



THE CITY OF **Valley VP Park**

320 BENTON STREET • VALLEY PARK, MO 63088 • (636) 225-5171

June 28, 2006

Ms. Michelle Dougherty
Executive Director
St. Louis County Boundary Commission
168 N. Meramec Ave., Suite 140
Clayton, MO 63105

Re: City of Valley Park Annexation Map Plan

Dear Ms. Dougherty:

The City of Valley Park submits herewith 12 hard copies of its official annexation Five-Year Map Plan proposal (see enclosed certification). Also included are a digital copy of the Map Plan (ARC GIS shape file) and a website map in .pdf format.

The Map Plan represents the current annexation strategic plan that has been developed and updated by the City. The boundaries of each proposed annexation area represent logical boundaries for the incremental expansion of the City of Valley Park. Areas are numbered as proposed sequential phases of the Five-Year Plan.

The City will be updating revenue/cost estimates and other data for each of the areas identified on the Map Plan. The person designated to act on the City's behalf regarding this Map Plan is:

Thomas Weis, P.E., City Engineer
Weis Design Group
16296 Westwoods Business Park Dr.
Ellisville, MO 63021
636-207-0832

We are looking forward to working with the Boundary Commission to accomplish orderly annexation.

Sincerely,

Jeffrey J. Whitteaker
Mayor

Enclosures

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS.
CITY OF VALLEY PARK)

I, MARGUERITE WILBURN, City Clerk for the City of Valley Park, St. Louis County, Missouri, hereby certify that the attached Map Plan represents the City of Valley Park's official Map Plan proposal in conformance with the requirements of R.S.Mo. Section 72.423 (1999 Cum. Supp.).

IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of the City of Valley Park, Missouri, this 28th day of June, 2006.


MARGUERITE WILBURN, City Clerk

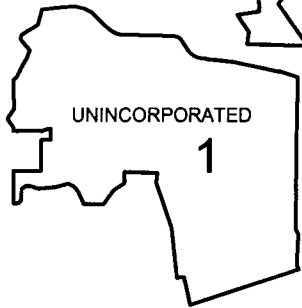
SEAL

AREA 1 FORMERLY PEERLESS PARK CITY LIMITS - THIS AREA LOCATED SOUTH OF VALLEY PARK CITY LIMITS



PLEASE SEE ATTACHED 'AMENDED' LAND DESCRIPTION FOR FORMER PEERLESS PARK AREA 1

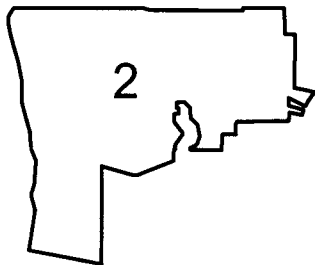
AREA 1 UNINCORPORATED EAST OF VALLEY PARK CITY LIMITS- NORTHERN MOST BOUNDARY @ VALLEY PARK CITY LIMITS AND NORTH SIDE OF BIG BEND ROAD, CONTINUES ALONG BIG BEND ROAD TO INTERSECTING KIRKWOOD CITY LIMIT @ BARRETT STATION ROAD, EASTERN BOUNDARY PARALLELS KIRKWOOD CITY LIMIT SOUTH TO MERAMEC RIVER INTERSECTING FENTON CITY LIMITS. SOUTHERN MOST BOUNDARY FOLLOWS MERAMEC RIVER AND FENTON CITY LIMITS TO INTERSECTING VALLEY PARK CITY LIMITS WHICH IS LOCATED DUE NORTH OF CHRYSLER PLANT. THE WESTERN BOUNDARY CONTINUES NORTH FROM THIS LOCATION AND FOLLOWS THE EASTERN MOST LIMITS OF THE CITY OF VALLEY PARK BACK TO INTERSECTING BIG BEND ROAD.



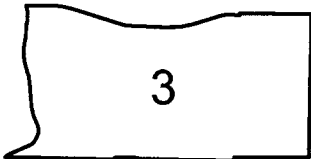
AREA 1 WITHIN VALLEY PARK - THIS AREA LOCATED WITHIN CENTRAL TO CENTRAL WEST VALLEY PARK CAN BE FOUND NORTH OF VANCE ROAD AND LIES JUST NORTHWEST OF VALLEY PARK MIDDLE & HIGH SCHOOL WEST & SOUTH OF MAIN ROAD. LENGTH OF AREA RUNS FROM WEST OF MAIN TO PARKSIDE COMMONS.



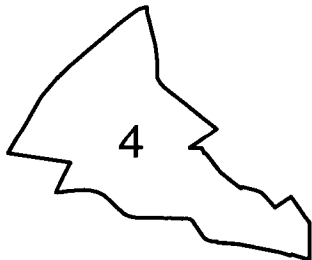
AREA 2 WEST OF VALLEY PARK - INTERSECTION OF VALLEY PARK CITY LIMIT AND SOUTHWEST CORNER OF TWIN OAKS CITY LIMIT WEST ALONG CRESCENT ROAD CROSSING HANNA ROAD, CONTINUING WEST (NORTH OF WOODCREST MANOR SOUTH OF STRAFFORD RIDGE) TO INTERSECTING SULPHUR SPRINGS ROAD. BOUNDARY CONTINUES SOUTH ALONG WEST SIDE OF SULPHUR SPRINGS ROAD AT R.O.W. TO INTERSECTING MERAMEC BLUFFS AND CONTINUES SOUTH (WEST OF WILDBERRY & STRAWBERRY GLEN CT) TO INTERSECTING MERAMEC RIVER. SOUTHERNMOST BOUNDARY AREA 2 EAST ALONG MERAMEC RIVER TO ADJOINING SOUTHWEST CORNER OF VALLEY PARK CITY LIMITS. EASTERN BOUNDARY FROM SW CORNER OF VALLEY PARK CITY LIMITS AND CONTINUING NORTH ALONG VALLEY PARK LIMITS TO CRESCENT ROAD.



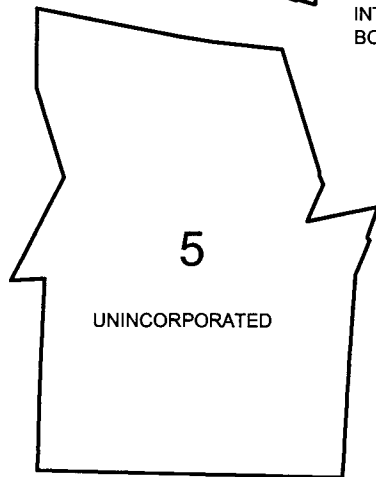
AREA 3 NORTHWEST OF VALLEY PARK - INTERSECTION OF SULPHUR SPRINGS ROAD AND BIG BEND ROAD EAST ALONG BIG BEND ROAD TO NORTHWEST CORNER OF TWIN OAKS CITY LIMITS (EAST OF HIGHLAND OAKS DR). EASTERN BOUNDARY OF AREA 3 PARALLELS WESTERN LIMITS OF TWIN OAKS TO CRESCENT ROAD. SOUTHERN BOUNDARY ALONG CRESCENT ROAD (MATCHING NORTH LIMITS OF AREA 2) CROSSING HANNA ROAD CONTINUING WEST (NORTH OF WOODCREST MANOR SOUTH OF STRAFFORD RIDGE) TO INTERSECTING SULPHUR SPRINGS ROAD. WESTERN BOUNDARY ALONG WEST SIDE SULPHUR SPRINGS ROAD AT R.O.W. NORTH TO BIG BEND ROAD.



AREA 4 NORTHEAST OF VALLEY PARK - BOUNDARY FROM VALLEY PARK CITY LIMITS NORTHEAST ALONG DOUGHERTY FERRY ROAD TO INTERSECTING BARRETT STATION ROAD. BOUNDARY SOUTHEAST ALONG BARRETT STATION ROAD TO UNION PACIFIC RAILROAD. BOUNDARY SOUTHWEST ALONG UNION PACIFIC RR TO ADJACENT OAKWOOD ROAD. SOUTHEAST TO AND ALONG OAKWOOD ROAD. BOUNDARY CONTINUES ALONG OAKWOOD TO AND ALONG SOUTHWEST PROPERTY LINES OF ADDRESSES 3103, 3121, 3133, 3139 AND 3145 BARRETT STATION ROAD. BOUNDARY CHANGES DIRECTION AT SW CORNER PROPERTY 3145 BARRETT STATION ROAD AND CONTINUES NORTHEAST ALONG SE PROPERTY LINE @ 3145 BARRETT STATION ROAD TO INTERSECTING BARRETT STATION ROAD. BOUNDARY SOUTHEAST/SOUTH ALONG BARRETT STATION ROAD TO INTERSECTING BIG BEND ROAD. BOUNDARY NORTHWEST ALONG BIG BEND ROAD TO VALLEY PARK CITY LIMITS. BOUNDARY NORTH AND NORTHWEST ALONG LIMITS OF VALLEY PARK TO DOUGHERTY FERRY ROAD .



AREA 5 SOUTHWEST OF VALLEY PARK - THE NORTHERN BOUNDARY OF AREA 5 IS DEFINED BY THE MERAMEC RIVER AND RUNS FROM THE BORDERING AREA 1 (OLD WESTERN LIMITS OF PEERLESS PARK) TO CASTLE WOOD STATE PARK BOUNDARY TO THE WEST. WESTERN BOUNDARY OF AREA 5 SOUTH ALONG CASTLEWOOD STATE PARK AND LONE ELK COUNTY PARK ACROSS HIGHWAY DUE SOUTH TO NORTH OF BEAUMONT SCOUT RESERVATION AREA.. BOUNDARY DUE TO EAST OF HILLSBORO ROAD WEST OF SMITZER MILL AND AVALON HILLS. BOUNDARY NORTH TO INTERSTATE 44 AND LIMITS OF OLD PEERLESS PARK. EASTERN BOUNDARY CONTINUES TO FOLLOW OLD LIMITS OF PEERLESS PARK TO NORTHERN BOUNDARY AT MERAMEC RIVER.



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Former Peerless Park Land to be Annexed

AMENDED Land Description

A tract of land in U.S. Surveys 879, 880, and 1883, Township 44 North, Range 5 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the center of the deepest channel of the Meramec River, and the northerly projection of the easterly line of the "Thomas Allen's Estate", as depicted on "ALLEN'S VALLEY PARK SUBDIVISION", a subdivision recorded in Plat Book 3, Page 59, St. Louis County records; thence along said projection, along said easterly line, and crossing interstate 44, South 09 degrees 00 minutes 00 seconds West 2526.10 feet, more or less, to the northeasterly corner of Lot 4 of said subdivision; thence along the easterly line of said Lot 4 South 19 degrees 36 minutes 00 seconds East 325.71 feet; thence continuing along said easterly line South 01 degrees 35 minutes 00 seconds East 345.18 feet; thence westerly along the north line of the property described in St. Louis County locator number 27Q64-0634; South 1 degree 33 minutes East, 97.39 feet to a point; thence South 78 degrees 5 minutes West 200 feet to a point; thence South 48 degrees 22 minutes 13 seconds West, 216.65 feet to a point, said point being in the East right-of-way line, of Thornhedge Drive; thence South 80 degrees 58 minutes 19 seconds West 50 feet to the West right-of-way line of Thornhedge Drive; thence South 9 degrees 1 minute 41 seconds East, along the West line of Thornhedge Drive, 383.32 feet to a point of curve of a curve to the left having a radius of 259.74 feet; thence along said curve to the left 11.68 feet to a point, said point being the Northeast corner of Lot 5 of Ward Acres Subdivision Book 75, Page 47; thence along the north line of said Lot 5 South 78 degrees 23 minutes 43 seconds West, 195.23 feet to a point; thence South 38 degrees 38 minutes West, 59.50 feet to a point, said point being the Northwest corner of said Lot 5; thence South 38 degrees 38 minutes West 387.70 feet along the north line of Lots 6, 7 and 8 of Ward Acres Subdivision to a point, said point being the Northwest corner of Lot 8 of Ward Acres Subdivision, St. Louis County thence along the westerly line of said Lot 8 South 27 degrees 00 minutes 04 seconds East 278.75 feet to a point; thence along the southerly line of said Lot 8 and along the easterly projection thereof North 79 degrees 52 minutes 00 seconds East 71.42 feet to the aforesaid northwesterly line of Valley Park Road; thence along said northwesterly line South 38 degrees 38 minutes 00 seconds West 8.25 feet; thence continuing along said northwesterly line South 37 degrees 56 minutes 00 seconds West 378.23 feet to the easterly line of Missouri State Highway 141; thence along said easterly line, southerly on a curve to the left having a radius of 915.40 feet and a chord which bears South 30 degrees 52 minutes 22 seconds East 155.57 feet, an arc distance of 155.75; thence continuing along said easterly line South 35 degrees 44 minutes 50 seconds East 828.93 feet to the southerly line of aforesaid U.S. Survey 1883; thence

along said southerly line, crossing Missouri State Highway 141, and along the southerly line of "VALLEY PARK HILLS", a subdivision recorded in Plat Book 7, Page 75, St. Louis County records, North 88 degrees 41 minutes 00 seconds West 1187.63 feet to the westerly line of Adjusted Lot 2 of the "A RESUBDIVISION OF LOTS 1 & 2 of CENTURION WEST and Adjusted Lots 3 & 5 of THE RESUBDIVISION OF LOTS 3, 4 & 5 OF CENTURION WEST, a subdivision recorded in Plat Book 283, Page 9, St. Louis County records; thence along said westerly line North 14 degrees 46 minutes 45 seconds East 247.89 feet; thence continuing along said westerly line North 30 degrees 40 minutes 18 seconds West 403.59 feet to the centerline of Elizabeth Avenue (40 feet wide), as depicted of the aforesaid "VALLEY PARK HILLS"; thence along said centerline North 81 degrees 14 minutes 00 seconds East 259.00 feet to the southerly projection of the easterly line of Parcel B of "J.M. MANOR"; a subdivision recorded in Plat Book 151, Page 33, St. Louis County records; thence along said projection and along said easterly line North 08 degrees 46 minutes 00 seconds West 289.53 feet to the southerly line of Parcel A of said subdivision; thence along said southerly line North 70 degrees 54 minutes 00 seconds West 16.75 feet; thence along said easterly line and along the northerly project thereof North 08 degrees 19 minutes 00 seconds West 346.50 feet to the centerline of Lucie (40 feet wide) Avenue, as depicted on the aforesaid "VALLEY PARK HILLS"; thence North 78 degrees 34 minutes 00 seconds East 29.10 feet to a point, said point being on the westerly line of aforesaid Missouri State Highway 141, as widened; thence along said westerly line North 09 degrees 54 minutes 58 seconds West 319.24 feet, more or less;

thence continuing along said westerly line North 02 degrees 18 minutes 41 seconds West 201.81 feet, more or less, to the northerly line of the land of Russell E. Fischer, et ux, as recorded in Deed Book 8065, Page 1354, St. Louis County records; thence along said northerly line South 80 degrees 00 minutes 43 seconds West 223.00 feet, more or less, to the westerly line of Lot 9 of aforesaid "VALLEY PARK HILLS"; thence along said westerly line North 10 degrees 00 minutes 00 seconds West 122.08 feet to the centerline of Valley (40 feet wide) Avenue, as depicted on said subdivision plat; thence along said centerline South 68 degrees 00 minutes 00 seconds West 44.88 feet; thence continuing along said centerline South 78 degrees 00 minutes 00 seconds West 264.00 feet; thence continuing along said centerline South 84 degrees 00 minutes 00 seconds West 198.00 feet; thence continuing along said centerline South 48 degrees 00 minutes 00 seconds West 115.50 feet; thence continuing along said centerline South 27 degrees 00 minutes 00 seconds West 162.03 feet to the southerly line of Lot 4 of said subdivision; thence along said southerly line North 81 degrees 00 minutes 00 seconds West 316.80 feet to the westerly line of said subdivision; thence along said westerly line North 09 degrees 00 minutes 00 seconds East 627.28 feet to the southernmost right of way line of Meramec Station (40 feet wide) Road; thence along said southern line South 82 degrees 10 minutes 00 seconds West 193.27 feet; thence continuing along said southern line South 80 degrees 25 minutes 51 seconds West 474.34 feet; thence

continuing along said southern line South 85 degrees 55 minutes 08 seconds West 516.62 feet; thence continuing along said southern line South 80 degrees 43 minutes 15 seconds West 533.60 feet; thence continuing along said southern line South 70 degrees 48 minutes 34 seconds West 342.81 feet; thence continuing along said southern line South 57 degrees 59 minutes 22 seconds West 184.32 feet to the westerly line of the land of Outdoor Systems, Inc. as recorded in Deed Book 11087, Page 1284, St. Louis County records; thence along said westerly line and the northerly projection thereof, crossing Interstate 44, North 11 degrees 13 minutes 26 seconds East 662.11 feet to the northerly line of Interstate 44 (320 feet wide); thence along said northerly line South 77 degrees 28 minutes 00 seconds West 1313.78 feet to the westerly line of the land of James R. Hill, et ux, as recorded in Deed Book 8972, Page 2455, St. Louis County records; thence along said westerly line North 22 degrees 45 minutes 30 seconds East 786.23 feet; thence continuing along said westerly line, and along the westerly line of the land of First National Realty Co., Inc., as recorded in Deed Book 8832, page 313 St. Louis County records, crossing the Burlington Northern Railroad, and along the westerly line of the land of First National Realty Co., Inc., as recorded in Deed Book 8039, page 2148, St. Louis County records, North 16 degrees 54 minutes 00 seconds West 2811.89 feet, more or less, to the center of the deepest channel of the Meramec River; thence along said center South 81 degrees 09 minutes 00 seconds East 963.81 feet; thence continuing along said center North 89 degrees 06 minutes 00 seconds East 635.05 feet; thence continuing along said center North 86 degrees 51 minutes 00 seconds East 818.02 feet; thence continuing along said center North 84 degrees 31 minutes 34 seconds East 1174.55 feet; thence continuing along said center North 85 degrees 18 minutes 11 seconds East 1172.87 feet; thence continuing along said center South 69 degrees 09 minutes 41 seconds East 386.99 feet; thence continuing along said center North 85 degrees 13 minutes 36 seconds East 421.07 feet; thence continuing along said center South 87 degrees 26 minutes 40 seconds East 1201.93 feet to the point of beginning of this description and containing 520 acres, more or less. SUBJECT TO the rights of way of Interstate 44, Missouri State Highway 141, Burlington Northern Railroad, and various streets and roads contained herein. SUBJECT TO the Meramec River. ALSO SUBJECT TO the results of an accurate land survey; this description being prepared from available records only.