

Summary
Board Bill Number 154
Introduced by Alderwoman Marlene Davis
January 14, 2022

The overall purpose for this bill is to conditionally vacate the following alley:

The westernmost $126.66 \pm .05$ feet of the 20 foot wide east/west alley in City Block 2212 as bounded by Gratiot, Theresa, Papin and Grand.

The Petitioners are Steelcote Gratiot LLC and Saint Louis University.

The vacated area will be used to consolidate property for development

BOARD BILL NUMBER 154 INTRODUCED BY: ALDERWOMAN MARLENE DAVIS

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
3 westernmost 126.66 ± .05 feet of the 20 foot wide east/west alley in City Block 2212 as bounded
4 by Gratiot, Theresa, Papin and Grand in the City of St. Louis, Missouri, as hereinafter described,
5 in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the
6 Charter 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 a 20 feet wide alley in City Block 2212 of the City of St.
11 Louis, Missouri, being more particularly described as follows:

12 Beginning at the Northeast corner of Lot 2 of Gratiot-Grand
13 Subdivision as recorded in Plat Book 11062006, Page 30 of the St.
14 Louis City Records, said point also being the South line of the East-
15 West alley in said City Block; thence North 75 degrees 09 minutes
16 09 seconds West, along said South line, 126.71 feet to the East line
17 of a 15 foot wide alley vacation by Ordinance #50053; thence North
18 15 degrees 19 minutes 22 seconds East, along said East line, 20.00
19 feet, to the North line of said East-West alley; thence South 75
20 degrees 09 minutes 09 seconds East, along the North line of said
21 East-West alley, 126.61 feet; thence leaving said North line, South
22 15 degrees 01 minutes 37 seconds West, 20.00 feet to the Point of
23 Beginning and containing 2,533 square feet or 0.058 acres more or

1 less according to calculations performed by Stock & Associates
2 Consulting Engineers, Inc. on August 5, 2021.

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

4 **SECTION TWO.** The petitioners are Steelcote Gratiot LLC and Saint Louis University.
5 Then proposed vacated area will be used to consolidate property for development.

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

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

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

1 shall be filed in writing with the Board of Public Service by each of the above
2 agencies 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
5 utilities, 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
8 the vacated area, the Department of Streets of the City of St. Louis must be notified. Owner(s) must
9 have curbing cobblestones returned to the Department of Streets in good condition.

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

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 1 year (365 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 154

PETITION FOR VACATION AND WAJVER OF DAMAGES

Honorable Board of Public Service o the City of St. Louis

We, the undersigned, legal owners of property in city block(s) 2212 being Lots 1 & 2 Gratiot-Grand Subdivision hereby petition the City of St. Louis to vacate and abolish Part of a Twenty (20) feet wide alley located east of above said Lots 1 & 2, 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 out hands this 13th

day of August, 2021

St. Louis University
BY: Michael Lucido
Title: VP-Facilities

Steelcote Gratiot, LLC
BY: [Signature]
Title: Managing Member

STATE OF MISSOURI
SS
CITY OF ST LOUIS

On this 6th day of August 2021, before me appeared Michael Lucido

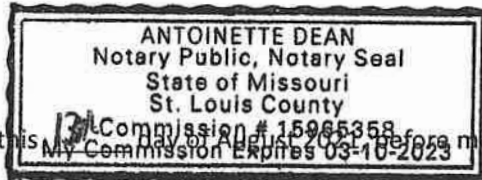
to me personally known, who being duly sworn, did say that he/she is the VP Facilities of St. Louis University, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he/she 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 03-10-2023

NOTARY PUBLIC [Signature]

STATE OF MISSOURI
SS
CITY OF ST LOUIS



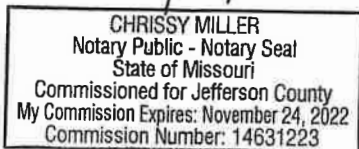
On this 13th day of August 2021, before me appeared Michael Hamburg

to me personally known, who being duly sworn, did say that he/she is the Managing Member of Steelcote Gratiot, LLC, a Missouri limited liability company; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he/she 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 11/24/22

NOTARY PUBLIC [Signature]

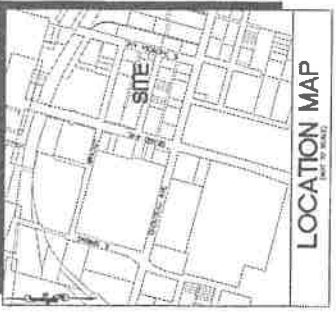
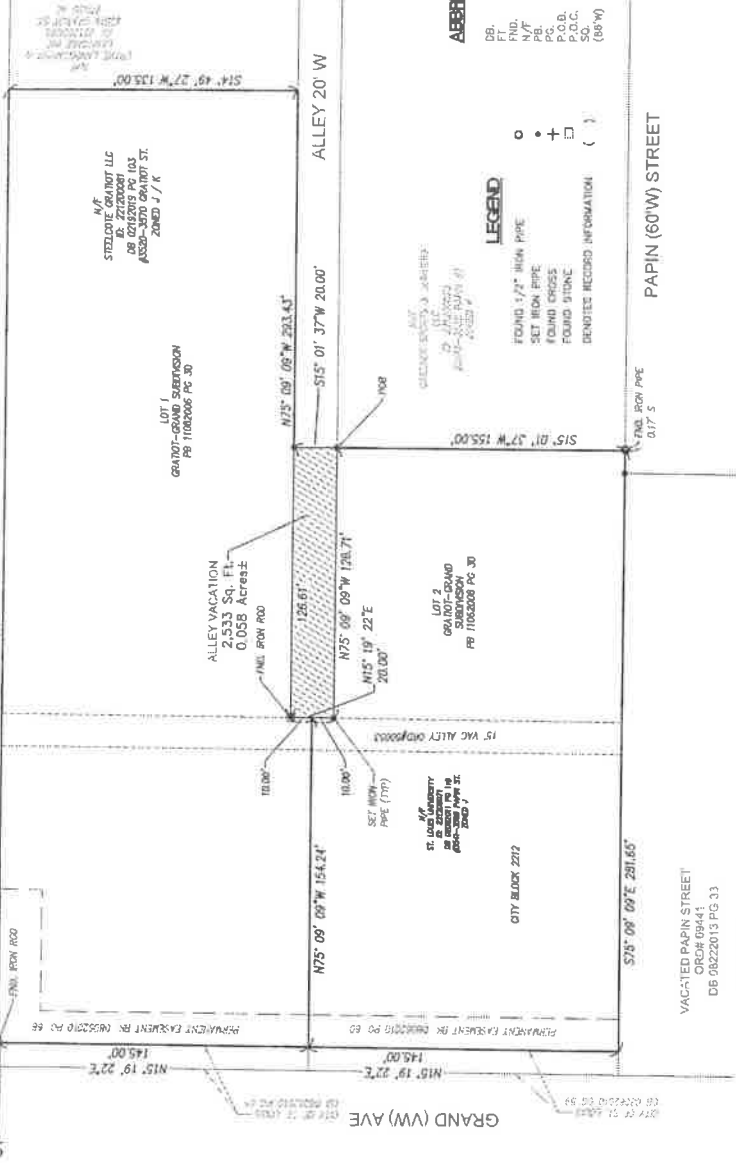


ALLEY VACATION PLAT

A TRACT OF LAND BEING PART OF A 20'W ALLEY IN CITY BLOCK 2212, CITY OF ST. LOUIS, MISSOURI

GRATIOT (60'W) STREET

GRAND (W) AVE



ABBREVIATIONS

- DBL - DEED BOOK
FND - FOUND
N/O - NOW OR FORMERLY
PL - PLAT BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
SQ - SQUARE
R/O - RIGHT-OF-WAY WIDTH

LEGEND

- FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
DELETED RECORD INFORMATION

CITY BLOCK 2212
GRATOT-GRAND SUBDIVISION
ALLEY VACATION PLAT



Table with 4 columns: SHEET NO., ALLEY VACATION PLAT, SHEET #1

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. PREPARED BY

This plat is hereby certified by the Board of Public Service on this day of 2012.

By: [Signature] President, Board of Public Service
Attested: [Signature] Secretary, Board of Public Service

Notes: (1) Stock and Associates Consulting Engineers, Inc. used exclusively Field American: The Insurance Company. (2) Basis of Bearing: Base of Bearing: Mason State Plane 606 North East Zone.

SURVEYORS CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has, during the month of August, 2012, prepared an Alley Vacation Plat from an actual survey, according to the records available and recorded, and that the results of said survey and plat are correct in accordance with the laws of Missouri.

By: [Signature]
Stock and Associates Consulting Engineers, Inc.
Professional Engineer License No. 2006-1007-01

PREPARED FOR: ARCTURIS ALLEY VACATION PLAT, ST. LOUIS, MO. 63101, ATTN: MS. MEGAN RIDGEWAY

A tract of land being part of a 20 foot wide Alley in City Block 2212 of the City of St. Louis, Missouri, being more particularly described as follows.

By being at the northeast corner of Lot 2 of Gratot-Grand Subdivision as recorded in Plat Book 1706-206 page 30 of the St. Louis City Records, and from also being the south end of the East-West Alley in said City Block, known North 75 degrees 09 minutes 22 seconds, West, along said alley, 126.61 feet to the east end of a 15 foot wide alley vacation by Ordinance # 80933, known North 15 degrees 19 minutes 22 seconds West, along said alley, 20.00 feet, to the north end of said East-West Alley, 26.61 feet, thence bearing said north and South 75 degrees 09 minutes 22 seconds West, 20.00 feet, to the point of beginning and commencing 22.00 square feet or 0.508 acre more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on August 5, 2012.

STATE OF MISSOURI
CITY OF ST. LOUIS
On this day of 2012, before me, the Notary Public in and for said State, personally appeared of St. Louis, Missouri, known to me to be the person who executed the within Vacation Plat in behalf of said Corporation and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this day and year first above written.

[Signature] Notary Public

This plat is hereby certified by the Board of Public Service on this day of 2012.

By: [Signature] President, Board of Public Service
Attested: [Signature] Secretary, Board of Public Service

STATE OF MISSOURI
CITY OF ST. LOUIS
On this day of 2012, before me, the Notary Public in and for said State, personally appeared of St. Louis, Missouri, known to me to be the person who executed the within Vacation Plat in behalf of said Corporation and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this day and year first above written.

[Signature] Notary Public

VACATED PAPIIN STREET
ORD# 09441
DB 08222013 PG 33

Online Certification

ST. LOUIS UNIVERSITY
By: [Signature]
Notary Name:
Notary Title:

STATE OF MISSOURI
CITY OF ST. LOUIS
On this day of 2012, before me, the Notary Public in and for said State, personally appeared of St. Louis, Missouri, known to me to be the person who executed the within Vacation Plat in behalf of said Corporation and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this day and year first above written.

[Signature] Notary Public