

**ORDINANCE 71276**

**BOARD BILL NUMBER 156 INTRODUCED BY: ALDERMAN DAN GUENTHER**

1           An ordinance recommended by the Board of Public Service to conditionally vacate above  
2 surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in Louisa from  
3 Second eastwardly 167.50 feet to terminus and the remaining 115 foot section of the 15 foot wide  
4 north/south alley in City Block 769 as bounded by St. George, DeKalb (vacated), Louisa and  
5 Second in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter  
6 authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain  
7 conditions on such vacation.

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

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

11           A tract of land being Louisa Street, 60 feet wide, and a North/South alley, 15 feet  
12 wide, lying East of South Second Street and bounded by City Block 769 of the City  
13 of St. Louis, Missouri, and being more particularly described as follows:

14                   Beginning at the intersection of the Easterly line of said South Second  
15 Street, 60 feet wide, with the Southerly line of said Louisa Street;  
16                   thence along the Northeasterly prolongation of the Easterly line of said  
17 South Second Street, North 37 degrees 49 minutes 21 seconds East,  
18                   60.00 feet to the Northerly line of said Louisa Street, said point being  
19                   the Southwestern corner of Lot 1 in Block 78 of St. George Addition;  
20                   thence Eastwardly along the Northerly line of said Louisa Street,  
21                   South 52 degrees 08 minutes 03 seconds East, 152.50 feet to its  
22                   intersection with the Westerly line of said North/South alley, said  
23                   point being the Southeastern corner of Lot 6 in Block 78 of St. George

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1           Addition; thence Northwardly along the Westerly line of said alley,  
2           North 37 degrees 49 minutes 21 seconds East, 115.00 feet to the  
3           terminus of said alley; thence Eastwardly along the terminus line of  
4           said alley, South 52 degrees 08 minutes 03 seconds East, 15.00 feet to  
5           the Easterly line of said alley; thence Southwardly along Easterly line  
6           of said alley, South 37 degrees 49 minutes 21 seconds West, 175.00  
7           feet to the Southerly line of said Louisa Street; thence Westwardly  
8           along the Southerly line of said Louisa Street North 52 degrees 08  
9           minutes 03 seconds West, 167.50 feet to the Point of Beginning,  
10          according to Survey Number 206220, executed by James Surveying  
11          Company, during the month of January, 2016, and containing 11,775  
12          square feet, more or less.

13          are, upon the conditions hereinafter set out, vacated.

14           **SECTION TWO.** Electro Properties, LLC will use vacated area to consolidate property for  
15          industrial expansion.

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

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

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

5           **SECTION SIX.** The owner(s) shall not place any improvement upon, over or in the area(s)  
6 vacated without:

- 7           1. Lawful permit from the Building Division or Authorized City agency as governed by  
8           the Board of Public Service.
- 9           2. Obtaining written consent of the utilities, governmental service entities and franchise  
10           holders, present or future. The written consent with the terms and conditions thereof  
11           shall be filed in writing with the Board of Public Service by each of the above agencies  
12           as needed and approved by such Board prior to construction.

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

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

20           **SECTION NINE.** This ordinance shall be ineffective unless within three hundred sixty (360)  
21 days after its approval, or such longer time as is fixed by the Board of Public Service not to exceed  
22 three (3) days prior to the affidavit submittal date as specified in the last section of this ordinance, the  
23 owner(s) of the area to be vacated must fulfill the following monetary requirements, if applicable, as

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1 specified by the City of St. Louis Agencies listed below. All monies received will be deposited by  
2 these agencies with the Comptroller of the City of St. Louis.

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

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

STREET DEPT  
ATTN: PLANS REVIEWER



LYDA KREWSON  
MAYOR

# City of St. Louis

## DEPARTMENT OF STREETS OFFICE OF THE DIRECTOR

1900 HAMPTON AVENUE  
SAINT LOUIS, MISSOURI 63139  
PHONE: (314) 647-3111  
FAX: (314) 768-2888



JAMIE WILSON, P.E., PTOE  
DIRECTOR

297/179  
APPROVED BY THE  
BOARD OF PUBLIC SERVICE

January 7, 2020

JAN 07 2020  
*Jessica Almy*  
SECRETARY

Honorable Board of Public Service  
Room 300 - City Hall  
St. Louis, MO 63103

**RE: BOARD DOCUMENT #295884  
PETITION #6879**

Honorable Board Members:

Transmitted herewith is draft of an ordinance to conditionally vacate:

Louisa from Second eastwardly 167.50 feet to terminus and the remaining 115 foot section of the 15 foot wide north/south alley in City Block 769 as bounded by St. George, DeKalb (vacated), Louisa and Second.

This vacation has been petitioned by Electro Properties, LLC.

Therefore, it is recommended that the above ordinance be **APPROVED** by your Board and that the Secretary be authorized to forward same to the Board of Aldermen with the recommendation that it be passed.

Sincerely,

*Jamie Wilson*

Jamie Wilson, P.E., PTOE  
Director of Streets

JW/JDW:md

xc: Alderman Dan Guenther

PETITION FOR VACATION AND WAIVER OF DAMAGES

Honorable Board of Public Service  
The City of St. Louis

We, the undersigned, legal owners of property in city block(s) 769  
between St. George, DEKALB (VACATED), Louisa  
and 2nd

hereby petition the City of St. Louis to vacate and abolish Louisa from 2nd eastwardly 167.50  
feet to terminus and the remaining 115 foot portion of the 15 foot  
wide north/south alley in City Block 769

and we hereby waive all claims for damages sustained as the result of the vacation and abolition of the afore-  
said area.

IN WITNESS WHEREOF we have hereunto set our hands this 11  
day of July, 2019.

ATTEST \_\_\_\_\_ Secretary  
By ELECTRO PROPERTIES LLC Co.  
[Signature]  
Title OWNER

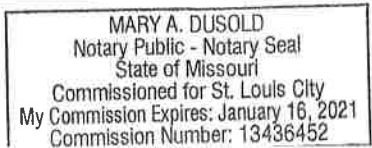
STATE OF MISSOURI }  
CITY OF ST. LOUIS } ss On this 11 day of July, 2019,  
before me appeared Edin Korkaric

to me personally known, who being duly sworn, did say that he is the OWNER of  
ELECTRO PROPERTIES, LLC, a corporation; 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 said

Edin Korkaric acknowledged said  
instrument to be the free act and deed of said corporation.

Witness my hand and notarial seal in the City of St. Louis, State of Missouri, the day  
and year first above written.

My term expires Jan. 16, 2021 Mary A. Dusold  
NOTARY PUBLIC





**Board Bill Number 156**



CB. 769.00