

**APPLICATION FOR SIMPLIFIED BOUNDARY
CHANGE FOR TRANSFER OF JURISDICTION
BETWEEN THE MUNICIPALITIES OF
THE CITY OF ST. ANN, MISSOURI
AND
THE CITY OF BRIDGETON, MISSOURI.**

Submitted by the City of St. Ann as Proposing Agent

Submitted this 13th day of November, 2014

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1

EXECUTIVE SUMMARY

The Application for Simplified Boundary Change for Transfer of Jurisdiction Between the Municipalities of the City of St. Ann, Missouri and the City of Bridgeton, Missouri submitted by the City of St. Ann involves changes to common boundaries between the City of St. Ann, Missouri and the City of Bridgeton, Missouri. The proposal encompasses only changes within certain business districts to simplify boundaries regarding commercial developments that have taken place in recent years. This does not involve any residential properties. Two parcels of .96 acres and 1.55 acres are going to St. Ann. Two parcels of .15 acres and .87 acres are going to Bridgeton.

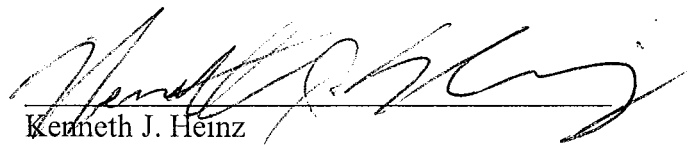
Both the City of St. Ann and the City of Bridgeton are in favor of the proposal. There is no adverse effect on any other person. This is a relatively minor adjustment and should be dealt with on a simplified basis.

The adjustment of boundaries will only involve simplifying provision of services and taxation regarding commercial parcels.

There are no significant or relevant issues related to the proposal.

The proposer is not requesting any special consideration of exceptions to be taken by the Boundary Commission.

The undersigned has been designated as the proposing agent on behalf of the City of St. Ann.



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APPLICATION FOR SIMPLIFIED BOUNDARY CHANGE FOR TRANSFER OF JURISDICTION BETWEEN THE MUNICIPALITIES OF THE CITY OF ST. ANN, MISSOURI AND THE CITY OF BRIDGETON, MISSOURI.

I. Geographic

- (1) The properties to be transferred are portions of properties that are part of a defunct regional shopping mall, former Northwest Plaza. They are located at the southeast corner of Lindberg Boulevard, US Highway 67 and St. Charles Rock Road, MO Highway 180. Other boundaries include, to the east Adie Road and to the south Old St. Charles Road.
- (2) The current boundary dividing the cities of Bridgeton and St. Ann is based on a distance of 400 feet, measured in an eastward direction from the centerline of Lindberg Boulevard, US Highway 67. As such, the boundary line bisects numerous properties within the former Northwest Plaza development. This causes numerous conflicts as it relates to taxation and the delivery of municipal services. By revising the boundary location whole properties can be placed in either the City of Bridgeton or St. Ann and the taxation and the delivery of services can be simplified.
- (3) See attached map titled, NEW CITY LIMITS LINE, THE CROSSINGS AT NORTHWEST, LINDBERG BLVD. & ST. CHARLES ROCK RD, CITIES OF BRIDGETON & ST. ANN, MISSOURI. (Exhibit 1)
- (4) See communities facilities map. (Exhibit 2)
- (5)

	Bridgeton, MO	St. Ann, MO
Population	11, 550	13,020
Area	9,753.6 ac.	2,035.2 ac.
Dwelling Units	5,088	6,496
- (6) There is no defined community of interest. The proposed boundary adjustment and property transfer will simplify the boundary between the City of Bridgeton and the City of St. Ann. It will eliminate the bisecting of multiple properties and simplify the taxation and provision of municipal services.
- (7) No subdivisions are being made a part of this boundary adjustment.
- (8) The transfer will promote the compactness of the jurisdiction to be transferred because of established shopping centers:
 - (a) No public rights-of-way are a part of this request. All parcels are serviced by an internal private road.
 - (b) The accessibility of the entire area for the delivery of services shall not be altered. This internal roadway and existing infrastructure of the defunct regional shopping center will be utilized.
 - (c) None.
 - (d) Yes.

- (9) All parcels to be transferred are currently are located along a common boundary between Bridgeton and St. Ann. However, many of the existing parcels are bisected by this municipal boundary. The movement of the boundary and transferring of the parcels will simplify and ensure only whole properties are located within each municipality along this particular boundary.
- (10) The current boundary dividing the cities of Bridgeton and St. Ann is based on a distance of 400 feet, measured in an eastward direction from the centerline of Lindberg Boulevard, US Highway 67. As such, the boundary line bisects numerous properties within the former Northwest Plaza development. This causes numerous conflicts as it relates to taxation and the delivery of municipal services. By revising the boundary location whole properties can be placed in either the City of Bridgeton or St. Ann and the taxation and the delivery of services can be simplified.

II. Financial

1. Existing Tax Rates

Tax	Parcel A	Parcel B	Parcel C	Parcel D
Property	9.9567%	9.9567%	10.1907%	10.1907%
Sales	8.363%	8.363%	8.675%	8.675%

Proposed Change in Tax Rates

Tax	Parcel A	Parcel B	Parcel C	Parcel D
Property	10.1907%	10.1907%	9.9567%	9.9567%
Sales	8.675%	8.675%	8.363%	8.363%

The tax structure will not change as a result of the land transfer; rather the rates for both property and sales tax will change to reflect the different rates in the municipalities. Both property and sales tax rates are slightly higher in the City of St. Ann. Note, the properties involved in the land transfer are currently considered to be blighted and underutilized, and as such, do not generate a significant amount of tax revenue. Until such time that the properties are improved, it is not anticipated that a significant amount of revenue from either sales or property tax will be produced.

- 2. The properties included in the land transfer are parcels within a larger defunct and blighted shopping mall. The properties do not generate a significant amount of tax revenue, nor do they require constant public services. Each parcel, as a single property, is not developable with regards to its size and shape. The parcels were created by subdivision from a parent property for the purpose of ensuring that all developable lots were located wholly in either the City of Bridgeton or St. Ann.
- 3. At this time it is not anticipated that public capital improvement projects will be necessary to service the parcels involved in the land transfer.
- 4. There are no readily identifiable extraordinary effects on the distribution of tax resources in St. Louis County from the land transfer.

5. The proposed land transfer will better align the cities of Bridgeton and St. Ann. The land transfer is not for the purpose of providing an impact to the tax base or to change the ability to raise tax revenue.

III. Services

1.

A. Existing Service Providers

Services	Parcel A	Parcel B	Parcel C	Parcel D
Police	Bridgeton	Bridgeton	St. Ann	St. Ann
Fire/EMS	West Overland	West Overland	West Overland	West Overland
Highways/Roads	Private internal road system	Private internal road system	Private internal road system	Private internal road system
Permitting/Building	Bridgeton	Bridgeton	St. Ann	St. Ann
Health	St. Louis County	St. Louis County	St. Louis County	St. Louis County
Taxation	St. Louis County	St. Louis County	St. Louis County	St. Louis County
Utilities	Private Providers	Private Providers	Private Providers	Private Providers

B. Proposed Service Providers

Services	Parcel A	Parcel B	Parcel C	Parcel D
Police	St. Ann	St. Ann	Bridgeton	Bridgeton
Fire/EMS	West Overland	West Overland	West Overland	West Overland
Highways/Roads	Private internal road system	Private internal road system	Private internal road system	Private internal road system
Permitting/Building	St. Ann	St. Ann	Bridgeton	Bridgeton
Health	St. Louis County	St. Louis County	St. Louis County	St. Louis County
Taxation	St. Louis County	St. Louis County	St. Louis County	St. Louis County
Utilities	Private Providers	Private Providers	Private Providers	Private Providers

C. No change in fees will result.

2. No natural or man-made barriers will impede the efficiency of delivery of the above services as a result of the land transfer.
3. The properties in question are currently blighted and as such, do not require the above services on a constant basis. Should the properties be improved, services may be provided at that time.

IV. Zoning/Land Use:

1. Map is attached. (Exhibit 3)
2. Properties in St. Ann are zoned “C-3” Regional Commercial District, while the properties in Bridgeton are zoned “B-2” Community Business District. Both districts are considered the prototypical standard euclidean zoning, which provide a list a permitted land uses and a set of static development standards. Of importance, is that both districts are aimed at regulating regional commercial activities, namely big box development land forms. Land uses permitted in one district are generally permitted in the other. Those properties to be transferred shall be zoned to “C-3” district if becoming part of St. Ann and “B-2” district if becoming a part of Bridgeton.

The existing land uses are generally underutilized regional commercial. Much of the land involved in the swap has been deemed blighted and is currently considered to be vacant or unimproved. None of the land to be included in the swap includes a whole structure. Further, not one of the properties to be obtained by either municipality is, individually, developable. In order to improve any of these parcels, they would be required to be merged with another adjacent property.

There are no expected detrimental impacts to either land use or zoning based on the proposed land swap. Both the proposed zoning as well as the existing land uses are essentially identical.

3. The changing of zoning designations to and from either the “C-3” or the “B-2” will not cause any non-conformities.

V. Summary:

The proposal is in the best interest of the receiving and contributing municipality, and no person is adversely affected by the proposal. Developed areas will be more compact and boundaries will follow the developments.

B. For Section 3 Certifications: Please see attached Certification.

C. For Section 4, Supporting Documents: At minimum the following information shall be addressed in the proposal. If the proposing agent determines that such information is not applicable to its proposal, they shall so state in writing.

- i. A certified copy of an ordinance adopted by each municipality approving the Transfer of Jurisdiction Boundary Change Proposal is attached hereto.
- ii. A list of no fewer than three (3) sites, (including contact person, address and telephone number) which can accommodate a public hearing appropriate for the size of the application is as follows:

City of St. Ann City Hall
10405 St. Charles Rock Road
St. Ann, MO 63074

Contact Shawn Seymour 314-447-1650

City of St. Ann Community Center
1 Community Center Drive
St. Ann, MO 63074

Contact Shawn Seymour 314-447-1650

City of Bridgeton City Hall
12355 Natural Bridge Road
Bridgeton, MO 63044

Contact David Bookless 314-739-7666

The sites are facilities generally open to and used by the public; are handicapped accessible; and are geographically located based on the following priorities:

- (a) Within the area covered by the proposal;
 - (b) Within two (2) miles of the area covered by the proposal;
 - (c) The offices of the Boundary Commission;
 - (d) Within the County seat of St. Louis County.
- iii. A copy of a legal opinion to the proposing agent(s) stating that all statutory requirements, which are applicable to the proposing agent(s), have been satisfied.

See Attached Exhibit 4.

- iv. A copy of a legal opinion to the proposing agent(s) stating that the proposal meets all the requirements of the statutes and the Rules of the Boundary Commission for Simplified Boundary Change Proposals.

See Attached Exhibit 4.

- v. Written statement from the proposing agent that It does not seek any change in fire protection and emergency medical services and also identifying the proposed effective date for the proposed boundary change **is attached as Exhibit 5.**
- vi. A draft of the proposed language, provided as to form by the Commission, for a public notice of public hearing **is attached as Exhibit 6** which includes:
- a) The identity of the proposing agent(s);
 - b) A clear, concise description of the proposed boundary change, which may include but not necessarily be confined to a legal description;
 - c) The proposal's official submittal date;
 - d) "Blanks" for the date, time and location of the hearing, identifying it as a function of the Boundary Commission, St. Louis County, Missouri.

LAND DESCRIPTION AREA "A"
CITY OF BRIDGETON TO CITY OF ST. ANN:

A TRACT OF LAND BEING PART OF LOTS 4 AND 5 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 293.10 FEET; THENCE DEPARTING THE CITY BOUNDARY LINE NORTH 34°18'39" WEST 205.62 FEET TO THE EASTERLY LINE OF LINDBERGH BOULEVARD, VARIABLE WIDTH; THENCE ALONG THE EASTERLY LINE OF SAID LINDBERGH BOULEVARD AND THE SOUTHERLY LINE OF AFOREMENTIONED ST. CHARLES ROCK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 54°15'27" EAST 93.89 FEET; THENCE NORTH 67°06'30" EAST 92.78 FEET; THENCE SOUTH 82°11'30" EAST 113.17 FEET; THENCE SOUTH 54°06'00" EAST 47.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.96 ACRES MORE OR LESS.

LAND DESCRIPTION AREA "B"
CITY OF BRIDGETON TO CITY OF ST. ANN:

A TRACT OF LAND BEING PART OF LOTS 4 AND 5 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406 AND 1203, AND PART OF U.S. SURVEY 1203, WITHIN TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 513.56 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°07'29" WEST 772.28 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 225.93 FEET TO A POINT ON THE CURVE; THENCE DEPARTING THE CITY BOUNDARY LINE NORTH 21°59'02" EAST 7.37 FEET; THENCE NORTH 21°07'35" EAST 92.73 FEET; THENCE NORTH 22°05'49" EAST 309.97 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 117.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 68.51 FEET; THENCE NORTH 55°38'48" EAST 560.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.55 ACRES MORE OR LESS.

LAND DESCRIPTION AREA "C"
CITY OF ST. ANN TO CITY OF BRIDGETON:

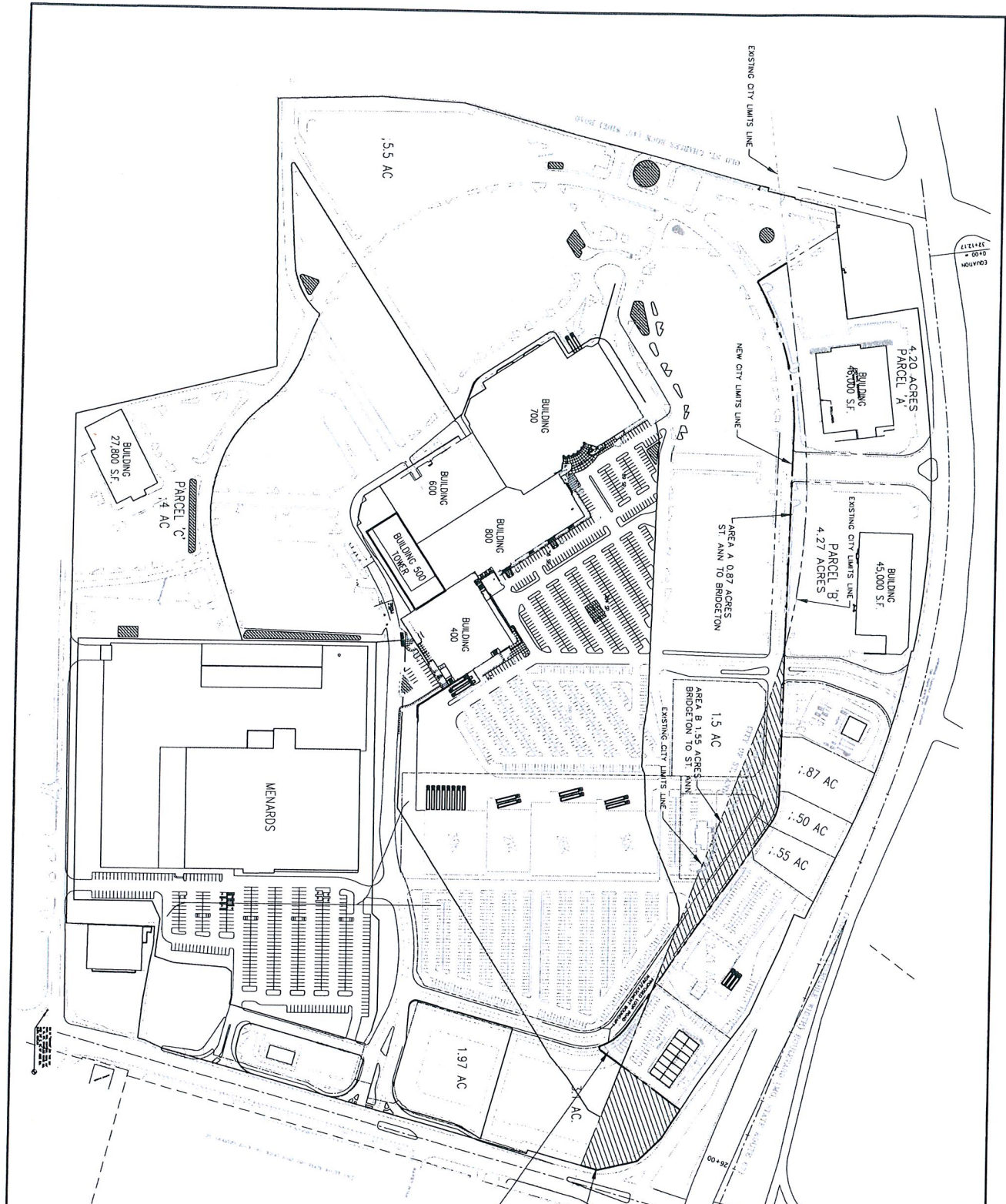
A TRACT OF LAND BEING PART OF LOT 4 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF ST. ANN, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 293.10 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE DEPARTING THE CITY BOUNDARY LINE SOUTH 34°18'39" EAST 74.45 FEET; THENCE SOUTH 05°09'28" WEST 9.50 FEET TO A POINT ON A CURVE FOR WHICH THE RADIUS POINT BEARS SOUTH 03°44'05" WEST 142.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 94.40 FEET; THENCE SOUTH 55°38'48" WEST 120.65 FEET TO THE AFOREMENTIONED CITY BOUNDARY LINE; THENCE NORTH 42°07'29" EAST ALONG SAID CITY BOUNDARY LINE A DISTANCE OF 220.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES MORE OR LESS.

LAND DESCRIPTION AREA "D"
CITY OF ST. ANN TO CITY OF BRIDGETON:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1203, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF ST. ANN, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE ALONG THE CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°07'29" WEST 1285.84 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ACR DISTANCE OF 225.93 FEET TO A POINT ON THE CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE DEPARTING SAID CITY BOUNDARY LINE SOUTH 21°59'02" WEST 584.30 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 792.82 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 445.95 FEET TO A POINT ON THE CURVE; THENCE SOUTH 78°33'51" WEST 97.65 FEET TO THE AFOREMENTIONED CITY BOUNDARY LINE; THENCE ALONG THE CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 13°11'29" EAST 412.91 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 657.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES MORE OR LESS.



EXHIBIT

1

1" = 200' FT.

GRAPHIC SCALE

(1/8" INCH) = 100' FEET

AREA SUMMARY

ANNEXATION TO BRIDGETON (SHADDED AREAS)

AREA A - 0.87 ACRES

AREA C - 0.15 ACRES

TOTAL - 1.02 ACRES

ANNEXATION TO ST. ANN (HATCHED AREAS)

AREA B - 1.55 ACRES

AREA D - 0.15 ACRES

TOTAL - 2.51 ACRES

NO.	DATE	REVISION DESCRIPTION
1	4-17-14	PER CITY OF BRIDGETON COMMENTS

NEW CITY LIMITS LINE

THE CROSSINGS AT NORTHWEST

LINDBERGH BLVD. & ST. CHARLES ROCK RD

CITIES OF BRIDGETON & ST. ANN, MISSOURI

BUESCHER DITCH & ASSOCIATES, INC.

2 East Fifth Street, P.O. Box 621, Washington, Missouri 63090

Telephone: 1-636-239-6255 Fax: 1-636-239-7681

E-mail: www.buescherditch.com

P.E. Corporation No. 2001010603

P.L.S. Corporation No. 2001010600

NO.	DATE	REVISION DESCRIPTION
1	4-17-14	PER CITY OF BRIDGETON COMMENTS



Mid Plaza

St Ann Community Center

St Ann Park

St Ann Station

St Ann Cemetery

Maryland Heights

Bridgeton

Essexville

St Ann First Source

UNINCORPORATED

Lambert International Airport

tabbles'

EXHIBIT

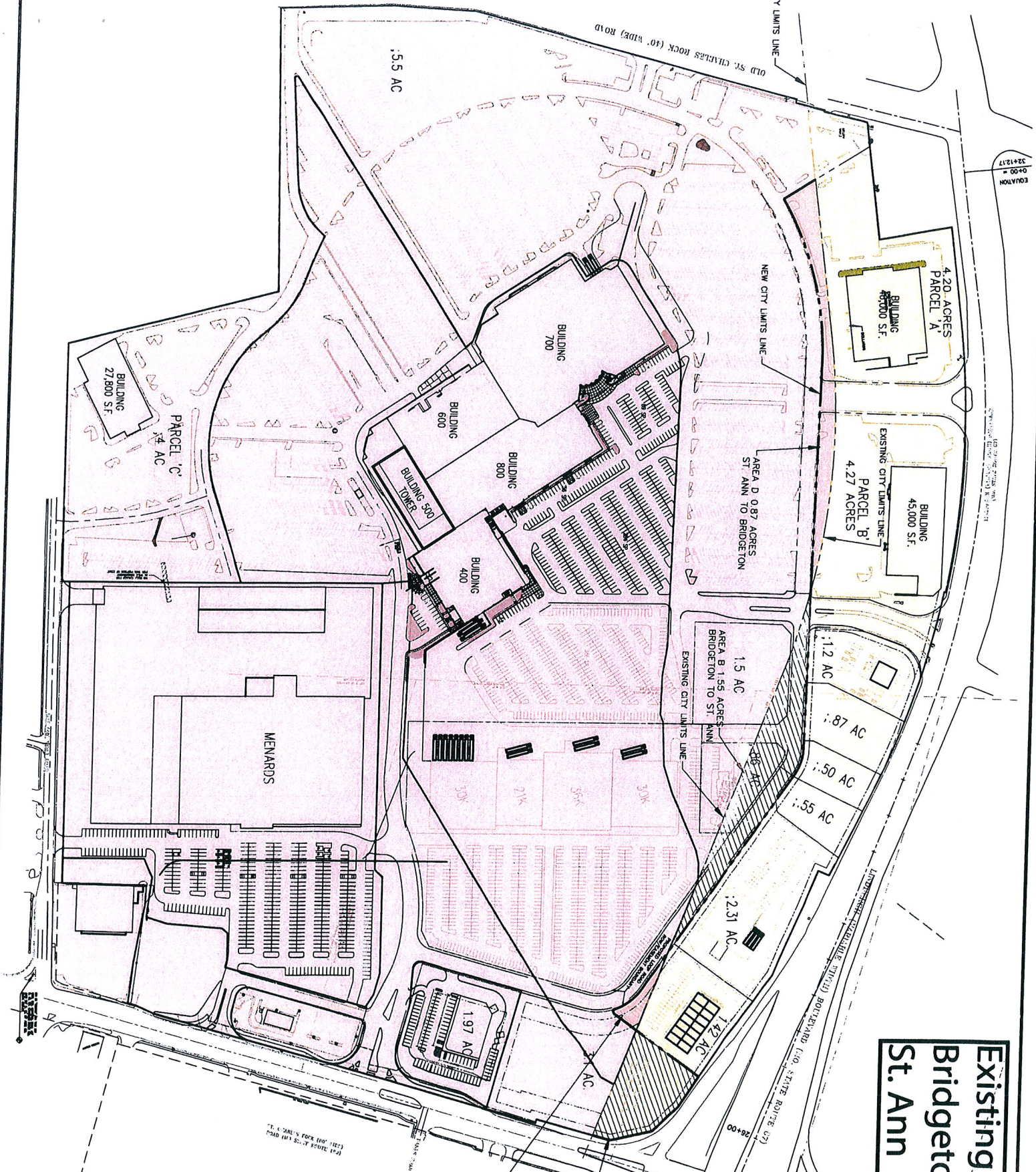
Existing Zoning Bridgeton St. Ann

B-2
C-3

tabbles®

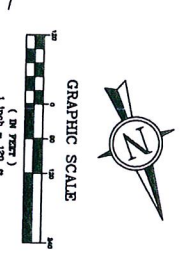
EXHIBIT

3



- AREA A
0.96 ACRES BRIDGETON
TO ST. ANN
- AREA C
0.15 ACRES ST. ANN
TO BRIDGETON
- AREA D
0.87 ACRES
- TOTAL - 1.02 ACRES

ANNEXATION TO ST. ANN
(HATCHURED AREAS)
AREA A - 0.96 ACRES
AREA B - 1.55 ACRES
TOTAL - 2.51 ACRES



This document and property are the property of Stables. Any other party without the written consent of Stables.

CURTIS, HEINZ, GARRETT & O'KEEFE, P. C.
ATTORNEYS AT LAW
130 SOUTH BEMISTON, SUITE 200
ST. LOUIS, MISSOURI 63105
(314) 725-8788
FAX (314) 725-8789

KENNETH J. HEINZ
PRINCIPAL
also licensed in Illinois

DIRECT DIAL (314) 884-7504
DIRECT FAX (314) 884-7535
KHEINZ@LAWFIRMEMAIL.COM

ATTORNEY-CLIENT PRIVILEGED COMMUNICATION

TO: Matt Conley, City Administrator
City of St. Ann

FROM: Kenneth J. Heinz

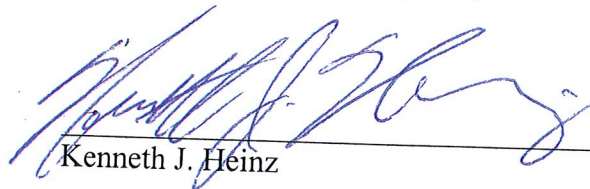
RE: Application for Simplified Boundary Change for Transfer of Jurisdiction
Between the City of St. Ann, Missouri and the City of Bridgeton, Missouri

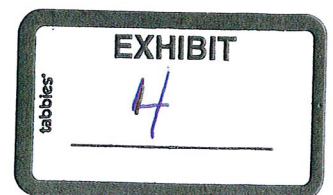
DATE: October 20, 2014

LEGAL OPINION

It is my opinion that all statutory requirements, which are applicable to the City of St. Ann, Missouri, as proposing agent, have been satisfied.

It is also my opinion that that the proposal meets all the requirements of the statutes and the Rules of the Boundary Commission for Simplified Boundary Change Proposals.


Kenneth J. Heinz





10405 ST. CHARLES ROCK ROAD, ST. ANN, MO 63074

TELEPHONE: 314-427-8009

FAX: 314-427-1084

WEBSITE: www.stannmo.org

October 20, 2014

MAYOR

Michael G. Corcoran

TO THE OFFICE OF THE BOUNDARY COMMISSION:

ALDERMEN

WARD 1

Steve Triplett

Kathi Asinger Campbell

WARD 2

Sherry Hoffman

Amy Poelker

WARD 3

Rick Crabtree

June Deering

WARD 4

Ivon Sparks

Daniel Murphy

Please be advised that the City of St. Ann, Missouri, as proposing agent for the Simplified Boundary Change for Transfer of Jurisdiction between the City of St. Ann and the City of Bridgeton, hereby states that it does not seek any change in fire protection and emergency medical services with regard to this boundary change. Further, the proposed effective date for the proposed boundary change is _____

Matt Conley, City Administrator

EXHIBIT

tabbies

5

NOTICE OF PROPOSAL AND PUBLIC HEARING

The Boundary Commission of St. Louis County, Missouri will hold a public hearing at _____ p.m. on _____, 2014, at _____.

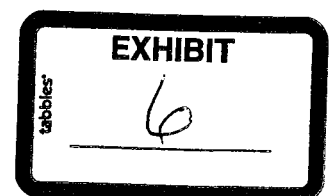
This hearing is being held pursuant to the rules of the Boundary Commission for a simplified transfer of jurisdiction of several parcels between the Cities of St. Ann, Missouri and Bridgeton, Missouri.

The City of St. Ann (Proposing Agent) is proposing a transfer of jurisdiction of certain parcels of land in St. Ann and Bridgeton to more clearly define certain commercial areas. See map attached. This proposal was officially submitted on _____, 2014 with a proposed effective date for the proposed boundary change of _____, 2014.

The public and representatives of the City of St. Ann, Missouri and the City of Bridgeton, Missouri are invited to submit comments to the Commission prior to the date of the hearing at the address listed below. All interested persons will be given an opportunity to be heard at the public hearing.

Date: _____, 2014.

Boundary Commission
of St. Louis County, Missouri
c/o _____



3

CERTIFICATIONS FOR BOUNDARY CHANGE PROPOSAL

I, Steven W. Garrett, City Attorney for the City of St. Ann, Missouri, do hereby certify that:

1. The properties included in the land transfer between the City of St. Ann, Missouri and the City of Bridgeton, Missouri are not in an unincorporated area.
2. No platted subdivisions are being split by the proposal for the boundary change.
3. At the time of the official submittal of the proposal for the boundary change, no area covered by the proposal overlaps with any other proposal before the Commission.
4. One copy of the Cities of Bridgeton and St. Ann, Missouri's most recently adopted budget and audit report have been provided to the office of the Boundary Commission, along with twenty-one (21) copies of this proposal.
5. The City of St. Ann, Missouri, as Proposing Agent, will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc.
6. Identical copies of the proposal have either been delivered to or mailed to:

The St. Louis County Clerk;
The clerk of the City of St. Ann, Missouri; and
The clerk of the City of Bridgeton, Missouri.
7. The proposed boundary change contains no more than sixty percent (60%) of the area subject to a previous boundary change which was disapproved by voters within two (2) years of the date of the official submittal of the newly proposed boundary change.
8. The proposed boundary change does not contain any unincorporated area which is currently in an established unincorporated area.



City Attorney for the City of St. Ann, Missouri

Date: 11-3-14



10405 ST. CHARLES ROCK ROAD, ST. ANN, MO 63074

TELEPHONE: 314-427-8009

FAX: 314-427-1084

WEBSITE: www.stannmo.org

MAYOR
Michael G. Corcoran

ALDERMEN

WARD 1
Steve Triplett
Kathi Asinger
WARD 2
Sherry Hoffman
Amy Poelker
WARD 3
Rick Crabtree
June Deering
WARD 4
Iven Sparks
Daniel Murphy

I, Christina J. Rogers, Deputy City Clerk of the said City of St. Ann, Missouri, do hereby certify that the attached constitutes a full, true and correct copy of the following documents of the City of St. Ann Municipal Code, as fully as same appears on the records in my office.

ORDINANCE NO. 2911:

AN ORDINANCE APPROVING A TRANSFER OF JURISDICTION BETWEEN THE CITY OF ST. ANN, MISSOURI AND THE CITY OF BRIDGETON, MISSOURI, OF CERTAIN PARCELS OF PROPERTY.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of St. Ann, Missouri, this 24th day of September, 2014.

Christina J. Rogers
Deputy City Clerk

First reading: 8-4-2014
Second reading: 8-4-2014

Introduced by Mayor Corcoran

BILL NO. 3000

ORDINANCE NO. 2911

AN ORDINANCE APPROVING A TRANSFER OF JURISDICTION BETWEEN THE CITY OF ST. ANN, MISSOURI AND THE CITY OF BRIDGETON, MISSOURI, OF CERTAIN PARCELS OF PROPERTY

WHEREAS, the city boundaries of St. Ann and Bridgeton cut through certain parcels of property that are the subject of commercial development, leading to confusion as to provision of services and inconvenience to the property owners; and

WHEREAS, the City of St. Ann has been requested to transfer jurisdiction of certain parcels of property by the owners thereof, to eliminate confusion, simplify the provision of services, and enhance the convenience of the property owners; and

WHEREAS, the Board of Aldermen finds it necessary and appropriate to change its boundaries by transferring jurisdiction of certain parcels of property to Bridgeton and accepting the transfer of jurisdiction from Bridgeton to St. Ann of certain other parcels of property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. ANN, MISSOURI, AS FOLLOWS:

Section 1. The City of St. Ann, Missouri, does hereby approve the transfer of jurisdiction of certain parcels of property to the City of Bridgeton, Missouri, which parcels are legally described on Exhibit 1 attached hereto and incorporated herein, on condition that the City of Bridgeton, Missouri, approve by ordinance the transfer of jurisdiction of certain parcels of property to the City of St. Ann, Missouri, which parcels are legally described on Exhibit 2, attached hereto and incorporated herein.

Section 2. The plat attached hereto as Exhibit 3 and incorporated herein, depicting the existing and final boundaries after this transfer of jurisdiction is hereby approved.

Section 3. The City of St. Ann does hereby agree to provide city services to the parcels of property transferred to the City of St. Ann, on the same basis as other property is serviced by the City of St. Ann.

Section 4. The City of St. Ann does hereby approve and authorize the filing of this Ordinance with the Boundary Commission of St. Louis County, Missouri, and further authorizes the appropriate city officers to file with said Commission an application for approval of the transfer of jurisdiction.

Section 5. This Ordinance shall take effect and be in full force immediately following its passage and being signed as provided by law and upon the approval the Boundary Commission of St. Louis County, Missouri.

Passed by the Board of Aldermen for the City of St. Ann, Missouri, this 5th day of August, 2014.

Michael J. Concoran
Presiding Officer

Attest:

[Signature]
City Clerk

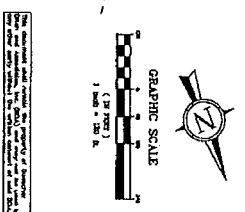
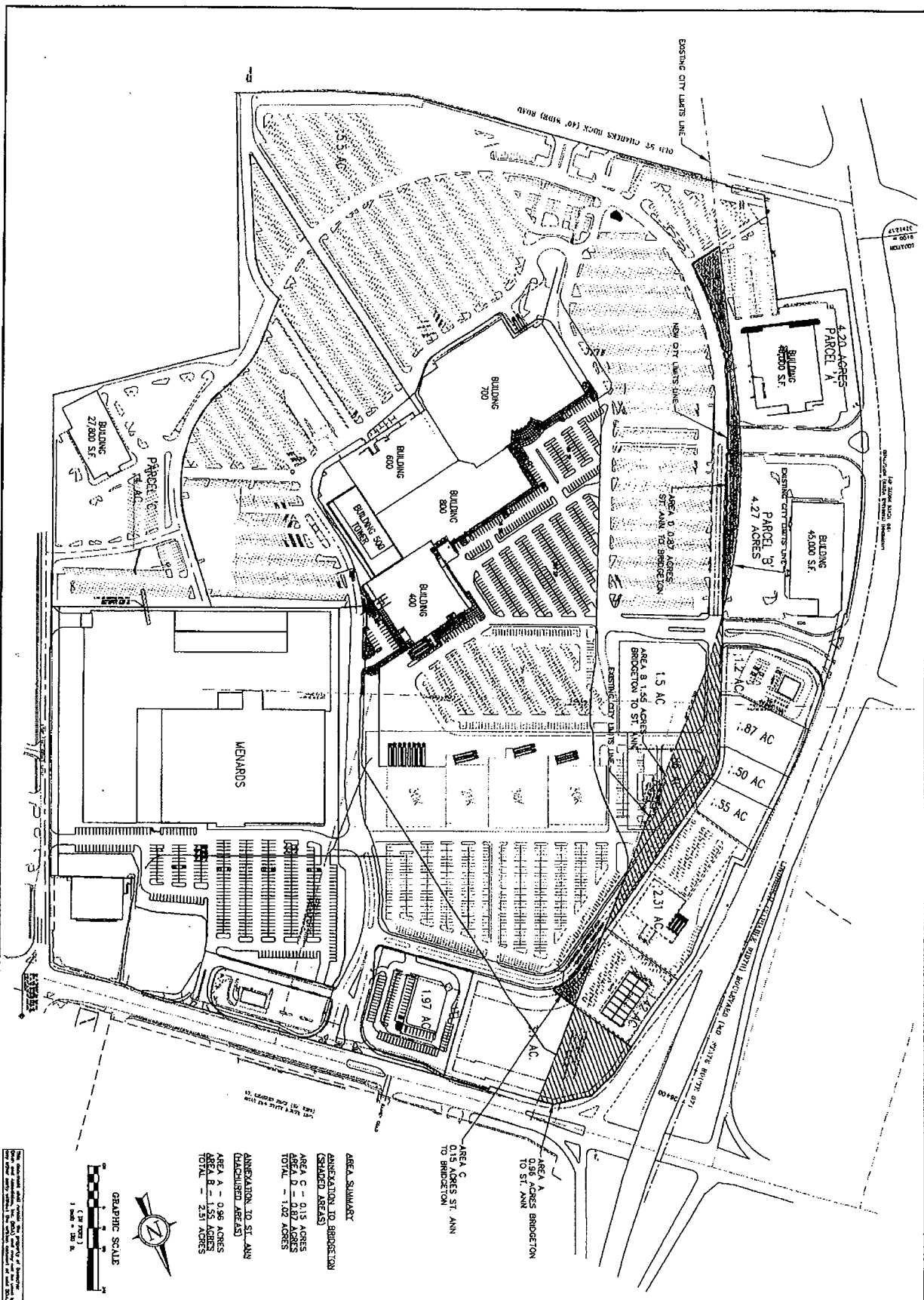
Signed this 5th day of August, 2014.

Michael J. Concoran

Mayor, City of St. Ann

Attest:

[Signature]
City Clerk



AREA SUMMARY
 APPLICATION TO BRIDGETON
 (SHADEN) AREAS
 AREA A - 0.15 ACRES
 AREA B - 0.87 ACRES
 AREA C - 0.50 ACRES
 AREA D - 0.35 ACRES
 TOTAL - 1.87 ACRES
 APPLICATION TO ST. ANN
 (UNSHADEN) AREAS
 AREA A - 0.96 ACRES
 AREA B - 1.51 ACRES
 TOTAL - 2.47 ACRES

NEW CITY LIMITS LINE
THE CROSSINGS AT NORTHWEST
LINDBERGH BLVD. & ST. CHARLES ROCK RD
CITIES OF BRIDGETON & ST ANN, MISSOURI

BUESCHER DITCH & ASSOCIATES, INC.
 2 East Fifth Street, P.O. Box 621, Washington, Missouri 63090
 Telephone: 1-630-239-8266 Fax: 1-630-239-7854
 Email: www.buescherditch.com
 P.K. Corporation No. 2001010623
 P.L.S. Corporation No. 2001010650

#	DATE	REVISION DESCRIPTION
1	1-17-11	PER CITY OF BRIDGETON COMMENTS

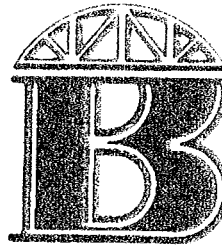
PREPARED BY: []
 CHECKED BY: []
 DATE: []
 SCALE: []
 SHEET NO.: []
 TOTAL SHEETS: []

5

12355 Natural Bridge Road, Bridgeton, MO 63044-2020

City of Bridgeton

Conrad W. Bowers, Mayor



Phone (314) 739-7500
Fax (314) 739-5402
www.bridgetonmo.com

September 9, 2014.

I, Carole A. Stahlhut, City Clerk for the City of Bridgeton, Missouri, do hereby certify that the attached is a true and correct copy of Ordinance No. 14-26 of the City of Bridgeton, approved by the Bridgeton City Council on September 3, 2014.

A handwritten signature in cursive script, reading "Carole A. Stahlhut", is written over a horizontal line.

Carole A. Stahlhut, City Clerk

BILL NO. 6015
BY: Mr. Zimmer
FIRST READING: August, 20, 2014
SECOND READING: September 3, 2014

ORDINANCE NO. 14-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, APPROVING A TRANSFER OF JURISDICTION BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI, OF CERTAIN PARCELS OF PROPERTY.

WHEREAS, the city boundaries of St. Ann and Bridgeton cut through certain parcels of property that are the subject of commercial development, leading to confusion as to provision of services and inconvenience to the property owners; and

WHEREAS, the City of St. Ann and the City of Bridgeton have been requested to transfer jurisdiction of and to accept jurisdiction of certain parcels of property by the owners thereof, to eliminate confusion, simplify the provision of services, and enhance the convenience of the property owners; and

WHEREAS, the City Council of the City of Bridgeton finds it necessary and appropriate to change its boundaries by transferring jurisdiction of certain parcels of property to the City of St. Ann and accepting jurisdiction of certain other parcels of property from the City of St. Ann to the City of Bridgeton.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, AS FOLLOWS

SECTION 1. The City of Bridgeton hereby approves the transfer of jurisdiction of certain parcels of property to the City of St. Ann, Missouri, which parcels are legally described on Exhibit 1 attached hereto and incorporated herein, on the condition that the City of St. Ann, Missouri, approve by ordinance the transfer of jurisdiction of certain parcels of property to the City of Bridgeton, Missouri, which parcels are legally described on Exhibit 2, attached hereto and incorporated herein.

SECTION 2. The plat attached hereto as Exhibit 3 and incorporated herein, depicting the existing and final boundaries after this transfer of jurisdiction is hereby approved by the City of Bridgeton.

SECTION 3. The City of Bridgeton hereby agrees to provide City services to the parcels of property transferred to the City of Bridgeton, on the same basis as other property is serviced by the City of Bridgeton.

SECTION 4. The City of Bridgeton hereby approves and authorizes the filing of this Ordinance with the Boundary Commission of St. Louis County, Missouri, and further authorizes the appropriate City officers to file with said Commission an application for approval of the

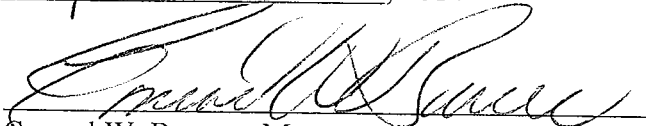
transfer of jurisdiction.

SECTION 5. Following the effective date of transfer of jurisdiction of the tracts of land described herein, the City Clerk is also directed to provide a certified copy of this Ordinance, together with the appropriate maps showing the changes accomplished hereby, to the Director of Revenue of the State of Missouri, the Board of Election Commissioners of St. Louis County, the St. Louis County Clerk, the City Clerk of St. Ann, the St. Louis County Assessor, the St. Louis County Recorder of Deeds and the Clerk of the Circuit Court of St. Louis County. The City Clerk of the City of Bridgeton shall keep a copy of this Ordinance in the City of Bridgeton's files.

SECTION 6. This Ordinance will be in full force and effect from and after its passage and approval. The transfer of jurisdiction shall be complete and final upon approval of the Boundary Commission of St. Louis County, Missouri of such transfer of jurisdiction.

PASSED THIS 3rd DAY OF September, 2014.

APPROVED THIS 3rd DAY OF September, 2014


Conrad W. Bowers, Mayor

ATTEST:


Carole A. Stahlhut, City Clerk

EXHIBIT 1

LAND DESCRIPTION

AREA "A"

CITY OF BRIDGETON TO CITY OF ST. ANN

A TRACT OF LAND BEING PART OF LOTS 4 AND 5 OF ERASTUS POST'S ESTATE, IN U.S SURVEY 406, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 293.10 FEET; THENCE DEPARTING THE CITY BOUNDARY LINE NORTH 34°18'39" WEST 205.62 FEET TO THE EASTERLY LINE OF LINDBERGH BOULEVARD, VARIABLE WIDTH; THENCE ALONG THE EASTERLY LINE OF SAID LINDBERGH BOULEVARD AND THE SOUTHERLY LINE OF AFOREMENTIONED ST. CHARLES ROCK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 54°15'27" EAST 93.89 FEET; THENCE NORTH 67°06'30" EAST 92.78 FEET; THENCE SOUTH 82°11'30" EAST 113.17 FEET; THENCE SOUTH 54°06'00" EAST 47.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.96 ACRES MORE OR LESS.

LAND DESCRIPTION
AREA "B"
CITY OF BRIDGETON TO CITY OF ST. ANN

A TRACT OF LAND BEING PART OF LOTS 4 AND 5 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406 AND 1203, AND PART OF U.S. SURVEY 1203, WITHIN TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF BRIDGETON, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 513.56 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°07'29" WEST 772.28 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 225.93 FEET TO A POINT ON THE CURVE; THENCE DEPARTING THE CITY BOUNDARY LINE NORTH 21°59'02" EAST 7.37 FEET; THENCE NORTH 21°07'35" EAST 92.73 FEET; THENCE NORTH 22°05'49" EAST 309.97 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 117.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 68.51 FEET; THENCE NORTH 55°38'48" EAST 560.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.55 ACRES MORE OR LESS.

EXHIBIT 2

LAND DESCRIPTION
AREA "C"
CITY OF ST. ANN TO CITY OF BRIDGETON

A TRACT OF LAND BEING PART OF LOT 4 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF ST. ANN, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

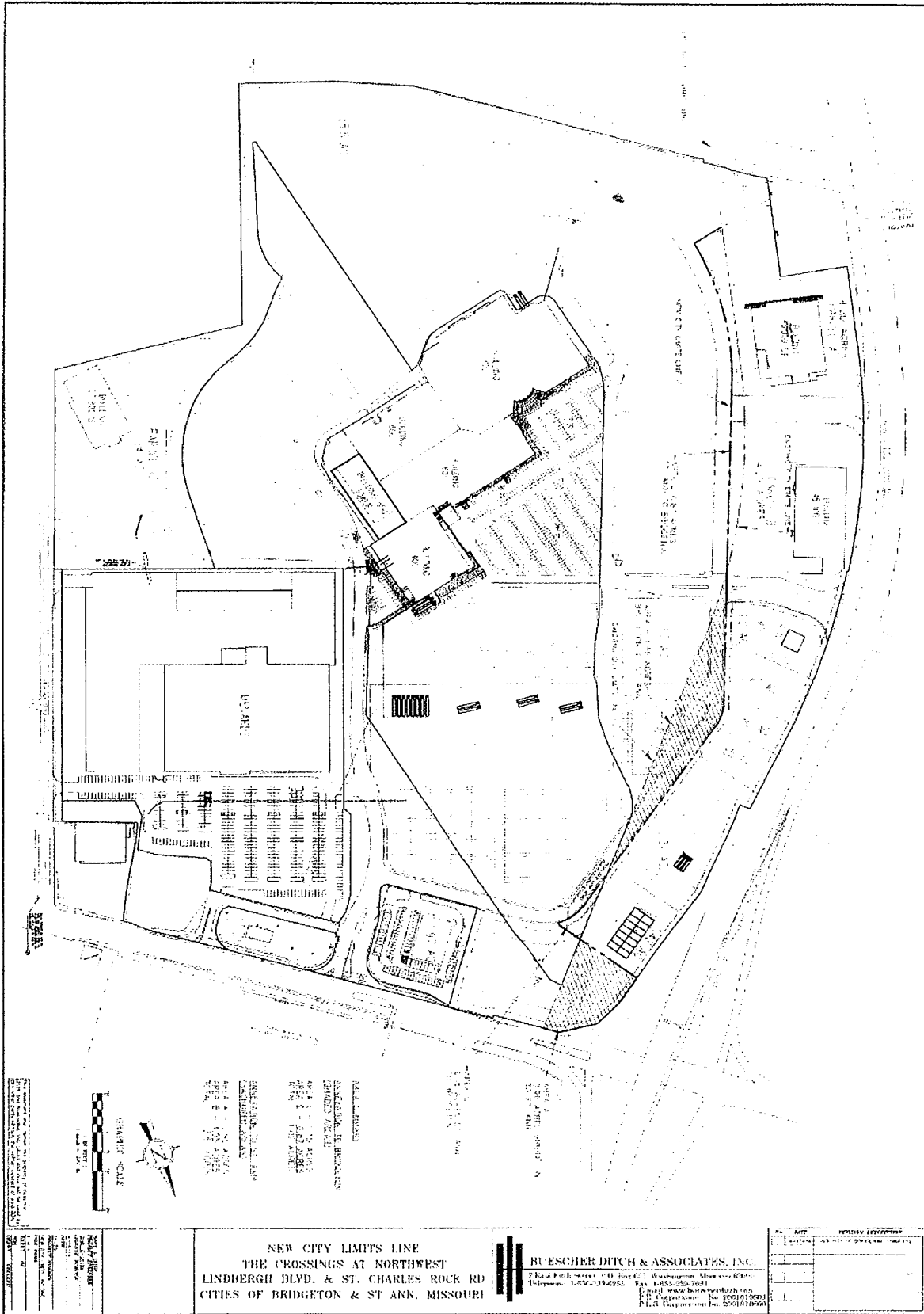
COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00, THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE SOUTH 42°07'29" WEST ALONG THE CITY BOUNDARY LINE A DISTANCE OF 293.10 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND, THENCE DEPARTING THE CITY BOUNDARY LINE SOUTH 34°18'39" EAST 74.45 FEET; THENCE SOUTH 05°09'28" WEST 9.50 FEET TO A POINT ON A CURVE FOR WHICH THE RADIUS POINT BEARS SOUTH 03°44'05" WEST 142.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE AN ARC DISTANCE OF 94.40 FEET; THENCE SOUTH 55°38'48" WEST 120.65 FEET TO THE AFOREMENTIONED CITY BOUNDARY LINE; THENCE NORTH 42°07'29" EAST ALONG SAID CITY BOUNDARY LINE A DISTANCE OF 220.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES MORE OR LESS.

LAND DESCRIPTION
AREA "D"
CITY OF ST. ANN TO CITY OF BRIDGETON

A TRACT OF LAND BEING PART OF U.S. SURVEY 1203, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF ST. ANN, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED FOR THE WIDENING OF ST. CHARLES ROCK ROAD, VARIABLE WIDTH BY DEED RECORDED IN BOOK 7783, PAGE 2320 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 47.50 FEET PERPENDICULAR DISTANCE LEFT OF THE CENTERLINE OF SAID ST. CHARLES ROCK ROAD STATION 378+28.8; THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD WIDENING THE FOLLOWING COURSES AND DISTANCES: NORTH 54°06'00" WEST 21.20 FEET; THENCE NORTH 45°34'09" WEST 50.56 FEET TO THE ORIGINAL SOUTHERLY LINE OF ST. CHARLES ROCK ROAD, SAID POINT BEING 40.00 FEET LEFT OF CENTERLINE STATION 379+00; THENCE NORTH 54°06'00" WEST ALONG THE SOUTHERLY LINE OF ST. CHARLES ROCK ROAD A DISTANCE OF 1050.81 FEET TO THE EASTERLY LINE OF A TRACT OF LAND CONVEYED FOR WIDENING OF ST. CHARLES ROCK ROAD BY DEED RECORDED IN BOOK 6320, PAGE 847 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID WIDENING TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 35°54'00" WEST 10.00 FEET; THENCE NORTH 54°06'00" WEST 152.22 FEET TO THE CITY BOUNDARY LINE BETWEEN THE CITY OF BRIDGETON, MISSOURI AND THE CITY OF ST. ANN, MISSOURI; THENCE ALONG THE CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°07'29" WEST 1285.84 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ACR DISTANCE OF 225.93 FEET TO A POINT ON THE CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE DEPARTING SAID CITY BOUNDARY LINE SOUTH 21°59'02" WEST 584.30 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 792.82 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 445.95 FEET TO A POINT ON THE CURVE; THENCE SOUTH 78°33'51" WEST 97.65 FEET TO THE AFOREMENTIONED CITY BOUNDARY LINE; THENCE ALONG THE CITY BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 13°11'29" EAST 412.91 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1748.79 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 657.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES MORE OR LESS.

EXHIBIT 3



NEW CITY LIMITS LINE
 THE CROSSINGS AT NORTHWEST
 LINDBERGH BLVD. & ST. CHARLES ROCK RD
 CITIES OF BRIDGETON & ST ANK, MISSOURI

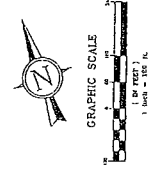
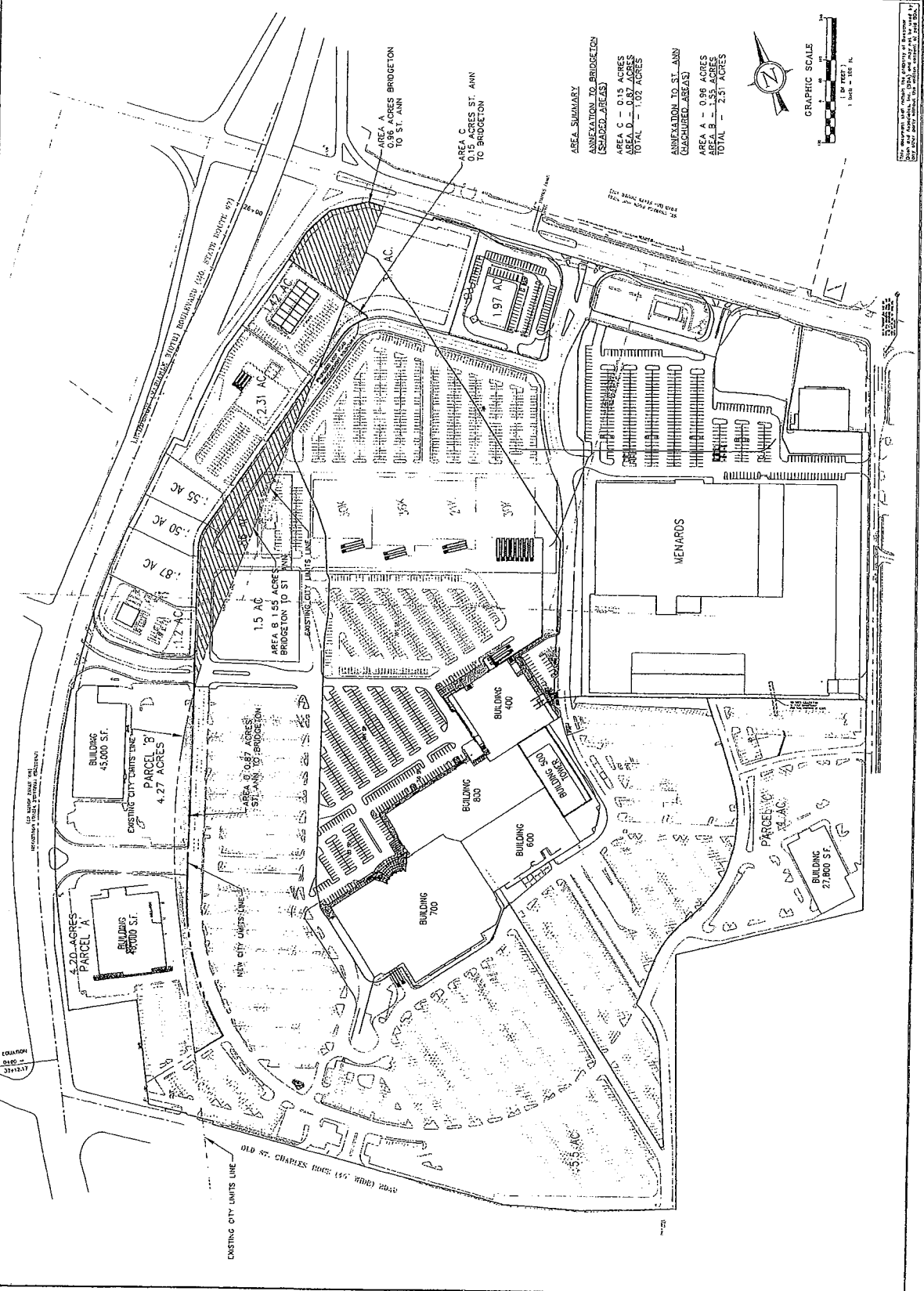
RUESCHER DITCH & ASSOCIATES, INC.
 2100 Park Street, 20th Floor, Washington, Missouri 63090
 Telephone: 314-291-2955 Fax: 314-291-7821
 E-mail: www@ruescherditch.com
 P.E. Registration No. 000010901
 P.E. Corporation No. 250010900

DATE	1-1-74
BY	R. O. BROWN
CHECKED BY	R. O. BROWN
DATE	1-1-74
BY	R. O. BROWN
CHECKED BY	R. O. BROWN

RUSCHER DYCH & ASSOCIATES, INC.
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 F.L.S. Corporation No. 200101603
 State of Missouri No. 200101603

NEW CITY LIMITS LINE
THE CROSSINGS AT NORTHWEST
LIMDBERGH BLVD. & ST. CHARLES ROCK RD
CITIES OF BRIDGETON & ST ANN, MISSOURI

STATE OF MISSOURI
 COUNTY OF ST. LOUIS
 CITY OF BRIDGETON
 CITY OF ST. ANN
 PLATY
 PREPARED BY
 RUSCHER DYCH & ASSOCIATES, INC.
 DATE



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