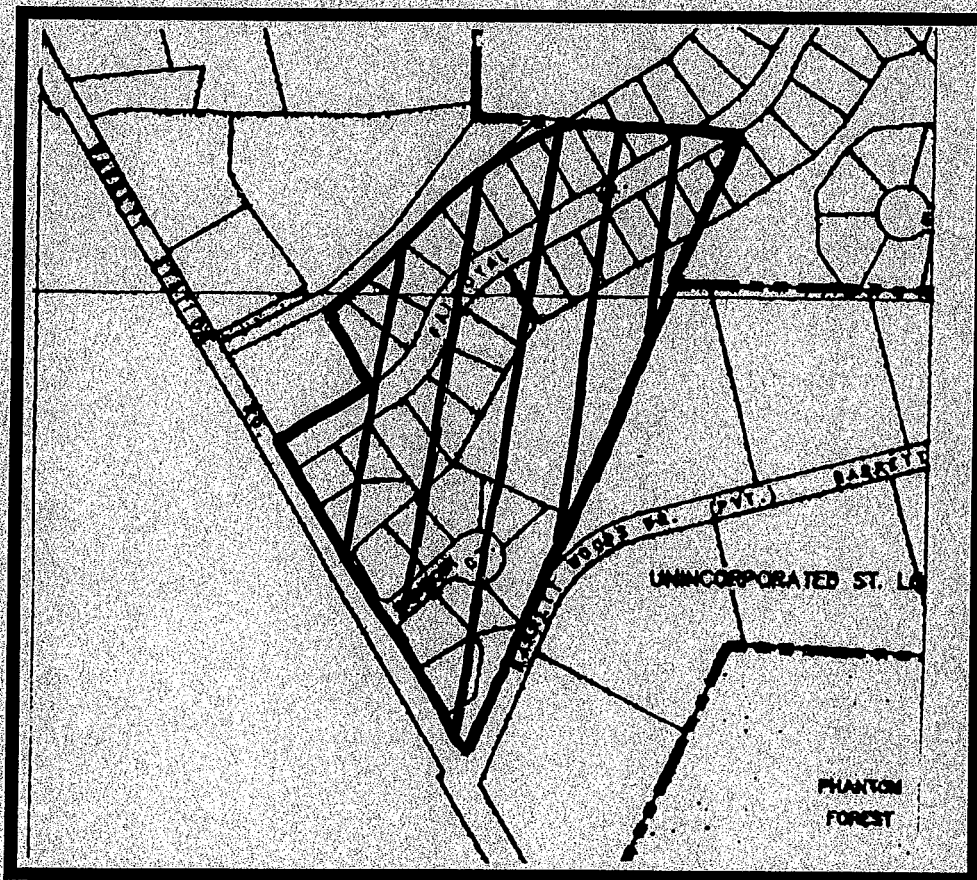


BC9802
FEB - 1 1999

DOUGHERTY OAKS/ BARRETT COVE ANNEXATION PLAN



CITY OF DES PERES, MO
FEBRUARY 1, 1999



City of Des Peres
Missouri

February 1, 1999

Boundary Commission of St. Louis County
1516 South Brentwood Blvd
St. Louis, Missouri 63144

RE: Petitions for Simplified Annexations

- * Barrett Heights Plat #1 Annexation Area
- * Dougherty Oaks & Barrett Cove Annexation Area
- * Barrett Meadows Annexation Area

Ladies & Gentlemen:

Transmitted herewith for your consideration, please find three (3) petitions for simplified boundary change submitted by the City of Des Peres on behalf of the property owners and residents of the above referenced annexation areas. Each of the three petitions contain the requisite number of signatures of property owners required by state law for a simplified boundary change.

These petitions represent non-contiguous areas in the Barrett Station Road corridor and are therefore submitted as separate proposals. The city has no objections and would prefer that the petitions be processed concurrently by the commission.

Des Peres recognizes that approval of these petitions will substantially move Des Peres' boundary to the right-of-way line of Barrett Station Road. The Board of Aldermen have authorized a study to consider submittal of an additional annexation plan for your consideration for inclusion on the August or November 1999 ballot which would seek annexation of the remainder of the east and western sides of the Barrett Station Road corridor from Dougherty Ferry Road to Manchester. However, we do not believe that these voluntary annexation petitions should be delayed pending the outcome of our study, your review or ultimate voter approval of the annexation of the remainder of the corridor.

January 27, 1999

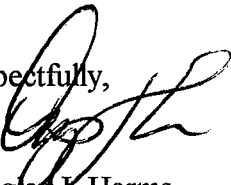
Boundary Commission of St. Louis County
Annexation Petitions for
Barrett Heights Plat #1 Annexation Area
Dougherty Oaks & Barrett Cove Annexation Area
Barrett Meadows Annexation Area
February 1, 1999
Page 2 of 2

As required under the rules of the Boundary Commission, twenty (20) copies of this petition are forwarded herewith together with copies of the city map, the current budget and the most recent audited financial statements. Copies of the petition have been forwarded by the city to the Board of Election Commissioners, the Department of Planning and St. Louis County Council and the West County EMS and Fire Protection District.

Des Peres city officials and the residents of these annexation areas trust that the Boundary Commission will conclude that these annexations represent a logical extension of Des Peres' corporate limits and is in the best interest of the residents of the annexation area.

Des Peres staff is anxious to present these annexations to the Commission at your earliest convenience either prior to or at the public hearing on the petitions. If you have any questions or require additional information, please feel free to contact me.

Respectfully,



Douglas J. Harms
City Administrator

cc: County Council
Department of Planning - County
Board of Election Commissioners
West County EMS & Fire District

January 27, 1999

EXECUTIVE SUMMARY

Dougherty Oaks & Barrett Cove

Annexation Area

The City of Des Peres has received voluntary annexation petitions involving those portions of Dougherty Oaks Subdivision not currently within the city and all of Barrett Cove Subdivision which exceed the 75.0% standard established by state law for simplified annexations in St. Louis County:

By Parcels of Land	18 of 32	87.5%
By Fee Simple Owners	51 of 58	87.9%
By Registered Voters	50 of 70	71.4%

The Dougherty Oaks & Barrett Cove Annexation Area encompasses a 13.6 acre trace of land containing 31 single family homes plus one parcel of common ground. It has a total 1998 assessed valuation of \$1,632,890 and a current estimated population of 96 residents. At the time of the 1990 census, there are contained only twenty-one homes and sixty-three persons.

Des Peres has approved this annexation subject to approval of the Boundary Commission of St. Louis County and requests an effective date of July 1, 1999 or on the 1st day of the month immediately following formal approval by the Boundary Commission. In approving this simplified annexation, the Board of Aldermen has determined that the annexation area represents a logical extension of our municipal boundaries and that the area in question is a part of the Des Peres "community".

Des Peres has a history of growth by annexation and internal development. The City was first incorporated in April 1934 and has grown to its present day size following annexations which occurred in 1949, 1973, 1974, 1975, 1991, 1995, two in 1998 and one in 1999. Including this petition, the city has three (3) simplified annexations pending before the commission. Assuming approval of those annexations, Des Peres' population will have increased from its current estimate of 8,867 to 8,921.

The City of Des Peres is a 4th class city organized under Chapter 79 of the Missouri Statutes with the Mayor-City Administrator-Board of Aldermen form of government. The Mayor is elected at large. The Board of Aldermen is composed of six (6) members with two elected from each of three (3) wards. The annexation area will be included in Ward 2. Ward boundaries were most recently redrawn in conjunction with the 1990 Census. As a result of both internal growth and annexation during the 1990's, the city anticipates the need to redistrict following the year 2000 Census to rebalance the wards.

The City of Des Peres offers a wide range of municipal services including general government; police, fire and ems through its Department of Public Safety; zoning and code enforcement through its Department of Public Works; street maintenance; parks & recreation; and solid waste collection including curbside recycling. The city is especially proud of its park systems which include over 100 acres of parkland contained in seven (7) sites including two Urban Wildacre Tracts operated by the city in conjunction with the Missouri Department of Natural Resources.

The city operates on a January 1st thru December 31st Fiscal Year. The 1999 Budget includes estimated revenues of \$6,884,625 and appropriations of \$7,004,536 for all funds. The budget deficit can be found in the Capital Improvement Fund, which includes funding for major street construction projects and expansion of the Street Garage. Unreserved Fund Balances are projected at \$3.4 million at the start of the 1999 Fiscal Year. Total indebtedness at the beginning of the 1999 Fiscal Year totals \$1.505 million representing outstanding bonds for construction of the Public Safety Building in 1991. The primary source of city revenues is the sales tax which includes point-of-sale status for the 1.0% county-wide sales tax, a

0.25% local option sales tax and a 0.5% Capital Improvement Sales Tax. While the city has the legal authority to levy up to a \$0.35 real estate tax, it has chosen not to do so since adoption of the Capital Improvement Sales Tax in 1995. The city has not impose a Personal Property Tax since 1976.

Des Peres proposes to extend all municipal services to the annexation area immediately upon the effective date of annexation with the sole exception of solid waste management which will be deferred for two (2) years following the effective date of annexation. While state law imposes such a delay only in annexation areas containing more than 50 homes, Des Peres has opted to treat all annexation areas equally. The annexation area is currently within the West County EMS and Fire Protection District, which will continue to serve the area in accordance with state law after annexation. The City of Des Peres will make a "payment in lieu of taxes" to the fire district on behalf of the residents for those services.

The residents of the annexation area will enjoy a substantial reduction in local taxes following annexation projected at \$427 per year per household after full extension of services. If Des Peres were to reinstate its Real Estate Tax, the savings per home per year would be reduced to \$280 per year. St. Louis County or other taxing jurisdictions are projected to lose \$14,883.74 during the first year following annexation from redirected sales, utility and state shared taxes.

Des Peres will enjoy a small operating surplus in the annexation area projected at \$3,061 in year 1; \$3,153 in year 2; \$4,900 in year 3; and \$5,047 in year 4. The city has inspected the streets and public sidewalks in the area and has projected the need to replace 13 street slabs and 225 feet of sidewalks at a projected cost of \$9,000 during the first five (5) years following annexation.

In our judgement, the annexation represents a natural and logical extension of Des Peres' boundaries. The area along the east side of Barrett Station Road is generally perceived by the public to be a part of the Des Peres "community" and assumed to already be within the corporate boundaries of the City of Des Peres. The residents of the area attend the same public (Barretts) and parochial (St. Gerard Majella) elementary schools, attend the same local churches, shop in Des Peres and, for all purposes other than legal, are already a part of Des Peres. The annexation reunites the subdivision, which is currently located in part in unincorporated county but substantially within the City of Des Peres (Plat #2).

The overwhelming majority of the property owners and registered voters within the subdivision are seeking to be annexed into Des Peres. The city, acting through its Mayor and majority of the Board of Aldermen, have found this annexation to be in the best interest of the community and have adopted ordinances to annex the area subject to approval of this simplified annexation by the Boundary Commission of St. Louis County. The city has prepared this proposal and the Plan of Intent in conformance with the Rules and Regulations of the Boundary Commission of St. Louis County and has authorized the City Administrator to act on behalf of the city in presenting this plan to the Boundary Commission for your consideration. We request approval as a simplified boundary change under the statutes with an effective date of July 1, 1999.

Dougherty Oaks/Barrett CoveAnnexation Area

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**PLAN OF INTENT
VOLUNTARY ANNEXATION**

DOUGHERTY OAKS & BARRETT COVE SUBDIVISIONS

Proposed By
City of Des Peres, Missouri

Mandatory Review Factors

a. Minimum Information Required by Boundary Commission

(i) Geographic

- (1) **Provide a general description of the boundaries of the area to be annexed by identifying key geographical descriptions such as highways, creeks, rivers, arterial roads, etc. What is the logic for selection of the boundary for the area to be annexed?**

The proposed annexation area lies between the western city limits of the City of Des Peres and Barrett Station Road lying midway between Manchester and Dougherty Ferry Roads. There are no other key geographical descriptions of the area. The annexation area is composed of homes on two streets: Fairroyal Drive in Dougherty Oaks Subdivision and Parkmoor Court in Barrett Cove..

The areas were self-selected by the petitioners. Annexation of Dougherty Oaks unites a subdivision, which currently straddles the Des Peres city limits. Some lots within the annexation area are located partially within the city and partially within the annexation area. Barrett Cove is an adjoining subdivision to Dougherty Oaks.

- (2) **Provide a map of the area to be annexed, identifying significant geographical features such as arterial streets, highways, recreational facilities, schools etc. and the area's relationship to the existing boundary of the municipality.**

Map Enclosed as Exhibit 1 in supporting documents section of submittal.

- (3) **Provide a second map of the area to be annexed, including the annexing municipality, surrounding municipalities, arterial roads and neighboring subdivisions adjacent to but not included in the area to be annexed. Identify the annexing municipality's public facilities, eg. City Hall, Fire/Police Facilities. Recreation Center, Major Parks etc..**

Map enclosed as Exhibit 2 in supporting documents section of this submittal.

- (4) **In table format, provide the following information as it applies to the area to be annexed:**

(a)	The population	63 - 1990 Census
(b)	Land area in acres;	13.6 Acres
(c)	Number of Dwelling Units	31 Single Family Homes

- (5) **Define the community of interest between the area to be annexed and the annexing municipality. Does the annexation affect existing or natural neighborhoods or communities?**

The Dougherty Oaks Subdivision is located partially within the city. Some lots are split between the city and unincorporated area. This annexation will unite the subdivision under the jurisdiction of a single governmental entity. The public generally perceives the annexation area as already being within the City of Des Peres.

The Dougherty Oaks area shares the same access roads, subdivision trustees and common ground responsibilities, local schools and churches as the subdivisions to the east which are located in Des Peres. Fairoyal Drive, on which almost all of the homes in the Dougherty Oaks Subdivision front, is also the primary means of ingress/egress for both Dougherty Oaks and Royal Acres Subdivisions which are located in the City of Des Peres.

- (6) **Provide a list of all subdivisions involved in the boundary change proposal. Are any of the subdivisions in the area to be annexed split because of the proposed boundary change? If yes, identify the subdivision being split on a separate map. Explain how being split does not adversely affect the area to be annexed or the remaining unincorporated territory.**

Dougherty Oaks Subdivision
Barrett Cove Subdivision

The proposed annexation unites all plats of the Dougherty Oaks Subdivision in the same city. The annexation plan does not split any subdivisions.

- (7) **Address the compactness of the area to be annexed by identifying:**
- (a) **The number of street connections between the area to be annexed and the annexing municipality.**
 - (b) **the accessibility of the entire area for efficient delivery of services**
 - (c) **Any natural or man-made barriers that would impede the efficient delivery of services**

Upon annexation, will the area to be annexed be serviced directly from the annexing municipality?

Fairoyal Drive is a common roadway shared by the annexation area and current City of Des Peres. The proposed annexation area contains only 13.6 acres immediately adjoining the City of Des Peres. Both areas are easily accessible from Barrett Station Road which is already used by Des Peres employees to service Royal Acres, Dougherty Oaks and Dougherty Ridge Subdivisions. There are no natural or man-made barriers to the delivery of services to this area.

- (8) **In acres, compare the present size of the area to be annexed to the total combined area affected by the proposal.**

Dougherty Oaks/Barrett Cove	13.6	Acres
City of Des Peres	<u>2,762</u>	<u>Acres</u>
Annexation Area as Percent of Total	0.0049%	

- (9) **To what extent is the boundary of the area to be annexed common to the annexing municipality? Specify the actual percentage of adjacency the boundary of the area to be annexed has with the annexing municipality.**

The areas have a common boundary with the City of Des Peres of 720 feet representing 20.0% of the outboundary of the proposed annexation area.

- (10) **Upon annexation, would any contiguous unincorporated territory be accessed only through another municipality and/or another county?**

The Dougherty Oaks section of the annexation area can be accessed directly from the City of Des Peres or from unincorporated county. Barrett Cove can be accessed only from Barrett Station Road. All contiguous areas not in the City of Des Peres would continue to be accessible from unincorporated county from Barrett Station Road.

- (11) **Does the municipality have any plans or arrangements with other municipalities regarding growth or expansion? Explain how this annexation represents a logical extension of the municipality's future plans. How does the proposed boundary change relate to the municipality's plans for future annexation?**

No. Des Peres has not entered into any arrangements formal or informal with other cities regarding growth or expansion. Des Peres does not have a long-range annexation plan. However, the Board of Aldermen has authorized a study of the Barrett Station Road corridor between Manchester and Dougherty Ferry Roads west to Grand Glaze Creek. The city anticipates a proposal on this larger area to be presented to the Boundary Commission this spring with a request for an August or November election.

(ii) Financial

- (1) **List in table format, for the area to be annexed, all relevant tax rates before and after the boundary change. How will the changes in the tax structure, if any, affect the area to be annexed?**

	Current	After Annexation
RE & PP TAXES		
County(All Funds)	\$0.58	\$ 0.58
Fire District	\$0.62	\$ 0.00
Sales Tax (Local)	1.00%	1.75%
Use Tax (Local)	0.00%	1.75%
Utility Taxes:		
Electric	5.00%	3.61%
Natural Gas	5.00%	4.00%
Telephone	5.00%	5.00%
Water	5.00%	5.00%
Cable TV	3.00%	3.00%

The city estimates that the "average homeowner" in the proposed annexation are will realize a substantial savings in local taxes following annexation. That savings are projected at \$427 per household assuming the city continues its real estate tax rate at \$0.00. The city has the legal authority to increase that levy to \$0.35 would reduce these savings to only \$280 per home. .

A table reflecting the impact of annexation on individual taxes is enclosed as Exhibit 3 in the Exhibits Section of this submittal.

- (2) **In table format, provide a projection of income (revenue) derived from and the cost of providing services (expenditures) which are applicable to the area to be annexed. This projection shall be for a period of three (3) fiscal years after annexation.**

These projections would assume annexation by January 1, 1999:

	1999	2000	2001	2002
Revenues:	15,017	15,467	21,311	21,951
Expenses	<u>11,955</u>	<u>12,314</u>	<u>16,411</u>	<u>16,903</u>
Net Surplus(Cost)	3,062	3,153	4,900	5,047

A detailed projection of revenues and expenses can be found in Exhibit 4 in the Exhibits Section of this submittal.

- (3) **In table format for the municipality's General Operating Fund, provide a three-year history of revenues, expenditures and fund balance. The three-year period is for the most recent three years including the budget year in which the proposal is submitted.**

	1996 Audited	1997 Audited	1998 Budget	1999 Budget
Revenues	\$ 4,970,754	\$ 5,131,516	\$ 5,201,005	\$ 5,343,500
Expenses	<u>\$ 4,507,545</u>	<u>\$ 4,749,232</u>	<u>\$ 5,172,400</u>	<u>\$ 5,236,151</u>
Surplus(Deficit)	\$ 463,209	\$ 386,285	\$ 28,605	\$ 107,349
Fund Balance:				
Beginning	<u>\$ 1,088,448</u>	<u>\$ 1,548,657</u>	<u>\$ 1,934,942</u>	<u>\$ 1,963,547</u>
Ending	\$ 1,548,657	\$ 1,934,942	\$ 1,963,547	\$ 2,070,896

A more detailed summary of anticipated revenues and expenditures can be found in Exhibit 5 in the Exhibits Section of this submittal.

- (4) **In table format, provide a projection, which combines the revenue and expenditures for the three-year period after annexation for the area to be annexed and the annexing municipality.**

	1999	2000	2001	2002
City of Des Peres				
Revenues	\$5,343,500	\$5,503,805	\$5,668,919	\$5,838,987
Expenses	<u>\$5,236,151</u>	<u>\$5,393,236</u>	<u>\$5,555,03</u>	<u>\$5,721,684</u>
Surplus	\$ 107,349	\$ 110,569	\$ 113,886	\$ 117,303
Dougherty Oaks/BC				
Revenues	\$ 15,017	\$ 15,467	\$ 21,311	\$ 21,951
Expenses	<u>\$ 11,955</u>	<u>\$ 12,314</u>	<u>\$ 16,411</u>	<u>\$ 16,903</u>
Surplus	\$ 3,061	\$ 3,153	\$ 4,900	\$ 5,047

"New City of Des Peres:

Revenues	\$5,358,517	\$5,519,272	\$5,690,230	\$5,860,938
Expenses	<u>\$5,248,106</u>	<u>\$5,405,550</u>	<u>\$5,571,444</u>	<u>\$5,738,587</u>
Surplus	\$ 110,410	\$ 113,723	\$ 118,787	\$ 123,350

These projections assume generally a 3.0% rate of inflation applied against revenues and operating expenses. A more detailed summary of anticipated revenues and expenditures can be found in Exhibit 6 in the Exhibits Section of this submittal.

- (5) **In table format, provide a three year projection of anticipated capital improvement projects, including the source(s) of income to fund improvements in the area to be annexed.**

The annexation area contains two subdivisions. Barrett Cover was constructed in 1992 the early 80's. A visual inspection of the streets and sidewalks of Fairroyal Drive finds 13 slabs and 225 feet of sidewalks in need of repair within the next three to five years. The total cost of those improvements is projected at less than \$9,000.

- (6) **Identify an extraordinary effect the proposed boundary change will have on the distribution of tax resources in St. Louis County.**

Due to the relatively small size of the annexation area, the annexation will have a negligible effect on the distribution of resources in St. Louis County for county government or other political subdivisions including the West County EMS & Fire Protection District.

- (7) **In table format, identify the source of revenue, which if the proposed boundary change was approved, would no longer be a resource for any other taxing jurisdiction. Provide a one-year projection of the value of that resource.**

Fire District	\$ -0-
St. Louis County	
Road & Bridge Tax	\$ 1,715
Sales Taxes	\$ 7,808
Utility Taxes	\$ 3,200
CATV	\$ 288
Cigarette Tax	\$ 282
MoVh/Sales	\$ 2,429
TOTAL	\$ 14,884

- Under HB 618, sales tax redistribution due to annexation and incorporations are shared on a population basis by the pool and the "A" cities. Consequently, this estimated sales tax loss to the county is overstated and is, in fact, shared on a roughly equal basis between the County, Pool cities and "A" Cities.

A table reflecting the anticipated impact of annexation on other taxing jurisdictions is included as Exhibit 7 in the Exhibits Section of this submittal.

- (8) **Does the municipality assess development impact fees as a part of any new development?**

Des Peres does not assess development impact fees similar to the TGA imposed by St. Louis County.

- (9) **Does a St. Louis County Traffic Generation Assessment Trust Fund area exist in the area to be annexed? If so, does the municipality intend to require continued participation in that Fund for any new development? Does the municipality have any policies or ordinances which would prohibit participation?**

It is our understanding that all of unincorporated St. Louis County is located within on the TGA Trust Fund areas and we would assume the annexation area is within the Manchester Road Fund. The annexation area has been fully developed while under county jurisdiction and we assume all TGA's were collected at the time of zoning, subdivision and building permits. Des Peres does not intend to

require continued participation in the TGA for any new development in this annexation area. Des Peres has consistently held the belief that as a 4th Class City under state law, it does not have the legal authority to either levy independently or collect on behalf of St. Louis County a Traffic Generation Assessment. If St. Louis County will agree to indemnify the City of Des Peres against both the cost of litigation and any resulting damages, the city would agree to attempt to collect such fees as they are due. However, in light of the fact that this area is fully developed with new homes, we believe that St. Louis County has already collected its TGA for the area and this issue is moot for this annexation.

(10) Are there any policies or ordinances in the municipality would effect existing Subdivision Escrow Accounts in the area to be annexed?

None. However, given the age of development of this area , we believe that there are not outstanding escrow issues relating t this subdivision.

(11) Discuss what impact the annexation would have on the tax base or the ability to raise revenue of:

(a) The area subject to the proposed boundary change and its residents

The residents of the area will enjoy a reduction in taxes as a result of annexation.

(b) The existing municipality proposing the boundary change and the residents thereof.

While the City of Des Peres does not currently levy a real estate or personal property tax, the annexation area will represent an increase in the tax base of the city.. In addition, the population within the annexation area offers intergovernmental revenues derived from the population within the annexation area.

(c) Adjoining areas not involved in the boundary change and the residents thereof

Annexation of these areas will have no impact on the tax base or ability of the adjoining areas to raise revenue. The city sees little opportunity for the immediate area to desire to join together either to create a Neighborhood Improvement District or as a part of a larger area to incorporate or create an unincorporated pocket.

(d) The entire geographic area of the county and its residents

We believe that this annexation will not have a significant impact on the tax base of St. Louis County or ability to raise revenue by the County or the Fire Protection District involved in the change of jurisdiction.

iii Services

(1) In table format, provide:

(a) A list of services currently provided to the area to be annexed, who is responsible for providing these services and whether the service is provided by contract or in-house.

Service	Current	How Provided
General Government	County	In-House
Police	County	In-House
Fire-EMS	Fire District	In-House

Service	Current	How Provided
Street Maintenance	County	In-House
Code Enforcement-Bldg	County	In-House
Code Enforcement-Other	County	In-House
Recreation	County	In-House
Solid Waste Management	Resident	Contract

- (b) **A list of services which will be provided after annexation and who will be responsible for providing the service and whether it is provided by contract or in house.**

Generally, the City of Des Peres will provide all municipal type services to the annexation area. The only exception is in technical code enforcement (Plumbing and Electrical) which will be provided by St. Louis County under contract to the City of Des Peres.

Service	Annexation	How Provided
General Government	Des Peres	In-House
Police	Des Peres	In-House
Fire-EMS	Fire District	Contract
Street Maintenance	Des Peres	In-House
Code Enforcement-Bldg	Des Peres	In-House
Code Enforcement-Other	Des Peres	Contract with County
Solid Waste Management	Des Peres	Contract
Recreation	Des Peres	In-House

This list represents "municipal type" services. Please keep in mind that the residents of the area will after annexation continue to be residents of St. Louis County. As a result, they will continue as taxpayers to the county and continue to enjoy countywide services such as County Parks.

- (c) **A list identifying any change in the fee for service which will apply to all residents and businesses in the area to be annexed.**

Residents of this area will enjoy a reduction in fees associated with use of Des Peres Park & Recreation Programs resulting from being charged "resident" versus "non-residents" fees.

The only potential increase in fees would be for a home occupation which now, or in the future, be operated from one of the homes which will be required to pay a \$25 annual license fee.

- (2) **Identify any natural or man-made barriers that may impede the efficient delivery of service to the area to be annexed.**

The annexation area is a natural extension of the boundaries of the City of Des Peres. There are no natural or man-made barriers to efficient delivery of service to the area.

- (3) **What is the proposed effective date for delivery of services? Will all services be provided upon that date? If not, which one(s) will not be provided. Explain**

All services will be provided immediately upon the effective date of annexation by the City of Des Peres with the sole exception of residential solid waste services. State law prohibits extension of trash services into an annexation area containing more than 50 homes for a period of two years following annexation. It currently is the policy of the City of Des Peres to delay collection of household trash for following annexation areas regardless of number of homes for a similar two year period.

iv ***Zoning and Land Use***

- (1) **In table format, identify how the land is currently being utilized as a percentage of total acres by the following categories: (a) Commercial, (b) Industrial, (c) Institutional/Governmental, (d) Single Family Residential, (e) Multi-family residential, and (f) vacant.**

	Acres	Percent
(a) Commercial,	0	0%
(b) Industrial	0	0%
(c) Institutional/Governmental	0	0%
(d) Single Family Residential	13.6	100%
(e) Multi-family residential	0	0%
(f) Vacant	0	0%

- (2) **Provide two maps of the area identify the zoning of the area to be annexed.**

- (a) **As the zone currently exists**
 (b) **How the Municipality proposes to zone the area after annexation**

In accordance with this requirement, said maps are enclosed in the Supporting Documents Section as Exhibits #8 (Current Zoning) and #9 (Proposed Zoning)

- (3) **Include a description of the relevant zoning and land use changes after annexation. Describe the impact the proposed boundary change would have on zoning and land use changes.**

The Des Peres City Code provides that all annexation areas shall be zoned "A" Single Family , a one acre lot district. However, that district would be inconsistent with the current "R-2" Zoning for the area and under which it was developed.

The Municipal Code provides that the city shall within 120 days hold a Public Hearing to determine the most appropriate zoning district for the annexation area. The city anticipates that the area will then be rezoned "D-Alternate Density" which is both consistent with the current zoning and development and is the same zoning district as the remainder of the Dougherty Oaks Subdivision.

District	Zoning District Regulations		
	County "R-2"	As-Built "R-2"	Des Peres "D-Alternate"
Minimum Lot Size	15,000	12,800	12,500 sq ft
Frontage	No Minimum		75 Feet
Front Yard	25'	25 Ft	30 Feet
Rear Yard	15'	15 Ft	30' Feet
Side Yard	6'	10Ft	10' Feet

A copy of a zoning conversion table reflecting details of available Des Peres residential districts compared to existing county districts is enclosed as a part of Exhibits #8 & #9.

- (4) **Would the changes in zoning create any non-conformities in the are to be annexed? If yes, how will the municipality handle these non-conformities?**

The subdivision as developed does not meet the front yard setback requirements in the proposed "D" Alternate Density District. However, additions to these homes can be accommodated under provisions of the Municipal Code which allow up to a 33% reduction in the setback requirement under certain conditions which we believe these properties will meet.. Building expansions which do not otherwise meet setback requirements of the zoning code will require the owners to obtain variances.

- (5) **Identify any regulations, such as subdivision, flood plain management, historic preservation district, neighborhood improvement district or other regulations that would affect the area to be annexed.**

The city is unaware of any such regulations which would adversely affect the properties in the annexation area. The area is not within the flood plan or any established Historic District, NID, TIF or other similar special districts.

- (6) **Would prospective development be affected directly or indirectly by the proposed boundary change?**

The area is fully developed with single family homes of substantial value and would not be expected to be redeveloped for decades.

- (7) **How does the municipality plan to address code compliance with on-going development projects in the area to be annexed?**

The property has been developed as single family homes. To the best of our knowledge, all permits have been finaled years ago

- (8) **What is the likelihood of any significant future growth or development in the area to be annexed within the first three years after annexation?**

The proposed annexation area is fully developed with single family homes of substantial value. Consequently, we would anticipate no significant development within the three year time requested.

iv Summary

Provide a summary as to why the proposal is in the best interest of:

- (1) **The municipality;**
- (2) **The areas of the county next to such proposed boundary;**
- (3) **The unincorporated areas affected by the proposal.**

Annexation of the area in question is in the best interest of the city in that inclusion of the annexation area within Des Peres will facilitate a more efficient delivery of services to this neighborhood and will potentially reduce traffic from provision of similar services by different providers (ie. Trash). However, the primary benefit to the city of annexation will be our ability to include Fairoyal Drive as a priority street for snow removal purposes, which will benefit the adjoining areas in Des Peres, which use this street as a primary means of ingress/egress from Barrett Station Road.

Inclusion of the annexation area within Des Peres will neither benefit nor injure the adjoining areas of unincorporated county unless you assume that all annexations negatively impact the remainder of St. Louis County.

The residents and property owners of the annexation area will benefit from reduced taxes, free curbside trash and recycling and by gaining the opportunity to vote as a resident of Des Peres on issues relating to the local government services provided to the both Dougherty Oaks and Barrett Cove.

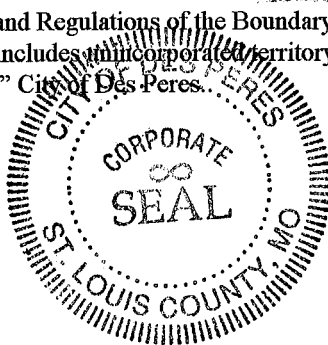
b. Certifications

The following information shall be addressed in the proposal.

I. Certification declaring that the area covered by the proposal either:

- (1) is not unincorporated territory; or
- (2) includes unincorporated territory which is less than fifty percent of the combined land area subject to the proposal;
- (3) including unincorporated territory which is greater than fifty percent of the combined land area subject to the proposal and has a combined population of more than ten thousand people.

Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that the proposed annexation area includes unincorporated territory which is less than fifty (50%) of the combined land area of the "expanded" City of Des Peres.



Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

ii Certification declaring whether any platted subdivisions are being split by the proposed boundary change.

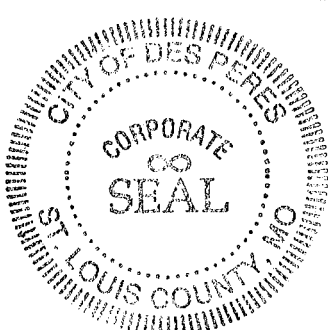
Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that the proposed annexation does not split any platted subdivisions. To the contrary, it unites Dougherty Oaks Subdivision which is currently split between Des Peres and unincorporated county



Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

iii Certification declaring whether at the time of official submittal any of the area covered by the proposal overlaps with any other proposal(s) before the commission. If there is an overlap, the area involved must be separately described and identified by map.

Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that the area included within this simplified boundary change is not located within nor overlap with any proposals currently before the commission.



Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

- iv **Certification declaring that at least fifteen (15.0%) of the boundary of the territory proposed for annexation is adjacent to the municipality which is proposing annexation.**

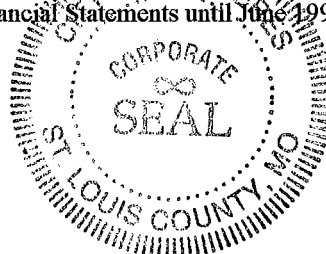
Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that, of the territory proposed for annexation, a least fifteen (15.0%) of its boundary is adjacent to the City of Des Peres. Specifically, the territory proposed for annexation shares a 720 foot common boundary representing 20.0% of the total out-boundary of the annexation area.



Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

- v **Certification declaring that one (1) copy of the municipality's most recently adopted budget and audit report have been provided to the Office of the Boundary Commission along with twenty-one (21) copies of this proposal.**

Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that a copy of the 1999 Budget as adopted under Resolution #98-1105.1 by the Board of Aldermen of the City of Des Peres and a copy of the 1997 Comprehensive Annual Financial Report including audited financial statements prepared by Rubin Brown Gorstein, LLC, have been filed with the Executive Director of the Boundary Commission of St. Louis County. Unaudited 1998 Financial Statements will not be available until March 1, 1999 and Audited Financial Statements until June 1999.



Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

- vi **Certification declaring that the proposing agent will bear all costs of the Boundary Commission relating to publications, notifications, copies etc...**

Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that the City of Des Peres will bear all reasonable costs incurred by the commission relating to publications, notifications etc...

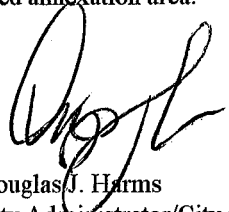


Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

vii **Certification declaring that identical copies of the proposal have either been delivered or mailed to: (1) the St. Louis County Clerk; (2) the clerk of each village and municipality with boundaries contiguous to the area covered by the proposal.**

Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that a copy of this Plan of Intent has been forwarded by first class mail to the St. Louis County Clerk the Director of Planning of St. Louis County and the Fire Chief of the West-County EMS and Fire Protection District. There are no municipalities other than Des Peres which adjoin the proposed annexation area.




Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

viii **Certification declaring that the verified petition is signed by either:**
(1) **Seventy-five (75.0%) of the residential property owners of all fee interests of record of the area proposed for annexation; or**
(2) **Seventy-five (75.0%) of the registered voters within the area proposed to be annexed**

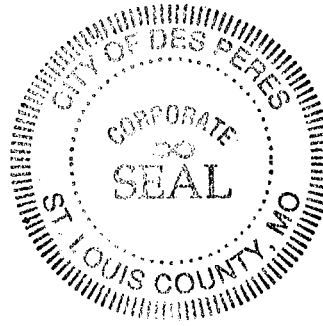
has been provided to the Boundary Commission office. Where a verified petition submitted by residential property owners and less than 100% of the residential property owners of all fee interests sign the verified petition, the municipality shall provide the commission with a list of names of all fee owners who did not sign the petition, by address if available, St. Louis County locator numbers or legal description. This shall be provided in addition to the petition signed by residential property owners(s). Petitions may be submitted with exclusions for the signatures collected in areas originally included in the proposal but subsequently annexed or incorporated separately as a municipality, although the commission shall be satisfied as to the sufficiency of the signatures for the final proposed area.

Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that the City has received notarized petitions signed by more than seventy-five (75%) percent of the property owners of al fee interests of record in the proposed annexation area and that said signatures represent seventy-five (75%) percent of the registered voters residing within the proposed annexation area. Specifically,

	By Parcel	By Owners	Regis Voters
Number	32	58	70
Signatures	28	51	50
Percentage	87.5%	87.93%	71.43%

Original copies of all petitions have been filed with the Office of the Boundary Commission of St. Louis County . A summary reflecting property descriptions by address and county locator number, names of owners and dates of petitions is enclosed as Exhibit #10. Copies of petition forms which have not been signed have been provided to the Office of the Boundary Commission and include the following parcels;

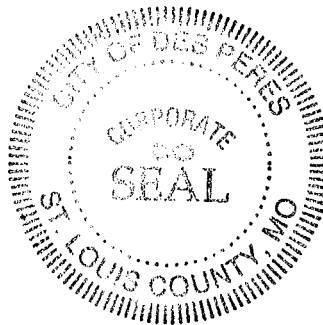
Locator	Address	Owners
23P620493	2402 Fairoyal Dr (63131)	Spatz, Richard & Laura
23P620240	2429 Fairoyal Dr (63131)	Tinti, Roger & Sandra
23P620222	2437 Fairoyal Dr (63131)	Eckhardt, Steven (Deceased)
23P620295	2510 Barrett Station (63021)	Biabas, Romeo & Betty



Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

- ix **Certification declaring that the proposed boundary change:**
- (1) **Contains no more than sixty percent (60%) of the area subject to a previous boundary change which was disapproved by the voters within two years of the date of the official submittal of the newly proposed boundary change.**
 - (2) **Does not contain any unincorporated area which is currently in an approved unincorporated zone.**

Consistent with the Rules and Regulations of the Boundary Commission of St. Louis County, I certify that the proposed annexation area does not include any territory which is within an approved unincorporated zone nor has it been included within the past two years in an annexation area which was submitted to and disapproved by the voters within the area.

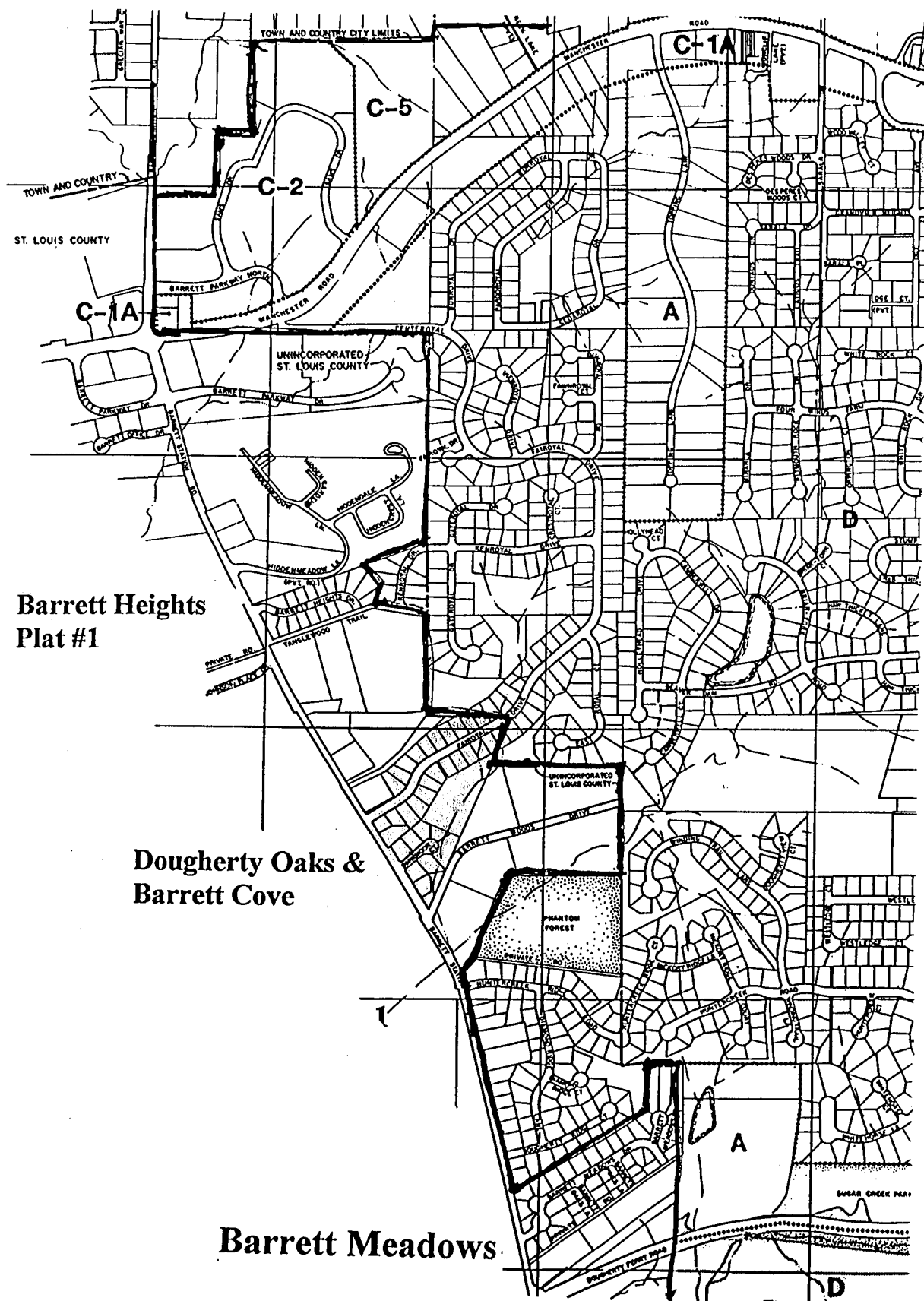


Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

Exhibits Section

- 2B-1** **Map of Proposed Annexation Area**
- 2B-2** ***Map of City of Des Peres & Annexation Area***
- 2B-3** ***Table Showing Impact of Annexation On Individual Taxes for Homeowners in the Annexation Area***
- 2B-4** ***Detailed Statement of Revenues and Expenses From the Annexation Area for a Three Year Period Following Annexation***
- 2B-5** ***Detailed Summary of Revenues and Expenditures for the Operating Fund for the Prior Three Years***
- 2B-6** ***Detailed Summary of Projected Revenues and Expenditures for the Operating Fund for the next three Years for the Annexation Area and Combined Community***
- 2B-7** ***Impact of Annexation on Tax Distribution in St. Louis County***
- 2B-8** ***Map Reflecting Current Zoning of the Annexation Area***
- 2B-9** ***Map Reflecting Proposed Zoning Following Annexation***
- 2B-10** ***Summary of Notarized Petitions Received from Annexation Area (Original Copies Filed with Executive Director of Boundary Commission)***

January 18, 1999

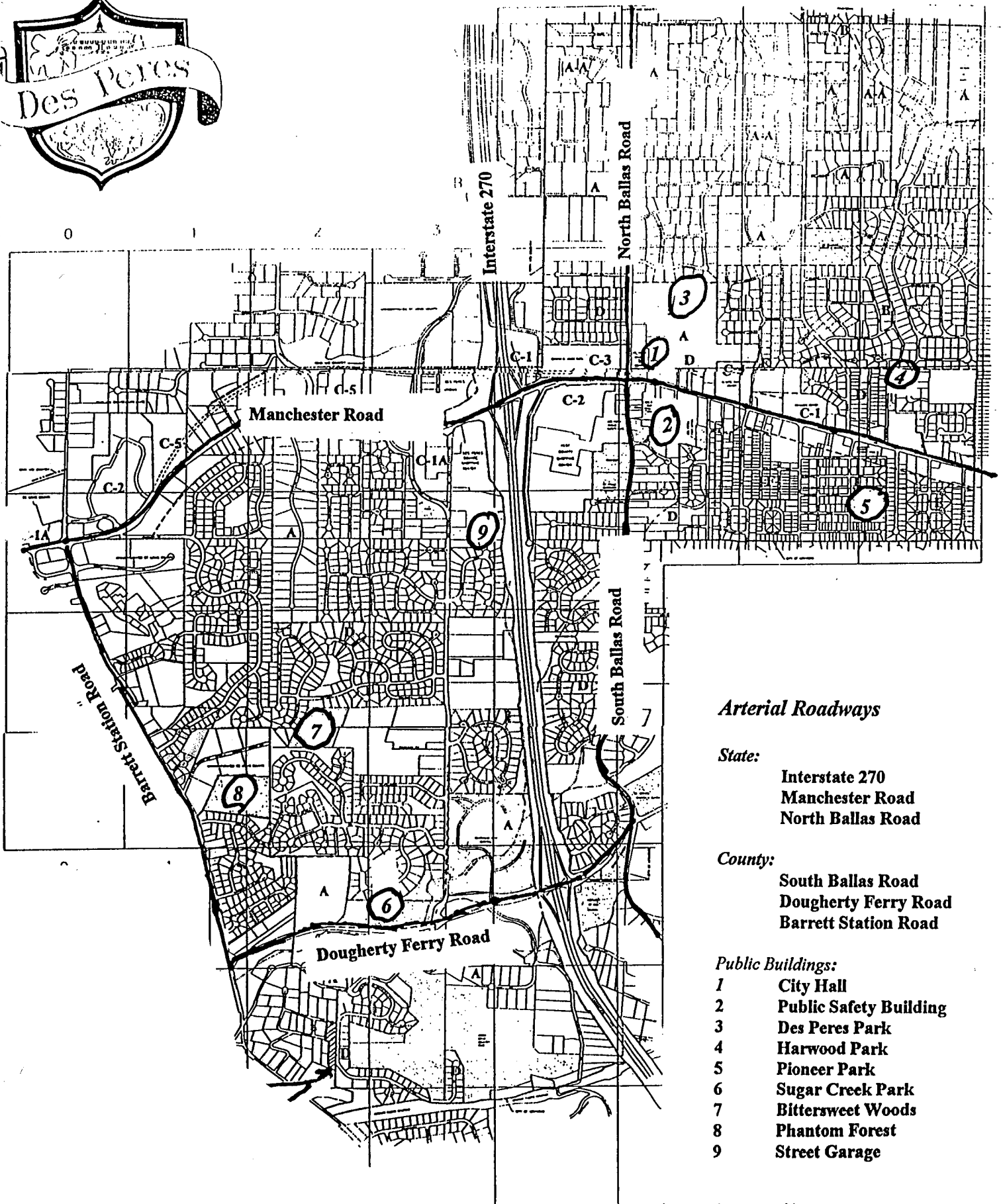


City of DES PERES

Exhibit 2B-2

Scale 1" = 500 ft

January 18, 1999



Arterial Roadways

State:

Interstate 270
Manchester Road
North Ballas Road

County:

South Ballas Road
Dougherty Ferry Road
Barrett Station Road

Public Buildings:

- 1 City Hall
- 2 Public Safety Building
- 3 Des Peres Park
- 4 Harwood Park
- 5 Pioneer Park
- 6 Sugar Creek Park
- 7 Bittersweet Woods
- 8 Phantom Forest
- 9 Street Garage

January 18, 1999

**IMPACT OF ANNEXATION ON
AVERAGE HOMEOWNER**

**DOUGHERTY OAKS
BARRETT COVE
ANNEXATION AREAS**

	Unincorporated County West County Fire District	AFTER ANNEXATION City of Des Peres	Comments
Property Taxes:			
County	\$0.580	\$295.96	\$295.96
City	\$0.000	\$0.00	\$0.00
Fire District	\$0.620	\$316.37	\$0.00
Road & Bridge	\$0.105	\$53.58	\$53.58
Utility Taxes			
Electric	\$2,000		
Gas	47.00%		
Phone	32.00%		
Water	14.00%		
Cable	7.00%		
	\$300		
Other Taxes or Fees Paid:			
Sales Tax	1.00%	\$30.17	\$30.17
Sales Tax	0.00%	\$0.00	\$7.54
Sales Tax	0.00%	\$0.00	\$15.09
Use Tax	0.00%	\$0.00	\$0.00
Trash Fee	\$9.50	\$114.00	\$0.00
Total Taxes Paid		\$919.08	\$491.87
Savings from Annexation			
			(\$427.21)
			-46.48%
Dougherty Oaks & Barrett Cove			
Assessed Value			
Real Estate	1,346,170		
Personal Property	286,720		
TOTAL	\$1,632,890		
Housing Units (1999)	32		
Average Assessed Value	\$51,028		

1-18-99

IDS	TEXT	PAR_ADD	OWN_NAME	LANDAV	IMPAV	YEARBL	UNITS	
23P620213		2441	Fairoyal Drive	McGraw	19,890	28,820	1982	1
23P620222		2437	Fairoyal Drive	Eckhardt	18,720	30,820	1983	1
3P620231		2433	Fairoyal Drive	Angevine	18,680	28,790	1982	1
3P620240		2429	Fairoyal Drive	Bracey	17,200	28,960	1982	1
23P620251		2425	Fairoyal Drive	McNalley	16,630	30,130	1982	1
3P620262		2421	Fairoyal Drive	Ghanem	17,290	28,610	1983	1
3P620273		2417	Fairoyal Drive	Longoria	17,440	28,390	1982	1
23P620284		2413	Fairoyal Drive	Fillenwarth	17,440	26,730	1983	1
3P620305		2454	Fairoyal Drive	Moritz	14,730	24,970	1984	1
3P620314		2450	Fairoyal Drive	McAuliffe	17,010	34,450	1982	1
23P620323		2446	Fairoyal Drive	Appelbaum	18,770	28,060	1982	1
23P620341		2442	Fairoyal Drive	Oeltjen	18,810	27,840	1982	1
3P620350		2438	Fairoyal Drive	Resnik	17,540	31,750	1982	1
23P620361		2434	Fairoyal Drive	Biele	16,300	36,040	1982	1
23P620372		2430	Fairoyal Drive	Tinti	19,000	26,220	1982	1
3P620383		2422	Fairoyal Drive	Dykas	16,510	30,230	1982	1
3P620394		2418	Fairoyal Drive	Chintapalli	16,510	29,700	1982	1
23P620406		2414	Fairoyal Drive	Simonds	16,510	33,190	1982	1
3P620415		2410	Fairoyal Drive	Barnard	16,510	35,800	1982	1
3P620433			Fairoyal Drive	Dougherty Oaks Trustees	-	-	0	0
23P620451		2409	Fairoyal Drive	Collier	18,320	28,350	1982	1
23P620460		2405	Fairoyal Drive	Capone	18,510	33,290	1982	1
3P620482		2406	Fairoyal Drive	Adams	16,510	36,230	1982	1
23P620493		2402	Fairoyal Drive	Spatz	16,660	28,460	1982	1
23P620662		2415	Parkmoor Court	Swamimathan	13,190	24,700	1992	1
23P620671		2411	Parkmoor Court	Hurst	10,280	27,130	1992	1
23P620680		2407	Parkmoor Court	Fister	12,160	27,320	1991	1
23P620691		2403	Parkmoor Court	Maffett	11,460	24,810	1991	1
23P620709		2404	Parkmoor Court	Rauch	16,400	28,630	1992	1
23P340272		2412	Parkmoor Court	Wachter	13,320	24,930	1992	1
23P340281		2416	Parkmoor Court	Niemann	14,000	24,530	1992	1
23P340290		2626	Barrett Station Road	Gustafson	12,670	20,540	1992	1
23P620295		2510	Barrett Station Road	Biabas	14,730	24,970	1984	1
					519,700	923,390		32
Less Areas In Des Peres:								
			Richard E. & Laura J. Sp	(16,660)	(28,460)			
			Donald & Virginia Capone	(18,510)	(33,290)			
				484,530	861,640			
			Total Real Estate Assessed Value			1,346,170		
Footnotes:		Real Estate Assessed Value Taken from Printout Prepared by County Planning						
		Personal Property Assessed Value is Estimated From County Numbers by						
		Percentage of RE Assessed Value				21.29858%		

Dougherty Oaks & Barrett Cove

Land Area (Acres)	13.6
Housing Units	32
Population - 1990	63
Population - 1998	96
Street Miles	0.3

Assessed Value	
Real Estate	1,346,170
Personal Property	286,720
TOTAL	\$1,632,890

Four Year Fiscal Impact Analysis

			Year 1	Year 2	Year 3	Year 4
Property Taxes:						
		Rate				
Real Estate		\$0.000	0.00	0.00	0.00	0.00
Personal Property		\$0.000	0.00	0.00	0.00	0.00
Road & Bridge		\$0.105	1,714.53	1,765.97	1,818.95	1,873.52
Utility Taxes:						
		Rate				
Electric	\$2,000	47.00%	1,085.89	1,118.46	1,152.02	1,186.58
Gas		32.00%	819.20	843.78	869.09	895.16
Phone		14.00%	448.00	461.44	475.28	489.54
Water		7.00%	224.00	230.72	237.64	244.77
Cable		\$10.00	320.00	329.60	339.49	349.67
Intergovernmental:						
	Per Capita					
Sales Tax	110.63		6,969.69	7,178.78	11,267.27	11,605.29
State Road Aid	38.56		2,429.28	2,502.16	3,927.20	4,045.01
Cigarette Tax	4.48		282.24	290.71	456.27	469.96
Other Revenues:						
		Sharing				
Sales Tax (Auto's)	30.17	0.25%	241.36	248.60	256.06	263.74
Sales Tax (Auto's)		-22.60%	482.72	497.20	512.12	527.48
Use Tax		0.50%	0.00	0.00	0.00	0.00
Business Licenses		1.75%	0.00	0.00	0.00	0.00
	\$25.00	0.00%	0.00	0.00	0.00	0.00
TOTAL REVENUES			15,016.91	15,467.42	21,311.38	21,950.72
General Government						
City Newsletter		\$0.50	48.00	49.44	50.92	52.45
Police		Aggregate Percentage	\$980.31	1,009.72	1,040.01	1,071.21
Fire-EMS		Contract with Fire Dis	10,123.92	10,427.64	10,740.46	11,062.68
Streets		Per Mile Cost	803.24	827.34	852.16	877.72
Trash Collection		Per Home Cost	0.00	0.00	3,727.58	3,839.41
TOTAL EXPENSES			11,955.47	12,314.13	16,411.13	16,903.47
NET REVENUES OVER EXPENSES			3,061.44	3,153.29	4,900.25	5,047.26
If RE Tax Is Reimposed at Authorized Levels			4,711.60	4,852.94	4,998.53	5,148.49
Adjusted Net Revenues with Real Estate Tax			7,773.04	8,006.23	9,898.78	10,195.74

Assumptions:

Annual Growth Rate	3.00%	
Census Date	2001	
Trash Start Date	2001	
Police Budget	\$2,870,472	\$146,315
Aggregate Percent Inc	0.67%	
Street Budget	\$517,021	\$135,212
Des Peres Street Miles	50.5	

January 18, 1999

City of Des Peres, Missouri

GENERAL FUND BUDGET SUMMARY

	1996	1997	1998	1998	1999
	Audited	Audited	Budget	Unaudited	Budget
REVENUES:					
SALES & USE TAXES	2,793,270	2,848,908	2,920,055	2,920,055	3,000,000
OTHER TAXES	3,119	0	0	0	0
INTERGOVERNMENTAL	546,194	571,441	581,700	581,700	597,750
LICENSES	479,047	482,572	488,750	488,750	500,000
PERMITS	33,282	69,240	58,000	58,000	57,000
FRANCHISE FEES	622,881	607,584	606,500	606,500	637,500
PARKS & RECREATION	103,655	126,430	130,000	130,000	125,000
MUNICIPAL COURT	153,779	162,072	185,000	185,000	225,000
INTEREST INCOME	78,628	99,717	95,000	95,000	95,000
CONTRACTS	81,750	88,000	93,000	93,000	76,250
OTHER INCOME	75,149	79,553	43,000	43,000	30,000
TOTAL	4,970,754	5,135,517	5,201,005	5,201,005	5,343,500

OPERATING BUDGET

BOARDS & COMM	81,243	75,085	77,450	77,450	77,400
ADMINISTRATION	125,737	148,944	155,005	155,005	163,049
FINANCE	154,582	157,202	199,105	199,105	189,871
INSURANCE & PENSION	661,295	0	0	0	0
MUNICIPAL BUILDINGS	137,668	126,573	180,000	180,000	111,800
MUNICIPAL COURT & LAW	121,688	140,422	148,725	148,725	139,515
PUBLIC SAFETY	1,952,168	2,625,381	2,782,291	2,782,291	2,870,472
PUBLIC WORKS	186,174	260,713	267,310	267,310	273,986
STREETS	369,493	443,695	507,599	507,599	517,021
PARKS	233,025	277,996	308,420	308,420	336,099
RECREATION	172,111	206,228	225,695	225,695	221,738
SANITATION	312,361	286,993	320,800	320,800	335,200
TOTAL	4,507,545	4,749,232	5,172,400	5,172,400	5,236,151

EXCESS REVENUE
OVER EXPENSES

463,209 386,285 28,605 28,605 107,349

Transfer to Other Funds

0 0 0 0 0

BEGINNING FUND BALANCE

1,085,448 1,548,657 1,934,942 1,934,942 1,963,547

ENDING FUND BALANCE

1,548,657 1,934,942 1,963,547 1,963,547 2,070,896

Footnotes

- 1 Effective 1-1-97, Costs for Insurance & Pensions Distributed to Departments
- 2 Effective 1-1-99, Cost of Utilities & Bldg Maintenance Assigned to Departments
Municipal Buildings Represents City Hall Costs Only
- 3 Audited 1998 Financial Statements Available 6-1-99
- 4 Des Peres Fiscal Year is January 1st to December 31st

Revised 1-18-99

January 18, 1999

CITY OF DES PERES				
3 Year Projection Revenues & Expenses After Annexation Dougherty Oaks & Barrett Cove	Budget 1999	Adjusted 1999	Including DOUGHERTY OAKS & BARRETT COVE	
			2000	2002
REVENUES:				
SALES & USE TAXES	3,000,000	3,000,000	3,090,000	3,278,181
OTHER TAXE	0	0	0	0
INTERGOVERNMENTAL	597,750	597,750	615,683	634,153
LICENSES	500,000	500,000	515,000	530,450
PERMITS	57,000	57,000	58,710	60,471
FRANCHISE FEES	637,500	637,500	656,625	676,324
PARKS & RECREATION	125,000	125,000	128,750	132,613
MUNICIPAL COURT	225,000	225,000	231,750	238,703
INTEREST INCOME	95,000	95,000	97,850	100,786
CONTRACTS	76,250	76,250	78,538	80,894
OTHER INCOME	30,000	30,000	30,900	31,827
TOTAL FOR CURRENT CITY	5,343,500	5,343,500	5,503,805	5,688,919
Dougherty Oaks/Barrett Cove Area	0	15,017	15,467	21,311
	5,343,500	5,358,517	5,519,272	5,860,937
OPERATING BUDGET				
BOARDS & COMM	77,400	77,400	79,722	82,114
ADMINISTRATION	163,049	163,049	167,940	172,979
FINANCE	189,871	189,871	195,567	201,434
MUNICIPAL BUILDINGS	111,800	111,800	115,154	118,609
MUNICIPAL COURT & LAW	139,515	139,515	143,700	148,011
PUBLIC SAFETY	2,870,472	2,870,472	2,956,586	3,045,284
PUBLIC WORKS	273,986	273,986	282,206	290,672
STREETS	517,021	517,021	532,532	548,508
PARKS	336,099	336,099	346,182	356,567
RECREATION	221,738	221,738	228,390	235,242
SANITATION	335,200	335,200	345,256	355,614
TOTAL	5,236,151	5,236,151	5,393,236	5,555,033
Dougherty Oaks/Barrett Cove Area	0	11,955	12,314	16,411
	5,236,151	5,248,106	5,405,550	5,738,587
EXCESS REVENUE OVER EXPENSES	107,349	110,410	113,723	118,787
Transfer to Other Funds	0	0	0	0
BEGINNING FUND BALANCE	1,963,547	1,963,547	2,073,957	2,187,680
ENDING FUND BALANCE	2,070,896	2,073,957	2,187,680	2,306,467
Footnotes				
1 Assumes 3.0% Growth in Revenues & Expenses				
2 Assumes Impact of 2000 Census on 1-1-2001				
3 Assumes Extension of Trash Service on 1-1-2001				
4 Sales Tax Projections Do Not Reflect Redevelopment of West County Center				
Redevelopment Involved in Litigation Expected to be Resolved in 1999				
Revised 1-18-99				

IMPACT OF ANNEXATION ON TAX DISTRIBUTION

Dougherty Oaks & Barrett Cove Area

	Current Rate	Other Governmental Jurisdictions		Des Peres
		Current	Post Annexation	
West County Fire & EMS District				
1 Property Taxes	\$0.620	10,123.92	0.00	
2 Payment in Lieu of Taxes	\$0.000	0.00	10,123.92	
Revenues for Fire District		10,123.92	10,123.92	

ST. LOUIS COUNTY

Property Taxes:				
1 Real Estate Taxes	\$0.580	7,807.79	7,807.79	0.00
1 Personal Property Taxes	\$0.580	1,662.98	1,662.98	0.00
1 Road & Bridge Refund	\$0.105	1,714.53	0.00	1,714.53
Intergovernmental				
3 County Sales Tax	110.63	6,969.69	0.00	6,969.69
4 State Road Taxes	38.56	2,429.28	0.00	2,429.28
5 Cigarette Tax	4.48	282.24	0.00	282.24
Utility Taxes:				
6 Per Household Rate	\$2,000 5.00%	3,200.00	0.00	2,560.00
CATV Fees:				
7 Per Household Rate	\$300 3.00%	288.00	0.00	288.00
8 Business Licenses:	\$5.00	0	0	0.00
Revenues for St. Louis County		\$24,354.51	\$9,470.76	

CHANGE FOR FIRE PROTECTION DISTRICT 0.00

CHANGE FOR ST. LOUIS COUNTY (14,883.74)

CHANGE FOR CITY OF DES PERES 14,243.74
If \$0.35 Tax Rate on RE Tax is Reinstated 14,000.31

Assumptions:

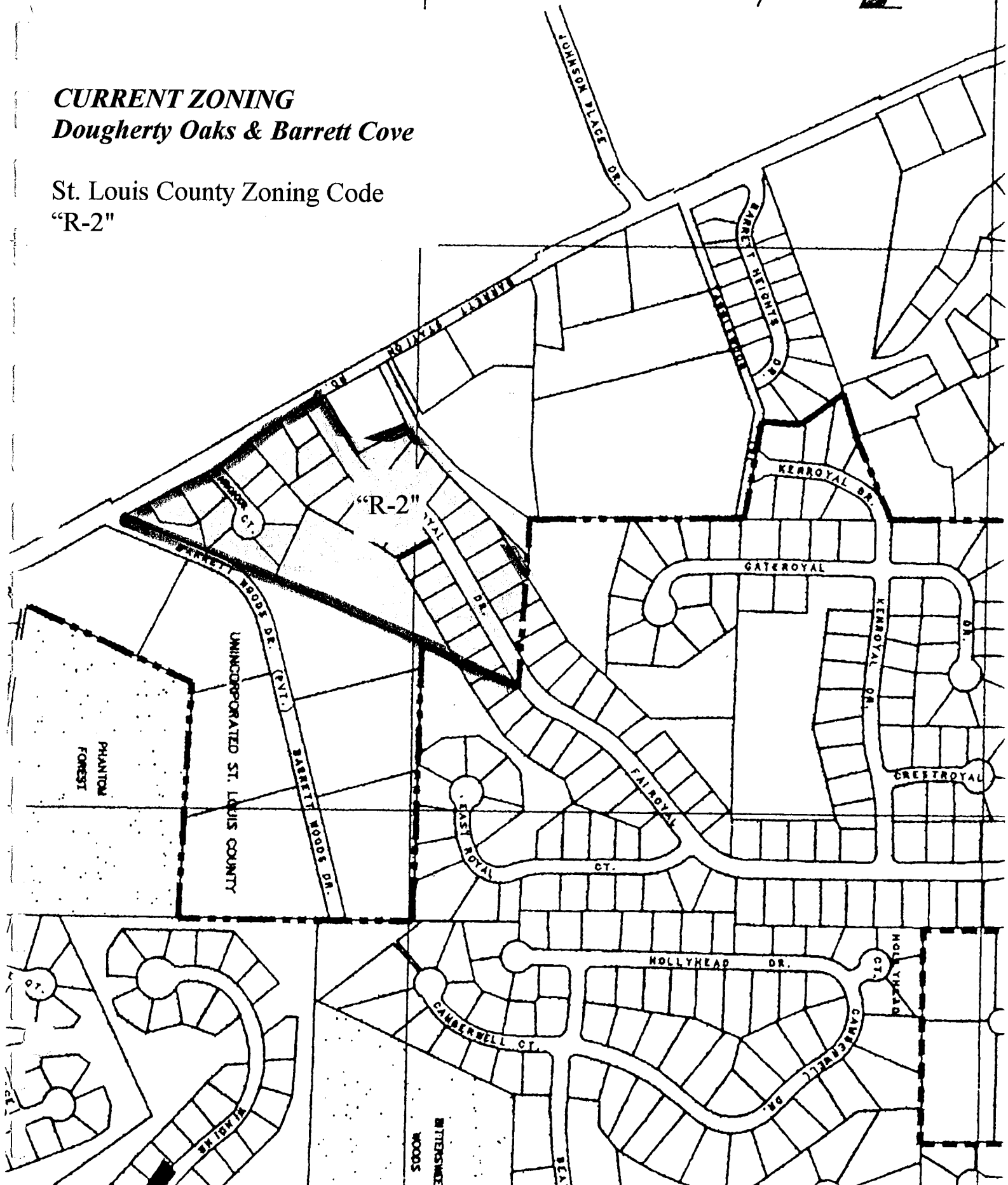
- 1 Assessed Value

Real Estate	\$1,346,170
Personal Property	\$286,720
Total	<u>\$1,632,890</u>
- 2 Des Peres to Pay Fire District a Fee In Lieu of Taxes for FIRE-EMS Services
- 3 Per Capita Distribution Based on 1990 Population & 1997 PC Distribution
Assumption on Transfer of Sales Tax DOES NOT FACTOR in Annexation Factor in HB 618
As a result, redistribution of the sales tax from the pool to Des Peres is overstated
- 4 Per Capita Distribution Based on 1990 Population & 1997 PC Distribution
- 5 Per Capita Distribution Based on 1990 Population & 1997 PC Distribution
Population - 1990 63
Population - 1998 96
- 6 Household Utilities are Assumed at \$2,000 Per Home
Utilized 1998 Housing Count to Compute Utility Taxes
Housing Units - 1990 21
Housing Units - 1998 32
- 7 CABLE TV Receipts Per Household Based on 1997 Des Peres Revenue per Household
- 8 There are no known businesses in annexation area



CURRENT ZONING
Dougherty Oaks & Barrett Cove

St. Louis County Zoning Code
 "R-2"



ANNEXATION AREA LOT CHARACTERISTICS

ANNEXATION AREA	AREA (ACRES)	BOUND. LENGTH (LN. FT.)	CONT. LENGTH (LN. FT.)	% CONT.	# LOTS	AVERAGE LOT SIZE (SQ. FT.)	FRONT SETBK (LN. FT.)	REAR SETBK (LN. FT.)	SIDE SETBK (LN. FT.)	EXIST. ZONING	PROP. ZONING
BARRET HEIGHTS PLAT I	4.9	2,154	334	16%	18	9,275	20	15	5	R3 PEU	F
DOUGHERTY OAKS / PARKMOOR	15.3	3,656	720	20%	36	12,800	25	15	10	R2	D ALT
BARRETT MEADOWS & SOUTH	22.6	4,550	2,820	62%	45	10,200	20	15	5	R3 PEU	E ALT
TOTAL	42.8				99	10,625	22	15	7		

ZONING CONVERSION TABLE

ST. LOUIS COUNTY ZONING						CITY OF DES PERES ZONING						
DIST.	REQUIREMENTS						DIST.	REQUIREMENTS				
	LA	SF	FY	SY	RY			LA	SF	FY	SY	RY
R-1	43,000	NR	30	15	15	⇒	A	43,000	150	50	20	50
						⇒	A ALT	37,500	125	50	20	40
						⇒	AA	32,000	125	50	20	40
						➡	AA ALT	25,500	100	40	10	40
R-1A	22,000	NR	25	12	15	⇒	B	21,000	100	40	10	40
						➡	B ALT	18,000	100	35	10	40
R-2	15,000	NR	25	10	15	⇒	D	15,000	100	35	10	40
						➡	D ALT	12,500	75	30	10	30
R-3	10,000	NR	20	8	15	⇒	E	10,000	75	30	10	30
						➡	E ALT	9,500	75	30*	10	30
						⇒	F	9,000	75	35*	10	30
R-4	7,500	NR	20	6	15	➡	G‡	6,000	50	25	6	20
R-5	6,000	NR	20	6	15							
R-6A	4,500	NR	20	5	15							
R-6AA	4,500	NR	20	5	15							
R-6	4,500	NR	20	5	15							
R-7	4,500	NR	20	5	15							
R-8	4,500	NR	20	5	15							

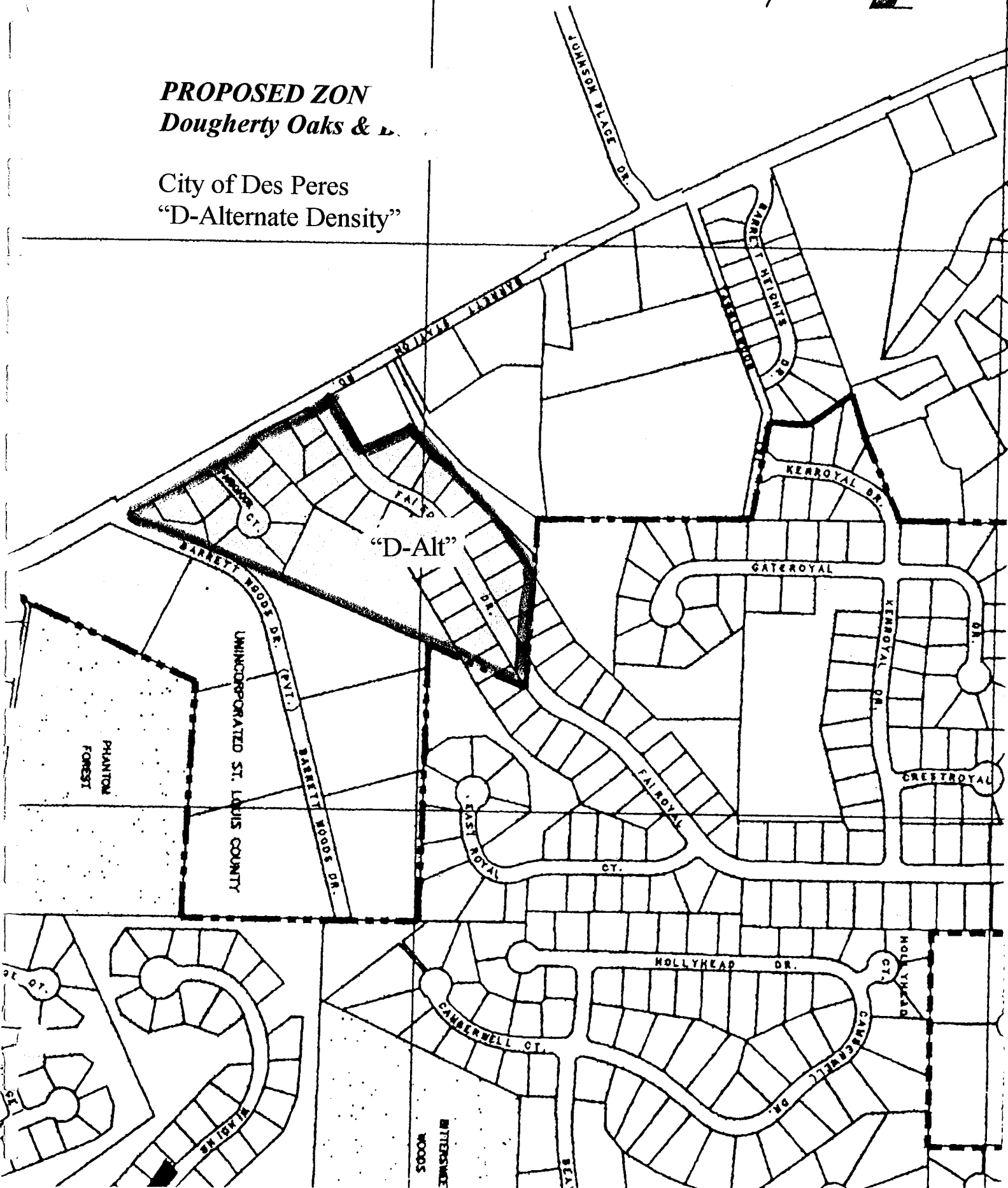
* = 35 ft. or less if over 40% of lots along block don't meet front yard setback requirement.

‡ = New zoning district.



PROPOSED ZON
Dougherty Oaks & L.

City of Des Peres
"D-Alternate Density"



January 18, 1999

VOLUNTARY ANNEXATION PETITION

Dougherty Oaks & Barrett Cover Annexation Area

January 11, 1999

#	Book & Page	County	Lot #	Locator	Street Address	Owners.....	Owners	Signed	Petitions	Regis	Valid
Parcels	County Record									Voters	Signed
	Dougherty Oaks										
	Dougherty Oaks										
1	B6 / P371	23P620433			XX Common Ground	Trustees	0	0		0	0
1	B6 / P371	23P620493			2402 Fairroyal Drive	Spatz, Richard(Jr)	2	0		2	0
2	B6 / P371	23P620460			2405 Fairroyal Drive	Capone, Donald	2	2	9-09-98	2	2
3	B6 / P371	124 23P620482			2408 Fairroyal Drive	Adams, Edgar(III)	2	2	8-21-98	3	2
4	B6 / P371	109 23P620451			2409 Fairroyal Drive	Collier, Pamela	1	1	8-21-98	2	1
5	B6 / P371	123 23P620415			2410 Fairroyal Drive	Barnard, Eugene	2	2	8-11-98	2	2
6	B6 / P371	108 23P620284			2413 Fairroyal Drive	Fillenwarth, Albert	2	2	8-18-98	2	2
7	B6 / P371	122 23P620406			2414 Fairroyal Drive	Simonds, Edgard	2	2	8-12-98	2	2
8	B6 / P371	107 23P620273			2417 Fairroyal Drive	Longoria, Sherri	1	1	8-13-98	1	1
9	B6 / P371	23P620394			2418 Fairroyal Drive	Chintapalli, Rao	2	2	11-14-98	2	2
10	B6 / P371	23P620262			2421 Fairroyal Drive	Ghanem, Daniel	1	1	9-14-98	3	1
11	B6 / P371	120 23P620383			2422 Fairroyal Drive	Dykas, Kimberly	2	2	8-26-98	2	2
12	B6 / P371	105 23P620251			2425 Fairroyal Drive	McNailey, Michael	2	2	8-10-98	2	2
13	B6 / P371	104 23P620240			2429 Fairroyal Drive	Bracey, Thomas (Jr) Vicki	2	2	9-18-98	5	2
14	B6 / P371	23P620372			2430 Fairroyal Drive	Tinti, Roger	2	0		2	0
15	B6 / P371	23P620231			2433 Fairroyal Drive	Angevine, Kirk	2	2	8-24-98	2	2
16	B6 / P371	23P620361			2434 Fairroyal Drive	Biele, Guido	2	2	8-21-98	2	2
17	B6 / P371	23P620222			2437 Fairroyal Drive	Eckhardt, Steven	1	0	Deceasec	0	0
18	B6 / P371	117 23P620350			2438 Fairroyal Drive	Resnik, Gilbert	2	2	8-15-98	2	2
19	B6 / P371	101 23P620213			2441 Fairroyal Drive	McGraw, Dennis	2	2	8-21-98	4	2
20	B6 / P371	116 23P620341			2442 Fairroyal Drive	Oeligen, John	2	2	8-21-98	2	2
21	B6 / P371	115 23P620323			2446 Fairroyal Drive	Appelbaum, Stephen	2	2	8-21-98	2	2
22	B6 / P371	113 23P620305			2454 Fairroyal Drive	Moritz, Carl (Sr)	2	2	8-12-98	2	2
23	B6 / P371	114 23P620314			2450 Fairroyal Drive	McAuliffe, Timothy	2	2	8-21-98	2	2
24	B6 / P371	1 23P620662			2415 Parkmoor Court	Swaminathan, John	1	1	8-24-98	0	0
25	B6 / P371	2 23P620671			2411 Parkmoor Court	Hurst, David	2	2	8-21-98	2	2
26	B6 / P371	3 23P620680			2407 Parkmoor Court	Fister, John	2	2	8-21-98	2	2
27	B6 / P371	4 23P620691			2403 Parkmoor Court	Maffett, Rodney	2	2	8-21-98	2	2
28	B6 / P371	5 23P620709			2404 Parkmoor Court	Rauch, William	2	2	8-21-98	4	2
29	B6 / P371	6 23P340272			2412 Parkmoor Court	Wachter, Robert	2	2	8-21-98	2	2
30	B6 / P371	7 23P340281			2416 Parkmoor Court	Niemann, Lawrence	2	2	8-21-98	2	2
31	B6 / P371	8 23P340290			2626 Barrett Station Rd	Jon, Romeo	1	1	8-21-98	1	1
32	B6 / P371	x 23P620295			2510 Barrett Station Rd	Biabas, Betty	2	0		5	0
							58	51	Voters	70	50
								87.93%	Signed		71.43%
									Percent		

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2405 Fairroyal Drive

Lot 110, Plat 2 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620460

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 9th day of September, 1998.

Donald W Capone
Signature

DONALD W. CAPONE
Donald W. Capone

Virginia Capone
Signature

VIRGINIA CAPONE
Virginia Capone

State of Missouri)
) ss
County of St. Louis)

On this 9th day of September, 1998, before me personally appeared Donald W. Capone
Virginia Capone, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

My Commission Expires:

Leroy J. Baalman
Notary Public

LEROY J. BAALMANN
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 2, 2001
COMMISSIONED IN THE COUNTY OF ST. LOUIS

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

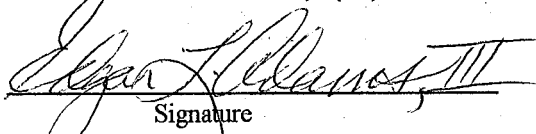
2406 Fairroyal Drive

Lot 124, Plat 2 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620482

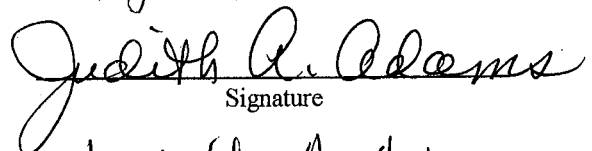
hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21 day of August, 1998.


Signature

Edgar L. Adams, III
Edgar L. Adams III


Signature

Judith A. Adams
Judith A. Adams

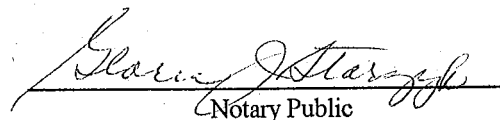
State of Missouri)
) ss

County of St. Louis)

On this 21st day of August, 1998, before me personally appeared EDGAR L. ADAMS, III
AND JUDITH A. ADAMS to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)


Notary Public

My Commission Expires:

GLORIA J. STARZYK
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 14, 2000
COUNTY OF ST. CHARLES

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2409 Fairoyal Drive

Lot 109, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620451

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21st day of August, 1998.

Pamela J. Collier
Signature

Signature

Pamela J. Collier

State of Missouri)
) ss

County of St. Louis)

On this 21st day of August, 1998, before me personally appeared Pamela J. Collier
_____, to me known to be the person(s) who executed the foregoing instrument and
acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Charlean Clemons
Notary Public

My Commission Expires:

CHARLEAN CLEMONS
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS CITY
MY COMMISSION EXP. FEB. 7, 2000

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2410 Fairroyal Drive

Lot 123, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620415

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 10/11 days of August, 1998.

Signature

Eugene R. Barnard
Eugene R. Barnard

Signature

Dorothy G. Barnard
Dorothy G. Barnard

State of Missouri)
) ss

County of St. Louis)

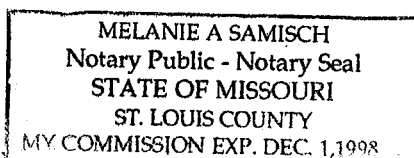
On this 11th day of August, 1998, before me personally appeared Eugene Barnard

Dorothy G. Barnard
Eugene Barnard

to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)



My Commission Expires:

Dec 1, 1998

Vivian A. Smith
Melanie A. Samisch
Vivian A. Smith Notary Public
Notary Public, State of Missouri
My Commission Expires 3-17-2002
County of St. Louis

NOTARY FOR
Eugene Barnard only

Vivian A. Smith
Notary for Dorothy G. Barnard only.

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2413 Fairroyal Drive

Lot 108, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620284

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 18th day of August, 1998.

Signature
Albert F. Fillenwarth
Albert F. Fillenwarth

Signature
Beth E. Fillenwarth
Beth E. Fillenwarth

State of Missouri)
) ss
County of St. Louis)

On this 18th day of August, 1998, before me personally appeared Albert & Beth Fillenwarth, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Kathleen K. Klemm
Notary Public

My Commission Expires:



PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2414 Fairroyal Drive

Lot 122, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620406

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 12th day of August, 1998.

Judith A. Piatchek
Signature

Judith A. Piatchek
Signature

Edgar C. Simonds, Jr.
Edgar C. Simonds, Jr.

Janet L. Simonds
Janet L. Simonds

State of Missouri)
) ss

County of St. Louis)

On this 12th day of August, 1998, before me personally appeared Edgar C. + Janet L. Simonds, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Judith A. Piatchek
Notary Public

My Commission Expires:

Judith A. Piatchek
Notary Public State of Missouri
City of St. Louis
My Commission Expires May 16, 2000

My Commission Expires: AUGUST 26, 2001

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2418 Fairroyal Drive

Lot 121, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620394

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 14th day of November, 1998.

Rao V. Chintapalli
Signature

Rajeswari Chintapalli
Signature

Rao V. Chintapalli

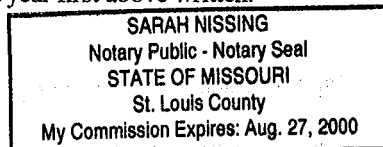
Rajeswari R. Chintapalli

State of Missouri)
) ss
County of St. Louis)

On this 14 day of Nov, 1998, before me personally appeared RAO V. CHINTAPALLI
RAJESWARI R. CHINTAPALLI to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)



Sarah Nissing
Notary Public

My Commission Expires:

8/27/2000

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2421 Fairroyal Drive

Lot 106, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620262

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 14 day of September, 1998.

Signature

Deceased

Mike O. Ghanem

Marilyn C. Ghanem
Signature

Marilyn C. Ghanem

State of Missouri)
) ss
County of St. Louis)

On this 14th day of September, 1998, before me personally appeared Marilyn C. Ghanem, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Jane Ellen Taylor
Notary Public

My Commission Expires:
JANE ELLEN TAYLOR
Notary Public -- Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: July 11, 2002

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2422 Fairroyal Drive

Lot 120, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620383

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 26 day of August, 1998.

Daniel A. Dykas
Signature

Kimberly J. Dykas
Signature

Daniel A. Dykas

Kimberly J. Dykas

State of Missouri)
) ss
County of St. Louis)

On this 26 day of August, 1998, before me personally appeared Daniel Dykas
_____, to me known to be the person(s) who executed the foregoing instrument and
acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Lama Reuss
Notary Public

My Commission Expires:

may 27, 2000

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2425 Fairroyal Drive

Lot 105, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620251

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 10th day of August, 1998.

Michael McNalley
Signature

Iris S. McNalley
Signature

Michael McNalley

Iris S. McNalley

State of Missouri)
) ss

County of St. Louis)

On this 10th day of August, 1998, before me personally appeared Iris & Michael McNalley, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

My Commission Expires: 12-15-01

Deborah K. Wischmeyer
Notary Public

DEBORAH K. WISCHMEYER
NOTARY PUBLIC STATE OF MISSOURI
ST. CHARLES COUNTY
MY COMMISSION EXP. DEC. 15, 2001

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2429 Fairroyal Drive

Lot 104, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620240

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 18th day of September, 1998.

Thomas D. Bracey Jr.
Signature

Thomas D. Bracey, Jr.

Vicki D. Bracey
Signature

Vicki D. Bracey

State of Missouri)
) ss
County of St. Louis)

On this 18th day of September, 1998, before me personally appeared Thomas D. Bracey, Jr. and Vicki D. Bracey to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Judith B. Matthews
Notary Public

My Commission Expires: March 26, 2000

JUDITH B. MATTHEWS
Notary Public-State of Missouri
St. Louis County
My Commission Expires March 26, 2000

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

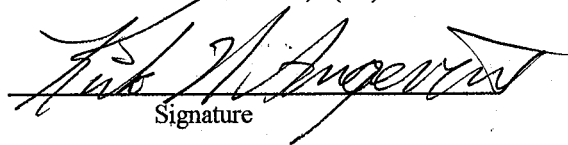
2433 Fairroyal Drive

Lot 103, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620231

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 24 day of AUGUST, 1998.


Signature

Kirk N. Angevine


Signature

Sherry B. Angevine

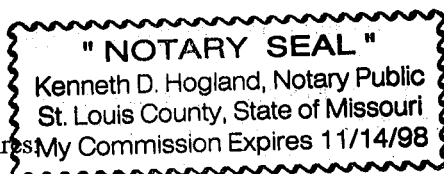
State of Missouri)
) ss
County of St. Louis)

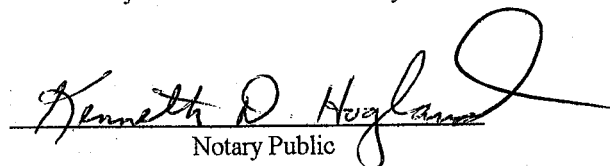
On this 24 day of August, 1998, before me personally appeared Kirk N & Sherry B Angevine to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

My Commission Expires




Notary Public

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

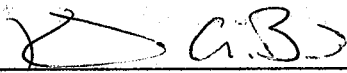
2434 Fairroyal Drive

Lot 118, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620361

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 24 day of August, 1998.


Signature


Signature

~~Guido Beneic~~ Kenneth A Biele

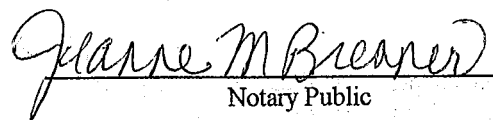
~~Eleanor Beneic~~ Laurie P Biele

State of Missouri)
) ss
County of St. Louis)

On this 21st day of August, 1998, before me personally appeared Kenneth A. Biele
+ Laurie P. Biele, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)


Notary Public

My Commission Expires: 7/12/2000

Joanne M. Brenner
Notary Public-Notary Seal
State of Missouri
St. Louis County
My Commission Exp. 07/12/2000

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2437 Fairroyal Drive

Lot 102, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620222

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this _____ day of _____, 1998.

Signature

DECEASED dm
Steven Eckhardt

Signature

State of Missouri)

County of St. Louis)

Mrs. Harlan A. Eckhardt
636 Pine Rise Dr.
Town & Country, MO
63017

On this ____ day

_____ were me personally appeared _____

_____, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Notary Public

My Commission Expires:

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

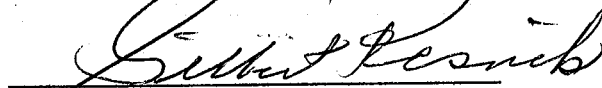
2438 Fairroyal Drive

Lot 117, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620350

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 15 day of August, 1998.



Signature



Signature

Gilbert Resnik

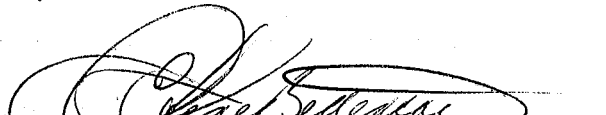
Mona J. Resnik

State of Missouri)
) ss
County of St. Louis)

On this 15 day of August, 1998, before me personally appeared Mona J. Resnik
Gilbert Resnik to me known to be the person(s) who executed the foregoing instrument and
acknowledged that they executed the same as a free act and deed.

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.

(SEAL)



Notary Public

My Commission Expires:

ELAINE BETTENCOURT
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. JULY 1, 1999

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

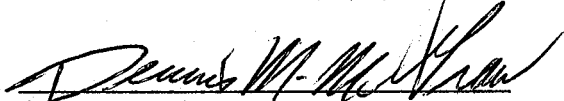
2441 Fairroyal Drive

Lot 101, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620213

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21st day of August, 1998.


Signature


Signature

Dennis M. McGraw


Laurel E. McGraw

State of Missouri)
) ss
County of St. Louis)

On this 21st day of August, 1998, before me personally appeared Dennis McGraw
Laurel McGraw, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)



Notary Public

My Commission Expires: _____

ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 15, 1999

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2442 Fairroyal Drive

Lot 116, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620341

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21 day of August, 1998.

John E. Oeltjen
Signature

Kay E. Oeltjen
Signature

John E. Oeltjen

Kay E. Oeltjen

State of Missouri)
) ss
County of St. Louis)

On this 21st day of August, 1998, before me personally appeared John Oeltjen
Kay Oeltjen, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Robert Wachter
Notary Public

My Commission Expires:

ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 15, 1999

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2446 Fairroyal Drive

Lot 115, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620323

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21st day of August, 1998.

P. Stephen Appelbaum
Signature

Signature

Stephen P. Appelbaum
P. Stephen Appelbaum
State of Missouri)

) ss
County of St. Louis)

Elizabeth B. Appelbaum
Elizabeth B. Appelbaum Appelbaum

On this 21st day of August, 1998, before me personally appeared Stephen Appelbaum
Elizabeth Appelbaum to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Robert Wachter
Notary Public

My Commission Expires:

ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 15, 1999

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Dougherty Oaks Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

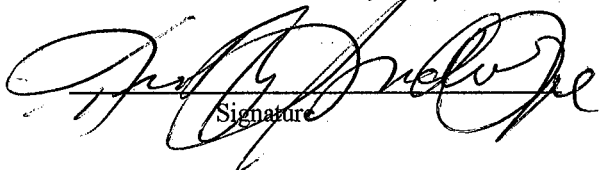
2450 Fairroyal Drive

Lot 114, Plat 1 of Dougherty Oaks Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620314

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21 day of AUGUST, 1998.


Signature

Timothy McAuliffe


Signature

Dana McAuliffe

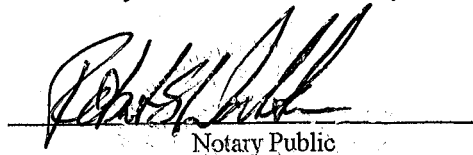
State of Missouri)
) ss

County of St. Louis)

On this 21st day of August, 1998, before me personally appeared Timothy McAuliffe & Dana McAuliffe, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)


Notary Public

My Commission Expires:

ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 15, 1999

Mary Ann Berzine
Notary Public

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Barrett Cove Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

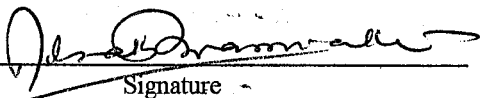
2415 Parkmoor Court

Lot 1, Plat 1 of Barrett Cove Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620662

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 24th day of August, 1998.



Signature

Signature

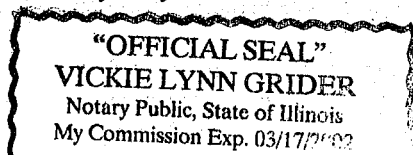
REVATHI SWAMINATHAN
Revathi Swaminathan

State of Missouri)
) ss
County of St. Louis)

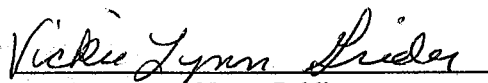
On this 24 day of August, 1998, before me personally appeared Revathi Swaminathan, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)



My Commission Expires: 03/17/2002



Notary Public

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Barrett Cove Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2411 Parkmoor Court

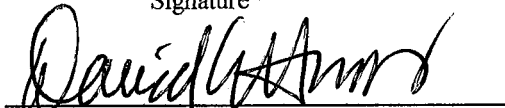
Lot 2, Plat 1 of Barrett Cove Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620671

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

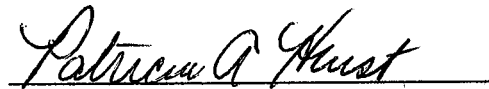
1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21 day of August, 1998.

Signature


David L. Hurst

Signature


Patricia A. Hurst

State of Missouri)

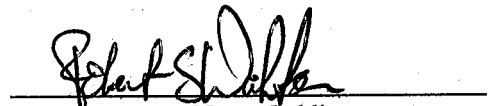
) ss

County of St. Louis)

On this 21st day of August, 1998, before me personally appeared David Hurst
Patricia Hurst, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)


Notary Public

My Commission Expires:


ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 15, 1999

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Barrett Cove Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

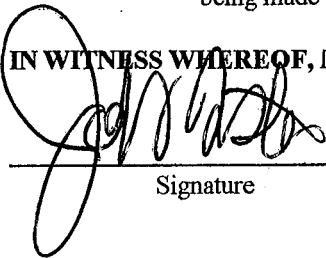
2407 Parkmoor Court

Lot 3, Plat 1 of Barrett Cove Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620680

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

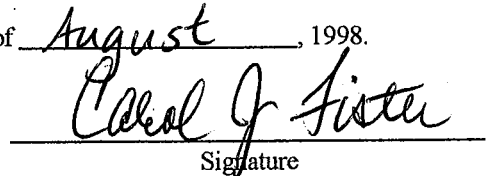
1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21 day of August, 1998.



Signature

John F. Fister



Signature

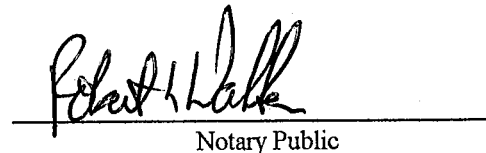
Carol J. Fister

State of Missouri)
) ss
County of St. Louis)

On this 21st day of August, 1998, before me personally appeared John Fister & Carol Fister, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)



Notary Public

My Commission Expires:

ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 15, 1999

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Barrett Cove Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

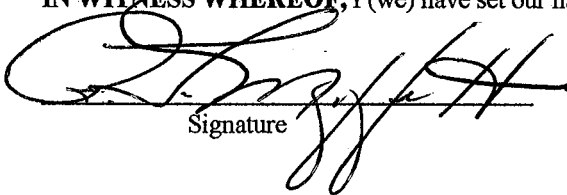
2403 Parkmoor

Lot 4, Plat 1 of Barrett Cove Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620691

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21 day of August, 1998.


Signature

Rodney L. Maffett


Signature

Kerrie L. Maffett

State of Missouri)
) ss
County of St. Louis)

On this 21st day of August, 1998, before me personally appeared Rodney Maffett
Kerrie Maffett, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)


Notary Public

My Commission Expires NOV 15, 1999
ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES NOV 15, 1999

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Barrett Cove Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2404 Parkmoor Court

Lot 5, Plat 1 of Barrett Cove Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P620709

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21 day of August, 1998.

Signature

William P. Rauch
William P. Rauch

Signature

Nancy J. Rauch
Nancy J. Rauch

State of Missouri)
) ss

County of St. Louis)

On this 4th day of August, 1998, before me personally appeared William Rauch
Nancy Rauch, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
My Commission Expires MY COMMISSION EXPIRES FEBRUARY 15, 1999

Robert Wachter

Notary Public

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Barrett Cove Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2412 Parkmoor Court

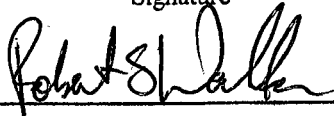
Lot 6, Plat 1 of Barrett Cove Subdivision
Recorded in Book 11317, Page 307 of the St. Louis County Records
County Locator # 23P340272

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21st day of August, 1998.

Signature



Robert S. Wachter

Signature



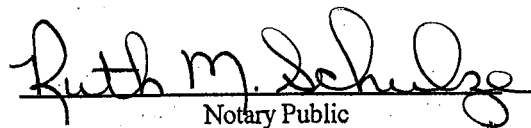
Tiffany Slack Wachter

State of Missouri)
) ss
County of St. Louis)

On this 21st day of August, 1998, before me personally appeared Robert and Tiffany Wachter to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)


Notary Public

My Commission Expires:

RUTH M. SCHULZE
NOTARY PUBLIC STATE OF MISSOURI
MY COMMISSION EXPIRES 9/11/2000
ST. CHARLES COUNTY

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Barrett Cove Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

2416 Parkmoor Court

Lot 7, Plat 1 of Barrett Cove Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P340281

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21st day of August, 1998.

Lawrence V. Niemann, Jr.
Signature

Mary I. Niemann
Signature

Lawrence V. Niemann, Jr.

Mary I. Niemann

State of Missouri)
) ss
County of St. Louis)

On this 21 day of August, 1998, before me personally appeared Lawrence and Mary Niemann, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)

Robert Wachter
Notary Public

My Commission Expires:

ROBERT WACHTER
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 15, 1999

PETITION FOR SIMPLIFIED BOUNDARY CHANGE
Barrett Cove Subdivision

The undersigned owner(s) of all fee interest of record in property located at:

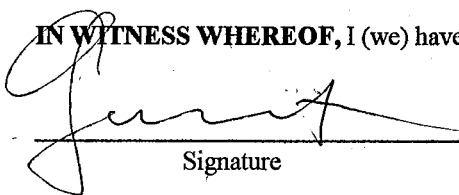
2626 Barrett Station

Lot 8, Plat 1 of Barrett Cove Subdivision
Recorded in Book 6, Page 371 of the St. Louis County Records
County Locator # 23P340290

hereby request annexation of my (our) property into the City of Des Peres, Missouri. In support of this petition, being of lawful age and duly sworn upon my (our) oath(s), further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the City of Des Peres, Missouri.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri
3. That the real property is either contiguous with the existing corporate limits of the City of Des Peres or is contiguous to property being proposed for annexation which is contiguous to the existing corporate limits of the City of Des Peres, Missouri. A legal description of the entire annexation area being made a part of this petition and is attached hereto as exhibit "A".

IN WITNESS WHEREOF, I (we) have set our hand this 21 day of August, 1998.



Signature

Signature


Jon E. Gustafson

State of Missouri)
) ss
County of St. Louis)

On this 21st day of August, 1998, before me personally appeared Jon Gustafson, to me known to be the person(s) who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

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.

(SEAL)



Notary Public

My Commission Expires **ROBERT WACHTER**
NOTARY SEAL NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 15, 1999

Supporting Documents

At a minimum, the following information shall be addressed in the proposal:

- i **A certified copy of the ordinance adopting the Boundary Change Proposal;**
- ii **A list of no fewer than three sites which can accommodate a public hearing appropriate for the size of the application. The sites must be (1) a facility generally open to and used by the public including private schools and churches; (2) handicap accessible; (3) geographically located based on the following priorities: (a) within the area of the proposal; (b) within two (2) miles of the area covered by the proposal; (c) the Offices of the Boundary Commission; (d) within the County seat of St. Louis County.**
- iii **A copy of a legal opinion to the proposing agent(s) stating that all statutory requirements, other than Chapter 72, RSMO, which are applicable to the proposing agent(s) have been satisfied.**
- iv **A copy of a legal opinion to the proposing agent(s) stating that the proposal meets all of the requirement of the statutes and the Rules of the Boundary Commission for Simplified Boundary Change Proposals.**
- v **Written statement from the proposing agent that:**

 It does not seek any change in fire protection and emergency medical services, or if a change in service is planned, the proposing agent shall include a certified copy of an ordinance or binding resolution of the fire protection district(s) approving the proposal for fire protection and emergency medical services by the proposing agent.
- vi **A draft of the proposed language, provided as to form by the Commission, for a public notice of public hearing which shall include: (1) the identity of the proposing agent(s); (2) a clear, concise description of the proposed boundary change, which may include, but not necessarily be confined to a legal description; (3) the proposal's official submittal date; (4) "Blanks" for the date, time and location of the hearing, identifying it as a function of the Boundary Commission, St. Louis County, Missouri.**
- vii **A metes and bounds legal description of the area to be covered by the proposal.**
- viii **A statement identifying a proposed effective date for the proposed boundary changes.**
- ix **A copy of all documents from the St. Louis County Board of Election Commissioners, which was the basis for the certification, required under Article III.C.4.b.viii.**

All Required Documents Enclosed in This Section

10/19/98
0:55

St. Louis County Board of Elections Commissioners
Petition Statistics Report
3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page 2
PT.STA.R

Petition Statistics
=====

Valid Signers Required:	50	
Signatures Collected:	48 on	26 Pages
Less:	0 on	0 Invalid Pages

Available for Checking:	48 on	26 Valid Pages
Signers to Check:	48	
Signers Checked:	48	(100.00% of Signers to Check)
Incomplete Validation:	0	
Invalid Signing Date:	0	
Not Registered:	2	
Illegible:	0	
Valid Duplicate:	0	
Valid Dup on Related:	0	
Address Rejected:	0	
Address Questionable:	0	
Out of District:	0	
Signature Rejected:	0	
Signature Questionable:	1	
Total Invalidated:	3	(6.25% of Signers Checked)

Validated:	45	(93.75% of Signers Checked)
Valid Withdrawals:	0	(0.00% of Signers Checked)

Total Validated:	45	(93.75% of Signers Checked) (90.00% of Valid Signers Required)
Signers Left to Check:	0	(0.00% of Signers to Check)
Under:	5	

10/19/98
0:55

St. Louis County Board of Elections Commissioners
Petition Statistics Report
3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page 3
PT.STA.R

Explanation of Validation Codes
=====

OK = Valid

IN = INcomplete

SD = Signing Date invalid
NR = Not Registered
IL = ILlegible
VD = Valid Duplicate on petition
VR = Valid duplicate on Related petition
AR = Address Rejected
AQ = Address Questionable
DI = District Invalid
SR = Signature Rejected
SQ = Signature Questionable

WD = WithDrawn

10/19/98
0:55

St. Louis County Board of Elections Commissioners
Petition Statistics Report
3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page 4
PT.STA.R

Validation History
=====

Date	Pages Filed	Sigs Col- lected	Signers Checked	IN	SD	NR	IL	VD	VR	AR	AQ	DI	SR	SQ	Total Invalid	Total Valid- ated
10/16/98	26	48	1	0	0	0	0	0	0	0	0	0	0	0	0	1
on 10/19/98	0	0	47	0	0	2	0	0	0	0	0	0	0	1	3	44

10/19/98

St. Louis County Board of Elections Comm

Legend Page

11:56

Signers List

PT.SIG.R

3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Explanation of Validation Codes

=====

OK = Valid

IN = INcomplete

SD = Signing Date invalid

NR = Not Registered

IL = ILlegible

VD = Valid Duplicate on petition

VR = Valid duplicate on Related petition

AR = Address Rejected

AQ = Address Questionable

DI = District Invalid

SR = Signature Rejected

SQ = Signature Questionable

WD = WithDrawn

10/19/98

10:56

St. Louis County Board of Elections Comm

Signers List

Summary Page

PT.SIG.R

3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Gr Totals for: SIGNERS NOT IN A GROUP

Not registered - NR: 2

Total Signatures: 2

Group Totals for: M/W 00000

Valid - OK: 45

Signature questionable - SQ: 1

Total Signatures: 46

and Totals:

Valid - OK: 45

Not registered - NR: 2

Signature questionable - SQ: 1

Total Signatures: 48

Unused petition lines: 0

10/19/98

St. Louis County Board of Elections Comm

Petition Page 1

10:56

Signers List

PT.SIG.R

3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page #	Line #	Code	Voter ID	Voter Name	Total Group
1	1	OK	2219027	GHANEM, MARILYN C	M/W 00000

10/19/98

St. Louis County Board of Elections Comm

Petition Page 2

10:56

Signers List

PT.SIG.R

3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page #	Line #	Code	Voter ID	Voter Name	Total Group
	2	1 OK	2383139	BRACEY, THOMAS D JR	M/W 00000
	2	2 OK	2383137	BRACEY, VICKI DENISE	M/W 00000

10/19/98

St. Louis County Board of Elections Comm

Petition Page 3

10:56

Signers List

PT.SIG.R

3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page #	Line #	Code	Voter ID	Voter Name	Total Group
3	1	OK	1100141	MCGRAW, DENNIS M	M/W 00000
3	2	OK	1100158	MCGRAW, LAURAL E	M/W 00000

10/19/98

St. Louis County Board of Elections Comm

Petition Page 4

10:56

Signers List

PT.SIG.R

3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page #	Line #	Code	Voter ID	Voter Name	Total Group
	4	1 OK	1299308	OELTJEN, KAY ELLEN	M/W 00000
	4	2 OK	1293304	OELTJEN, JOHN E	M/W 00000

10/19/98

10:56

St. Louis County Board of Elections Comm

Signers List

Petition Page 5

PT.SIG.R

3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page #	Line #	Code	Voter ID	Voter Name	Total Group
5	1	OK	0895339	APPELBAUM, PAUL S	M/W 00000
5	2	OK	2245310	APPELBAUM, ELIZABETH B	M/W 00000

PROPOSED BY Alderman Kleinschmidt BILL NO: #2027.1

INTRODUCED BY Alderman Kleinschmidt ORDINANCE 1944

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF DES PERES BY ANNEXATION OF A BARRETT HEIGHTS PLAT #1 SUBDIVISION, A PART OF DOUGHERTY OAKS SUBDIVISION, BARRETT COVE SUBDIVISION AND BARRETT MEADOWS SUBDIVISION TOGETHER WITH ADJOINING PROPERTY ALONG DOUGHERTY FERRY ROAD; APPROVAL OF ANNEXATION PLANS OF INTENT AND AUTHORIZING SUBMITTAL OF SUCH BOUNDARY CHANGE TO THE COUNTY BOUNDARY ADJUSTMENT COMMISSION

WHEREAS, Section 71.012, RSMO 1994, provides that the governing body of any city may annex unincorporated areas which are contiguous and compact to the existing corporate limits when a verified petition requesting annexation and signed by seventy-five (75.0%) percent of the owners of all fee interest of record in all such tracts of real property or requested by signatures of seventy-five (75.0%) percent of the registered voters residing within the proposed annexation area; and

WHEREAS, the City of Des Peres has received verified petitions containing signatures of seventy-five percent (75.0%) or more of the owners of fee interest in four (4) subdivisions located west of the current Des Peres City Limits including Plat #1 of Barrett Heights Subdivision, Dougherty Oaks Subdivision, Barrett Cove Subdivision and Barrett Meadows Subdivision; and

WHEREAS, Barrett Heights Subdivision is located partially within the City of Des Peres (Plat #2) and partially within the unincorporated area of St. Louis County (17 lots); and

WHEREAS, the Dougherty Oaks Subdivision is located partially within the City of Des Peres (47 lots) and partially within the unincorporated area of St. Louis County (24 lots); and

WHEREAS, the Barrett Cove Subdivision (8 Lots) is not contiguous with the current corporate limits of the City of Des Peres requiring that it be combined with the Dougherty Oaks Subdivision for consideration as a single annexation area; and

WHEREAS, the Barrett Meadows Subdivision (40 Lots) is contiguous to the City of Des Peres and was designed with stub streets to provide for extension of said subdivision south to Dougherty Ferry Road. It would be in the best interest of the community to extend the proposed Barrett Meadows Annexation Area to include such planned expansion area; and

WHEREAS, the City of Des Peres has caused preparation of a legal description and map reflecting each area petitioning to be annexed and has determined that the annexation areas are not currently within the City of Des Peres but are adjacent to and contiguous to the present corporate limits of the City and contain a common boundary in excess of fifteen (15.0%) percent; and

WHEREAS, the City has developed an Annexation Plan of Intent and supporting documents to be submitted to the St. Louis County Boundary Commission for approval of each of the three annexation areas setting forth, among other things, a legal description of the annexation area; the various impacts of the boundary change proposed; the present level of services being provided by the City of Des Peres and St. Louis County; the level of services proposed to be provided in the annexation area; proposed time schedule for provision of services to the annexation area; current tax rates, revenue sources and effect of the boundary change on St. Louis County and resource redistribution within the county; the effect of said annexation on other political subdivisions; and, the proposed zoning of the annexation area; and

WHEREAS, the Board of Aldermen of the City of Des Peres, Missouri, desire to extend the corporate limits of the City by annexation of areas identified as Barrett Heights Plat #1 Annexation Area, Dougherty Oaks & Barrett Cove Annexation Area and the Barrett Meadows Annexation Area;

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

SECTION ONE: BARRETT HEIGHTS PLAT #1 ANNEXATION AREA

The City of Des Peres declares its desire to extend the corporate limits by annexation of land referred to as the "Barrett Heights Plat #1 Annexation Area" adjoining the City of Des Peres and within the corporate limits of St. Louis County, and states as follows:

- (A) The description of the metes and bounds of the unincorporated area sought to be annexed is set forth in Exhibit "1-A" which is attached hereto and incorporated herein as if fully set forth herein.
- (B) The annexation of this area is reasonable and necessary for the proper development of the City of Des Peres and represents a logical extension of its boundaries;
- © The City has developed a Plan of Intent, a copy of which is attached hereto as a part of Exhibit "1-B", to provide services to the annexation area which is in conformity with the Statutes of the State of Missouri, which Plan of Intent includes but is not limited to:
 - (1) A list of major services presently provided by the City;
 - (2) Proposed schedule for extension of services to the residents of the annexation area;
 - (3) The level at which the City assesses property and the rate at which it taxes that property
 - (4) How the City proposes to zone the area to be annexed;

Bill #2027.1

- (5) The effective date of the proposed annexation.

The Board of Aldermen hereby approve the Plan of Intent attached hereto as Exhibit "1-B" and incorporated herein by reference as if fully set forth herein.

SECTION TWO: DOUGHERTY OAKS/BARRETT COVE ANNEXATION AREA

The City of Des Peres declares its desire to extend its corporate limits by annexation of land referred to as the "Dougherty Oaks/Barrett Cove Annexation Area" adjoining the City of Des Peres and within the corporate limits of St. Louis County, and states as follows:

- (A) The description of the metes and bounds of the unincorporated area sought to be annexed is set forth in Exhibit "2-A" which is attached hereto and incorporated herein as if fully set forth herein.
- (B) The annexation of this area is reasonable and necessary for the proper development of the City of Des Peres and represents a logical extension of its boundaries;
- © The City has developed a Plan of Intent, a copy of which is attached hereto as a part of Exhibit "2-B", to provide services to the annexation area which is in conformity with the Statutes of the State of Missouri, which Plan of Intent includes but is not limited to:
 - (1) A list of major services presently provided by the City;
 - (2) Proposed schedule for extension of services to the residents of the annexation area;
 - (3) The level at which the City assesses property and the rate at which it taxes that property;
 - (4) How the City proposes to zone the area to be annexed;
 - (5) The effective date of the proposed annexation.

The Board of Aldermen hereby approve the Plan of Intent attached hereto as Exhibit "2-B" and incorporated herein by reference as if fully set forth herein.

SECTION THREE: BARRETT MEADOWS ANNEXATION AREA

The City of Des Peres declares its desire to extend its corporate limits by annexation of land referred to as the "Barrett Meadows Annexation Area" adjoining the City of Des Peres and within the corporate limits of St. Louis County, and states as follows:

- (A) The description of the metes and bounds of the unincorporated area sought to be

Bill #2027.1

annexed is set forth in Exhibit "3-A" which is attached hereto and incorporated herein as if fully set forth herein.

- (B) The annexation of this area is reasonable and necessary for the proper development of the City of Des Peres and represents a logical extension of its boundaries;
- © The City has developed a Plan of Intent, a copy of which is attached hereto as a part of Exhibit "3-B", to provide services to the annexation area which is in conformity with the Statutes of the State of Missouri, which Plan of Intent includes but is not limited to:
 - (1) A list of major services presently provided by the City;
 - (2) Proposed schedule for extension of services to the residents of the annexation area;
 - (3) The level at which the City assesses property and the rate at which it taxes that property;
 - (4) How the City proposes to zone the area to be annexed;
 - (5) The effective date of the proposed annexation.

The Board of Aldermen hereby approve the Plan of Intent attached hereto as Exhibit "3-B" and incorporated herein by reference as if fully set forth herein.

SECTION FOUR: The City Administrator is hereby authorized to take, or cause to be taken, the necessary administrative actions deemed necessary and advisable in order to carry out and perform the purposes and intent of this ordinance.

SECTION FIVE: Upon passage of this Ordinance, a Certified Copy thereof, together with a map of the area to be annexed, shall be forwarded to the St. Louis County Boundary Commission, the Board of Election Commissioners of St. Louis County and the St. Louis County Council.

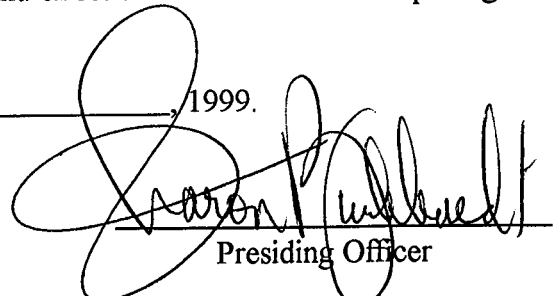
SECTION SIX: This ordinance shall be in full force and effect both from and after its passage and approval by the Mayor and Board of Aldermen.

Passed this 25th day of January, 1999.

ATTEST:



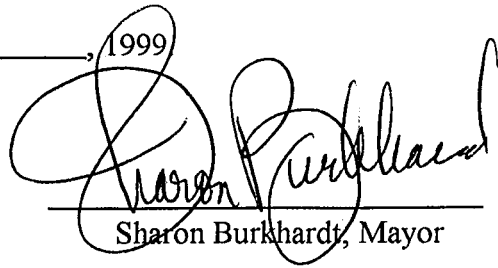
City Administrator/City Clerk



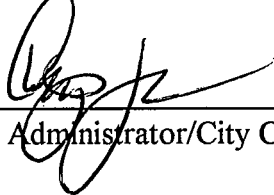
Presiding Officer

Bill #2027.1

Approved this 26th day of January, 1999


Sharon Burkhardt, Mayor

ATTEST:


City Administrator/City Clerk

1st Reading 1-11-99
Bill #2027.1 1/25/99
2nd Reading 1/25/99

LEGAL DESCRIPTION

Dougherty Oaks & Barrett Cove Annexation Area

A tract of land being all of Dougherty Oaks Plat 1 as recorded in Book 208, Page 81 in the St. Louis County Recorder's office that lies outside the City Limits of Des Peres, Missouri and all of Barrett Cove (Formerly Barrett Place) as recorded in Book 308, Page 55 in the St. Louis County Recorder's office, and other land all being located in Section 4, Township 44 North, Range 5 East in St. Louis County, Missouri, more particularly described as follows:

Commencing at the most southerly corner of the property now or formerly owned by Orvel E. Hearing and wife as recorded in Book 6901, Page 501 of the St. Louis County Recorder's Office; thence N58°22'18"E, 5.37 feet to the Point of Beginning for this description, said point being on the north boundary of Dougherty Oaks Plat 1; thence along the boundary of the subdivision N58°22'18"E, 219.03 feet; thence N31°37'40"W, 188.43; thence N61°20'53"E, 29.29 feet; thence N45°08'53"E, 375.15 feet; thence N56°39'22"E, 250 feet more or less to the Section Line and present Des Peres city limits line; thence easterly along said city limit line 381 feet more or less; thence southerly along said city limit line 257 feet more or less to the most northerly corner of the subdivision common ground; thence S22°26'50"W along the southeast line of the subdivision 121.29 feet thence S22°14'30"W, 517.36 feet to the most easterly corner of Barrett Cove; thence S22°14'27"W along the southeast line of Barrett Cove 540.28 feet to the east line of Barrett Station Road; thence N31°37'42"W along the east line of Barrett Station Road 490 feet more or less to the north line of Barrett Cove; thence S47°30"W along said north line 16.39' to the east line of Barrett Station Road; thence N31°37'42"W along said east line of Barrett Station Road 265 feet more or less to the point of beginning. Containing in all 13.6 acres more or less.

The foregoing land description has been prepared from record information and does not represent an actual survey of the land.



L. H. Attebery 1-21-99
L. H. Attebery, MoRLS 1550

January 25, 1999

January 18, 1999

PLAN OF INTENT VOLUNTARY ANNEXATION

DOUGHERTY OAKS & BARRETT COVE SUBDIVISIONS

Proposed By
City of Des Peres, Missouri

Mandatory Review Factors

a. Minimum Information Required by Boundary Commission

(i) Geographic

PLAN OF INTENT
Dougherty Oaks/Barrett Cove

- (1) Provide a geographic logic for the Annexation Area. The proposed Barrett Station and other key streets: Fairview, etc. are annexed by identifying key roads, etc. What is the FULL COPY Can Be Found Pages 1-10 Of This Submittal City of Des Peres and Ferry Roads. There are no homes on two burt in Barrett Cove..
- The areas v which curre January 28, 1999 partially within the city and partially within the annexation area. Barrett Cove is an adjoining subdivision to Dougherty Oaks. Oaks unites a subdivision, annexation area are located
- (2) Provide a map of the area to be annexed, identifying significant geographical features such as arterial streets, highways, recreational facilities, schools etc. and the area's relationship to the existing boundary of the municipality.
- Map Enclosed as Exhibit 1 in supporting documents section of submittal.
- (3) Provide a second map of the are to be annexed, including the annexing municipality, surrounding municipalities, arterial roads and neighboring subdivisions adjacent to but not included in the area to be annexed. Identity the annexing municipality's public facilities, eg. City Hall, Fire/Police Facilities. Recreation Center, Major Parks etc..
- Map enclosed as Exhibit 2 in supporting documents section of this submittal.
- (4) In table format, provide the following information as it applies to the area to be annexed:
- | | | |
|-----|--------------------------|------------------------|
| (a) | The population | 63 - 1990 Census |
| (b) | Land area in acres; | 13.6 Acres |
| (c) | Number of Dwelling Units | 31 Single Family Homes |



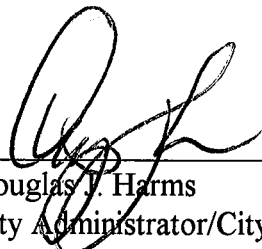
City of Des Peres
Missouri

CERTIFICATION

I, Douglas J. Harms, City Administrator/City Clerk for the City of Des Peres, St. Louis County, Missouri, do hereby certify that the attached document, Ordinance No. 1944, consisting of five (5) pages, including attachments Exhibit 1-B, Plan of Intent, Barrett Heights Plat #1 Subdivision; Exhibit 2-B, Plan of Intent, Dougherty Oaks and Barrett Cove Subdivisions; and 3-B, Plan of Intent, Barrett Meadows Subdivision, which constitutes a full, true and correct copy, as the same appears on the records in my office and in full force on the date of this certification.

In witness hereof, I have set my hand and affixed the Seal of the City of Des Peres, Missouri, this 27th day of January, 1999.

(SEAL)



Douglas J. Harms
City Administrator/City Clerk
City of Des Peres, Missouri

January 18, 1999

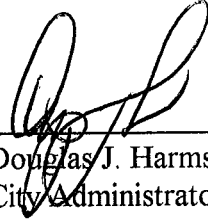
PUBLIC HEARING LOCATIONS

Des Peres City Hall
12325 Manchester Road
Des Peres, Missouri
63131

Edward Jones Company
12555 Manchester Road
Des Peres, Missouri
63131

Barrett School
1780 Carmen Road
Manchester, Missouri
63021

Each of these facilities are ADA accessible and located within a two mile radius of the proposed annexation area(s). Adequate facilities are not located within the actual annexation area for the public hearing.

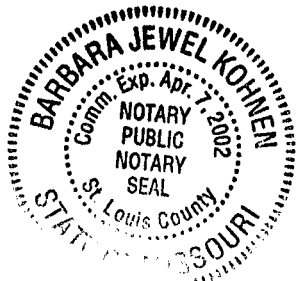


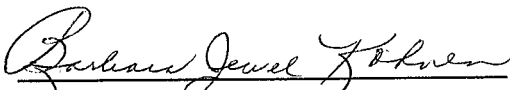
Douglas J. Harms
City Administrator/
City Clerk

State of Missouri)
) ss
County of St. Louis)

I, Barbara Kohnen, a Notary Public, do hereby certify that on this 1st day of February, 1999, before me personally appeared Douglas J. Harms being first sworn by me acknowledged that he signed the same as his free act and deed, and declared that the statements herein contained are true to the best of his knowledge, information and belief.

In testimony whereof, I have hereunto set my hand and seal the day and year first above written.





Barbara Kohnen
Notary Public

January 18, 1999



City of Des Peres
Missouri

January 29, 1999

Honorable Sharon Burkhardt and
Members of the Board of Aldermen
12325 Manchester Road
Des Peres, Missouri 63131

RE: Simplified Annexation
Dougherty Oaks & Barrett Cove Annexation Area

Ladies & Gentlemen:

This letter is in accordance with Section III.A.7 of the Rules of the Boundary Commission of St. Louis County, as revised and amended August 28, 1998, which requires inclusion in the official submittal of a proposal for a boundary change, a legal opinion to the proposing agent(s) stating all statutory requirements, other than Chapter 72, RSMO 1994, and applicable to the proposing agent have been satisfied.

With respect to the above referenced annexation proposal, I have reviewed the Proposal of the City of Des Peres, Missouri including the Plan of Intent and attachments thereto. It is my legal opinion that all statutory requirements, other than Chapter 72 RSMO 1994, and applicable to the proposing agent has been satisfied.

Respectfully,

Kevin M. O'Keefe
City Attorney

Uthoff, Graber, Bobinette & O'Keefe

January 27, 1999



City of Des Peres
Missouri

January 29, 1999

Honorable Sharon Burkhardt and
Members of the Board of Aldermen
12325 Manchester Road
Des Peres, Missouri 63131

RE: Simplified Annexation
Dougherty Oaks & Barrett Cove Annexation Area

Ladies & Gentlemen:

This letter is in accordance with Section III.B.1 of the Rules of the Boundary Commission of St. Louis County, as revised and amended August 28, 1998, which requires inclusion in the official submittal of a proposal for a boundary change, a legal opinion to the proposing agent(s) stating that the proposal meets all requirements of the statutes and the Rules and Regulations of the Boundary Commission of St. Louis County for a simplified boundary change.

With respect to the above referenced annexation proposal, I have reviewed the Proposal of the City of Des Peres, Missouri including the Plan of Intent and attachments thereto. It is my legal opinion that the proposal meets all requirements of the statutes and the Rules and Regulations of the Boundary Commission of St. Louis County for simplified boundary change proposals.

Respectfully,

Kevin M. O'Keefe
City Attorney

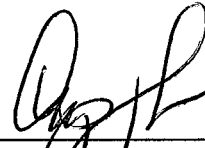
Uthoff, Graber, Bobinette & O'Keefe

January 27, 1999

January 18, 1999

CERTIFICATION THAT CURRENT FIRE AND EMS WILL NOT CHANGE WITH THIS ANNEXATION

Consistent with the Rules & Regulations of the Boundary Commission, Article III, Section A.5.a, I certify that the proposed annexation area is located within the boundaries of the West County EMS and Fire Protection District and that this proposed annexation will no impact or change on the provision of such services to this subject area. The City of Des Peres intends to comply in-full with Section 72.418, RSMO 1994 as amended, or as may otherwise be amended by the General Assembly of the State of Missouri.

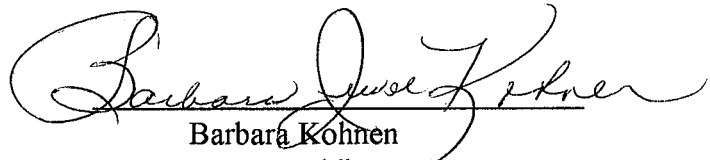
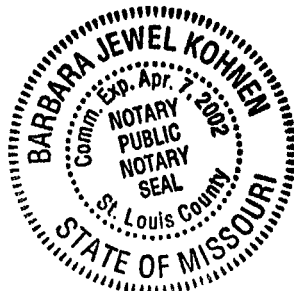


Douglas J. Harms
City Administrator/
City Clerk

State of Missouri)
) ss
County of St. Louis)

I, Barbara Kohnen, a Notary Public, do hereby certify that on this 18th day of February, 1999, before me personally appeared Douglas J. Harms being first sworn by me acknowledged that he signed the same as his free act and deed, and declared that the statements herein contained are true to the best of his knowledge, information and belief.

In testimony whereof, I have hereunto set my hand and seal the day and year first above written.



Barbara Kohnen
Notary Public

January 18, 1999

January 18, 1999

Boundary Commission of St. Louis County

NOTICE OF ANNEXATION PROPOSAL AND PUBLIC HEARING

In accordance with Chapter 72, RSMO, notice is hereby given that the Boundary Commission, St. Louis County, Missouri, will conduct a Public Hearing on:

_____, _____ 1999, at _____ PM at _____

For the purpose of giving parties in interest and citizens an opportunity to be heard on the following boundary change:

Proposal No: 99- _____, a proposal for a boundary change submitted on the 1st day of February, 1999 by the City of Des Peres, Missouri to annex an area known as Dougherty Oaks & Barrett Cove Annexation Area generally bounded by the City of Des Peres on the east, Barrett Woods Subdivision on the south, Barrett Station Road on the west and a _____ and residential properties on the north south generally containing 15.3 acres of land.

The Boundary Commission of St. Louis County invites public comments on the proposal submitted for public hearing. Written and oral comments may be presented to the Commission in conjunction with the Public Hearing or written comments may be received for a period of twenty-one (21) days following the close of the Public Hearing and will be filed for reference of the Commission.

A copy of the proposal, which includes the proposing agent, a copy of a map depicting the proposed annexation area, legal description, plan of intent and required certifications, as received from the applicant, is available in the Office of the Boundary Commission, 1516 S. Brentwood Boulevard (Suite 101) Brentwood, Missouri 63144 or at the Des Peres Government Center, 12325 Manchester Road 63131, weekdays during normal business hours.

Persons requiring an accommodation to attend and participate in the Public Hearing should contact the Office of the Boundary Commission of St. Louis County in writing at 1516 S. Brentwood (Suite 101), Brentwood, Missouri 63144 or by telephone at 314-961-7877 or TTD 1-800-735-2966 at least two (2) working days prior to said hearing.

Notice given this _____ day of _____, 1999,

Carl E. Ramey
Administrator
Boundary Commission of St. Louis County

January 18, 1999

LEGAL DESCRIPTION

Dougherty Oaks & Barrett Cove Annexation Area

A tract of land being all of Dougherty Oaks Plat 1 as recorded in Book 208, Page 81 in the St. Louis County Recorder's office that lies outside the City Limits of Des Peres, Missouri and all of Barrett Cove (Formerly Barrett Place) as recorded in Book 308, Page 55 in the St. Louis County Recorder's office, and other land all being located in Section 4, Township 44 North, Range 5 East in St. Louis County, Missouri, more particularly described as follows:

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The foregoing land description has been prepared from record information and does not represent an actual survey of the land.



L. H. Attebery 1-21-99
L. H. Attebery, MoRLS 1550

January 25, 1999



January 18, 1999

**City of Des Peres
Missouri**

February 1, 1999

Boundary Commission of St. Louis County
1516 S. Brentwood Boulevard
Brentwood, Missouri 63144

RE: Simplified Annexation of
Dougherty Oaks and Barrett Cove Subdivisions

Proposed Effective Date

The City of Des Peres requests that the effective date of annexation of the Dougherty Oaks and Barrett Cove Subdivision Annexation Area be effective on July 1, 1999 or on the 1st day of the month following final approval by the Boundary Commission of the State of Missouri.

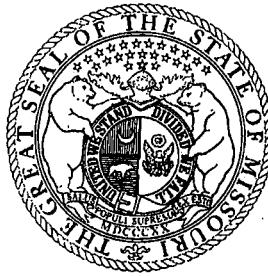
Douglas J. Harms
City Administrator/City Clerk

January 18, 1999

VIVIAN G. SCHMIDT
Chairwoman

JOHN MOTEN, JR.
Secretary

LESLYE M. WINSLOW
Director of Elections



January 18, 1999

BARBARA A. ENNEKING
Member

KAREN E. GRACE
Director of Elections

Board of Election Commissioners
of St. Louis County

CERTIFICATION

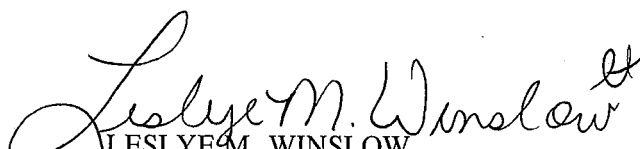
The Board of Election Commissioners of St. Louis County, Missouri hereby acknowledges receipt of a petition consisting of twenty-six pages for a Des Peres Annexation of Dougherty Oaks Subdivision, The petition was received in this office on October 16, 1998, to determine if signers of said petition are eligible voters. Said petition was entered in the Election Board's Office files as Group #0332, Petition #3797. We certify to the best ability and determination of this office, we have checked 48 signatures on petition #3797 and found that 45 signatures are registered voters in good standing and are eligible to vote.


A determination of the voter registration status of each signatory to the petition has been made next to the name of the signer using the following codes and with the following results:

Code	Explanation	Total
OK	Registered/Valid	45
IN	Validation incomplete	0
SD	Signing date not in signing period	0
IL	Signature/Entire line is illegible	0
NR	Not a registered voter	2
VD	Duplicate Signature on petition	0
VR	Valid duplicate on related petition	0
DI	Out of District	0
AR	Address rejected by operator	0
AQ	Address requires further checking	0
SR	Signature rejected	0
SQ	Signature Questionable	1
WD	Withdrawn	0

Total Signatures: 48

IN WITNESS WHEREOF, we have hereunto set our hand and the seal of the Board of Election Commissioners at this office in Maplewood, St. Louis County, Missouri, this October 19, 1998.


LESLYE M. WINSLOW
Director of Elections


KAREN E. GRACE
Director of Elections

/fo

10/19/98
0:55

St. Louis County Board of Elections Commissioners
Petition Statistics Report
3797 DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

Page 1
PT.STA.R

Petition Control Information
=====

Last Calculated: 10/19/98 at 10:55AM

Petition ID: 3797

Description: DES PERES ANNEX-DOUGHERTY OAKS SUBDIVISION

District ID:

District Checking: Manual

Election:

Measure/Prop Id:

Candidate Last/First:

Office ID:

Authority Name: CITY OF DES PERES

Contact: CARL RAMEY

Street Address: 12325 MANCHESTER RD

Line 2:

City/State/Zip: DES PERES MO 63131

Phone/Extension: (314) 996-4600

Valid Sigs Required: 50

Percent to Check: 100.00%

Filing Date: 10/16/98

First Valid Signing: 8/04/98

Last Valid Signing: 9/18/98

Decision Due:

Checking Completed:

Comments / Special Instructions: