

St. Louis City Ordinance 63617

FLOOR SUBSTITUTE

BOARD BILL NO. [95] 235

INTRODUCED BY ALDERMAN ALFRED WESSELS, JR. , FRED HEITERT

An Ordinance authorizing and directing the Mayor and the Comptroller of the City of Saint Louis to execute, upon receipt of and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, twenty-two (22) permanent, irrevocable Easements, which Easements shall give, grant, extend and confer on the Metropolitan Saint Louis Sewer District, its agents, successors, and assigns, exclusive Easements for the purpose of ingress and egress, sewer or sewers, including stormwater improvements, roadway, and necessary service and/or utility lines, which Easements may be assigned by the Metropolitan Saint Louis Sewer District to the State, County, City, or other political subdivision of the State of Missouri, and which Easements pertain to property in Cyrus Crane Wilmore Park and Lower River Des Peres Park; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Notwithstanding the provisions of Ordinance 59741, which is codified as Chapter 22.42, Revised Code of the City of St. Louis, Annotated, 1994, the Mayor and Comptroller or the City of Saint Louis are hereby authorized and directed to execute twenty-two (22) Permanent Irrevocable Easements, which Easements shall give, grant, extend and confer on the Metropolitan Saint Louis Sewer District, its agents, successors, and assigns, exclusive Easements for the purpose of ingress and egress, sewer or sewers, including stormwater improvements, roadway, and necessary service and/or utility lines, which Easements may be assigned by the Metropolitan Saint Louis Sewer District to the State, County, City, or other political subdivision of the State of Missouri, pertaining to property in Cyrus Crane Wilmore Park and Lower River Des Peres Park.

SECTION TWO. EASEMENT AGREEMENT KNOW ALL MEN BY THESE PRESENTS: That the City of Saint Louis, for and in consideration of One Dollar (\$1.00) and other valuable considerations to it in hand paid by the Metropolitan Saint Louis Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on the Metropolitan Saint Louis Sewer District, its agents, successors, and assigns, exclusive easements for the purpose of ingress and egress, sewer or sewers, including

stormwater improvements, roadway, and necessary service and/or utility lines, and the exclusive right to build and maintain a lift and/or pump station. The Metropolitan Saint Louis Sewer District will have the exclusive right to build and maintain a lift and/or pump station, sewer or sewers, including stormwater improvements, roadway, appurtenances and necessary service and/or utility lines on the strip or strips of ground shown hachured on the attached Easement Plats marked "Exhibit A" and made a part hereof, and being more particularly described as follows.

Easement Number 1:

A permanent sewer easement located in Cyrus Crane Wilmore Park as established by City of Saint Louis Ordinance No. 44049 in Outlot 61, being more particularly described as follows. Commencing at the intersection of the northern line of Gravois Road (80 feet wide) with the eastern line of the River Des Peres Drainage Works (280 feet wide) as established by City of Saint Louis Ordinance 39950; thence North 43 degrees 42 minutes 06 seconds West a distance of 426.25 feet along said eastern line to a point, said point being the ACTUAL POINT OF BEGINNING of the centerline of a 30.00 foot wide permanent sewer easement; thence leaving said eastern line, along said centerline, North 68 degrees 24 minutes 15 seconds East a distance of 385.25 feet to a point on the western line of Hampton Avenue (100 feet wide), said point being the point of ending of the centerline of the 30.00 foot wide permanent sewer easement, said point of ending being a distance of 49.60 feet on a bearing of North 21 degrees 32 minutes 16 seconds West of the southeast property corner of Cyrus Crane Wilmore Park.

Easement Number 2:

A permanent 30 foot wide sewer easement located in City Block 6325 and Outlot 75, the centerline of said permanent 30.00 foot wide sewer easement being more particularly described as follows. Beginning at the southwest corner of Lot 3 in Block 4 of ST. LOUIS HILLS ESTATES, a subdivision recorded in Plat Book 26, Page 58 of the City of Saint Louis Recorder's Office, said point of beginning also being in City Block 6325; thence along the centerline of said permanent 30.00 foot wide sewer easement South 68 degrees 02 minutes 32 seconds West a distance of 24.24 feet; thence along a curve to the right having a radius of 30.00 feet, an arc distance of 44.77 feet, said arc having a cord length of 40.73 feet along a bearing of North 69 degrees 29 minutes 17 seconds West; thence continuing along said centerline North 26 degrees 44 minutes 18 seconds West a distance of 172.80 feet; thence North 20 degrees 33 minutes 02 seconds West a distance of 141.00 feet to a point, said point to hereafter be referred to as Point "A"; thence continuing along said centerline North 20

degrees 33 minutes 02 seconds West a distance of 17.44 feet; thence North 13 degrees 52 minutes 06 seconds West a distance of 341.39 feet; thence along a curve to the right having a radius of 30.00 feet, an arc distance of 12.77 feet, said arc having a cord length of 12.68 feet along a bearing of North 01 degrees 40 minutes 15 seconds West; thence continuing along said centerline North 10 degrees 31 minutes 35 seconds East a distance of 54.84 feet to a point on the western line of Lot 18 in Block 1 of said St. Louis Hills Estates, said point being South 20 degrees 39 minutes 32 seconds East, 13.36 feet distant from the northwest corner of said Lot 18, said point also being the point of ending of said centerline of the permanent 30 foot wide sewer easement.

Easement Number 3:

A permanent 30.00 foot wide sewer easement located in Outlot 75, said permanent 30.00 foot wide sewer easement extending from the southwestern line of Permanent Easement No. 2, as described above, to the northeastern line of River Des Peres Drainage Works ROW (270 feet wide) as established by City of Saint Louis Ordinance 32986, the centerline of said permanent 30.00 foot wide sewer easement being more particularly described as follows.

Beginning at Point "A" as described in said Permanent Easement No. 2; thence South 68 degrees 54 minutes 14 seconds West a distance of 25.74 feet to a point on said northeastern line of River Des Peres Drainage Works ROW (270 feet wide), said point also being the point of ending of said centerline of the permanent 30 foot wide sewer easement.

Easement Number 4:

A permanent sewer easement located in City Block 6322, said permanent sewer easement being more particularly described as follows.

Beginning at the northwest corner of Lot 18 in Block 1 of ST. LOUIS HILLS ESTATES, a subdivision recorded in Plat Book 26, Page 58 of the City of Saint Louis Recorder's Office; thence along the southwestern line of said Lot 18 South 20 degrees 39 minutes 32 seconds East a distance of 13.36 feet; thence North 79 degrees 28 minutes 25 seconds West a distance of 15.00 feet; thence North 10 degrees 31 minutes 35 seconds East a distance of 19.68 feet; thence North 72 degrees 50 minutes 55 seconds East a distance of 13.46 feet; thence South 25 degrees 22 minutes 13 seconds West a distance of 15.00 feet to the point of beginning.

Easement Number 5:

A permanent sewer easement located in Outlot 64, said permanent sewer easement being more particularly described as follows.

Commencing at the intersection of the northern line of Gravois Avenue (80 feet wide) with the eastern line of the River Des Peres Drainage Works (280 feet wide) as established by City of Saint Louis Ordinance 32986, thence North 43 degrees 42 minutes 06 seconds West a distance of 2,909.36 feet along said eastern line of the River Des Peres Drainage Works; thence along a curve to the right having a radius of 8,886.75 feet, an arc distance of 1,171.53 feet to a point, said arc having a cord length of 1,170.68 feet along a bearing of North 39 degrees 55 minutes 30 seconds West; said point being the point of beginning of the permanent sewer easement; thence continuing along said eastern line of the River Des Peres Drainage Works along a curve to the right having a radius of 8,886.75 feet, an arc distance of 212.67 feet, said curve having a length of 207.88 feet along a bearing of North 35 degrees 27 minutes 46 seconds West; thence South 41 degrees 18 minutes 40 seconds East a distance of 127.59 feet; thence South 26 degrees 50 minutes 26 seconds East a distance of 86.72 feet to the point of beginning.

Easement Number 6:

A 30.00 foot wide permanent sewer easement located in Outlot 57, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows. Commencing at the intersection of the western line of Morganford Road (80 feet wide) with the southern line of River Des Peres Boulevard (80 feet wide), as established by City of Saint Louis Ordinance No. 42804, thence South 36 degrees 04 minutes 36 seconds West a distance of 40.23 feet along said western line of Morganford Road to the ACTUAL POINT OF BEGINNING of the centerline of the 30.00 foot wide permanent sewer easement; thence leaving said western line of Morganford Road along said centerline, North 55 degrees 23 minutes 28 seconds West a distance of 128.93 feet to a point hereafter referred to as Point "A" ; thence continuing along said centerline, North 55 degrees 26 minutes 03 seconds West a distance of 132.35 feet to a point hereafter referred to as Point "B"; thence North 68 degrees 22 minutes 11 seconds West a distance of 246.42 feet to the POINT OF ENDING of the centerline of said 30.00 foot wide permanent sewer easement, said POINT OF ENDING being located on the eastern line of Wanda Avenue (50 feet wide) said point being South 36 degrees 04 minutes 36 seconds West a distance of 16.91 feet from the intersection of said eastern line of Wanda Avenue with the southern line of said River Des Peres Boulevard.

Easement Number 7:

A 30.00 foot wide permanent sewer easement located in Outlot 57, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows.

Commencing at Point "A" as described in Permanent Sewer Easement No. 6 above, said Point "A" being the ACTUAL POINT OF BEGINNING of the centerline of the 30.00 foot wide permanent sewer easement; thence North 33 degrees 56 minutes 10 seconds East a distance of 49.57 feet to the POINT OF ENDING of the said centerline of the said 30.00 foot wide sewer easement, said point of ENDING being a point on the southern line of River Des Peres Boulevard (80 feet wide), an arc distance of 131.18 feet northwestwardly along said southern line from the intersection of said southern line of River Des Peres Boulevard with the western line of Morganford Road (80 feet wide).

Easement Number 8:

A 30.00 foot wide permanent sewer easement located in Outlot 57, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows.

Commencing at Point "B" as described in Permanent Sewer Easement No. 6 above, said point being the ACTUAL POINT OF BEGINNING of the centerline of the 30.00 foot wide permanent sewer easement; thence South 35 degrees 04 minutes 32 seconds West a distance of 50.30 feet to the POINT OF ENDING of the centerline of said 30.00 foot wide permanent sewer easement, said point of ending being a point on the northern line of Tesson Street (50 feet wide), an arc distance of 260.82 feet northwestwardly along said northern line from the intersection of said northern line of Tesson Street with the western line of Morganford Road (80 feet wide).

Easement Number 9:

A 40.00 foot wide permanent easement located in City Block 6375, the centerline of said 40.00 foot wide permanent sewer easement being more particularly described as follows.

Commencing at the intersection of the northern line of Germania Boulevard (100 feet wide) and the northwestern line of Morganford Road (80 feet wide); thence along said western line along a curve to the left with a radius of 2,170.08 feet, an arc distance of 593.11 feet, said arc having a chord length of 591.26 feet with a bearing of North 57 degrees 36 minutes 14 seconds West to a point, said point being the intersection of the northern line of Germania Boulevard (100 feet wide) and the eastern line of River Des Peres Park as established by City of Saint Louis Ordinance No. 39810, thence along said

eastern line of River Des Peres Park along a curve to the right with a radius of 335.00 feet, an arc distance of 246.50 feet, said arc having a chord length of 240.90 feet with a bearing of North 23 degrees 00 minutes 05 seconds West; thence North 01 degrees 55 minutes 18 seconds West a distance of 213.96 feet; thence along a curve to the right with a radius of 458.69 feet, an arc distance of 414.32 feet, said arc having a chord length of 400.38 feet with a bearing of North 23 degrees 57 minutes 19 seconds East; thence North 49 degrees 49 minutes 56 seconds East a distance of 65.71 feet to a point, said point being the ACTUAL POINT OF BEGINNING of the center line of the 40.00 foot wide permanent sewer easement, also being the northwest corner of Lot 173 of MORGANFORD PARK, a subdivision recorded in Plat Book 27, Page 36 of the City of Saint Louis Recorder's Office; thence North 40 degrees 12 minutes 33 seconds West a distance of 113.86 feet to a point on the southeastern line of Rock Creek Public Sewer easement (100 feet wide) as established by City of Saint Louis Ordinance 39810, said point being the POINT OF ENDING of the center line of the 40.00 foot wide permanent sewer easement.

Easement Number 10:

A permanent sewer easement located in Outlot 55, said permanent sewer easement being more particularly described as follows.

Commencing at the intersection of the northwest corner of River Des Peres Park, as established by City of Saint Louis Ordinance No. 39810, with the southern line of Loughborough Avenue (60 feet wide) ; thence South 54 degrees 57 minutes 53 seconds East along said southern line a distance of 30.18 feet to a point, said point being the POINT OF BEGINNING of the permanent sewer easement; thence South 54 degrees 57 minutes 53 seconds East along said southern line of Loughborough Avenue (60 feet wide) a distance of 9.14 feet; thence continuing along said southern line South 63 degrees 22 minutes 44 seconds East a distance of 10.92 feet; thence leaving said southern line South 28 degrees 47 minutes 37 seconds West a distance of 140.22 feet; thence South 61 degrees 00 minutes 40 seconds East a distance of 25.81 feet; thence South 21 degrees 47 minutes 37 seconds West a distance of 58.99 feet; thence South 28 degrees 47 minutes 37 seconds West a distance of 129.14 feet; thence along a curve to the right with a radius of 641.69 feet an arc distance of 154.85 feet, said arc having a chord length of 154.47 feet with a bearing of South 35 degrees 42 minutes 24 seconds West; thence South 42 degrees 37 minutes 36 seconds West a distance of 265.92 feet; thence North 27 degrees 43 minutes 55 seconds West a distance of 56.28 feet; thence North 42 degrees 37 minutes 26 seconds East a distance of 247.00 feet; thence along a curve to the left with a radius of 588.69 feet, an arc distance of 142.06 feet, said arc having a chord length of 141.72 feet with a bearing of North 35 degrees 42 minutes 24 seconds

East; thence North 28 degrees 47 minutes 37 seconds East a distance of 328.58 feet to the ACTUAL POINT OF BEGINNING of the permanent sewer easement.

Easement Number 11:

A permanent sewer easement located in City Block 5376, said permanent sewer easement being more particularly described as follows.

Commencing at the northeast corner of Lot 57 of the McDERMOTT & HAYDEN'S HANOVER HEIGHTS SUBDIVISION as recorded in Plat Book 61, Page 47 of the City of Saint Louis Recorder's Office; thence North 46 degrees 17 minutes 42 seconds East a distance of 12.00 feet across an alley (12 feet wide) to a point in the northern line of said alley, said point being the ACTUAL POINT OF BEGINNING of the permanent sewer easement; thence North 43 degrees 14 minutes 41 seconds West along said northern line a distance of 83.64 feet to a point; thence leaving said northern line, North 57 degrees 15 minutes 17 seconds East a distance of 54.42 feet to a point on the southern line of River Des Peres Boulevard (80 feet wide) as established by City of Saint Louis Ordinance No. 42804; thence southeastwardly along said southern line, being a curve to the left with a radius of 687.10 feet, an arc distance of 97.75 feet, said arc having a chord distance of 97.67 feet with a bearing of South 62 degrees 24 minutes 33 seconds East to a point, said point hereafter referred to as Point "C"; thence leaving said southern line of River Des Peres Boulevard, South 48 degrees 02 minutes 15 seconds West a distance of 66.04 feet to a point; thence South 43 degrees 14 minutes 41 seconds East a distance of 37.01 feet to a point; thence South 48 degrees 02 minutes 15 seconds West a distance of 19.00 feet to a point on the northern line of said alley; thence North 43 degrees 14 minutes 41 seconds West a distance of 53.91 feet along said northern line to the ACTUAL POINT OF BEGINNING of the permanent sewer easement.

Easement Number 12:

A permanent sewer easement located in City Blocks 5376 and 4695, said permanent sewer easement being more particularly described as follows.

Commencing at Point "C" as described in Permanent Sewer Easement No. 11 above, said Point "C" being a point on the southern line of River Des Peres Boulevard (80 feet wide) as established by City of Saint Louis Ordinance No. 42804; thence North 48 degrees 02 minutes 15 seconds East a distance of 88.80 feet across said River Des Peres Boulevard to the northern line of said River

Des Peres Boulevard, said northern line being a curve to the right with a radius of 607.10 feet; thence southwestwardly along said curve an arc distance of 176.56 feet, said arc having a chord distance of 175.94 feet with a bearing of North 63 degrees 36 minutes 28 seconds West; thence leaving said northern line, North 46 degrees 10 minutes 50 seconds East a distance of 35.55 feet to a point on the southern line of the River Des Peres Drainage Works (width varies) as established by City of Saint Louis Ordinance No. 32986; thence along said southern line the following courses and distances: South 43 degrees 49 minutes 10 seconds East a distance of 75.59 feet, North 24 degrees 06 minutes 18 seconds East a distance of 91.40 feet, to a point, said point being the point of beginning of a curve to the left with a radius of 2,030.08 feet; thence northeast along said curve an arc distance of 136.62 feet, said arc having a chord distance of 136.30 feet with a bearing of South 61 degrees 18 minutes 52 seconds East; thence leaving said southern line, South 48 degrees 02 minutes 15 seconds West a distance of 109.06 feet to the ACTUAL POINT OF BEGINNING of the permanent sewer easement.

Easement Number 13:

A permanent sewer easement located in City Block 5377, said permanent sewer easement being more particularly described as follows.

Commencing at the intersection of the northern line of River Des Peres Boulevard (116 feet wide) as established by City of Saint Louis Ordinance No. 42804 with the eastern line of Gravois Avenue (80 feet wide); thence southeast along said northern line being a curve to the left with a radius of 4,146.46 feet, an arc distance of 109.12 feet to a point, said arc having a chord distance of 109.12 feet with a bearing of South 41 degrees 31 minutes 25 seconds East, said point being the ACTUAL POINT OF BEGINNING of the permanent sewer easement; thence continuing along said curve an arc distance of 38.23 feet to a point, said arc having a chord distance of 38.23 feet and a bearing of South 42 degrees 32 minutes 30 seconds East; thence leaving said northern line, North 50 degrees 05 minutes 29 seconds East a distance of 24.29 feet to a point on the southern line of the River Des Peres Drainage Works (270 feet wide) as established by City of Saint Louis Ordinance No. 32986; thence along said southern line North 43 degrees 49 minutes 10 seconds West a distance of 38.29 feet to a point; thence leaving southern line, South 50 degrees 05 minutes 29 seconds West a distance of 23.41 feet to the ACTUAL POINT OF BEGINNING of the permanent sewer easement.

Easement Number 14:

A permanent sewer easement located in City Block 5376, said permanent sewer easement being more particularly described as follows.

Commencing at the intersection of the southern line of River Des Peres Boulevard (116 feet wide) as established by City of Saint Louis Ordinance No. 42804 with the eastern line of Gravois Avenue (80 feet wide) thence southeast along said southern line, being a curve to the left with a radius of 4,262.46 feet, an arc distance of 92.36 feet to a point, said arc having a chord distance of 92.36 feet with a bearing of South 41 degrees 23 minutes 36 seconds East, said point being the ACTUAL POINT OF BEGINNING of a permanent sewer easement, thence continuing along said curve an arc distance of 50.04 feet, said arc having a chord distance of 50.03 feet to a point, with a bearing of South 42 degrees 02 minutes 42 seconds East; thence leaving said southern line, South 50 degrees 05 minutes 29 seconds West a distance of 19.27 feet to a point on the northern line of an Alley (12 feet wide), thence along said northern line and along the northern line of Lot 5 in Block 5 of McDERMOTT & HAYDEN'S HANOVER HEIGHTS ADDITION, a subdivision as recorded in Plat Book 61, Page 47 of the City of Saint Louis Recorder's Office, North 43 degrees 21 minutes 51 seconds West a distance of 50.10 feet to a point; thence leaving said northern line, North 50 degrees 05 minutes 29 seconds East a distance of 20.16 feet to the ACTUAL POINT OF BEGINNING of the permanent sewer easement.

Easement Number 15:

A permanent sewer easement located in Outlots 76 and 79, said permanent sewer easement being more particularly described as follows:

Commencing at the intersection of the western line of the River Des Peres Drainage Works (270 feet wide) as established by City of Saint Louis Ordinance No. 32986 with the southern line of Chippewa Street (80 feet wide); thence south 47 degrees 29 minutes 55 seconds West along said southern line a distance of 39.10 feet to a point, said point being the ACTUAL POINT OF BEGINNING of the permanent sewer easement; thence leaving said southern line along a curve to the right with a radius of 2,723.93 feet an arc distance of 853.82 feet, said arc having a chord length of 850.33 feet with a bearing of South 30 degrees 48 minutes 18 seconds East to a point on the northern line of an existing Foulwater Section D (93037D) permanent easement; said point being South 68 degrees 10 minutes 29 seconds West a distance of 31.00 feet from the western line of River Des Peres Drainage Works (270 feet wide); thence along said northern line South 68 degrees 10 minutes 29 seconds West a distance of 10.00 feet; thence leaving the northern line, along a curve to the left

with a radius of 2,713.93 feet an arc distance of 850.21 feet, said arc having a chord length of 846.74 feet with a bearing of North 30 degrees 48 minutes 00 seconds West to a point on the southern line of Chippewa Street (80 feet wide); thence North 47 degrees 29 minutes 55 seconds East along said southern line a distance of 10.01 feet to the ACTUAL POINT OF BEGINNING of the permanent sewer easement.

Easement Number 16:

A 30.00 foot wide permanent sewer easement located in City Block 5034, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows. Commencing at the intersection of the northern line of Chippewa Street (80 feet wide) with the western line of the River Des Peres Drainage Works (270 feet wide) as established by City of Saint Louis Ordinance 32986; thence North 35 degrees 27 minutes 04 seconds West a distance of 272.70 feet along said western line to a point, said point being the ACTUAL POINT OF BEGINNING of the centerline of the 30.00 foot wide permanent sewer easement; thence leaving said western line, South 55 degrees 25 minutes 41 seconds West a distance of 114.44 feet to a point on the eastern line of the River Des Peres Boulevard (width varies) as established by City of Saint Louis Ordinance 42804, said point being the POINT OF ENDING of the centerline of the 30.00 foot wide permanent sewer easement.

Easement Number 17:

A 30.00 foot wide permanent sewer easement located in Outlot 77, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows.

Commencing at the intersection of the northern line of Chippewa Street (80 feet wide) with the eastern line of Weil Avenue (60 feet wide); thence North 35 degrees 26 minutes 43 seconds West a distance of 334.46 feet along said eastern line to a point, said point being the ACTUAL POINT OF BEGINNING of the centerline of the 30.00 foot permanent sewer easement; thence leaving said eastern line, North 55 degrees 25 minutes 41 seconds East a distance of 82.60 feet to a point on the western line of River Des Peres Boulevard (width varies) as established by City of Saint Louis Ordinance 42804, said point being the POINT OF ENDING of the centerline of the 30.00 foot wide permanent sewer easement.

Easement Number 18:

A 30.00 foot wide permanent sewer easement located in City Block 5034, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows.

Commencing at the intersection of the northern line of Chippewa Street (80 feet wide) with the western line of the River Des Peres Drainage Works as established by City of Saint Louis Ordinance No. 32986; thence North 35 degrees 27 minutes 04 seconds West a distance of 802.87 feet along said western line to a point, said point being the ACTUAL POINT OF BEGINNING of the centerline of the 30.00 foot wide permanent sewer easement; thence along said centerline South 56 degrees 05 minutes 46 seconds West a distance of 211.29 feet to a point on the eastern line of River Des Peres Boulevard (width varies) as established by City of Saint Louis Ordinance No. 42804, said point hereafter referred to as Point "D", also being the POINT OF ENDING of the 30.00 foot wide permanent sewer easement.

Easement Number 19:

A 30.00 foot wide permanent sewer easement located in City Block 5034, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows. Commencing at Point "D" as described in Permanent Sewer Easement No. 18 above, thence South 55 degrees 07 minutes 39 seconds West a distance of 79.96 feet across River Des Peres Boulevard (width varies) as established by City of Saint Louis ordinance 42804, to a point on the western line of said River Des Peres Boulevard, said point being the ACTUAL POINT OF BEGINNING of the 30.00 foot wide permanent sewer easement; thence along said centerline, North 73 degrees 41 minutes 11 seconds West a distance of 158.74 feet to a point; thence South 84 degrees 00 minutes 49 seconds West a distance of 127.60 feet to a point on the western line of Lot 48 of MURDOCH'S FARM SUBDIVISION, a subdivision as recorded in Plat Book 8, Page 56 of the City of Saint Louis Recorder's Office, said point being the POINT OF ENDING of the centerline of the 30.00 foot wide permanent sewer easement.

Easement Number 20:

A 30.00 foot wide permanent sewer easement located in City Block 5033, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows.

Commencing at the intersection of the northern line of Chippewa Avenue (80 feet wide) with the western line of the River Des Peres Drainage Works as

established by City of Saint Louis Ordinance No. 32986, thence North 35 degrees 27 minutes 04 seconds West a distance of 1,255.44 feet along said western line to a point, said point being the ACTUAL POINT OF BEGINNING of the centerline of the 30.00 foot wide permanent sewer easement; thence leaving said western line South 64 degrees 56 minutes 50 seconds West a distance of 149.97 feet to a point on the eastern line of the northbound land of River Des Peres Boulevard (a divided highway, width varies) as established by City of Saint Louis Ordinance No. 42804, said point hereafter referred to a Point "E", said point also being the POINT OF ENDING of the centerline of the 30.00 foot wide permanent sewer easement.

Easement Number 21:

A 30.00 foot wide permanent sewer easement located in City Block 5033, the centerline of said 30.00 foot wide permanent sewer easement being more particularly described as follows.

Commencing at Point "E" as described in Permanent Sewer Easement No. 20 above; thence South 64 degrees 56 minutes 50 seconds West a distance of 51.34 feet to a point on the western line of the northbound lane of River Des Peres Boulevard (a divided highway, width varies) as established by City of Saint Louis Ordinance No. 42804, said point also being the ACTUAL POINT OF BEGINNING of the 30.00 foot wide permanent sewer easement; thence South 64 degrees 56 minutes 50 seconds West a distance of 109.81 feet to a point; thence South 50 degrees 04 minutes 26 seconds West a distance of 31.49 feet to a point on the eastern line of the southbound land of said River Des Peres Boulevard (a divided highway, width varies), said point being the POINT OF ENDING of the 30.00 foot wide permanent sewer easement.

Easement Number 22:

A permanent sewer easement located in City Block 5034, said permanent sewer easement being more particularly described as follows.

Beginning at the intersection of the eastern line of Nottingham Place (50 feet wide) with the northern line of Lot 48 of Murdoch's Farm Subdivision, a subdivision according to the plat recorded in Plat Book 8, Page 56 of the City of Saint Louis Recorder's Office; thence along said eastern line, North 07 degrees 34 minutes 06 seconds East a distance of 138.00 feet to the point of rounding of the southern line of River Des Peres Boulevard (width varies) as established by City of Saint Louis Ordinance No. 42804; thence along said southern line, being a curve to the right with a radius of 12.00 feet, an arc

distance of 13.88 feet, said arc having a chord distance of 13.11 feet with a bearing of North 41 degrees 32 minutes 39 seconds East, to the starting point of a curve to the right having a radius of 77.26 feet; thence along said curve an arc distance of 66.60 feet, said arc having a chord distance of 64.57 feet with a bearing of South 80 degrees 34 minutes 09 seconds East; thence leaving said southern line, South 08 degrees 14 minutes 23 seconds West a distance of 146.28 feet to the Limits of the City of Saint Louis; thence along said Limits North 82 degrees 51 minutes 01 seconds West a distance of 70.17 feet to the ACTUAL POINT OF BEGINNING of the permanent sewer easement. 9

The Metropolitan Saint Louis Sewer District may, from time to time, enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid lift and/or pump station, sewer or sewers, including stormwater improvements, roadway, appurtenances, and necessary service and/or utility lines. The Metropolitan Saint Louis Sewer District may assign its rights in these easements to the State, County, City, or other political subdivisions of the State. The easements hereby granted are irrevocable and shall continue forever.

IN WITNESS WHEREOF, the said City of Saint Louis has caused these presents to be signed by its Comptroller and Mayor this _____ day of _____, 1995.

BY: BY:

Freeman R. Bosley, Jr. Darlene Green
Mayor Comptroller

ATTEST: Approved as to form:

Gladys Gray Thomas J. Ray
City Register Deputy City Counselor

SECTION THREE. The passage of this ordinance being deemed necessary for the preservation of the public peace, health, and safety, it is hereby deemed to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of Saint Louis, and shall become effective upon its passage and approval by the Mayor.

1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
11/09/95	11/09/95	PU	12/08/95	12/08/95
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
12/08/095			12/12/95	12/12/95
ORDINANCE	VETOED		VETO OVR	
63617				