

BILL NO. 3518

ORDINANCE NO. 3307

**AN ORDINANCE VACATING TWO EASEMENTS ON PART OF LOT D OF LONG ROAD CROSSING SUBDIVISION PLAT RECORDED IN BOOK 352, PAGE 232 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 & 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**

**WHEREAS**, a petition has been filed by Kehr Development, LLC, requesting the City to vacate an easement on Lot D of Long Road Crossing Subdivision; and,

**WHEREAS**, Kehr Development, LLC, owns the properties on which the easements are located and has no need for the easements; and,

**WHEREAS**, the Departments of Planning and Public Works have reviewed the petition and have determined that said petition meets all applicable regulations and that the vacation will have no adverse effect on the City of Chesterfield.

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

**Section 1.** The City Council of the City of Chesterfield hereby approves the easements vacation located on part of Lot D of Long Road Crossing Subdivision Plat Book 352, page 232 of the St. Louis County, Missouri records, as described in Exhibit 1, and Exhibit 2, which are attached hereto and made part of hereof; and

**Section 2.** The Mayor and City Clerk are authorized and directed to evidence the approval of the vacation of these easements by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record this easement vacation with the Saint Louis County Recorder of Deeds Office; and


**Section 3.** The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 3<sup>rd</sup> day of September, 2024.

  
PRESIDING OFFICER

  
Bob Nation, MAYOR

ATTEST:

  
Vickie McGownd, CITY CLERK

FIRST READING: 09/03/2024

## NOTICE OF VACATION OF EASEMENT

**NOTICE IS HEREBY GIVEN** that the City of Chesterfield has received a petition to vacate the 1,920 square feet of utility easement situated in the City of Chesterfield, Missouri. Should anyone have an interest in this, please contact Shilpi Bharti, Planner at 636-537-4743 or email at [Sbharti@chesterfield.mo.us](mailto:Sbharti@chesterfield.mo.us). The legal description of the property to be vacated is as follows:

Portion of utility easement, as established by PB. 352, PG. 232, located in U.S. Survey 1010, Township 45 North, Ranges 3&4 east of the fifth principal meridian, City of Chesterfield, St. Louis County, Missouri.

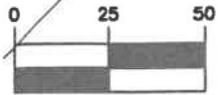
## NOTICE OF VACATION OF EASEMENT

**NOTICE IS HEREBY GIVEN** that the City of Chesterfield has received a petition to vacate the 1,921 square feet of roadway, maintenance & utility easement situated in the City of Chesterfield, Missouri. Should anyone have an interest in this, please contact Shilpi Bharti, Planner at 636-537-4743 or email at [Sbharti@chesterfield.mo.us](mailto:Sbharti@chesterfield.mo.us). The legal description of the property to be vacated is as follows:

Portion of roadway, maintenance & utility easement, as established by PB. 352, PG. 232, located in U.S. Survey 1010, Township 45 North, Ranges 3&4 east of the fifth principal meridian, City of Chesterfield, St. Louis County, Missouri.



**GRAPHIC SCALE**



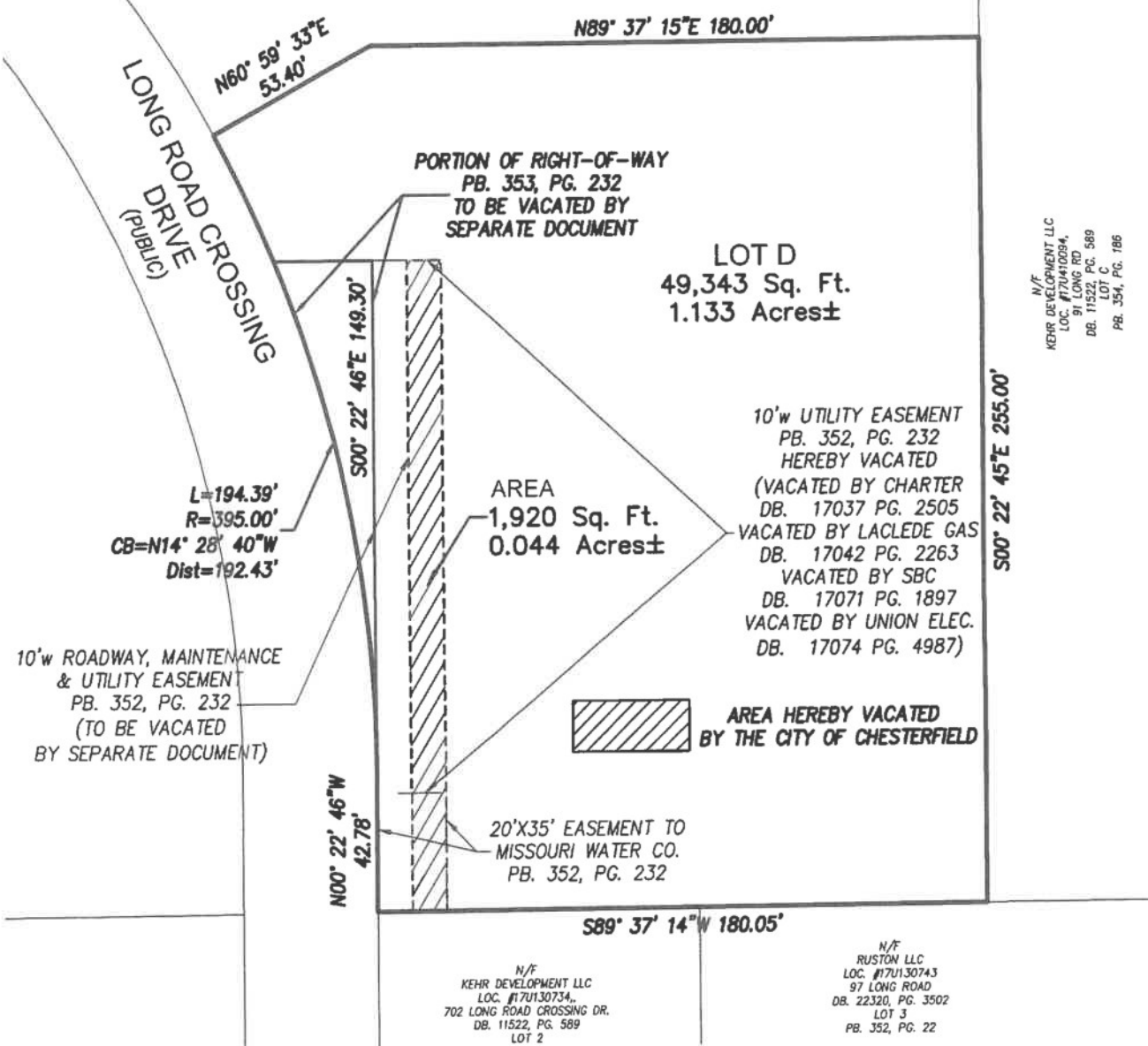
( IN FEET )

1 inch = 50 ft.



N/F  
KEHR DEVELOPMENT LLC  
LOC. #17U10214,  
714 LONG ROAD CROSSING DR  
DB. 11522, PG. 589

N/F  
KEHR DEVELOPMENT LLC  
LOC. #17U10094,  
91 LONG RD  
DB. 11522, PG. 589  
LOT C  
PB. 354, PG. 186



10'w ROADWAY, MAINTENANCE  
& UTILITY EASEMENT  
PB. 352, PG. 232  
(TO BE VACATED  
BY SEPARATE DOCUMENT)

L=194.39'  
R=395.00'  
CB=N14° 28' 40"W  
Dist=192.43'

10'w UTILITY EASEMENT  
PB. 352, PG. 232  
HEREBY VACATED  
(VACATED BY CHARTER  
DB. 17037 PG. 2505  
VACATED BY LACLEDE GAS  
DB. 17042 PG. 2263  
VACATED BY SBC  
DB. 17071 PG. 1897  
VACATED BY UNION ELEC.  
DB. 17074 PG. 4987)

AREA HEREBY VACATED  
BY THE CITY OF CHESTERFIELD

N/F  
KEHR DEVELOPMENT LLC  
LOC. #17U130734,  
702 LONG ROAD CROSSING DR.  
DB. 11522, PG. 589  
LOT 2

N/F  
RUSTON LLC  
LOC. #17U130743  
97 LONG ROAD  
DB. 22320, PG. 3502  
LOT 3  
PB. 352, PG. 22

**EXHIBIT**

**EASEMENT VACATION EXHIBIT**

PORTION OF UTILITY EASEMENT, AS ESTABLISHED BY PB. 352, PG. 232,  
LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGES 3 & 4  
EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**GRAPHIC SCALE**



( IN FEET )

1 inch = 50 ft.



N/F  
KEHR DEVELOPMENT LLC  
LOC. #17U410214,  
714 LONG ROAD CROSSING DR  
DB. 11522, PG. 589

LONG ROAD CROSSING  
DRIVE  
(PUBLIC)

N60° 59' 33"E  
53.40'

N89° 37' 15"E 180.00'

PORTION OF RIGHT-OF-WAY  
PB. 353, PG. 232  
TO BE VACATED BY  
SEPARATE DOCUMENT


LOT D  
49,343 Sq. Ft.  
1.133 Acres±

10'w UTILITY EASEMENT  
PB. 352, PG. 232  
(TO BE VACATED BY  
SEPARATE DOCUMENT)

10'w ROADWAY, MAINTENANCE  
& UTILITY EASEMENT  
PB. 352, PG. 232  
HEREBY VACATED  
VACATED BY CHARTER  
DB. 17037 PG. 2505  
VACATED BY LACLEDE GAS  
DB. 17042 PG. 2263  
VACATED BY SBC  
DB. 17071 PG. 1897  
VACATED BY UNION ELEC.  
DB. 17074 PG. 4987

L=194.39'  
R=395.00'  
CB=N14° 28' 40"W  
Dist=192.43'

AREA  
1,921 Sq. Ft.  
0.044 Acres±

 AREA HEREBY VACATED  
BY THE CITY OF CHESTERFIELD

N00° 22' 46"W  
42.78'

20'X35' EASEMENT TO  
MISSOURI WATER CO.  
PB. 352, PG. 232

S89° 37' 14"W 180.05'

S00° 22' 45"E 255.00'

N/F  
KEHR DEVELOPMENT LLC  
LOC. #17U410054,  
97 LONG ROAD  
DB. 11522, PG. 589  
LOT C  
PB. 354, PG. 186

N/F  
KEHR DEVELOPMENT LLC  
LOC. #17U130734,  
702 LONG ROAD CROSSING DR.  
DB. 11522, PG. 589  
LOT 2

N/F  
RUSTON LLC  
LOC. #17U130743  
97 LONG ROAD  
DB. 22320, PG. 3502  
LOT 3  
PB. 352, PG. 22

**EXHIBIT**

**EASEMENT VACATION EXHIBIT**

PORTION OF ROADWAY, MAINTENANCE & UTILITY EASEMENT,  
AS ESTABLISHED BY PB. 352, PG. 232, LOCATED IN U.S. SURVEY 1010, TOWNSHIP  
45 NORTH, RANGES 3 & 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE: 4/05/2024

7543/STREET-VAC EXHIBIT.DWG

2024080500253

CERTIFIED-FILED FOR RECORD  
8/5/2024 11:14:32AM

Gerald Smith  
Recorder of Deeds  
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 6  
RECORDING FEE: \$36.00

THIS DOCUMENT WAS ERECORDED

Gerald Smith, Recorder of Deeds  
ST. LOUIS COUNTY MISSOURI  
41 S Central Ave, Clayton, MO 63105

Type of Instrument: VACATION  
Grantor: METROPOLITAN ST LOUIS SEWER DISTRICT  
Grantee: KEHR DEVELOPMENT LLC

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )  
SS.  
COUNTY OF ST. LOUIS )

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 6 pages, (this page inclusive), was filed for record in my office on the 5 day of August 2024 at 11:14 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

DWS  
Deputy Recorder



*Gerald E. Smith*

Recorder of Deeds  
St. Louis County, Missouri

---

3 INCH AREA ABOVE - LEAVE BLANK (FOR RECORDERS OFFICE USE ONLY)

DOCUMENT TYPE: EASEMENT VACATION

DATE OF DOCUMENT: 8/5/2024

GRANTOR: METROPOLITAN ST. LOUIS SEWER DISTRICT  
2350 MARKET STREET  
ST. LOUIS, MISSOURI 63103

GRANTEE: KEHR DEVELOPMENT LLC  
911 S. 13<sup>TH</sup> ST.  
ST. LOUIS MO 63005

PROPERTY ADDRESS: 706 LONG ROAD  
CHESTERFIELD MO 63005

LOCATOR #: 17U410104

CITY/MUNICIPALITY: CHESTERFIELD, MISSOURI

LEGAL DESCRIPTION: PORTION OF ROADWAY, MAINTENANCE, & UTILITY  
EASEMENT, AS ESTABLISHED BY PB. 352, PG. 232,  
LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH,  
RANGES 3 & 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI







\* 2006012500760 \*

JANICE M. HAMMONDS, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT  
VACA

GRANTOR  
CHARTER COMMUNICATIONS ENT I L  
L C

TO

GRANTEE  
COUNTY OF ST LOUIS

PROPERTY DESCRIPTION:

LONG CROSSING LOT 4 PB 352 PG 232

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )  
SS.  
COUNTY OF ST. LOUIS )

Document Number  
760

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 25 day of January 2006 at 02:11 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

*J. Ann Reber*  
Deputy Recorder

*Janice M. Hammonds*  
Recorder of Deeds  
St. Louis County, Missouri



RECORDING FEE \$30.39  
(Paid at the time of Recording)

- \_\_\_ N.P
- \_\_\_ N.P.C
- \_\_\_ N.N.C.
- \_\_\_ N.N.I.

Mail to:  
Stack Associates *attn: Research*  
257 Chesterfield Business Plaza  
Chesterfield, MO 63005

Destination code: M

B-17037 P-2505/2508

3

VACATION OF EASEMENT

This instrument is made as of this 19<sup>th</sup> day of January, 2006.

WITNESSETH that:

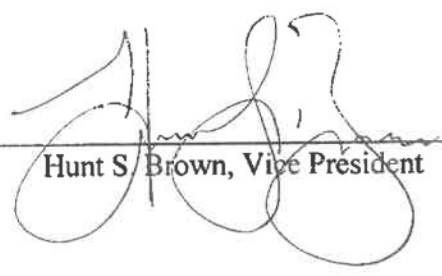
WHEREAS, an easement for broadband cable communications placement within the dedicated right-of-way and utility easement has been granted to Charter Communications Entertainment I, LLC ("Charter") by St. Louis County, Missouri within a tract of land being part of Lot 4 of Long Crossing Lots 2, 3, and 4, which tract of land is recorded Plat Book 352, Page 232 in the records of the St. Louis County Recorder of Deeds Office; and

WHEREAS, it is the purpose and intent of Charter to release a portion of such easement rights within the "hatched" area of the above-described easement shown in Exhibit A, attached hereto and incorporated herein by this reference.

NOW THEREFORE, Charter does hereby relinquish and release that portion of its easement rights to place or maintain permanent facilities within the "hatched" area of the easement shown in Exhibit A. Except for the release of that hatched area described herein, the remaining easement rights and interests granted to Charter pursuant to the aforementioned plat shall remain in full force and effect.

IN WITNESS THEREOF, Charter has caused this document to be executed as of the date first written above.

Charter Communications Entertainment I, LLC

By:   
Hunt S. Brown, Vice President

STATE OF MISSOURI     )  
                                  ) ss.  
COUNTY OF ST. LOUIS    )

On this 19<sup>th</sup> day of January, 2006, before me appeared Hunt S. Brown, who being by me duly sworn, did say that he is a Vice President of Charter Communications Entertainment I, LLC, a limited liability company duly organized and existing under the laws of the State of Delaware, that this instrument was signed on behalf of said company by authority of its board of directors, and that Hunt S. Brown declared that his signature placed hereon was the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand on the day and year and in the County and State last written above.

  
Notary Public

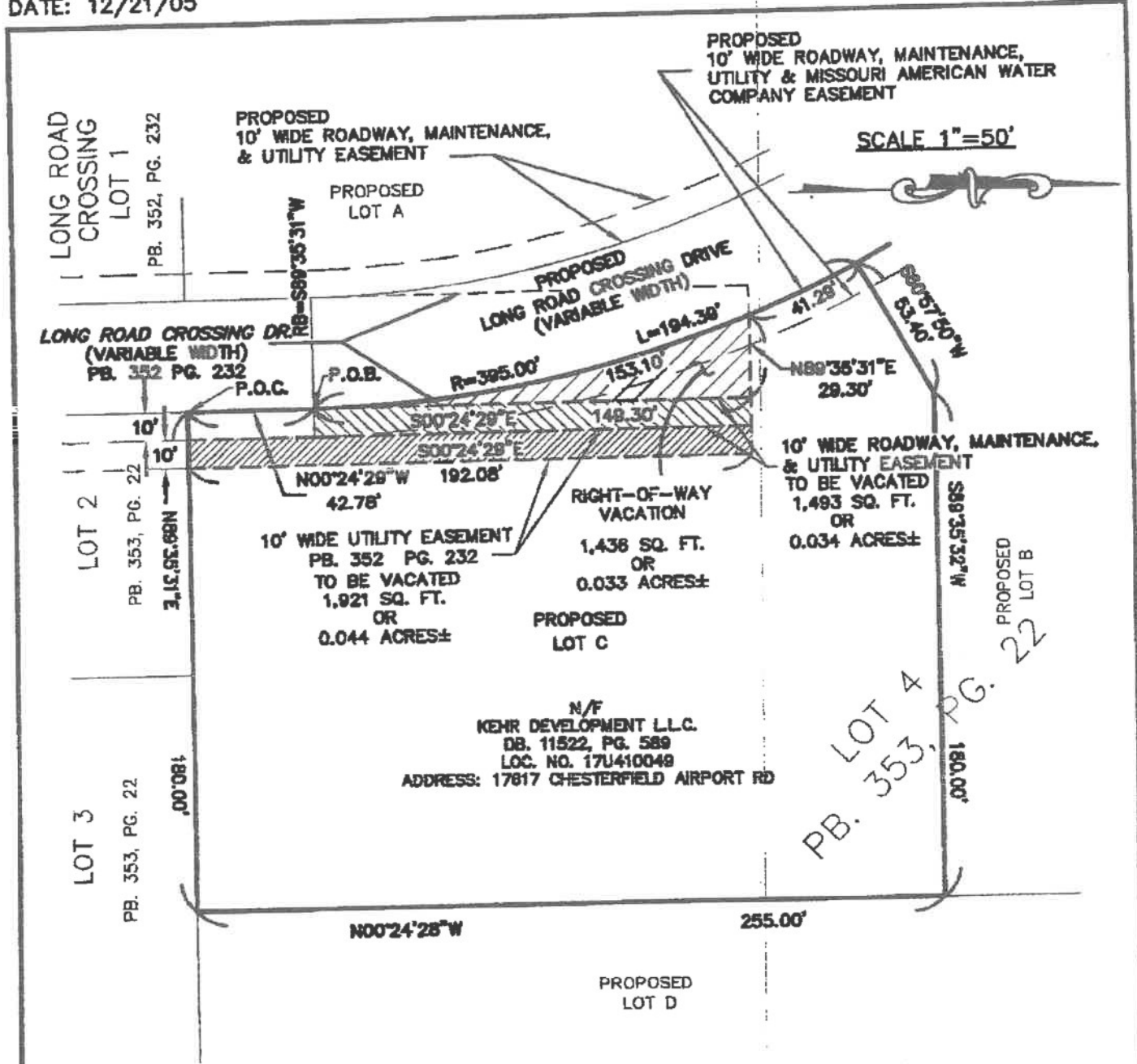
My Commission Expires:

6/17/08

**KATHERINE G. KNAPP**  
Notary Public — Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires: June 17, 2008

DATE: 12/21/05

JOB NO. 203-3147.5



SCALE 1"=50'



N/F  
 KEHR DEVELOPMENT L.L.C.  
 DB. 11522, PG. 589  
 LOC. NO. 17U410049  
 ADDRESS: 17817 CHESTERFIELD AIRPORT RD

EXHIBIT "A"

INITIAL:

# RIGHT-OF-WAY VACATION PLAT

A TRACT OF LAND BEING PART OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4,  
 A RESUBDIVISION OF LONG ROAD CROSSING AS RECORDED IN PLAT BOOK 353, PAGE 22  
 LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST  
 OF THE 5TH PRINCIPAL MERIDIAN,  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



\* 2006012700943 \*

JANICE M. HAMMONDS, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT  
REL

GRANTOR  
LACLEDE GAS CO

TO

GRANTEE  
KEHR DEVELOPMENT L L C

PROPERTY DESCRIPTION:

SUR 1010 T 45 R 3E

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )  
SS.  
COUNTY OF ST. LOUIS )

Document Number  
943

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 27 day of January 2006 at 03:50 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

*Jolynn Reber*  
Deputy Recorder

*Janice M. Hammonds*  
Recorder of Deeds  
St. Louis County, Missouri



RECORDING FEE \$30.39  
(Paid at the time of Recording)

- \_\_\_ N.P
- \_\_\_ N.P.C
- \_\_\_ N.N.C.
- \_\_\_ N.N.I.

Mail to: *Stock & Associates Research*  
*257 Chesterfield Business Pkwy*  
*Chesterfield, Mo 63005*

Destination code: M

B-17042 P-2263/2266

3

PARTIAL RELEASE OF EASEMENT

THIS INSTRUMENT, made this 12<sup>th</sup> day of January, 2006,  
WITNESSETH THAT:

WHEREAS, there has heretofore been granted to Laclede Gas Company, a Missouri corporation, ("GRANTOR"), an easement ("Easement") in certain land located within U. S. Survey 1010, Township 45 North, Range 3 and 4 East, which easement is recorded in Plat Book 352, page 232, of the St. Louis County, Missouri Records wherein the nature and extent of the Easement and the lands affected are described; and

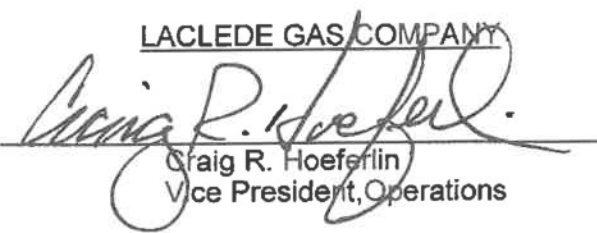
WHEREAS the present owner, Kehr Development L.L.C. ("GRANTEE") of the lands so affected, have requested that GRANTOR release part of the Easement and GRANTOR is willing to do so to the extent hereinafter described.

NOW THEREFORE, in consideration of One Dollar (\$1.00) in hand paid to GRANTOR by said GRANTEE, the receipt of which is hereby acknowledged, GRANTOR hereby RELEASES AND QUITCLAIMS to said GRANTEE all of GRANTOR'S right, title and interest in and to that part of the Easement as shown hatched on the attached plat designated Exhibit A.


IN WITNESS WHEREOF, GRANTOR has caused this instrument to be signed by its Vice President, Operations and its corporate seal hereunto affixed the day and year first above written.

LACLEDE GAS COMPANY

By

  
Craig R. Hoeflerlin  
Vice President, Operations



  
M.C. Kullman - Secretary

STATE OF MISSOURI        )  
                                          ) ss.  
CITY OF ST. LOUIS        )

On the 12 day of JANUARY, 2006, before me,  
TOD J. FAGAN, a notary public in and for said state,  
appeared Craig R. Hoeflerin, to me personally known, who being by me duly sworn, did say that he is  
Vice President, Operations of Laclede Gas Company and that said instrument was signed and sealed in  
behalf of said corporation by authority of its Board of Directors and said Craig R. Hoeflerin  
acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires: 2-27-2006

Tod J. Fagan  
Notary Public





DATE: 12/21/05

PROPOSED JOB NO. 203-3147.5  
10' WIDE ROADWAY, MAINTENANCE,  
UTILITY & MISSOURI AMERICAN WATER  
COMPANY EASEMENT

SCALE 1"=50'

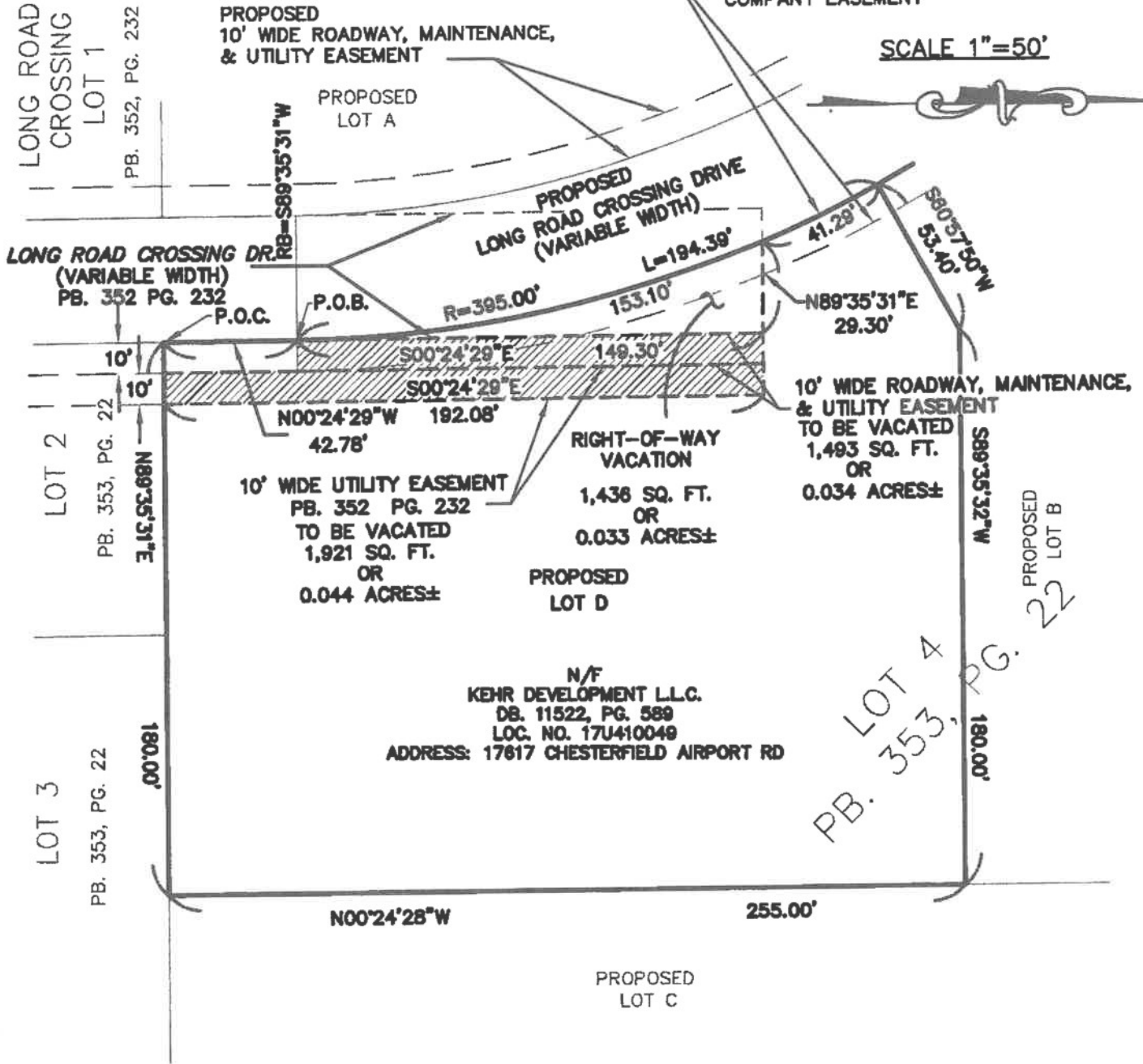


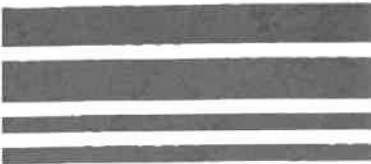
EXHIBIT "A"

INITIAL:

# EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4,  
A RESUBDIVISION OF LONG ROAD CROSSING AS RECORDED IN PLAT BOOK 353, PAGE 22  
LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST  
OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

F:/DRAW3100/2033147/SURVEY/LOT-4\_VAC\_EXH.DWG



\* 2006022200738 \*

JANICE M. HAMMONDS, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT  
REL

GRANTOR  
S B C MISSOURI

TO

GRANTEE  
KEHR DEVELOPMENT L L C

PROPERTY DESCRIPTION:

LONG ROAD CROSSING RESUB LOT PT 4 PB 353 PG 22

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

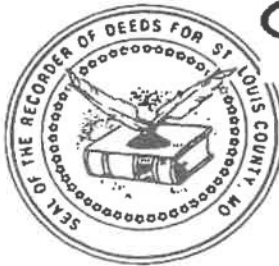
STATE OF MISSOURI )  
SS.  
COUNTY OF ST. LOUIS )

Document Number  
738

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 3 pages, (this page inclusive), was filed for record in my office on the 22 day of February 2006 at 10:54 AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

*J. Lynn Reber*  
Deputy Recorder



*Janice M. Hammonds*  
Recorder of Deeds  
St. Louis County, Missouri

- \_\_\_ N.P.
- \_\_\_ N.P.C
- \_\_\_ N.N.C.
- \_\_\_ N.N.I.

Mail to:  
attn:  
Stack & Associates Research  
257 Chesterfield Business Park  
Chesterfield, Mo 63005

Destination code: M

RECORDING FEE \$27.39  
(Paid at the time of Recording)

2



Missouri

## Release of Easement

THIS RELEASE OF EASEMENT, entered into by SOUTHWESTERN BELL TELEPHONE, LP, dba, SBC Missouri (f/k/a Southwestern Bell Telephone Company) 12930 Olive Blvd., Creve Coeur, Missouri 63141, GRANTOR, Present Owners KEHR DEVELOPMENT LLC 17617 CHESTERFIELD AIRPORT RD CHESTERFIELD MO, GRANTEEES, wherein GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEEES, all or a specific portion of a certain easement for telephone Communications Purposes hereinafter described that affects land owned by GRANTEEES situated in St. Louis County, State of Missouri, and described as follows:

A TRACT OF LAND BEING PART OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, A RESUBDIVISION OF LONG ROAD CROSSING AS RECORDED IN PLAT BOOK 353, PAGE 22 LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD COUNTY OF ST. LOUIS STATE OF MISSOURI.

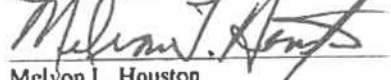
Said Land of GRANTEEES being subject to: Easement recorded in favor of SBC Missouri.

The portion of said easement to be hereby released is described as follows: A dedicated 10' wide easements and right of way indicated as the area shown as hachured upon "EXHIBIT "A" attached hereto and made a part thereof.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEEES, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this day 12<sup>th</sup> of January, 2006  
February

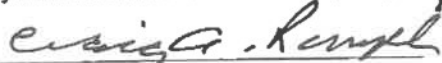
SBC Missouri

  
Melvon L. Houston  
Director-Engineering/Construction (Missouri)

STATE of Missouri  
COUNTY of St. Louis

BEFORE ME, the undersigned authority, on this day personally appeared Melvon L. Houston, known to me to be the person whose name is subscribed to the foregoing instrument, and upon being duly sworn did state and acknowledge that he is the Director-Engineering/Construction (Missouri) of SBC Missouri, a Limited Partnership organized under the laws of the State of Texas, and that he executed the foregoing instrument in the capacity stated under authority of its Board of Directors purposes and considerations therein expressed as the free and voluntary act and deed of SBC Missouri.

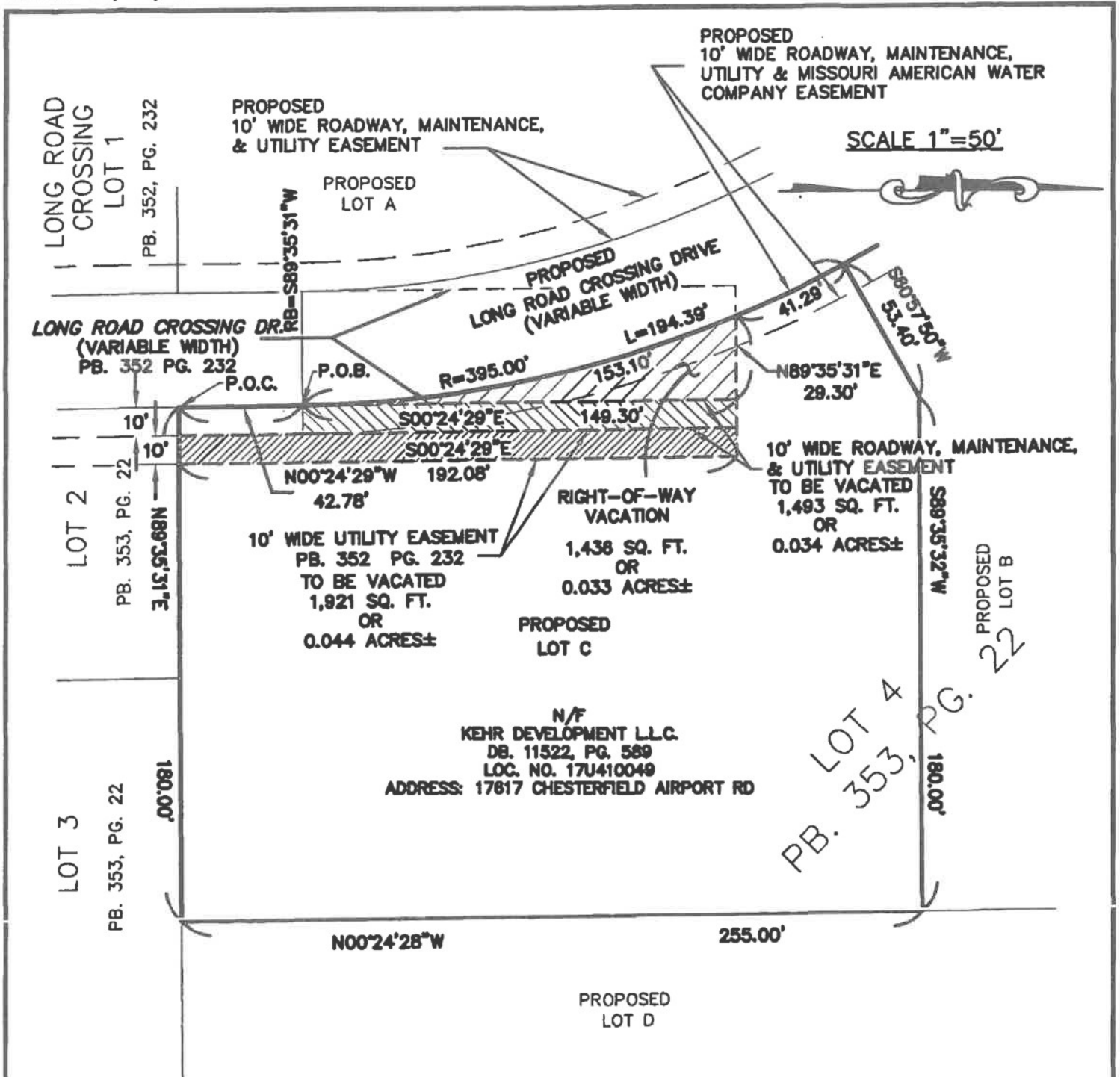
Given under my hand and seal of office this the 16<sup>th</sup> day of January 2006 AD  
February



"NOTARY SEAL"  
Craig A. Romph, Notary Public  
St. Louis County, State of Missouri  
My Commission Expires 5/22/2008

DATE: 12/21/05

JOB NO. 203-3147.5



PROPOSED 10' WIDE ROADWAY, MAINTENANCE, UTILITY & MISSOURI AMERICAN WATER COMPANY EASEMENT

SCALE 1"=50'



LONG ROAD CROSSING LOT 1  
PB. 352, PG. 232

PROPOSED 10' WIDE ROADWAY, MAINTENANCE, & UTILITY EASEMENT

PROPOSED LOT A

LONG ROAD CROSSING DR. (VARIABLE WIDTH)  
PB. 352 PG. 232

PROPOSED LONG ROAD CROSSING DRIVE (VARIABLE WIDTH)

$S80^{\circ}57'50''W$   
53.40'

P.O.C.

P.O.B.

$R=395.00'$

$L=194.39'$

$N89^{\circ}35'31''E$   
29.30'

10'

10'

$S00^{\circ}24'29''E$

149.30'

10' WIDE ROADWAY, MAINTENANCE, & UTILITY EASEMENT TO BE VACATED 1,493 SQ. FT. OR 0.034 ACRES±

10' WIDE UTILITY EASEMENT TO BE VACATED 1,921 SQ. FT. OR 0.044 ACRES±

RIGHT-OF-WAY VACATION 1,438 SQ. FT. OR 0.033 ACRES±

PROPOSED LOT C

PROPOSED LOT B

N/F  
KEHR DEVELOPMENT L.L.C.  
DB. 11522, PG. 589  
LOC. NO. 17U410049  
ADDRESS: 17617 CHESTERFIELD AIRPORT RD

PROPOSED LOT 4  
PB. 353, PG. 22

LOT 3  
PB. 353, PG. 22

180.00'

$N00^{\circ}24'28''W$

255.00'

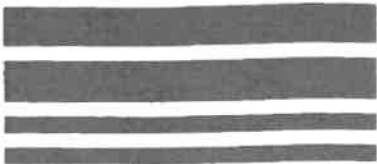
PROPOSED LOT D

EXHIBIT 'A'

INITIAL:

# RIGHT-OF-WAY VACATION PLAT

A TRACT OF LAND BEING PART OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, A RESUBDIVISION OF LONG ROAD CROSSING AS RECORDED IN PLAT BOOK 353, PAGE 22 LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



\* 2006022401270 \*

JANICE M. HAMMONDS, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT  
PTL-R

GRANTOR  
UNION ELECTRIC CO ETAL

TO

GRANTEE  
KEHR DEVELOPMENT L L C

PROPERTY DESCRIPTION:

LONG ROAD CROSSING SUB PLAT LOT 1 PB 352 PG 232

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )  
SS.  
COUNTY OF ST. LOUIS )

Document Number  
1,270

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 24 day of February 2006 at 04:15 PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

*J. Ann Reber*  
Deputy Recorder

*Janice M. Hammonds*  
Recorder of Deeds  
St. Louis County, Missouri



Mail to:

[Empty box for mailing address]

Destination code: P

- \_\_\_ N.P.
- \_\_\_ N.P.C.
- \_\_\_ N.N.C.
- \_\_\_ N.N.I.

RECORDING FEE \$30.00  
(Paid at the time of Recording)

3

### PARTIAL RELEASE OF EASEMENT

THIS INSTRUMENT made this 14<sup>th</sup> day of FEBRUARY, 2006.

WHEREAS, UNION ELECTRIC COMPANY d/b/a AmerenUE (hereinafter "AmerenUE") ("Grantor") is the holder, either as original Grantee or as successor in interest to the original Grantee, of that certain Easement granted by KEHR DEVELOPMENT, L.L.C. ("Grantee") dated March 30, 2004, and recorded at Plat Book 352, Page 232, in the Office of the Recorder of Deeds for the County of St. Louis, State of Missouri, affecting the therein described property, to wit:

Parcel A of the Subdivision Plat Lot 1 and Parcel A Long Road Crossing Subdivision in St. Louis County, Missouri.

WHEREAS, it is the purpose of AmerenUE to release that PART of its easement encumbering the PORTION of the premises, said portion being described as:

A variable width strip of land being part of Parcel A of the Subdivision Plat Lot 1 and Parcel A Long Road Crossing Subdivision, being part of Lots 2 and 3 of Damian Kroenungs Estate, U.S. Survey 1010, Township 45 North, Ranges 3 and 4 East, St. Louis County, Missouri; as per plat thereof recorded in Plat Book 352, Page 232 of the St. Louis County, Missouri, Records.

Said variable width strip of land is further illustrated as hachured on the drawing attached hereto marked Exhibit "A" and made a part hereof.

NOW THEREFORE, AmerenUE, in consideration of One Dollar (\$1) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise and release only that PART of its aforesaid Easement encumbering the PORTION of the premises hereinabove described.

IN WITNESS WHEREOF the said AmerenUE has caused these presents to be executed the day and year first above written.



Waters  
Assistant Secretary

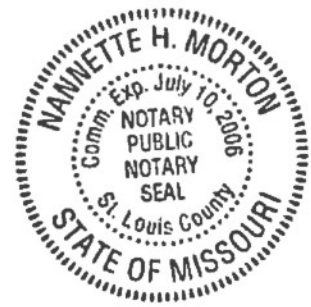
UNION ELECTRIC COMPANY  
d/b/a AmerenUE

By: Dennis W. Weisenborn  
Dennis W. Weisenborn  
Vice President

STATE OF MISSOURI  
CITY OF ST. LOUIS } SS

On the 14th day of February, 2006, before me appeared Dennis W. Weisenborn, to me personally known, who being by me duly sworn, did say that he is a Vice President of Union Electric Company d/b/a AmerenUE and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that such instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Dennis W. Weisenborn acknowledged said instrument to be the free act and deed of said corporation.

*Nannette H. Morton*  
Notary Public



NHM/rst  
Easement No. Long Road Crossing Subd.  
PB352/PG232  
redocs\ easement\ nhm-proe-kehr dev., llc  
Ellisville District  
01/30/06

Rev. 12/01

