

**Summary**  
**Board Bill Number 158**  
**Introduced by: Alderman Jack Coatar**  
**January 14, 2022**

The overall purpose for this bill is to conditionally vacate the following public street.

The southern 53 feet of Cole St. from 7th Street (vacated) to 10th Street.

The Petitioner is St. Louis Municipal Finance Corporation.

The vacated area will be used to consolidate property to accommodate convention center ballroom and truck dock expansions.

**BOARD BILL NUMBER 158 INTRODUCED BY: ALDERMAN JACK COATAR**

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 southern 53 feet of Cole St. from 7th Street (vacated) to 10th Street in the City of St. Louis,  
4 Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with  
5 Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

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

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

9           A tract of land being part of North 10th Street (60 feet wide) and Cole Street (120  
10 feet wide), located in City Blocks 168, 254 & 259 of the City of St. Louis, Missouri,  
11 and being more particularly described as follows:

12                   Beginning at a cross located in the East right of way line of North  
13 10th Street (60 feet wide); thence along the prolongation of said East  
14 right of way line, North 14 degrees 49 minutes 39 seconds East, a  
15 distance of 53.00 feet; thence along a curve to the right having a  
16 radius of 15.00 feet, an arc length of 23.54 feet, and a chord that  
17 bears North 59 degrees 47 minutes 38 seconds East, a distance of  
18 21.20 feet; thence South 75 degrees 14 minutes 24 seconds East, a  
19 distance of 893.14 feet to a point; thence South 14 degrees 49  
20 minutes 23 seconds West, a distance of 53.00 feet to a point in the  
21 South right of way line of Cole Street (120 feet wide); thence along  
22 said South right of way line North 75 degrees 14 minutes 24 seconds  
23 West, a distance of 893.15 feet to a found cross; thence along a curve

1 to the left having a radius of 15.00 feet, an arch length of 23.54 feet,  
2 and a chord that bears South 59 degrees 47 minutes 38 seconds West,  
3 a distance of 21.20 feet to the Point of Beginning, containing 48,130  
4 square feet or 1.11 acres more or less.

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

6 **SECTION TWO.** St. Louis Municipal Finance Corporation proposes to use vacated area  
7 to consolidate property to accommodate convention center ballroom and truck dock expansions.  
8 The Water Division has a portion of an existing twenty (20) inch water main with appurtenances  
9 that lies within the area of the proposed condition in Cole Street west of N. 7th St. and a 12" water  
10 main running north-south in 9th Street than passes through the area of the proposed conditional  
11 vacation. Both water mains are active and need to remain in service and be fully accessible. No  
12 structures, fencing or landscaping of any kind can be placed on or over the water mains and  
13 appurtenances.

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

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

21 **SECTION FIVE.** The City, utilities, governmental service entities and franchise holders  
22 shall have the right and access to go upon the land and occupation hereof within the rights-of-way  
23 for purposes associated with the maintenance, construction or planning of existing or future

1 facilities, being careful not to disrupt or disturb the owners interests more than is reasonably  
2 required.

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

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

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

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

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

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

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

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) 259, 168, 167, 169
between Martin Luther King Drive
and Lucas Avenue

hereby petition the City of St. Louis to vacate and abolish A tract of land being
East 20 feet of North Ninth Street and a tract of land
being a 16 foot wide alley between North Tenth Street and North Ninth

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 30th
day of April, 2021.

ATTEST Secretary
By [Signature]
St. Louis Municipal Finance Corp Co.
Title: PRESIDENT

STATE OF MISSOURI }
CITY OF ST. LOUIS } ss
On this 30 day of April 2021,

before me appeared THOMAS SHEPARD
to me personally known, who being duly sworn, did say that he is the PRESIDENT of
St. Louis Municipal Finance Corp, 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

Felecia Hickman 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 2023, February 13 [Signature]
NOTARY PUBLIC



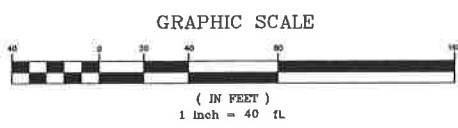
# "RIGHT OF WAY VACATION PLAT"

EAST 20 FEET OF NORTH NINTH STREET BETWEEN DR. MARTIN LUTHER KING DRIVE & CONVENTION PLAZA DRIVE  
 IN CITY BLOCK 167, NORTH NINTH STREET BETWEEN CONVENTION PLAZA DRIVE & LUCAS AVE IN CITY BLOCKS 169 & 174,  
 PART OF THE NORTH RIGHT OF WAY OF DR. MARTIN LUTHER KING DRIVE (75 FEET WIDE) IN CITY BLOCK 250, AND  
 A 16 FOOT WIDE ALLEY IN CITY BLOCK 174, AND PART OF NORTH TENTH STREET & COLE STREET IN  
 CITY BLOCKS 168, 254, 250 & 259 IN CITY OF ST. LOUIS, MISSOURI

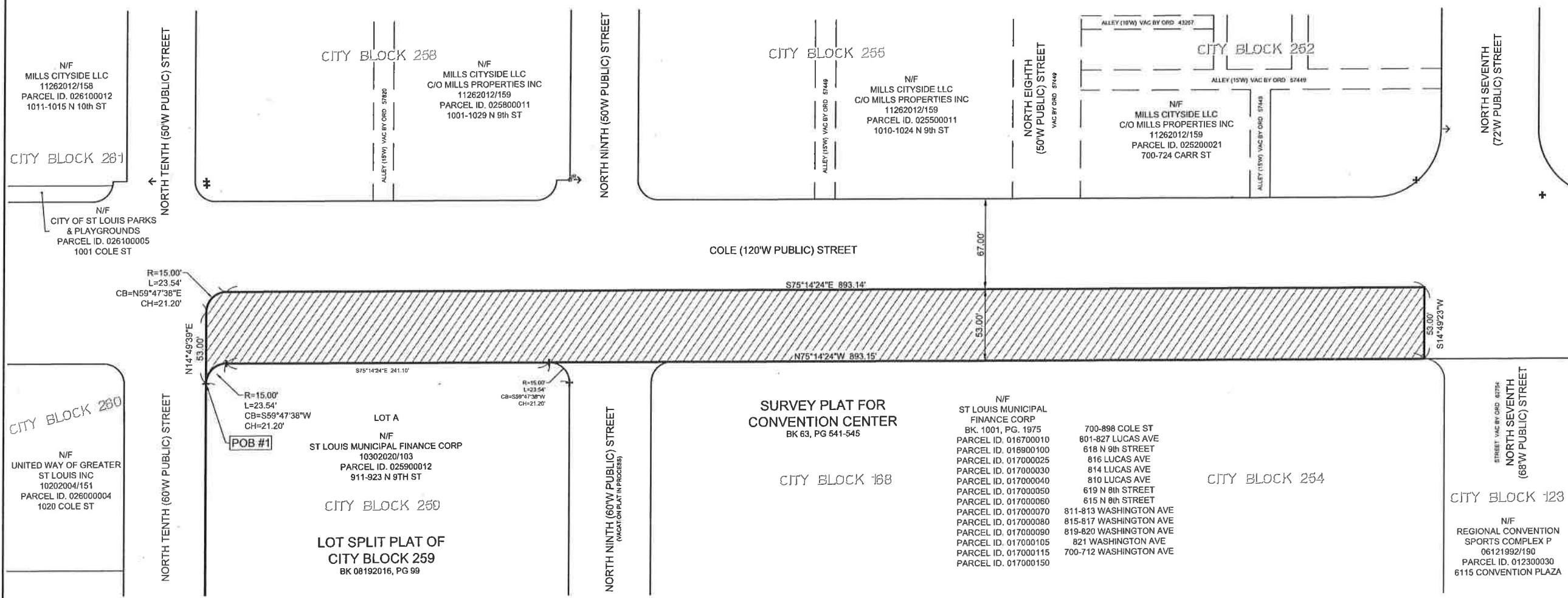


**DAVID MASON & ASSOCIATES**  
 800 South Vandeventer St. Louis, Missouri 63110 p (314) 534-1030 f (314) 534-1053  
 David Mason and Associates, Inc.  
 Missouri Certificate of Authority Number:  
 Engineer: 001103  
 Architect: 000600  
 Survey: 000396

**STREET VACATION PLAT OF PARTS OF  
 NORTH 9TH STREET, 10TH STREET,  
 COLE STREET, DR MARTIN LUTHER  
 KING DRIVE, & A 16' WIDE ALLEY  
 (IN CITY BLOCKS 167, 168, 169, 174, 250 254, & 259)**



- LEGEND AND ABBREVIATIONS**
- IRON PIPE (FOUND)
  - IRON ROD (FOUND)
  - SET 5/8" IRON ROD WITH PLASTIC CAP
  - ⊕ CROSS (FOUND)
  - (R) DENOTES RECORD INFORMATION
  - (30'W) RIGHT OF WAY WIDTH



Professional Seal:  
  
 Ronnie D. Lowe, MO PLS-2557

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all notices with all information and documents pertaining to the complete scope of work.

The seal and signature apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

| No. | Description | Date |
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Sheet Title:  
**VACATION PLAT  
 NORTH 9TH ST,  
 16' WIDE ALLEY,  
 MLK DRIVE, &  
 COLE STREET**

|                 |            |
|-----------------|------------|
| Date:           | 11/30/2021 |
| Project Number: | 2020279-00 |
| Designed By:    | ---        |
| Drawn By:       | MPM        |
| Checked By:     | RDL        |
| Sheet Number:   |            |

**LEGAL DESCRIPTION #1: PART OF NORTH 10TH STREET & COLE STREET**  
 A TRACT OF LAND BEING PART OF NORTH 10TH STREET (60 FEET WIDE) AND COLE STREET (120 FEET WIDE), LOCATED IN CITY BLOCK 168, 254, & 259 OF THE CITY OF ST. LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A CROSS LOCATED IN THE EAST RIGHT OF WAY LINE OF NORTH 10TH STREET (60 FEET WIDE); THENCE ALONG THE PROLONGATION OF SAID EAST RIGHT OF WAY LINE, NORTH 14 DEGREES 49 MINUTES 39 SECONDS EAST, A DISTANCE OF 33.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.54 FEET, AND A CHORD THAT BEARS NORTH 59 DEGREES 47 MINUTES 38 SECONDS EAST, A DISTANCE OF 21.20 FEET; THENCE SOUTH 75 DEGREES 14 MINUTES 24 SECONDS EAST, A DISTANCE OF 893.14 FEET TO A POINT; THENCE SOUTH 14 DEGREES 49 MINUTES 23 SECONDS WEST, A DISTANCE OF 53.00 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF COLE STREET (120 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 75 DEGREES 14 MINUTES 24 SECONDS WEST, A DISTANCE OF 893.15 FEET TO A FOUND CROSS; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.54 FEET, AND A CHORD THAT BEARS SOUTH 59 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.20 FEET TO THE POINT OF BEGINNING, CONTAINING 48,130 SQUARE FEET OR 1.11 ACRES MORE OR LESS.

- SURVEY NOTES**
- BASIS OF BEARINGS ARE GRID NORTH BASED ON GPS OBSERVATIONS, (MISSOURI STATE PLANE COORDINATE SYSTEM NAD 1983, EAST ZONE - 2011)
  - UNLESS OTHERWISE NOTED, ALL SET MONUMENTS ARE 5/8" DIAMETER IRON RODS WITH YELLOW CAPS STAMPED "DMA LS-336D".
  - FIELD WORK FOR THE SURVEY WAS PERFORMED DURING THE MONTH OF MARCH/APRIL, 2020.
  - TYPE OF SURVEY IS A "URBAN CLASS".

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF FEBRUARY/MARCH 2021, PERFORMED A BOUNDARY SURVEY AND VACATION PLAT OF PORTIONS OF NORTH NINTH STREET, PORTIONS OF MARTIN LUTHER KING DRIVE, PORTIONS OF COLE STREET, AND ADJACENT 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.

DATE OF PLAT OR MAP: 11/30/2021

DAVID MASON & ASSOCIATES, INC. LS 336-D  
 800 SOUTH VANDEVENTER  
 ST. LOUIS, MISSOURI 63110  
 (314) 534-1030

BY: *Ronnie D. Lowe*  
 RONNIE D. LOWE, MISSOURI PLS 2557