

INTRODUCED BY: Councilmember Steve McMahon

DATE: August 8, 2022

BILL NO. 9478

ORDINANCE NO. 7195

**AN ORDINANCE VACATING AND SURRENDERING A PORTION OF
MCKNIGHT PLACE RIGHT-OF-WAY.**

WHEREAS, McKnight Place is a public street located within the City of University City, in St. Louis County, Missouri, and recorded in Deed Book 21472, Page 1990 of the St. Louis County Recorder of Deeds in Clayton, Missouri; and

WHEREAS, due notice of a public hearing on the vacation of a portion of said public street, to be held by the City Council of the City of University City on September 12, 2022 at 6:30 p.m., was duly published in the St. Louis Countian, a newspaper of general circulation within said City, on August 28, 2022; and

WHEREAS, said public hearing was held at the time and place specified in said notices, and all comments concerning said vacation were duly heard and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. A portion of the McKnight Place right-of-way in the City of University City, in St. Louis County, Missouri, and all of the City of University City's rights, title and interest therein is hereby vacated, surrendered and quitclaimed, but reserving all public utility easements, if any; said property is more specifically described as follows:

A TRACT OF LAND BEING PART OF THE MCKNIGHT PLACE RIGHT-OF-WAY, WIDTH VARIES, BEING ADJACENT TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO BRENTMOOR HOLDINGS, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21472 PAGE 1990 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVEMENTIONED BRENTMOOR HOLDINGS, LLC TRACT, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DELMAR BOULEVARD (WIDTH VARIES) AND THE EAST RIGHT-OF-WAY LINE OF MCKNIGHT PLACE (WIDTH VARIES); THENCE PROCEEDING ALONG THE WEST LINE OF SAID BRENTMOOR HOLDINGS, LLC TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID MCKNIGHT PLACE, THE FOLLOWING COURSES, DISTANCES, AND CURVES: SOUTH 00°32'17" WEST, 9.89 FEET TO A POINT OF CURVATURE; ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 13.59 FEET, A RADIUS OF 38.00 FEET, THE CHORD OF WHICH BEARS SOUTH 09°42'27" EAST, 13.52 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN


ARC TO THE RIGHT, AN ARC LENGTH OF 33.04 FEET, A RADIUS OF 93.00 FEET, THE CHORD OF WHICH BEARS SOUTH 09°46'30" EAST, 32.87 FEET TO A POINT OF TANGENCY; SOUTH 00°24'12" WEST, 52.39 FEET TO A POINT OF CURVATURE; ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 46.48 FEET, A RADIUS OF 118.00 FEET, THE CHORD OF WHICH BEARS SOUTH 11°41'15" WEST, 46.18 FEET TO A POINT OF TANGENCY; AND SOUTH 22°58'17" WEST, 16.00 FEET TO A POINT; THENCE LEAVING SAID EAST RIGHT-OF-WAY AND THE WEST LINE OF SAID BRENTMOOR HOLDINGS, LLC TRACT AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: NORTH 00°24'26" EAST, 45.70 FEET TO A POINT OF CURVATURE; ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 24.43 FEET, A RADIUS OF 484.00 FEET, THE CHORD OF WHICH BEARS NORTH 01°51'11" EAST, 24.42 FEET TO A POINT OF TANGENCY; AND NORTH 03°17'56" EAST, 98.02 FEET TO A POINT LOCATED ON THE WESTWARDLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF THE ABOVEMENTIONED DELMAR BOULEVARD RIGHT-OF-WAY; THENCE ALONG SAID WESTWARDLY RIGHT-OF-WAY LINE PROLONGATION, SOUTH 89°23'32" EAST, 1.45 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING 1,687 SQUARE FEET (0.039 ACRES MORE OR LESS).

Section 2. Said right-of-way is further described and shown hachured on the attached Right-of-Way Vacation Plat, marked "Exhibit A" and incorporated herein by this reference thereto.

Section 3. The City Clerk is hereby directed to have this ordinance recorded in the office of the Recorder of Deeds of St. Louis County, Missouri.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 27th day of September, 2022.

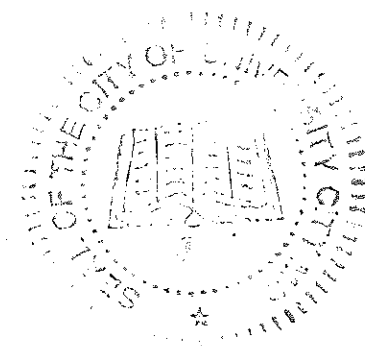

MAYOR

ATTEST:


CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:


CITY ATTORNEY



"EXHIBIT A"

DATE: 03/25/2022

ORDER NUMBER: 19-09-308

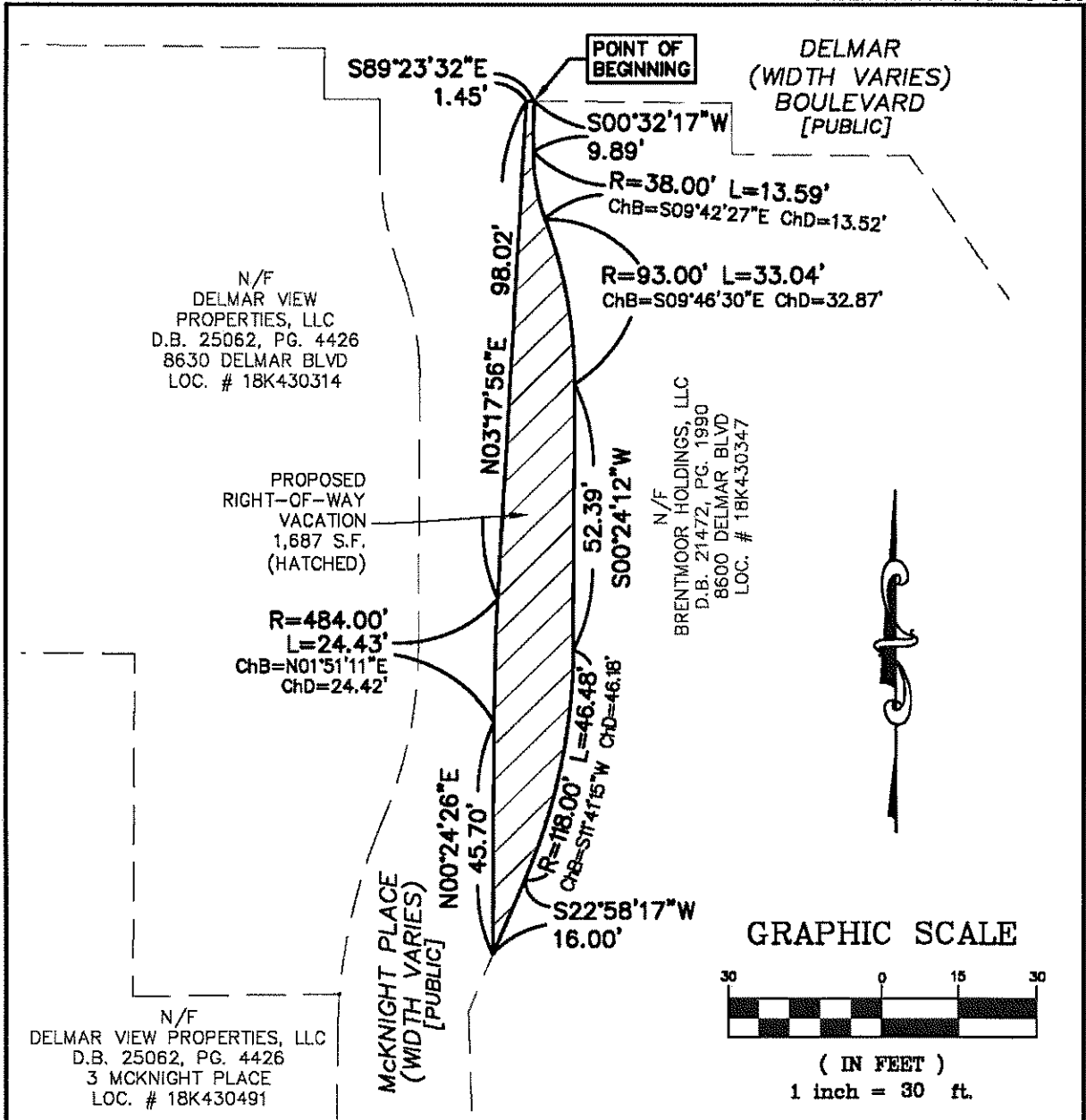


EXHIBIT "B"

SHEET 1 of 1

INITIAL:

RIGHT OF WAY VACATION PLAT
 VACATION OF A PORTION OF MCKNIGHT PLACE RIGHT-OF-WAY,
 LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST,
 CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI.

THE STERLING CO.
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314)-487-0440 FAX 487-8944
 Sterling@sterling-eng-sur.com

Virginia W. Humiston
 MO. REG. P.L.S. # 2006016645

Drawing name: V:\11807220 Delmar Mixed Use Development\Drawings\Surveying\Easements\ROW Vacation - 8600 Delmar Blvd.dwg Plotted on: Mar 25, 2022 - 11:08am Plotted by: gsemon