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Official Submittal to the
St. Louis County Boundary
Commission

CHARBONNIER
ANNEXATION

City of Hazelwood, Missouri
April 1996

The City of Hazelwood, Missouri

Mayor

David W. Farquharson

Council

Matthew G. Robinson, Ward One

Carol A. Stroker, Ward Two

R. Ray Rohman, Ward Three

Mary C. O'Reilly, Ward Four

Mollie C. Rickey, Ward Five

Jeanette M. Eberlin, Ward Six

Staff

Edwin G. Carlstrom, City Manager

Norma Caldwell, City Clerk

Carl R. Wolf, Police Chief

James Matthies, Fire Chief

Thomas Manning, Director of Public Works

Paul Williams, Maintenance Superintendent

Darlene Harrison, Recreation Superintendent

Donnie Bryant, Finance Supervisor

Craig S. Owens, Assistant to the City Manager

Executive Summary

This proposal describes the annexation by the City of Hazelwood, Missouri, of an Area known as the Charbonier Area. The Charbonier Area is an unincorporated pocket between the City of Hazelwood and the City of Florissant. It is approximately .46 of a square mile in size and is composed of approximately 21 separate parcels of property and 16 housing units. Approximately 45 people live in the Area.

The City of Hazelwood is a Constitutional Charter City with a City Council/City Manager form of government. The City is divided into eight wards, with a Council Member from each ward, and a ninth member of the Council, the Mayor, elected at large. Terms of office are three years, with Council Members from the even numbered wards being elected one year, those from the uneven numbered wards the next year, and the Mayoral election the third year. The Council appoints the City Manager and City Clerk and enacts legislation to protect the health, safety and general welfare of the citizens of Hazelwood.

In 1949, the City of Hazelwood was incorporated as a Village. In 1969, the voters approved a Council/City Manager form of government. The first Mayor and Council took office on April 14, 1970. Hazelwood has had 11 successful annexations since incorporation.

In 1994, the voters of two areas of St. Louis County adjacent to Hazelwood, one known as Burke City and the other known as the Northwest Area, voted in separate elections to be annexed into Hazelwood. The two areas combined represent a population increase of 11,311 people, bringing Hazelwood's population to an estimated 26,829. The geographic size of Hazelwood grew with these annexations from 5.16 square miles to 16.47 square miles.

Hazelwood has a long history of solid and professionally managed growth. It has grown because its neighbors in unincorporated St. Louis County have wanted to become a part of a city that provides excellent services, low taxes, and is responsive to its residents.

In 1992 eighty-one percent (81%) of the Charbonier Area land owners submitted formal petitions to the City of Hazelwood for annexation. Copies of the petitions are in Appendix B. The City's interest in annexing this Area is in response to the petitions.

The Area is a natural extension of the City of Hazelwood. It will be easily serviced by all city services with a reduction in taxes for the residents of the area. Being a pocket of such relatively small size, it is difficult for St. Louis County to provide an equivalent level of service.

The City of Florissant is the only other municipality with the ability to annex this Area. While it can provide an equivalent level of service to the Area, the taxes paid by the residents are substantially higher. Residents of this Area have never had an opportunity to vote on annexation by Hazelwood.

Table of Contents

	Page
EXECUTIVE SUMMARY	
GEOGRAPHICAL INFORMATION - LEGAL DESCRIPTION	1
GEOGRAPHICAL INFORMATION - MAPS	
Map I Annexation Area	2
Map II Existing St. Louis County Zoning	3
Map III Proposed Hazelwood Zoning	4
Map IV Existing Land Use	5
GEOGRAPHICAL INFORMATION - CERTIFICATIONS	6
PUBLIC HEARING NOTICE	7
FIRE PROTECTION STATEMENT	8
PLAN OF INTENT	
<u>FACTOR 1:</u> IMPACT OF THE ANNEXATION ON THE AREA PROPOSED TO BE ANNEXED	9
IMPACT OF THE ANNEXATION ON HAZELWOOD	10
IMPACT OF THE ANNEXATION ON ADJOINING AREAS AND THE REMAINDER OF THE COUNTY AND ITS RESIDENTS	10
<u>FACTOR 2:</u> LEGAL DESCRIPTION	12
<u>FACTOR 3:</u> ABILITY TO ACCOMMODATE ORDERLY INCORPORATION OF THE COUNTY	13
<u>FACTOR 4:</u> CURRENT MAJOR MUNICIPAL SERVICES	14
Police Department	14
Municipal Court	15
Fire Department	15
Public Works Department	16
Street Division	16
Parks and Recreation	17
<u>FACTOR 5:</u> DATE AND EXTENSION OF SERVICES	18

Table of Contents (Cont.)

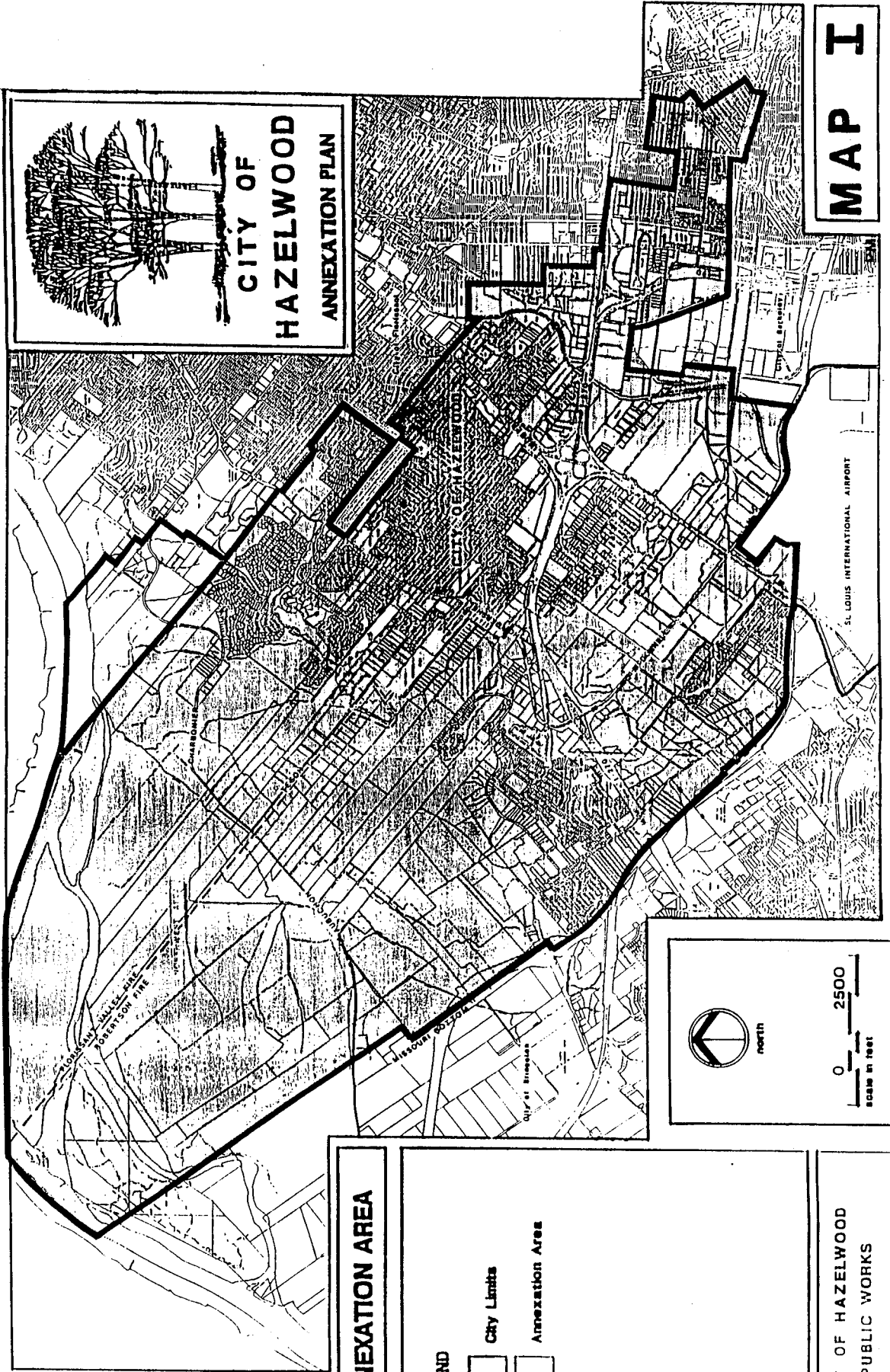
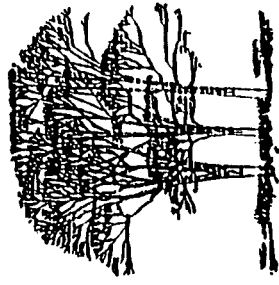
	Page
<i><u>FACTOR 6:</u></i> CURRENT TAX RATES OF HAZELWOOD AND THE CHARBONIER AREA	19
<i><u>FACTOR 7:</u></i> SOURCES OF REVENUE	20
Fiscal Ability to Support the Area	20
Financial Effect of Annexation	20
<i><u>FACTOR 8:</u></i> EFFECT OF ANNEXATION ON DISTRIBUTION OF COUNTY TAX RESOURCES	21
<i><u>FACTOR 9:</u></i> ZONING IN AREA TO BE ANNEXED	22
<i><u>FACTOR 10:</u></i> COMPACTNESS OF CHARBONIER AREA	23
<i><u>FACTOR 11:</u></i> EFFECTIVE DATE OF ANNEXATION	25
LEGAL OPINION	26
MAILING CERTIFICATION	27
PUBLIC HEARING SITES	28
RESPONSIBILITY FOR COSTS	29
CERTIFICATION OF ADJACENCY	30
TESTAMENT OF ACCURACY	31
<u>SUPPORTING DOCUMENTS</u>	
SERVICES TABLE	32-34
FINANCIAL TABLES:	
Table I Tax and Fee Comparison	35
Table II Aggregate Taxes Saved	36
Table III Charbonier Area Annual Revenue and Cost	37

Table of Contents (Cont.)

	Page
Table IV	City of Hazelwood Current Financial Position 38
Table V	Financial Impact on St. Louis County 39
Table VI	Assessed Valuation and General Fund Revenue 40
Table VII	Data Assumptions 41
APPENDIX A:	Resolution, Ordinance and Legal Description
APPENDIX B:	Petitions

Geographical Information - Legal Description

Please see Appendix A






**CITY OF
HAZELWOOD
ANNEXATION PLAN**


MAP I

ANNEXATION AREA

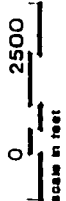
LEGEND

	City Limits
	Annexation Area

**CITY OF HAZELWOOD
PUBLIC WORKS**



north



0 2500
scale in feet



600'

SCALE IN FEET



**CITY OF
HAZELWOOD
ANNEXATION PLAN**

MISSOURI RIVER

FLOOD PLAIN

NU

HAZELWOOD

**EXISTING ST. LOUIS
COUNTY ZONING**

LEGEND

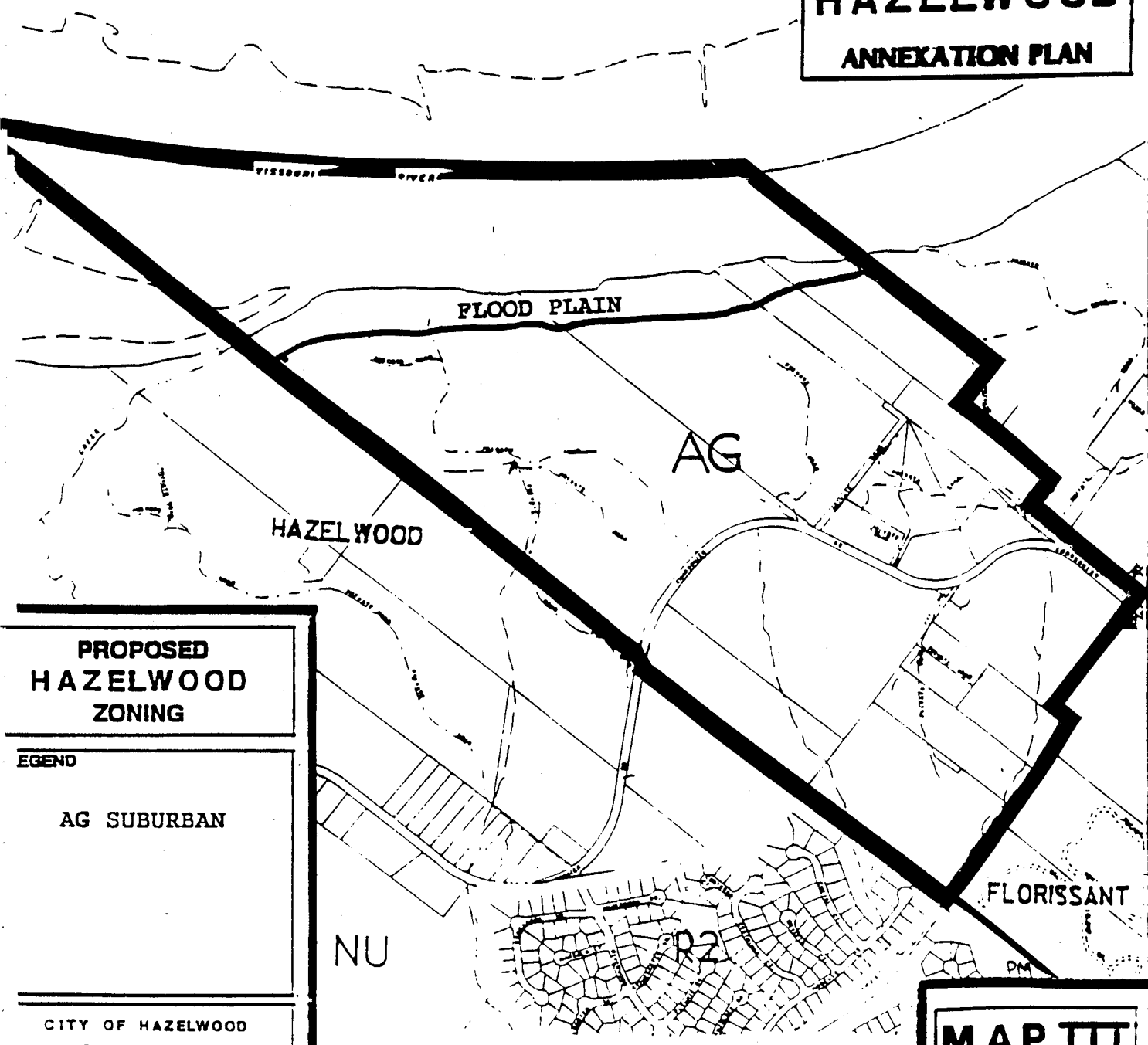
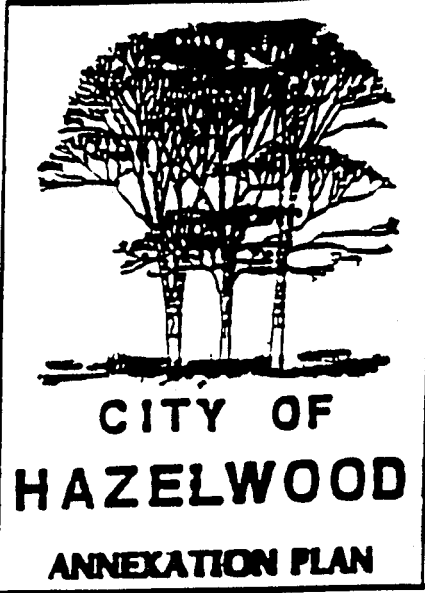
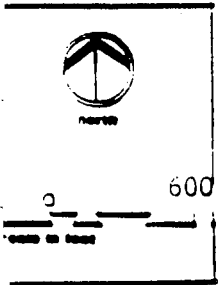
NU NON URBAN

NU

FLORISSANT

**CITY OF HAZELWOOD
PUBLIC WORKS**

MAP II



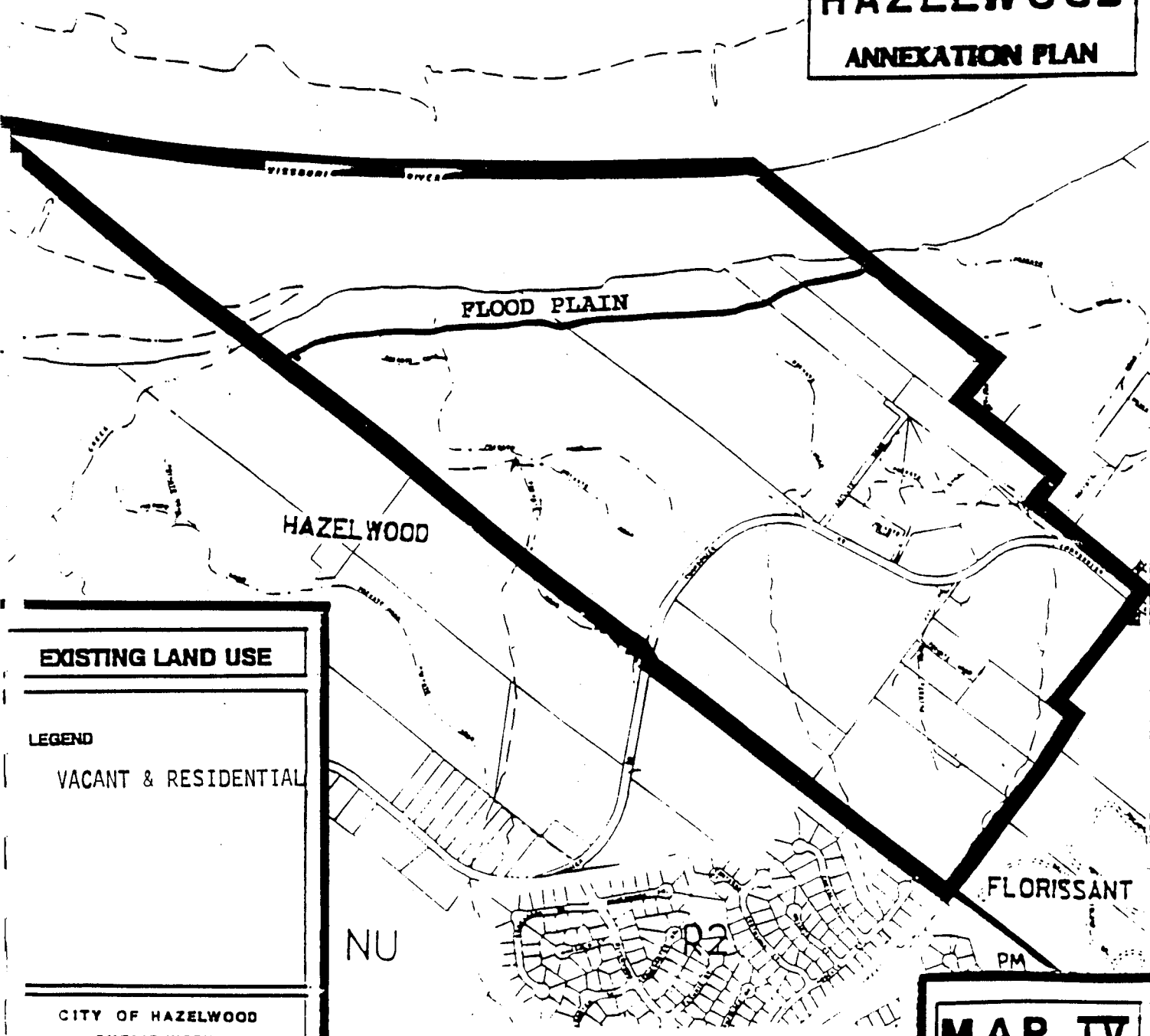
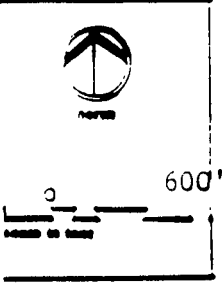
**PROPOSED
HAZELWOOD
ZONING**

EGEND

AG SUBURBAN

CITY OF HAZELWOOD
PUBLIC WORKS

MAP III



EXISTING LAND USE

LEGEND

VACANT & RESIDENTIAL

CITY OF HAZELWOOD
PUBLIC WORKS

MAP IV

Geographical Information - Certifications

Article III, A, 3, c, I

This is to certify that the Charbonier Annexation, as described in this annexation proposal, includes unincorporated territory which is less than fifty percent of the combined land subject to the proposal.

Article III, A, 3, d, I

This is to certify that there are no platted subdivisions included in this proposal.

Article III, A, 3, d, ii

This is to certify that as of the submittal of this proposal, the City of Hazelwood is aware that an overlapping proposal has been submitted by the City of Florissant, however, there has been no opportunity to review that proposal.

Public Hearing Notice

This will be provided in the form required by Boundary Commission.

Fire Protection Statement

No change in fire protection or emergency medical services for the proposed Area is sought. The City of Hazelwood intends and commits to pursuing a contract relationship with the Florissant Valley Fire Protection District to service the Area described in this proposal in accordance with 72.418(2), R.S.Mo. Such a contract is in place for fire protection of other adjacent areas.

Plan of Intent

FACTOR 1

IMPACT OF THE ANNEXATION ON THE AREA PROPOSED TO BE ANNEXED

The City of Hazelwood believes it will have a very positive impact on the Area it is proposing to annex for the following reasons:

1. The proposed annexation would be well received by those in the Area proposed for annexation. The City of Hazelwood did not approach residents of the Charbonier Area about annexing that Area. Instead, residents of the Area approached Hazelwood.

Owners of 81 percent of the properties (17 of the 21 parcels in the Area) have petitioned Hazelwood for annexation. Owners of the four other parcels have told City officials that they prefer to stay unincorporated, but if they were to be annexed, they would prefer to be annexed by Hazelwood, not Florissant.

2. The annexation would result in residents being provided municipal services by a city instead of by the County. This means the service provider is much closer, more responsive and more accountable to the service recipients.

All municipal services could be easily provided to the Charbonier Area. Hazelwood would have direct access into the Charbonier Area along Charbonier Road, which enters the western section of that Area from Hazelwood. If Hazelwood successfully annexes the Crest Aire Area, access would also be available by going north on Charbonier Road from the Crest Aire area of Hazelwood. This route would require only briefly passing through Florissant on Charbonier Road, which is a County Road.

The residents of the Charbonier Area are most concerned about how their property would be protected against development. This, naturally, is a zoning issue. Residents of this Area would benefit being in Hazelwood more than the County because, as a smaller unit of government, Hazelwood would be more attuned to their zoning needs.

Other Hazelwood services, such as its parks and community centers, would also be more accessible to residents in the annexed area than the County's equivalent services. Although some of Florissant's facilities are closer to the Area than Hazelwood's facilities, this did not deter 81 percent of the property owners from petitioning to be annexed by Hazelwood.

3. As shown in Financial Table I, "Tax and Fee Comparison," the rate of taxation for residents in the Charbonier Area is significantly lower for residents annexed by Hazelwood than it would be if they were annexed by Florissant or remained unincorporated. This table indicates that a representative household in the Area would save \$229 annually in

taxes and trash collection fees if annexed by Hazelwood.

This tax decrease is a result of: (1) the residents no longer paying the County's 5% gross receipts tax on utilities; (2) the decrease from the Florissant Valley Fire Protection District rate of \$0.66/\$100 on both real and personal property to Hazelwood's rate of \$0.31/\$100 on real property only and \$0 on personal property; and (3) lower trash collection rates.

The Charbonier Area has no commercial area; consequently, commercial taxation is not an issue with this annexation.

4. The Charbonier Area shares some of the same concerns as the City of Hazelwood. For example, the development of Aubuchon and Charbonier roads is important to the City and to the Area. Annexation of the Area would enable the residents of the Area and of the City to speak as one voice on this and other issues of mutual concern.

IMPACT OF THE ANNEXATION ON HAZELWOOD

Annexation of the Charbonier Area will have a positive impact on the City of Hazelwood.

Service delivery into this Area will not impose a hardship onto the City because:

1. It is adjacent to Hazelwood's existing northern boundary.
2. All of the Charbonier Area is easily accessible from Charbonier and Aubuchon roads.
3. Being 293 acres in size (0.46 of a square mile) and having 37 people makes the Charbonier Area physically small enough for the City to easily service it. This is especially true because the Florissant Valley Fire Protection District will continue providing fire and emergency medical service to the Area, and because Charbonier is the only public road in the Area and Charbonier is a County road.
4. The City of Hazelwood expects to provide service to the Area with a net revenue surplus of \$4,164. While annexation of the Charbonier Area will not impose a burden on City services, the revenue surplus generated by the Area will be unremarkable compared to the City's budget.

IMPACT OF THE ANNEXATION ON ADJOINING AREAS AND THE ENTIRE GEOGRAPHIC AREA OF THE COUNTY AND ITS RESIDENTS

The effects of Hazelwood's annexation of the Charbonier Area should be minor to all other residents of the County. The Area generates an estimated \$8,112 for St. Louis County, which is negligible to the County's \$136,449,600 General Fund Budget for 1995.

Hazelwood's annexation of the Area, instead of Florissant's annexation, would also have virtually no effect on the City of Florissant. The assessed valuation of the Area is approximately \$330,603, which equates to just one tenth of one percent of Florissant's assessed valuation of \$368,138,922. Annexation of an area as small as the Charbonier Area would surely not be critical to a city of Florissant's size, especially when considering the many square miles and tens of thousands of people available for Florissant to annex in other directions.

The City of Hazelwood anticipates that this annexation would have no other impact on any other areas or government entities.

FACTOR 2

LEGAL DESCRIPTION

Appendix A includes a complete legal description of the Charbonier Area.

FACTOR 3

ABILITY TO ACCOMMODATE ORDERLY INCORPORATION OF THE COUNTY

The annexation of the Charbonier Area by the City of Hazelwood is a natural progression towards full incorporation of this area of the County. By any measure, this is a pocket, which is ripe for municipal incorporation. It is burdensome for St. Louis County to service the area at a level close to that which Hazelwood can provide.

Further, this is one of the last opportunities Hazelwood has to expand its borders. Less than one and one half square miles remain between Hazelwood and Florissant. Once those areas (and the South Industrial Area) are annexed, Hazelwood will be land-locked, with no possibility for further growth.

FACTOR 4

CURRENT MAJOR MUNICIPAL SERVICES

The City Manager coordinates seven full-time professional Department and Division Heads in the provision of services. The City Clerk maintains the City's records and performs administrative, secretarial and legislative tasks in conjunction with the activities of the City Council. All other Department Heads report to the City Manager, who in turn reports to the City Council.

The Services Table summarizes the major services provided to Hazelwood residents by the City and by other service providers. It also indicates who currently provides services to the Charbonier Area and who would furnish them after the annexation.

Below is a more detailed description of the major municipal services currently provided by the City of Hazelwood.

Police Department

The Hazelwood Police Department consists of 52 commissioned Police Officers and 13 civilian support personnel. The Department is charged with the primary responsibility of preserving civil order, protecting the lives and property of Hazelwood residents and visitors to the community, safeguarding the Hazelwood commerce and commercial areas, enforcing the laws of the land and the ordinances of the City, and promoting public safety awareness.

To accomplish its mission, the Department is organized into two divisions, Support Services and Uniform Patrol, and the Office of the Chief of Police.

The Office of the Chief of Police, and is responsible for formulation of departmental policies and procedures, budgeting, organization, personnel, inspections, internal affairs, Municipal Court liaison, and overall control of police operations.

The Support Services Division is comprised of the Administrative Unit, Investigative Unit, Records Unit and Field Support Unit, which includes Animal/Ordinance Control Officers and part-time School Crossing Guards. The Uniform Patrol Division is comprised of the Patrol/Traffic Unit, Records Unit and Communications Unit.

The Department also participates in the Metropolitan St. Louis Major Case Squad, North St. Louis County Municipal Enforcement Group Drug Unit and the St. Louis County Code 1000 and Mobile Response Team.

The 1994-95 budgeted plan of implementation calls for 51 sworn officers to serve a population of 26,829. This ratio of 1.9 officers per 1,000 residents is exceptional and will provide an excellent level of service to Hazelwood residents, as they always have been accustomed.

The Hazelwood Police Department deploys innovative, self-disciplined and self-motivated officers directly into the community to take independent action to solve problems, create partnerships with the community, and improve the social environment of the neighborhoods they serve. The organization is structured, managed and operated in a manner that supports the efforts of the neighborhood patrol officers and encourages a cooperative approach to solving problems.

Municipal Court

The Hazelwood Municipal Court is a division of the 21st Judicial Circuit of the State of Missouri and is operated under the jurisdiction of the St. Louis County Circuit Court. The Hazelwood Court functions with a Municipal Judge, Prosecuting Attorney, two full-time Court Clerks and two part-time Clerks. Court is held every Tuesday at 7:00 p.m.

Fire Department

The City of Hazelwood is serviced by three different fire departments: Hazelwood Fire Department, Florissant Valley Fire Protection District, and Robertson Fire Protection District.

The Charbonier Area receives fire protection and ambulance service from the Florissant Valley Fire Protection District. Annexation of the Area by Hazelwood would not change this service; Florissant Valley would continue to service the Area, not the Hazelwood Fire Department.

The Florissant Valley Fire Protection District has three fire stations. Among the services it provides are:

- * Emergency paramedic operated ambulance service through contract with Christian Hospitals.
- * Home fire safety inspections, upon request.
- * Fire safety presentations to schools, businesses, and other groups.
- * Smoke detector program with free installation for the elderly and handicapped.
- * Fire extinguisher training, upon request.
- * Annual safety inspection of all commercial, industrial, business, school, and other public assembly buildings in the District.
- * Fire house tours where residents may visit with "Freddie, the Talking Fire Truck," and Florissant Valley's "Fire Pup."

Public Works Department

The Public Works Department at City Hall:

Reviews plans and issues permits, where appropriate, for all above-ground installations, such as buildings, sheds, fences, signs, etc.

Processes petitions for subdivisions, special land use permits, rezonings and variances.

Performs continuous inspections of housing and business structures to ensure maintenance of structural and aesthetic integrity and thus deter deterioration and blight.

Performs liaison services, with Plan Commission and other departments, as well as within the various divisions of Public Works.

Assists other departments by providing maps, lists of property owners, address lists and number of properties within a given distance from an established property.

Performs liaison services with MSD, Union Electric and other utility companies and governmental agencies serving the City.

Administers the City's refuse collection contract, Federal Aid to Urban Roads contract and various other contracts.

Administers the Flood Plain Program for the City and maintains liaison with FEMA.

Street Division

The Street Division presently has 19 full-time employees who maintain all City parks and streets. In addition, the Street Division personnel:

Maintain, clean and repair all City streets (directly or through subcontractors).

Install, maintain and repair all street signs.

Mosquito fog twice a week from May to October.

Provide brush pick up to residents during the spring and fall of each year.

Perform rat abatement for residential properties within the City.

Maintain all City vehicles and buildings.

Provide efficient and quick snow removal. The roads are cleared and snow is pushed back to the curb within 24 hours after a storm.

Maintain and clean the City's 10 parks.

Operate the City's leaf vacuum program.

Provide maintenance to stormwater sewers outside the jurisdiction of the St. Louis Metropolitan Sewer District.

Parks and Recreation Division

This Division has 10 full-time personnel who administer the Parks and Recreation activities at the following facilities: 10 parks totaling 138 acres; two outdoor swimming pools; two recreation centers; one disc golf course, and two outdoor sand volleyball courts.

Most of the City's 10 well-maintained parks include pavilions, comfort stations, barbecue pits and playgrounds. Fitness trails, horseshoe pits, outdoor racquetball courts, ball fields, tennis courts and volleyball courts also are available for use at various City parks. A pond is regularly stocked with catfish for resident anglers. All City parks are open to the public. Residents enjoy certain privileges such as fishing, picnic pavilions, swimming at Kline and Musick pools and reduced fees for various activities.

A brochure, delivered to all residents three times a year, details the activities and programs offered by the Parks and Recreation Division. Physical arts, pre-school and craft classes are offered throughout the year. Leagues, tournaments, trips, swimming lessons, a swim team, clinics and seminars provide leisure activities for all ages. Various special events, such as the Easter Egg Hunt, Halloween Happenings, Craft Bazaar and Fishing Derby, are annual programs.

The rooms at the recreation centers may be rented for almost any kind of function.

FACTOR 5

DATE AND EXTENSION OF SERVICES

The City of Hazelwood proposes that the annexation of the Charbonier Area and the extension of services into the Area become effective within twelve months after the vote of annexation. However, the Hazelwood City Council has authorized the extension of some services to the Area immediately after a successful annexation election, including:

- Use of the Community and Civic Centers with resident privileges.
- Registration for City-sponsored classes and recreation activities at resident rates.
- Use of parks with resident privileges.
- Use of swimming pools at resident rates.
- Receipt of City newsletters and recreation brochures.
- No change would occur with fire protection and ambulance service since the Florissant Valley Fire Protection District would continue to service this Area after its annexation by Hazelwood.

During the months between the approval and the effective date of the annexation, the City Staff will work with citizens of the annexation area to identify and prioritize capital improvement needs and incorporate these projects into the City's Five-Year Capital Improvement Plan.

Also, after the annexation has been officially approved, the Hazelwood City Council will study how the Charbonier Area should be incorporated into the City's wards.

Hazelwood's Mayor will be the Chief Executive concerned with the government of approximately 27,000 people. The Chief Executive of St. Louis County represents approximately 990,000 people. Each City of Hazelwood Councilmember will represent about 3,400 residents while each St. Louis County Councilmember represents over 140,000 residents. These ratios obviously indicate that annexation by Hazelwood allows the residents of the Charbonier Area a much larger voice on local issues affecting them than they currently have with the County.

Hazelwood citizens are encouraged to actively and effectively participate in their government by sharing thoughts with elected officials and staff members, attending the various governmental meetings held near their homes and businesses, and serving on numerous boards, commissions and committees.

FACTOR 6

CURRENT TAX RATES OF HAZELWOOD AND THE CHARBONIER AREA

Hazelwood's residents and businesses enjoy one of the lowest overall levels of taxation in St. Louis County.

Zero gross receipts tax is charged for residential utilities, and a rate of only 1.5 percent is charged to commercial properties.

Hazelwood's real estate tax, including fire protection, is only \$0.31 per \$100 assessed valuation, and no personal property tax is charged. The City of Hazelwood will reimburse the Florissant Valley Fire Protection District for fire protection service, causing no change in Fire District revenue or responsibility.

As shown on Financial Table I, Hazelwood's overall tax rate would still offer a significant tax reduction over the current taxes in the Charbonier Area, and the tax rate is considerably lower than that of Florissant.

There is no commercial property in the Charbonier Area; however, business licenses fees, in brief summary, are:

Merchant - \$0.50 per \$1,000 in gross sales up to \$65 million, then \$0.15 per \$1000 thereafter

Manufacturer - \$0.50 per \$1,000 of gross sales up to \$2 Billion, then \$0.30 per \$1,000 in gross sales thereafter, plus 0.75 percent of the first \$65 Million in book value of machinery and equipment, and 0.25 percent of the book value of machinery and equipment thereafter.

Service Occupation - Flat fee, usually \$25, plus 0.75% of the book value of machinery and equipment.

Annexed residents would no longer pay the County's 5 percent gross receipts tax on utilities or the Florissant Valley Fire Protection District's higher property tax rate. In fact, the 37 residents in the area are expected to save \$3,339 per year in taxes! Hazelwood offers a significant tax reduction over the current taxes in the Charbonier Area. Hazelwood offers an even greater savings if compared to Florissant's gross receipts tax rate of 7 percent.

FACTOR 7

SOURCES OF REVENUE

Every category of tax imposed by the City of Hazelwood is detailed on Financial Tables III and IV, "Charbonier Annual Revenue and Cost" and "City of Hazelwood Current Financial Position."

Fiscal Ability to Support the Area

The City is in excellent financial condition even in the face of the current recessionary period. Financial security is demonstrated on the "City of Hazelwood Current Financial Position" table, where the anticipated fund balance at June 30, 1996, is 16.5 percent of the operating budget. Of course, due to economies of scale, the Charbonier Area will support itself financially in the City of Hazelwood.

Largely due to geographic location and effective zoning, Hazelwood strikes a unique blend between residential property and a dynamic industrial community. The City's financial structure is reflective of this blend, with a broad tax base that is not critically dependent upon any single economic influence. With the annexation approved June 7, 1994, the City's tax base is even more diverse, now having a blend of sales tax distribution by point of sale and by population in the sales tax pool.

Hazelwood's facilities and infrastructure are in excellent condition. Since 1979, the City has built a new public works garage, a fire station, a city hall/police complex, and a civic center for a combined cost of over \$5 million. Ambitious street improvement and stormwater control projects were also accomplished at a cost of \$5.2 million. These efforts cost an average of approximately \$1 million per year for 11 years, and they were all accomplished without incurring long-term debt. The City has zero bonded indebtedness.

Financial Effect of Annexation

Revenue in the amount of \$7,672 and expenditures in the amount of \$3,508 are anticipated in the Charbonier Area. This provides a net surplus of \$4,164 in the Area.

FACTOR 8

EXTRAORDINARY EFFECT OF ANNEXATION ON DISTRIBUTION OF COUNTY TAX RESOURCES

As shown on Financial Table V, the estimated loss of revenue to St. Louis County is \$8,112. This decrease is negligible compared to the County's \$136,449,600 budget. Offsetting cost savings are not calculated in this report.

FACTOR 9

ZONING IN AREA TO BE ANNEXED

The Charbonier Area is currently zoned by St. Louis County as Non-Urban and Floodplain Non-Urban.

Hazelwood's Municipal Code stipulates "All territory which may be annexed to the City shall automatically retain all zoning rights possessed by it at the time of annexation until such classification shall have been changed by an amendment . . ."

Once annexed by the City, the Charbonier Area would be rezoned Suburban, a zoning classification very similar to the County's Non-Urban classifications.

Map II shows the current zonings of the Area proposed to be annexed, Map III shows how the City expects the Area would be rezoned, and Map IV shows the current land use of the Area.

Outlined below are the present County zoning classifications and the zoning classifications that the City currently expects would be designated by the City.

<u>St. Louis County</u> <u>Zoning District Designation</u>	<u>City of Hazelwood</u> <u>Zoning District Designation</u>
NU - Non-Urban	AG - Suburban
FPNU - Floodplain Non-Urban	AG - Suburban

Should it be needed, there is a well established procedure for granting zoning variances through Hazelwood's Board of Adjustment, which reviews cases on an individual basis and is empowered to grant variances from the City's Zoning Code when hardship conditions warrant them.

FACTOR 10

COMPACTNESS OF CHARBONIER AREA

A study of an area's compactness requires three considerations: (1) a common community of interest; (2) the ease by which municipal services can be provided to the area; and (3) its ability to "round out" municipal boundaries.

1. Compactness in Terms of Common Community of Interest - The Charbonier Area is composed of undeveloped land occupied by people who want to protect their rural properties. The area is very sparsely populated, averaging one person for every 6.5 acres.

This land use is identical to the hundreds of acres currently in the City of Hazelwood along Aubuchon and Charbonier roads. The residents of the Charbonier Area share the same interests as their neighbors in Hazelwood, especially their interest in protecting their agricultural zoning district.

Hazelwood already has an agricultural zoning district, unlike Florissant. While Florissant can create such a district, the residents of this Area prefer to be annexed into a City where they already know the exact details of how their properties are protected through zoning. They prefer not to gamble on another city's claim that it would create such district but can't give assurances of the details.

2. Compactness in terms of Service Delivery - The residents want to be annexed by Hazelwood because they know they will get Hazelwood's excellent services at an excellent tax rate.

All the residents of this Area are accessible along Charbonier Road. Hazelwood currently has direct access to this section of Charbonier from Aubuchon Road and from Riverwood Estates Boulevard. If Hazelwood successfully annexes the Crest Aire Area, access would also be available from Crest Aire.

Three factors are important to remember in terms of accessing the Charbonier Area:

- A. Fire service would continue to be provided by the Florissant Valley Fire Protection District so the access of fire and ambulance vehicles would not change due to Hazelwood's annexation.
- B. All the roads in the Charbonier Area are private except for Charbonier Road. Charbonier is a County Road; consequently, its annexation by Hazelwood will not affect the County's access to servicing Charbonier in terms of repairs, snow plowing, etc.
- C. Police service would be provided by Hazelwood, and Police access would be from

Charbonier and Riverwood Estates Boulevard. This access is adequate and should not be disruptive to other residents, such as those in Riverwood Estates. An area with 37 people should need police calls requiring flashing lights and sirens extremely rarely.

3. Compactness in Terms of "Rounding Off" Boundaries - Annexation of the Charbonier Area does not round off Hazelwood's borders. However, it allows the incorporation of an area by a City preferred by the residents of that area. Perpetuating such an irregularly shaped border is not new to this area. Much of Florissant's border is irregularly shaped, especially its borders in the Koch Park area and the Tahoe-Yaqui-Hopi Drives area.

To "round off" borders at a cost of higher taxes and less services to residents makes no sense in an area that has endured irregular borders as long as this Area has, and when the irregular borders would not pose problems to service delivery, as these would not. In the opinion of 81 percent of the property owners of the Charbonier Area, rounded borders are nice, but lower taxes and increased services are nicer.

FACTOR 11

EFFECTIVE DATE OF ANNEXATION

The City of Hazelwood is prepared to provide full municipal services to the Charbonier Area within twelve months after a successful annexation election.

UTHOFF, GRAEBER, BOBINETTE & O'KEEFE
ATTORNEYS AT LAW

SUITE 300
908 OLIVE STREET
ST. LOUIS, MISSOURI 63101

FAX: (314) 621-2697

(314) 621-9550

April 15, 1996

FAXED TO 839-0249

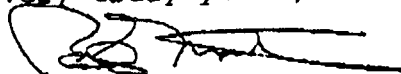
Edwin G. Carlstrom, City Manager
City of Hazelwood
415 Elm Grove Lane
Hazelwood, Missouri 63042-1942

Re: Hazelwood Annexation

Dear Ed:

Pursuant to the Boundary Commission's Rules and Regulatory Procedures, this letter is to confirm that all statutory requirements, other than Chapter 72 R.S.Mo. and other statutes applicable to proposing agents, have been satisfied.

Very truly yours,



Paul E. Martin

PEM/lem

Mailing Certification

This is to certify that identical copies of this proposal have been mailed or delivered to St. Louis County Clerk and the City Clerk of the City of Florissant.

Public Hearing Sites

The following sites meet the requirements outlined in the Boundary Commission Rules, Article III, A, 9 as sites suitable for public hearings for this annexation proposal:

Hazelwood Civic Center East
8969 Dunn Road
Hazelwood, MO 63042
Contact: Craig S. Owens
(314)839-3700

Hazelwood City Hall
415 Elm Grove Lane
Hazelwood, MO 63042
Contact: Craig S. Owens
(314)839-3700

Hazelwood Community Center
1186 Teson Road
Hazelwood, MO 63042
Contact: Craig S. Owens
(314)839-3700

Responsibility for Costs

The City of Hazelwood will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc.

Certification of Adjacency

At least fifteen percent (15%) of the boundary of the area proposed for annexation is adjacent to the City of Hazelwood. (Article III, C, 1)

Testament of Accuracy

The information in this proposal is true and accurate to the best of my knowledge. I attest to the statements, claims and certifications made in this proposal on behalf of the City of Hazelwood.

Signed,

Edwin G. Carlstrom, City Manager

Date

MAJOR MUNICIPAL SERVICES AND SERVICE PROVIDERS
IN HAZELWOOD AND THE CHARBONIER AREA

<u>SERVICES</u>	<u>HAZELWOOD</u>	<u>CURRENT PROVIDER IN CHARBONIER AREA</u>	<u>PROVIDER IN CHARBONIER AREA ONE YEAR AFTER ANNEXATION/ELECTION</u>
Police	Hazelwood Police Dept.	St. Louis County Police Dept.	Hazelwood Police Dept.
Most Local Court Having Jurisdiction	Hazelwood Municipal Court	St. Louis County Circuit Court	Hazelwood Municipal Court
Fire	Hazelwood Fire Dept. Florissant Valley F.P.D. Robertson F.P.D.	Florissant Valley Fire Protection District	Florissant Valley Fire Protection District
Advanced Life Support	Hazelwood Fire Dept., which contracts with Christian Hospitals. Florissant Valley F.P.D., which contracts with Christian Hospitals. Robertson F.P.D.	Florissant Valley F.P.D., which contracts with Christian Hospitals	Florissant Valley F.P.D., which contracts with Christian Hospitals
Street Maintenance	Hazelwood Street Div. St. Louis County State of Missouri	St. Louis County	Hazelwood Street Div. St. Louis County
Snow Removal	Hazelwood Street Div.	St. Louis County	Hazelwood Street Div. St. Louis County
Mosquito Fogging	Hazelwood Street Div.	St. Louis County	Hazelwood Street Div.

**MAJOR MUNICIPAL SERVICES AND SERVICE PROVIDERS
IN HAZELWOOD AND THE CHARBONIER AREA**

<u>SERVICES</u>	<u>HAZELWOOD</u>	<u>CURRENT PROVIDER IN CHARBONIER AREA</u>	<u>PROVIDER IN CHARBONIER AREA ONE YEAR AFTER ANNEXATION/ELECTION</u>
Street Lighting	City of Hazelwood, when requested	If available, individual subdivisions at own cost	City of Hazelwood, when requested
Sidewalk Installation	50/50 City/Resident, if requested	Individual cost	50/50 City/Resident, if requested
Trash and Bulky Waste	Contracted by City. Paid by individual. Half cost for over 62 or 100% handicapped.	As arranged	Contracted by City. Paid by individual. Half cost for over 62 or 100% handicapped.
Curbside Recycling	Available through City	As arranged	Available through City
Tree Clippings	Hazelwood Street Div.	None	Hazelwood Street Div.
Community Center	Two City Community Centers	None in close proximity	Two City Community Centers
Park Facilities	10 City parks, 138 acres	None in close proximity	10 City parks, 138 acres
Community Newsletter	City newsletter delivered three times a year with recreation brochure	None	City newsletter delivered three times a year with recreation brochure
Zoning/Subdivision	City of Hazelwood	St. Louis County	City of Hazelwood

MAJOR MUNICIPAL SERVICES AND SERVICE PROVIDERS
IN HAZELWOOD AND THE CHARBONIER AREA

<u>SERVICES</u>	<u>HAZELWOOD</u>	<u>CURRENT PROVIDER IN CHARBONIER AREA</u>	<u>PROVIDER IN CHARBONIER AREA ONE YEAR AFTER ANNEXATION/ELECTION</u>
Water	St. Louis County Water Co.	St. Louis County Water Co.	St. Louis County Water Co.
Sewer	Metropolitan St. Louis Sewer District City of Hazelwood	St. Louis County	City of Hazelwood
Electric	Union Electric	Union Electric	Union Electric
Gas	Laclede Gas	Laclede Gas	Laclede Gas
Cable Television	TeleCommunications, Inc. of Missouri, CenCom, Continental	CenCom	CenCom
School District	Hazelwood School District Pattonville School District Ferguson-Florissant School Dist.	Hazelwood School District	Hazelwood School District

**TAX AND FEE COMPARISON
CHARBONIER ANNEXATION**

	CURRENT TAXES ST. LOUIS COUNTY Flor. V. F.P.D. =====	ANNEXED BY FLORISSANT Flor. V. F.P.D. =====	ANNEXED BY HAZELWOOD Flor. V. F.P.D. =====
REAL ESTATE TAX			
1995 Fire District Rate per \$100	\$0.66	\$0.66	Paid by City
1995 Municipal Rate per \$100	0.00	0.08	0.31
*Total relevant tax rate	\$0.66	\$0.74	\$0.31
Based on home value of: \$100,000	TAX PAID: \$125	\$141	\$59
PERSONAL PROPERTY TAX			
1995 Fire District Rate per \$100	\$0.66	\$0.66	Paid by City
1995 Municipal Rate per \$100	0.00	0.00	0.00
*Total relevant tax rate	\$0.66	\$0.66	\$0.00
Based on property valuation of \$4,000	TAX PAID: \$26	\$26	\$0
UTILITY TAXES			
Rate charged on all utilities	5%	7%	0%
Based on annual utilities of \$2,500	TAX PAID: \$125	\$175	\$0
TRASH COLLECTION	per mo. \$9.00	\$9.00	\$6.85
YARD WASTE & RECYCLING	per mo. 2.00	2.00	3.25
	PER YEAR: \$132	\$132	\$121
TOTAL YEARLY COST OF RELEVANT REAL, PERSONAL AND UTILITY TAXES PLUS REFUSE HAULING			
Home value: \$100,000	PAID: \$409	\$474	\$180
		163% Higher	
AVERAGE TAXES SAVED IN HAZELWOOD:			
	\$229	\$294	
* Only fire pro. and city taxes will be affected by annexation.			

FINANCIAL TABLE I

TOTAL TAXES SAVED BY RESIDENTS

DESCRIPTION	CURRENT	HAZELWOOD	TAX (DECREASE)
REAL ESTATE TAX	\$2,519	\$1,132	(\$1,387)
PERSONAL PROPERTY TAX	352	0	(352)
UTILITY TAX	1,600	0	(1,600)
TOTAL TAX SAVINGS	\$4,470	\$1,132	(\$3,339)

FINANCIAL TABLE II

CHARBONIER ANNUAL REVENUE & COST

REVENUE SOURCE	BASIS	ANNUAL REVENUE
PROPERTY TAX	\$0.31 /\$100	\$1,015
ROAD/BRIDGE	\$0.105 /\$100	403
GROSS RECEIPTS	1.50%	0
PERMITS/INSP.	\$1.23 /CAP.	45
MERCHANT LICENSES		0
SERVICE LICENSES		0
MANUFACTURER LICENSES		0
LIQUOR LICENSES		0
CABLE TV	5%	155
SALES TAX	\$101.00 /CAP.	3,737
USE TAX	\$24.00 /CAP.	888
C.A.R.T.		
MOTOR VEH. SALES	\$5.00 /CAP.	185
VEHICLE FEES	\$4.27 /CAP.	158
GASOLINE TAX	\$24.77 /CAP.	917
CIGARETTE TAX	\$4.57 /CAP.	169
C.D.B.G.		0
ESTIMATED ANNUAL REVENUE		\$7,672

EXPENDITURE DESCRIPTION	ANNUAL COST
STREET LIGHTING, SIGNS, INSECTICIDE, MISCELLANEOUS	\$1,000
FIRE PROTECTION	2,508
ESTIMATED ANNUAL COST	\$3,508

<u>ESTIMATED NET SURPLUS</u>	<u>\$4,164</u>
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**CITY OF HAZELWOOD
CURRENT FINANCIAL POSITION**

	1995 ESTIMATE	1996 BUDGET
REVENUE		
TAXES	\$3,659,490	\$5,146,007
LICENSES AND PERMITS	3,924,109	4,014,534
INTERGOVERNMENTAL REV.	832,949	1,291,267
RECREATION	199,646	245,400
FINES AND FORFEITURES	335,010	423,816
MISCELLANEOUS	98,736	94,191
SALE OF ASSETS	10,000	155,000
TOTAL	\$9,059,941	\$11,370,215
EXPENDITURES		
OPERATING	\$8,229,542	\$9,500,651
CAPITAL	472,222	1,444,467
EXTRAORDINARY LOSS		
TOTAL	\$8,701,764	\$10,945,118
CONTRIBUTION TO FUND BALANCE	358,177	425,097
BEGINNING FUND BALANCE	\$786,080	1,144,257
ENDING FUND BALANCE	\$1,144,257	\$1,569,352
PERCENTAGE OF OPERATING COST	13.9%	16.5%

FINANCIAL TABLE IV

FINANCIAL IMPACT ON ST. LOUIS COUNTY

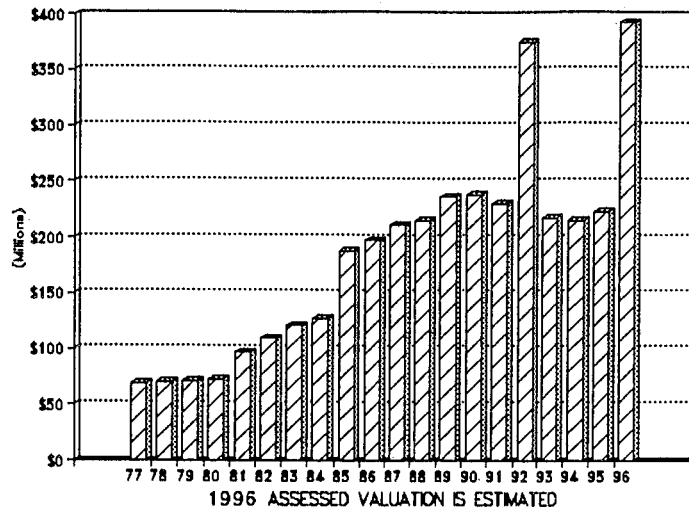
REVENUE SOURCE	BASIS	REVENUE DECREASE
PROPERTY TAX		\$0
ROAD/BRIDGE	\$0.105 /\$100	403
GROSS RECEIPTS	5%	1,500
PERMITS & LICENSES		0
SALES TAX	\$101.00 /CAP.	3,737
USE TAX	\$24.00 /CAP.	888
C.A.R.T.		
MOTOR V. SALES	\$5.00 /CAP.	185
MOTOR V. FEE INCREASE	\$4.27 /CAP.	158
GASOLINE TAX	\$24.77 /CAP.	917
CABLE T.V.	5%	155
CIGARETTE TAX	\$4.57 /CAP.	169
REVENUE DECREASE TO ST. LOUIS COUNTY		\$8,112

THE FORMULA FOR DISTRIBUTION OF C.A.R.T. REVENUES TO CITIES IS BASED ON POPULATION. DISTRIBUTION TO COUNTIES IS A COMPLICATED TWO-TIER FORMULA BASED ON THE PROPORTION OF THE COUNTY'S ASSESSED VALUATION AND ROAD MILEAGE TO THE REST OF THE STATE. THE TOOLS TO DEVELOP THIS FORMULA ARE NOT AVAILABLE TO THE CITY STAFF; THEREFORE, THIS ESTIMATE IS BASED ON THE CITY'S DISTRIBUTION FORMULA AS RECOMMENDED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING.

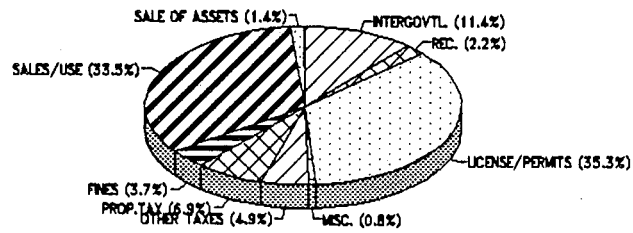
FINANCIAL IMPACT ON FLORISSANT VALLEY FIRE PROTECTION DISTRICT

NO FINANCIAL IMPACT WILL BE REALIZED BY FLORISSANT VALLEY FIRE PROTECTION DISTRICT. THE CITY IS REQUIRED TO REIMBURSE THE DISTRICT AN AMOUNT EQUAL TO THE CURRENT TAX RATE APPLIED TO THE CURRENT ASSESSED VALUATION.

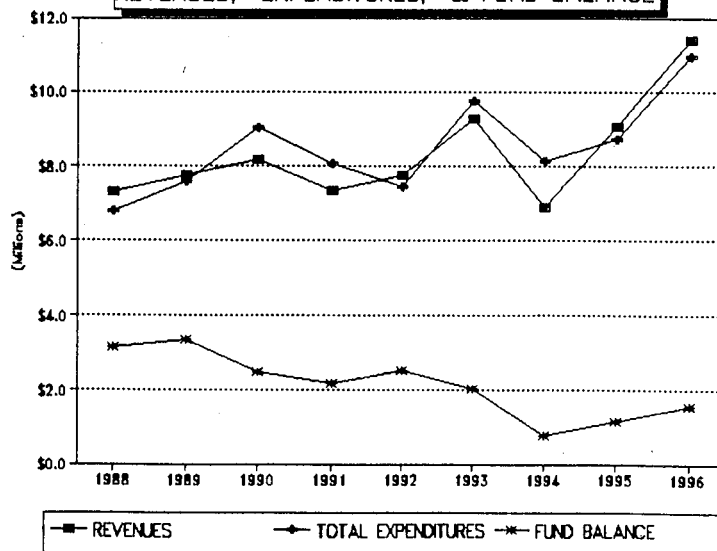
ASSESSED VALUATION



GENERAL FUND REVENUE



REVENUES, EXPENDITURES, & FUND BALANCE



DATA ASSUMPTIONS

1995 ASSESSED VALUATION	
REAL PROPERTY	\$330,603
PERSONAL PROPERTY	53,361
M&M EQUIPMENT	0
TOTAL ASSESSED VALUATION	\$383,964
POPULATION	37
SQUARE MILES	0.41
# HOUSEHOLDS	15
AVG. PERSONS/HOUSE	2.47
EST. COMMERCIAL UTILITIES	0
FLOR. VALLEY FIRE PRO. DIST. 1995 TAX RATE	\$0.66

FINANCIAL TABLE VII

APPENDIX A

Resolution, Ordinance and Legal Description

NO. 9502

RESOLUTION

A RESOLUTION OF INTENT TO ANNEX CERTAIN UNINCORPORATED TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF HAZELWOOD, MISSOURI, AND TO ADOPT AND ESTABLISH AN ANNEXATION PLAN FOR THE CITY OF HAZELWOOD, MISSOURI.

WHEREAS, Citizens of an unincorporated area adjacent to the City of Hazelwood, Missouri, have petitioned the City Council to annex their area, and

WHEREAS, The Council has determined that it is in the best interest of the City of Hazelwood and the citizens of the unincorporated territory immediately adjacent to the present boundaries of the City of Hazelwood for the City to implement an annexation program for certain unincorporated territory, and

WHEREAS, The real estate, as hereinafter described, is immediately adjacent to the present corporate limits and contiguous to the present corporate limits of the City of Hazelwood, Missouri, and

WHEREAS, The Missouri General Assembly reestablished the St. Louis County Boundary Commission in 1995 for the purpose of facilitating and encouraging the gradual incorporation of all unincorporated territory in St. Louis County, and

WHEREAS, The annexation Plan of Intent addressed in this Resolution accomplishes the goals outlined in the St. Louis County Boundary Commission legislation, and

WHEREAS, The annexation program outlined herein reaffirms the Council's commitments to provide a rational basis for the expansion of the corporate limits to include this area immediately adjacent to the City which has a "Community of Interest" with the City, and

WHEREAS, This proposed annexation meets the letter and spirit of the St. Louis County Boundary Commission program and provides a viable alternative for incorporation of unincorporated territory adjacent and contiguous to the present City of Hazelwood, and

WHEREAS, This Resolution reaffirms and again provides a clear indication as to the annexation intentions of the City Council as a public record,

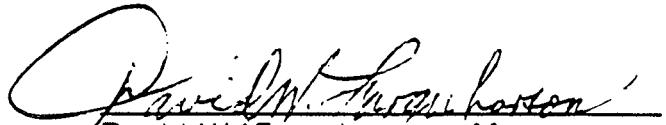
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HAZELWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The City of Hazelwood, Missouri, declares its intent to annex, to the corporate limits of the City of Hazelwood, Missouri, that unincorporated area described in Exhibit A, which is attached hereto and made a part hereof.


SECTION 2. Be it further resolved that pursuant to the provisions of C.C.S. S.S. S.C.S. H.C.S. House Bill 446, 88th General Assembly, First Regular Session, the City Manager is hereby authorized to submit this Resolution and the annexation program for the City of Hazelwood, Missouri, outlined herein, to the St. Louis County Boundary Commission for review and approval according to the rules and procedures established by said Commission. The City Council of the City of Hazelwood, Missouri, hereby declares, as a matter of policy, that this program outlined herein represents a plan for the balanced and rational growth of the City of Hazelwood and that the entire program should be considered as a consolidated package for establishing the ultimate geographic size of the City of Hazelwood, Missouri.

SECTION 3. This Resolution shall be in full force and effect from and after the date of its passage.

PASSED this 6th day of September, 1995.
by the Council of the City of Hazelwood, Missouri.


David W. Farquharson - Mayor
City of Hazelwood, Missouri

ATTEST:


Norma Caldwell, CMC - City Clerk
City of Hazelwood, Missouri

APPROVED AS TO FORM:

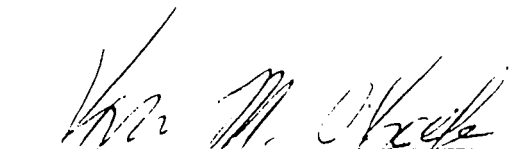

Kevin M. O'Keere - City Attorney
City of Hazelwood, Missouri

EXHIBIT A

Description of Proposed Annexation - Charbonier Area

A tract of land being located within part of U. S. Survey 276; and within part of Surveys 162 through 170, inclusive, of the St. Ferdinand Common Fields, Township 47 North, Range 6 east, and more particularly described as follows:

Beginning at a point along the dividing lines of the Missouri Counties of St. Louis and St. Charles, at its intersection with the northern established corporate boundary limits of the City of Hazelwood, Missouri; thence continuing along the said northern corporate boundary limits of Hazelwood to a point on the water's edge along the northeastern line of a tract of land, denoted as Parcel No. 1 and No. 2, as now or formerly conveyed to McDonnell Douglas Realty Company as recorded in Deed Book 8235 on page 1183 of the St. Louis County Records; thence southeastwardly along said McDonnell Douglas Realty Company tract and said northern boundary of the City of Hazelwood to a point being the most western corner of a tract of land now or formerly conveyed to the Pelican Cove Partnership, as recorded in Deed Book 7784 on page 1716 of the St. Louis County Records; thence northeastwardly along the western line of said Pelican Cove Partnership property, the following courses and distances, north 37 degrees 27 minutes 25 seconds east 85.03 feet, south 76 degrees 36 minutes 33 seconds east 45.31 feet, north 41 degrees 28 minutes 52 seconds east, 132.74 feet, north 21 degrees 05 minutes 13 seconds east 137.28 feet, north 17 degrees 20 minutes 18 seconds west 62.80 feet, north 48 degrees 40 minutes 03 seconds east 52.39 feet, north 6 degrees 33 minutes 37 seconds west 40.36 feet, and north 35 degrees 25 minutes 37 seconds east 116.76 feet to the northwest corner of said tract and the most western corner of Villa Del Cresta Apartments Phase Two Dedication Plat as recorded in Plat Book 147 on page 21 of the St. Louis County Records; thence continuing northeastwardly along the western line of said Villa Del Cresta Plat the following courses and distances north 36 degrees 19 minutes east 16.90 feet, north 37 degrees 40 minutes east 100.65 feet and north 24 degrees 39 minutes east 526.0 feet to most northern corner of said Apartment Dedication Plat; thence south 52 degrees 20 minutes east along the northern property line of said Villa Del Cresta Apartments Phase Two Dedication Plat a distance of 23.10 feet to a point, being the southeast corner of a tract of land now or formerly conveyed to George R. Pezold and Beatrice M. Pezold, as described in Deed Book 8934 on page 1890 of the St. Louis County Records and also being the most western corner of the property now or formerly conveyed to the City of Florissant, Missouri, and known as Koch Park; thence continuing along said western line of the corporate boundary limits of the City of Florissant and along the eastern and northern property line of said Pezold Tract, north 28 degrees 03 minutes east a distance of 194.37 feet and north 53 degrees 47 minutes west a distance of 48.87 feet more or less to a point, being the southern corner of a tract now or formerly conveyed to Christine G. Love, as recorded in Deed Book 6885 on page 1319 of the St. Louis County Records; thence

northeastwardly along said western corporate boundary limits of the City of Florissant and the eastern line of said Christine Love parcel, a distance of 916.38 feet more or less to a point on the southern right-of-way line of Charbonier Road; thence northwestwardly along the southern right-of-way of Charbonier Road to a point along the eastern line of U. S. Survey 276, Township 47 North, Range 6 East, being also the eastern prolongation of the tract of land now or formerly conveyed to Carl A. Twesten, Jr., and Frances L. Twesten, as recorded in Deed Book 6758 on page 1425 of the St. Louis County Records; thence northeastwardly to a point in the northern right-of-way line of Charbonier Road at its intersection with the southern right-of-way line of Old Charbonier Road, more specifically at the most eastern corner of Lot 5 of Charbonier Woods, as recorded in Plat Book 220 on pages 13 and 14 of the St. Louis County Records; thence westwardly along the southern right-of-way of Old Charbonier Road and the northern line of said Lot 5 of Charbonier Woods, north 53 degrees 23 minutes west a distance of 359.12 feet to the east line of Lot 4 of Charbonier Woods; thence continuing along the east line of said Lot 4, north 36 degrees 37 minutes east a distance of 40 feet, south 53 degrees 23 minutes east a distance of 19.81 feet, and north 36 degrees 04 minutes east a distance of 19.82 feet; thence south 52 degrees 55 minutes 55 seconds east to a point in the east line of U. S. Survey 276, Township 47 North, Range 6 East, being also the southern corner of a tract of land now or formerly conveyed to Robert M. Fehrman and Julie K. Fehrman as recorded in Deed Book 6765 on page 221 of St. Louis County Records; thence continuing, respectively, along the eastern and northern line of said Fehrman tract, north 36 degrees 10 minutes east a distance of 250.05 feet and north 52 degrees 55 minutes west a distance of 816.35 feet to a point, being the most southern corner of a tract of land now or formerly conveyed to Edgar W. Schroeder, Jr., and Beatrice Schroeder, as recorded in Deed Book 7451 on page 1117 of the St. Louis County Records; thence along said Schroeder tract north 37 degrees 05 minutes east a distance of 320.46 feet, thence north 52 degrees 55 minutes west a distance of 407.79 feet and north 52 degrees 58 minutes west a distance of 826 feet more or less to a point on the water's edge of the Missouri River; thence continuing north 52 degrees 58 minutes west to a point along the dividing line of the Missouri Counties of St. Louis and St. Charles; thence meandering westwardly along said County dividing lines to the point of beginning.

BILL NO. 2746

ORDINANCE NO. 2674-95

AN ORDINANCE PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF HAZELWOOD, MISSOURI, BY EMBRACING AND INCLUDING UNINCORPORATED REAL PROPERTY LOCATED IN THE COUNTY OF ST. LOUIS, STATE OF MISSOURI, LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CITY LIMITS, AND HEREINAFTER PARTICULARLY DESCRIBED.

WHEREAS, On the 6th day of September, 1995, the City of Hazelwood, Missouri, declared by Resolution 9502 of the Council, its intent to annex the following described unincorporated territory into the City of Hazelwood, and

WHEREAS, The annexation provided for by this Ordinance is consistent with the provisions of that Resolution and the goals for St. Louis County outlined in the St. Louis County Boundary Commission legislation,

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

SECTION 1. The corporate limits of the City of Hazelwood, Missouri, in the County of St. Louis, Missouri, shall be extended so as to embrace and include all that part of said County, lying within the following boundary lines as described in Exhibit A, which is attached hereto and made a part hereof.

SECTION 2. The Council has determined, and hereby declares the proposed annexation is reasonable and necessary to the proper, balanced development of the City of Hazelwood.

SECTION 3. The City of Hazelwood has developed a Plan of Intent to provide services in the area on the same basis upon which services are presently provided to residents of the City of Hazelwood.

SECTION 4. A Public Hearing shall be held concerning this matter, and this Public Hearing shall be at the date and time established by the St. Louis County Boundary Commission, at which time the Plan of Intent shall be presented.

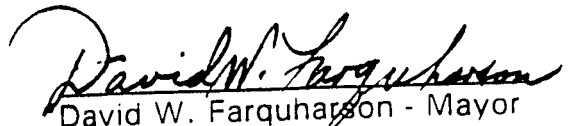
SECTION 5. The annexation of the real estate described herein is subject to the approval of the voters of the City and the area sought to be annexed in an election, said election date to be determined by action of the St. Louis County Boundary Commission.

SECTION 6. The annexation of said real estate shall become effective six (6) months following the election approving such annexation.


SECTION 7. Pursuant to the provision of C.C.S. S.S. S.C.S. H.C.S. House Bill 446, 88th General Assembly, First Regular Session, the City Manager is hereby authorized to submit this Ordinance and the boundary adjustment for the City of Hazelwood outlined herein, to the St. Louis County Boundary Commission for review and approval according to the rules and procedures established by said Commission.

SECTION 8. This Ordinance shall be in full force and effect from and after the date of its passage and adoption.

PASSED this 20th day of September, 1995,
by the Council of the City of Hazelwood, Missouri.


David W. Farquharson - Mayor
City of Hazelwood, Missouri

ATTEST:


Norma Caldwell, CMC - City Clerk
City of Hazelwood, Missouri

APPROVED AS TO FORM:

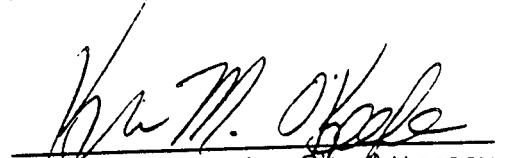

Kevin M. O'Keefe - City Attorney
City of Hazelwood, Missouri

EXHIBIT A

Description of Proposed Annexation - Charbonier Area

A tract of land being located within part of U. S. Survey 276; and within part of Surveys 162 through 170, inclusive, of the St. Ferdinand Common Fields, Township 47 North, Range 6 east, and more particularly described as follows:

Beginning at a point along the dividing lines of the Missouri Counties of St. Louis and St. Charles, at its intersection with the northern established corporate boundary limits of the City of Hazelwood, Missouri; thence continuing along the said northern corporate boundary limits of Hazelwood to a point on the water's edge along the northeastern line of a tract of land, denoted as Parcel No. 1 and No. 2, as now or formerly conveyed to McDonnell Douglas Realty Company as recorded in Deed Book 8235 on page 1183 of the St. Louis County Records; thence southeastwardly along said McDonnell Douglas Realty Company tract and said northern boundary of the City of Hazelwood to a point being the most western corner of a tract of land now or formerly conveyed to the Pelican Cove Partnership, as recorded in Deed Book 7784 on page 1716 of the St. Louis County Records; thence northeastwardly along the western line of said Pelican Cove Partnership property, the following courses and distances, north 37 degrees 27 minutes 25 seconds east 85.03 feet, south 76 degrees 36 minutes 33 seconds east 45.31 feet, north 41 degrees 28 minutes 52 seconds east, 132.74 feet, north 21 degrees 05 minutes 13 seconds east 137.28 feet, north 17 degrees 20 minutes 18 seconds west 62.80 feet, north 48 degrees 40 minutes 03 seconds east 52.39 feet, north 6 degrees 33 minutes 37 seconds west 40.36 feet, and north 35 degrees 25 minutes 37 seconds east 116.76 feet to the northwest corner of said tract and the most western corner of Villa Del Cresta Apartments Phase Two Dedication Plat as recorded in Plat Book 147 on page 21 of the St. Louis County Records; thence continuing northeastwardly along the western line of said Villa Del Cresta Plat the following courses and distances north 36 degrees 19 minutes east 16.90 feet, north 37 degrees 40 minutes east 100.65 feet and north 24 degrees 39 minutes east 526.0 feet to most northern corner of said Apartment Dedication Plat; thence south 52 degrees 20 minutes east along the northern property line of said Villa Del Cresta Apartments Phase Two Dedication Plat a distance of 23.10 feet to a point, being the southeast corner of a tract of land now or formerly conveyed to George R. Pezold and Beatrice M. Pezold, as described in Deed Book 8934 on page 1890 of the St. Louis County Records and also being the most western corner of the property now or formerly conveyed to the City of Florissant, Missouri, and known as Koch Park; thence continuing along said western line of the corporate boundary limits of the City of Florissant and along the eastern and northern property line of said Pezold Tract, north 23 degrees 03 minutes east a distance of 194.37 feet and north 53 degrees 47 minutes west a distance of 48.87 feet more or less to a point, being the southern corner of a tract now or formerly conveyed to Christine G. Love, as recorded in Deed Book 6885 on page 1319 of the St. Louis County Records; thence

northeastwardly along said western corporate boundary limits of the City of Florissant and the eastern line of said Christine Love parcel, a distance of 916.38 feet more or less to a point on the southern right-of-way line of Charbonier Road; thence northwestwardly along the southern right-of-way of Charbonier Road to a point along the eastern line of U. S. Survey 276, Township 47 North, Range 6 East, being also the eastern prolongation of the tract of land now or formerly conveyed to Carl A. Twesten, Jr., and Frances L. Twesten, as recorded in Deed Book 6758 on page 1425 of the St. Louis County Records; thence northeastwardly to a point in the northern right-of-way line of Charbonier Road at its intersection with the southern right-of-way line of Old Charbonier Road, more specifically at the most eastern corner of Lot 5 of Charbonier Woods, as recorded in Plat Book 220 on pages 13 and 14 of the St. Louis County Records; thence westwardly along the southern right-of-way of Old Charbonier Road and the northern line of said Lot 5 of Charbonier Woods, north 53 degrees 23 minutes west a distance of 359.12 feet to the east line of Lot 4 of Charbonier Woods; thence continuing along the east line of said Lot 4, north 36 degrees 37 minutes east a distance of 40 feet, south 53 degrees 23 minutes east a distance of 19.81 feet, and north 36 degrees 04 minutes east a distance of 19.82 feet; thence south 52 degrees 55 minutes 55 seconds east to a point in the east line of U. S. Survey 276, Township 47 North, Range 6 East, being also the southern corner of a tract of land now or formerly conveyed to Robert M. Fehrman and Julie K. Fehrman as recorded in Deed Book 6765 on page 221 of St. Louis County Records; thence continuing, respectively, along the eastern and northern line of said Fehrman tract, north 36 degrees 10 minutes east a distance of 250.05 feet and north 52 degrees 55 minutes west a distance of 816.35 feet to a point, being the most southern corner of a tract of land now or formerly conveyed to Edgar W. Schroeder, Jr., and Beatrice Schroeder, as recorded in Deed Book 7451 on page 1117 of the St. Louis County Records; thence along said Schroeder tract north 37 degrees 05 minutes east a distance of 320.46 feet, thence north 52 degrees 55 minutes west a distance of 407.79 feet and north 52 degrees 58 minutes west a distance of 826 feet more or less to a point on the water's edge of the Missouri River; thence continuing north 52 degrees 58 minutes west to a point along the dividing line of the Missouri Counties of St. Louis and St. Charles; thence meandering westwardly along said County dividing lines to the point of beginning.

APPENDIX B

Petitions

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Love Land and Cattle Company,
~~and~~ his wife; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

~~Property Address~~
06110025
St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Love Land and Cattle Company ~~and~~
his wife.

WHEREBY, the said Love Land and Cattle Company ~~and~~
his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Love Land + Cattle Company

by Christy Love, President

Attest:

W.K. Tom. Seveling
Secretary,
Love Land + Cattle Co.

Wyoming
State of ~~Missouri~~,
COUNTY of ~~...~~ ss.
Sheridan

On this 29th day of July, 19 92 before me appeared

CHRISTY LOVE ^{SHE} PRESIDENT
to me personally known, who, being by me duly sworn, did say that he is the
of LOVE LAND AND CATTLE CO.

a Corporation of the State of Wyoming, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors; and said
acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

Jean J. Lobach
Notary Public.

My term expires

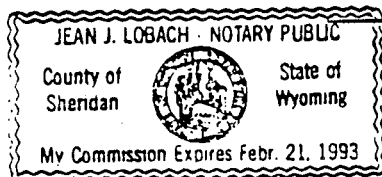


EXHIBIT A

A tract of land in U. S. Survey 276, Township 47 North, Range 6 East and being part of Lots 2, 3 and 5 of the Subdivision of said U. S. Survey 276 and being described as follows: Beginning at a point in the Southwest line of said Lot 3 of the Subdivision of said Survey 276 at the intersection of said Southwest line with the West line of Charbonier Road, 60 feet wide, which point bears North 52 degrees 54 minutes West 1,522.75 feet from the most Southern corner of said Lot 3; thence along the West line and the Northwest line of said road as follows, along a curve to the right having a radius of 896.16 feet a distance of 433.71 feet to an iron pipe; thence North 36 degrees 01 minutes East 327 feet; thence along a curve to the right having radius of 661.08 feet a distance of 786.13 feet to an iron pipe in the center line of old Charbonier Road; thence along said center line of said old Charbonier Road North 56 degrees 15 minutes West 221.60 feet; thence North 74 degrees 34 minutes West 104.30 feet; thence South 73 degrees 44 minutes West 58.68 feet to a point in the Northeast line of Lot 3 of the Subdivision of said Survey 276; thence along said Northeast line and its prolongation thereof North 52 degrees 54 minutes West 2,382 feet to an iron pipe and 2,400 feet to the bank of the Missouri River; thence beginning at the iron pipe at 2,382 feet and following along the bank of the Missouri River the following courses and distances: North 82 degrees 59 minutes West 155 feet South 88 degrees 04 minutes West 319 feet, South 85 degrees 03 minutes West 364 feet, South 74 degrees 41 minutes West 182 feet, South 52 degrees 40 minutes West 621.40 feet to an iron pipe in the prolongation Northwesterly of the Southwest line of said Lot 3 from which point the bank of the river bears North 52 degrees 54 minutes West 20.75 feet; thence from last mentioned iron pipe along said prolongation and along the Southwest line of said Lot 3 South 52 degrees 54 minutes East 3,370.25 feet to the place of beginning;

subject to easements of record, if any.

7398 1913

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976; for their Verified Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

~~Property Address~~

06L210015

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976.

WHEREBY, the said William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976; respectfully request the City of Hazelwood, Missouri, to annex the real property and extend the corporate limits of the City of Hazelwood, Missouri, to include the above described real property.

Respectfully submitted,

Mary Christine Love

Trustee

Wyoming
State of ~~Missouri~~
County of ~~Shendan~~^{WY.}

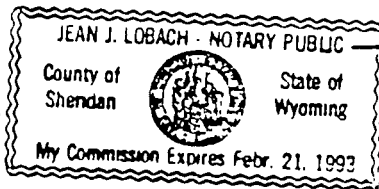
On this 29th day of July, 1992, before me appeared

to me personally known, who, being by me duly sworn, did say that ~~he~~^{she} is the Trustee
of Mary Christine Love Trust

~~a Corporation of the State of _____, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors, and said MARY CHRISTINE LOVE
acknowledged said instrument to be the free act and deed of said corporation. TRUST.~~

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

Jean J. Lobach
Notary Public.



My term expires

Respectfully submitted,

William Kimbrough, Jr. TTE

Wyoming
State of ~~Missouri~~
County of ~~Shendan~~^{ss.}

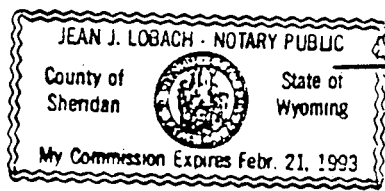
On this 29th day of July, 1992, before me appeared

to me personally known, who, being by me duly sworn, did say that he is the trustee
of Mary Christine Love Trust

~~a Corporation of the State of _____, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors, and said William Kimbrough Jr
acknowledged said instrument to be the free act and deed of said Corporation Trust~~

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

My term expires



Jean J. Lobach
Notary Public.

Respectfully submitted,

Charles C. Love

Trustee.

Wyoming
State of ~~Missouri~~
County of Shoshone

On this 29th day of July, 1992, before me appeared

to me personally known, who, being by me duly sworn, did say that he is the Trustee
of Mary Christine Love Trust.

~~a Corporation of the State of _____ and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors; and said~~ Charles C. Love
acknowledged said instrument to be the free act and deed of said ~~corporation~~ trust

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

Jean J. Lobach
Notary Public.

My term expires

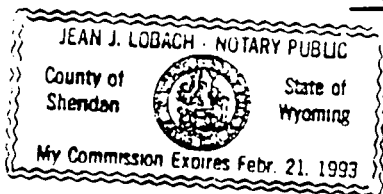


EXHIBIT "A"

PARCEL 3: A tract of Land in U. S. Survey 276, Township 47 North, Range 6 East, St. Louis County, Missouri, and described as follows:

Beginning at the Southwest corner of Survey 162 of Conzontfields of St. Ferdinand; thence North 35 degrees 41 minutes East 393.58 feet to the point of beginning of the description herein; thence North 52 degrees 54 minutes West 1563.94 feet to a point on a curve, being also the East line of Charbonier Road 50 feet wide; thence along the East line of said road, along a curve to the right having a radius of 836.16 feet a distance of 22.76 feet to the point of tangent thence continuing along the East line of said Road, North 36 degrees 01 minutes East 327.00 feet to a point of curve; thence along a curve to the right having a radius of 601.08 feet a distance of 823.70 feet to the point of tangent; thence South 65 degrees 28 minutes East 737.48 feet to a point; thence leaving said road line South 58 degrees 50 minutes East 233.46 feet to a point; thence North 77 degrees 22 minutes East 139.27 feet to a point; thence South 35 degrees 36 minutes West 104.64 feet to a point; thence South 52 degrees 54 minutes East 25.00 feet to a point; thence South 35 degrees 58 minutes West 196.25 feet to a point; thence South 35 degrees 41 minutes West 358.52 feet to the point of beginning.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Donald D Roberts,
and Joan M Roberts his wife; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

3173 Charbonier Road, Florissant, MO 63031

Property Address

06.210026

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Donald D Roberts and
Joan M Roberts, his wife.

WHEREBY, the said Donald D Roberts and
Joan M Roberts, his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Donald D. Rolin

Erwin M. Roberts

I, Jean Latson, a Notary Public, do hereby certify that on the 25th day of July, 1992, Donald Roberts and Jean Roberts personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Jean Latson
Notary Public

My Commission Expires:

1-12-94

EXHIBIT A

Lot 1 of CHANBONIER WOODS, according to the plat thereof recorded in Plat Book
220 Pages 13 and 14 of the St. Louis County Records.

Charbonier Road
06L 210 026

Subject to easements, conditions, restrictions, etc., if any; of record.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Ronald Anderson,
and Jacqueline Anderson his wife; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

3125 Charbonier Road, Florissant, MO 63031
Property Address

06L210037
St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Ronald Anderson and
Jacqueline Anderson, his wife.

WHEREBY, the said Ronald Anderson and
Jacqueline Anderson, his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

M. E. Barker

Jacqueline Anderson

I, M. E. BARKER, a Notary Public, do hereby certify than on the 26th day of AUGUST, 1992, RONALD ANDERSON and JACQUELINE ANDERSON personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

M. E. Barker

Notary Public

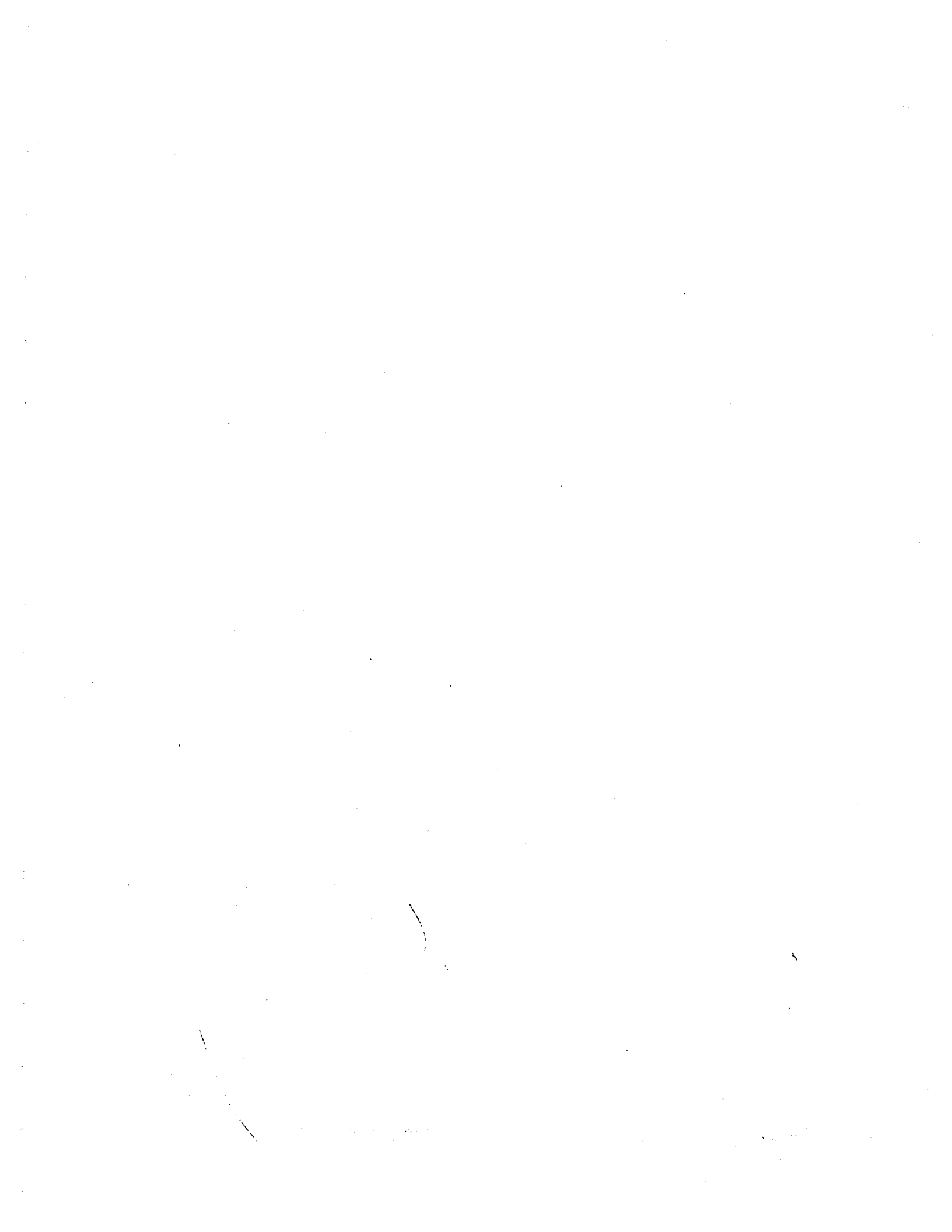
My Commission Expires:

M. E. BARKER
NOTARY PUBLIC STATE OF MISSOURI
OF THE COUNTY OF [unclear]

MY COMMISSION EXP. APR. 26, 1996

EXHIBIT A

All of Lots 1 and 2 of Charbonier Woods, a subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat book 220 page s 13 and 14 of the St. Louis County Records. Subject to easements, restrictions and conditions of record, if any.



The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Love Land and Cattle Company
~~and~~ _____ ~~his wife~~; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

3201 Charbonier Road, Florissant, MO 63031
Property Address
06 210048
St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Love Land and Cattle Company ~~and~~
_____, ~~his wife~~.

WHEREBY, the said Love Land and Cattle Company ~~and~~
_____, ~~his wife~~, respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Love Land + Cattle Co.

by Crusty Love,
President

Attest:

W. K. Jm, Secretary
Secretary,
Love Land + Cattle Co.

Wyoming
State of ~~Wyoming~~
County of Wyoming

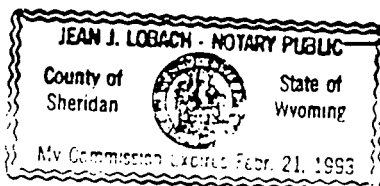
On this 29th day of July, 1992, before me appeared

to me personally known, who, being by me duly sworn, did say that ^{she} he is the President
of Love Land & Cattle Co.

a Corporation of the State of Wyoming, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors; and said
acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

My term expires



Jean J. Lobach
Notary Public.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976; for their Verified Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

Property Address

06L220025

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976.

WHEREBY, the said William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976

respectfully request the City of Hazelwood, Missouri, to annex the real property and extend the corporate limits of the City of Hazelwood, Missouri to include the above described real property.

EXHIBIT A

A forty (40) foot wide strip of land located in Part of Lot 2 of the Subdivision in the Partition of U. S. Survey 276, Township 47 North, Range 6 East in St. Louis County, Missouri, and the centerline being more particularly described as follows:

Beginning at the intersection of the Northwest line of property conveyed to United Pentecostal Church as recorded in Deed Book 6344, Page 443 of the St. Louis County Records, with the Northeast line of Charbonier Road (60 feet wide), also being the most Southern corner of property conveyed to St. Joseph's Convent of Mercy in St. Louis as recorded in Deed Book 6869, Page 245 of the St. Louis County Records, thence along the Northeast line of Charbonier Road, North 65 degrees 26 minutes West a distance of 20.40 feet to the TRUE POINT OF BEGINNING of said Centerline; thence North 35 degrees 59 minutes East along said centerline a distance of 977.24 feet to a point 20 feet South of the North line of Lot 2 of the Subdivision in the Partition of U. S. Survey 276; thence North 52 degrees 55 minutes West and parallel to said North line of Lot 2 at a distance of 180 feet to the point of ending.

Respectfully submitted,

Charles C. Love

Trustee

Wyomings
State of Missouri }
County of Sheridan } ss.

On this 29th day of July, 1992, before me appeared

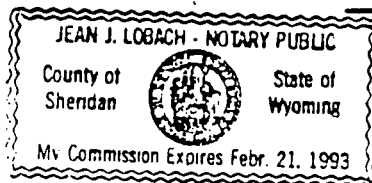
to me personally known, who, being by me duly sworn, did say that he is the Trustee
of Mary Christine Love Trust

~~a Corporation of the State of _____ and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors; and said Charles C. Love
acknowledged said instrument to be the free act and deed of said corporation. Trust~~

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

Jean J. Lobach
Notary Public.

My term expires



Respectfully submitted,

William Kimbrough Love, TTE

Wyoming
State of ~~Missouri~~ } ss.
County of Sheridan

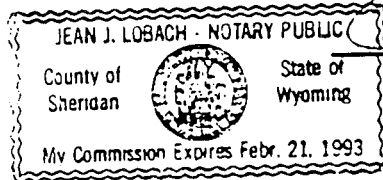
On this 29th day of July, 1992, before me appeared

to me personally known, who, being by me duly sworn, did say that he is the Trustee
of Mary Christine Love Trust

a ~~Corporation of the State of _____~~, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors; and said William Kimbrough Love
acknowledged said instrument to be the free act and deed of said ~~corporation~~ trust.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

My term expires



Jean J. Lobach
Notary Public.

Respectfully submitted,

Mary Christine Love,
Trustee

Wyoming
State of ~~Missouri~~
County of Sheridan

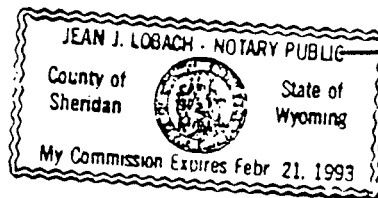
On this 29th day of July, 1992, before me appeared

to me personally known, who, being by me duly sworn, did say that ^{she} he is the Trustee
of Mary Christine Love Trust

~~a Corporation of the State of _____, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors; and said~~ MARY CHRISTINE LOVE
TRUST
~~acknowledged said instrument to be the free act and deed of said corporation.~~

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

My term expires



Jean J. Lobach
Notary Public.

EXHIBIT "A"

PARCEL 1: A tract of land situated partly in U. S. Survey 276, and partly in U. S. Surveys 166 to 170 inclusive of COMMON FIELDS OF ST. FERDINAND, in Township 47 North, Range 6 East, described as: Beginning at an iron pipe in the Northwest line of said Survey 166, which iron pipe bears north 35 degrees 52 minutes East 4.63 feet from an old iron pipe at the west Western corner of said Survey 166; thence North 53 degrees 23 minutes West 25.00 feet to a point; thence North 31 degrees 52 minutes East and parallel to the Southeast line of U. S. Survey 276, 404.37 feet to an old stone; thence South 77 degrees 13 minutes West 139.29 feet to an old iron pipe; thence North 59 degrees West 239.40 feet to a point in the South line of Charbonier Road, 60 feet wide; thence South 65 degrees 30 minutes East 25.00 feet to an iron pipe in the South line of said road, and at the point of curve of a curve to the left having a radius of 473.74 feet; thence along the arc of said curve to the left in a Northeast direction an arc distance of 580.02 feet to an iron pipe at the point of reverse curve of a curve to the right having a radius of 499.78 feet; thence along said curve to the right an arc distance of 717.59 feet to an iron pipe at the point of tangent of same; thence along the Southwest line of said road South 53 degrees 23 minutes East 418.60 feet to a point from which an old stone bears South 35 degrees 57 minutes West 5.00 feet; thence South 35 degrees 57 minutes West 416.38 feet to a point from which an old axle bears North 35 degrees 57 minutes East 0.18 feet and an old stone bears South 53 degrees 34 minutes East 48.95 feet; thence North 53 degrees 54 minutes West 962.33 feet to an old stone in the Southeast line of U. S. Survey 275, being also the Northwest line of Survey 166 of St. Ferdinand Commonfields; thence South 35 degrees 52 minutes West along said last mentioned line 157.20 feet to the point of beginning, according to survey thereof made by Roy Jablonsky, Surveyor and Engineer on August 11 and 12, 1938.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Lawrence E. Hanrahan,
~~and~~ his wife; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

3091 Charbonier Road, Florissant, Missouri 63031
Property Address

06L220069

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Lawrence E. Hanrahan ~~and~~
his wife.

WHEREBY, the said Lawrence E. Hanrahan ~~and~~
his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Lawrence E. Harshbarger

I, Cynthia R. Turner a Notary Public, do hereby certify that on the 28 day of July, 1992, Lawrence E. Harshbarger and _____ personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Cynthia R. Turner
Notary Public

My Commission Expires:

4-23-96

CYNTHIA R. TURNER
Notary Public—Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Apr. 23, 1996

EXHIBIT A

All of Lots 3 and 4 of Charbonier Woods, a subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 220 page 13 and 14 of the St. Louis County Records. Subject to easements, restrictions and conditions of record, if any.

The Honorable Mayor and)
City Council of the)
City of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Daniel T Hughes,
and Betty Hughes his wife; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

~~Property Address~~

06L220070

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Daniel T Hughes and
Betty Hughes, his wife.

WHEREBY, the said Daniel T Hughes and
Betty Hughes, his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Daniel T. Hughes

Betty Hughes

I, CAROL HANCOCK, a Notary Public, do hereby certify than on the 12th day of AUGUST, 1992, DANIEL T HUGHES and BETTY HUGHES personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Carol Hancock
Notary Public

My Commission Expires:

JUNE 31 1996

EXHIBIT A

Lot 4 of CHARBONIER WOODS, according to the plat thereof recorded in Plat Book 220
Pages 13 and 14 of the St. Louis County Records.

Subject to building lines, easements, restrictions and conditions of record, if any.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Carl J Eisermann,
and Mildred F Eisermann his wife; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

3053 Charbonier Road, Florissant, MO 63031

Property Address

06 220081

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Carl J Eisermann and
Mildred F Eisermann, his wife.

WHEREBY, the said Carl J Eisermann and
Mildred F Eisermann, his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Carl J. Eisenmann

Mildred F. Eisenmann

I, KENNETH W. RIESE, a Notary Public, do hereby certify that on the 24TH day of JULY, 1992, CARL J. EISENMANN and MILDRED F. EISENMANN personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Kenneth W. Riese
Notary Public

My Commission Expires:

KENNETH W RIESE
Notary Public-Missouri
ST. LOUIS COUNTY
My Comm. Exp. Jan. 25, 1993

EXHIBIT A

Lot 5 of CHARBONIER WOODS, according to the plat thereof recorded in Plat Book 220
Pages 13 and 14 of the St. Louis County Records.
Subject to building lines, easements, restrictions and conditions of record, if any.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Donald Grimm
and Sandra Grimm his wife; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

~~Property Address~~

06.220092

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Donald Grimm and
Sandra Grimm, his wife.

WHEREBY, the said Donald Grimm and
Sandra Grimm, his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Donald Lumm

Sandra Lumm

I, Lynne Rudy, a Notary Public, do hereby certify that on the 19th day of August, 1992, Donald Lumm and Sandra Lumm personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Lynne Rudy
Notary Public

My Commission Expires:

LYNNE RUDY
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES SEPT. 3, 1995

EXHIBIT A

All of Lot 6 of CHARBONIER WOODS, according to the plat thereof recorded in Plat Book 220 Pages 13 and 14 of the St. Louis County Records.

Charbonier Road
06L 220 092

Subject to easements, conditions, restrictions, etc., if any; of record.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Love Land Cattle Company,
~~and~~ his wife; for their Verified

Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

~~Property Address~~

06L230068

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Love Land Cattle Company ~~and~~
his wife.

WHEREBY, the said Love Land Cattle Company ~~and~~
his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Love Land Cattle Company

by Christy Love.

Attest:

W.K. Mc. Sewang

Secretary
Love Land Cattle Co.

Wyoming

State of ~~Missouri~~

County of Shoshone ss.

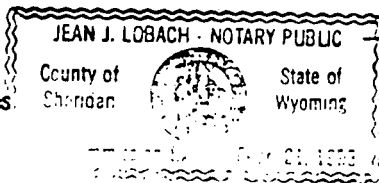
On this 29th day of July, 1992, before me appeared

to me personally known, who, being by me duly sworn, did say that he is the ^{she} President
of Love Land & Cattle Co.

a Corporation of the State of Wyoming, and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation, by authority of its Board of Directors; and said
acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
and State aforesaid, the day and year first above written.

My term expires



Jean J. Lobach
Notary Public.

EXHIBIT A

Part of Lots 2 and 5 of the Subdivision in The Partition of U. S. Survey 276 Township 47 North Range 6 East in the Cause of Clemens vs. Harney, et al, #24, May Term, 1856, in the Circuit Court of St. Louis County, Missouri, and being more particularly described as follows: Beginning at the Southwest corner of a 21 acre tract conveyed to August Teson and wife by Deed recorded in Deed Record 797, Page 186, of the St. Louis County Records, said Southwest corner being in the center line of Charbonier Road, 40 feet wide, thence along the center line of Charbonier Road, the following courses and distances, North 65 degrees 26 minutes West 78.70 feet, North 56 degrees 15 minutes West 342.50 feet, North 74 degrees 34 minutes West, 104.30 feet and South 73 degrees 44 minutes West 58.68 feet to its intersection with the Southwest line of said Lot 2, thence along said Southwest line of said Lot 2, and the direct continuation thereof, North 52 degrees 54 minutes West 2404 feet, more or less, to the Missouri River, thence in a Northeastwardly direction following said River to the Northeast line of said Lot 2, thence along said line, South 52 degrees 55 minutes East, 1663.13 feet, more or less, to the Northwest corner of the 21 acre tract conveyed to August Teson and wife, thence along the Northwest line of tract of Teson, South 35 degrees 59 minutes East 1023.40 feet to the point of beginning, together with all accretions to the above described property, EXCEPTING THEREFROM a 0.025 acre tract conveyed to the County of St. Louis, Missouri, by instrument recorded in Deed Record 1119, Page 416, or the St. Louis County Records, ALSO EXCEPTING a 40 foot wide strip of land conveyed to Terry Raymond Schroeder and wife by deed dated November 1, 1979 and recorded in Book 7210 Page 1437.

06L 230 068

Subject to rights of any easement, and restrictions of record, if any.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Terry Raymond Schroeder,
and Beverly Marcella Schroeder his wife; for their Verified
Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

3295 Charbonier Road, Florissant, Missouri 63031
Property Address

06L230080

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Terry Raymond Schroeder and
Beverly Marcella Schroeder, his wife.

WHEREBY, the said Terry Raymond Schroeder and
Beverly Marcella Schroeder, his wife; respectfully request the City
of Hazelwood, Missouri, to annex the real property and extend the corporate
limits of the City of Hazelwood, Missouri, to include the above described
real property.

Respectfully submitted,

Terry Raymond Schroder

Beverly Marcella Schroder

I, J. SHARK, a Notary Public, do hereby certify than on the 5th day of AUGUST, 1992, TERRY RAYMOND SCHRODER and BEVERLY MARCELLA SCHRODER personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

J. Shark

X Notary Public

My Commission Expires: _____

J. SHARK
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP JAN. 8. 1996

J. SHARK
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP JAN. 8. 1996

EXHIBIT A

Part of Lot One (1) allotted to Octavia Boyce by Commissioners in Partition Suit of James Gleasons vs. Mary Harney et al in the Circuit Court of the City (former County) of St. Louis, File No. 24 May Term 1856, and described as follows: Beginning at a point in the West line of a tract of 16.30 acres conveyed to Alta F. McLellan by deed recorded in Book 877 page 201 of the St. Louis County Records, distant North 52 degrees 55 minutes West 1124.26 feet from the most Southern corner of said McLellan Tract; thence South 37 degrees 05 minutes West 250.02 feet to a point in the Eastern line of a tract conveyed to Bernard J. Messing by deed recorded in Book 495 page 306; thence North 52 degrees 55 minutes West 1541.74 feet, more or less, to the Missouri River; thence Eastwardly along the meanders of said Missouri River to a point distant North 52 degrees 55 minutes West 1274.85 feet from the point of beginning, and thence South 52 degrees 55 minutes East 1274.85 feet, to the point of beginning, according to a Survey made by Donald R. Wuerz during the month of January, 1975.

Subject to RIGHT OF WAY of a private road over that part of herein described property embraced therein.

Together with our right, title and interest in and to appurtenant EASEMENT established as a private road by instrument recorded in Book 675 page 710 and to appurtenant EASEMENT 30 feet established as a private road by instrument recorded in Book 6797 page 1465.

Subject to building lines, conditions, easements, restrictions of record and to any zoning law or ordinance affecting this property, if any.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Edgar W. Schroeder, Jr., and Beatrice Irene Schroeder, his wife; and Terry R. Schroeder, and Beverly M. Schroeder, his wife; for their Verified Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

~~Property Address~~
06L240045
St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Edgar W. Schroeder, Jr., an Beatrice Irene Schroeder, his wife; and Terry R. Schroeder, an Beverly M. Schroeder, his wife.

WHEREBY, the said Edgar W. Schroeder, Jr., and Beatrice Irene Schroeder, his wife; and Terry R. Schroeder, and Beverly M. Schroeder his wife; respectfully request the City of Hazelwood, Missouri, to annex the

real property and extend the corporate limits of the City of Hazelwood, Missouri, to include the above described real property.

Respectfully submitted,

Edgar W. Schroeder, Jr.
Gump K. Schmidt
Beatrice Schroeder
Sue M. Schroeder

I, Nancy P. Richards, a Notary Public, do hereby certify that on the 28th day of July, 1992, Edgar W. Schroeder, Jr.

and Beatrice Irene Schroeder personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

[Signature]
Notary Public

My Commission Expires:

NANCY P. RICHARDS, NOTARY PUBLIC
St. Louis County, State of Missouri
My Commission Expires July 28, 1994

EXHIBIT A

PARCEL 1:

Part of Lot 1 allotted to Octavia Boyce by Commissioners in Partition Suit of James Clemens vs. Mary Harney, et al, in the Circuit Court of the City (former County) of St. Louis File No. 24, May Term, 1856, and described as follows, to-wit: Beginning at a point being distant North 52 degrees 55 minutes West 1224.14 feet from the most Southern corner of a tract of 16.30 acres conveyed to Alta F. McLallen by deed recorded in Book 877 Page 201 of the St. Louis County Records said corner of Alta F. McLallen being in the Southern line of U.S. Survey 276, thence along the Southwest line of said Alta F. McLallen tract, North 52 degrees 55 minutes West 1174.97 feet, more or less to the Missouri River thence along the meanders of said Missouri River, East-wardly to a point of intersection with the Northeast line of said Alta F. McLallen Tract, thence Southwardly along last mentioned line South 52 degrees 58 minutes East 826 feet, more or less, to a point, thence South 37 degrees 05 minutes West 320.46 feet to the point of beginning, containing 7.35 acres, more or less according to a Survey thereof by Elbring Surveying Company in June, 1927.

PARCEL 2: Part of Lot 1 allotted to Octavia Boyce by Commissioners in Partition Suit James Clemens vs. Mary Harney, et al, in the Circuit Court of the City (former County) of St. Louis, File No. 24, May Term, 1856, and described as follows, to-wit: Beginning at a point being distant North 52 degrees 55 minutes West 816.35 feet from the most Southern corner of tract of 16.30 acres conveyed to Alta F. McLallen by deed recorded in Book 877 Page 201 of the St. Louis County Records said corner of Alta F. McLallen being in the Southeastern line U.S. Survey 276, thence along the Southwest line of said Alta F. McLallen tract, North 52 degrees 55 minutes West 407.79 feet, to a point; thence North 37 degrees 05 minutes East 320.46 feet to a point in the Northeast line of said Alta F. McLallen tract, thence South 52 degrees 58 minutes East 407.79 feet to a point thence South 37 degrees 05 minutes West 320.81 feet to the point of beginning, containing 3.00 acres according to a survey by Elbring Surveying Company thereof in June, 1927.

Subject to conditions, restrictions, easements, building lines, covenants and limitations, if any, of record.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), Robert M Fehrman

~~and~~ his wife; for their Verified

Petition for annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

2825 Charbonier Road, Florissant, MO 63031

Property Address

06L240067

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by Robert M Fehrman ~~and~~
his wife.

WHEREBY, the said Robert M Fehrman ~~and~~
his wife; respectfully request the City of Hazelwood, Missouri, to annex the real property and extend the corporate limits of the City of Hazelwood, Missouri, to include the above described real property.

EXHIBIT A

597

Parcel 1:
Part of Lot 1 allotted to Octavia Boyce by Commissioners in
Partition Suit of James Clemens vs. Mary Harney, et al. in the
Circuit Court of the City (former County) of St. Louis, file
No. 24, May Term 1856, and described as follows, to-wit: Beginning
in the Southeast line of U. S. Survey 276 Township 47 North,
Range 6 East at an old stone being the most Southern corner of
a tract of land conveyed to Bernard J. Messing by deed recorded
in Book 495 page 306 of the St. Louis County Records; said beginning
point being distant South 36 degrees 10 minutes West, 250.05
feet from the most Southern corner of a tract of 16.30 acres
conveyed to Alta F. McLallen by deed recorded in Book 877 page
201 of the St. Louis County Records; thence from said stone North-
wardly along the Southwestern line of the aforementioned tract
North 52 degrees 55 minutes West 1128.27 feet to a point; thence
North 37 degrees 05 minutes East 250.02 feet to a point in the
West line of said Alta F. McLallen tract; thence Southwardly
along said line, South 52 degrees 55 minutes East 962.46 feet
to a point; ~~thence from said point, South 52 degrees 55 minutes East 250.05 feet to~~
the point of beginning.)

Parcel 2:
Part of Lot 1 allotted to Octavia Boyce by Commissioners in
Partition Suit of James Clemens vs. Mary Harney et al in the Circuit
Court of the City (formerly County) of St. Louis, File No. 24
May Term 1856, described as follows: Beginning at a point in
the Southeast line of U. S. Survey 276, Township 47 North, Range
6 East at the most Southern corner of a 16.30 acre tract conveyed
to Alta F. McLallen by deed recorded in Book 877 page 201 of
the St. Louis County Records; thence along said Survey line South
36 degrees 10 minutes West 250.05 feet to the most Southern corner
of tract conveyed to Robert M. Fehrman and wife by deed recorded
in Book 6765 page 221; thence along the Eastern line of said
Fehrman tract North 3 degrees 32 minutes East 300 feet to the
Northeast corner of said Fehrman tract; thence South 52 degrees
55 minutes East 161.80 feet to the point of beginning, according
to a survey made by Donald R. Wuerz during the month of January
1875.

The Honorable Mayor and)
City Council of the)
City Of Hazelwood)
St. Louis County, Missouri)

Verified Petition
For Annexation

Comes now the undersigned party(ies), William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976; for their Verified Petition For annexation certify and state:

1. That the following described real property is an area or tract of land, situated entirely within an unincorporated portion of St. Louis County, Missouri.
2. That the real property is contiguous to property being proposed for annexation that is contiguous to the existing corporate limits of the City of Hazelwood, Missouri.
3. That the real property consists of one parcel of land, identified as

Property Address

07L530017

St. Louis County Locator Number

and the real property is herein described in Exhibit A.

Said property being owned in fee by William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976.

WHEREBY, the said William Kimbrough Love, Mary Christine Love, and Charles C. Love, as Trustees of the Mary Christine Love Trust established under Trust Agreement of Christine G. Love dated May 17, 1976

respectfully request the City of Hazelwood, Missouri, to annex the real property and extend the corporate limits of the City of Hazelwood, Missouri to include the above described real property.

EXHIBIT "A"

PARCEL 2: A tract of land in U. S. Survey 276, Township 47 North, Range 6 East, being part of Lot 3 of the Subdivision of Survey 276 and described as follows: Beginning at a concrete monument at the west corner of said Lot 3; thence along the Southwestern line of said Lot 3 North 52 degrees 24 minutes West 1453.75 feet to a stone in the East line of Charbonier Road, 20 feet wide thence along the Eastern, Southern and Southwestern line of said Charbonier Road as follows, North 7 degrees 7 minutes East 16.12 feet to a point of curve, thence along a curve to the right having a radius of 336.16 feet, a distance of 431.75 feet to the most Western corner of property conveyed to Christine G. Love, by deed recorded in Book 6133 page 378 County Records; thence South 52 degrees 54 minutes East 1543.94 feet to the most Southern corner of said property conveyed to Christine G. Love, as aforesaid; thence South 25 degrees 41 minutes West 397.06 feet to the point of beginning.

Respectfully submitted,

Christy Love

Charles Chadwick Love

I, Bonita Bradford a Notary Public, do hereby certify that on the 26 day of July, 1992, CHRISTY LOVE and CHARLES CHADWICK LOVE personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Bonita Bradford
Notary Public

My Commission Expires:

May 1, 1994

Respectfully submitted,

Francis J. Shark

Helen M. Downs

I, J. SHARK, a Notary Public, do hereby certify than on the 24th day of July, 1992, FRANCIS J. Downs and HELEN M. Downs personally appeared before me, and being first duly sworn by me acknowledged that they signed the same as their free act and deed, and declared that the statements herein contained are true to the best of their knowledge, information, and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year first above written.

J. Shark
Notary Public

J. SHARK
My Commission Expires: NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP JAN. 8, 1996

EXHIBIT A

A tract of land in Survey 163 of the ST. FERDINAND COMMON FIELDS in Township 47 North, Range 6 East and described as: Beginning at a point in the Northeast line of property conveyed to Aloysius M. Drackert and wife by deed recorded in Book 932 Page 93, distant 442 feet Southeastwardly from the most Northern corner of said Drackert property, (being also the most Northern corner of said Survey 163); thence Southeastwardly along said Northeast line a distance of 274 feet to a point; thence Southwestwardly at right angles to the Northeast line of said Drackert property a distance of 42 feet to a point; thence Northwestwardly along a line parallel to said Northeast line a distance of 193.58 feet to a point; thence Northeastwardly in a straight line a distance of 90.73 feet to the point of beginning, according to survey made by Triangle Surveying Company on April 4, 1958.

Together with all improvements thereon.