



# City of Black Jack

12500 OLD JAMESTOWN RD., BLACK JACK, MISSOURI 63033 • PHONE (314) 355-0400 • FAX (314) 355-4196

April 16, 1998

Mr. Carl Ramey  
St. Louis Boundary Commission  
1516 S. Brentwood Boulevard  
St. Louis, Missouri 63144

RE: 15% Contiguous Boundary Calculation City of Florissant Golf Course

Dear Mr. Ramey:

This letter is to follow up our earlier meeting regarding the 15% contiguous boundary statute requirement for the above captioned project.

I request that you verify this 15% calculation and explain the method used in this calculation.

Respectfully,

A handwritten signature in black ink, appearing to read 'Mel Kosanchick', is written over the word 'Respectfully,'.

Mel Kosanchick, P.E.,  
Director of Public Works

cc: Mayor Harold Evangelista

MK:jh

B:boundary

FORWARDED TO THE DIRECTOR OF PUBLIC WORKS  
CITY OF FLORISSANT , APRIL 16, 1997 and  
REQUESTED HIS REVIEW AND AUDIT

1. MassMann Survey (Marc Edwards LS 2360) has sixty-one (61) metes and bound (bearing/distance calls) with a total perimeter of 15,630 feet.
2. The last two lines of the description contains the 2236.57 feet distance which is contiguous to the City of Florissant.
3. The statute calculation for % contiguity is  
$$2,235.57 \text{ feet} / 15,630 \text{ total perimeter}$$
  
equals 14.3% less than 15% required by statute
4. Please audit this calculation.

**MASSMANN SURVEYING**

a division of

**Farnsworth Polk, Inc.**

144 West Lockwood Avenue  
St. Louis, MO 63119  
314-862-5577

**PADDOCK HILLS GOLF COURSE ST. LOUIS COUNTY**

A tract of land being part of Lots 3, 4, and all of Lot 5 of Tyler Estates, and part of Lot 1 of the Subdivision of the Estate of Reuben Musick and part of Fractional Section 13 and part of U.S. Survey 104, said tract being partly in Township 47 North, Range 6 East, all in St. Louis County, Missouri, and said tract more particularly described as follows:

Beginning at a point in the Western line of Lot 3 of the Tyler Estates, being also the Eastern line of St. Ferdinand Commons, said point distant North 07 degrees 46 minutes 00 seconds East 355.01 feet from the Southwestern corner of said Lot 3; thence South 60 degrees 54 minutes 15 seconds East 390.86 feet; thence South 64 degrees 55 minutes 00 seconds East 152.07 feet to a point in the Northwestern line of Club Grounds North Drive, 50.00 feet wide; thence along said line Northeastwardly 48.30 feet along a curve to the left having a radius of 340.00 feet to a point of tangency; thence North 30 degrees 31 minutes 00 seconds East 198.99 feet; thence North 59 degrees 29 minutes 00 seconds West 132.00 feet; thence Northeastwardly 23.62 feet along a curve to the right having radius of 1328.00 feet to a point of tangency; the chord of which bears North 34 degrees 16 minutes 00 seconds East 173.71 feet; thence North 38 degrees 01 minute 00 seconds East 245.53 feet to a point of curve; thence continuing Northeastwardly 157.46 feet along a curve to the left having a radius of 1388.00 feet to a point of tangency; thence North 31 degrees 31 minutes 00 seconds East 62.21 feet to a point of curve; thence continuing Northeastwardly 261.66 feet along a curve to the right having a radius of 1874.00 feet to a point of reverse curve; thence continuing Northeastwardly 133.37 feet along a curve to the left having a radius of 828.00 feet to a point of tangency; thence North 09 degrees 31 minutes 00 seconds East 249.05 feet to a point of curve; thence continuing Northwardly 67.07 feet along a curve to the left having a radius of 183.00 feet to a point of tangency; thence North 11 degrees 29 minutes 00 seconds West 70.00 feet; thence North 78 degrees 31 minutes 00 seconds East 132.00 feet; thence North 11 degrees 29 minutes 00 seconds West 18.47 feet to a point of curve; thence Northwardly and Northeastwardly 47.28 feet along a curve to the right having a radius of 50.00 feet; thence North 47 degrees 16 minutes 49 seconds West 29.99 feet; thence North 17 degrees 55 minutes 15 seconds West 148.79 feet; thence Eastwardly 143.24 feet along a curve to the right having a radius of 222.00 feet, the chord of which bears North 80 degrees 23 minutes 18 seconds East 140.77 feet; thence South 11 degrees 40 minutes 00 seconds East 189.63 feet; thence South 65 degrees 09 minutes 00 seconds West 30.00 feet; thence Southwardly and Southwestwardly 70.99 feet along a curve to the right having a radius of 50.00 feet to a point of reverse curve, the chord of which bears South 15 degrees 48 minutes 51 seconds West 65.18 feet; thence Southwestwardly and Southwardly 35.59 feet along a curve to the left having a radius of 30.00 feet to a point of tangency; thence South 11 degrees 29 minutes 00 seconds East 14.31 feet to a point of curve; thence continuing Southwardly 133.76 feet along a curve to the right having a radius of 365.00 feet to a point of tangency; thence South 09 degrees 31 minutes 00 seconds West 77.86 feet; thence South 80 degrees 29 minutes 00 seconds East 19.92 feet; thence South 09 degrees 31 minutes 00 seconds West 67.16 feet; thence South 21 degrees 59 minutes 00 seconds East 130.44 feet to a point of curve; thence continuing Southwardly 204.66 feet along a curve to the right having a radius of 902.00 feet to a point of tangency; thence South 08 degrees 59 minutes 00 seconds East 318.08 feet; thence Southwardly, Southwestwardly, and Westwardly 458.08 feet along a curve to the right having a radius of 182.00 feet to a point, the chord of which bears South 28 degrees 09 minutes 29 seconds West 346.39 feet; thence North 79 degrees 44 minutes 15

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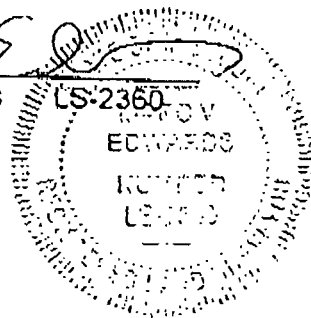
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PADDOCK HILLS GOLF COURSE ST. LOUIS COUNTY  
Page 2 of 2

seconds West 88.77 feet; thence South 83 degrees 01 minute 00 seconds West 94.08 feet to a point of curve; thence continuing Westwardly 125.35 feet along a curve to the left having a radius of 513.00 feet to a point of tangency; thence South 69 degrees 01 minute 00 seconds West 104.50 feet; thence South 38 degrees 01 minute 00 seconds West 110.00 feet; thence North 51 degrees 59 minutes 00 seconds West 100.00 feet; thence South 38 degrees 01 minute 00 seconds West 56.26 feet to a point of curve; thence continuing Southwestwardly 150.01 feet along a curve to the left having a radius of 1146.00 feet to a point of tangency; thence South 30 degrees 31 minutes 00 seconds West 198.99 feet to a point of curve; thence continuing Southwestwardly 24.28 feet along a curve to the right having a radius of 390.00 feet; thence South 59 degrees 29 minutes 00 seconds East 157.96 feet to a point of curve; thence continuing Eastwardly 197.85 feet along a curve to the left having a radius of 436.00 feet to a point of tangency; thence South 85 degrees 29 minutes 00 seconds East 228.27 feet to a point of curve; thence continuing Eastwardly 348.03 feet along a curve to the left having a radius of 2266.00 feet to a point of tangency; thence North 85 degrees 43 minutes 00 seconds East 343.26 feet; thence South 55 degrees 11 minutes 15 seconds East 78.24 feet; thence North 52 degrees 15 minutes 30 seconds East 83.42 feet; thence North 73 degrees 04 minutes 30 seconds East 83.78 feet; thence South 83 degrees 53 minutes 00 seconds East 175.02 feet to the Eastern line of Lot 1 of the Estate of Reuben Musick; thence North 01 degree 12 minutes 00 seconds East 54.75 feet along the said Eastern line of Lot 1 of the Estate of Reuben Musick, being also the line between Range 6 East and Range 7 East; thence continuing along said Range line, North 00 degrees 57 minutes 52 seconds East a distance of 2596.11 feet; thence continuing along said line, North 00 degrees 51 minutes 30 seconds East a distance of 251.24 feet to the Southwestern line of Old Halls Ferry Road, 40.00 feet wide; thence North 38 degrees 08 minutes 30 seconds West 530.00 feet, more or less, along the Southwestern line of Old Halls Ferry Road; thence South 51 degrees 51 minutes 30 seconds West 20.00 feet; thence North 38 degrees 08 minutes 30 seconds West 28.20 feet to the Southeastern line of the Cold Water Creek Drainage District No. 2-A right-of-way, 100.00 feet wide; thence Southwestwardly and Westwardly along the Southeastern and Southern line of said Cold Water Creek right-of-way South 48 degrees 51 minutes 30 seconds West 680.50 feet, more or less; thence continuing Southwestwardly 175.11 feet along a curve to the right having a radius of 1482.69 feet to the Western line of said Lot 3, being also the Eastern line of St. Ferdinand Commons; thence South 07 degrees 46 minutes 00 seconds West 2236.57 feet along the Western line of said Lot 3, to the Point of Beginning and containing 4,954,429 square feet or 113.74 acres, more or less.

*Marc V. Edwards*

Marc V. Edwards



14.3%

1430 | 3, 393.53  
2, 236.57  
15, 630.10

1	370.00
2	100.00
3	60.00
4	100.00
5	100.00
6	175.00
7	045.00
8	100.00
9	00.00
10	211.00
11	000.00
12	045.00
13	011.00
14	70.00
15	100.00
16	100.00
17	000.00
18	000.00
19	100.00
20	100.00
21	100.00
22	100.00
23	100.00
24	100.00
25	100.00
26	100.00
27	100.00
28	100.00
29	100.00
30	100.00
31	100.00
32	100.00
33	100.00
34	100.00
35	100.00
36	100.00
37	100.00
38	100.00
39	100.00
40	100.00
41	100.00
42	100.00
43	100.00
44	100.00
45	100.00
46	100.00
47	100.00
48	100.00
49	100.00
50	100.00
51	100.00
52	100.00
53	100.00
54	100.00
55	100.00
56	100.00
57	100.00
58	100.00
59	100.00
60	100.00

13,393.00  
2,236.57

TOTAL PERIMETER 15,630.00

% CONTIGUOUS

$$\frac{2,236.57}{15,630.00}$$

= .1430

≈ 14 3/10 %

→ 13,393.

# LEWIS, RICE & FINGERSH, L.C.

ATTORNEYS AT LAW

MAY 16 1998

JOHN M. HESSEL  
DIRECT (314) 444-7735

500 N. BROADWAY, SUITE 2000  
ST. LOUIS, MISSOURI 63102-2147  
JHESSEL@LEWISRICE.COM

TEL (314) 444-7600  
FAX (314) 241-6056

May 14, 1998

## VIA TELECOPIER & FIRST-CLASS MAIL

Mr. Carl E. Ramey  
Executive Director  
St. Louis County Boundary Commission  
1516 S. Brentwood Blvd., Suite 101  
Brentwood, Missouri 63144

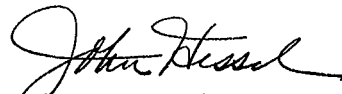
**Re: Proposed Simplified Annexation of Old Fleurissant Golf Course**

Dear Carl:

This correspondence will confirm the City of Florissant's withdrawal of the pending proposal for the simplified annexation of property known as Old Fleurissant Golf Course. Although the City of Florissant firmly believes that the proposal has considerable merit and is in the best interests of everyone, the City is withdrawing the proposal because, upon further review and analysis, it has been determined that the proposed annexation area is less than 15 percent contiguous to the City.

We are disappointed in having to withdraw the proposal but sincerely appreciate the courtesies and consideration extended to us by you and the members of the Boundary Commission.

Very truly yours,

  
John M. Hessel

JMH/klg

**ANALYSIS OF ADJACANCY REQUIREMENT: BC9801**

<b>BC9801</b>			
<b>City of Florissant -</b>			
<b>Old Fleurissant Golf Club Annexation</b>			
<i>Perimeter of Annexation Area (in feet)</i>			
390.86	Linear Feet of Perimeter		
152.07	Contiguous to Florissant	2236.57	
48.30	Total Perimeter Footage		15630.22
198.99	Percent Contiguous	14.30927%	
132.00			
173.83	Total Footage Needed to		
245.53	be 15% Contiguous	14910.4667	
157.46			
62.21			
261.66			
433.37			
249.05			
67.07			
70.00			
132.00			
18.47			
47.28			
29.99			
148.79			
143.24			
189.63			
30.00			
70.99			
35.59			
14.31			
133.78			
77.86			
119.92			
67.16			
130.44			
204.66			
318.08			
458.08			
88.77			
94.08			
125.35			
304.50			
110.00			
100.00			
56.26			
150.01			
198.99			
124.28			
157.96			
197.85			
225.27			
348.03			
343.26			
178.24			
83.42			
83.78			
175.02			
54.75			
2596.11			
251.24			
530.00			
20.00			
28.20			
580.50			
1175.11			
2236.57			
15630.22			

# Fax

**To:** John Hessel  
**Fax:** 241-6056  
**Pages:** 4, including this cover sheet.  
**Date:** August 5, 1997

Enclosed is a copy of the form of petition to be used by the City as property owner and proposing agent for the simplified boundary change affecting the Flourissant Golf Course. If there is anything further I can do to be of assistance, please do not hesitate contacting me.

From the desk of...

Carl E. Ramey  
Management Consultant  
629 E. Jackson Rd.  
Webster Groves, MO 63119  
962-9179  
Fax: 968-7720



**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**

The \_\_\_\_\_ (name of City) \_\_\_\_\_ hereby petitions the Boundary Commission, St. Louis County to consider a proposal for a "Simplified Boundary Change" as provided for in RSMo Chapter 72.400 - 72.420, and as is more fully described in Appendix A.

Attached is/are petition(s) signed by \_\_\_\_\_% of the residential property owners of all fee interests of record of the area proposed for annexation. The petitions have been verified by St. Louis County that the signatures on the petition(s) represent \_\_\_\_\_% of the residential property owners of all fee interests of record. A copy of that verification is attached hereto and made a part of this petition.

*(If less than 100% of the residential owners of all fee interests sign the verified petition the following statement shall be provided)*

Attached is a list of those residential property owners who did not sign a petition requesting a Simplified Boundary Change for their property.

Submitted this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_.

---

(Name of City)

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**

The undersigned, being the owner(s) of all fee interest of record in property located at:

Address (if available): \_\_\_\_\_

*Either Legal Description or reference to Book and Page, as found in St. Louis County Recorder of Deeds:*

St. Louis County Locator Number: \_\_\_\_\_

hereby request annexation of my (our) property into the \_\_\_\_\_ (Name of City) \_\_\_\_\_. In support of this petition, being of lawful age and duly sworn upon our oaths, further state as follows:

1. The undersigned is/are the owner(s) of all fee interest of record of the tract of land described above and proposed to be annexed to the \_\_\_\_\_ (Name of City) \_\_\_\_\_.
2. That the real property is situated entirely within an unincorporated portion of St. Louis County, Missouri.
3. That the real property is either contiguous to property being proposed for annexation, which is contiguous to the existing corporate limits of the \_\_\_\_\_ (Name of City) \_\_\_\_\_ or is contiguous to the corporate limits of \_\_\_\_\_ (Name of City) \_\_\_\_\_. A legal description of the entire annexation area being made a part of this petition and attached hereto as Appendix A.

**IN WITNESS WHEREOF**, I/we have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Name)

State of Missouri        )  
                                  ) ss  
County of St. Louis     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_, before me personally appeared \_\_\_\_\_, to me known to be the person(s) who executed the foregoing instrument and acknowledged that \_\_\_\_\_ executed the same as a free act and deed.

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

Commission Expires

\_\_\_\_\_  
Notary Public

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**

The following is a record of those residential fee owners who **did not sign** the verified petition seeking annexation to the \_\_\_\_\_(Name of City)\_\_\_\_\_ through a Simplified Boundary Change.

<b>Printed Name</b>	<b>Legal Description/Book and Page as found in St. Louis County Recorder of Deeds</b>	<b>Street Address (if Available)</b>	<b>St. Louis County Locator Number</b>