

ORDINANCE #65870
Board Bill No. 417
Committee Substitute

An ordinance relating to the construction, establishment, operation and maintenance of the Cross County MetroLink Segment I Extension by the Bi-State Development Agency of the Missouri-Illinois Metropolitan District ("Bi-State"), (1) authorizing and directing the Mayor and Comptroller to execute quit claim deeds providing for the grant and conveyance of title to Bi-State of certain properties owned by the City of St. Louis, Missouri; and (2) providing for the conveyance of property and the grant of a traffic signal easement and temporary construction easements from Bi-State to the City of St. Louis, Missouri in furtherance of the Lansdowne Bridge Project. Legal descriptions contained herein or attached hereto to govern.

WHEREAS, the City of St. Louis, Missouri is desirous of improving regional passenger transportation for the benefit of the City of St. Louis, Missouri and its citizens through the construction, establishment, operation and maintenance of the Cross County MetroLink Segment I Extension; and

WHEREAS, Bi-State is authorized by Sections 70.370 et seq. of the Missouri Revised Statutes, to acquire, construct, operate and maintain passenger transportation facilities, including the Cross County MetroLink Segment I Extension; and

WHEREAS, the corporate, political and governmental authorities of the City of St. Louis, Missouri have determined that it is necessary and desirable in connection with the construction, establishment, operation and maintenance of the Cross County MetroLink Segment I Extension that the City of St. Louis, Missouri grant and convey title in certain properties owned by the City of St. Louis, Missouri to Bi-State.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS, MISSOURI, AS FOLLOWS:

SECTION ONE. The Mayor and the Comptroller, acting on behalf of the City of St. Louis, Missouri, are hereby authorized and directed to execute and deliver to Bi-State a quit claim deed or other instrument, in furtherance of and for the purpose of the construction, establishment, operation and maintenance of the Cross County MetroLink Segment I Extension, providing for the grant and conveyance of title to the following described properties owned by the City of St. Louis, Missouri to Bi-State:

PARCEL NO. 1
(Bi-State Parcel ID Numbers: 3N491.00F-X10 and 3N491.01F-X10)

A tract of land being part of Lots 17, 18, 19, 24, 25 and all of Lots 20 thru 22, in City Block 4989 of Lindenwood, a subdivision, as recorded in Plat Book 13 Page 9 of the City of St. Louis Records, Township 45 North, Range 6 East of the Fifth Principal Meridian, said tract being more particularly described as follows:

BEGINNING at an iron pipe, marking the intersection of the southern line of vacated Winona Avenue (70.00 feet wide) with the western line of New Des Peres River, as established by City of St. Louis, Ordinance No. 32986; thence South 16 degrees 23 minutes 14 seconds East, along said western line of New Des Peres River, a distance of 327.51 feet, to an iron pipe on the southern line of said Lot 25; thence North 82 degrees 43 minutes 41 seconds West, along said southern line of Lot 25, a distance of 70.20 feet, to an iron pipe marking the southwestern corner of said Lot 24; thence North 07 degrees 56 minutes 22 seconds East, along the western line of said Lot 24, a distance of 150.00 feet, to an iron pipe marking the northwestern corner of said Lot 24; thence North 82 degrees 43 minutes 41 seconds West, along the southern line of said Lots 18 thru 22, a distance of 220.70 feet, to an iron pipe marking a point of curvature, on the Center Line of Old River Des Peres; thence 148.19 feet along a non-tangent curve to the right, having a radius of 1670.78 feet, a central angle of 05 degrees 04 minutes 55 seconds and a chord bearing of North 25 degrees 43 minutes 18 seconds West, to an iron pipe, marking a point of curvature; thence 31.08 feet along a non-tangent curve to the right, having a radius of 259.29 feet, a central angle of 06 degrees 52 minutes 08 seconds and a chord bearing of North 26 degrees 46 minutes 57 seconds West, to an iron pipe, on the said southern line of vacated Winona Avenue; thence South 82 degrees 43 minutes 41 seconds East, along the said southern line, a distance of 255.79 feet to the Point of Beginning.

Said tract of land containing 41,540 square feet or 0.954 acres as per plat attached hereto as **Exhibit A** and incorporated herein by this reference.

PARCEL NO. 2

(Bi-State Parcel ID Number: 3N491.02F-X10)

A tract of land in Lot 24 of Block 21 in Shrewsbury Park 4th Subdivision, in City Block 5029, of the City of St. Louis Missouri, Township 45 North, Range 6 East of the Fifth Principal Meridian, said tract being more particularly described as follows:

BEGINNING at an iron pipe, marking the southwestern corner of said Lot 24; thence North 07 degrees 31 minutes 02 seconds East, along the western line of said Lot 24, a distance of 141.62 feet, to an iron pipe on the western line of the New River Des Peres as established by the City of St. Louis, by Ordinance No. 32986; thence South 16 degrees 23 minutes 14 seconds East, along said western line, a distance of 123.39 feet to an iron pipe, on the eastern line of said Lot 24; thence South 07 degrees 31 minutes 02 seconds West, along said eastern line, a distance of 28.85 feet to an iron pipe, marking the southeastern corner of said Lot 24; thence North 82 degrees 26 minutes 39 seconds West, along the southern line of said Lot 24, a distance of 50.00 feet to the Point of Beginning.

Said tract of land containing 4,262 square feet or 0.098 acres as per plat attached hereto as **Exhibit B** and incorporated herein by this reference.

PARCEL NO. 3

(Bi-State Parcel ID Number: 3P497.00F-X10)

A tract of land being part of Winona Avenue (70' wide), vacated by City of St. Louis Ordinance No. 32986, said tract being bounded on the east by the western line of the New River Des Peres right of way (270' wide) and on the west by the City of St. Louis City limits, in U. S. Survey 2035, Township 45 North, Range 6 East of the Fifth Principal Meridian, St. Louis County, Missouri, said tract being more particularly described as follows:

BEGINNING at the intersection of the said western line of the New River Des Peres right of way and the northern line of Winona Avenue; thence along the said western line of the New River Des Peres right of way, South 16 degrees 23 minutes 14 seconds East a distance of 76.42 feet, to a point; thence North 82 degrees 43 minutes 41 seconds West, along the southern line of said Winona Avenue, a distance of 255.79 feet to a point of curvature, on the centerline of Old River Des Peres; thence a distance of 4.87 feet along a non-tangent curve to the right, said curve also being the centerline of Old River Des Peres, having a radius of 259.29 feet, a central angle of 01 degrees 04 minutes 37 seconds and a chord bearing of North 22 degrees 48 minutes 35 seconds West to a point, on the western line of the City of St. Louis City limits; thence North 17 degrees 25 minutes 10 seconds East, along said western line of the City of St. Louis City limits, a distance of 66.83 feet to a point, on the said northern line of Winona Avenue; thence South 82 degrees 43 minutes 41 seconds East, along said northern line of Winona Avenue, a distance of 215.79 feet to the Point of Beginning.

Said tract of land containing 16,611 square feet or 0.381 acres as per plat attached hereto as **Exhibit C** and incorporated herein by this reference.

PARCEL NO. 4

(Bi-State Parcel ID Number: 3P491.05F-X10)

A tract of land in Section 34, Township 45 North, Range 6 East of the Fifth Principal Meridian, in the City of St. Louis, Missouri; said tract being more particularly described as follows:

BEGINNING at the intersection of the western line of the New River Des Peres, as established by the City of St. Louis, Missouri by Ordinance No. 32986 with the northern line of Block 21 in Shrewsbury Park 4th Subdivision, as recorded in Plat Book 13 Page 118 of the City of St. Louis, Missouri records; thence North 82 degrees 43 minutes 41 seconds West, along said northern line, a distance of 111.55 feet to a point, on the center line of the Old River Des Peres; thence North 41 degrees 27 minutes 53 seconds West, along said center line, a distance of 45.49 feet to a point; thence North 35 degrees 50 minutes 14 seconds West, along said center line, a distance of 36.54 feet to a point, on the southern line of Bancroft Avenue (30 feet wide)(formerly Melbourne Avenue); thence South 82 degrees 43 minutes 41 seconds East, along said southern line, a distance of 145.89 feet to a point, on the said western line; thence South 16 degrees 23 minutes 14 seconds East, along said western line, a distance of 61.88 feet, to the Point of Beginning.

Said tract of land containing 7377 square feet or 0.169 acres as per plat attached hereto as **Exhibit D** and incorporated

herein by this reference.

SECTION TWO. The City of St. Louis, Missouri shall, and the Mayor, the Board of Aldermen and other appropriate officers, agents and employees of the City of St. Louis, Missouri are hereby authorized and directed to take such further actions and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION THREE. In consideration for the conveyance of property rights by the City to Bi-State as provided for in this Ordinance, Bi-State agrees (1) to convey title by quit claim deed to the following described property owned by Bi-State to the City in furtherance of and as necessary for the Lansdowne Bridge Project being constructed by the City; (2) to grant a traffic signal easement to the City over the following described property owned by Bi-State in furtherance of and as necessary for the Lansdowne Bridge Project being constructed by the City; and (3) to grant temporary construction easements to the City over the following described property owned by Bi-State in furtherance of and as necessary for the Lansdowne Bridge Project being constructed by the City:

Right-of-Way Conveyances

PARCEL NO. 1

Beginning at a point being the southwest corner of Lot 8 in Block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis, thence North 07 degrees 30 minutes 13 seconds East, a distance of 6.53 feet along the western property line to the point of curve of a non tangent curve to the left, of which the radius point lies North 02 degrees 30 minutes 22 seconds East, a radial distance of 450.00 feet; thence easterly along the arc, through a central angle of 14 degrees 45 minutes 16 seconds, a distance of 115.88 feet to a point of reverse curve to the right having a radius of 470.00 feet and a central angle of 04 degrees 44 minutes 36 seconds; thence easterly along the arc, a distance of 38.91 feet; thence South 07 degrees 30 minutes 13 seconds West, a distance of 27.91 feet; thence North 82 degrees 29 minutes 47 seconds West, a distance of 65.33 feet along the northern right of way line of Lansdowne Avenue; thence South 19 degrees 27 minutes 43 seconds East, a distance of 16.83 feet, following the limits of the City of St. Louis and the City of Shrewsbury; thence North 82 degrees 29 minutes 47 seconds West, a distance of 92.30 feet along the northern right of way line of Lansdowne Avenue to the POINT OF BEGINNING.

Containing 2,312 square feet or 0.05 acres, more or less.

PARCEL NO. 2

Beginning at a point being the south west corner of lot 11 in Block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis, thence North 07 degrees 30 minutes 13 seconds East, a distance of 27.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies South 07 degrees 30 minutes 18 seconds East, a radial distance of 470.00 feet; thence easterly along the arc, through a central angle of 12 degrees 53 minutes 17 seconds, a distance of 105.72 feet; thence South 84 degrees 37 minutes 00 seconds East, a distance of 45.71 feet; thence South 07 degrees 30 minutes 13 seconds West, a distance of 45.31 feet; thence North 82 degrees 29 minutes 47 seconds West, a distance of 150.00 feet to the POINT OF BEGINNING.

Containing 5,971 square feet or 0.14 acres, more or less.

PARCEL NO. 3

Beginning at a point being the south west corner of lot 14 in Block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis, thence North 07 degrees 30 minutes 13 seconds East, a distance of 45.31 feet; thence South 84 degrees 37 minutes 00 seconds East, a distance of 50.03 feet; thence South 07 degrees 30 minutes 13 seconds West, a distance of 47.16 feet; thence North 82 degrees 29 minutes 47 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 2,312 square feet or 0.05 acres, more or less.

PARCEL NO. 4

Beginning at a point being the south west corner of lot 15 in Block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis; thence North 07 degrees 30 minutes 13 seconds East, a distance of 47.16 feet; thence South 84 degrees 37 minutes 00 seconds East, a distance of 181.72 feet; thence South 25 degrees 03 minutes 13 seconds East, a distance of 58.87 feet; thence South 84 degrees 25 minutes 33 seconds West, a distance of 18.86 feet; thence North 82 degrees 29 minutes 47 seconds West, a distance of 194.90 feet to the POINT OF BEGINNING.

Containing 10,057 square feet or 0.23 acres, more or less.

Traffic Signal Easement

Commencing at a point being the south west corner of lot 16 in block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis, thence North 07 degrees 30 minutes 13 seconds East, a distance of 49.02 feet to the POINT OF BEGINNING; thence North 07 degrees 30 minutes 13 seconds East, a distance of 15.01 feet; thence South 84 degrees 37 minutes 00 seconds East, a distance of 122.57 feet; thence South 24 degrees 19 minutes 13 seconds East, a distance of 17.27 feet; thence North 84 degrees 37 minutes 00 seconds West, a distance of 131.68 feet to the POINT OF BEGINNING.

Containing 1,907 square feet or 0.04 acres, more or less.

Temporary Construction Easements

PARCEL NO. 1

Commencing at a point being the south west corner of lot 8 in Block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis; thence North 07 degrees 30 minutes 13 seconds East, a distance of 6.53 feet to the POINT OF BEGINNING; thence North 80 degrees 21 minutes 42 seconds East, a distance of 52.32 feet; thence North 77 degrees 27 minutes 51 seconds East, a distance of 106.44 feet; thence South 07 degrees 30 minutes 13 seconds West, a distance of 15.51 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 07 degrees 30 minutes 18 seconds East, a radial distance of 470.00 feet; thence westerly along the arc, through a central angle of 04 degrees 44 minutes 36 seconds, a distance of 38.91 feet to a point of reverse curve to the right having a radius of 450.00 feet and a central angle of 14 degrees 45 minutes 16 seconds; thence westerly along the arc, a distance of 115.88 feet to the POINT OF BEGINNING.

Containing 1,495 square feet or 0.03 acres, more or less.

PARCEL NO. 2

Commencing at a point being the south west corner of lot 11 in Block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis; thence North 07 degrees 30 minutes 13 seconds East, a distance of 27.91 feet to the POINT OF BEGINNING; thence continue northerly along said line, a distance of 15.51 feet; thence North 88 degrees 56 minutes 44 seconds East, a distance of 101.13 feet; thence South 84 degrees 37 minutes 00 seconds East, a distance of 50.03 feet; thence South 07 degrees 30 minutes 13 seconds West, a distance of 15.01 feet; thence North 84 degrees 37 minutes 00 seconds West, a distance of 45.71 feet to a point of curve to the left having a radius of 470.00 feet and a central angle of 12 degrees 53 minutes 17 seconds; thence westerly along the arc a distance of 105.72 feet to the POINT OF BEGINNING.

Containing 2,093 square feet or 0.05 acres, more or less.

PARCEL NO. 3

Commencing at a point being the south west corner of lot 14 in Block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis; thence North 07 degrees 30 minutes 13 seconds East, a distance of 45.31 feet to the POINT OF BEGINNING; thence continue northerly along said line, a distance of 15.01 feet; thence South 84 degrees 37 minutes 00 seconds East, a distance of 50.03 feet; thence South 07 degrees 30 minutes 13 seconds West, a distance of 15.01 feet; thence North 84 degrees 37 minutes 00 seconds West, a distance of 50.03 feet to the POINT OF BEGINNING.

Containing 750 square feet or 0.02 acres, more or less.

PARCEL NO. 4

Commencing at a point being the south west corner of lot 15 in Block 22 of Shrewsbury Park Fourth Subdivision and in Block 5030, of the City of St. Louis; thence North 07 degrees 30 minutes 13 seconds East, a distance of 47.16 feet to the POINT OF BEGINNING; thence continue northerly along said line, a distance of 15.01 feet; thence South 84 degrees 37 minutes 00 seconds East, a distance of 50.03 feet; thence North 07 degrees 30 minutes 13 seconds East, a distance of 17.08 feet; thence South 84 degrees 37 minutes 00 seconds East, a distance of 112.34 feet; thence South 24 degrees 07 minutes 55 seconds East, a distance of 36.85 feet; thence North 84 degrees 37 minutes 00 seconds West, a distance of 181.72 feet to the POINT OF BEGINNING.

Containing 4,663 square feet or 0.11 acres, more or less.

None of the conveyances, easements and property rights granted by Bi-State to the City under this Section Three shall interfere in any manner with the construction, reconstruction, maintenance and operation of the Cross County MetroLink Segment I Extension.

SECTION FOUR. If Bi-State, through its Board of Commissioners, does not approve and accept in writing the grant and conveyance of these property and ownership rights within ninety (90) days after approval of the Ordinance, the Ordinance and the ownership rights conveyed herein shall become null and void and of no force and effect.

SECTION FIVE. Be it further ordained that all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION SIX. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and shall become effective immediately upon its passage and approval by the Mayor.

Clerk, Board of Aldermen

President, Board of Aldermen

Approved: Date: _____

Mayor

Truly Engrossed and Enrolled

Chairman

Cross County MetroLink Segment 1 Extension
Easements plans of the Lansdowne Bridge Project
on file in the Register's Office.

Approved: April 30, 2003