

**2023R-018906**

**05/18/2023 12:42:32 PM**

**\$ 30.00**

**PAGES: 4**

**CERTIFIED-FILED FOR RECORD**

**MARY E. DEMPSEY**

**RECORDER OF DEEDS**

**ST. CHARLES COUNTY, MISSOURI**

**BY: CGRAF**

**\*ELECTRONICALLY RECORDED\***

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(Space above this line reserved for Recorder of Deeds)

**COVER PAGE – VACATION OF EASEMENT**

Date:

May 12, 2023

Grantor:

City of O'Fallon, Missouri  
100 North Main  
O'Fallon, Missouri 63366

Grantee:

Bret and Kelly Richardson  
129 Courtfield Drive  
O'Fallon, Missouri 63366

Legal Description:

A tract of land being part of Lot 46Q of "Homefield Estates", a subdivision according to the plat thereof recorded in Plat Book 36, Pages 303-304 of the St. Charles County Records, within Fractional Section 16, Township 46 North, Range 3 East of the Fifth Principal Meridian, City of O'Fallon, St. Charles County, Missouri

**VACATION OF UTILITY EASEMENT**

*Whereas*, a utility easement was previously granted and/or dedicated to the City of O'Fallon by virtue of a plat recorded at Plat Book 36, Pages 303-304, of the St. Charles County records on file with the St. Charles County Recorder of Deeds; and

*Whereas*, City desires to vacate and abandon said easement for the reason that said easement is not necessary for City facilities.

*Witnesseth*: that Grantor, for and in consideration of the sum of One Dollar (\$1.00), paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents vacate, abandon and allow to revert to Grantee the easement described as follows:

**Shown hachured on Exhibit A attached hereto and incorporated herein by reference.**

All maintenance responsibilities and use of the property formerly subject to said easement are now the obligations and/or rights of the Grantee (owner of the property) and such Grantee shall be solely responsible for the property herein described.

*In Witness Whereof*, the said Grantor and Grantee has executed these presents the day and year first above written.

**Grantor**

**City of O'Fallon, Missouri**

  
\_\_\_\_\_

By: Michael Swander

Title: City Administrator

**Grantees**

  
\_\_\_\_\_

Bret Richardson  
129 Courtfield Drive  
O'Fallon, Missouri 63366

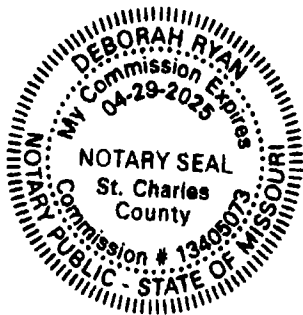
  
\_\_\_\_\_

Kelly Richardson  
129 Courtfield Drive  
O'Fallon, Missouri 63366

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

On this 12 day of May, 2023, before me appeared Michael Snowden, to me personally known, and stated that he/she is the City Administrator of the City of O'Fallon, Missouri, and that he/she executed the foregoing document on behalf of the City of O'Fallon, by authority of the City Council, and that the said document is the free act and deed of the City of O'Fallon.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Deborah Ryan  
Notary Public

My commission expires: April 29, 2025

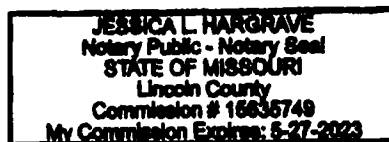
STATE OF MISSOURI )  
 ) SS.  
COUNTY OF ~~ST. CHARLES~~  
Lincoln )

On this 11 day of April, 2023, before me appeared Bret Richardson and Kelly Richardson, to me personally known, who stated that they are the owners of the property described in the foregoing document and that they have accepted the foregoing vacation and abandonment of the easement described therein.

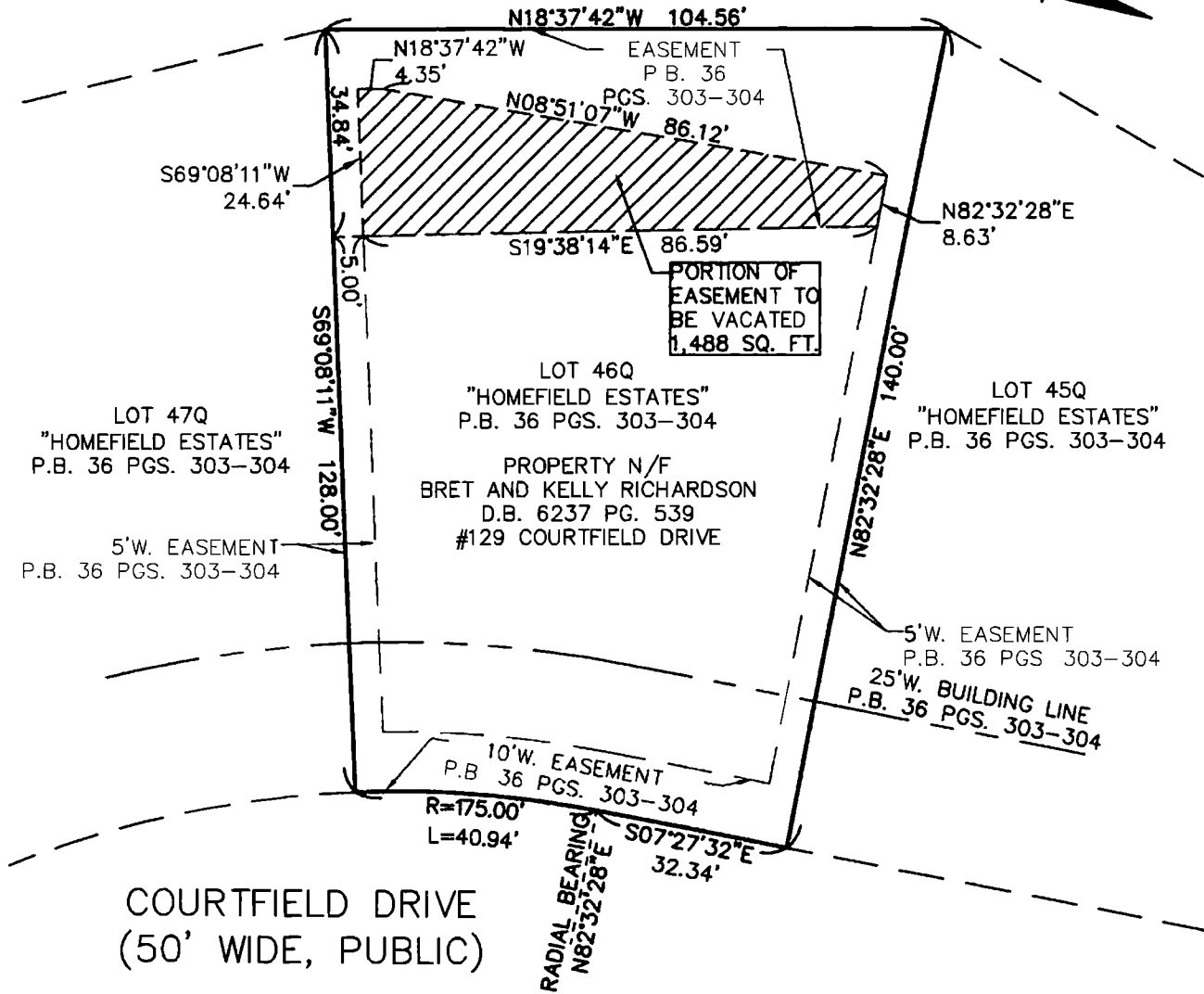
IN TESTIMONY WHEREOF, I have here unto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Jessica L. Hargrave  
Notary Public

My commission expires:



COMMON GROUND,  
UTILITY, AND DRAINAGE  
EASEMENT  
P.B. 36 PGS. 303-304



COURTFIELD DRIVE  
(50' WIDE, PUBLIC)



**BAX ENGINEERING CO.**  
221 POINT WEST BLVD.  
ST. CHARLES, MO 63301  
636-928-5552

- GENERAL NOTES:
1. BASIS OF BEARINGS IS THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE (GRID NORTH).
  2. THIS EXHIBIT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY PURSUANT TO MISSOURI STANDARDS.

EXHIBIT A	
DATE:	03/18/22
DRAWN:	GAW
SCALE:	1"=30'
PROJ:	98-10001XA
FILE:	10001X46Q
SHEET:	1 OF 1
MISSOURI STATE CERTIFICATE OF AUTHORITY SURVEYING: #000144	

**EASEMENT VACATION**

A TRACT OF LAND BEING PART OF  
LOT 46Q OF  
"HOMEFIELD ESTATES",  
P.B. 36, PGS. 303-304  
TOWNSHIP 46 NORTH, RANGE 3 EAST  
CITY OF O'FALLON,  
ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI

MARK E.  
COLLINS  
3-18-22  
NUMBER  
PLS-2006000173

PROF. LAND SURVEYOR

MARK E. COLLINS  
PROFESSIONAL LAND SURVEYOR  
PLS NO 2006000173