

**ORDINANCE 71283**

**BOARD BILL NUMBER 161 INTRODUCED BY: ALDERWOMAN CHRISTINE INGRASSIA**

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 the 20 foot  
3 wide east/west alley in City Block 6472 beginning at 20th Street and extending westwardly 220.54  
4 ± 16.49 feet to its terminus and bounded by Olive on the north, 20th on the east and Pine on the  
5 south 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 an alley (20 feet wide) located in Block 6472 of the City of St.  
12 Louis, Missouri, and being more particularly described as follows:

13           Beginning at an iron pipe being the Northeast corner of Tract 48-B of  
14 Mill Creek Valley Subdivision of Tracts 38, 48 A & 48-B as recorded  
15 in Plat Book 134, Page 38 of the City of St. Louis Records, thence  
16 along the South right of way line of above said 20 foot wide alley,  
17 North 75 degrees 17 minutes 59 seconds West, 204.05 feet to a point  
18 being the Northwest corner of Tract 48-A of said Mill Creek Valley  
19 Subdivision also being on the Easterly line of Lot 3 of Subdivision of  
20 Parcel E6-0966 per Deed Book11182019, Page 65 of the City of St.  
21 Louis Records, thence along said Easterly line , North 44 degrees 03  
22 minutes 36 seconds West, 38.56 feet to a cotton picker spindle in the

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1 North right of way line of said 20 foot wide alley, thence along said  
2 North line South 75 degrees 17 minutes 59 seconds East, 237.03 feet  
3 to a point being the intersection of said North right of way line with  
4 the West right of way line of 20th Street (60 feet wide), thence  
5 departing said North line along said West right of way line, South 14  
6 degrees 42 minutes 55 seconds West, 20.00 feet to the Point of  
7 Beginning and containing 4,411 square feet or 0.101 acres, more or  
8 less.

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

10 **SECTION TWO.** TKFC LC proposes to use area to consolidate property for construction  
11 of soccer stadium.

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

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

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

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

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

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

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

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

- 22           1. CITY WATER DIVISION so as to cover the full expenses of removal and/or relocation of  
23           Water facilities, if any.

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1        2. CITY TRAFFIC AND TRANSPORTATION DIVISION so as to cover the full expenses of  
2            removal, relocation and/or purchase of all lighting facilities, if any. All street signs must be  
3            returned.

4        3. CITY STREET DEPARTMENT so as to cover the full expenses required for the adjustments  
5            of the City's alley(s), sidewalk(s) and street(s) as affected by the vacated area(s) as specified  
6            in Sections Two and Eight of the Ordinance.

7            **SECTION TEN.** An affidavit stating that all of the conditions be submitted to the Director  
8            of Streets for review of compliance with conditions 2 years (730 days) from the date of the signing  
9            and approval of this ordinance. Once the Director of Streets has verified compliance, the affidavit  
10          will be forwarded to the Board of Public Service for acceptance. If this affidavit is not submitted  
11          within the prescribed time the ordinance will be null and void.

**Board Bill Number 161**



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

September 15, 2020

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

**RE: BOARD DOCUMENT #298. 649  
PETITION #6890**

Honorable Board Members:

Transmitted herewith is a draft of an ordinance to conditionally vacate:

The 20 foot wide east/west alley in City Block 6472 beginning at 20th Street and extending westwardly 220.54 ± 16.49 feet to its terminus and bounded by Olive on the north, 20th one the east and Pine on the south.

This vacation has been petitioned by TKFC LC.

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,

A handwritten signature in blue ink, appearing to read "Jamie Wilson".

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

JW/JDW:md

xc: Clerk, Board of Aldermen  
Alderwoman Christine Ingrassia

PETITION FOR VACATION AND WAIVER OF DAMAGES

Honorable Board of Public Service  
The City of St. Louis

We, the undersigned, legal owner of property in city block 6472 between Pine Street, North 20<sup>th</sup> Street, North 21<sup>st</sup> Street and Olive Street hereby petition the City of St. Louis to vacate and abolish all of the public right of way for all purposes in the 20 foot alley south of Olive Street and adjacent to North 20<sup>th</sup> Street 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 15 day of May 2020

ATTEST \_\_\_\_\_

TKFC LC  
By: Carolyn K Betz  
Title: Chief Executive Officer

STATE OF MISSOURI )  
CITY OF ST. LOUIS ) ss

On this 15<sup>th</sup> day of May, before me appeared Carolyn Kindle Betz to me personally known, who being duly sworn, did say that she is the Chief Executive Officer of TKFC LC, a limited liability company; and that said instrument was signed on behalf of said limited liability company by authority of its Members, and said Carolyn Kindle Betz acknowledged said instrument to be the free act and deed of said limited liability company.

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: 4/19/2023

Rose Eckstein  
Notary Public





DAVID MASON  
 10000 N. MISSOURI AVE. SUITE 100  
 ST. LOUIS, MISSOURI 63120  
 (314) 433-1000  
 www.davidmason.com

#MLS4  
 THELOU

Project  
 STL MLS STADIUM  
 ST. LOUIS, MO 63103

Prepared For:  
 TKFC LC A Missouri LLC  
 P.O. BOX 16620  
 Clayton Missouri 63105



THE SURVEYOR'S DUTY IS TO OBTAIN ALL NECESSARY INFORMATION AND TO REPORT THE SAME TO THE BOARD OF PUBLIC SERVICE OF THE CITY OF ST. LOUIS. THE SURVEYOR'S DUTY IS NOT TO GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

City	St. Louis
County	St. Louis
Block	6472
Lot	3
Section	1
Range	18 N
Meridian	91 W

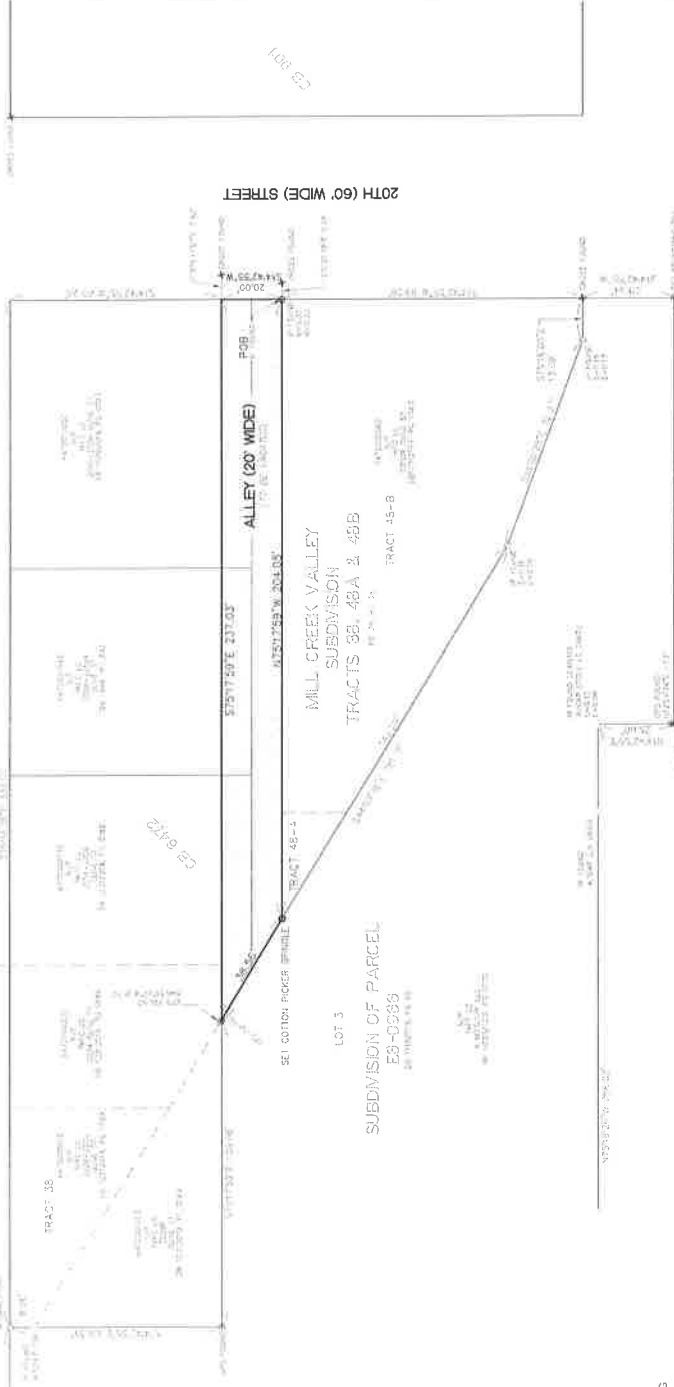
20' WIDE ALLEY  
 VACATION  
 PLAT

1 of 1

# VACATION PLAT

20' WIDE ALLEY SITUATED IN CITY BLOCK 6472  
 OF THE CITY OF ST. LOUIS, MISSOURI

OLIVE (100' WIDE) STREET



## LEGAL DESCRIPTION

20 FOOT WIDE ALLEY

A TRACT OF LAND BEING AN ALLEY (20 FEET WIDE), LOCATED IN BLOCK 6472 OF THE CITY OF ST. LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE BEING THE NORTH-EAST CORNER OF TRACT 48-B OF MILL CREEK VALLEY SUBDIVISION OF TRACTS 38, 48-A, & 48-B AS RECORDED IN PLAT BOOK 154, PAGE 38 OF THE CITY OF ST. LOUIS RECORDS, THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF ABOVE SAID 20 FOOT WIDE ALLEY, NORTH 75 DEGREES 17 MINUTES 59 SECONDS WEST, 204.05 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT 48-A OF SAID MILL CREEK VALLEY SUBDIVISION ALSO BEING ON THE EASTERLY LINE OF LOT 3 OF SUBDIVISION OF PARCEL E6-00986 PER DEED BOOK 178019, PAGE 65 OF THE EASTERLY LINE, NORTH 44 DEGREES 03 MINUTES 56 SECONDS WEST, 39.56 FEET TO A COTTON PICKER SPINDLE IN THE NORTH RIGHT OF WAY LINE OF SAID 20 FOOT WIDE ALLEY, THENCE ALONG SAID NORTH LINE, SOUTH 75 DEGREES 17 MINUTES 59 SECONDS EAST, 237.03 FEET TO A POINT BEING THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WEST RIGHT OF WAY LINE OF 20TH STREET (60 FEET WIDE), THENCE DEPARTING SAID NORTH LINE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 14 DEGREES 42 MINUTES 55 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.411 SQUARE FEET OR 0.101 ACRES, MORE OR LESS.

## OWNER'S CERTIFICATION

WE, THE UNDERSIGNED, LEGAL OWNERS OF PROPERTY ADJOINING THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED THE FOREGOING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLOTTED IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY REQUEST THAT INGRESS AND EGRESS RIGHTS OF THE PUBLIC FOR THE AREA DESCRIBED AND SHOWN HATCHED ON THIS PLAT BE VACATED AND WE HEREBY WAIVE ALL CLAIMS FOR DAMAGES SUSTAINED AS THE RESULT OF THE VACATION AND ABOLITION OF THE AFORESAID AREA.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, 20\_\_.

TKFC LC  
 A MISSOURI LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT TITLE: \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF MISSOURI )  
 CITY OF ST. LOUIS )  
 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
 APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO  
 BEING BY ME DULY SWORN, DID SAY THAT  
 THEY ARE THE  
 OF TKFC LC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON  
 BEHALF OF TKFC LC, AND

ACKNOWLEDGED SAID  
 INSTRUMENT TO BE THE FREE ACT AND DEED OF TKFC LC,  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED  
 MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## CITY CERTIFICATION

THE FOREGOING PLAT IS APPROVED AS A VACATION PLAT AS SHOWN HEREON  
 APPROVED BY THE BOARD OF PUBLIC SERVICE ON THE \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_  
 SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_  
 BOARD OF PUBLIC SERVICE DOCUMENT NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, AT THE REQUEST OF TKFC LC,  
 PLANNED AND SURVEYED THE BOUNDARIES OF THE 20 FOOT WIDE  
 ALLEY IN THE CITY OF ST. LOUIS, MISSOURI, AS SHOWN HEREON. THE  
 RESULTS OF SAID SURVEY IS TO THE BEST OF MY KNOWLEDGE AND  
 PROFESSIONAL OPINION, CORRECTLY REPRESENTED ON THE ABOVE  
 PLAT AND WAS PERFORMED IN ACCORDANCE WITH THE CURRENT  
 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS  
 ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL  
 ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND PROFESSIONAL  
 LANDSCAPE ARCHITECTS.

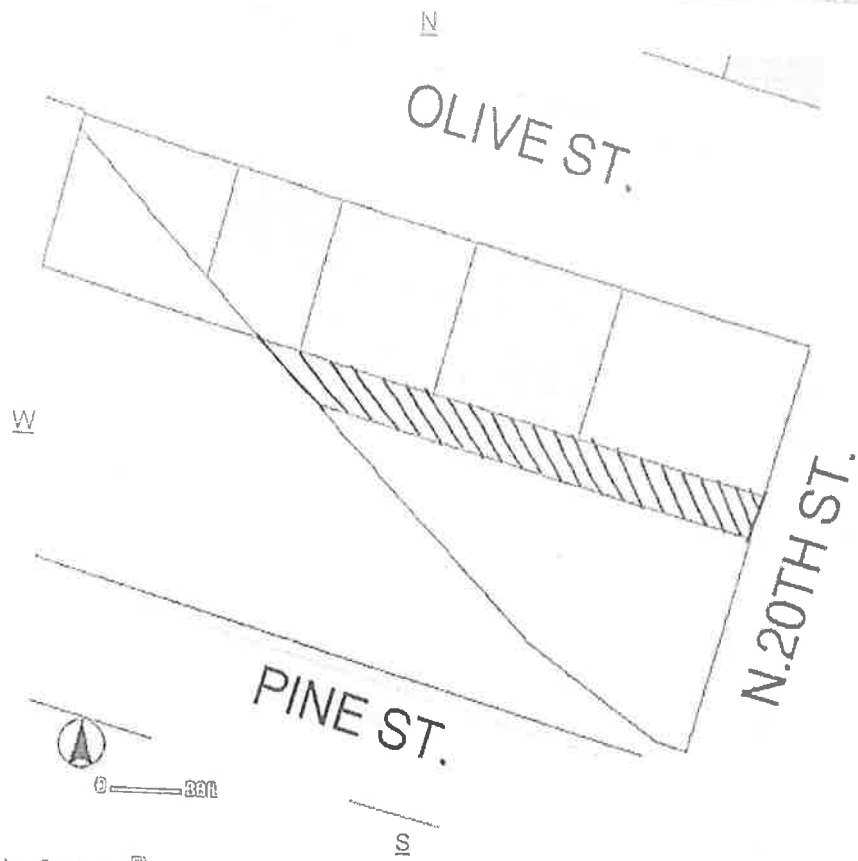
IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DAVID MASON & ASSOCIATES, INC. LS-0360  
 800 SOUTH VANDEVENTER  
 ST. LOUIS, MISSOURI 63110  
 (314) 534-1030

BY: *Donnie D. Lohme*  
 DONNIE D. LOHME  
 MISSOURI PLS-2357

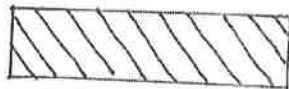
LOCATION MAP  
ALLEY VACATION



0 331

Low Resolution 

High Resolution 



VACATION  
AREA