

Summary
Board Bill Number 110
Introduced by Alderwoman Sharon Tyus
December 5, 2025

The overall purpose for this bill is to conditionally vacate the following street.

The northern 109.965 +/- .035 feet of the 20 foot wide north/south alley and the eastern approximately 219 feet of the 15 foot wide east/west alley in City Block 3708 as bounded by St Louis Avenue, Newstead Avenue, Maffitt Avenue and Taylor Avenue.

Petitioned by Care Stl Health.

The vacated areas will be used to consolidate property to provide parking for commercial development.

BOARD BILL NUMBER 110 INTRODUCED BY ALDERWOMAN SHARON TYUS

1 An ordinance recommended by the Board of Public Service to conditionally vacate above
2 surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in the
3 northern 109.965 +/- .035 feet of the 20 foot wide north/south alley and the eastern
4 approximately 219 feet of the 15 foot wide east/west alley in City Block 3708 as bounded by St
5 Louis Avenue, Newstead Avenue, Maffitt Avenue and Taylor Avenue in the City of St. Louis,
6 Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with
7 Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

8 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

9 **SECTION ONE.** The above surface, surface and sub-surface rights of vehicle, equestrian
10 and pedestrian travel, between the rights-of-ways of:

11 A strip of land being part of a 20 foot wide alley in City Block 3708 of Vinegrove
12 Place, a subdivision recorded in Plat Book 6 Page 64 of the City of Saint Louis,
13 Missouri, and being more particularly described as follows:

14 Beginning at a point being the northwest corner of Lot 19 and the northeast
15 corner of Lot 20 of Vinegrove Place and marking the intersection of the east right-
16 of-way of a 15 foot wide alley and the south right-of-way of St Louis Avenue (60
17 foot wide); thence departing said right-of-way of St Louis Avenue and along said
18 alley south 28 degrees 49 minutes 10 seconds west a distance of 109.93 feet to a
19 point; thence north 61 degrees 10 minutes 50 seconds west a distance of 20.00 feet
20 to a point; thence north 28 degrees 49 minutes 10 seconds east a distance of 110.00
21 feet to a point marking the south right-of-way of St Louis Avenue; thence continuing
22 along said right-of-way south 60 degrees 59 minutes 37 seconds east a distance of

1 20.00 feet to the point of beginning and also containing 1,699 square feet of 0.04
2 acres more or less

3 A strip of land being part of a 15 foot wide alley in City Block 3708 of Vinegrove
4 Place, a subdivision recorded in Plat Book 6 Page 64 and of Taylor Subdivision ,
5 a subdivision recorded in Plat Book 10 Page 148 of the City of Saint Louis,
6 Missouri, and being more particularly described as follows:

7 Beginning at a point being the northeast corner of Lot 28 of Taylor
8 Subdivision and marking the intersection of the south right-of-way of a 15 foot
9 wide alley and west right-of-way of North Newstead Avenue (60 foot wide);
10 thence departing said right-of-way of North Newstead Avenue and along said
11 alley north 61 degrees 00 minutes 09 seconds west a distance of 219.03 feet to a
12 point; thence north 28 degrees 59 minutes 51 seconds east a distance of 15.00 feet
13 to a point; thence south 61 degrees 00 minutes 09 seconds east a distance of
14 219.11 feet to a point marking the west right-of-way of North Newstead Avenue;
15 thence continuing along said right-of-way south 29 degrees 16 minutes 35
16 seconds west a distance of 15.00 feet to the point of beginning and also containing
17 3,286 square feet, or 0.08 acres, more or less.

18 are, upon the conditions hereinafter set out, vacated.

19 **SECTION TWO.** Care Stl Health plans to use the vacated areas to consolidate property to
20 provide parking for commercial development.

1 **SECTION THREE.** All rights of the public in the land bearing rights-of-way traversed by
2 the foregoing conditionally vacated portion of the alleys, are reserved to the City of St. Louis for the
3 public including present and future uses of utilities, governmental service entities and franchise
4 holders, except such rights as are specifically abandoned or released herein.

5 **SECTION FOUR.** The owners of the land may, at their election and expense remove the
6 surface pavement of said so vacated portion of the alleys provided however, all utilities within the
7 rights-of-way shall not be disturbed or impaired and such work shall be accomplished upon proper
8 City permits.

9 **SECTION FIVE.** The City, utilities, governmental service entities and franchise holders
10 shall have the right and access to go upon the land and occupation hereof within the rights-of-way
11 for purposes associated with the maintenance, construction or planning of existing or future
12 facilities, being careful not to disrupt or disturb the owners interests more than is reasonably
13 required.

14 **SECTION SIX.** The owner(s) shall not place any improvement upon, over or in the area(s)
15 vacated without:

- 16 1. Lawful permit from the Building Division or Authorized City agency as governed
17 by the Board of Public Service.
- 18 2. Obtaining written consent of the utilities, governmental service entities and franchise
19 holders, present or future. The written consent with the terms and conditions thereof
20 shall be filed in writing with the Board of Public Service by each of the above
21 agencies as needed and approved by such Board prior to construction.

22 **SECTION SEVEN.** The owners may secure the removal of all or any part of the facilities
23 of a utility, governmental service entity or franchise holder by agreement in writing with such

1 utilities, governmental entity or franchise holder, filed with the Board of Public Service prior to the
2 undertaking of such removal.

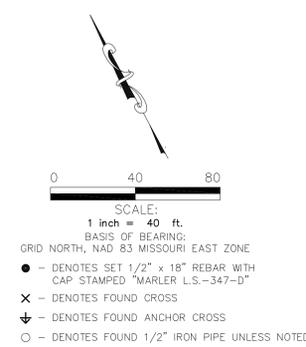
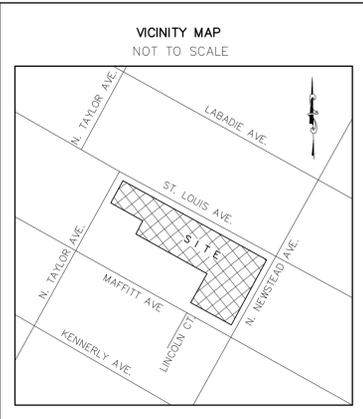
3 **SECTION EIGHT.** In the event that granite curbing or cobblestones are removed within
4 the vacated area, the Department of Streets of the City of St. Louis must be notified. Owner(s) must
5 have curbing cobblestones returned to the Department of Streets in good condition.

6 **SECTION NINE.** This ordinance shall be ineffective unless within three hundred sixty
7 (360) days after its approval, or such longer time as is fixed by the Board of Public Service not to
8 exceed three (3) days prior to the affidavit submittal date as specified in the last section of this
9 ordinance, the owner(s) of the area to be vacated must fulfill the following monetary requirements,
10 if applicable, as specified by the City of St. Louis Agencies listed below. All monies received will
11 be deposited by these agencies with the Comptroller of the City of St. Louis.

- 12 1. CITY WATER DIVISION so as to cover the full expenses of removal and/or relocation of
13 Water facilities, if any.
- 14 2. CITY TRAFFIC AND TRANSPORTATION DIVISION so as to cover the full expenses of
15 removal, relocation and/or purchase of all lighting facilities, if any. All street signs must be
16 returned.
- 17 3. CITY STREET DEPARTMENT so as to cover the full expenses required for the
18 adjustments of the City's alley(s), sidewalk(s) and street(s) as affected by the vacated area(s)
19 as specified in Sections Two and Eight of the Ordinance.

20 **SECTION TEN.** An affidavit stating that all of the conditions be submitted to the Director
21 of Streets for review of compliance with conditions 365 days (1 year) from the date of the signing
22 and approval of this ordinance. Once the Director of Streets has verified compliance, the affidavit

- 1 will be forwarded to the Board of Public Service for acceptance. If this affidavit is not submitted
- 2 within the prescribed time the ordinance will be null and void.



ALLEY VACATION PLAT

ALL OF TWO STRIPS OF LAND BEING PART OF A 15' WIDE AND 20' WIDE ALLEY
OF VINEGROVE PLACE AND OF TAYLOR SUBDIVISION IN CITY BLOCK 3708

CITY BLOCK 3708
CITY OF ST. LOUIS, MISSOURI

VACATION LINE CHART

LINE	BEARING	DISTANCE
E1	S 60° 59' 37" E	20.00'
E2	S 28° 49' 10" W	109.93'
E3	N 61° 10' 50" W	20.00'
E4	N 28° 49' 10" E	110.00'
E5	N 28° 59' 51" E	15.00'
E6	S 61° 00' 09" E	219.11'
E7	S 29° 16' 35" W	15.00'
E8	N 61° 00' 09" W	219.03'

GENERAL NOTES

- BASIS OF BEARING IS GRID NORTH, NAD 83 MISSOURI EAST ZONE.
- THERE ARE NO LIEN HOLDERS OF RECORD

OWNER'S SCRIPT

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND A ALLEY VACATION PLAT PREPARED IN THE MANNER SHOWN ON THIS PLAT, AND HEREBY REQUEST THAT THE AREA DESCRIBED AND SHOWN CROSS-HATCHED ON THE PLAT TO BE VACATED.

ALL EXISTING EASEMENTS ARE SHOWN ON THIS SURVEY.

CARE STL HEALTH

DATE

STATE OF _____ }
 } S.S.
 } COUNTY _____ }

ON THE _____ DAY OF _____, 20____, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT _____ IS/ARE THE MEMBER/MANAGER OF CARE STL HEALTH, A CORPORATION IN THE STATE OF MISSOURI, AND THE SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND/OR ITS OPERATING AGREEMENT; AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE FOREGOING PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF PUBLIC SERVICE ON THIS _____ DAY OF _____, 20____.

BY _____ MICHELE KNOX, SECRETARY
RICHARD T. BRADLEY, PE, PRESIDENT

DATE: _____ DATE: _____

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF CARE STL HEALTH WE HAVE DURING THE MONTH OF JUNE 2024, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS OF TWO STRIPS OF LAND BEING PART OF A 15' WIDE AND 20' WIDE ALLEY OF VINEGROVE PLACE AND OF TAYLOR SUBDIVISION IN CITY BLOCK 3708, AND HAVE CREATED A ALLEY VACATION PLAT IN THE MANNER SHOWN BY THIS PLAT, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING: THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY OF 2017. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 20____.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

By: _____

STATE OF MISSOURI }
 } S.S.
SAINT LOUIS CITY }
MARTY L. MARLER
MISSOURI P.L.S. 2501

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARTY L. MARLER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LAND DESCRIPTION (20' WIDE ALLEY VACATION)

A STRIP OF LAND BEING PART OF A 20' WIDE ALLEY IN CITY BLOCK 3708 OF VINEGROVE PLACE, A SUBDIVISION RECORDED IN PLAT BOOK 6 PAGE 64 OF THE CITY OF ST. LOUIS LAND RECORDS OFFICE IN ST. LOUIS, MISSOURI AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF LOT 19 AND THE NORTHEAST CORNER OF LOT 20 OF VINEGROVE PLACE AND MARKING THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF A 15' WIDE ALLEY AND THE SOUTH RIGHT-OF-WAY OF ST. LOUIS AVENUE (60' WIDE);
THENCE DEPARTING SAID RIGHT-OF-WAY OF ST. LOUIS AVENUE AND ALONG SAID ALLEY SOUTH 28 DEGREES 49 MINUTES 10 SECONDS WEST A DISTANCE OF 109.93 FEET TO A POINT;
THENCE NORTH 61 DEGREES 10 MINUTES 50 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT;
THENCE NORTH 28 DEGREES 49 MINUTES 10 SECONDS EAST A DISTANCE OF 110.00 FEET TO A POINT MARKING THE SOUTH RIGHT-OF-WAY OF ST. LOUIS AVENUE;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 60 DEGREES 59 MINUTES 37 SECONDS EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 1,699 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

LAND DESCRIPTION (15' WIDE ALLEY VACATION)

A STRIP OF LAND BEING PART OF A 15' WIDE ALLEY IN CITY BLOCK 3708 OF VINEGROVE PLACE, A SUBDIVISION RECORDED IN PLAT BOOK 6 PAGE 64 OF THE CITY OF ST. LOUIS LAND RECORDS OFFICE IN ST. LOUIS, MISSOURI AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF LOT 28 OF TAYLOR SUBDIVISION AND MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF A 15' WIDE ALLEY AND WEST RIGHT-OF-WAY OF NORTH NEWSTEAD AVENUE (60' WIDE);
THENCE DEPARTING SAID RIGHT-OF-WAY OF NORTH NEWSTEAD AVENUE AND ALONG SAID ALLEY NORTH 61 DEGREES 00 MINUTES 09 SECONDS WEST A DISTANCE OF 219.03 FEET TO A POINT;
THENCE NORTH 28 DEGREES 59 MINUTES 51 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT;
THENCE SOUTH 61 DEGREES 00 MINUTES 09 SECONDS EAST A DISTANCE OF 219.11 FEET TO A POINT MARKING THE WEST RIGHT-OF-WAY OF NORTH NEWSTEAD AVENUE;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 29 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 3,286 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

DATE	REVISION DATES
07/25/2025	
SCALE: 1" = 40'	
DRAWN BY: D.L.E.	
CHECKED BY: M.L.M.	
DWG. No.: 2405-020	
DEPUTY: N.N./E.V.	

PROJECT NAME: VILLE WELLNESS CENTER -- ALLEY VACATION SHEET 1 OF 1
ADDRESS: 4454 SAINT LOUIS AVENUE, SAINT LOUIS, MISSOURI 63115

MARLER
SURVEYING COMPANY, INC.

11402 CRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

PETITION FOR VACATION AND WAIVER OF DAMAGES

Honorable Board of Public Service
The City of St. Louis

We, the undersigned, legal owners of property in city block(s) 3708
between Saint Louis Avenue on the north and Maffit Avenue on the south
and between N Taylor Ave on the west and N Newstead Ave on the east.
hereby petition the City of St. Louis to vacate and abolish The Northern 110 feet of the 20'
wide north- south alley and the Eastern 219 feet of the 15' wide
east-west alley.

and we hereby waive all claims for damages sustained as the result of the vacation and abolition of the afore-
said area.

IN WITNESS WHEREOF we have hereunto set our hands this 14th
day of August, 25.

ATTEST Jasmine Bratton CareSTL Health Co.
Secretary By Angela Clabon
Title President + CEO

STATE OF MISSOURI }
CITY OF ST. LOUIS }^{ss} On this 14th day of August, 25,

before me appeared Angela Clabon

to me personally known, who being duly sworn, did say that he is the President + CEO of
CareSTL Health, a corporation;

that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said

_____ acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and notarial seal in the City of St. Louis, State of Missouri, the day and year first above written.

My term expires 12/9/2027 Jasmine Janae Bratton
NOTARY PUBLIC

