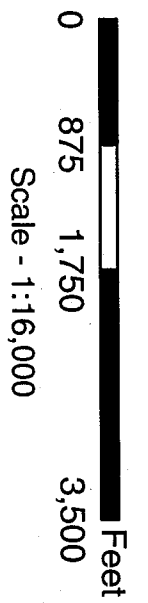


City of Manchester

Map 1 - Proposed Annexation Area

- Municipalities
- Proposed Annexation
- Public Facilities and Institutions
- Parks and Recreation



Prepared by
 St. Louis County
 Department of Planning
 May 2004

APPENDIX 2

ANNEXATION AREA LEGAL DESCRIPTION

LEGAL BOUNDARY DESCRIPTION

CARMAN – MANCHESTER, AREA A & PARTIAL D

The point of beginning is located by starting at the most north eastwardly corner of the city limits of the City of Manchester, Missouri, said point being the northeast corner of lot 52 of Pierremont Subdivision, Plat 2; hence southwardly along the city limits a distance of approximately 600 feet to the point of intersection with the northwest corner of lot 115 of Waycliffe Estates No. 4, said intersecting point being the point of beginning; hence eastwardly along said northern line of lots 115 through lots 124 of Waycliffe Estates No.4; hence continuing eastwardly along the prolonged northern line of the Longwood Estates Recreation Area a distance of around 350 feet to the point of intersection with the northwest corner of the Wickstead Road, a 40 feet wide right-of-way, hence; eastwardly along said northern right-of-way to its point of intersection with the west right-of-way line of Weidman Road, hence; eastwardly to a point on the east right-of-way line of Weidman Road, hence; northwardly along said right-of-way to the point of intersection with the northwest corner of lot 1 of Thomas Mason Place, hence; eastwardly along the northern line of lots 1, 2, 3, and 4 of Thomas Mason Place to the northeast corner of said lot 4, hence; southwardly along the eastern line of lots 4 through 10 of Thomas Mason Place to a point of intersection with the north line of lot 14 of Regency Park, hence; eastwardly on said north line of lots 14 and 13 of said Regency Park, to the point of intersection with the eastern line of lot 13, said point also being the point of intersection with the Town and Country city limits, hence; southwardly along the irregular eastern line of lots 13, 11, 9, 8, 7 and 2 of Regency Park said line also being the city limits of Town and Country, to the point of intersection with the northern right-of-way line of Manchester Road, hence; eastwardly along said northern right-of-way line, said line being the Town and Country city limits, to the point of intersection with the western line of lot A of the Nolte Subdivision, said line being the Town and Country city limits, hence; northwardly along said western line of lot A and Plat 5 of Mason Green to the northwest corner of Plat 5, said line being the Town and Country city limits, hence; eastwardly along the north line of Plat 5 to its point of intersection with the west line of Plat 6 of Mason Green, said line being the Town and Country city limits, hence; northwardly along the western line of Plat 6 and Plat 4, said line being the city limits of Town and Country, to a point of intersection with the northwest corner of said Plat 4, hence; eastwardly along the north line of Plat 4 and Plat 3 of Mason Green, said line being the city limits of Town and Country, to a point of intersection with the western right-of-way line of Mason Road, hence; continuing eastwardly along the prolonged said northern line of Plat 3 of Mason Green to a point of intersection with the eastern right-of-way line of Mason Road, said line being the city limits of Town and Country, hence; southwardly along the said eastern and widen right-of-way line of Mason Road to the point of intersection with the northwest corner of the Noelker, Timothy & Deirdre H/W property, (Locator No. 22P230714), said line being the city limits of Town & Country, hence; southwardly

on said property west line to its intersection with the northwest corner of lot 1 of Mason View Estates, said line being the city limits of Town and Country, hence; eastwardly along the north line of lots 1 and 2 to a point of intersection on the west line of lot 3 of Mason View Estates, said line being the city limits of Town and Country, hence; northwardly on the west line of lots 3 and 4 to the northwest corner of said lot 4, hence; eastwardly on the north line of lots 4 and 5 of Mason View Estates, said lines being the city limits of Town and Country, to a point of intersection with the centerline of the Grand Glaize West Creek and continuing southwardly to its point of confluence with the Grand Glaize East Creek, said creeks being a northern tributary of the Grand Glaize Creek; hence southwardly along the said Grand Glaize East Creek centerline to the northern right-of-way line of Manchester Road, hence passing under Manchester Road to the southern right-of-way line of Manchester Road, hence; southwardly along said Grand Glaize East Creek centerline approximately 0.3 mile to its point of confluence with the centerline of the Grand Glaize Creek, hence southwardly along the said creek centerline approximately 1 mile to the point of intersection with the southern right-of-way line of Dougherty Ferry Road, hence; proceeding southwestwardly along said Dougherty Ferry Road right-of-way a distance of approximately 0.3 mile to a point of intersection with the prolonged northern right-of-way line of Carman Road, said point being the city limits of the City of Manchester, Missouri, hence; northwestwardly along the said prolonged northern right-of-way line of Carman Road, said right-of-way being the city limits of Manchester, a distance of approximately 1.7 miles, to a point of intersection with the southwest corner of lot 1 of section 1 Glyn Cagney Subdivision, Block A, hence; northwardly along said subdivision west lot lines of lots 1 through 5, said line being the city limits of Manchester, to the northwest corner of said lot 5, hence; eastwardly on the north line of lot 5 to the northeast corner of said lot 5, said line being the city limits of Manchester, hence; northwardly along the western lot lines of common ground and lots 1 through 10 of Glyn Cagney PT. Blk. 2, hence; continuing northwardly along the western line of lots 1, 2 & 3 of Glyn Cagney PT. Blk. 4 to the northwest corner of said lot 3, said line being the city limits of Manchester, hence; northwardly along the western line of Old Orchard Village Plt. 2 and Plt. 3 to its intersection with the southern right-of-way line of Manchester Road, said line being the city limits of Manchester, hence; northwardly to the point of intersection with the north right-of-way line of Manchester Road and the southwest corner of Benjamin Lacy Estates PT. Lot 1, said line being the city limits of Manchester, hence; northwardly to the northwest corner of said Benjamin Lacy Estates PT. Lot 1, said point being the southwest corner of Forest Glen EST's., hence; northwardly along the west line of park & recreational ground and northwardly along the west line of lots 20 through 24 of Forest Glen EST's., said line being the city limits of Manchester, hence; northwardly along the western line of lots 74 through 82 of Waycliffe Estates Plat 3, said line being the city limits of Manchester, hence; northwardly along the western line of lots 98, 99, 114 and 115 of Waycliffe Estates No. 4, said line being the city limits of Manchester, to the northwest corner point of said lot 115, said point being the point of beginning.