

**Official Application Submittal For Annexation
Southwest Equestrian Area
City Of Valley Park, Missouri**

June, 2010

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Section 1 – Executive Summary

The proposed annexation area is in the extreme southwest quadrant of the existing Valley Park limits. It is part of the Fifth Annexation Area submitted to the Boundary Commission in 2006 after a public hearing. The area is almost entirely devoted to equestrian – agricultural use utilizes a large tract to the west, owned by the State and known as "Forest 44" for its bridal paths. The area is sparsely populated, consists of nearly one hundred fifty (150) acres, much of which is in the flood plain.

The annexation is logical as shown on the 2006 map and extends the boundary of the City along Interstate 44 and to the south only two (2) miles from the Jefferson County line. Valley Park has extensive experience in regulating flood plain developments and participates in the National Flood Insurance program (NFIP).

Upon the effective date of the annexation, the City of Valley Park will assume the responsibility of municipal services. However, there will be no change in fire protection services.

Pursuant to Article III. A. 6. of the Boundary Commission Rules, the following person shall act on behalf of the City of Valley Park to present the Plan of Intent to the Boundary Commission, St. Louis County:

Eric M. Martin
Valley Park, MO, City Attorney
109 Chesterfield Business Parkway
Chesterfield, MO 63005
636-530-1515

Section 2 – Plan of Intent

(i) Geographic

- (1.) General Description: The proposed annexation area is bounded on the north by the northern side of Interstate 44 and existing Valley Park city limits to the south and west by Forest 44, a large tract of land owned by the State and maintained by the Missouri Department of Conservation to the east by the existing City limits, the Avalon Hills Residential Subdivision and the west side of Smizer Mill Road. The western boundary is the prolongation of U.S. Survey 880 TWN 44 from north of Interstate 44, forming the City's western boundary to a point south of Interstate 44 to form the western boundary of the annexation proposal. The area is bisected by Meramec Station Road, much of which is in Valley Park and includes a portion of Hillsboro Road, which runs north and south through the proposed area.
- (2.) Map of the Proposed Area. Figure 1 depicting area to be annexed is contained in the attachments section.
- (3.) Maps. Figure 2 depicting the surrounding area is contained in the attachments section.
- (4.) Population and Area Table.

Table 1
Population and Land Area

	Proposed Annexation Area
Population (Year 2010)	10
Dwelling Units	7
Land Area (Acres)	149.95

(5.) Combined Total Acres and Street Distances.

Table 2
Combined Total Acres and Street Distances

	Proposed Area	Existing City	Combined Total
Land Acres	149.95	2545.0	2694.95
Miles of Public Streets	.9	34.0	34.9
Miles of Private Streets	.0	2.2	2.2

- (6.) Community of Interest. The entire area proposed to be annexed is accessed through the east through Meramec Station Road, within the City of Valley Park. It can be reached through the south along Hillsboro Road which is a short distance from the Jefferson County, Missouri, boundary line. Valley Park contains the nearest retail shopping area, is the closest municipality to the area and is the logical annexing area.
- (7.) Subdivisions and Splits. There are no subdivisions and therefore no supplemental splits resulting from this proposal.
- (8.) Contiguity. The proposed annexed area is fifteen and one-tenth percent (15.1%) contiguous to the existing Valley Park City limit.
- (9.) Compactness. The area is compact, all properties are accessible through Meramec Station Road and Hillsboro Road.
- (10.) Unincorporated Pockets. No unincorporated pockets would be created by the annexation.
- (11.) Agreements with Municipalities. The City of Fenton was consulted regarding initial submission of map plans.
- (12.) Logical and Reasonable Boundaries. The annexation continues a potential commercial corridor along Interstate 44 to the west and provides for a logical progression of the City limits to the south and west of existing City limits.

(ii) Financial

- (1.) Valley Park, which has no ad valorem taxes on agricultural land, will receive only \$477.57 in real property tax revenues. This entire area is used primarily for equestrian boarding and riding. There are no retail sales in the area and utilities taxes appear minimal.

Table 3
Estimated Revenues and Expenses

	Estimated Revenues	Estimated Expenses
2011	\$ 477.57	\$1,000.00
2012	\$ 477.57	\$1,000.00
2013	\$ 477.57	\$1,000.00

- (2.) Tax Rates. Table 4 shows the relevant tax rates within the City of Valley Park and the annexation area which is currently assessed as residential or tax exempt. After annexation, the existing Valley Park levy of .47/\$100 Assessed Valuation would be added to the existing tax rate. There are no retail establishments in the proposed annexation area. If there were, they would be subject to a .5% tax for capital improvements and .5% for storm water improvements sales taxes. Single-family residences, if they are on a public sewer system, also are subject to a sewer lateral insurance levy of \$50 per residence.

The Southwest Equestrian Annexation Area
Valley Park, Missouri

Table 4
2009 Tax Rates*

Tax	Existing Annexation Area Rates	Rate After Annexation Based on 2009 Rates (Commercial)	Rate After Annexation Based on 2009 Rates (Residential)	Personal Property Tax 2009
State of Missouri	.0300	.0300	.0300	0.0300
County General	.1900	.1900	.1900	0.1900
County Health Fund	.1500	.1500	.1500	0.1500
County Park Maintenance	.0500	.0500	.0500	0.0500
County Bond Retire	.0280	.0280	.0280	0.0280
Road and Bridge	.1050	.1050	.1050	0.1050
St. Louis Comm. College	.2136	.2136	.2136	0.2136
Special School District	.9384	.9384	.9384	0.9384
Metropolitan Zoo	.2493	.2493	.2493	0.2493
County Library	.1630	.1630	.1630	0.1380
Sheltered Workshop	.0790	.0790	.0790	0.0740
School-Valley Park	4.5653	4.4670	4.5653	5.2960
Fire-Valley Park	1.0230	1.1680	1.0230	1.3100
City of Valley Park	0.0000	0.6570	.4700	.5700
Total Property Tax Rate	7.7846	8.4883	8.2546	9.3423
Personal Property Tax	0.0000			.5700
St. Louis County Sales Tax	.01	.01	.01	
Capital Improvements Sales Tax	.00	.005	.005	
Storm Water Improvements Sales Tax	.000	.005	.005	
Sewer Lateral	\$28.00	\$0.00	\$50.00	
St. Louis County Commercial Surcharge	\$1.70	\$1.70	.00	

*Tax rates for school sub-code 110P, based on 2009 levy.

Table 5
Anticipated Real Property Tax
Increases if Annexation Approved

	Assessed(R)	Assessed(C)	Assessed(A)	Total Increase
1030 Meramec Station	\$ 0.00	\$ 0.00	\$ 200.00	\$ 0.00
1090 Meramec Station	57,590.00	14,370.00	0.00	365.08
256 Hillsboro Road	18,160.00	0.00	7,410.00	85.35
332 Hillsboro Road	0.00	0.00	3,820.00	0.00
301 Hillsboro Road	3,720.00	0.00	0.00	17.48
333 Hillsboro Road	0.00	1,470.00	49,330.00	9.66
560 Hillsboro Road	0.00	0.00	15,500.00	0.00
Total	\$79,470.00	\$15,840.00	\$76,260.00	\$477.57

*2009 levy.

(3.) City General Operating Revenues, Expenses for Three-Year Period.

Table 6
General Revenue

	Actual Revenue (Year End 6/30)	Actual Expense	Ending Balance
2008	\$3,203,087.02	\$3,223,077.14	\$300,569.13
2009	\$2,979,135.00	\$3,127,432.00	\$ 16,721.00
2010 (Budget)	\$2,790,500.00	\$2,774,425.00	\$ 62,394.00

(4.) Pro Forma for Three Years Post-Annexation.

Table 7

	General Revenue	Expenses
2011	\$3,200,000	\$3,100,000
2012	\$3,300,000	\$3,200,000
2013	\$3,400,000	\$3,300,000

(5.) Capital Improvements. No capital improvements are planned in the area served by Meramec Station Road and Hillsboro Road.

(6.)(7.) Effect on Existing County Revenues. As the area is primarily agricultural (equestrian services), there are little revenue services that will impact St. Louis County. There are minimal utility taxes generated and St. Louis County will continue to receive its ad valorem taxes. Therefore, there should be little impact on existing St. Louis County revenues.

(8.) Impact Fees. Valley Park does have established road trust areas that levy a traffic generation assessment. Neither Meramec Station Road nor Hillsboro Road are in an existing City trust area.

(9.) St. Louis County Assessment Trust Fund. This area is not subject to a St. Louis County Assessment Trust Fund.

(10.) Subdivision Escrow Accounts. There are no subdivision escrow accounts in the annexed area.

- (11). Impact on Tax Base. This area is almost entirely devoted to agricultural (equestrian) uses. Therefore, as noted in Table 5, the estimated revenue, there will be virtually no impact on any jurisdictions tax resources.

(iii) Services

- (1.) Table of Services Providers.

**Table 8
Services Provision**

Service	Provided Prior to Annexation	Provided Post-Annexation
Police protection	St. Louis County	Valley Park (Contract with St. Louis County Police)
Street maintenance	St. Louis County	Valley Park
Building code enforcement	St. Louis County	Valley Park
Street lighting	St. Louis County	Valley Park
Municipal Court	St. Louis County	Valley Park
Planning and Zoning	St. Louis County	Valley Park
Snow removal	St. Louis County	Valley Park
Residential garbage and Recycling collection	Private Contractor	Valley Park
Parks and Recreation	St. Louis County	Valley Park

- (2.) Major City Services. The City will provide residential sanitation collection, snow removal, and street maintenance, street lights, planning and zoning and code enforcement services and police protection.
- (3.) Natural or Man-Made Barriers to Service. There are no natural or man-made barriers to service to the proposed area.

- (4.) Maintenance and New Construction. The City of Valley Park has adopted International Property Maintenance Codes and Current BOCA Building Codes wherein standards for construction and maintenance of commercial and residential properties are contained. No private lands or streets are to be accepted by the City unless road improvements are mandated by the City for new development and the property is dedicated and the City, by ordinance, accepts the dedication. Valley Park does regulate the construction of driveway approaches. However, if they are not in the right of way, it does not maintain them.
- (5.) Effective Date of Annexation. Six months from the approval by the electorate, as provided by law.

(iv) Zoning and Land Use

- (1.) Percentage of land use by category.

Table 9
Percentage of Land Uses

	Acreage	Percentage
Commercial/Agricultural	26.03	18.00
Industrial	0.00	0.00
Institutional/Governmental	3.00	3.00
Single-Family Residential	1.13	1.00
Multi-Family Residential	0.00	0.00
Agricultural	26.26	18.00
Agricultural/Residential	82.70	55.00
Residential/Commercial	7.47	5.00

- (2.) Zoning Maps. See Figures 3 and 4 for existing and proposed zoning in the attachments sections.
- (3.)-(8.) Zoning Issues. This is an area containing primarily horse farms. As the area would be re-zoned planned development residential, there would be no non-conformities as farms are a permitted use. There is no current or future plans to change the zoning complexion or develop the area to applicant's best knowledge, information, and belief.

(v) Summary

Much of the land owners of this area have requested the annexation. The area produces only marginal City revenues and will constitute somewhat a burden on the City in extending police and street maintenance services. However, since the City already maintains roads in the area and as the area is sparsely populated, the burden is minimal.

Section 3 – Certifications

THE FOLLOWING CERTIFICATIONS ARE ATTACHED:

Certification Regarding Unincorporated Territory

Certification Regarding Subdivisions

Certification Regarding Overlapping Proposals

Certification Regarding 15% Boundary

**Certification Regarding Submittal of Budget and Audit Information
and Proposal**

Certification of Expense Responsibility

Certification of Copy Distribution

Certification Regarding Previous Boundary Change Proposals



Mayor's Office
Tel: 636-225-5171
Fax: 636-225-0643

City Hall
Tel: 636-225-5171
Fax: 636-225-0643

Municipal Court
Tel: 636-225-5696
Fax: 636-225-0643

June 28, 2010

St. Louis County Boundary Commission
168 N. Meramec, Suite 140
St. Louis, MO 63105

Re: The Southwest Equestrian Annexation Area
Valley Park, Missouri

Dear Commission Members:

In accordance with the St. Louis County Boundary Commission Rules, as revised December 12, 2005, I certify the Valley Park Southwest Equestrian Annexation Area conforms to the following requirements:

1. **Certification Regarding Unincorporated Territory.**
This is to certify that the proposed annexation area includes territory that is less than fifty percent (50%) of the combined land subject to the proposal.
2. **Certification Regarding Subdivisions.**
This is to certify that no platted subdivisions will be split by the proposal.
3. **Certification Regarding Overlapping Proposals.**
This will certify that no overlapping proposals have been filed with the Boundary Commission.
4. **Certification Regarding 15% Boundary.**
This will certify that at least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the City of Valley Park.

Sincerely,

Nathan Grellner
Mayor

320 Benton Street, Valley Park Missouri 63088

www.valleyparkmo.org



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Tel: 636-225-5171
Fax: 636-225-0643

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Fax: 636-225-0643

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Fax: 636-225-0643

June 28, 2010

St. Louis County Boundary Commission
168 N. Meramec, Suite 140
St. Louis, MO 63105

Re: The Southwest Equestrian Annexation Area
Valley Park, Missouri

Dear Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations of May 4, 2000, as revised December 12, 2005, I certify that the Valley Park Southwest Equestrian Annexation Area submission conforms to the following requirements:

1. **Certification Regarding Submittal of Budget and Audit Information and Proposal**

This is to certify that one (1) copy of the Valley Park Fiscal Year 2008 Audit Report, Valley Park Budget for Fiscal Year 2010, and twenty-one (21) copies of the Plan of Intent have been provided to the Boundary Commission.

2. **Certification of Expense Responsibility**

This is to certify that the proposing agents will bear all costs of the Boundary Commission related to publications, notifications, copying, etc., associated with the submittal of this proposal.

3. **Certification of Copy Distribution**

This is to certify that identical copies of this proposal have been delivered or mailed to the St. Louis County Clerk and the Valley Park City Clerk.

Sincerely,

Marguerite Wilburn
City Clerk

320 Benton Street, Valley Park Missouri 63088

www.valleyparkmo.org



Mayor's Office
Tel: 636-225-5171
Fax: 636-225-0643

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June 28, 2010

St. Louis County Boundary Commission
168 N. Meramec, Suite 140
St. Louis, MO 63105

Re: The Southwest Equestrian Annexation Area
Valley Park, Missouri

Commission Members:

In accordance with the St. Louis County Boundary Commission Rules, revised 2005, I certify the Valley Park Southwest Equestrian Annexation Area conforms to the following requirements:

1. Certification Regarding Previous Boundary Changes Proposals.

This is to certify that the proposed annexation area does not contain more than sixty percent (60%) of the area subject to a previous boundary change proposed which was disapproved by the voters within two (2) years of the date of the official submittal of the newly-proposed boundary change.

2. Certification Regarding Not In Established Unincorporated Area.

This is to certify that the area is in an established incorporated area as that term is defined in the Boundary Commission Rules.

Sincerely,

Marguerite Wilburn
City Clerk

320 Benton Street, Valley Park Missouri 63088

www.valleyparkmo.org

Section 4 – Supporting Documents

The following documents are attached as supporting material to this proposal:

1. Certified copy of Ordinance 1825 adopted by the City of Valley Park adopting the Boundary Change Proposal and authorizing its submission to the Boundary Commission;
2. List of sites that can accommodate a public hearing for this proposal;
3. Copy of legal opinion to the City of Valley Park stating that all statutory requirements have been satisfied;
4. Letter from the City of Valley Park stating it does not seek any change in fire protection and emergency medical services;
5. Draft Notice of Public Hearing;
6. Legal Description of the area covered in the proposal; and
7. Letter from the City of Valley Park identifying a proposed effective date for the proposed boundary change.

BILL NO. 1990

ORDINANCE NO. 1825

**A NEW ORDINANCE APPROVING A
PLAN OF INTENT FOR THE ANNEXATION
OF AN UNINCORPORATED AREA CONSISTING
OF 149.95 ACRES TO BE KNOWN AS THE SOUTHWEST
EQUESTRIAN ANNEXATION AREA AND
APPROVING THE SUBMITTAL OF SUCH PROPOSAL
AND PLAN OF INTENT TO THE ST. LOUIS COUNTY,
MISSOURI, BOUNDARY COMMISSION**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VALLEY PARK, MO, AS FOLLOWS:

Section One

The proposal and Plan of Intent for the annexation of a certain unincorporated area within St. Louis County, Missouri, described by the legal description contained within Exhibit A hereof and known as The Southwest Equestrian Annexation Area, is hereby approved in a form similar to that as is attached hereto.

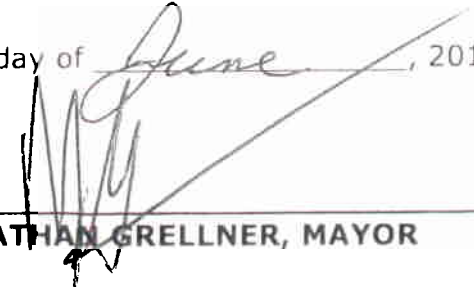
Section Two

Said proposal and Plan of Intent for said annexation is authorized to be submitted to the Boundary Commission of St. Louis County, Missouri.

Section Three

This Ordinance shall become effective from and after its passage and upon approval by the Mayor.

Passed and approved this 21st day of June, 2010.



NATHAN GRELLNER, MAYOR

ATTEST:



MARGUERITE WILBURN
City Clerk

SITES FOR PUBLIC HEARING

The City has selected three sites meeting the criteria to conduct a public hearing regarding the proposed annexation area. All three sites can (a) accommodate an audience greater than fifty (50) persons, (b) are located within two (2) miles of the area covered by the proposal, (c) are handicapped accessible, and (d) are facilities generally opened to and used by the public.

Site No. 1

City of Valley Park City Hall
320 Benton Street
Valley Park, MO 63088
636-225-5171
Contact person: Marguerite Wilburn, City Clerk

Site No. 2

Brignole Community Center
200 Second Street
Valley Park, MO 63088
636-225-5171
Contact person: Marguerite Wilburn, City Clerk

Site No. 3

Valley Park High School
1 Main Street
Valley Park, MO 63088
636-923-3500
Contact person: Dr. David Knes, Superintendent

ERIC M. MARTIN

Attorney at Law

109 Chesterfield Business Parkway
Chesterfield, MO 63005-1233

ericmartin@ericmartinlaw.com

636-530-1515

FAX 636-530-1556

June 28, 2010

Hon. Nathan Grellner, Mayor, and
Valley Park, Missouri, Board of Aldermen
City of Valley Park
320 Benton Street
Valley Park, MO 63088

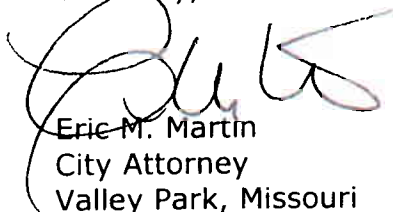
Re: Legal Opinion of Annexation Proposal for "The Southwest Equestrian
Annexation Area" to Mayor and Members of the Valley Park Board of
Aldermen as Proposing Agent

Gentlemen:

In accordance with the rules and regulations of the St. Louis County
Boundary Commission, I am obligated to render an opinion of the proposed
annexation by Valley Park, known as the Valley Park Southwest Equestrian
Annexation Area.

Based on my review of the annexation proposal for the "Valley Park
Southwest Equestrian Annexation Area" and relevant documents, it is my
opinion that all statutory requirements applicable to the City of Valley Park,
Missouri, have been satisfied in connection with its annexation proposal.

Sincerely,



Eric M. Martin
City Attorney
Valley Park, Missouri

EMM:ss



Mayor's Office
Tel: 636-225-5171
Fax: 636-225-0643

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June 28, 2010

St. Louis County Boundary Commission
168 N. Meramec, Suite 140
St. Louis, MO 63105

Re: The Southwest Equestrian Annexation Area
Valley Park, Missouri

Dear Commission Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations as revised in December, 2005, please be advised that the proposal for annexation of the Valley Park Southwest Equestrian Annexation Area does not seek any changes in fire protection and emergency medical services.

This opinion is rendered on behalf of the City and its Board of Aldermen in accordance with Ordinance No. 1825 of the City of Valley Park, Missouri.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nathan Grellner", with a long horizontal stroke extending to the right.

Nathan Grellner
Mayor

320 Benton Street, Valley Park Missouri 63088

www.valleyparkmo.org

**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 Mayor and Board of Aldermen of the City of Valley Park, Missouri, as the proposing agent, on _____ . The following legal description has been submitted by the City of Valley Park for the tract to be annexed, the "Valley Park Unincorporated Pocket Annexation Area." The Commission will consider the proposed boundary change by the City of Valley Park. A legal description of the area to be included in the corporate limits of the City of Valley Park 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 _____, 2010, at _____ in Valley Park, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented to 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.

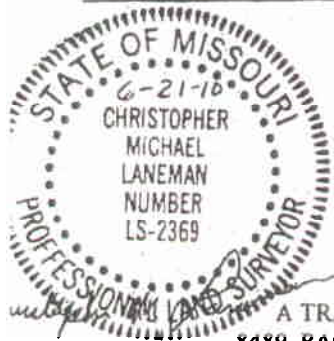
A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 168 N. Meramec, Suite 140, St. Louis, Missouri 63105, during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 314-836-3005.

**Secretary of St. Louis County
Boundary Commission**

Dated: _____, 2010

POEHLMAN & PROST, INC.

Land Surveying and Civil Engineering



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

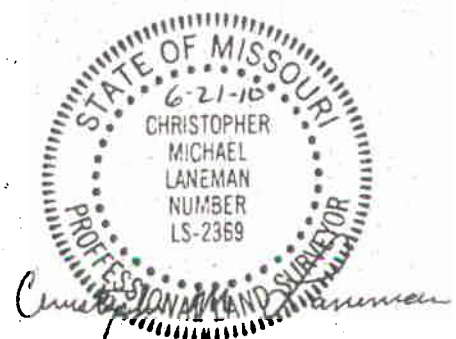
E-Mail: ppi@poehlman-prost.com

THE SOUTHWEST EQUESTRIAN AREA

A TRACT OF LAND CONSISTING OF 6 PARCELS OF GROUND RECORDED IN 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 MERAMEC STATION ROAD, 40 FEET WIDE AND PART OF INTERSTATE I-44 ALL BEING LOCATED IN U.S. SURVEY'S 879 AND 880, AND PART OF FRACTIONAL SECTION 25 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 01 DEGREES 27 MINUTES WEST ALONG THE LINE BETWEEN RANGES 4 & 5 OF TOWNSHIP 44 NORTH, A DISTANCE OF 3.30 FEET TO THE EAST QUARTER CORNER OF SECTION 25; THENCE NORTH 88 DEGREES 19 MINUTES WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 25, A DISTANCE OF 20.13 PLUS OR MINUS TO THE APPROXIMATE WESTERN RIGHT OF WAY LINE OF HILLSBORO ROAD, 40 FEET WIDE; THENCE NORTH 04 DEGREES 48 MINUTES 30 SECONDS WEST ALONG THE APPROXIMATE WESTERN LINE OF HILLSBORO ROAD, A DISTANCE OF 528.01 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERN RIGHT OF WAY LINE OF HILLSBORO ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 08 MINUTES WEST 96.57 FEET, NORTH 45 DEGREES 00 MINUTES WEST 120.57 FEET, NORTH 42 DEGREES 41 MINUTES WEST 122.51 FEET, NORTH 38 DEGREES 54 MINUTES WEST 55.54 FEET, NORTH 34 DEGREES 38 MINUTES WEST 87.82 FEET, NORTH 29 DEGREES 50 MINUTES WEST 64.86 FEET, NORTH 27 DEGREES 37 MINUTES WEST 125.93 FEET, NORTH 26 DEGREES 36 MINUTES WEST 43.28 FEET, NORTH 19 DEGREES 24 MINUTES WEST 54.47 FEET, NORTH 11 DEGREES 53 MINUTES WEST 38.66 FEET, NORTH 04 DEGREES 59 MINUTES WEST 48.90 FEET, NORTH 04 DEGREES 01 MINUTES EAST 55.05 FEET, NORTH 10 DEGREES 14 MINUTES EAST 421.34 FEET, NORTH 13 DEGREES 49 MINUTES EAST 385.02 FEET, NORTH 11 DEGREES 45 MINUTES EAST 78.86 FEET AND NORTH 06 DEGREES 53 MINUTES 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 02 MINUTES 30 SECONDS WEST A DISTANCE OF 793.40 FEET TO A POINT; THENCE NORTH 18 DEGREES 27 MINUTES 30 SECONDS EAST A DISTANCE OF 379.69 FEET TO A POINT; THENCE NORTH 10 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 458.68 FEET TO A POINT; THENCE NORTH 14 DEGREES 04 MINUTES 30 SECONDS EAST A DISTANCE OF 431.37 FEET TO A POINT; THENCE NORTH 40 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 550.77 FEET TO A POINT; THENCE NORTH 23 DEGREES 15 MINUTES EAST A DISTANCE OF 922.81 FEET TO THE NORTHERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-44; THENCE NORTH 78 DEGREES 29 MINUTES EAST ALONG SAID NORTHERN LINE OF INTERSTATE HIGHWAY I-44, A DISTANCE OF 1303.43 FEET TO A POINT ON 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 12 DEGREES 19 MINUTES 41 SECONDS 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, A

DISTANCE OF 1220.36 FEET TO A POINT; THENCE SOUTH 02 DEGREES 45 MINUTES WEST A DISTANCE OF 3950.18 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 45 MINUTES WEST A DISTANCE OF 615.45 FEET TO THE POINT OF BEGINNING, CONTAINING 6531818 SQUARE FEET OR 149.95 ACRES MORE OR LESS ACCORDING TO CALCULATIONS BY POEHLMAN & PROST INC. FROM AVAILABLE RECORDS.





Mayor's Office
Tel: 636-225-5171
Fax: 636-225-0643

City Hall
Tel: 636-225-5171
Fax: 636-225-0643

Municipal Court
Tel: 636-225-5696
Fax: 636-225-0643

June 28, 2010

St. Louis County Boundary Commission
168 N. Meramec, Suite 140
St. Louis, MO 63105

Re: The Southwest Equestrian Annexation Area
Valley Park, Missouri
Effective Date of Annexation

Dear Commission Members:

The effective date of this annexation shall be six (6) months following the date of election if the proposition is approved, pursuant to Section 72.409(1) RSMo.

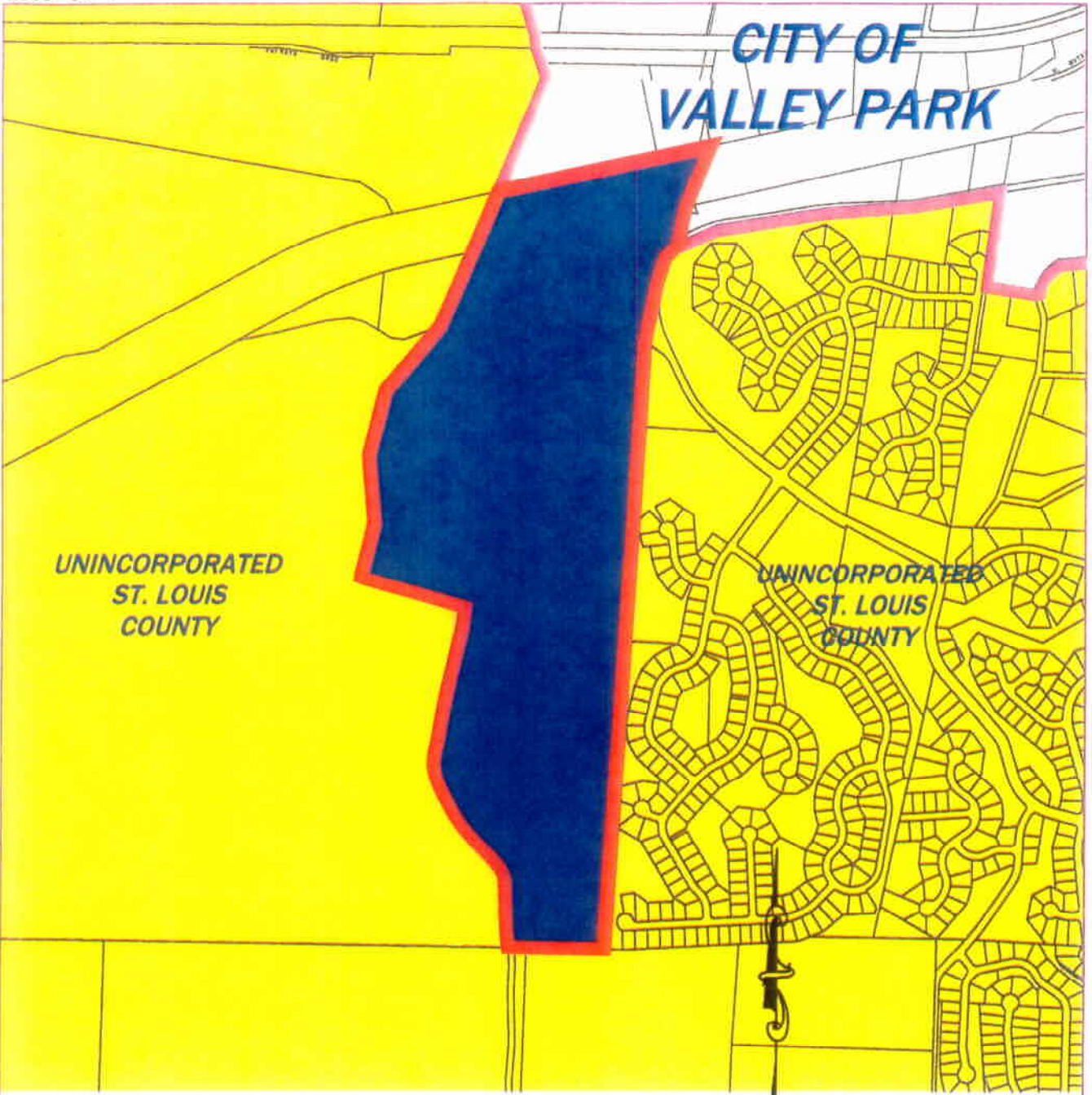
Sincerely,

Nathan Grellner
Mayor

Section 5 – Maps

The following maps are attached:

CITY OF VALLEY PARK



Proposed Annexed Area



Existing City Limits



Existing St. Louis County Limits

1"=1000'



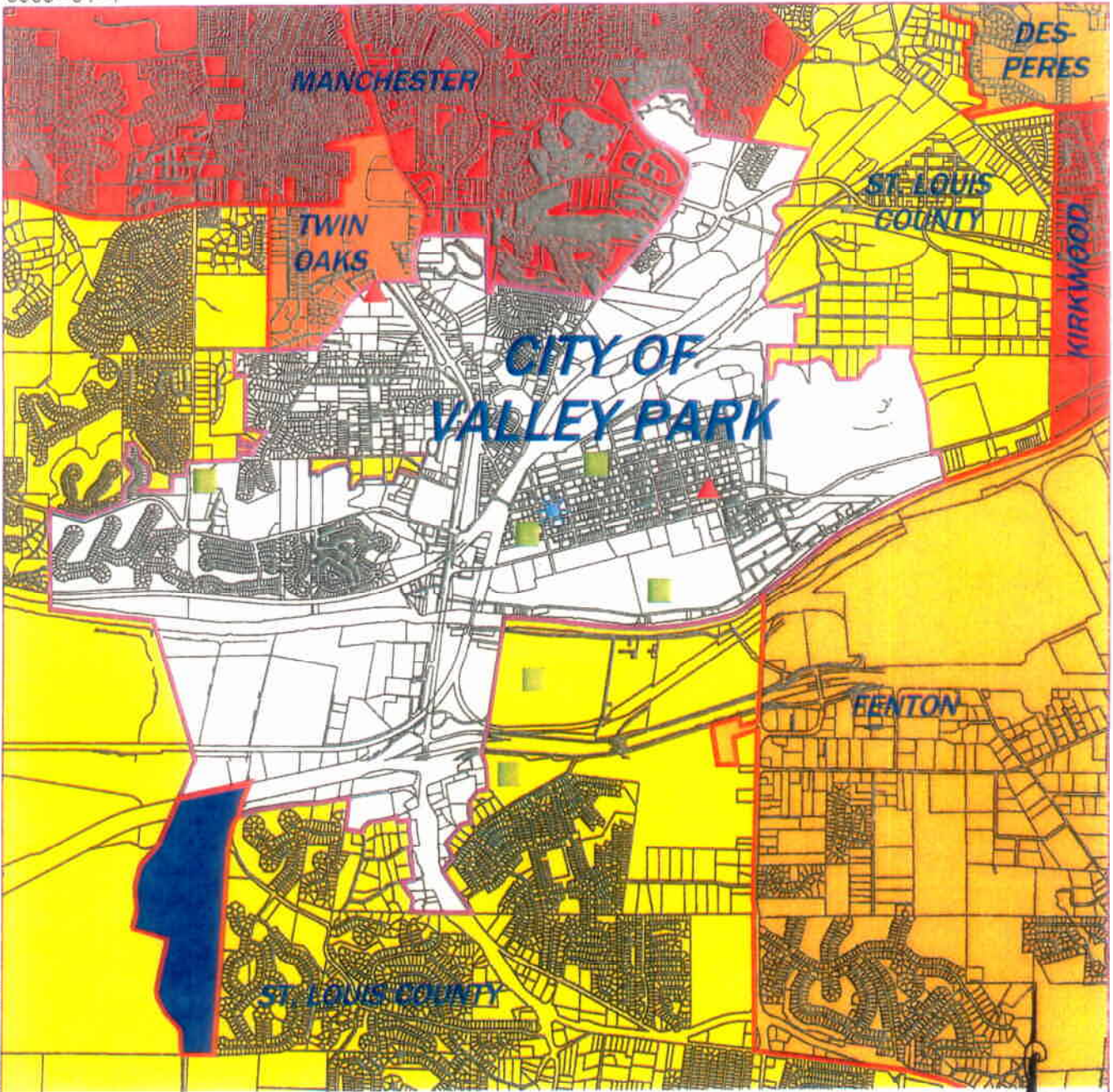
T:\Clients\Valley Park\0006-04-1 Annexation\img\Unincorporated Parcel.dwg Jun 18, 2010 - 3:46pm, CDA



Weis Design Group

16296 Westwoods Business Park Dr.
 Ellisville, Mo. 63021
 phwa@phweis.com
 (636) 207-0832
 (618) 874-0320
 f. (636) 207-0328

**PROPOSED ANNEXATION AREA
 SOUTHWEST EQUESTRIAN AREA
 VALLEY PARK, MO**



Proposed Annexed Area

Existing City Limits



City Hall/Police Station



Fire Station



Park



1" = 3000'

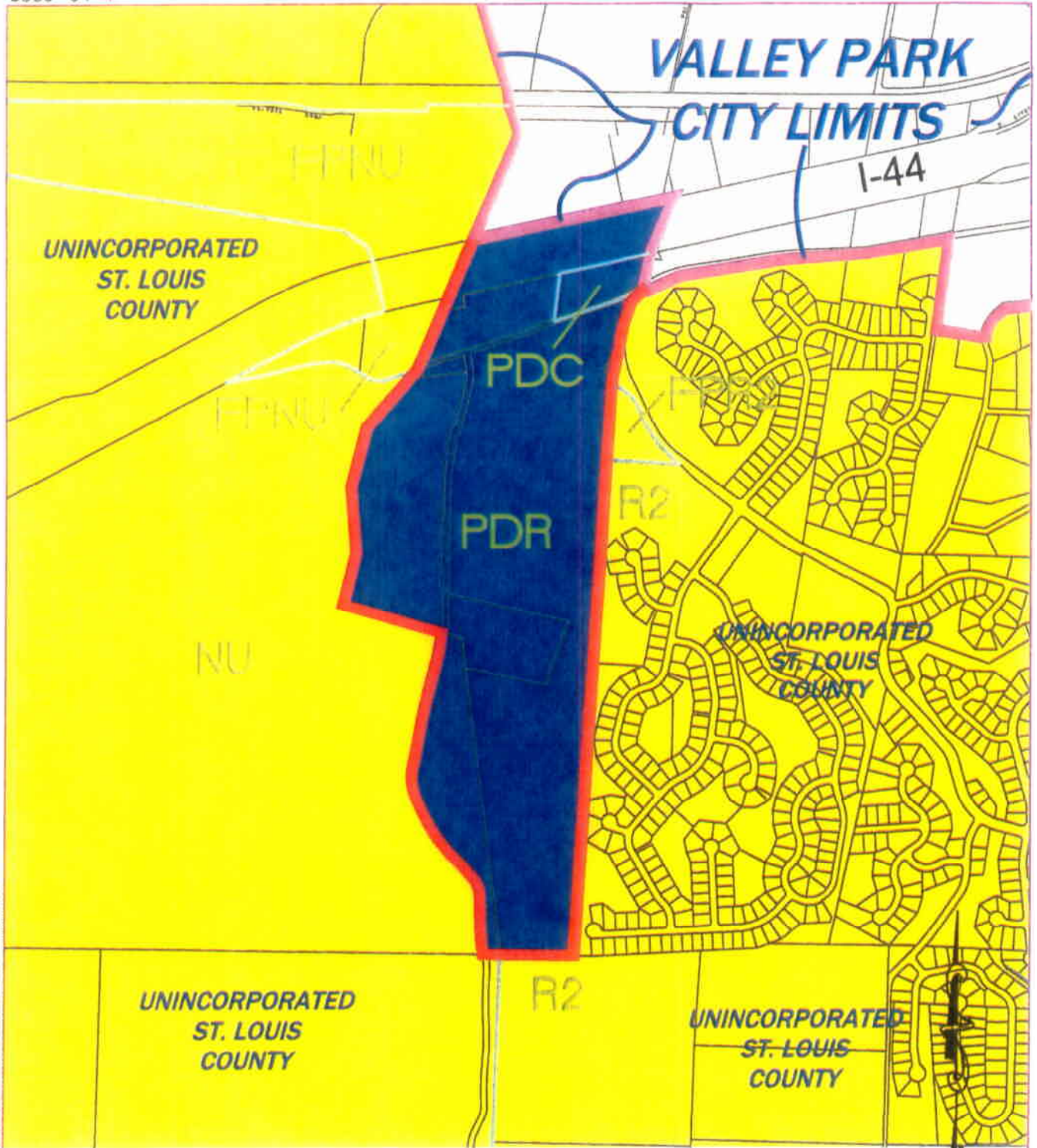
T:\Clients\Valley Park\0006-04-1 Annexation\Map\Unincorporated\Final.dwg Jun 16, 2010 - 3:48pm, CEM



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PROPOSED ANNEXATION AREA
SOUTHWEST EQUESTRIAN AREA
VALLEY PARK, MO



Proposed Annexed Area

Proposed Zoning

N.T.S.



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**PROPOSED ANNEXATION AREA
 SOUTHWEST EQUESTRIAN AREA
 VALLEY PARK, MO**