

Annexation
Area - Unincorporated Pocket

Official Application Submittal For Annexation
Unincorporated Pocket
City Of Valley Park, Missouri

June, 2010

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Section 1 – Executive Summary

The proposed annexation area lies in the "heart" of incorporated Valley Park consisting of seven (7) single-family land parcels on large lots, a cemetery, and a church, all on 17.137 acres. The area formed when voluntary annexations were made in the 1970s followed by a larger annexation to the west in the 1980s.

The City has long maintained Main Street through the unincorporated area. The proposed annexation meets all the requirements of an unincorporated pocket as set forth in Section 72.407 RSMo.

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

Introduction

This proposal seeks to annex 17.137 acres consisting of ten (10) land parcels containing seven (7) single-family residences. The area has a residential density in excess of one (1) dwelling per three (3) acres and contains a population of no more than five hundred (500) and is accessible only by public roadway (Main Street) from the east and west. Main Street, other than the unincorporated area, lies wholly in the City of Valley Park to the east and west. This proposed annexation meets the statutory definition of Section 72.407(1)(2) RSMo. pertaining to "unincorporated pocket" as well as the definition promulgated by the Boundary Commission in its rules.

This annexation eliminates the only "unincorporated pocket" within the corporate limits of Valley Park.

(i) Geographic

- (1.) **General Description:** This 17.137 acres tract consists of one church on 1.21 acres (First Christian Science) and a graveyard (Sacred Heart Cemetery) which is owned by the Archbishop of St. Louis on four acres of land. It is accessed by Main Street, owned and maintained by the City of Valley Park, Missouri, to the east and west. There is no southern access as Fishpot Creek runs directly to the south. It is wholly surrounded in all directions by the City of Valley Park and is located in the central western portion of the City limits.
- (2.) **Maps.** Figure 1 depicting area to be annexed is contained in the attachments section.
- (3.) **Maps.** Figure 2 depicting 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)	17.137

(5.) Combined Total Acres and Street Distances.

Table 2
Combined Total Acres and Street Distances

	Proposed Area	Existing City	Combined Total
Land Acres	17.137	2545.0	2562.13
Miles of Public Streets	.325	34.0	34.33
Miles of Private Streets	.0	2.2	2.2

- (6.) Community of Interest. The entire annexed area is wholly surrounded by the City of Valley Park. The residents of the proposed area to be annexed access their area through the Valley Park public road system. The area is served by the Valley Park Fire Protection District, the Valley Park School District and is in the same zip code (63088) as the Valley Park Post Office.
- (7.) Subdivision Splits. There are no subdivision splits from this proposal.
- (8.) Contiguity. The proposed annexed area is one hundred percent (100%) contiguous to the existing City limits of Valley Park.
- (9.) Compactness. As a wholly-contiguous area, accessible only through the corporate limits of Valley Park, the area is compact.
- (10.) Unincorporated Pockets. No unincorporated pockets would be created by the annexation.
- (11.) Agreements with Municipalities. No other municipalities were consulted regarding this annexation proposal.
- (12.) Logical and Reasonable Boundaries. The annexation will cure an "unincorporated pocket" lying in the existing City limits of Valley Park. It therefore would create logical and reasonable boundaries to the City.

(ii) Financial

- (1.) Valley Park will receive only an estimated \$487.06 in increased revenues consisting of real and estimated personal property taxes. Nearly one-third (1/3) of the area, 5.43 acres, is owned by tax-exempt entities (Archdiocese of St. Louis and First Church of Christian Science and City of Valley Park). Valley Park currently maintains 127 Main Street which is actually part of Main Street, although outside the corporate limits. Since there is less than one-third (1/3) of a mile of streets, which have been historically maintained by the City, no new expense is expected to inure to the City. No estimate is available for gross receipts utilities and road and bridge tax. However, it is assumed these are marginal revenues.

Table 3
Estimated Revenues and Expenses

	Estimated Revenues	Estimated Expenses
2011	\$ 487.06	-
2012	\$ 487.06	-
2013	\$ 487.06	-

- (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.

**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 132, based on 2009 levy.

**Table 5
Anticipated Real Property Tax
Increases if Annexation Approved
2009 Levy**

	Appraised	Assessed ¹	Increase ²
2 Francis Ave.	\$ 27,700.00	\$ 5,260.00	\$ 24.72
127 Main Street	6,000.00	1,140.00	tax exempt
227 Main Street	12,400.00	2,360.00	11.09
227 Main Street (rear)	107,000.00	20,330.00	95.55
122 Main Street	182,200.00	58,300.00	tax exempt
112 Main Street	124,900.00	23,730.00	111.53
34 Main Street	153,700.00	29,210.00	137.29
44 Main Street	9,800.00	1,860.00	8.74
41 Main Street	193,500.00	61,920.00	tax exempt
Total	\$817,200.00	\$204,110.00	\$388.92

¹Assumes reassessment made at 2009 appraised land value without improvements.

²Applies 2009 Valley Park residential assessment of .4700.

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

Table 6
General Revenue

	Actual Revenue (Year End 6/30)	Actual Expense	Ending Balance
2007	\$2,795,618.60	\$2,764,859.64	\$415,195.82
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. 127 Main Street was quit-claimed by St. Louis County, Missouri, to the City of Valley Park, Missouri, on February 17, 2009, after the City requested the County improve culverts on the parcel, which provides the right-of-way for Main Street.

It is projected that at least \$250,000 in culvert improvements, excluding roadwork, is necessary. Funding for this project could come from several sources, including City general revenues, City restricted sales taxes for storm water or capital improvements or perhaps grants from a state or local agency. No time frame has been designated for the improvements.

(6.)(7.) Effect on Existing County Revenues. There would be minimal utility taxes that would be diverted to the City of Valley Park from St. Louis County. However, St. Louis County would continue to receive its real and personal property tax levy, therefore, any impact is minimal.

- (8.) Impact Fees. The City does have a Main Street Traffic Generation Trust Fund which would assess impact fees to new development along its corridor.
- (9.) St. Louis County Assessment Trust Fund. No trust fund exists for the area to be annexed.
- (10.) Subdivision Escrow Accounts. There are no subdivision escrow organizations in the area to be annexed.
- (11.) Impact on Tax Base. There is little to no impact on the tax base. The entire assessed value of the area is \$204,110 of which one-third is tax-exempt.

(iii) Services

- (1.)

**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. Street maintenance, snow removal, planning and zoning, street lighting, building code enforcement services, and police services would be provided in addition to City library privileges.
- (3.) Natural or Man-Made Barriers to Service. There are no natural or man-made barriers to impede service.

- (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	0.00	0.00
Industrial	0.00	0.00
Institutional/Governmental	5.43	32.00
Single-Family Residential	10.27	60.00
Multi-Family Residential	0.00	0.00
Vacant	1.44	8.00

- (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 single-family residential or large lots, with a church and cemetery area. As the area would be re-zoned R1, (Residential Single-Family large lots), there would be no non-conformities as churches and cemeteries are permitted uses. 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

This is an "unincorporated pocket" in the City limits of Valley Park. The receipt refusal by St. Louis County to maintain its streets and rather to simply transfer the "problem" to Valley Park is illustrative of why annexation is beneficial to the community and county as a whole. It is why the legislature has encouraged the annexation of these areas by requiring only a separate majority vote from the municipality and a majority of votes cast in the whole municipality which would result in a boundary change. (72.407(1)(2) RSMo.

Section 3 – Certifications

THE FOLLOWING CERTIFICATIONS ARE ATTACHED:

Certification Regarding Unincorporated Territory

Certification Regarding Subdivisions

Certification Regarding Overlapping Proposals

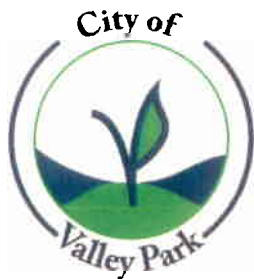
Certification Regarding 15% Boundary

**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: Valley Park Unincorporated Pocket Annexation Area

Dear Commission Members:

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

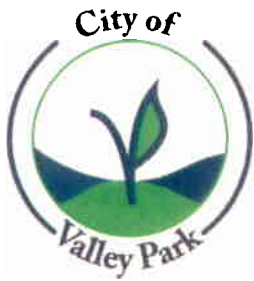
1. **Certification Regarding Unincorporated Territory.**
This is to certify that the proposed annexation area includes territory that is less than fifty percent (50%) of the combined land subject to the proposal.
2. **Certification Regarding Subdivisions.**
This is to certify that no platted subdivisions 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

June 28, 2010

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

Re: Valley Park Unincorporated Pocket Annexation Area

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 Valley Park Unincorporated Pocket 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



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Tel: 636-225-5171
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: Valley Park Unincorporated Pocket Annexation Area

Commission Members:

In accordance with the St. Louis County Boundary Commission Rules, revised 2005, I certify the Valley Park Unincorporated Pocket 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 No. 1826 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. 1991

ORDINANCE NO. 1826

**A NEW ORDINANCE APPROVING A
PLAN OF INTENT FOR THE ANNEXATION
OF AN UNINCORPORATED AREA CONSISTING
OF 17.137 ACRES TO BE KNOWN AS VALLEY PARK
UNINCORPORATED POCKET 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 Valley Park Unincorporated Pocket 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 "Valley Park Unincorporated
Pocket 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 Unincorporated Pocket
Annexation Area.

Based on my review of the annexation proposal for "Valley Park
Unincorporated Pocket 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



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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: Valley Park Unincorporated Pocket Annexation Area

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 Unincorporated Pocket 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. 1826 of the City of Valley Park, Missouri.

Sincerely,

Nathan Greiner
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.

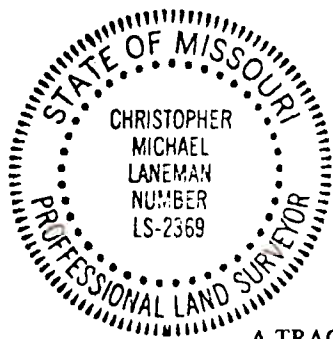
A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 168 N. Meramec, Suite 140, St. Louis, Missouri 63105, during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 314-836-3005.

**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

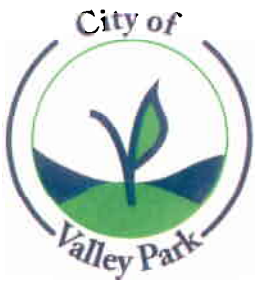
UNINCORPORATED POCKET

A TRACT OF LAND CONSISTING OF 10 PARCELS OF GROUND RECORDED IN DEED BOOK 18314, PAGE 2203, DEED BOOK 18221, PAGE 1434, DEED BOOK 17071, PAGE 168, DEED BOOK 16604, PAGE 2686, DEED BOOK 18570, PAGE 1349, DEED BOOK 11541, PAGE 2084, DEED BOOK 7644, PAGE 1984, DEED BOOK 11541, PAGE 2086, DEED BOOK 11132, PAGE 309 AND DEED BOOK 6565, PAGE 533, ALL BEING LOCATED IN LOT 6 AND LOT 16 OF MERAMEC PACIFIC RAILROAD SUBDIVISION IN U.S. SURVEY 2999 ALIAS 2004 RECORDED IN PLAT BOOK 6, PAGE 97 OF THE CITY (FORMER COUNTY) RECORDS, IN TOWNSHIP 44 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID U.S. SURVEY 2999 ALIAS 2004 BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PARKSIDE COMMONS LLC, RECORDED IN DEED BOOK 18314, PAGE 2203 OF SAID COUNTY RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 4 OF PARKSIDE COMMONS, A SUBDIVISION RECORDED IN PLAT BOOK 353, PAGES 123 AND 124 OF SAID COUNTY RECORDS; THENCE NORTH 88 DEGREES 42 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID U.S. SURVEY 2999 ALIAS 2004, A DISTANCE OF 2205.33 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FIRST CHURCH OF CHRIST SCIENTIST RECORDED IN DEED BOOK 7644, PAGE 1984 OF SAID COUNTY RECORDS; THENCE SOUTH 17 DEGREES 41 MINUTES 35 SECONDS WEST ALONG THE EASTERN LINE OF FIRST CHURCH OF CHRIST SCIENTIST AND ALONG THE PROLONGATION OF SAID LINE, BEING THE CENTERLINE OF MAIN STREET, 40 FEET WIDE, A DISTANCE OF 467.18 FEET TO A POINT ON SAID CENTERLINE AT THE PROLONGATION SOUTHEASTERLY OF A TRACT OF LAND CONVEYED TO LUTHER AND BETTY CRITES RECORDED IN DEED BOOK 6565, PAGE 533 OF SAID COUNTY RECORDS; THENCE DEPARTING SAID CENTERLINE, NORTH 72 DEGREES 18 MINUTES 26 SECONDS WEST ALONG SAID PROLONGATION AND SAID SOUTHERN LINE OF CRITES, A DISTANCE OF 431.19 FEET TO THE SOUTHWESTERN CORNER OF SAID CRITES TRACT, SAID POINT ALSO BEING LOCATED ON THE EASTERN PROPERTY LINE OF A TRACT OF LAND CONVEYED TO GREG AND TAMMY REEL RECORDED IN DEED BOOK 11541, PAGE 2084 OF SAID COUNTY RECORDS; THENCE SOUTH 17 DEGREES 31 MINUTES 54 SECONDS WEST ALONG THE EASTERN LINE OF TRACT TO REEL, A DISTANCE OF 231.97 FEET TO THE SOUTH EASTERN CORNER THEREOF; THENCE SOUTH 88 DEGREES 42 MINUTES 15 SECONDS WEST ALONG THE SOUTHERN LINE OF SAID TRACT TO REEL AND ITS PROLONGATION WESTERLY, A DISTANCE OF 172.64 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF VALLEY PARK RECORDED IN DEED BOOK 439, PAGE 300 OF SAID COUNTY RECORDS; THENCE NORTH 01 DEGREES 17 MINUTES 45 SECONDS WEST ALONG SAID EASTERN LINE OF THE CITY OF VALLEY PARK, A DISTANCE OF 103.57 FEET TO THE SOUTHEASTERN CORNER OF A TRACT OF LAND CONVEYED TO THE ARCHBISHOP OF ST LOUIS, RECORDED IN DEED BOOK 18570, PAGE 1349 OF SAID COUNTY RECORDS; THENCE SOUTH 88 DEGREES 42 MINUTES 15 SECONDS WEST ALONG THE SOUTHERN LINE OF SAID TRACT TO THE ARCHBISHOP OF ST LOUIS, A DISTANCE OF 418.98 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING LOCATED ON THE EASTERN LINE OF A TRACT A LAND CONVEYED TO WILLIAM AND MARCIA WALSH, RECORDED IN DEED BOOK 16604, PAGE 2686 OF SAID COUNTY

RECORDS; THENCE SOUTH 01 DEGREES 17 MINUTES 45 SECONDS EAST ALONG SAID EASTERN LINE OF WALSH, A DISTANCE OF 103.72 FEET TO THE SOUTHEASTERN CORNER OF SAID TRACT TO WALSH; THENCE SOUTH 88 DEGREES 42 MINUTES 15 SECONDS WEST, ALONG THE SOUTHERN LINE OF SAID WALSH TRACT, A DISTANCE OF 15.00 FEET TO A POINT ON THE CENTERLINE OF FISH POT CREEK; THENCE ALONG THE CENTERLINE OF SAID FISH POT CREEK AND THE SOUTHERN LINE OF SAID WALSH TRACT, NORTH 55 DEGREES 23 MINUTES 45 SECONDS WEST A DISTANCE OF 54.60 FEET TO A POINT; THENCE SOUTH 50 DEGREES 43 MINUTES 15 SECONDS WEST A DISTANCE OF 139.00 FEET TO A POINT; THENCE NORTH 83 DEGREES 14 MINUTES 45 SECONDS WEST A DISTANCE OF 68.20 FEET TO A POINT; THENCE NORTH 05 DEGREES 01 MINUTES 45 SECONDS WEST A DISTANCE OF 81.82 FEET TO A POINT; THENCE NORTH 21 DEGREES 13 MINUTES 15 SECONDS WEST, A DISTANCE OF 212.90 FEET TO A POINT; THENCE NORTH 13 DEGREES 40 MINUTES 45 SECONDS WEST, A DISTANCE OF 133.00 FEET TO A POINT; THENCE NORTH 72 DEGREES 08 MINUTES 32 SECONDS WEST, A DISTANCE OF 64.96 FEET TO THE SOUTHEASTERN CORNER OF A TRACT OF LAND CONVEYED TO PARKSIDE COMMONS LLC, RECORDED IN DEED BOOK 18314, PAGE 2203 OF SAID COUNTY RECORDS; THENCE CONTINUING ALONG SAID CENTERLINE OF FISH POT CREEK, BEING THE SOUTHERN PROPERTY LINE OF SAID PARKSIDE COMMONS LLC, SOUTH 86 DEGREES 43 MINUTES 15 SECONDS WEST, A DISTANCE OF 156.77 FEET TO A POINT; THENCE SOUTH 75 DEGREES 11 MINUTES 15 SECONDS WEST, A DISTANCE OF 147.65 FEET TO A POINT; THENCE SOUTH 70 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF 114.70 FEET TO A POINT; THENCE SOUTH 58 DEGREES 53 MINUTES 15 SECONDS WEST, A DISTANCE OF 209.30 FEET TO A POINT; THENCE NORTH 14 DEGREES 25 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 75 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 128.93 FEET TO A POINT ON THE EASTERN LINE OF LOT 4 OF PARKSIDE COMMONS, A SUBDIVISION RECORDED IN PLAT BOOK 353, PAGES 123 AND 124 OF THE ST LOUIS COUNTY RECORDS; THENCE NORTH 01 DEGREES 33 MINUTES 45 SECONDS WEST ALONG THE EASTERN LINE OF SAID LOT 4, A DISTANCE OF 295.95 FEET TO THE POINT OF BEGINNING, CONTAINING 746484 SQUARE FEET OR 17.137 ACRES ACCORDING TO CALCULATIONS BY POEHLMAN & PROST INC. IN DECEMBER OF 2009.





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: Valley Park Unincorporated Pocket Annexation Area
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,



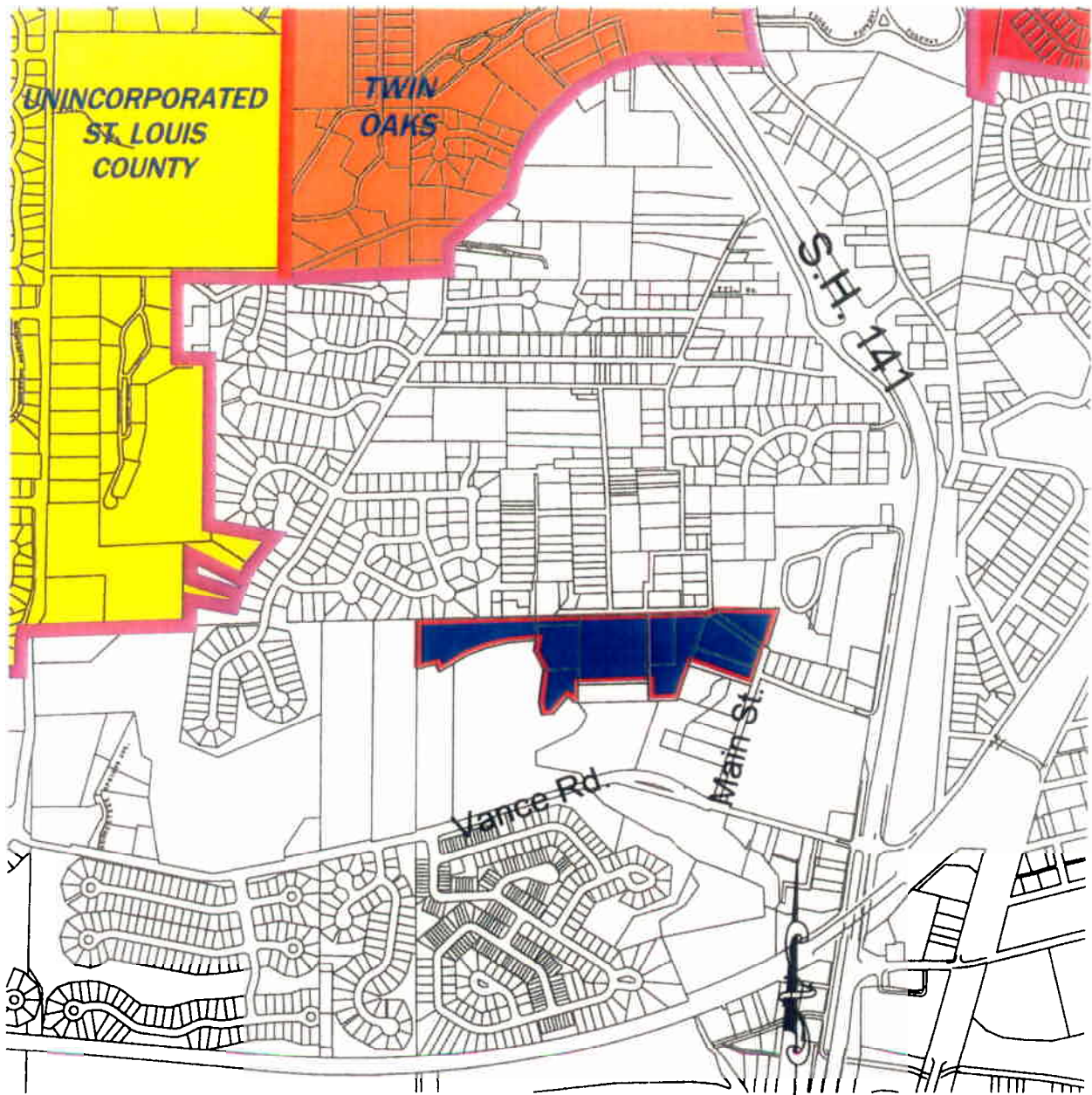
Nathan Grellner
Mayor

320 Benton Street, Valley Park Missouri 63088

www.valleyparkmo.org

Section 5 – Maps

The following maps are attached:



Proposed Annexed Area

Existing City Limits



Existing St. Louis County Limits

1"=1000'

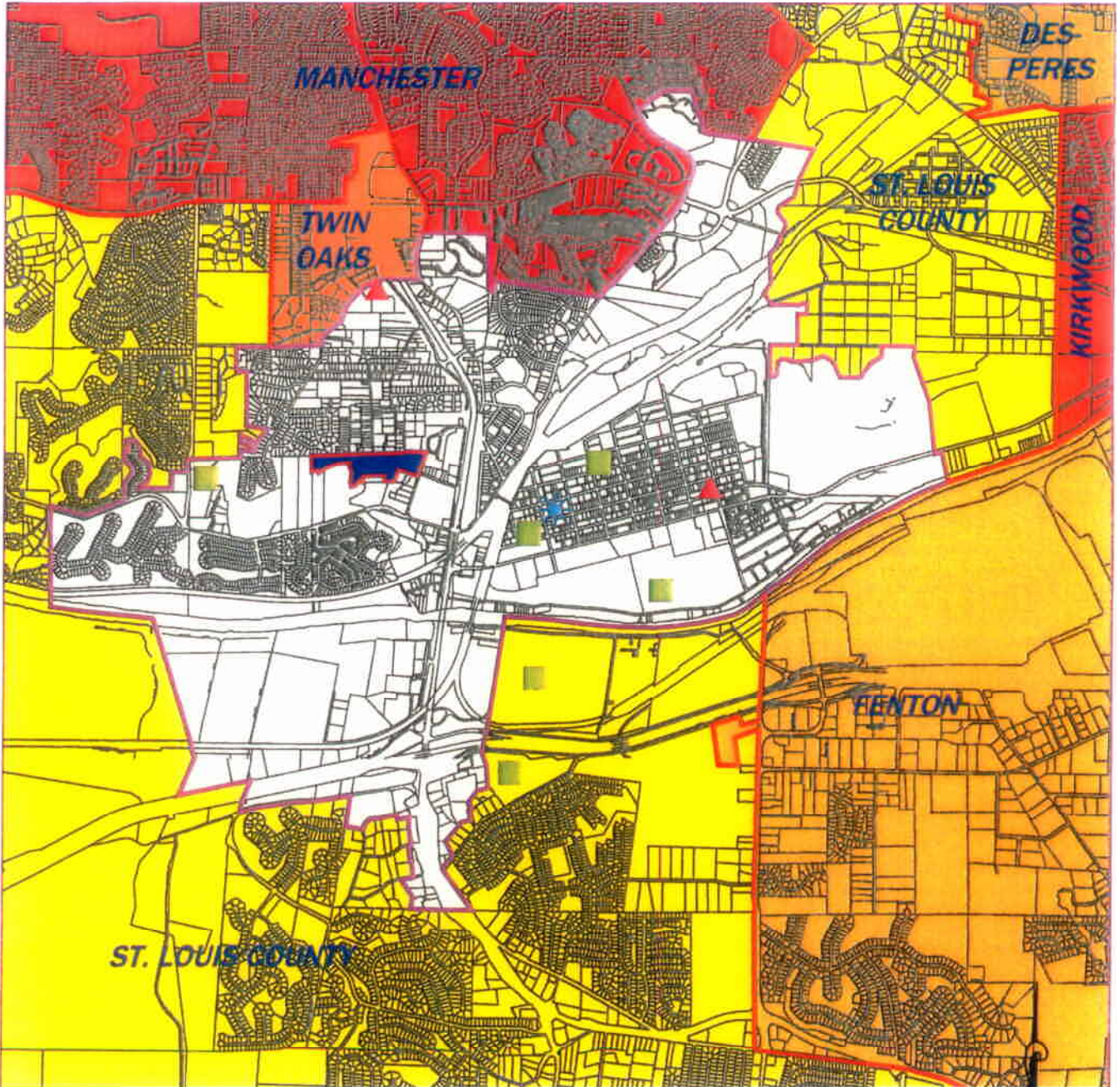


Weis Design Group

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

**PROPOSED ANNEXATION
 AREA - UNINCORPORATED POCKET
 VALLEY PARK, MO**

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-  Proposed Annexed Area
-  Existing City Limits
-  City Hall/Police Station
-  Fire Station
-  Park

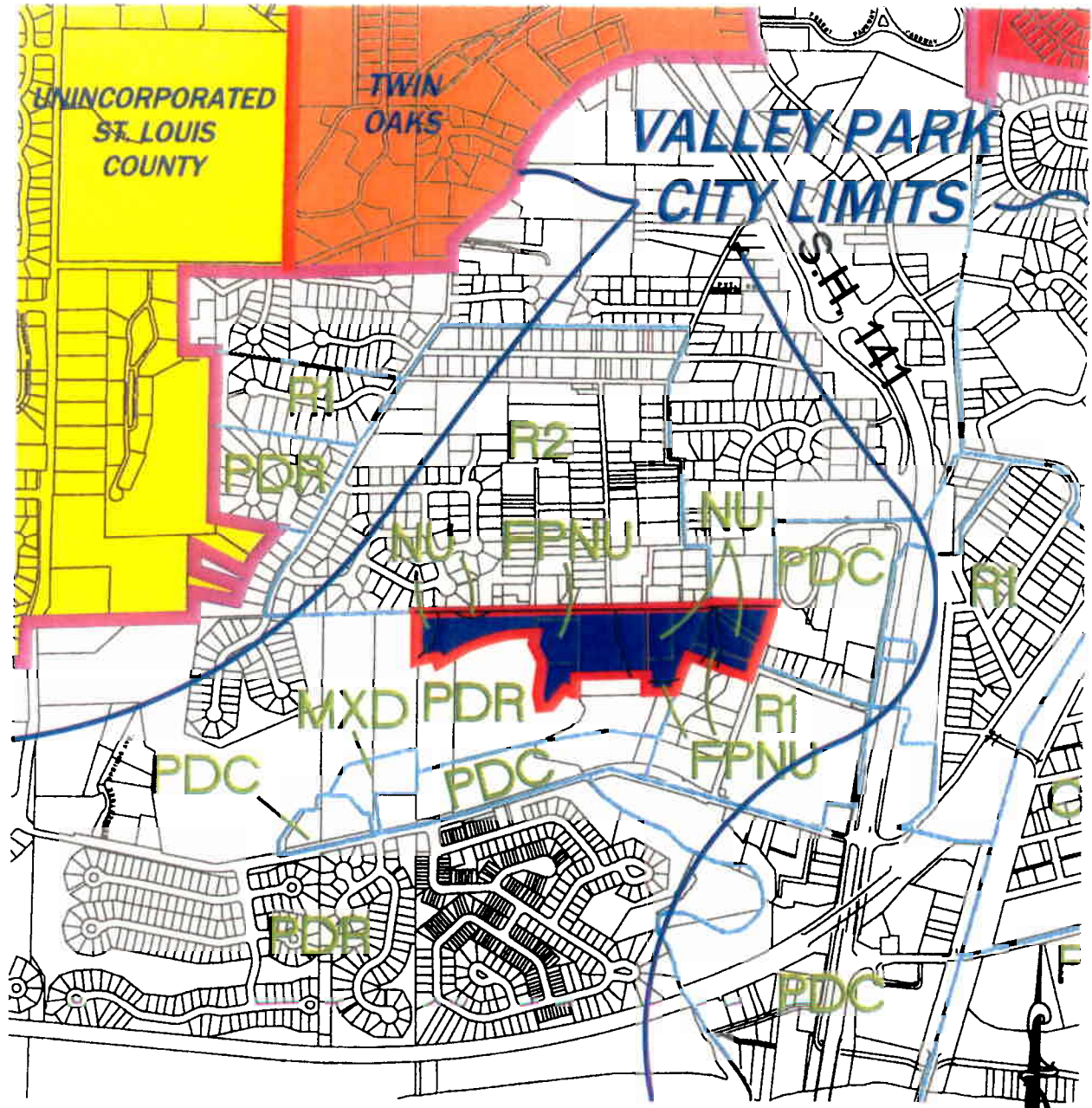


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**PROPOSED ANNEXATION
 AREA - UNINCORPORATED POCKET
 VALLEY PARK, MO**



Proposed Annexed Area

Existing Zoning

N.T.S.

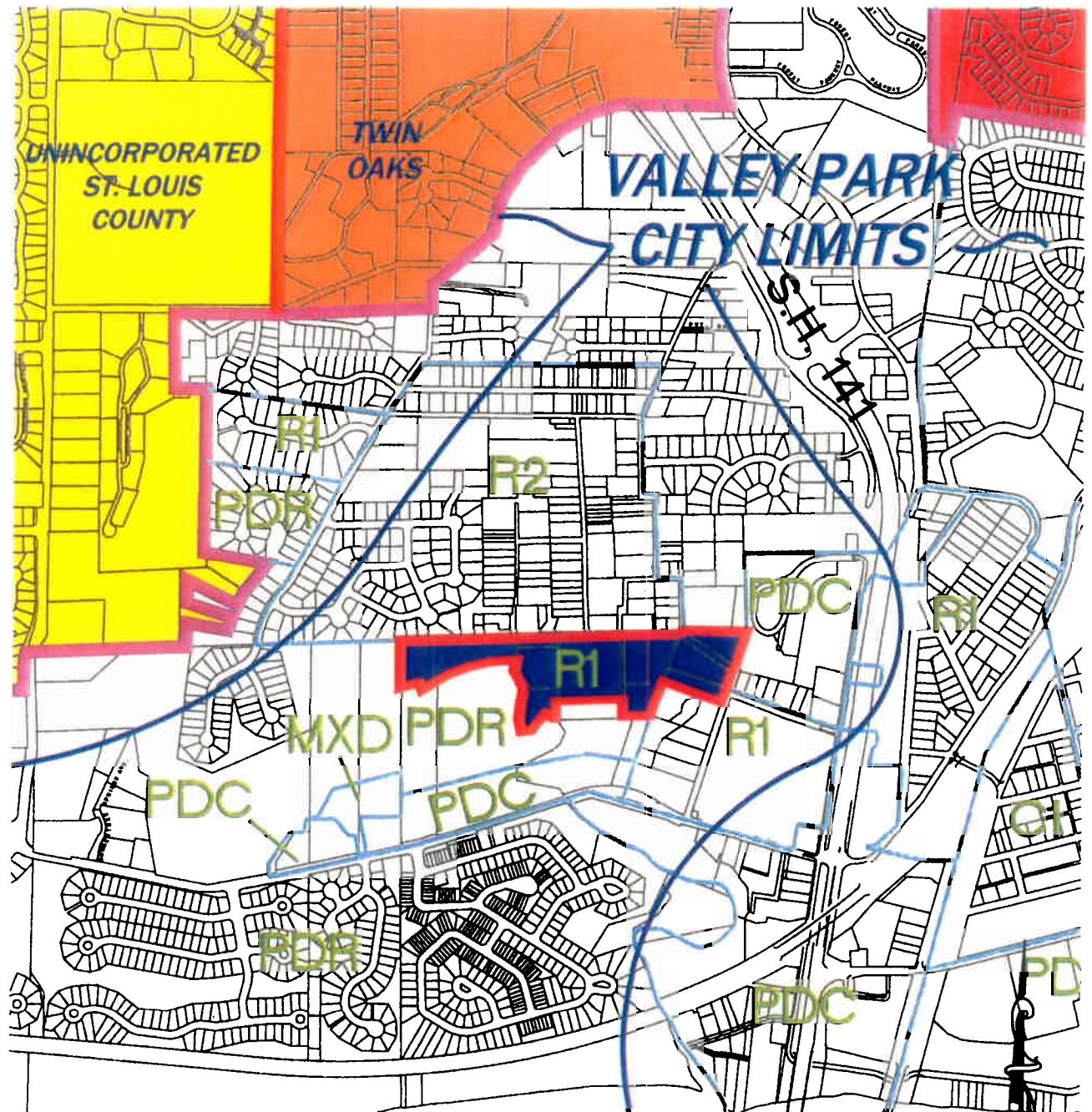


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**PROPOSED ANNEXATION
 AREA - UNINCORPORATED POCKET
 VALLEY PARK, MO**

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Proposed Annexed Area

Proposed Zoning

N.T.S.



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**PROPOSED ANNEXATION
 AREA - UNINCORPORATED POCKET
 VALLEY PARK, MO**

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