



BILL NO. 3978

CITY OF BALLWIN

ORDINANCE NO. _____

14811 Manchester Road, Ballwin, MO 63011

INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, ROACH, STALLMANN, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE AUTHORIZING EMINENT DOMAIN PROCEEDINGS AGAINST CERTAIN REAL PROPERTY ADJACENT TO RAMSEY LANE

WHEREAS, the Board of Aldermen has determined that under the Statutes of the State of Missouri eminent domain (condemnation) proceedings are authorized to be instituted and completed against property in the City; and

WHEREAS, the Board of Aldermen has determined that the particular tracts of land hereinafter described, according to Missouri law, should be so condemned because it is necessary for the public purpose of constructing a bridge replacement adjacent to Ramsey Lane to enhance vehicular and pedestrian transportation.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, MISSOURI, AS FOLLOWS:

Section 1: The City shall proceed with eminent domain proceedings, according to Chapter 523 and Section 88.667, Revised Statutes of Missouri, against the particular interests in the land as described on Exhibit "A" attached hereto and made part hereof, known and numbered as 206 Seawind Drive.

Section 2: The City Engineer/Director of Public Works and the City Attorney shall represent the City in the aforesaid condemnation proceedings.

Section 3: All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 4: This ordinance shall take full force and effect from and after the date of its passage by the Board of Alderman and approval of the Mayor.

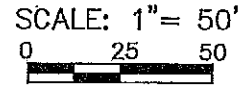
PASSED this ___ day of _____, 2017.

TIM POGUE, MAYOR

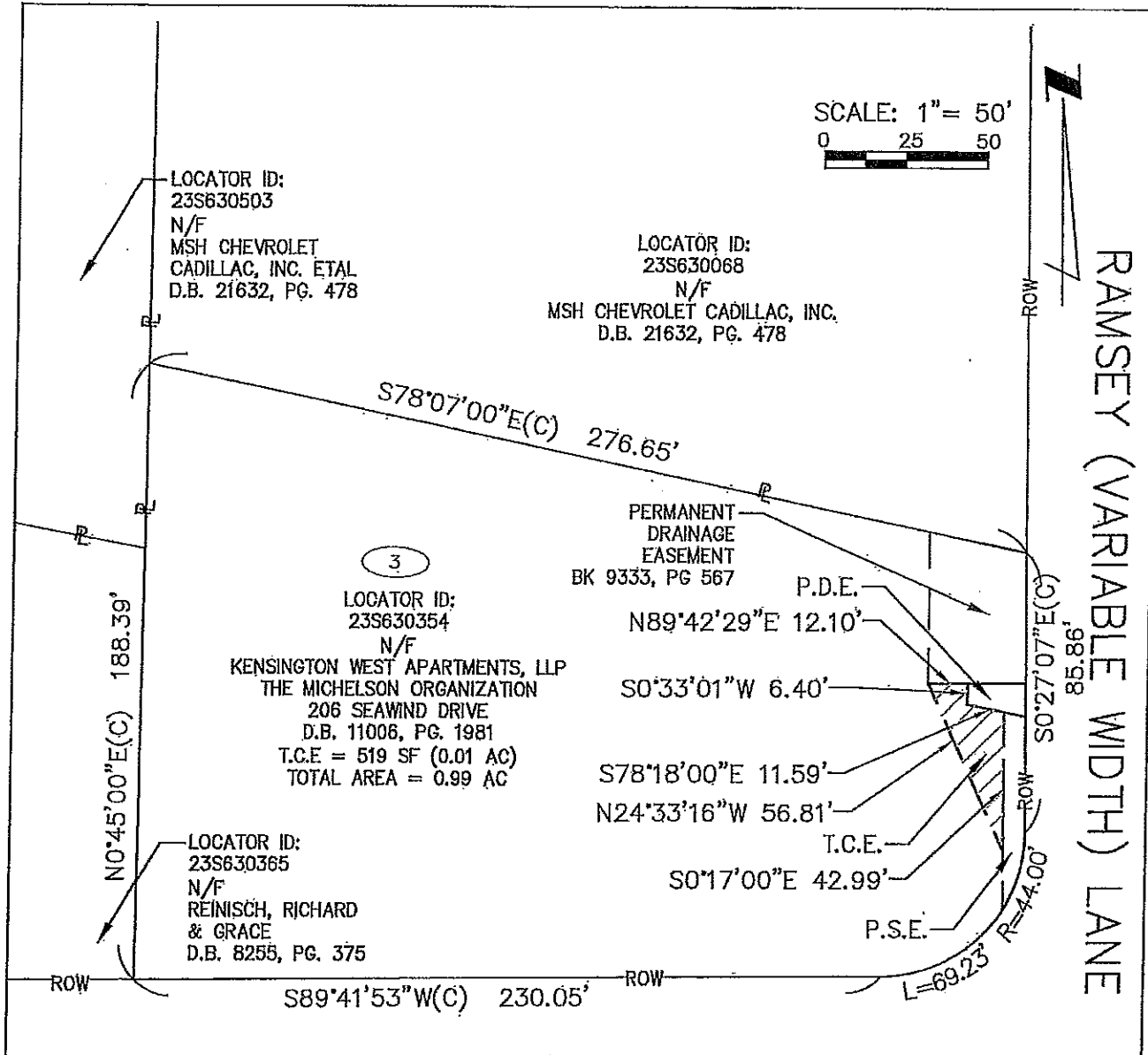
APPROVED this ___ day of _____, 2017.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



RAMSEY (VARIABLE WIDTH) LANE



LOCATOR ID:
 23S630503
 N/F
 MSH CHEVROLET
 CADILLAC, INC. ETAL
 D.B. 21632, PG. 478

LOCATOR ID:
 23S630068
 N/F
 MSH CHEVROLET CADILLAC, INC.
 D.B. 21632, PG. 478

3

LOCATOR ID:
 23S630354
 N/F
 KENSINGTON WEST APARTMENTS, LLP
 THE MICHELSON ORGANIZATION
 206 SEAWIND DRIVE
 D.B. 11006, PG. 1981
 T.C.E = 519 SF (0.01 AC)
 TOTAL AREA = 0.99 AC

LOCATOR ID:
 23S630365
 N/F
 REINISCH, RICHARD
 & GRACE
 D.B. 8255, PG. 375

PERMANENT
 DRAINAGE
 EASEMENT
 BK 9333, PG 567

N89°42'29"E 12.10'
 S0°33'01"W 6.40'
 S78°18'00"E 11.59'
 N24°33'16"W 56.81'
 S0°17'00"E 42.99'

SEAWIND (VARIABLE WIDTH) DRIVE

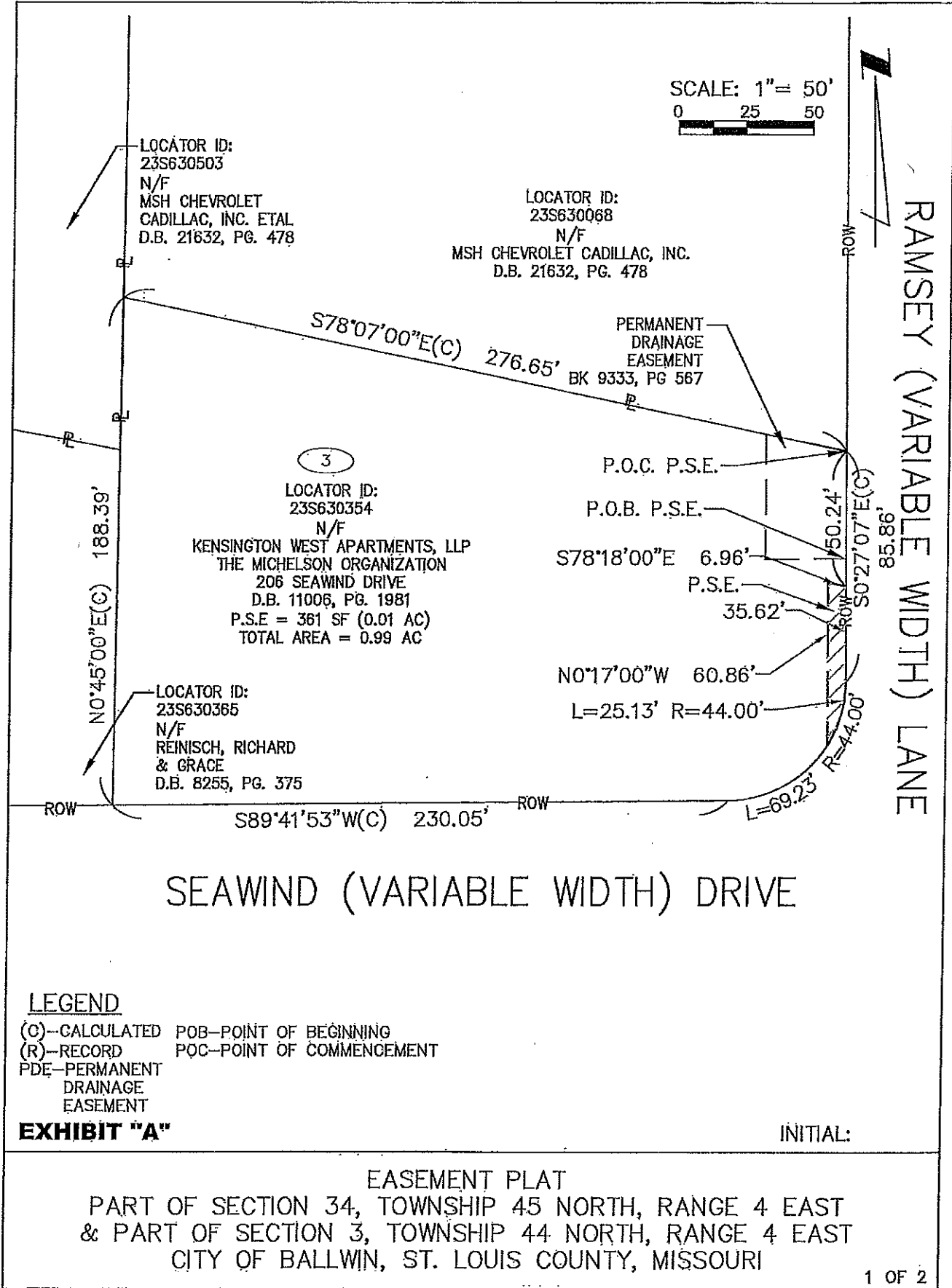
LEGEND

- (C) - CALCULATED
- (R) - RECORD
- T.C.E. - TEMPORARY CONSTRUCTION EASEMENT
- P.S.E. - PERMANENT SIDEWALK EASEMENT
- P.D.E. - PERMANENT DRAINAGE EASEMENT

EXHIBIT "A"

INITIAL:

EASEMENT PLAT
 PART OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST
 & PART OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST
 CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



PERMANENT SIDEWALK EASEMENT:

A tract of land being part of Section 34, Township 45 North, Range 4 East & Section 3, Township 44 North, Range 4 East in the City of Ballwin, St. Louis County and being more particularly described as follows:

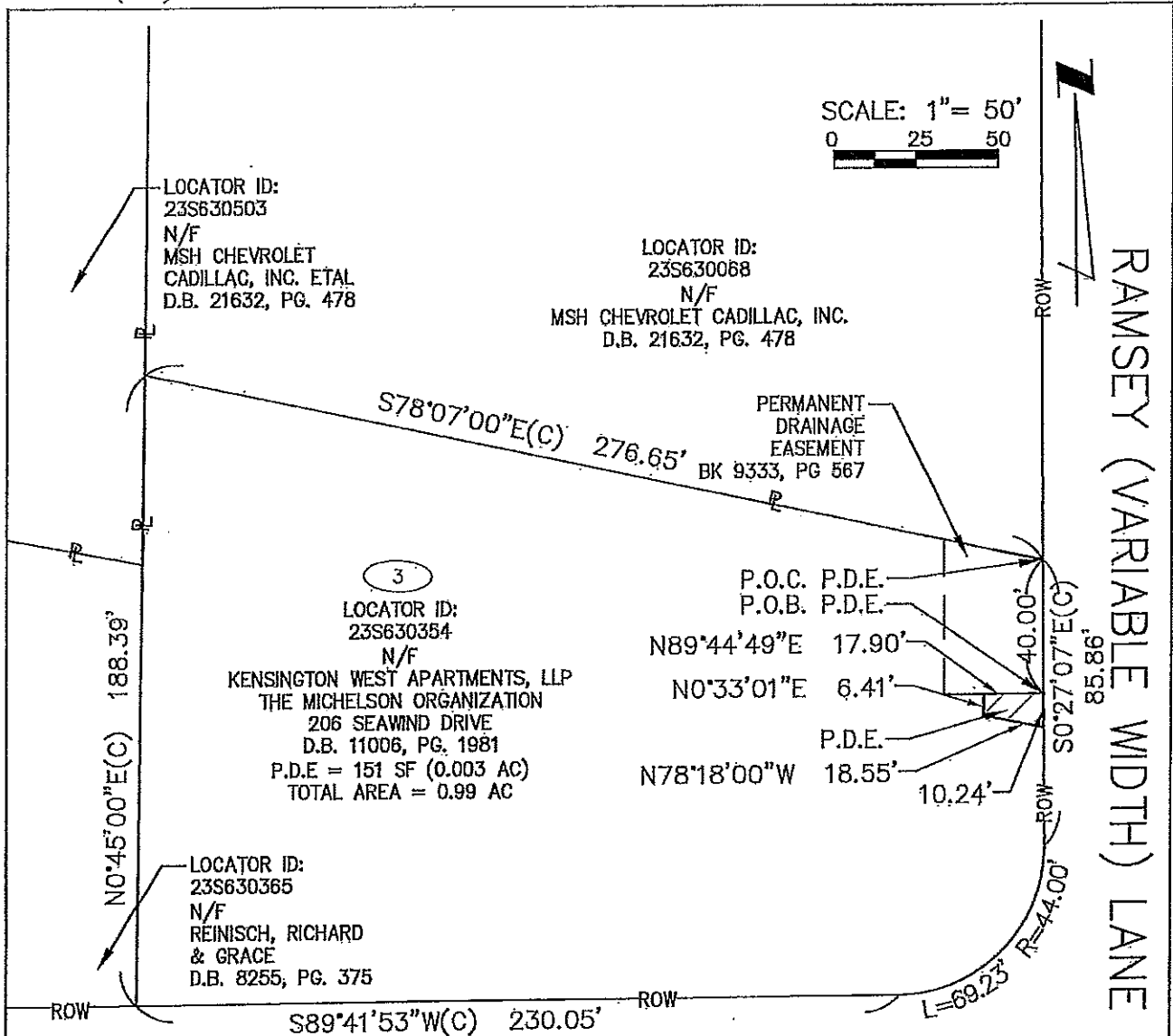
Commencing at the Southeast corner of a tract of land conveyed by deed to MSH Chevrolet Cadillac Inc, Etal, recorded in Book 21632, page 478, said point also being on the West right of way line of Ramsey Lane, having a variable width; thence Southerly along said West line, South 00 degrees 27 minutes 07 seconds East, a distance of 50.24 feet to the true POINT OF BEGINNING of hereon described permanent sidewalk easement; thence continuing South along said West right of way line, South 00 degrees 27 minutes 07 seconds East, a distance of 35.62 feet to a point of curvature; thence along said curve, being a tangent curve to the right, having a radius of 44.00 feet and an arc length of 25.13 feet to a point; thence North 00 degrees 17 minutes 00 seconds West, a distance of 60.86 feet to a point; thence South 78 degrees 18 minutes 00 seconds East, a distance of 6.96 feet to the point of beginning, containing 361 square feet more or less.

EXHIBIT "A"

INITIAL:

EASEMENT PLAT
PART OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST
& PART OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI

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SCALE: 1" = 50'
 0 25 50

LOCATOR ID:
 23S630503
 N/F
 MSH CHEVROLET
 CADILLAC, INC. ETAL
 D.B. 21632, PG. 478

LOCATOR ID:
 23S630068
 N/F
 MSH CHEVROLET CADILLAC, INC.
 D.B. 21632, PG. 478

3
 LOCATOR ID:
 23S630354
 N/F
 KENSINGTON WEST APARTMENTS, LLP
 THE MICHELSON ORGANIZATION
 206 SEAWIND DRIVE
 D.B. 11006, PG. 1981
 P.D.E = 151 SF (0.003 AC)
 TOTAL AREA = 0.99 AC

LOCATOR ID:
 23S630365
 N/F
 REINISCH, RICHARD
 & GRACE
 D.B. 8255, PG. 375

PERMANENT
 DRAINAGE
 EASEMENT
 BK 9333, PG 567

P.O.C. P.D.E.
 P.O.B. P.D.E.

N89°44'49"E 17.90'
 N0°33'01"E 6.41'
 P.D.E.
 N78°18'00"W 18.55'
 10.24'

LEGEND

- (C)--CALCULATED POB--POINT OF BEGINNING
- (R)--RECORD POC--POINT OF COMMENCEMENT
- PDE--PERMANENT DRAINAGE EASEMENT

EXHIBIT "A"

INITIAL:

EASEMENT PLAT
 PART OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST
 & PART OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST
 CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI

PERMANENT DRAINAGE EASEMENT:

A tract of land being part of Section 34, Township 45 North, Range 4 East & Section 3, Township 44 North, Range 4 East in the City of Ballwin, St. Louis County and being more particularly described as follows:

Commencing at the Southeast corner of a tract of land conveyed by deed to MSH Chevrolet Cadillac Inc, Etal, recorded in Book 21632, page 478, said point also being on the West right of way line of Ramsey Lane, having a variable width; thence Southerly along said West line, South 00 degrees 27 minutes 07 seconds East, a distance of 40.00 feet to the true POINT OF BEGINNING of hereon described permanent drainage easement; thence continuing South along said West right of way line, South 00 degrees 27 minutes 07 seconds East, a distance of 10.24 feet to a point; thence Westerly leaving said West line, North 78 degrees 18 minutes 00 seconds West, a distance of 18.55 feet to a point; thence North 00 degrees 33 minutes 01 seconds East, a distance of 6.41 feet to a point; thence North 89 degrees 44 minutes 49 seconds East, a distance of 17.90 feet to the point of beginning, containing 151 square feet more or less.

EXHIBIT "A"

INITIAL:

EASEMENT PLAT
PART OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST
& PART OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI

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