

**ORDINANCE 71290**

**BOARD BILL NUMBER 173 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 a triangular  
3 tract of land located on the northwest corner of 20th Street and Pine, the same area was previously  
4 dedicated per Plat Book 34, Page 38 in the City of St. Louis, Missouri, as hereinafter described, in  
5 accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter  
6 and imposing certain conditions on such vacation.

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

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

10           A tract of land being part of City Block 906, of the City of St. Louis Records, situated  
11 in the City of St. Louis, Missouri, and being more particularly described as follows:

12           Commencing at the intersection of the West right of way line of 20th  
13 Street, 60 feet wide, with the South right of way line of Olive Street,  
14 100 feet wide, said intersection being the northeast corner of City  
15 Block 906; thence along the said West right of way of 20th Street, and  
16 the East line of City Block 906, the following two calls: South 15  
17 degrees 07 minutes 38 seconds West, a distance of 88.88 feet to a  
18 point; South 14 degrees 37 minutes 38 seconds West, a distance of  
19 99.15 feet to the Point of Beginning of the hereinafter described tract;  
20 thence South 18 degrees 00 minutes 36 seconds West, a distance of  
21 5.14 feet to a point; thence leaving said West right of way, North 54'  
22 14 minutes 22 seconds West, a distance of 14.24 feet to a point; thence

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1 South 75 degrees 20 minutes 41 seconds East, a distance of 13.59 feet  
2 to the Point of Beginning. Said tract contains 34.85 sq. ft. more or  
3 less.

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

5 **SECTION TWO.** TKFC LC will use the proposed vacated unimproved land to consolidate  
6 property for construction of soccer stadium.

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

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

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

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

- 20 1. Lawful permit from the Building Division or Authorized City agency as governed by  
21 the Board of Public Service.
- 22 2. Obtaining written consent of the utilities, governmental service entities and franchise  
23 holders, present or future. The written consent with the terms and conditions thereof

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1 shall be filed in writing with the Board of Public Service by each of the above agencies  
2 as needed and approved by such Board prior to construction.

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

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

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

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

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

**Board Bill Number 173**



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 #298154  
PETITION #6888**

Honorable Board Members:

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

A triangular tract of land located on the northwest corner of 20th Street and Pine,  
the same area previously dedicated per Plat Book 34, Page 38.

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

# CITY BLOCK 906 TRACT VACATION PLAT

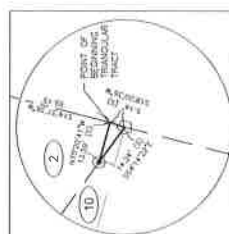
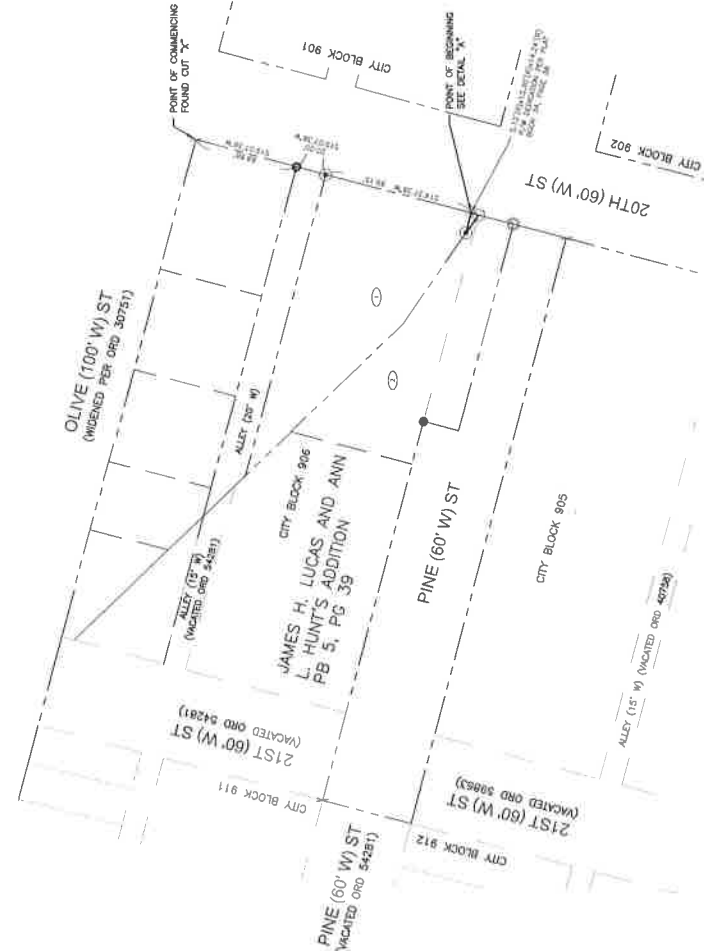
TRIANGULAR TRACT LOCATED IN CITY BLOCK 906 ON WEST SIDE OF 20TH STREET  
IN THE CITY OF ST. LOUIS, STATE OF MISSOURI

**SURVEY PREPARED FOR:**  
TRIFC, LLC  
P.O. BOX 16620  
CLAYTON, MO 63105

**SURVEY PREPARED BY:**  
DONALD W. DEHL, P.E., P.L.S.  
ABNA ENGINEERING, INC.  
4140 LINDELL BLVD.  
ST. LOUIS, MO 63108  
314-454-0222  
DDEHL@ABNACORP.COM

**SUBMISSION PLAT REFERENCE:**  
J.H. LUCAS & ANN L. HUNT'S ADDITION, PLAT BOOK 5, PAGE 39

**SURVEYOR'S NOTES:**  
1. BASIS OF BEARINGS: GRID NORTH, MISSOURI STATE PLANE.  
2. TOTAL AREA TO BE WICHTED = 34.85 30 FEET (0.001 ACRES)  
3. THE PROPERTY DESCRIPTIONS AND PLAT SHOWN IS BASED UPON FIELD EVIDENCE AND ON RECORDED PLATS AND DEEDS ON FILE IN THE CITY OF ST. LOUIS RECORDS OFFICE.



DETAIL 'A'  
N.T.S.



**OWNERSHIP INFORMATION FOR ADJOINING SURVEYED PROPERTY**

REF #	TRACT #	N/T/F	ADDRESS	TAX LOC. NO.	DOC #
1	STATE OF MISSOURI		STATE OF MISSOURI	187-140-100-1	18707277

**ABBREVIATIONS**

- (S) SURVEYED MEASUREMENT
- (R) RECORDED MEASUREMENT
- N/P NOW OR FORMERLY
- GRD GRASS

**SYMBOL LEGEND**

- SET IRON ROD U.S. 8550
- SET COTTON PICKER SPINKLE
- SET CUT 'X'
- FOUND IRON PIPE
- FOUND IRON ROD

**LINE TYPE LEGEND**

- EXISTING PROPERTY LINES
- ORIGINAL LOT LINES
- ORIGINAL R.E.W. LINES
- SURVEYED P.O.W. LINES

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, TRIFC, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS COMPRISING THE ADJOINING PROPERTIES SHOWN HEREON AND I HAVE CAUSED THEM TO BE SURVEYED AND THESE PRESENTS THIS PLAT TO BE RECORDED IN THE CITY OF ST. LOUIS, MISSOURI.

IN WITNESS WHEREOF, TRIFC, LLC HAS EXECUTED THESE PRESENTS THIS DAY OF FEBRUARY 2020.

TRIFC, LLC OF THE CITY OF ST. LOUIS, MISSOURI

BY: \_\_\_\_\_ DULY AUTHORIZED

**ACKNOWLEDGMENTS**

CITY OF ST. LOUIS ) S  
ON THIS \_\_\_\_\_ DAY OF FEBRUARY 2020, BEFORE ME, PERSONALLY DO SAY THAT THE IS \_\_\_\_\_ WHO BEING BY DULY SWORN, BY USE AUTHORITY ACKNOWLEDGED AND SAID BEFORE OF SAID COMPANY AND SAID COMPANY, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY THE STATE AND CITY AFORESAID, ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

**CITY CERTIFICATION**

THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE CITY OF ST. LOUIS, MISSOURI, BOARD OF PUBLIC SERVICE THIS \_\_\_\_\_ DAY OF FEBRUARY 2020.

BY: \_\_\_\_\_ NAME (SPOKE)  
\_\_\_\_\_  
(PRINTED NAME)  
\_\_\_\_\_  
TITLE  
BY: \_\_\_\_\_ NAME (SPOKE)  
\_\_\_\_\_  
(PRINTED NAME)  
\_\_\_\_\_  
TITLE

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT ABNA ENGINEERING, INC. AT THE REQUEST OF THE CLIENT, DONALD W. DEHL, HAS PERFORMED A SURVEY OF THE LANDS SHOWN ON THIS PLAT AND HAS PREPARED THIS VACATION PLAT AND THAT BOTH SURVEY AND PLAT MEET OR EXCEED THE REQUIREMENTS OF THE MISSOURI PROFESSIONAL SURVEYING ACT AND THE MISSOURI DEPARTMENT OF REVENUE FOR AN 'URBAN' PROPERTY BOUNDARY SURVEY.

DONALD W. DEHL, P.E., P.L.S.  
ABNA ENGINEERING, INC. L.S. No. 2020-0901  
5140 LINDELL BLVD.  
ST. LOUIS, MO 63108  
314-454-0222



CITY BLOCK 906 TRACT  
VACATION PLAT  
TRIANGULAR TRACT IN CITY BLOCK 906 LOCATED  
ON WEST SIDE OF 20TH STREET  
IN THE CITY OF ST. LOUIS, STATE OF MISSOURI



YEAR	DATE	DESCRIPTION
2020 <td>FEB 2020 <td>RECORDED</td> </td>	FEB 2020 <td>RECORDED</td>	RECORDED
2020 <td>FEB 2020 <td>DESIGNED BY: DWD</td> </td>	FEB 2020 <td>DESIGNED BY: DWD</td>	DESIGNED BY: DWD
2020 <td>FEB 2020 <td>DRAWN BY: DWD</td> </td>	FEB 2020 <td>DRAWN BY: DWD</td>	DRAWN BY: DWD
2020 <td>FEB 2020 <td>CHECKED BY: JAR</td> </td>	FEB 2020 <td>CHECKED BY: JAR</td>	CHECKED BY: JAR

VACATION PLAT  
V.101  
SHEET 1 OF 1