A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS SOUTH 33°48'26" EAST, 59.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°31'04" WEST, 286.21 FEET TO A POINT ON THE NORTHWEST LINE OF LOT 1 OF THE ABOVEMENTIONED "SJM ESTATES" SUBDIVISION; THENCE ALONG THE NORTHWEST LINE OF SAID LOT 1, SOUTH 43°00'37" WEST, 77.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,359 SQUARE FEET (0.3985 ACRES) MORE OR LESS.

EXHIBIT "A"

SHEET 2 of 2

**EASEMENT RELEASE PLAT**

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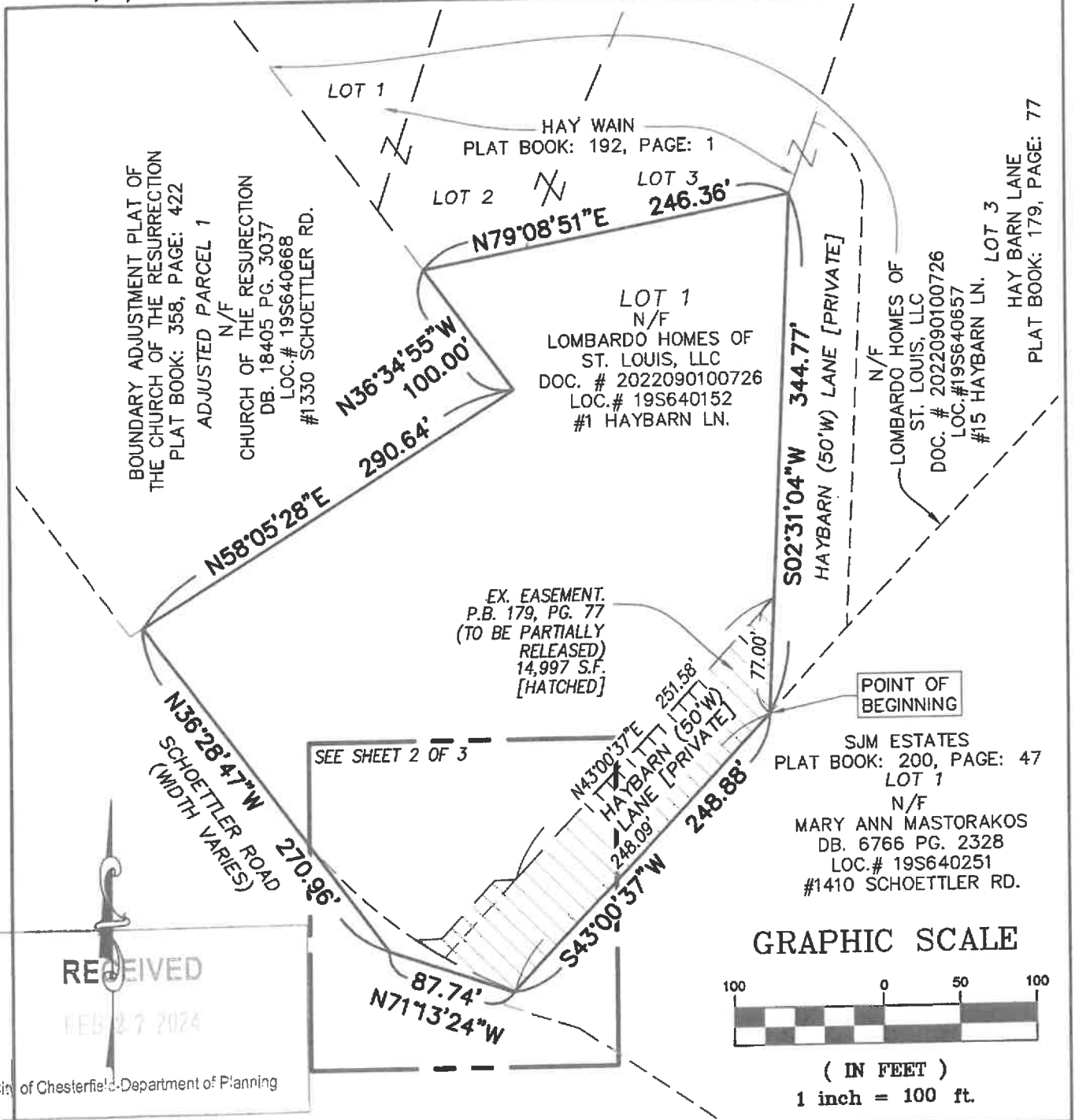
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MO. REG. L.S. # 2610 02/27/2024





**RECEIVED**  
 FEB 27 2024  
 City of Chesterfield - Department of Planning

**EXHIBIT "A"** SHEET 1 of 3  
**PARTIAL EASEMENT RELEASE PLAT**  
 A TRACT OF LAND BEING LOT 1 OF HAY BARN LANE (PLAT BOOK 179, PAGE 77),  
 LOCATED IN U.S. SURVEYS 370 & 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST OF  
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*Glenn S. Mazuranic*  
**GLENN S. MAZURANIC**  
 MO. REG. L.S. # 2610  
 02/27/2024

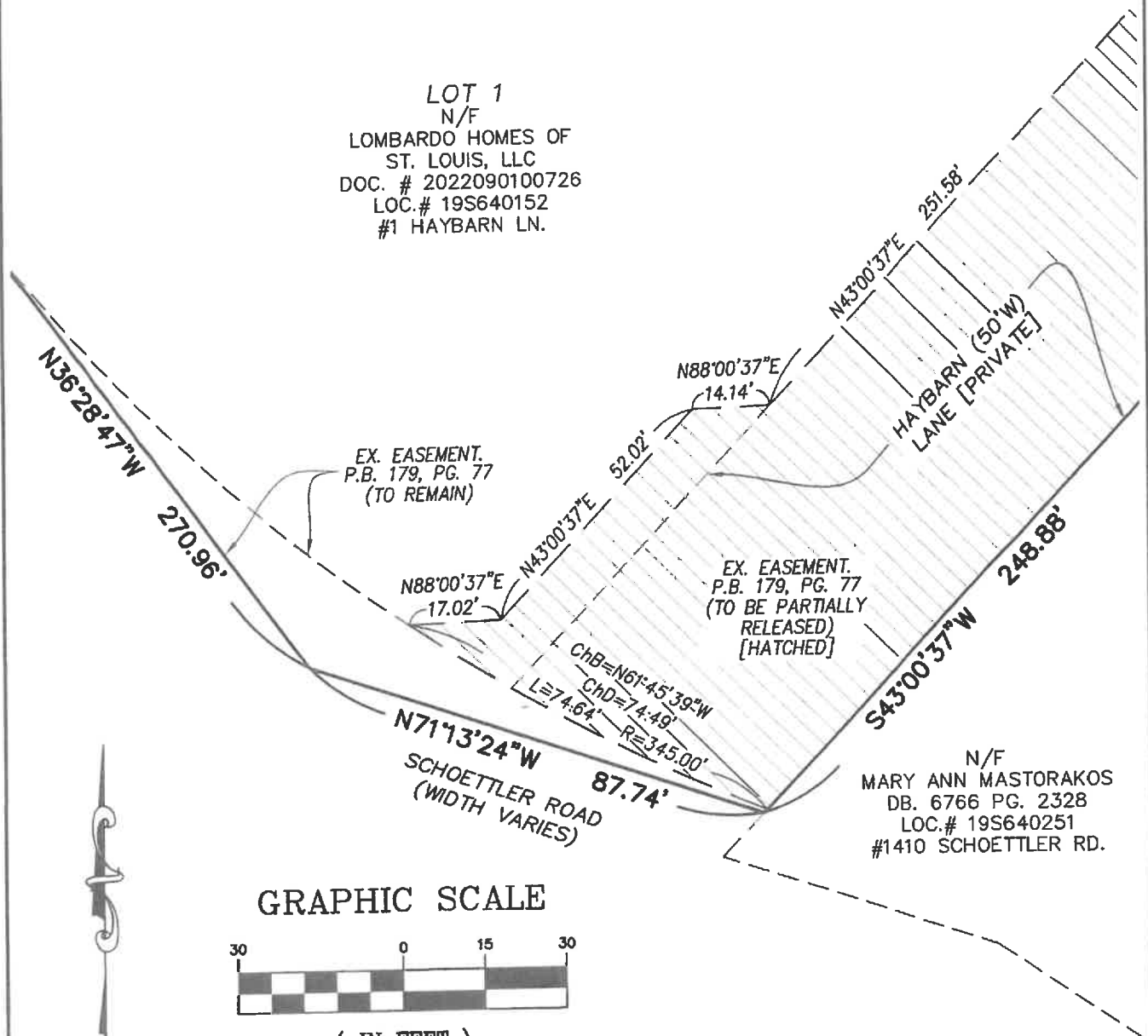


LOT 1  
 N/F  
 LOMBARDO HOMES OF  
 ST. LOUIS, LLC  
 DOC. # 2022090100726  
 LOC. # 19S640152  
 #1 HAYBARN LN.

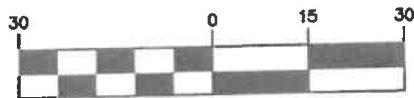
N/F  
 MARY ANN MASTORAKOS  
 DB. 6766 PG. 2328  
 LOC. # 19S640251  
 #1410 SCHOETTLER RD.

EX. EASEMENT.  
 P.B. 179, PG. 77  
 (TO REMAIN)

EX. EASEMENT.  
 P.B. 179, PG. 77  
 (TO BE PARTIALLY  
 RELEASED)  
 [HATCHED]



GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

EXHIBIT "A"

SHEET 2 of 3

**PARTIAL EASEMENT RELEASE PLAT**

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EXHIBIT "A"

SHEET 3 of 3

**PARTIAL EASEMENT RELEASE PLAT**

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# Memorandum

## Department of Planning



**To:** Michael O. Geisel, City Administrator

**From:** Justin Wyse, Director of Planning *JW*

**Date:** April 16, 2024

**RE:** **Vacation of Easement:** A request to partially vacate the easement situated in the Legends at Schoettler Pointe subdivision on parcels 15 Haybarn lane and 1 Haybarn Lane located east of Schoettler Road.

### **Summary**

The Lombardo Homes of St. Louis, LLC has submitted a request to partially vacate the 50' easement situated on parcels 15 Haybarn and 1 Haybarn of Legends at Schoettler subdivision. The easement consists of approximately 32,356 square feet of ground. The existing easement is also dedicated to multiple utility companies. The City has received easement releases from Ameren, AT&T, Charter Communications Entertainment I, LLC, Missouri American Water company, and Spire. The survey showing the easement to be vacated is attached with this memo.



Figure 1: Subdivision Aerial

As per City of Chesterfield Planning & Public Works Procedure Number PPW-1053, the petition was published in the St. Louis Countian Newspaper fifteen (15) days prior to the City Council meeting. Staff did not receive any objection or concerns related to the petition.

### Attachments:

- Legislation
- Public Notice
- Petition