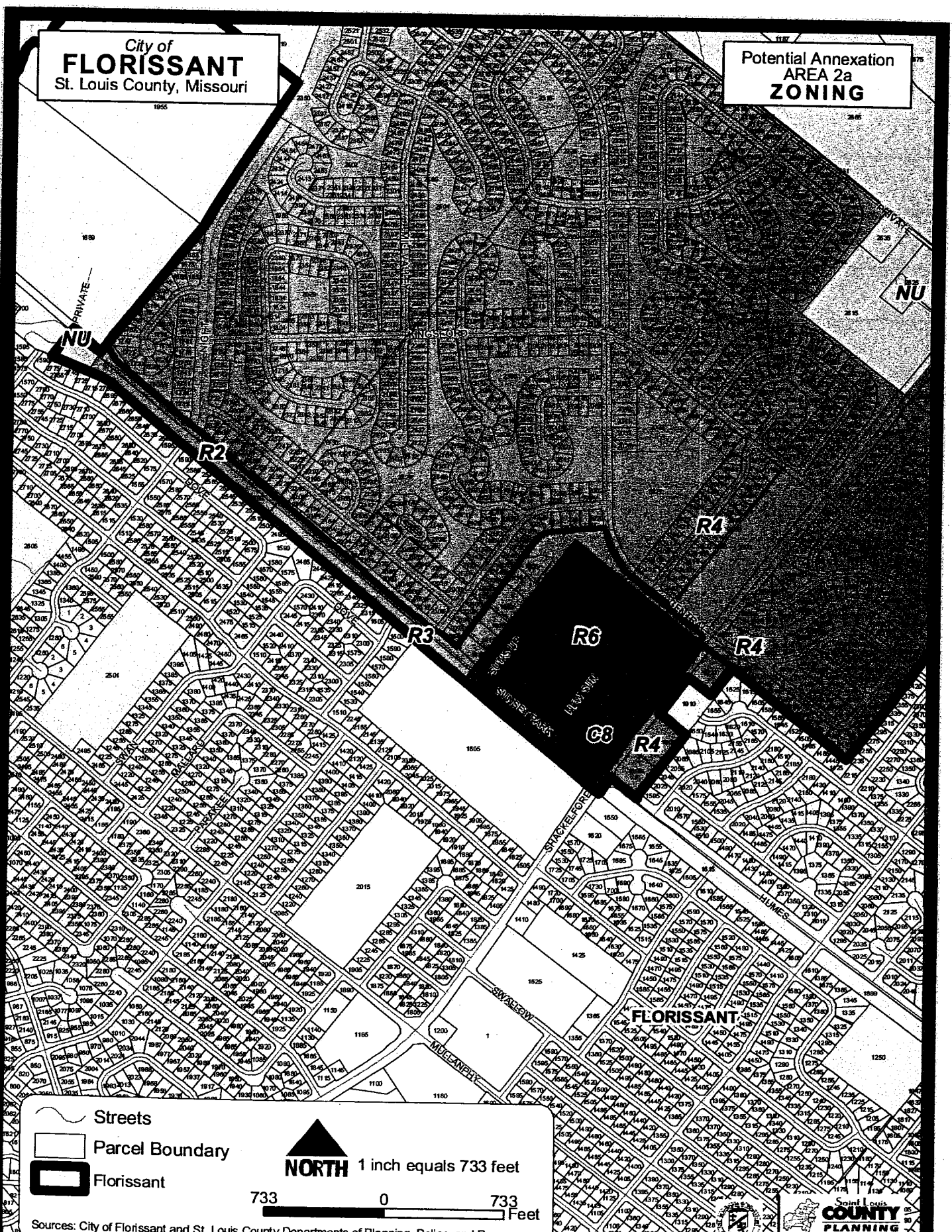


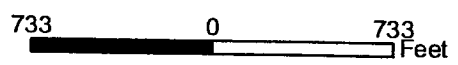
City of  
**FLORISSANT**  
St. Louis County, Missouri

Potential Annexation  
AREA 2a  
**ZONING**



- Streets
- Parcel Boundary
- Florissant

**NORTH** 1 inch equals 733 feet

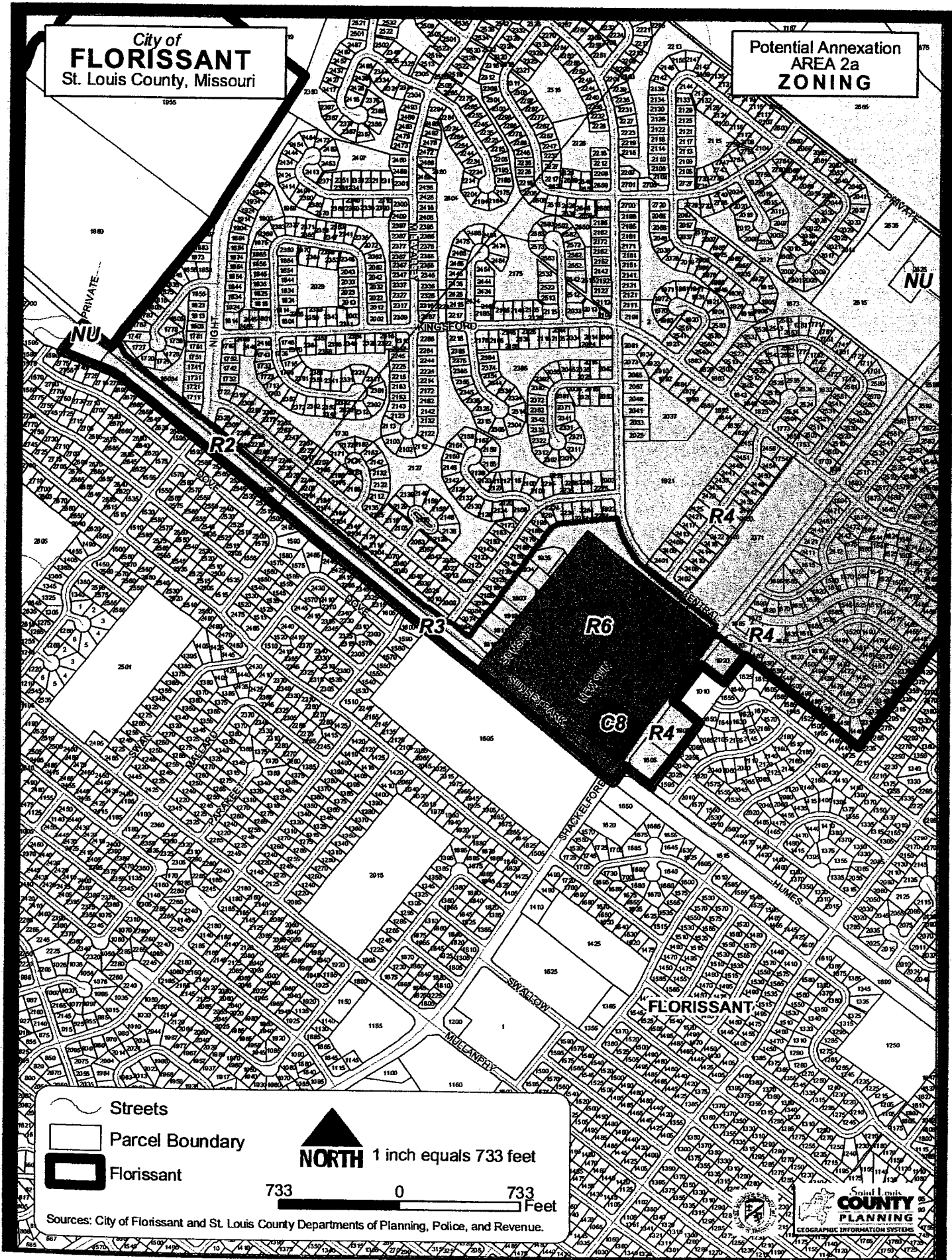


Sources: City of Florissant and St. Louis County Departments of Planning, Police, and Revenue.

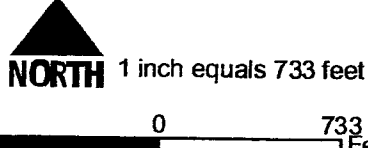
Saint Louis  
**COUNTY**  
PLANNING  
GEOGRAPHIC INFORMATION SYSTEMS

City of  
**FLORISSANT**  
St. Louis County, Missouri

Potential Annexation  
AREA 2a  
**ZONING**



- Streets
- Parcel Boundary
- Florissant

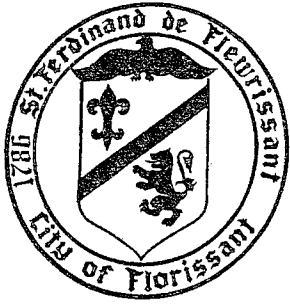


Sources: City of Florissant and St. Louis County Departments of Planning, Police, and Revenue.



### SECTION 3 - CERTIFICATION

- (i) Certification that Area 2a is less than fifty percent of the combined land subject to this proposal - see attached.
- (ii) Certification that no platted subdivision is being split - **This is not applicable, no subdivision is being split.**
- (iii) Certification that this proposal does not overlap another proposal - see attached.
- (iv) Certification that Area 2a is at least 15% contiguous - see attached.
- (v) Certification that one copy of the most recently adopted City Budget and audit and 21 copies of the proposal have been provided to the Boundary Commission.
- (vi) Certification that the City of Florissant will bear all costs, etc. and that the City of Florissant has paid the Application Fee (\$714.00), etc. - see attached.
- (vii) Certification that copies of the proposal have been sent to the St. Louis County Clerk. There are no other municipalities with contiguous boundaries to the proposed area - see attached.
- (viii) Certification that a verified petition has been signed by seventy-five percent (75%) of the registered voters of Area 2a, which is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres, and has been presented to the Boundary Commission. The number of registered voters within Area 2a was established as of the date the first signature on the verified petition was obtained and there are no exclusions for signatures collected in areas originally included in the proposal but annexed or incorporated as a municipality.
- (ix) Certification of Past Voter Disapproval or part of "Established Unincorporated Area" - see attached.



## Florissant, Missouri

June 30, 2004

Members of the St. Louis County  
Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, MO 63105

RE: Annexation Proposal for "Area 2A"  
Section 3 - Certification

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, I certify the following:

- i) Area 2A is less than fifty percent (50%) of the combined land subject to this proposal;
- ii) No subdivisions are being split by this proposal;
- iii) At the time of official submittal, this proposal did not overlap any other proposal before the Commission;
- iv) Area 2A is at least fifteen percent (15%) adjacent to the City of Florissant, being 56.7% contiguous;
- v) One copy of the most recently adopted budget and audit for the City of Florissant are included with this proposal, along with 21 copies of the annexation proposal;
- viii) Area 2A was not disapproved by voters for annexation within the last two (2) years.

Sincerely,

*Louis B. Jearls, Jr.*

Louis B. Jearls, Jr., P.E.  
Director of Public Works

/pas

Honorable  
Robert G. Lowery, Sr.  
MAYOR

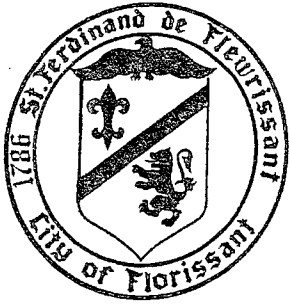
CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

PARKS DEPARTMENT  
#1 James J. Eagan Dr.  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)



**Florissant,  
Missouri**

June 30, 2004

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
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[www.florissantmo.com](http://www.florissantmo.com)


Members of the Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, MO 63105

RE: Annexation Proposal of "Area 2A"  
Section 3 - Certifications  
*Subsection (vi)*

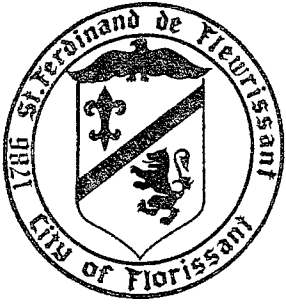
Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, I certify that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., that the City of Florissant has paid the Application Fee (\$714) when this annexation proposal was presented to the Boundary Commission, and that the City of Florissant will pay other attendant costs related to the annexation proposal of Area 2A submitted by the City of Florissant.

Very truly yours,

  
Robert G. Lowery, Sr.  
Mayor

/pas



## Florissant, Missouri

June 30, 2004

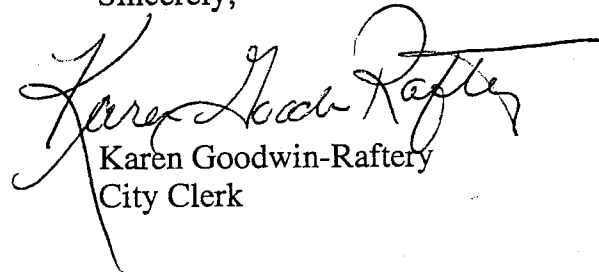
Members of the Boundary Commission  
168 N. Meramec Avenue, Suite 140  
Clayton, Missouri 63105

RE: Annexation Proposal for "Area 2A"  
Section 3 - Certifications  
*Subsection (vii)*

Dear Members:

The undersigned, Karen Goodwin-Raftery, City Clerk for the City of Florissant, certifies that on 6/30/04, an identical copy of the Official Submittal constituting the proposal by the City of Florissant to annex Area 2A has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 7900 Carondelet Avenue, St. Louis, Missouri 63105. I also certify that there are no other villages/municipalities which are contiguous to the Area 2A proposal area.

Sincerely,

  
Karen Goodwin-Raftery  
City Clerk

/pas

Honorable  
Robert G. Lowery, Sr.  
MAYOR

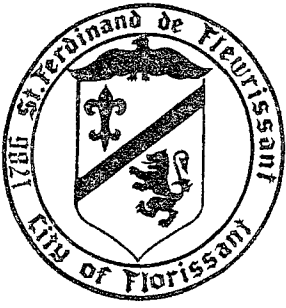
CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

PARKS DEPARTMENT  
#1 James J. Eagan Dr.  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)



June 30, 2004

## **Florissant, Missouri**

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
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MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)

12

Members of the Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, Missouri 63105

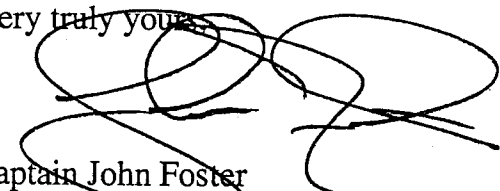
RE: Annexation Proposal for "Area 2A"

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, I certify that a verified petition signed by seventy-five percent (75%) of the registered voters within Area 2A, which is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres, has been submitted with this proposal to the Boundary Commission.

I also certify that the number of registered voters within Area 2A was established on the date the first signature on the verified petition was obtained and that there are no exclusions for signatures collected in areas originally included in the proposal but annexed or incorporated as a municipality.

Very truly yours,

  
Captain John Foster  
Florissant Police Department

/pas

## SECTION 4 - SUPPORTING DOCUMENTS

(i) Annexation Ordinance - Please see attached a certified copy of the ordinance adopting and providing for approval of the annexation of Area 2a.

(ii) Sites for Public Hearing

The following is a list of three sites (including address, phone number and contact person) which can accommodate a public hearing. The following sites are open to and used by the public; they are handicap accessible and are geographically desirable.

The sites are as follows:

Florissant City Hall  
955 St. Francois  
Florissant, Mo. 63031  
(314) 921-5700  
Mayor Robert G. Lowery, Sr.

John F. Kennedy Center  
315 Howdershell  
Florissant, Mo. 63031  
(314) 921-5700  
Mayor Robert G. Lowery, Sr.

Hazelwood Middle School  
1605 Shackelford  
Florissant, MO 63031  
314-953-5500  
Mr. Buster DelaRoche

(iii) Legal Opinion ref. Statutory Requirements - please see attached.

(iv) Legal Opinion ref. Requirements of Statutes and Rules of the Boundary Commission for Simplified Boundary Change - please see attached.

(v) Change in Fire Protection and Emergency Medical Services - The City of Florissant is seeking no change - see attached.

(vi) Proposed Language for Public Hearing Notice - see attached.

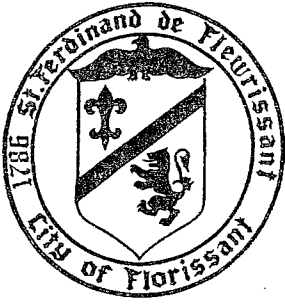
(vii) Legal Description - see attached.

(viii) Effective Annexation Date

Pending approval from the Boundary Commission, the proposed effective date for the simplified boundary adjustment will be December 1, 2004, or an earlier date if so established by the Boundary Commission. The City will move quickly (in conjunction with a common transition committee) to provide full City services immediately.

(ix) Copy of documents from the St. Louis Board of Election Commissioners - see submitted documents.





**Florissant,  
Missouri**

June 30, 2004

Members of the Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, Missouri 63105

Honorable  
Robert G. Lowery, Sr.  
MAYOR

RE: Annexation Proposal for "Area 2A"  
Section 4 - Supporting Documents  
Subsection (i)

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

Dear Members:

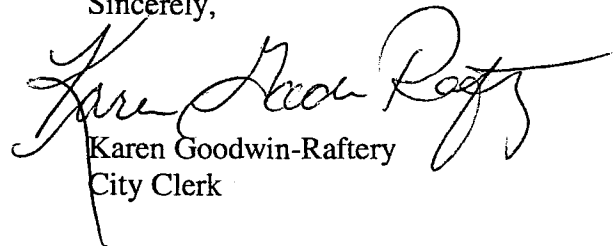
I, Karen Goodwin-Raftery, City Clerk for the City of Florissant, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of Ordinance No. 7032 as the same appears of record in my office.

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

In Testimony Whereof, I hereunto set my hand and affix the official seal of the City of Florissant, St. Louis County, Missouri, on this 30th day of June, 2004.

PARKS DEPARTMENT  
#1 James J. Eagan Dr.  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

Sincerely,

  
Karen Goodwin-Raftery  
City Clerk

MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

/pas

www.florissantmo.com

1 INTRODUCED BY COUNCIL AS A WHOLE  
2 JUNE 28, 2004

3  
4 BILL NO. 7936

ORDINANCE NO. 7032

5  
6 **AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY**  
7 **OF FLORISSANT, MISSOURI OF AN AREA OF UNINCORPORATED**  
8 **LAND DESCRIBED HEREIN AND REFERRED TO AS "AREA 2A", AND**  
9 **PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A**  
10 **SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED**  
11 **TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS**  
12 **CONSIDERATION.**

13  
14 WHEREAS, the City has received verified petitions signed by at least seventy-five  
15 percent (75%) of the registered voters within an area of land located in unincorporated St. Louis  
16 County referred to as "Area 2A" in the City of Florissant's Annexation Map Plan of 2000  
17 submitted to the St. Louis County Boundary Commission, hereinafter referred to as "Area 2A";  
18 and

19 WHEREAS, the area proposed to be transferred, referred to as "Area 2A", is  
20 predominantly residential in character and has an average residential density of not less than one  
21 dwelling unit per three (3) acres; and

22 WHEREAS, the Annexation Area proposed to be annexed constitutes an "unincorporated  
23 area" as that term is defined in Section 72.407.1 (2) of the Revised Statutes of Missouri, and

24 WHEREAS, the City of Florissant proposes to annex the property referred to as "Area 2A"  
25 into the City as a simplified boundary change pursuant to 72.405.6 of the Revised Statutes of the  
26 State of Missouri; and

27 WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis  
28 County Boundary Commission for approval of the simplified boundary change of the area  
29 referred to as "Area 2A" by the City setting forth, among other things, the various impacts of the  
30 boundary change proposal, a legal description of the Annexation Area, proposed time schedule  
31 for the provision of the services to the Annexation Area, the current tax rates, the revenue  
32 sources, the effect of the simplified boundary change on St. Louis County resource distribution,  
33 the proposed zoning, and the effective date of the proposed Annexation.

34  
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39 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
40 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
41

42  
43 Section 1: The City will seek the inclusion of the Area 2A within the City's limits  
44 through a simplified boundary change proposal as being in the best interest of the City of  
45 Florissant, the unincorporated area subject to the simplified boundary change proposal and the  
46 areas adjacent to the unincorporated area subject to the proposed simplified boundary change.  
47

48 Section 2: The City has caused to be prepared a Plan of Intent for submission to the St.  
49 Louis County Boundary Commission, wherein the City has described and analyzed:

- 50 a) The verified petitions signed by the property owners;
- 51 b) The various impacts of the boundary change proposed;
- 52 c) The ability to accommodate the orderly incorporation in the city;
- 53 d) Legal description of the Area 2A;
- 54 e) Present level of major services provided by the City and St. Louis County  
55 and proposed to be provided to the Area 2A;
- 56
- 57 f) Proposed time schedule for the provision of services to Area 2A;
- 58
- 59 g) Current tax rates;
- 60 h) Revenue sources;
- 61 i) Effect of boundary change on St. Louis County resource distribution;
- 62 j) Proposed zoning;
- 63 k) Compactness of the Annexation Area 2A; and
- 64 l) Effective date of the proposed transfer.
- 65

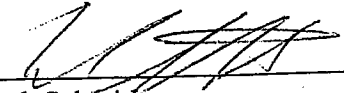
66 Section 3: The City is well prepared to effectuate the simplified boundary change of the  
67 Area 2A as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a  
68 certified copy of the Ordinance including Appendix "A", and all other information deemed  
69 necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis  
70 County Boundary Commission for its consideration and approval.  
71

72 Section 4: This ordinance shall become in force and effect immediately upon its passage  
73 and approval.


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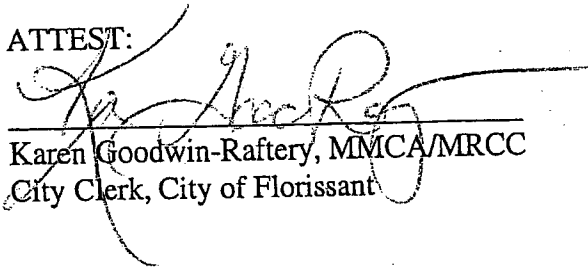
Adopted this 28 day of June, 2004.

  
\_\_\_\_\_  
Mark Schmidt  
President of the Council  
City of Florissant

Approved this 28 day of JUNE, 2004.

  
\_\_\_\_\_  
Robert G. Lowery, Sr.  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
Karen Goodwin-Rafty, MMCA/MRCC  
City Clerk, City of Florissant

AREA 2ALEGAL DESCRIPTION

Beginning at a point being the intersection of the southeast ROW line of Shackelford Road and the northeast ROW line of Humes Lane;

Thence southwestwardly along the prolongation of the southeast ROW line of Shackelford Road to its intersection with the southwest ROW line of Humes Lane;

Thence southwestwardly along the southeast ROW line of Shackelford Road to a point being its intersection with the prolongation of the northeast line of a property now or formerly owned by Hazelwood R-1 School District (St. Louis County Locator No. 06K240475);

Thence northwestwardly along the prolongation of the northeast line of said Hazelwood property to its intersection with the northwest ROW line of Shackelford Road;

Thence continuing northwestwardly along the northeast line of said Hazelwood property to its intersection with the northeast line of Flamingo Park Plat 5 subdivision, also being the northwest corner of said Hazelwood property;

Thence continuing northwestwardly along the northeast line of Flamingo Park Plat 5 subdivision to its intersection with the northeast line of Flamingo Park Plat 6 subdivision;

Thence continuing northwestwardly along the northeast line of Flamingo Park Plat 6 subdivision to a point being on said northeast line twenty feet (20') to the northwest of the northeast corner of a property now or formerly owned by James A. and Shari L. Dugger (St. Louis County Locator No. 06K440411);

Thence northeastwardly North 37 degrees 44 minutes East one hundred and twelve feet (112') to a point;

Thence southeastwardly South 34 degrees 36 minutes East three hundred feet (300') to a point being its intersection with the prolongation of the southeast line of a property now or formerly owned by the City of Florissant, known as Sunset Park, (St. Louis County Locator No. 05K120013);

Thence northeastwardly along the prolongation of the southeast line of said City of Florissant property to a point being its intersection with the southwest line of Pleasant Hollow Plat Four subdivision;

Thence southeastwardly along the southwest line of Pleasant Hollow Plat Four subdivision to its intersection with the southwest line of Pleasant Hollow Plat 2A subdivision;

Thence southeastwardly along the southwest line of Pleasant Hollow Plat 2A subdivision to a point being its intersection with the southwest corner of Sunset Park Condominium Ninth Amendment subdivision;

Thence northeastwardly along the southeast line of Pleasant Hollow Plat 2A subdivision to its intersection with the west corner of a property now or formerly owned by Ann O. MacDonald (St. Louis County Locator No. 06K522032);

Thence north and northeastwardly along the west and northwest line of said MacDonald property to its intersection with the southwest ROW line of Central Parkway;

Thence southeastwardly along the southwest ROW line of Central Parkway to its intersection with the northwest ROW line of Shackelford Road;

Thence southwestwardly along the northwest ROW line of Shackelford Road to a point being its intersection with the prolongation of the northeast line of a property now or formerly owned by James J. and Linda M. O'Neill (St. Louis County Locator No. 06K610043);

Thence southeastwardly along the prolongation of the northeast line of said O'Neill property to its intersection with the southeast ROW line of Shackelford, also being the northwest corner of said O'Neill property;

Thence continuing southeastwardly along the northeast line of said O'Neill property to its northeast corner;

Thence southwestwardly along the southeast line of said O'Neill property to its southeast corner;

Thence northwestwardly along the southwest line of said O'Neill property to its southwest corner and its intersection with the southwest ROW line of Shackelford Road;

Thence southwestwardly along the southwest ROW line of Shackelford Road to its intersection with the southwest line of a property now or formerly owned by the Florissant Valley Fire Protection District (St. Louis County Locator No. 06K331368) also being the southwest corner of said Fire District property;

Thence southeastwardly along the southwest line of said Fire District property to its southeast corner and its intersection with the northwest line of Flamingo Park Plat 12 Section 1 subdivision;

Thence southwestwardly along the northwest line of Flamingo Park Plat 12 Section 1 subdivision to its southwest corner and its intersection with the northeast ROW line of Humes Lane;

Thence northwestwardly along the northeast ROW line of Humes Lane to its intersection with the southeast ROW line of Shackelford Road and the Point of Beginning.

# LEWIS, RICE & FINGERSH, L.C.

ATTORNEYS AT LAW

500 N. BROADWAY, SUITE 2000  
ST. LOUIS, MISSOURI 63102-2147  
WWW.LRF.COM  
JHESSEL@LEWISRICE.COM

TEL (314) 444-7600  
FAX (314) 612-7735

JOHN M. HESSEL  
DIRECT (314) 444-7735

June 17, 2004

Mayor Robert G. Lowery, Sr.  
City of Florissant  
955 rue St. Francois  
Florissant, Missouri 63031

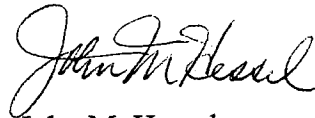
## Re: Annexation Proposal for "Area 2A"

Dear Mayor Lowery:

In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of "Area 2A." Based upon my review of the annexation proposal for "Area 2A" and relevant documents, it is my opinion that all statutory and Boundary Commission requirements applicable to the City of Florissant have been satisfied in connection with its Simplified Boundary Change proposal.

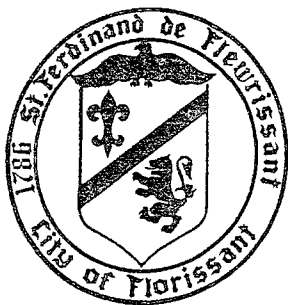
If you have any questions, please do not hesitate to contact me.

Very truly yours,



John M. Hessel

JMH/ps/trm



## Florissant, Missouri

June 30, 2004

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
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POLICE DEPARTMENT  
1700 North Highway 67  
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MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)

12

Members of the Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, Missouri 63105

RE: Annexation Proposal for "Area 2A"  
Section 4 - Supporting Documents  
Subsection (iv)

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of 5/4/00, please be advised that the proposal for annexation of Area 2A does not seek any change in fire protection and emergency medical services.

Very truly yours,

Louis B. Jearls, Jr., P.E.  
Director of Public Works

/pas



**ST. LOUIS COUNTY BOUNDARY COMMISSION  
NOTICE OF RECEIPT OF ANNEXATION PROPOSAL AND PUBLIC HEARING**

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the City of Florissant, Missouri, proposing agent Louis B. Jearls, Jr., P.E., Director of Public Works, on \_\_\_\_\_. The following legal description has been submitted by the City of Florissant for the tract to be annexed, "Area 2A," which encompasses an area of about 0.07 square miles. The Commission will consider the proposed boundary change by the City of Florissant. A legal description of the area to be included in the corporate limits of the City of Florissant is attached to this Notice.

Notice is hereby given that the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed boundary change at \_\_\_\_\_ p.m. on \_\_\_\_\_, 200\_\_ at \_\_\_\_\_ in Florissant, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented at the Commission in conjunction with the Public Hearing, or, in addition, may be received after the Public Hearing and will be filed for the reference of the Commission.

A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 168 North Meramec Avenue, Suite 140, Clayton, Missouri 63105 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 314-863-3005.

\_\_\_\_\_  
Secretary of St. Louis County  
Boundary Commission

Dated: \_\_\_\_\_, 200\_\_

AREA 2A

LEGAL DESCRIPTION

Beginning at a point being the intersection of the southeast ROW line of Shackelford Road and the northeast ROW line of Humes Lane;

Thence, southeastwardly along the northeast ROW line of Humes Lane to its intersection with the southwest corner of Flamingo Park Plat 12, Section 1;

Thence, northeastwardly along the southwest line of Flamingo Park, Plat 12, Section 1 to its intersection with the southeast corner of a property now or formerly owned by the Florissant Valley Fire Protection District (St. Louis County Locator # 06K331368);

Thence, northwestwardly along the southwest line of said Florissant Valley Fire Protection District property, to its intersection with the southeast ROW line of Shackelford Road;

Thence, northeastwardly along the southwest ROW line of Shackelford Road to the northwest corner of said Florissant Valley Fire Protection District property; also being the southwest corner of a property now or formerly owned by James J. & Linda M. O'Neill (St. Louis County Locator # 06K610043);

Thence, southeastwardly along the southwest line of said O'Neill property to the southeast corner of said property;

Thence northeastwardly along the southeast line of said O'Neill property to the northeast corner of said property;

Thence northwestwardly along the northeast line of said O'Neill property to the northwest corner of said property and its intersection with the southeast ROW line of Shackelford Road;

Thence along the prolongation of the northeast line of said O'Neill property to its intersection with the northwest ROW line of Shackelford Road;

Thence northeastwardly along the northwest ROW line of Shackelford Road to its intersection with the southwest ROW line of Central Parkway;

Thence, northwestwardly along the southwest ROW line of Central Parkway to the northeast corner of a property now or formerly owned by Ann O. MacDonald (St. Louis County Locator # 06K522032);

Thence, westwardly and then southwestwardly to the west corner of said MacDonald property and its intersection with the southeast line of Pleasant Hollow Plat 2A subdivision;

Thence, southwestwardly along the southeast line of Pleasant Hollow Plat 2A subdivision to a point being the southeast corner of said subdivision and south corner of Lot 898 of said subdivision, and the west corner of Sunset Park Condominium Ninth Amendment subdivision;

Thence, northwestwardly along the southwest line of Pleasant Hollow Plat 2A subdivision to its intersection with the south corner of Pleasant Hollow Plat Four subdivision;

Thence, northwestwardly along the southwest line of Pleasant Hollow Plat Four subdivision to its intersection with the southeast line of St. Ferdinand Commons Fields subdivision (also the City limit line at Sunset Park);

Thence, southwestwardly along the southeast line of St. Ferdinand Commons Fields subdivision to the south corner of a 26.75 acre parcel formerly owned by Joseph and Marie Desloge H/W, currently owned by the City of Florissant (St. Louis County Locator # 05K120013);

Thence, North 34 degrees 36 minutes West 300 feet to a point;

Thence, South 37 degrees 44 minutes West 112 feet to the north line of Flamingo Park Plat 6;

Thence, southeasterly along the north line of Flamingo Park Plat 6 to its intersection with the northwest corner of Flamingo Park Plat 5;

Thence southeasterly along the north line of Flamingo Park Plat 5 to its intersection with the northwest corner of a parcel owned by Hazelwood R-1 School District (St. Louis Locator # 06K240475);

Thence southeasterly along the northeast line of said Hazelwood School District property to the northwest ROW line of Shackelford Road and along the prolongation of said line to the southeast ROW line of Shackelford Road;

Thence, northeasterly along the southeast ROW line of Shackelford Road to its intersection with the southwest ROW line of Humes Lane and along the prolongation of said ROW line of Shackelford Road to its intersection with the northeast ROW line of Humes Lane and the Point of Beginning.

## AREA 2A

### LEGAL DESCRIPTION

Beginning at a point being the intersection of the southeast ROW line of Shackelford Road and the northeast ROW line of Humes Lane;

Thence southwestwardly along the prolongation of the southeast ROW line of Shackelford Road to its intersection with the southwest ROW line of Humes Lane;

Thence southwestwardly along the southeast ROW line of Shackelford Road to a point being its intersection with the prolongation of the northeast line of a property now or formerly owned by Hazelwood R-1 School District (St. Louis County Locator No. 06K240475);

Thence northwestwardly along the prolongation of the northeast line of said Hazelwood property to its intersection with the northwest ROW line of Shackelford Road;

Thence continuing northwestwardly along the northeast line of said Hazelwood property to its intersection with the northeast line of Flamingo Park Plat 5 subdivision, also being the northwest corner of said Hazelwood property;

Thence continuing northwestwardly along the northeast line of Flamingo Park Plat 5 subdivision to its intersection with the northeast line of Flamingo Park Plat 6 subdivision;

Thence continuing northwestwardly along the northeast line of Flamingo Park Plat 6 subdivision to a point being on said northeast line twenty feet (20') to the northwest of the northeast corner of a property now or formerly owned by James A. and Shari L. Dugger (St. Louis County Locator No. 06K440411);

Thence northeastwardly North 37 degrees 44 minutes East one hundred and twelve feet (112') to a point;

Thence southeastwardly South 34 degrees 36 minutes East three hundred feet (300') to a point being its intersection with the prolongation of the southeast line of a property now or formerly owned by the City of Florissant, known as Sunset Park, (St. Louis County Locator No. 05K120013);

Thence northeastwardly along the prolongation of the southeast line of said City of Florissant property to a point being its intersection with the southwest line of Pleasant Hollow Plat Four subdivision;

Thence southeastwardly along the southwest line of Pleasant Hollow Plat Four subdivision to its intersection with the southwest line of Pleasant Hollow Plat 2A subdivision;

Thence southeastwardly along the southwest line of Pleasant Hollow Plat 2A subdivision to a point being its intersection with the southwest corner of Sunset Park Condominium Ninth Amendment subdivision;

Thence northeastwardly along the southeast line of Pleasant Hollow Plat 2A subdivision to its intersection with the west corner of a property now or formerly owned by Ann O. MacDonald (St. Louis County Locator No. 06K522032);

Thence north and northeastwardly along the west and northwest line of said MacDonald property to its intersection with the southwest ROW line of Central Parkway;

Thence southeastwardly along the southwest ROW line of Central Parkway to its intersection with the northwest ROW line of Shackelford Road;

Thence southwestwardly along the northwest ROW line of Shackelford Road to a point being its intersection with the prolongation of the northeast line of a property now or formerly owned by James J. and Linda M. O'Neill (St. Louis County Locator No. 06K610043);

Thence southeastwardly along the prolongation of the northeast line of said O'Neill property to its intersection with the southeast ROW line of Shackelford, also being the northwest corner of said O'Neill property;

Thence continuing southeastwardly along the northeast line of said O'Neill property to its northeast corner;

Thence southwestwardly along the southeast line of said O'Neill property to its southeast corner;

Thence northwestwardly along the southwest line of said O'Neill property to its southwest corner and its intersection with the southwest ROW line of Shackelford Road;

Thence southwestwardly along the southwest ROW line of Shackelford Road to its intersection with the southwest line of a property now or formerly owned by the Florissant Valley Fire Protection District (St. Louis County Locator No. 06K331368) also being the southwest corner of said Fire District property;

Thence southeastwardly along the southwest line of said Fire District property to its southeast corner and its intersection with the northwest line of Flamingo Park Plat 12 Section 1 subdivision;

Thence southwestwardly along the northwest line of Flamingo Park Plat 12 Section 1 subdivision to its southwest corner and its intersection with the northeast ROW line of Humes Lane;

Thence northwestwardly along the northeast ROW line of Humes Lane to its intersection with the southeast ROW line of Shackelford Road and the Point of Beginning.