

Proposed Annexed Area

Existing City Limits



Existing St. Louis County Limits

1"=1000'

T:\Clients\Valley Park\0006-15-7 Annexations 2015\Civil\_DWG\Draw\Annex 2015 Mapa\_recover.dwg Nov 10, 2015 - 3:35pm, cam



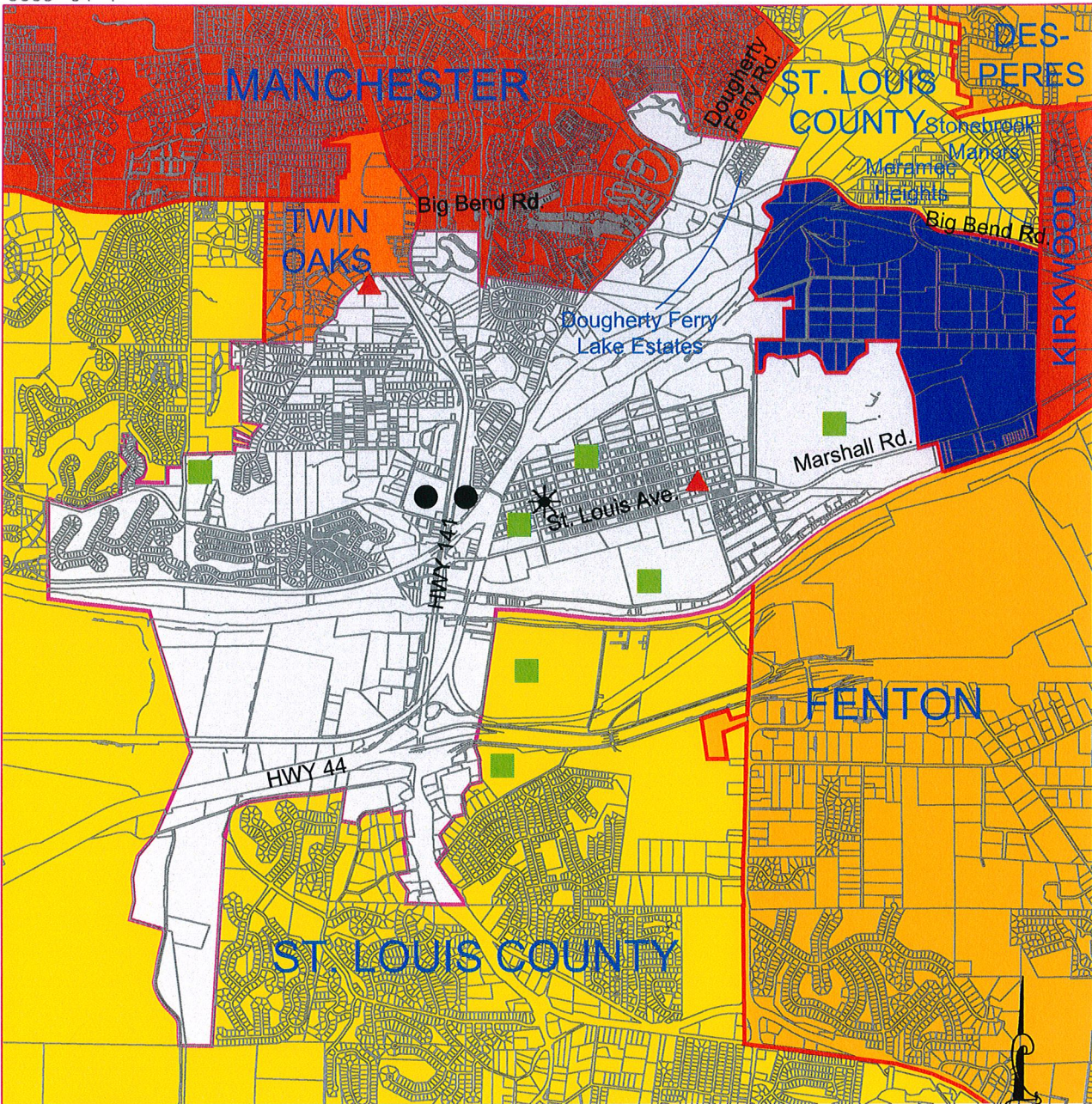
**Weis Design Group**

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

**PROPOSED ANNEXATION  
 'TRECOURT' AREA  
 VALLEY PARK, MO.**

FIGURE 1





Proposed Annexed Area

Existing City Limits

City Hall/Police Station

Fire Station

Park

School



F:\Clients\Valley Park\0006-15-7 Annexations 2015\Civil DWG\Map\Annex 2015 Maps\_recover.dwg Nov 10, 2015 - 3:35pm, cam



**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  
 'TREECOURT' AREA  
 VALLEY PARK, MO.**

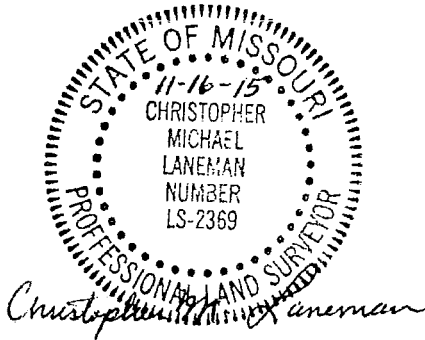
FIGURE 2



# 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



## TREE COURT ANNEXATION

A TRACT OF LAND IN THE NORTH HALF OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 5 EAST AND ALSO BEING PART OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING GENERALLY DESCRIBES AS FOLLOWS:

A TRACT OF LAND BOUNDED ON THE NORTH BY THE PRESENT SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD AND BOUNDED ON THE EAST BY THE WESTERN CITY LIMITS LINE OF THE CITY OF KIRKWOOD ACCORDING TO ORDINANCE NUMBER 2172 OF THE CITY OF KIRKWOOD, AND BOUNDED ON THE SOUTH BY THE CENTERLINE OF THE MERAMEC RIVER, AND BOUNDED ON THE WEST BY THE EASTERN CITY LIMITS LINE OF THE CITY OF VALLEY PARK ACCORDING TO ORDINANCE NUMBER 543 AND ORDINANCE NUMBER 879 OF THE CITY OF VALLEY PARK AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 16 WITH THE CENTERLINE OF THE MERAMEC RIVER, SAID POINT BEING LOCATED ON THE SOUTHERN PROLONGATION OF THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF KIRKWOOD BY INSTRUMENT RECORDED IN BOOK 7501, PAGE 586 OF THE ST. LOUIS COUNTY RECORDER' OFFICE AND BEING A POINT ON THE PRESENT WESTERN CITY LIMITS OF THE CITY OF KIRKWOOD ACCORDING TO ORDINANCE NUMBER 2172 OF THE CITY OF KIRKWOOD; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF THE MERAMEC RIVER TO IT'S INTERSECTION WITH THE PRESENT EASTERLY CITY LIMITS OF THE CITY OF VALLEY PARK, ACCORDING TO ORDINANCE NUMBER 543 OF THE CITY OF VALLEY PARK, SAID POINT ALSO BEING LOCATED ON THE PROLONGATION SOUTHWARDLY OF THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY, MISSOURI, BY INSTRUMENT RECORDED IN BOOK 8379, PAGE 1933 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID VALLEY PARK CITY LIMITS ACCORDING TO THE BEARINGS AND DISTANCES DESCRIBED IN SAID ORDINANCE: NORTH 14 DEGREES 12 MINUTES WEST TO A POINT IN THE CENTERLINE OF MARHALL ROAD, 60 FEET WIDE; THENCE SOUTH 75 DEGREES 20 MINUTES WEST ALONG SAID CENTERLINE A DISTANCE OF 336.85 FEET TO THE SOUTHWARD PROLONGATION OF THE WEST LINE OF A TRACT OF

LAND NOW OR FORMERLY CONVEYED TO JOHN L. HUBB & WIFE BY DEED RECORDED IN BOOK 2102, PAGE 554 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 04 DEGREES 23 MINUTES WEST A DISTANCE OF 980.34 FEET TO A POINT; THENCE NORTH 20 DEGREES 51 WEST A DISTANCE OF 859.14 FEET TO A POINT IN THE NORTH SOUTH CENTERLINE OF SAID SECTION 16; THENCE NORTH 00 DEGREES 09 MINUTES EAST ALONG SAID CENTERLINE AND IT CONTINUATION NORTHWARD, A DISTANCE OF 203.62 FEET TO A POINT IN THE SOUTH LINE OF WESTERMAN ROAD; THENCE ALONG THE SOUTH LINE OF SAID ROAD, NORTH 89 DEGREES 51 MINUTES WEST A DISTANCE OF 600 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE, SOUTH 00 DEGREES 09 MINUTES WEST A DISTANCE OF 227.45 FEET TO A POINT; THENCE SOUTH 58 DEGREES 21 MINUTES WEST A DISTANCE OF 235.38 FEET TO A POINT; THENCE SOUTH 36 DEGREES 41 MINUTES WEST A DISTANCE OF 235.98 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES WEST A DISTANCE OF 385.00 FEET TO A POINT; THENCE NORTH 10 DEGREES 17 MINUTS WEST A DISTANCE OF 116.75 FEET TO A POINT; THENCE NORTH 38 DEGREES 03 MINUTES WEST A DISTANCE OF 149.79 FEET TO A POINT; THENCE NORTH 59 DEGREES 10 MINUTES WEST A DISTANCE OF 273.67 FEET TO A POINT; THENCE SOUTH 59 DEGREES 20 MINUTES WEST A DISTANCE OF 160.98 FEET TO A POINT; THENCE SOUTH 89 DEGREES 12 MINUTES WEST A DISTANCE OF 342.10 FEET TO A POINT; THENCE NORTH 65 DEGREES 43 MINUTES WEST A DISTANCE OF 132.19 FEET TO A POINT; THENCE NORTH 83 DEGREES 56 MINUTES WEST A DISTANCE OF 108.34 FEET TO A POINT; THENCE SOUTH 51 DEGREES 39 MINUTES WEST A DISTANCE OF 90.85 FEET TO A POINT; THENCE SOUTH 09 DEGREES 23 MINUTES WEST A DISTANCE OF 235.18 FEET TO A POINT; THENCE SOUTH 52 DEGREES 16 MINUTES WEST A DISTANCE OF 54.76 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES WEST A DISTANCE OF 83.62 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 16, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT ANNEXED BY THE CITY OF VALLEY PARK ACCORDING TO ORDINANCE NUMBER 543, SAID POINT ALSO BEING LOCATED ON THE EASTERN LINE OF THE MSD GRAND GLAIZE TREATMENT PLANT BOUNDARY ADJUSTMENT, RECORDED IN PLAT BOOK 354, PAGE 613 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 01 DEGREE 02 MINUTES 56 SECONDS EAST ALONG THE PRESENT EASTERN CITY LIMITS LINE AS DEFINED IN SAID BOUNDARY ADJUSTMENT PLAT, A DISTANCE OF 503.85 FEET TO AN OLD STONE MARKING THE COMMON CORNER OF SECTIONS 8, 9, 16 & 17 OF SAID TOWNSHIP; THENCE CONTINUING ALONG SAID CITY LIMITS, ALONG THE COMMON LINE BETWEEN SAID SECTIONS 8 & 9 , NORTH 01 DEGREE 01 MINUTE 18 SECONDS EAST, A DISTANCE OF 96.05 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 33 SECONDS EAST A DISTANCE OF 535.26 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 27 SECONDS 600.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 33 SECONDS EAST A DISTANCE OF 178.81 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 27 SECONDS EAST A DISTANCE OF 224.19 FEET TO A POINT; THENCE SOUTH 83 DEGREES 43 MINUTES 26 SECONDS WEST A DISTANCE OF 92.05 FEET TO A POINT; THENCE SOUTH 67 DEGREES 20 MINUTES 32 SECONDS WEST A DISTANCE OF 96.47 FEET TO A POINT; THENCE NORTH 82 DEGREES 55 MINUTES 59 SECONDS WEST, A DISTANCE OF 100.97 FEET TO A POINT; THENCE NORTH 88 DEGREES 48 MINUTES 49 SECONDS WEST, A DISTANCE OF 432.85 FEET TO A POINT; THENCE NORTH 01 DEGREE 01 MINUTES 18 SECONDS EAST, A DISTANCE OF 40.26 FEET TO A POINT; THENCE NORTH 34 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF 239.11 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, VARIABLE WIDTH; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE IN A NORTHEASTERLY DIRECTION TO IT'S INTERSECTION WITH THE WESTERN LINE OF SAID SECTION 9; THENCE IN A NORTHERLY DIRECTION, ALONG SAID WESTERN LINE OF SECTION 9 TO IT'S INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD, VARIABLE WIDTH,

SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO CAROLYNE HEEGE RECORDED IN BOOK 14760, PAGE 1817 OF THE ST. LOUIS COUNTY RECORDS; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN LINE OF SAID HEEGE PROPERTY TO THE NORTHWEST CORNER OF SAID HEEGE PROPERTY ON THE SOUTHWESTERN RIGHT OF WAY LINE OF QUINETTE ROAD; THENCE IN A NORTHERLY DIRECTION TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID QUINETTE ROAD, BEING THE MOST SOUTHERLY CORNER OF ARBOR CREEK SITE DEVELOPMENT PLAN RECORDED IN PLAT BOOK 350, PAGES 162 & 163 OF THE ST. LOUIS COUNTY RECORDERS OFFICE; THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG THE APPROXIMATE CENTERLINE OF THE GRAND GLAIZE CREEK, ALSO BEING THE WESTERN PROPERTY LINE OF THE ARBOR CREEK SITE DEVELOPMENT PLAN, THE FOLLOWING COURSES AND DISTANCES: NORTH 32 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 106.50 FEET TO A POINT; THENCE NORTH 11 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 48.32 FEET TO A POINT; THENCE NORTH 36 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 43.11 FEET TO A POINT; THENCE NORTH 47 DEGREES 05 MINUTES 28 SECONDS WEST, A DISTANCE OF 135.48 FEET TO A POINT; THENCE NORTH 25 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.02 FEET TO A POINT; THENCE NORTH 03 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 43.55 FEET TO A POINT; THENCE NORTH 16 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 31.21 FEET TO A POINT; THENCE NORTH 42 DEGREES 12 MINUTES 11 SECONDS EAST, A DISTANCE OF 29.06 FEET TO A POINT; THENCE NORTH 59 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 70.10 FEET TO A POINT; THENCE NORTH 78 DEGREES 37 MINUTES 38 SECONDS EAST, A DISTANCE OF 162.86 FEET TO A POINT; THENCE NORTH 64 DEGREES 03 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.67 FEET TO A POINT; THENCE NORTH 38 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF 44.24 FEET TO A POINT; THENCE NORTH 29 DEGREES 16 MINUTES 53 SECONDS EAST, A DISTANCE OF 101.14 FEET TO A POINT; THENCE NORTH 17 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 63.41 FEET TO A POINT; THENCE NORTH 12 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 150.60 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD, 80 FEET WIDE, SAID POINT ALSO BEING THE NORTHWESTERN CORNER OF SAID ARBOR CREEK SITE DEVELOPMENT PLAN; THENCE IN AN EASTERLY DIRECTION, ALONG THE PRESENT SOUTHERN RIGHT OF WAY LINE OF SAID BIG BEND ROAD, VARIABLE WIDTH, APPROXIMATELY 5500 FEET TO THE INTERSECTION OF THE PRESENT SOUTHERN RIGHT OF WAY LINE OF BIG BEND ROAD WITH THE EASTERN LINE OF SAID SECTION 9, TOWNSHIP 44 NORTH, RANGE 5 EAST, SAID POINT BEING THE NORTHEASTERN CORNER OF A TRACT OF LAND CONVEYED TO KCS,LLC, RECORDED IN BOOK 16153, PAGE 79 OF THE ST. LOUIS COUNTY RECORDS AND ALSO BEING LOCATED ON THE PRESENT WESTERN CITY LIMITS OF THE CITY OF KIRKWOOD BY CITY OF KIRKWOOD ORDINANCE NUMBER 2172; THENCE IN A SOUTHERLY DIRECTION ALONG THE PRESENT WESTERN BOUNDARY LINE OF THE CITY OF KIRKWOOD AND ALONG THE EASTERN LINE OF SAID SECTION 9, A DISTANCE OF APPROXIMATELY 1870 FEET TO THE SECTION CORNER MARKING SECTIONS 9, 10, 15 & 16, TOWNSHIP 44 NORTH, RANGE 5 EAST; THENCE CONTINUING IN A SOUTHERLY DIRECTION, ALONG THE EASTERN LINE OF SECTION 16, AND SAID WESTERN CITY LIMIT LINE OF THE CITY OF KIRKWOOD A DISTANCE APPROXIMATELY 1705 FEET TO THE CENTERLINE OF THE MERAMEC RIVER AND THE POINT OF BEGINNING.

---

11-16-2015