

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:

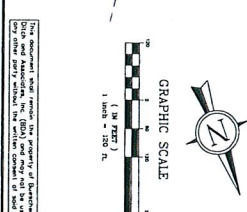
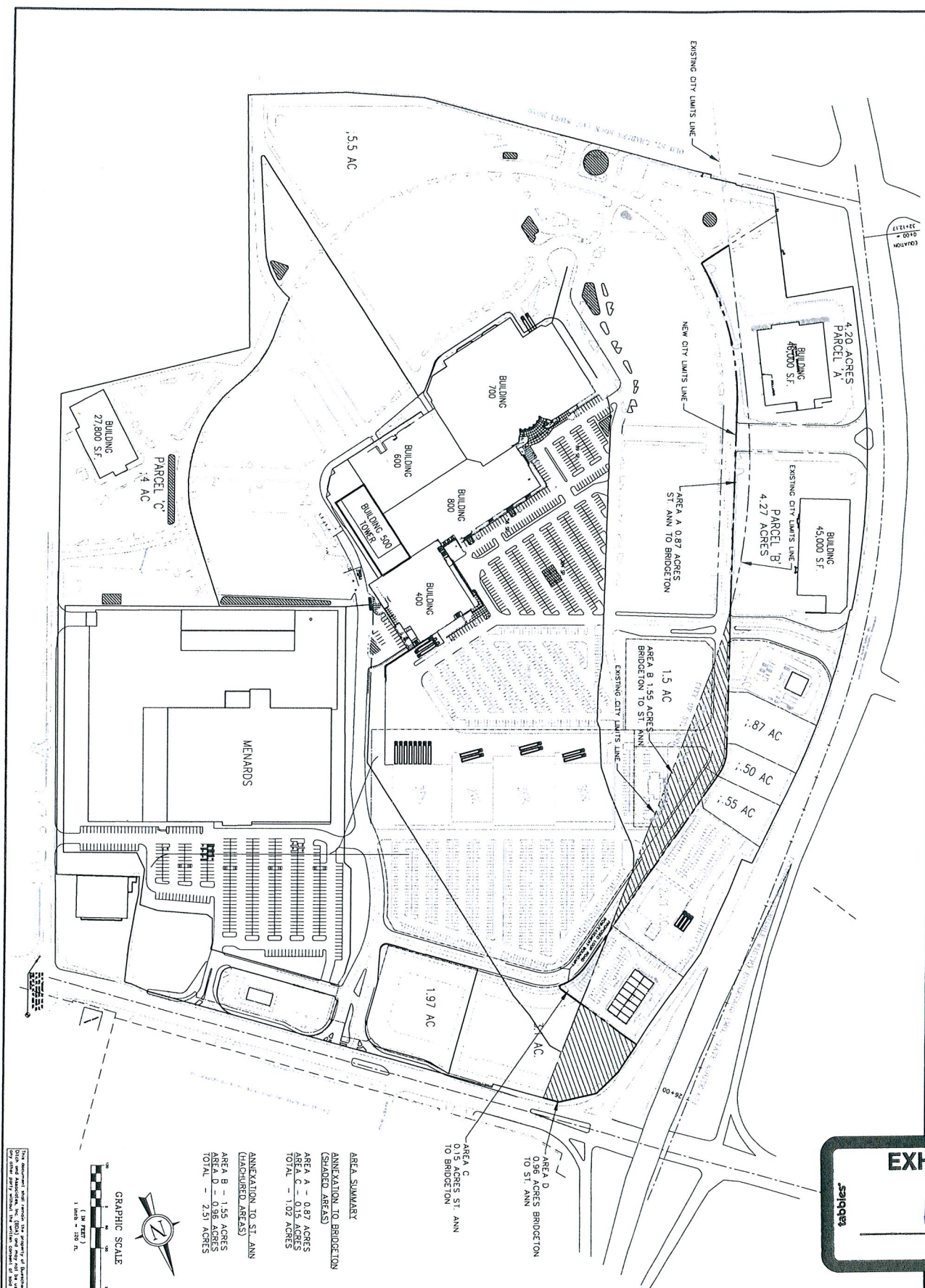
A TRACT OF LAND BEING PART OF LOT 4 OF ERASTUS POST'S ESTATE, IN U.S. SURVEY 406, TOWNSHIP 46 NORTH, RANGE 5 EAST, IN THE CITY OF ST. ANN, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

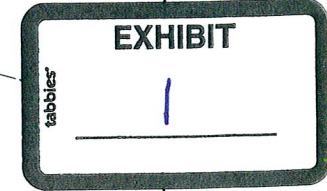
COMMENCING AT A FOUND IRON PIPE SET FOR THE SOUTHWEST CORNER OF LOT 4 OF TOMROY SUBDIVISION, ACCORDING TO PLAT BOOK 20, PAGE 43 OF THE THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 27°03'16" EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 103.62 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED 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.



AREA SUMMARY
 ANNEXATION TO BRIDGETON
 (SHADED AREAS)
 AREA A - 0.87 ACRES
 AREA B - 0.15 ACRES
 TO ST. ANN - 1.02 ACRES
 ANNEXATION TO ST. ANN
 (UNSHADED AREAS)
 AREA B - 1.55 ACRES
 AREA D - 0.96 ACRES
 TO ST. ANN - 2.91 ACRES

AREA C
 0.15 ACRES ST. ANN
 TO BRIDGETON

AREA D
 0.96 ACRES BRIDGETON
 TO ST. ANN



GRAPHIC SCALE
 1" = 120' FT.

DATE: 4-17-14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Number] OF [Total]
 TITLE: [Title]

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
 Email: 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



tabbles



EXHIBIT

UNINCORPORATED

Lambert International Airport

UNINCORPORATED

St. Ann Community Center

MU Plaza

North West Plaza

MARYLAND HEIGHTS

BRIDGETON

St. Ann

St. Ann

St. Ann

St. Ann

St. Ann

St. Ann

St. Ann

St. Ann

St. Ann

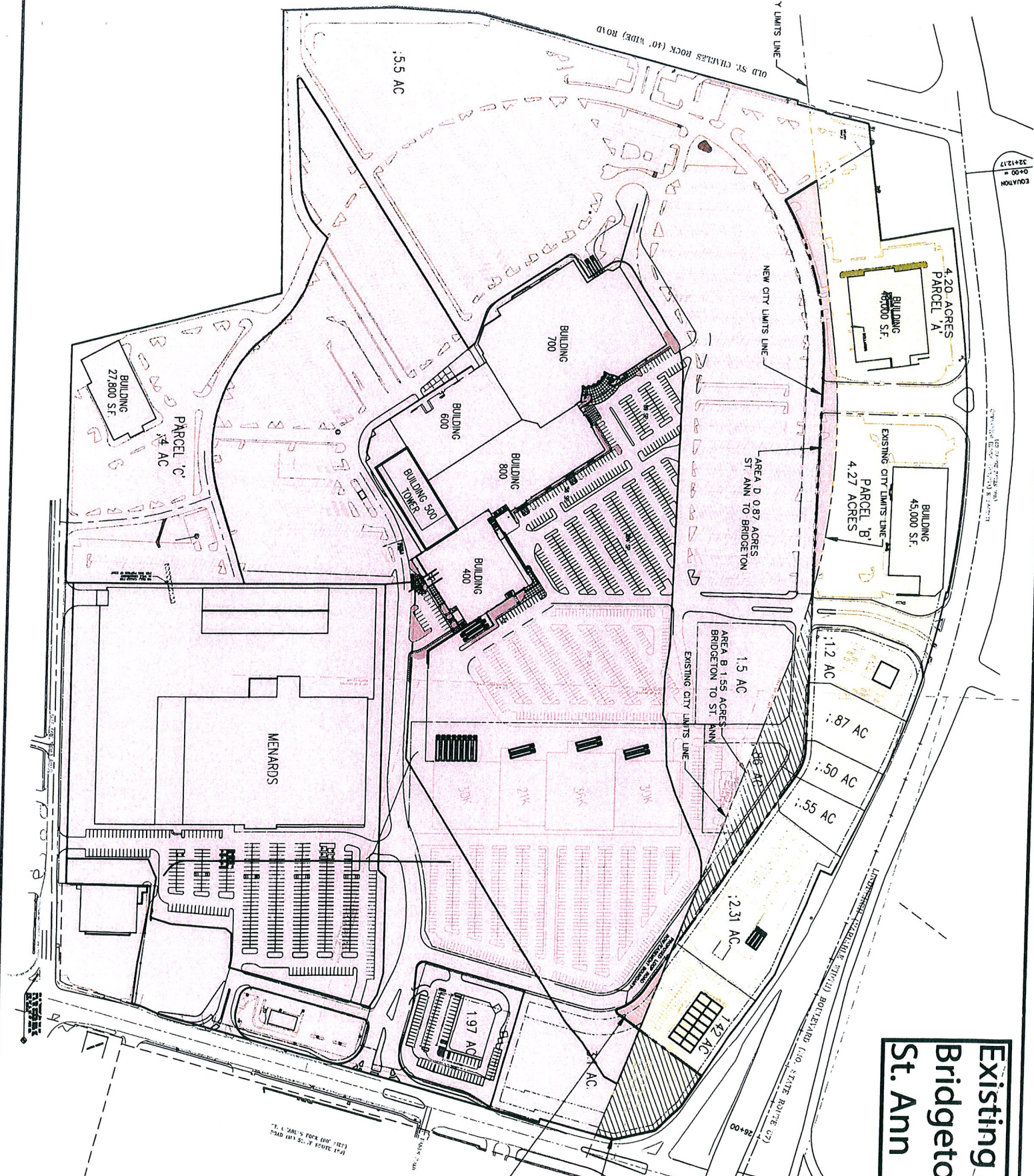
St. Ann

St. Ann

Existing Zoning Bridgeton St. Ann

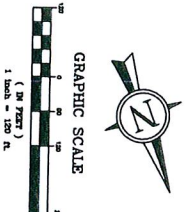
B-2
C-3

EXHIBIT
3



AREA SUMMARY
ANNEXATION TO BRIDGETON
(SHADED AREAS)
AREA C - 0.15 ACRES
AREA D - 0.87 ACRES
TOTAL - 1.02 ACRES

ANNEXATION TO ST. ANN
(UNSHADED AREAS)
AREA A - 0.96 ACRES
AREA B - 1.58 ACRES
TOTAL - 2.51 ACRES



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ATTORNEYS AT LAW
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ST. LOUIS, MISSOURI 63105
(314) 725-8788
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also licensed in Illinois

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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

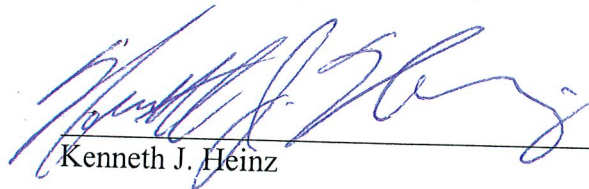
RE: Application for Simplified Boundary Change for Transfer of Jurisdiction
Between the City of St. Ann, Missouri and the City of Bridgeton, Missouri

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

