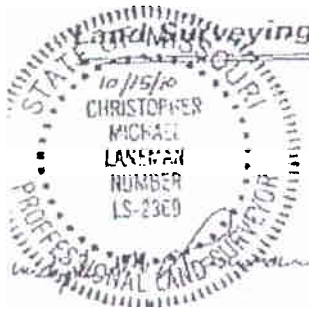


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POEHLMAN & PROST, INC.



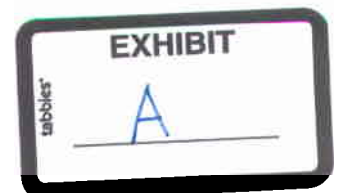
P.O. Box 8340
9280 Dietman Industrial Dr.
St. Louis, Missouri 63132
(314) 997-5777
Fax 997-0407

E-Mail: ppi@poehlman-prost.com

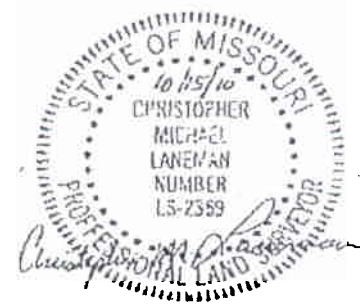
THE SOUTHWEST EQUESTRIAN AREA

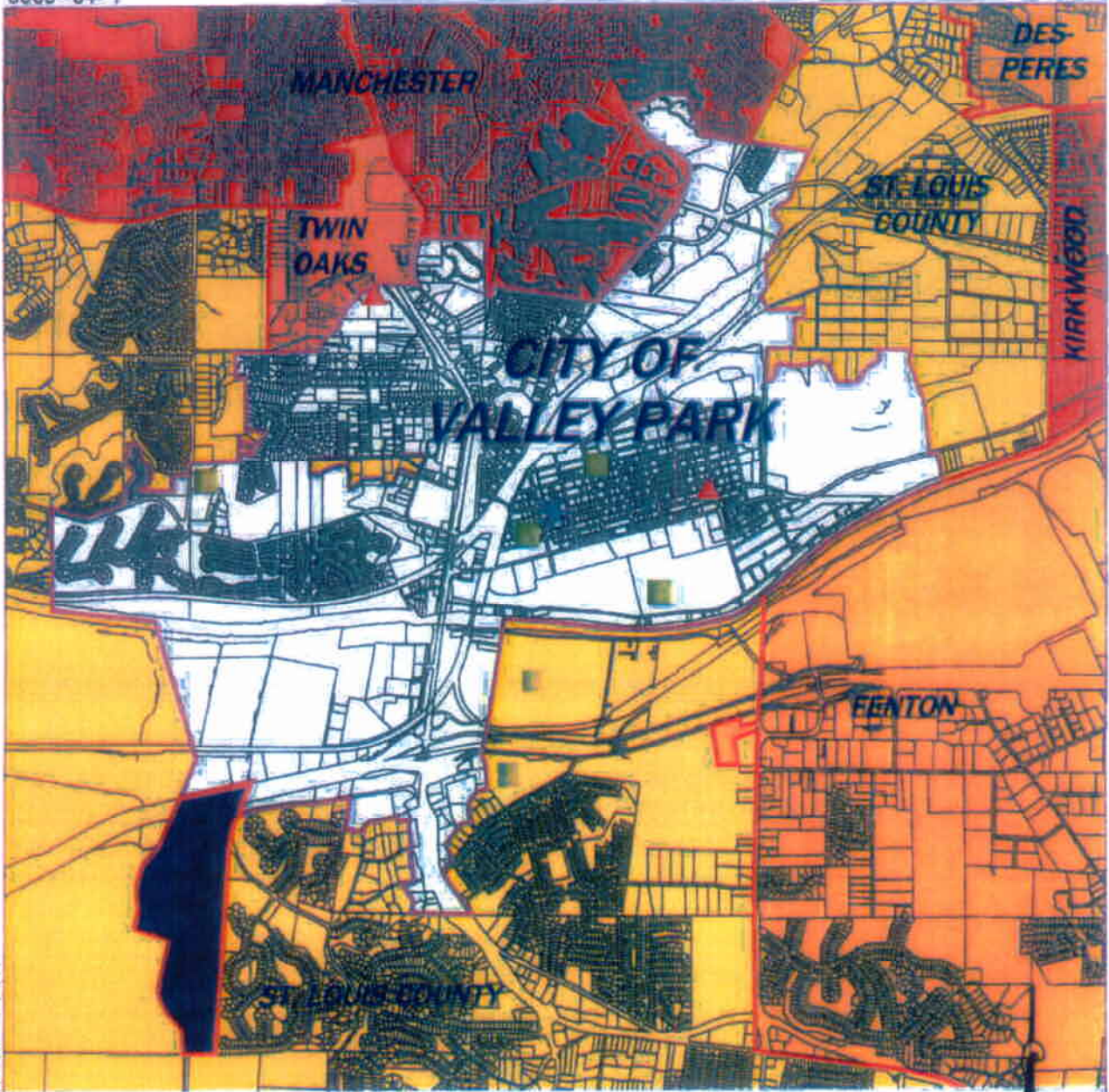
A TRACT OF LAND CONSISTING OF 6 PARCELS OF GROUND RECORDED IN PART OF DEED BOOK 8489, PAGE 1123, DEED BOOK 9300, PAGE 926, DEED BOOK 9300, PAGE 930, DEED BOOK 17686, PAGE 3634 AND PART OF DEED BOOK 10601, PAGE 1836, AND PART OF HILLSBORO ROAD, 40 FEET WIDE, PART OF MEKAMEC STATION ROAD, 40 FEET WIDE AND PART OF INTERSTATE I-44 ALL BEING LOCATED IN U.S. SURVEY'S 879 AND 880, IN TOWNSHIP 44 NORTH, RANGES 4 & 5 IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF U.S. SURVEY 880 AT THE INTERSECTION OF THE SOUTH LINE OF SAID U.S. SURVEY 880 WITH THE NORTHSOUTH LINE BETWEEN RANGES 4 & 5 OF TOWNSHIP 44 NORTH, THENCE SOUTH 86 DEGREES 44 MINUTES 15 SECONDS WEST ALONG THE SOUTHERN LINE OF SAID U.S. SURVEY 880, A DISTANCE OF 11.65 FEET TO THE WESTERN RIGHT OF WAY LINE OF HILLSBORO ROAD, 40 FEET WIDE, AS TRAVELED; THENCE NORTH 08 DEGREES 36 MINUTES 29 SECONDS WEST ALONG THE WESTERN LINE OF HILLSBORO ROAD, A DISTANCE OF 137.10 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERN RIGHT OF WAY LINE OF HILLSBORO ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 04 DEGREES 20 MINUTES 29 SECONDS WEST 392.40 FEET, NORTH 36 DEGREES 37 MINUTES 29 SECONDS WEST 96.39 FEET, NORTH 45 DEGREES 29 MINUTES 29 SECONDS WEST 120.57 FEET, NORTH 43 DEGREES 10 MINUTES 29 SECONDS WEST 122.50 FEET, NORTH 39 DEGREES 23 MINUTES 29 SECONDS WEST 55.54 FEET, NORTH 35 DEGREES 07 MINUTES 29 SECONDS WEST 87.82 FEET, NORTH 30 DEGREES 19 MINUTES 29 SECONDS WEST 64.83 FEET, NORTH 28 DEGREES 06 MINUTES 29 SECONDS WEST 125.93 FEET, NORTH 27 DEGREES 05 MINUTES 29 SECONDS WEST 43.28 FEET, NORTH 19 DEGREES 53 MINUTES 29 SECONDS WEST 54.47 FEET, NORTH 12 DEGREES 22 MINUTES 29 SECONDS WEST 38.66 FEET, NORTH 05 DEGREES 28 MINUTES 29 SECONDS WEST 48.90 FEET, NORTH 03 DEGREES 31 MINUTES 31 SECONDS EAST 55.05 FEET, NORTH 09 DEGREES 44 MINUTES 31 SECONDS EAST 421.34 FEET, NORTH 13 DEGREES 19 MINUTES 31 SECONDS EAST 785.02 FEET, NORTH 11 DEGREES 15 MINUTES 31 SECONDS EAST 78.86 FEET AND NORTH 06 DEGREES 23 MINUTES 31 SECONDS EAST 56.01 FEET TO A POINT ON THE SOUTHERN LINE OF A TRACT OF LAND CONVEYED TO ENGLISH ACRES INC., RECORDED IN DEED BOOK 9300, PAGE 930 OF SAID COUNTY RECORDS; THENCE DEPARTING SAID HILLSBORO ROAD ALONG THE SOUTHERN AND WESTERN LINES OF SAID TRACT, NORTH 75 DEGREES 31 MINUTES 59 SECONDS WEST A DISTANCE OF 753.41 FEET TO A POINT; THENCE NORTH 17 DEGREES 56 MINUTES 52 SECONDS EAST A DISTANCE OF 379.80 FEET TO A POINT; THENCE NORTH 10 DEGREES 35 MINUTES 06 SECONDS WEST A DISTANCE OF 452.80 FEET TO A POINT; THENCE NORTH 13 DEGREES 33 MINUTES 52 SECONDS EAST A DISTANCE OF 431.50 FEET TO A POINT; THENCE NORTH 40 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 550.77 FEET TO A POINT; THENCE NORTH 23 DEGREES 15 MINUTES EAST A DISTANCE OF 927.07 FEET TO THE NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-44, SAID POINT ALSO BEING LOCATED ON THE EXISTING SOUTHERN CITY LIMIT BOUNDARY OF THE CITY OF VALLEY PARK; THENCE NORTH 77 DEGREES 48 MINUTES 34 SECONDS EAST ALONG SAID NORTHERN LINE OF INTERSTATE HIGHWAY I-44, AND ALONG SAID SOUTHERN VALLEY PARK CITY LIMIT LINE, A DISTANCE OF 1318.83 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF INTERSTATE I-44 WITH THE EASTERN LINE OF THE PROJECTION NORTHERLY OF THE EASTERN LINE OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO ROCKING K.



RANCH INC. RECORDED IN DEED BOOK 8489, PAGE 1123 OF SAID COUNTY RECORDS; THENCE SOUTH 11 DEGREES 44 MINUTES WEST ALONG SAID PROJECTION LINE AND ALONG THE EASTERN LINE OF A TRACT OF LAND CONVEYED TO TRUSTCO COMPANY, RECORDED IN DEED BOOK 17686, PAGE 3634 OF SAID COUNTY RECORDS, SAID LINE ALSO RUNNING ALONG THE CITY LIMIT LINE OF THE CITY OF VALLEY PARK A DISTANCE OF 674.15 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERN RIGHT OF WAY LINE PROJECTED WESTERLY OF MERAMEC STATION ROAD, 40 FEET WIDE TAKEN FROM MERAMEC MEADOWS, A SUBDIVISION RECORDED IN PLAT BOOK 336, PAGES 544, 545 AND 546 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 670.00 FEET, AN ARC DISTANCE OF 38.43 FEET, WHOSE CHORD BEARS SOUTH 71 DEGREES 02 MINUTES 31 SECONDS WEST, A CHORD DISTANCE OF 38.42 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERN RIGHT OF WAY LINE OF MERAMEC STATION ROAD IN A SOUTHEASTERLY DIRECTION ALONG THE CORNER ROUNDING, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 65.98 FEET, WHOSE CHORD BEARS SOUTH 44 DEGREES 18 MINUTES 46 SECONDS EAST, A CHORD DISTANCE OF 53.46 FEET TO A POINT OF TANGENCY LOCATED ON THE ORIGINAL WESTERN RIGHT OF WAY LINE OF SMIZER MILL ROAD, 30.00 FEET WIDE; THENCE SOUTH 18 DEGREES 41 MINUTES 22 SECONDS WEST, ALONG SAID WESTERN LINE OF SMIZER MILL ROAD, A DISTANCE OF 29.71 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1215.00 FEET, AND ARC DISTANCE OF 104.21 FEET, WHOSE CHORD BEARS SOUTH 16 DEGREES 13 MINUTES 57 SECONDS WEST, A CHORD DISTANCE OF 104.18 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF SMIZER MILL ROAD, SOUTH 13 DEGREES 46 MINUTES 31 SECONDS WEST, A DISTANCE OF 31.50 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1185.00 FEET, AN ARC DISTANCE OF 143.52 FEET, WHOSE CHORD BEARS SOUTH 17 DEGREES 14 MINUTES 62 SECONDS WEST, A CHORD DISTANCE OF 143.45 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SMIZER MILL ROAD WESTERLY RIGHT OF WAY LINE, SOUTH 20 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 94.23 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 98.00 FEET, AN ARC DISTANCE OF 104.99 FEET, WHOSE CHORD BEARS SOUTH 09 DEGREES 58 MINUTES 41 SECONDS EAST, A CHORD DISTANCE OF 100.04 FEET TO A POINT ON THE EASTERN LINE OF SAID TRACT NOW OR FORMERLY CONVEYED TO ROCKING K. RANCH INC. RECORDED IN DEED BOOK 8489, PAGE 1123 OF SAID COUNTY RECORDS; THENCE ALONG SAID EASTERN LINE SOUTH 02 DEGREES 42 MINUTES 38 SECONDS WEST A DISTANCE OF 3968.52 FEET TO THE SOUTHEAST CORNER OF SAID ROCKING K. RANCH INC. TRACT, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN LINE OF U.S. SURVEY 880; THENCE ALONG SAID SOUTHERN LINE, SOUTH 86 DEGREES 44 MINUTES 15 SECONDS WEST A DISTANCE OF 617.73 FEET TO THE POINT OF BEGINNING, CONTAINING 6597260 SQUARE FEET OR 131.451 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY POEHLMAN & PROST INC. FROM AVAILABLE RECORDS.





Proposed Annexed Area

Existing City Limits



City Hall/Police Station



Fire Station



Park

1" = 3000'

E:\Projects\Valley Park\0005-04-1 Annexation\Map\Unapproved\Proposed\Map_04_16_2010 - 3.dwg, 03/10



Weis Design Group

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 (636) 207-0832
 (618) 874-0320
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PROPOSED ANNEXATION AREA
SOUTHWEST EQUESTRIAN AREA
VALLEY PARK, MO

6/11/10

EXHIBIT

B

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