

Bill No. 13886

Ordinance No. 24-118

Sponsor: Bill Otto

AN ORDINANCE AUTHORIZING THE VACATION OF A 10-FOOT WIDE UTILITY EASEMENT LOCATED ON PROPERTY AT LOT 6B, 500 CORPORATE HILLS DRIVE AS RECORDED WITH THE ST. CHARLES COUNTY RECORDER OF DEEDS IN PLAT BOOK 36, PAGE 259-260.

Whereas, the City has received a request to release a 10-foot wide utility easement granted by Plat Book 36, Page 259-260, as recorded with the St. Charles County Recorder of Deeds, and located on the property at Lot 6B, 500 Corporate Hills Drive, as depicted in the attached Exhibit A; and

Whereas, the existing easement proposed for vacation is no longer necessary and void of any utilities, and all affected utility companies have provided approvals for the easement vacation.

Now, Therefore, Be It Ordained by the Council of the City of St. Charles, Missouri, as Follows:

SECTION 1. The City Council authorizes the vacation of a 10-foot wide utility easement granted by Plat Book 36, Page 259-260, recorded with the St. Charles County Recorder of Deeds, and located on the property at Lot 6B, 500 Corporate Hills Drive, and further described in the attached Exhibit A which is incorporated hereto by this reference.

SECTION 2. The Mayor is authorized to execute any document necessary for the City of St. Charles to vacate and release the easement described in Section 1 and as shown on Exhibit A.

SECTION 3. The City Director of Engineering shall cause a certified copy of this Ordinance, including Exhibit A, to be recorded in the St. Charles County Missouri Recorder of Deeds Office, to be indexed under the names of the City of Saint Charles, Missouri, as grantor and 501 Partnership as grantee.

SECTION 4. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Sept. 3, 2024  
Date Passed

9-4-24  
Date Approved by Mayor

Michael Galba  
Michael Galba, Presiding Officer

Daniel J. Borgmeyer  
Daniel J. Borgmeyer, Mayor

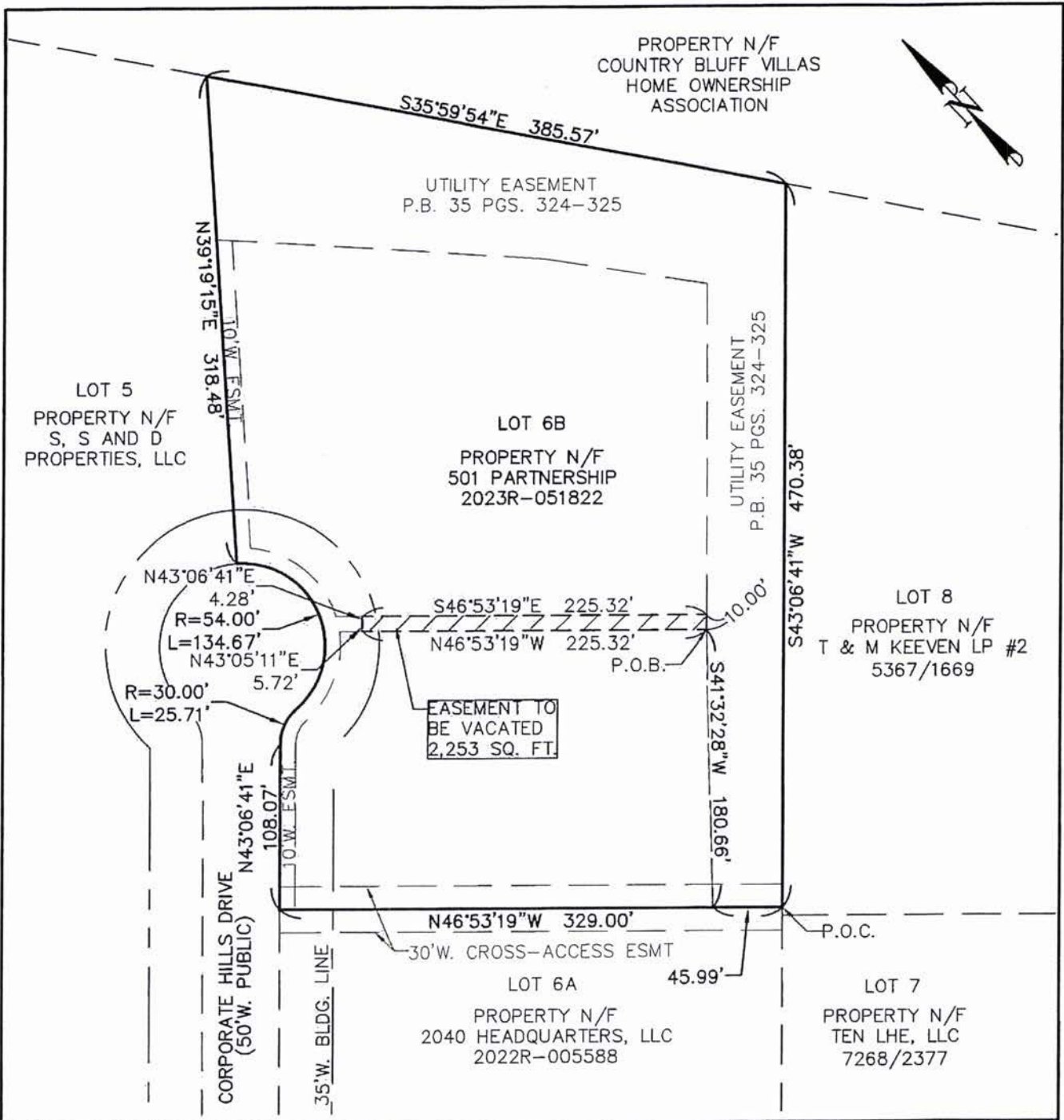
Bill No. 13886

Approved as to Form:

Attest:

Michael P. Cullen 8/5/24 Kimberly Hudson  
Michael P. Cullen, City Attorney      Date      Kimberly Hudson, City Clerk





**EXHIBIT A**

DATE: 02/08/24

DRAWN: GAW

SCALE: 1"=100'

PROJ: 96-8086EA

FILE: 8086EAVAC

SHEET: 1 OF 1

BAX ENGINEERING CO.

MISSOURI STATE  
CERTIFICATE OF  
AUTHORITY  
SURVEYING:  
#000144

**EASEMENT VACATION**

A TRACT OF LAND BEING PART OF  
LOT 6B OF "A RESUBDIVISION  
PLAT OF LOTS 6 AND 9 OF 370  
CORPORATE CENTER PLAT ONE",  
PLAT BOOK 36 PAGES 259-260  
TOWNSHIP 47 NORTH, RANGE 5 EAST  
ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI  
MARK E. COLLINS  
2-09-24  
NUMBER  
PLS-2006000173  
PROFESSOR OF LAND AND SURVEYING

LAND DESCRIPTION  
2,253 SQUARE FEET  
FEBRUARY 08, 2024  
BAX PROJECT NO. 96-8086EA  
GAW

**EASEMENT VACATION**

A TRACT OF LAND BEING PART OF LOT 6B OF "A RESUBDIVISION OF LOTS 6 AND 9 OF 370 CORPORATE CENTER PLAT ONE", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 36 PAGES 259-260 OF THE ST. CHARLES COUNTY RECORDS, TOWNSHIP 47 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST CORNER OF SAID LOT 6B, SAID POINT BEING ALSO THE EASTERNMOST CORNER OF LOT 6A OF SAID "A RESUBDIVISION OF LOTS 6 AND 9 OF 370 CORPORATE CENTER PLAT ONE"; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 6B, NORTH 46 DEGREES 53 MINUTES 19 SECONDS WEST 45.99 FEET TO A POINT; THENCE LEAVING THE SAID SOUTHWEST LINE OF LOT 6B, NORTH 41 DEGREES 32 MINUTES 28 SECONDS EAST 180.66 FEET TO THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 53 MINUTES 19 SECONDS WEST 225.32 FEET; NORTH 43 DEGREES 05 MINUTES 11 SECONDS EAST 5.72 FEET; NORTH 43 DEGREES 06 MINUTES 41 SECONDS EAST 4.28 FEET; SOUTH 46 DEGREES 53 MINUTES 19 SECONDS EAST 225.32 FEET; AND SOUTH 41 DEGREES 32 MINUTES 28 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,253 SQUARE FEET ACCORDING TO CALCULATIONS BY BAX ENGINEERING COMPANY DURING FEBRUARY, 2024.



**RCA FORM (OFFICE USE ONLY)**

Bill # 13886

MEETING/DATE: 8/20/2024

Regular  Special  Work Session

ATTACHMENT: YES  NO

Report  Resolution  Ordinance

**Request for Council Action**

Ward(s): WARD 1

Sponsor(s): OTTO

**Description:**

An Ordinance to vacate the easement at 500 Corporate Hills Drive as shown on Exhibit A.

Contract Extension/Renewal: Yes  No

Information Paper Attached: Yes  No

Staff Recommendation: Approve  Disapprove

Board/Committee/Commission Recommendation: Approve  Disapprove

**Summary:**

Shockley Commercial/Industrial has petitioned the City to vacate the easement at Lot 6B, 500 Corporate Hills Drive, as recorded in Plat Book 36, page 259-260 of the Recorder of Deeds records.

Recorded documents of prior approval of the vacation of the easement are attached from the following:

- AT&T
- Spire Missouri Inc
- Charter Spectrum
- Ameren Missouri

**Staff recommends approval of the vacation of the easement.**

**Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

**Fiscal Impact:** \$ 0.00 N/A

**Account #:** N/A

**Project #:** N/A

RCA prepared by: JG/GC Dept. Dir. [Signature] Finance Dir. [Signature] Dir. of Admin. [Signature]

Petition for Vacation or Acceptance of Right-of-Way/Easement  
Within the City of St. Charles, Missouri

We, the owners of the tracts of land adjacent to 500 Corporate Hills Drive, St. Charles, Missouri 63301, each lying in a 10 feet wide easement within the City limits of the City of St. Charles, do hereby petition the Mayor and City Council to:

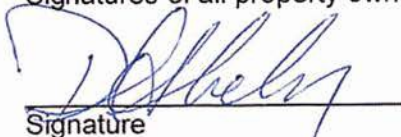
- Accept said streets as Provisional Streets according to City Code 505.330.
- Accept said streets as Public Streets according to City Code 505.340.
- Vacate said easement.

We the undersigned owners also understand and affirm that if public property rights do not currently exist, we shall donate and execute said donations at our expense, all land rights determined by the City as being necessary for said acceptance of streets or for vacation of easement through the appropriate legal means which may include, but not necessarily be limited to resubdivision plats, deeds, easements, etc. The exact limits of the easements being petitioned are as follows:

A TRACT OF LAND BEING PART OF LOT 6B OF "A RESUBDIVISION OF LOTS 6 AND 9 OF 370 CORPORATE CENTER PLAT ONE", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 36 PAGES 259-260 OF THE ST. CHARLES COUNTY RECORDS, TOWNSHIP 47 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

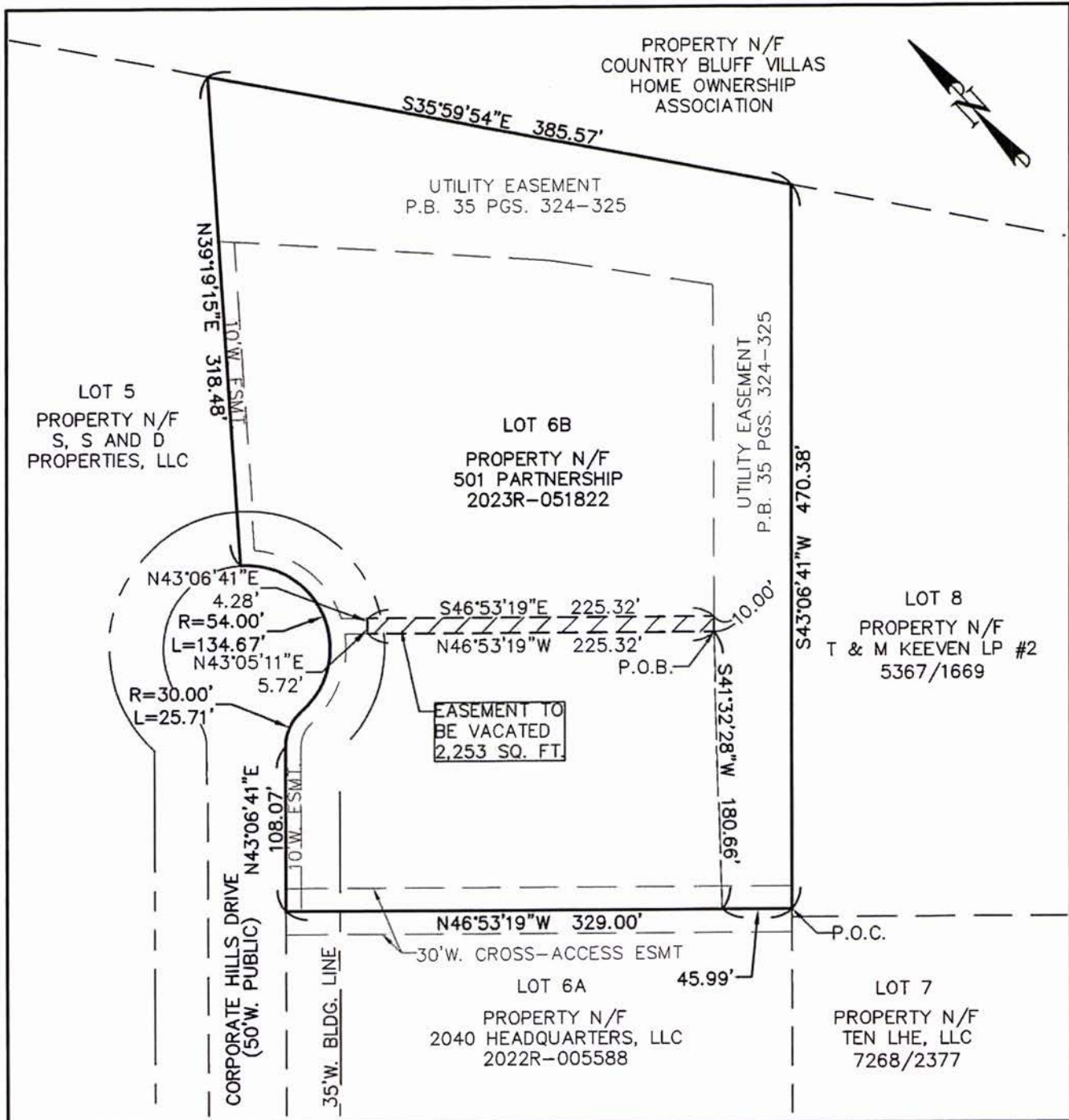
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Signatures of all property owners:

  
Signature

Address: 501 FIRST CAPITOL DR,  
63301 ST CHARLES MO 63301

Print Name: D. Scott Shockey



**EXHIBIT A**

DATE: 02/08/24  
 DRAWN: GAW  
 SCALE: 1"=100'  
 PROJ: 96-8086EA  
 FILE: 8086EAVAC  
 SHEET: 1 OF 1

BAX ENGINEERING CO.  
 MISSOURI STATE  
 CERTIFICATE OF  
 AUTHORITY  
 SURVEYING:  
 #000144

**EASEMENT VACATION**

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 ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI  
 MARK E. COLLINS  
 2-09-24  
 NUMBER  
 PLS-2006000173  
 PROFESSIONAL SURVEYOR

LAND DESCRIPTION  
2,253 SQUARE FEET  
FEBRUARY 08, 2024  
BAX PROJECT NO. 96-8086EA  
GAW

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2024R-025578

06/28/2024 02:23:01 PM

\$ 30.00

PAGES: 4

CERTIFIED-FILED FOR RECORD

MARY E. DEMPSEY

RECORDER OF DEEDS

ST. CHARLES COUNTY, MISSOURI

BY: JSTUTSMAN

\*ELECTRONICALLY RECORDED\*



**SOUTHWESTERN BELL TELEPHONE COMPANY  
RELEASE OF EASEMENT**

Executed: 6-27-24

THIS RELEASE OF EASEMENT, entered into by **SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T MISSOURI**, (120 N 2<sup>ND</sup> ST, FESTUS, MO 63028), GRANTOR, AND 501 PARTNERSHIP, GRANTEE, 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 GRANTEE, as is, all or a specific portion of a certain easement for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in City of St Charles, ST CHARLES COUNTY, MISSOURI, and described as follows:

**PART OF**

A TRACT OF LAND BEING PART OF  
LOTS 12, 13, 19 AND 20 OF BLOCK 4 OF  
EVANS SURVEY OF THE ST. CHARLES COMMONS  
TOWNSHIP 47 NORTH, RANGE 5 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN,  
ST. CHARLES COUNTY, MISSOURI

**Said land of GRANTEE being subject to:**

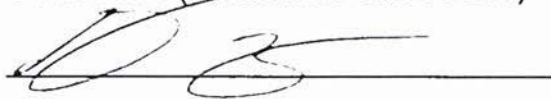
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**The area of said easements to be hereby released is described as follows:** The area depicted as hachured (//////////) on the Easement Release Plat, marked Exhibit "A" attached hereto, and made a part thereof.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE(S), 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 27 day of JUNE 2024

SOUTHWESTERN BELL TELEPHONE  
COMPANY (d/b/a-AT&T MISSOURI)



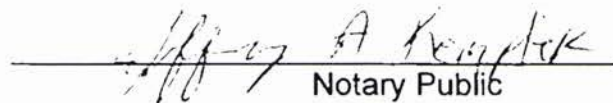
Name: CHRIS LAPORTE

Title: SPECIALIST OSP DESIGN ENGINEER

THE STATE OF MISSOURI  
COUNTY OF JEFFERSON

BEFORE ME, the undersigned authority, on this day personally appeared CHRIS LAPORTE, known to me to be the person whose name is subscribed to the foregoing instrument as the SR SPECIALIST OSP DESIGN ENGINEER of SOUTHWESTERN BELL TELEPHONE COMPANY (d/b/a AT&T Missouri), a corporation, and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 27th day of June 2024.



Notary Public

LAND DESCRIPTION  
2,253 SQUARE FEET  
FEBRUARY 08, 2024  
BAX PROJECT NO. 96-8086EA  
GAW

**EASEMENT VACATION**

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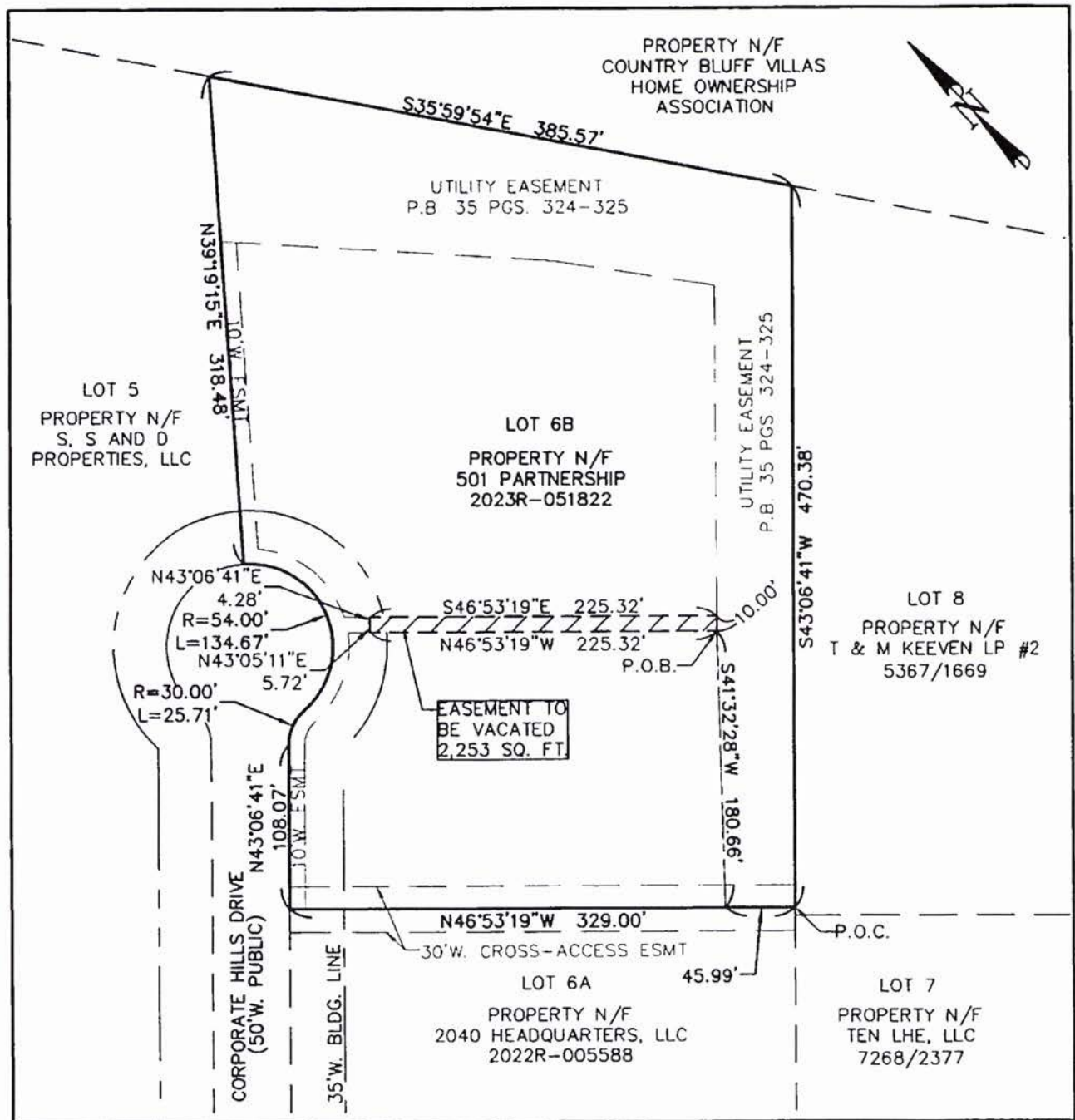


EXHIBIT A

DATE: 02/08/24

DRAWN: GAW

SCALE: 1"=100'

PROJ: 96-8086EA

FILE: 8086EAVAC

SHEET: 1 OF 1

BAX ENGINEERING CO.  
MISSOURI STATE  
CERTIFICATE OF  
AUTHORITY  
SURVEYING:  
#000144

EASEMENT VACATION

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ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI

MARK E.  
COLLINS  
2-09-24  
NUMBER  
PLS-2006000173

PROF. OF SURV. AND SURVEYOR

2024R-008063

03/04/2024 02:17:45 PM

\$ 30.00

PAGES: 4

CERTIFIED-FILED FOR RECORD

MARY E. DEMPSEY

RECORDER OF DEEDS

ST. CHARLES COUNTY, MISSOURI

BY: MKIMBLE

\*ELECTRONICALLY RECORDED\*

**RELEASE OF PLATTED EASEMENT**

THIS INSTRUMENT, made this 4TH day of March, 2024,

WITNESSETH THAT:

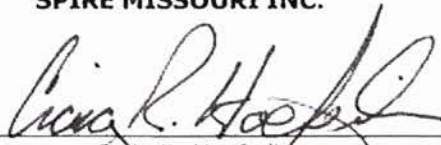
WHEREAS, there has heretofore been granted to SPIRE MISSOURI INC., a Missouri corporation, ("**GRANTOR**"), a platted easement ("Easement") in certain land located upon Lot 6B of a Resubdivision Plat of Lots 6 and 9 of 370 Corporate Center Plat One, a subdivision filed for record in Plat Book 36, at Pages 259 through 260 of the St. Charles County Records wherein the nature and extent of the Easement and the lands affected are described; and

WHEREAS the present owner, **501 PARTNERSHIP, a Missouri Partnership ("GRANTEE")** of the lands so affected, has requested that **GRANTOR** release 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 Easement as depicted and shown hachured on the attached plat designated as Exhibit A and titled 'Easement Vacation' Sheets 1 & 2.

IN WITNESS WHEREOF, **GRANTOR** has caused this instrument to be signed by its Vice President, Operations Services and Safety Management Systems the day and year first above written.

**SPIRE MISSOURI INC.**



Craig R. Hoeflerlin  
Vice President, Operations Services and  
Safety Management Systems

Legal Dept. Approval to Form: DPA

Engineering Dept. Approval: NAE

System Planning Approval: [Signature]

Right of Way Dept. Approval: AG

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

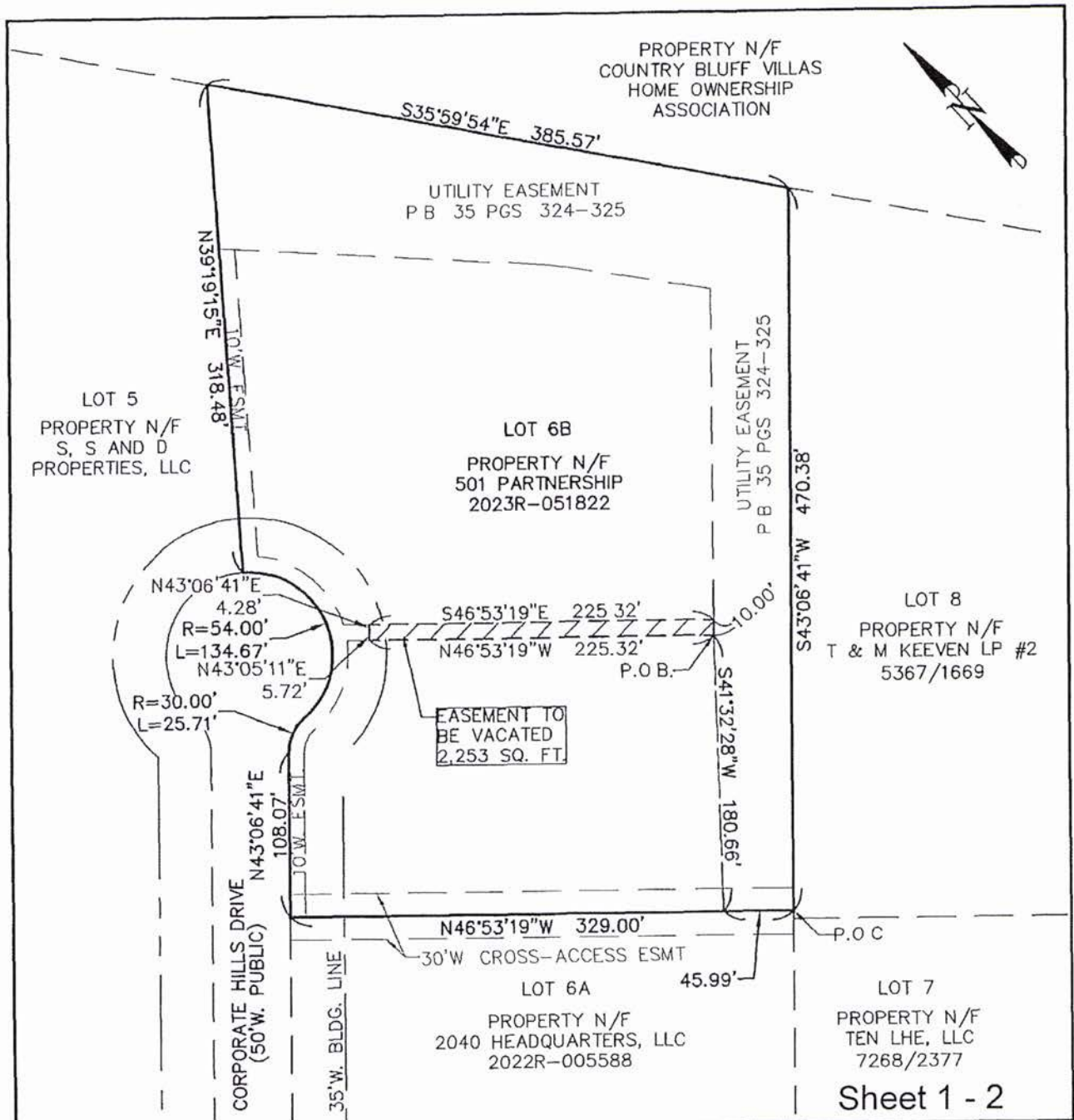
On the 4 day of March, 2024,

before me, (insert Notary's name) John Lair, a notary public in and for said state, appeared Craig R. Hoeflerlin, to me personally known, who being by me duly sworn, did say that he is the Vice President, Operations Services and Safety Management Systems of SPIRE MISSOURI INC., and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Craig R. Hoeflerlin acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires: 1/29/2026

[Signature]  
Notary Public  
John Lair  
Printed Name

**JOHN LAIR**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires: Jan. 29, 2026  
Commission #18103602



PROPERTY N/F  
COUNTRY BLUFF VILLAS  
HOME OWNERSHIP  
ASSOCIATION



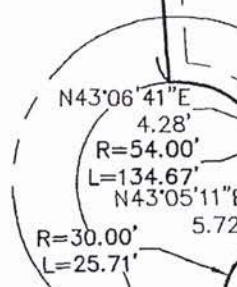
S35°59'54"E 385.57'

UTILITY EASEMENT  
P B 35 PGS 324-325

LOT 5  
PROPERTY N/F  
S, S AND D  
PROPERTIES, LLC

LOT 6B  
PROPERTY N/F  
501 PARTNERSHIP  
2023R-051822

LOT 8  
PROPERTY N/F  
T & M KEEVEN LP #2  
5367/1669



EASEMENT TO  
BE VACATED  
2,253 SQ. FT.

CORPORATE HILLS DRIVE  
(50'W. PUBLIC)  
N43°06'41"E

35'W. BLDG. LINE

N46°53'19"W 329.00'

30'W CROSS-ACCESS ESMT

LOT 6A  
PROPERTY N/F  
2040 HEADQUARTERS, LLC  
2022R-005588

LOT 7  
PROPERTY N/F  
TEN LHE, LLC  
7268/2377

Sheet 1 - 2

EXHIBIT A
DATE: 02/08/24
DRAWN: GAW
SCALE: 1"=100'
PROJ: 96-8086EA
FILE: 8086EAVAC
SHEET: 1 OF 1
BAX ENGINEERING CO MISSOURI STATE CERTIFICATE OF AUTHORITY SURVEYING #000144

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STATE OF MISSOURI  
MARK E.  
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2-09-24  
NUMBER  
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PROFESSOR OF LAND SURVEYING

LAND DESCRIPTION  
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FEBRUARY 08, 2024  
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GAW

Sheet 2 - 2

EASEMENT VACATION

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**2024R-016517**

**05/01/2024 08:34:13 AM**

**\$ 33.00**

**PAGES: 5**

**CERTIFIED-FILED FOR RECORD**

**MARY E. DEMPSEY**

**RECORDER OF DEEDS**

**ST. CHARLES COUNTY, MISSOURI**

**BY: CGRAF**

**\*ELECTRONICALLY RECORDED\***

DOCUMENT TYPE: VACATION OF EASEMENT

DATE OF DOCUMENT: MARCH 28, 2024

GRANTOR: CHARTER COMMUNICATIONS ENTERTAINMENT I, LLC  
941 CHARTER COMMONS  
TOWN AND COUNTRY, MISSOURI 63017

GRANTEE: 501 PARTNERSHIP  
501 FIRST CAPITOL DRIVE  
ST. CHARLES, MISSOURI 63301

LEGAL DESCRIPTION: A TRACT OF LAND BEING PART OF LOT 6B OF "A RESUBDIVISION  
PLAT OF LOTS 6 AND 9 OF 370 CORPORATE CENTER PLAT ONE",  
TOWNSHIP 47 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL  
MERIDIAN, CITY OF ST. CHARLES, ST. CHARLES COUNTY, MISSOURI

REFERENCE BOOK AND PAGE: PLAT BOOK 36, PAGES 259-260



**Aaron Detwiler**  
Field Operations AVP  
Charter Spectrum Communications

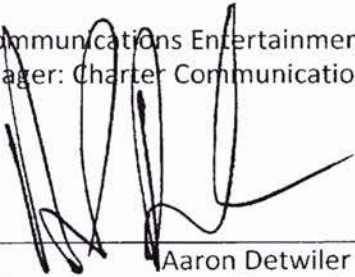
VACATION OF EASEMENT

WHEREAS, an easement for broadband cable communications placement within the dedicated utility easement has been granted to Charter Communications Entertainment I, LLC ("Charter"), **The Grantor** located at 941 Charter Commons Town & Country, MO 63017 by St. Louis County, Missouri a tract of land being part of Lot 6B of "a Resubdivision of Lots 6 & 9 of 370 Corporate Center Plat One", Plat Book 36, Pages 259-260, Township 47 North, Range 5 East St Charles County Missouri Recorder of Deeds Office, St Charles Missouri; and it is the purpose and intent of Charter to release a portion of such easement rights.

NOW THEREFORE, Charter does hereby relinquish and release that portion of its easement rights to **Grantee** NorthPark Association, INC. to place or maintain permanent facilities within the area of the easement shown on **Exhibit A**. Except for the release of the 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 28<sup>th</sup> day of March 2024

Charter Communications Entertainment I, LLC, a Delaware limited liability company  
By its manager: Charter Communications, Inc., a Delaware corporation

By:   
Aaron Detwiler

Title: Field Operations AVP, Charter Spectrum Communications

STATE OF MISSOURI)

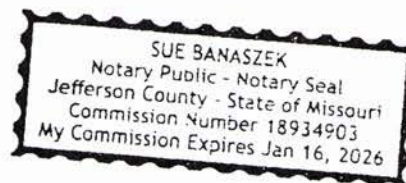
COUNTY OF JEFFERSON)

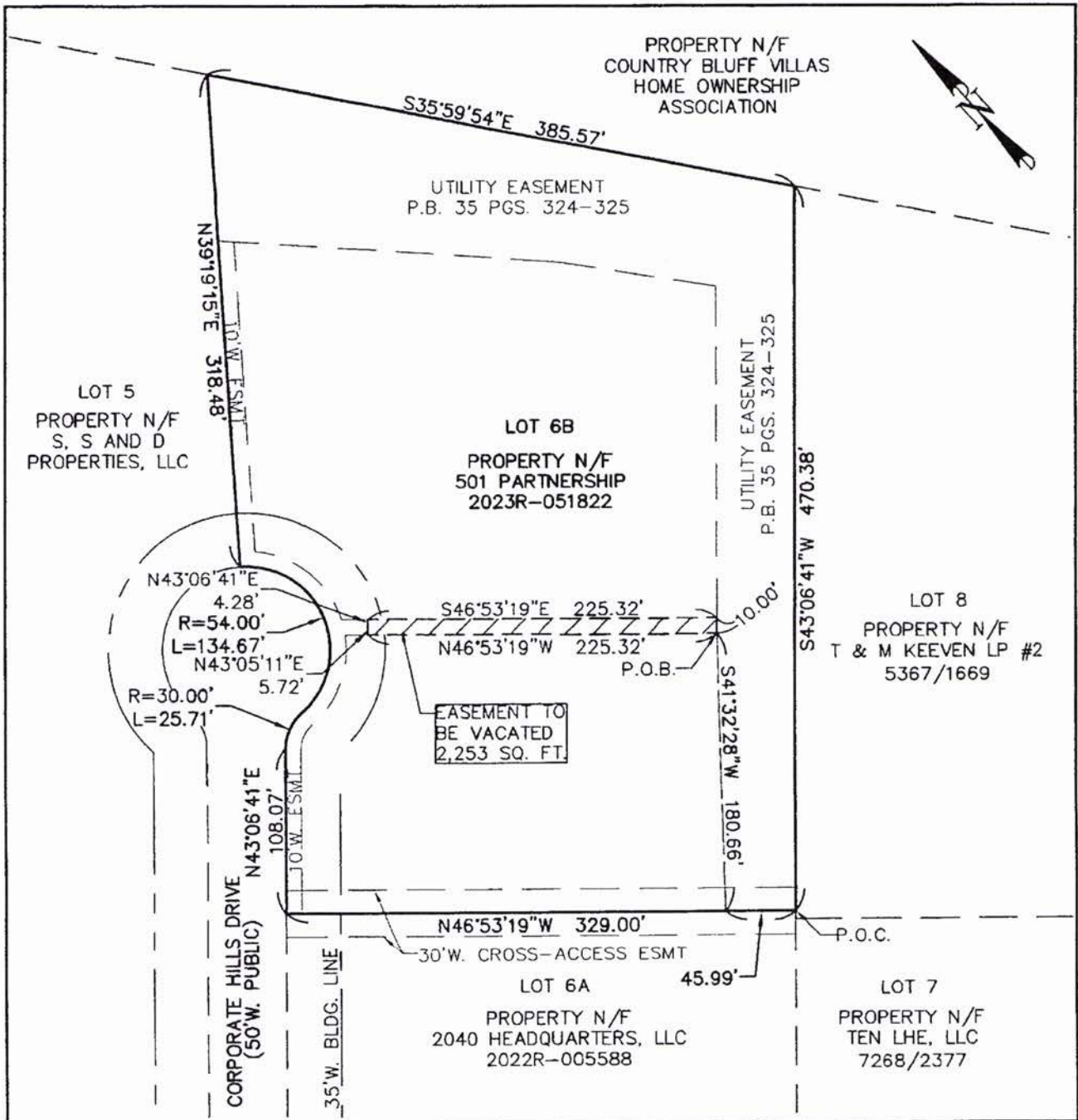
On this 28<sup>th</sup> day of March 2024, before me appeared Aaron Detwiler, who being by me duly sworn, did say that he is a Field Operations Area Vice President of Charter Communications Inc., a Delaware corporation, that this instrument was signed on behalf of said company by authority of its board of directors, and that Aaron Detwiler declared that his signature placed hereon was the free act and deed of said company.

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

  
Sue Banaszek - Notary Public

My Commission Expires:





**EXHIBIT A**  
 DATE: 02/08/24  
 DRAWN: GAW  
 SCALE: 1"=100'  
 PROJ: 96-8086EA  
 FILE: 8086EAVAC  
 SHEET: 1 OF 1  
 BAX ENGINEERING CO.  
 MISSOURI STATE  
 CERTIFICATE OF  
 AUTHORITY  
 SURVEYING:  
 #000144

**EASEMENT VACATION**  
  
 A TRACT OF LAND BEING PART OF  
 LOT 6B OF "A RESUBDIVISION  
 PLAT OF LOTS 6 AND 9 OF 370  
 CORPORATE CENTER PLAT ONE",  
 PLAT BOOK 36 PAGES 259-260  
 TOWNSHIP 47 NORTH, RANGE 5 EAST  
 ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI  
 MARKE E. COLLINS  
 2-09-24  
 NUMBER  
 PLS-2006000173  
 PROFESSIONAL SURVEYOR

LAND DESCRIPTION  
2,253 SQUARE FEET  
FEBRUARY 08, 2024  
BAX PROJECT NO. 96-8086EA  
GAW

**EASEMENT VACATION**

A TRACT OF LAND BEING PART OF LOT 6B OF "A RESUBDIVISION OF LOTS 6 AND 9 OF 370 CORPORATE CENTER PLAT ONE", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 36 PAGES 259-260 OF THE ST. CHARLES COUNTY RECORDS, TOWNSHIP 47 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST CORNER OF SAID LOT 6B, SAID POINT BEING ALSO THE EASTERNMOST CORNER OF LOT 6A OF SAID "A RESUBDIVISION OF LOTS 6 AND 9 OF 370 CORPORATE CENTER PLAT ONE"; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 6B, NORTH 46 DEGREES 53 MINUTES 19 SECONDS WEST 45.99 FEET TO A POINT; THENCE LEAVING THE SAID SOUTHWEST LINE OF LOT 6B, NORTH 41 DEGREES 32 MINUTES 28 SECONDS EAST 180.66 FEET TO THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 53 MINUTES 19 SECONDS WEST 225.32 FEET; NORTH 43 DEGREES 05 MINUTES 11 SECONDS EAST 5.72 FEET; NORTH 43 DEGREES 06 MINUTES 41 SECONDS EAST 4.28 FEET; SOUTH 46 DEGREES 53 MINUTES 19 SECONDS EAST 225.32 FEET; AND SOUTH 41 DEGREES 32 MINUTES 28 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,253 SQUARE FEET ACCORDING TO CALCULATIONS BY BAX ENGINEERING COMPANY DURING FEBRUARY, 2024.



2024R-023671

06/17/2024 10:13:58 AM

\$ 33.00

PAGES: 5

CERTIFIED-FILED FOR RECORD

MARY E. DEMPSEY

RECORDER OF DEEDS

ST. CHARLES COUNTY, MISSOURI

BY: MKIMBLE

\*ELECTRONICALLY RECORDED\*

---

**REMS INFORMATION**

Agreement ID:

Project ID:

**PARTIAL RELEASE OF EASEMENT**

(Electric)

70 Corporate Hills Drive  
St. Charles County  
5-0080-8400-00-006B.0000000  
St. Charles District

KNOW ALL MEN BY THESE PRESENTS, this 13 day of June, 2024, that **UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI**, a Missouri corporation (hereinafter "Ameren"), is the holder, as original grantee, of that certain easement (hereinafter "Easement") granted by **501 PARTNERSHIP**, a Missouri Partnership ("Grantor"), dated December 21, 2023 and recorded at Plat Book 36, Pages 259-260, in the Office of the Recorder of Deeds, for the County of St. Charles, State of Missouri, affecting the following described land in Township 47 North, Range 5 East of the 5th Principal Meridian in St. Charles County, State of Missouri, to-wit:

A ten (10) foot wide strip of land being part of Lot 6B of a Resubdivision Plat of Lots 6 and 9 of 370 Corporate Center Plat One, a subdivision recorded in Plat Book 36 Pages 259-260, located in Township 47 North, Range 5 East, St. Charles County, Missouri.

WHEREAS, Ameren, as holder of said Easement, intends to release a PART of the Easement.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100th Dollars (\$10.00), the receipt of which is hereby acknowledged, Ameren hereby releases only that PART of the Easement that is described as follows:

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

It is expressly understood and agreed that this Partial Release of Easement is executed only for the purpose of releasing that PART of said Easement particularly described above and that the Easement on the remaining or unreleased portions of the premises described in said Easement are hereby reserved unto Grantee and remain in full force and effect.

IN WITNESS WHEREOF, Ameren has hereunto caused this Partial Release of Easement to be executed on the date hereinabove written.

**UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI**

By: Janice Wenzel  
Name: Janice Wenzel  
Title: Director, Real Estate

ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF \_\_\_\_\_ }  
OR CITY OF St Louis } SS

On this 13 day of June, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names of signatories):

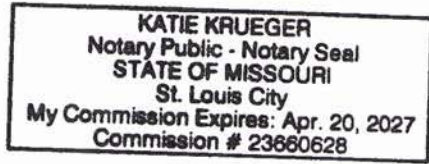
Vanice Wenzel

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Capacity Claimed By Signator(s)			
<input type="checkbox"/> Individual(s)	<input checked="" type="checkbox"/> Corporate	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Executor(s)	<u>Director, Real Estate</u>	_____	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Administrator(s)	_____	_____	<input type="checkbox"/> Other (Specify Below):
<input type="checkbox"/> Attorney-In-Fact	_____	_____	_____
<input type="checkbox"/> Conservator(s)	_____	_____	_____
<input type="checkbox"/> Guardian(s)	_____	_____	_____

4-20-27  
My Commission Expires

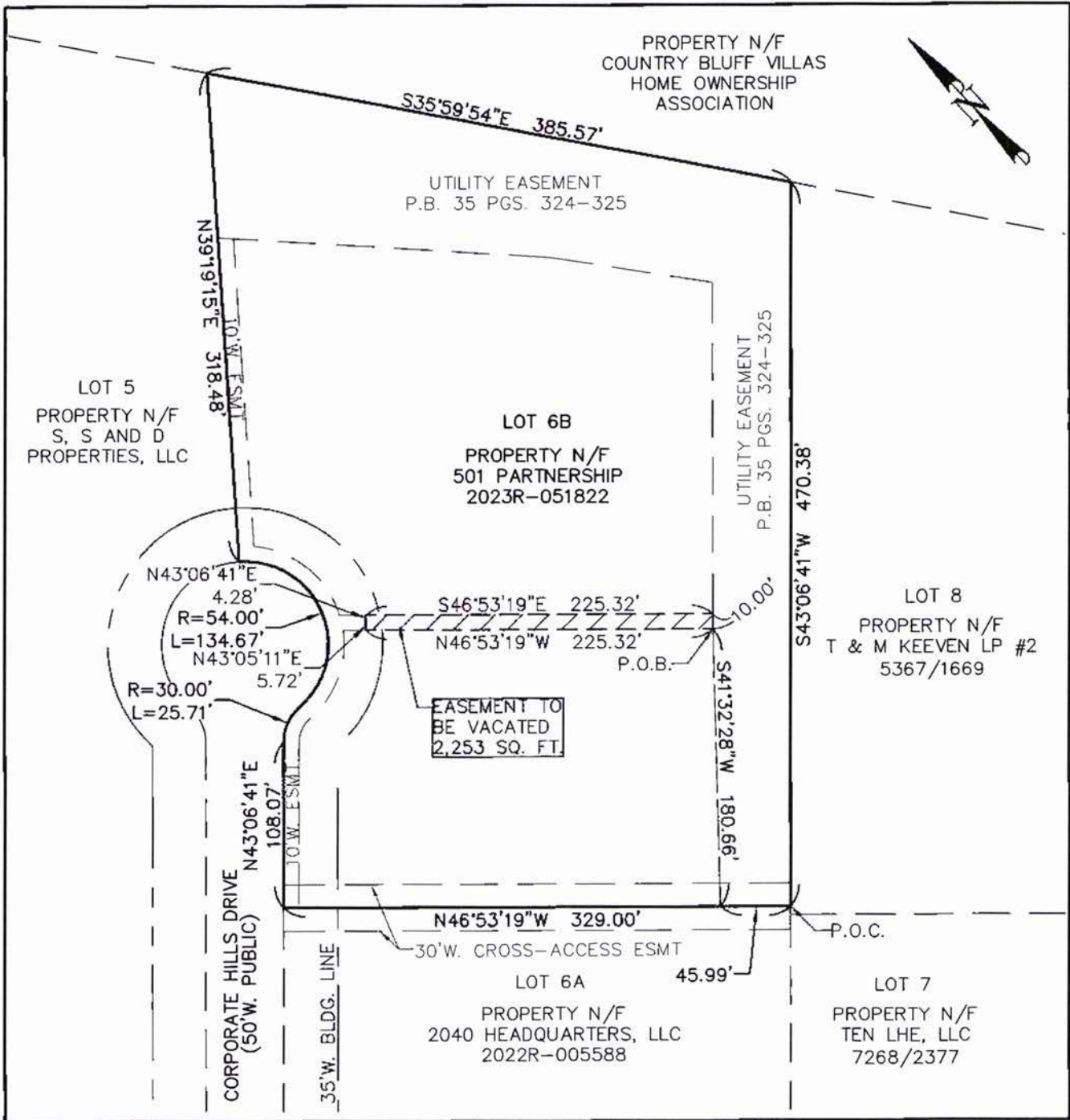
Katie Krueger  
Notary Public  
Affix Notary Stamp Below



Prepared By: K. MCWHORTER 5/29/24

Return To: AMEREN MISSOURI  
Real Estate Department  
1901 Chouteau Ave., MC 700  
St. Louis, MO 63103





PROPERTY N/F  
COUNTRY BLUFF VILLAS  
HOME OWNERSHIP  
ASSOCIATION



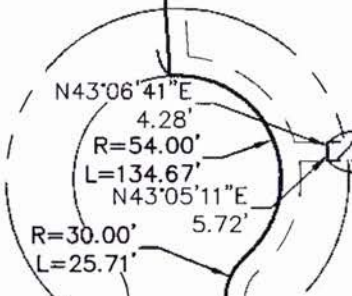
UTILITY EASEMENT  
P.B. 35 PGS. 324-325

LOT 5  
PROPERTY N/F  
S, S AND D  
PROPERTIES, LLC

LOT 6B  
PROPERTY N/F  
501 PARTNERSHIP  
2023R-051822

UTILITY EASEMENT  
P.B. 35 PGS. 324-325

LOT 8  
PROPERTY N/F  
T & M KEEVEN LP #2  
5367/1669



EASEMENT TO  
BE VACATED  
2,253 SQ. FT.

CORPORATE HILLS DRIVE  
(50' W. PUBLIC)  
N43°06'41\"/>

35' W. BLDG. LINE

N46°53'19\"/>

LOT 6A  
PROPERTY N/F  
2040 HEADQUARTERS, LLC  
2022R-005588

LOT 7  
PROPERTY N/F  
TEN LHE, LLC  
7268/2377

EXHIBIT A  
DATE: 02/08/24  
DRAWN: GAW  
SCALE: 1"=100'  
PROJ: 96-8086EA  
FILE: 8086EAVAC  
SHEET: 1 OF 1  
BAX ENGINEERING CO.  
MISSOURI STATE  
CERTIFICATE OF  
AUTHORITY  
SURVEYING:  
#000144

EASEMENT VACATION

A TRACT OF LAND BEING PART OF  
LOT 6B OF "A RESUBDIVISION  
PLAT OF LOTS 6 AND 9 OF 370  
CORPORATE CENTER PLAT ONE",  
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STATE OF MISSOURI  
MARK E. COLLINS  
2-09-24  
NUMBER  
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LAND DESCRIPTION  
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