

RESOLUTION 99-01
CERTIFYING RESULTS OF ELECTION FOR BC9806: CARMAN-DOUGHERTY
FERRY ANNEXATION AREA

WHEREAS, the Boundary Commission received from the City of Manchester a proposal to annex unincorporated territory described as Carman-Dougherty Ferry Annexation Area (BC9806), and

WHEREAS, after review, deliberation and approval the Boundary Commission at their meeting of January 12, 1999 called for an election to be held on April 6, 1999 on the proposition, and

WHEREAS, passage of the proposition requires a separate majority:

- A. of the votes cast on the question in the City of Manchester and
- B. of votes cast in each voting jurisdiction comprising the unincorporated area of the County,

and

WHEREAS, the St. Louis County Board of Election Commissioners administered the election of April 6, 1999, canvassed the vote and certified the vote count to the Boundary Commission, said canvass attached hereto and made a part of this resolution.

NOW THEREFORE BE IT RESOLVED, that the Boundary Commission accepts from the Board of Election Commissioners the canvass of the final vote on the proposition, finds that the proposition received the required majorities and declares the proposition to have passed, and

FURTHER, that the annexation shall take effect on October 7, 1999.

Scott Miller
Chairperson

5-7-99
Date

originals

OFFICIAL RESULTS
 BOUNDARY COMMISSION/CITY OF MANCHESTER
 ST. LOUIS COUNTY, MISSOURI
 TUESDAY, APRIL 6, 1999

*** MANCHESTER AREA TO BE ANNEXED (7 POLLING PLACES) *** ***** CITY OF MANCHESTER (6 POLLING PLACES) *****

1 Registered Voters -
 2 Ballots Cast -
 3 Percent of Registered Voters
 PROP -ANNEXATION- SIMPLE
 4 YES
 5 NO

6 Registered Voters -
 7 Ballots Cast -
 8 Percent of Registered Voters
 PROP -ANNEXATION- SIMPLE
 9 YES
 10 NO

	1	2	3	4	5	6	7	8	9	10
0390 LAF 2,53	.	.	.	.	5	6	7	8	9	10
0578 MR 30, LAF 1,3	.	.	.	.	.	1,389	691	49.75	587	87
0737 QUE 7	1,130	628	55.58	467	149	1,044	474	45.40	399	57
0741 QUE 10,39,205	588	308	52.38	230	70	.	.	.	.	.
0751 QUE 22	877	579	66.02	356	213	.	.	.	.	.
0752 QUE 2	.	.	.	.	.	330	119	36.06	91	27
0753 QUE 3,58	.	.	.	.	.	180	95	52.78	91	2
0757 QUE 29	.	.	.	.	.	1,958	999	51.02	829	143
0758 QUE 56	.	.	.	.	.	581	264	45.44	210	48
0759 QUE 30	.	.	.	.	.	400	217	54.25	164	45
0766 QUE 20	313	204	65.18	145	57	.	.	.	.	.
0768 QUE 34	.	.	.	.	.	141	75	53.19	65	10
0769 QUE 57	.	.	.	.	.	122	70	57.38	61	9
0771 QUE 44	1,029	620	60.25	469	145	.	.	.	.	.
0772 QUE 23	1,774	511	66.02	385	121	.	.	.	.	.
0773 QUE 45	1,072	715	66.70	594	111	.	.	.	.	.
TOTAL	5,783	3,565	61.65	2,646	866	6,145	3,004	48.89	2,497	428

OFFICIAL RESULTS
 BOUNDARY COMMISSION/CITY OF MANCHESTER
 ST. LOUIS COUNTY, MISSOURI
 TUESDAY, APRIL 6, 1999

***** CITY OF MANCHESTER-WARD 3 (3 POLLING PLACES) *****

- 10 Registered Voters -
- 11 Ballots Cast -
- 12 Percent of Registered Voters

ALDERMAN-WARD 3

- 1 TO BE ELECTED
- 13 F.A. "RICK" RUECKER

***** CITY OF MANCHESTER-WARD 1 (3 POLLING PLACES) *****

- 1 Registered Voters -
- 2 Ballots Cast -
- 3 Percent of Registered Voters

ALDERMAN-WARD 1

- 1 TO BE ELECTED
- 4 MICHAEL S. HILL

***** CITY OF MANCHESTER-WARD 2 (3 POLLING PLACES) *****

- 5 Registered Voters -
- 6 Ballots Cast -
- 7 Percent of Registered Voters

ALDERMAN-WARD 2

- 1 TO BE ELECTED
- 8 ROBERTA J. EVERSON
- 9 JAMES L. SCOTT

	1	2	3	4	5	6	7	8	9	10	11	12	13
0390 LAF 2, 53													
0578 MR. 30, LAF 1, 3	1,044	474	45.40	354						1,389	691	49.75	578
0752 QUE 2	330	119	36.06	90									
0753 QUE 3, 58					180	95	52.78	60	32				
0757 QUE 29					1,958	999	51.02	585	359				
0758 QUE 56	400	217	54.25	172						581	264	45.44	190
0759 QUE 30										141	75	53.19	51
0768 QUE 34					122	70	57.38	53	14				
0769 QUE 57	1,774	810	45.66	616	2,260	1,164	51.50	698	405	2,111	1,030	48.79	819
TOTAL													

WE, THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY, MISSOURI, ACTING AS THE VERIFICATION BOARD PURSUANT TO 115.507, R.S.MO 1978, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT ABSTRACT OF VOTES CAST FOR THE CANDIDATES AND OR PROPOSITIONS, AT THE GENERAL MUNICIPAL ELECTION HELD IN ST. LOUIS COUNTY, MISSOURI, ON APRIL 6, 1999.

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND AT OUR OFFICE IN MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI, ON APRIL 16, 1999.

Vivian G. Schmidt
 VIVIAN G. SCHMIDT, CHAIRWOMAN

Richard W. Sullivan
 RICHARD W. SULLIVAN, MEMBER

Barbara A. Enneking
 BARBARA A. ENNEKING, MEMBER

RESOLUTION 99-01
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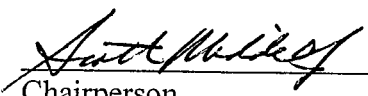
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- B. of votes cast in each voting jurisdiction comprising the unincorporated area of the County,

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NOW THEREFORE BE IT RESOLVED, that the Boundary Commission accepts from the Board of Election Commissioners the canvass of the final vote on the proposition, finds that the proposition received the required majorities and declares the proposition to have passed, and

FURTHER, that the annexation shall take effect on October 7, 1999.



Chairperson

5-7-99

Date

OFFICIAL RESULTS
 BOUNDARY COMMISSION/CITY OF MANCHESTER
 ST. LOUIS COUNTY, MISSOURI
 TUESDAY, APRIL 6, 1999

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1 Registered Voters - 6 Registered Voters -
 2 Ballots Cast - 7 Ballots Cast -
 3 Percent of Registered Voters 8 Percent of Registered Voters
 PROP -ANNEXATION- SIMPLE 9 YES 10 NO

	1	2	3	4	5	6	7	8	9	10
0390 LAF 2,53						1,389	691	49.75	587	87
0578 MR 30, LAF 1,3						1,044	474	45.40	399	57
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 BOUNDARY COMMISSION/CITY OF MANCHESTER
 ST. LOUIS COUNTY, MISSOURI
 TUESDAY, APRIL 6, 1999

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 1 Registered Voters -
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 3 Percent of Registered Voters
 ALDERMAN-WARD 1
 1 TO BE ELECTED
 4 MICHAEL S. HILL
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 5 Registered Voters -
 6 Ballots Cast -
 7 Percent of Registered Voters
 ALDERMAN-WARD 2
 1 TO BE ELECTED
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***** CITY OF MANCHESTER-WARD 3 (3 POLLING PLACES) *****
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 11 Ballots Cast -
 12 Percent of Registered Voters
 ALDERMAN-WARD 3
 1 TO BE ELECTED
 13 F.A. "RICK" RUECKER

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WHEREAS, after review, deliberation and approval the Boundary Commission at their meeting of January 12, 1999 called for an election to be held on April 6, 1999 on the proposition, and

WHEREAS, passage of the proposition requires a separate majority:

- A. of the votes cast on the question in the City of Manchester and
- B. of votes cast in each voting jurisdiction comprising the unincorporated area of the County,

and

WHEREAS, the St. Louis County Board of Election Commissioners administered the election of April 6, 1999, canvassed the vote and certified the vote count to the Boundary Commission, said canvass attached hereto and made a part of this resolution.

NOW THEREFORE BE IT RESOLVED, that the Boundary Commission accepts from the Board of Election Commissioners the canvass of the final vote on the proposition, finds that the proposition received the required majorities and declares the proposition to have passed, and

FURTHER, that the annexation shall take effect on October 7, 1999.



Chairperson

5-7-99

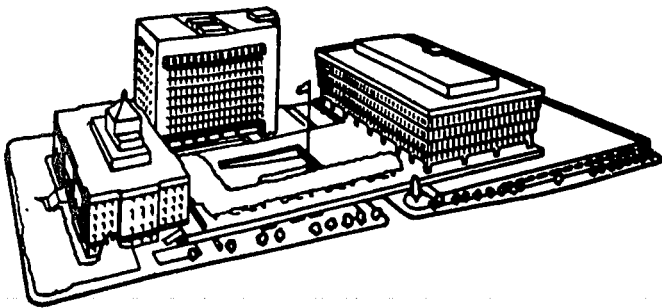
Date

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 ST. LOUIS COUNTY, MISSOURI
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1 Registered Voters -
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 PROP - ANNEXATION- SIMPLE
 4 YES
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TOTAL	5,783	3,565	61.65	2,646	866	6,145	3,004	48.89	2,497	428



ST. LOUIS COUNTY, MISSOURI
BUZZ WESTFALL, COUNTY EXECUTIVE
JOHN A. ROSS
COUNTY COUNSELOR

June 24, 1999

TO: ALL DEPARTMENTS

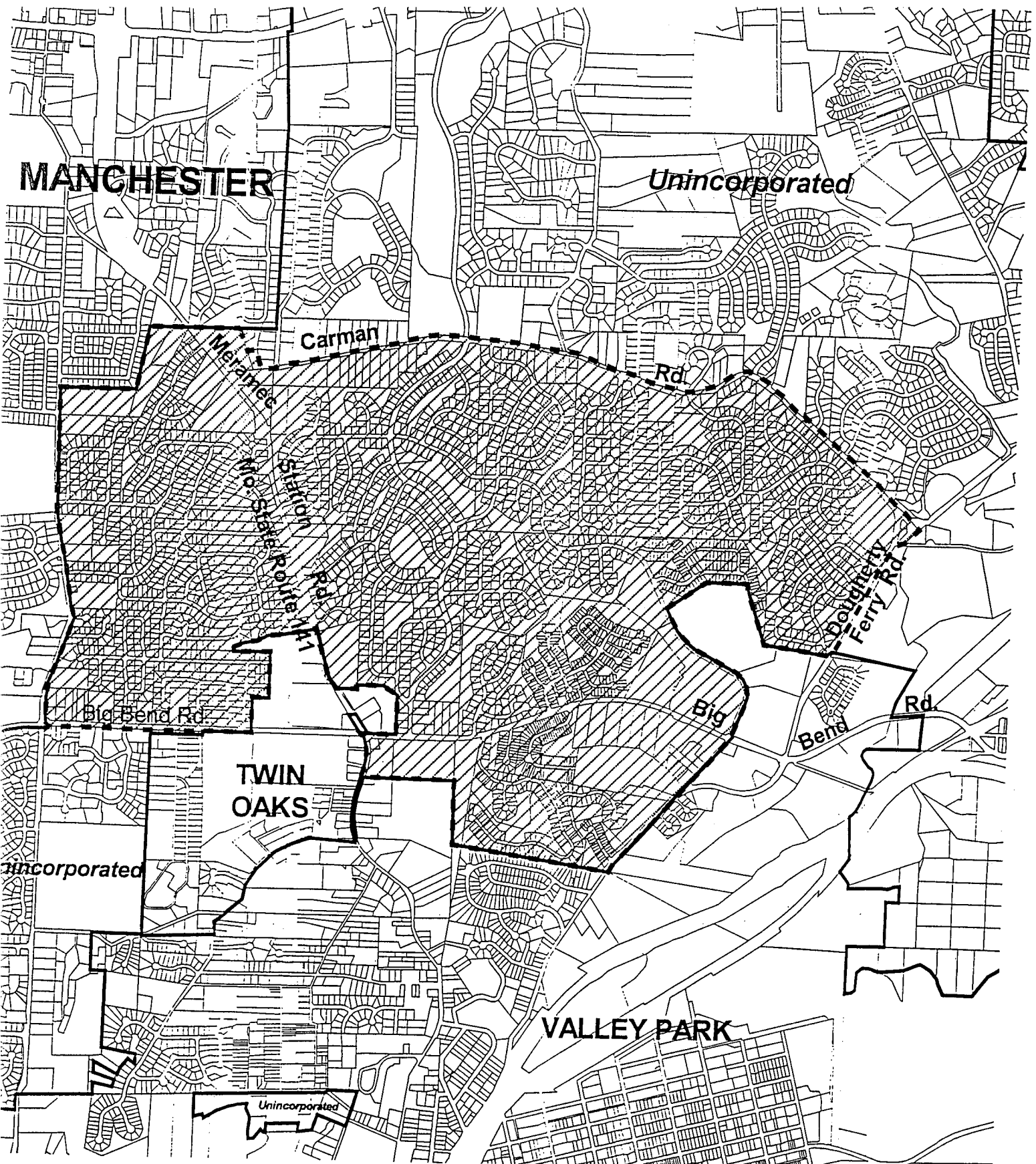
FROM: JACQUI De LAET SKOGLUND 
Assistant County Counselor

RE: ANNEXATION BY THE CITY OF MANCHESTER
Carman-Dougherty Ferry Annexation Area

The Boundary Commission approved a resolution declaring the results of the election on April 6, 1999, for the above boundary change effective October 7, 1999.

The Commission's resolution is dated May 7, 1999, and is referenced as Resolution 99-01 declaring the results of the election for BC9806. The Commission accepted from the Board of Election Commissioners the canvass of the final vote on the annexation proposition, found that the proposition received the required majorities, and declared the proposition to have passed.

Attached are a map and legal description of the annexation area. You should treat the annexed area as part of the City of Manchester as of October 7, 1999.



PROPOSED ANNEXATION FOR THE CITY OF MANCHESTER, MISSOURI

Total Acreage : 1280 Acres
2.0 sq. mi.

 Proposed Annexation
 Existing City Limits

BC 9806 - Carman- Dougherty Ferry Annexation



1" = 1600'

APPENDIX I

LEGAL BOUNDARY DESCRIPTION

CARMAN-DOUGHERTY FERRY ANNEXATION AREA
 (Revised - 11/4/98)

The point of beginning is located by starting at the most eastwardly southeast corner of the city limits of the City of Manchester, Missouri; hence westwardly on the said city limit line a distance of approximately 183 feet to a point; hence southernly along the city limits a distance of approximately 391 feet to the point of beginning; said line also being the western boundary line of Section 1 Glyn Cagney Subdivision, Block A; hence continuing on said Glyn Cagney Subdivision boundary line to the northern right-of-way line of Carman Road, hence eastwardly on said right-of-way line a distance of approximately 8,800 feet to a point of intersection with the eastern right-of-way line of Dougherty Ferry Road; hence proceeding southwestwardly along said right-of-way to a point of intersection with the northern line of the City of Valley Park, Missouri; hence proceeding westwardly along said city limits to a point of intersection with the western right-of-way line of Dougherty Ferry Road, said point also being the southeast corner of lot 106 of Seven Oaks Plat 5; hence proceeding northwestwardly along the line being the boundary of Seven Oaks Plat 5, said line also being the city limits of Valley Park, to a point of intersection with the southeast corner of the common ground of Country Lane Woods II Plat 6; hence proceeding northwardly along the west line of said common ground and continuing to a point of intersection with the southeast corner of Lot 244 of Country Lane Woods II Plat 6, said line also being the northern limits of the City of Valley Park; hence proceeding westwardly along the southern line of Country Lane Woods II Plat 6, said line being the Valley Park city limits, to a point of intersection with the east right-of-way line of Country Stone Drive, said line also being the Valley Park city limits; hence proceeding southwardly on said right-of-way line to a point of intersection with the north right-of-way line of Big Bend Road; hence proceeding southwesterly to the point of intersection with the south right-of-way line of Big Bend Road and the east right-of-way line of Country Stone Drive; hence proceeding southwesterly to a point of intersection with the east right-of-way line of Dougherty Ferry Road, said line being the Valley Park city limits; hence continuing southwesterly along said right-of-way and Valley Park city limit line to a point of intersection with the prolonged extension of the southern line of Big Bend Station, Plat 2 and crossing the west right-of-way line of Dougherty Ferry Road; hence proceeding westwardly on said southern line which also is the Valley Park city limits to a point of intersection with the west line of the Pebble Point Association property and the northwest corner of Lot 115 of Dougherty Ferry Woods, Plat 1, hence proceeding southwardly along the west line of Lot 115, said

line being the Valley Park City limits, to a middle point with the west line of Lot 114 of Dougherty Ferry Woods, Plat 1 Subdivision and the intersection of the prolonged southern line of Lot F of the Hartje's Subdivision, said line being the Valley Park city limits, hence proceeding westwardly on said Lot F prolonged line to a point of intersection with the east line of Lots F, E, D, C & B of the Hartje's Subdivision, said line being the Valley Park city limits, hence proceeding northerly on said east line to the point of intersection with the north line of said Lot B, said line being the Valley Park city limits hence proceeding westwardly along said lot line also being the Valley Park City limits to a point of intersection with the east right-of-way line of Meramec Station Road; hence proceeding northwardly along said right-of-way line to a point of intersection with the north right-of-way line of Big Bend Road, said line also being the Twin Oaks village limits; hence proceeding eastwardly on the north right-of-way line of Big Bend Road, said line being the Twin Oaks village limits, to a point on said right-of-way being the point of intersection with the west line of LaBonne Parkway Estates Resubdivision, hence proceeding northwardly on said line a distance of approximately 518 feet to a point being the northeast corner of the Dierberg, Four LPA Dela Ltd. Partnership property, said line also being the Twin Oaks village limits, hence proceeding westwardly along the said Dierberg northern property line and continuing to the point of intersection with the east right-of-way line of Meramec Station Road; hence proceeding northerly on the east right-of-way line of Meramec Station Road to a point of intersection with the northeastward prolongation of the south line of Lot 506 of Chadwick Estates, Plat 17, said line also being the Twin Oaks village limits, hence proceeding southwestwardly along the south lines of Lots 506 through 512, 514, 516 of Chadwick Estates, Plat 17; said line also being the most northern line of the Village of Twin Oaks; hence proceeding southward along said Twin Oaks village limits to a point being the northwest corner of Lot 16 of Eagle Glen Plat 2; hence eastwardly along said Twin Oaks village limits, said line also being the northern line of said Lot 16 and Lots 17 through 22 of Eagle Glen, to the northeastern corner of said Lot 22; hence turning southward along the village limits of Twin Oaks a distance of approximately 613 feet to a point, said point being the southeast corner of Lot 32 of Eagle Glen; hence westwardly on said village limits a distance of approximately 213 feet to a point; hence southwardly along the Twin Oaks village limits a distance of approximately 404 feet to a point, said line also being the rear line of Lots 36 through 40 of Eagle Glen, said point being on the northern right-of-way line of Big Bend Road; hence continuing southward approximately 65 feet to a point on the southern right-of-way line of Big Bend Road, said point being the north line of Lot Pt. 6 of Big Bend Square Subdivision; hence proceeding westwardly along the said Big Bend right-of-way to a point of intersection with the eastern right-of-way line of Hanna Road, said point being the most southeast corner of the City of Manchester, Missouri; hence proceeding northward on the eastern right-of-way line of Hanna Road, being the Manchester city limits, a distance of

approximately 4,400 feet to a point of intersection with the prolonged southern line of Lots 64 through 77 of Bainbridge Plat No. 1, said line being the Manchester city limits; hence proceeding easterly on said line to the southeast corner of said Lot 77, hence proceeding northeasterly along the east line of Lots 77 through 87 of Bainbridge Plat 1,, said line being the Manchester city limits; hence proceeding eastwardly on the irregular Manchester city limit line a distance of approximately 1650 feet to the point of beginning.

**OFFICIAL BALLOT
SPECIAL ANNEXATION ELECTION**

**BOUNDARY COMMISSION, ST. LOUIS COUNTY/CITY OF MANCHESTER, MISSOURI
TUESDAY, APRIL 6, 1999**

**DATE
1/28/99**

BC9806

Proposition

"Shall the City of Manchester annex the unincorporated territory adjacent to it as described in the legal description and map contained in the Boundary Commission's Summary of Decision, Commission Number BC9806, of January 12, 1999?"

YES	24	➔
NO	25	➔

**GALLEY PROOF
NOT TO BE REPRINTED**

INSTRUCTIONS TO VOTERS: If you are in favor of the question, punch a hole next to the arrow "YES". If you are opposed to the question, punch a hole next to the arrow "NO".

trim w

OFFICIAL BALLOT
SPECIAL ANNEXATION ELECTION
BOUNDARY COMMISSION, ST. LOUIS COUNTY/ST. LOUIS COUNTY, MISSOURI
TUESDAY, APRIL 6, 1999

Proposition

"Shall the City of Manchester annex the unincorporated territory adjacent to it as described in the legal description and map contained in the Boundary Commission's Summary of Decision, Commission Number BC9806, of January 12, 1999?"

YES	43	➔
NO	44	➔

GALLEY PROOF
NOT TO BE REPRINTED

INSTRUCTIONS TO VOTERS: If you are in favor of the question, punch a hole next to the arrow "YES". If you are opposed to the question, punch a hole next to the arrow "NO".



BOUNDARY COMMISSION ST. LOUIS COUNTY, MISSOURI

June 9, 1999

Mr. Michael B. Leavitt
City Administrator
City of Manchester
14318 Manchester Road
Manchester, MO 63011-4072

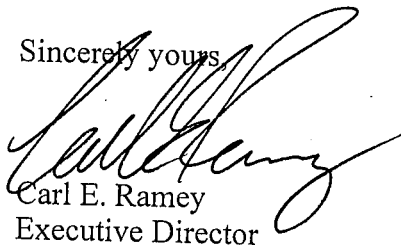
Dear Mike:

I am enclosing for your records a copy of the Resolution 99-01 which was approved by the Boundary Commission, St. Louis County, at their meeting of May 4, 1999. This Resolution declared the results of the election on April 6 for the proposal BC9806, the annexation of the Carman-Dougherty Ferry annexation area to the City of Manchester. The effective date of the annexation is October 7, 1999. Also attached to the Resolution is the official count certified by the Board of Election Commissioners to the Boundary Commission for the proposition to annex the Carman-Dougherty Ferry area.

Additionally, the current statute governing the Boundary Commission (R.S.Mo. 72.409) calls for the Boundary Commission to create a transition committee. The purpose for the committee is to determine the details of the transition. It is to be composed of four members, two selected by the municipality and two by the governing body of the county. The committee will disband no later than the effective date of the annexation. Please notify me, at your earliest convenience, of the names and addresses of those individuals who have been selected to serve on the committee.

If you should have any questions regarding this document, please feel free to call me at 961-7877.

Sincerely yours,



Carl E. Ramey
Executive Director

encl.



**BOUNDARY COMMISSION
ST. LOUIS COUNTY, MISSOURI**

June 9, 1999

Ms. Jeanette Hook, Deputy County Clerk
St. Louis County Government Center
41 S. Central Avenue
Clayton, MO 63105

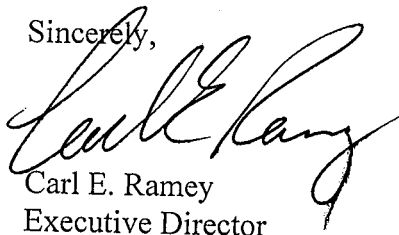
Dear Ms. Hook:

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Sincerely,



Carl E. Ramey
Executive Director

encl.



**BOUNDARY COMMISSION
ST. LOUIS COUNTY, MISSOURI**

June 9, 1999

Mr. Bill Holder
St. Louis County Board of Election Commissioners
12 Sunnen Drive
St. Louis, Missouri 63143

Dear Bill:

I am enclosing for your records a copy of the Resolution 99-01 which was approved by the Boundary Commission, St. Louis County, at their meeting of May 4, 1999. This Resolution declared the results of the election on April 6 for the proposal BC9806, the annexation of the Carman-Dougherty Ferry annexation area to the City of Manchester. The effective date of the annexation is October 7, 1999. Also attached to the Resolution is the official count certified by the Board of Election Commissioners to the Boundary Commission for the proposition to annex the Carman-Dougherty Ferry area. Please share this information with whomever.

If you should have any further questions, please do not hesitate to contact me.

Sincerely yours,

Carl E. Ramey
Executive Director

encl.

(PLEASE SUBMIT IN DUPLICATE)

CERTIFICATION OF PROPOSITIONS

TO: Board of Election Commissioners of St. Louis County

FROM: District: Boundary Commission, St. Louis County, Missouri/St. Louis County, Missouri

Type of Election: Annexation

Date of Election: April 6, 1999

Majority Required (Please Check One)

Simple X

A separate majority:

A. Of the votes cast on the question in the City of Manchester and

B. Of the votes cast in each voting jurisdiction comprising the unincorporated area of the county

Two-thirds _____

Four-Sevenths _____

It is now certified that the following propositions are to be voted on at this election and are to be placed on the ballot:

(Type Propositions **exactly** as they are to appear on the ballot. Include title and question).

PLEASE PRESENT IN EXACT FORM FOR SAMPLE BALLOT

“Shall the City of Manchester annex the unincorporated territory adjacent to it as described in the legal description and map contained in the Boundary Commission’s Summary of Decision, Commission Number BC9806, of January 12, 1999?”

YES _____

NO _____

(PLEASE SUBMIT IN DUPLICATE)

PUBLICATION OF LEGAL NOTICES

TO: Board of Election Commissioners of St. Louis County

FROM: District: Boundary Commission, St. Louis County, Missouri/St. Louis County, Missouri

Type of Election: Annexation

Date of Election: April 6, 1999

It is hereby certified that the following legal publication of election notices are to be caused by the election authority for this election:

1. Legal publications of election notices required under Chapter 115. RSMo.

(NOTE: Designation of publication dates and certified newspapers to be made by Election Board office upon receipt of Certification of Election. Copies of affidavits of publication will be forwarded to the political subdivision after the election date).

According to Section 115.127 RSMo.

2. Additional legal publications of election notices required by the political subdivision. Please specify dates for publications and preference, if any, of certified newspapers in St. Louis County:

(PLEASE SUBMIT IN DUPLICATE)

ATTESTATION

TO: Board of Election Commissioners of St. Louis County

FROM: District: Boundary Commission, St. Louis County, Missouri/St. Louis County, Missouri

Type of Election: Annexation

Date of Election: April 6, 1999

It is hereby certified that the foregoing is a complete and correct listing of all candidates and/or propositions to be placed on the ballot in this election.

Signed this 22nd day of, January 1999.



SIGNATURE OF OFFICIAL

Executive Director

TITLE OF OFFICIAL

(SEAL)

APPENDIX I

LEGAL BOUNDARY DESCRIPTION

CARMAN-DOUGHERTY FERRY ANNEXATION AREA
(Revised - 11/4/98)

The point of beginning is located by starting at the most eastwardly southeast corner of the city limits of the City of Manchester, Missouri; hence westwardly on the said city limit line a distance of approximately 183 feet to a point; hence southernly along the city limits a distance of approximately 391 feet to the point of beginning; said line also being the western boundary line of Section 1 Glyn Cagney Subdivision, Block A; hence continuing on said Glyn Cagney Subdivision boundary line to the northern right-of-way line of Carman Road, hence eastwardly on said right-of-way line a distance of approximately 8,800 feet to a point of intersection with the eastern right-of-way line of Dougherty Ferry Road; hence proceeding southwestwardly along said right-of-way to a point of intersection with the northern line of the City of Valley Park, Missouri; hence proceeding westwardly along said city limits to a point of intersection with the western right-of-way line of Dougherty Ferry Road, said point also being the southeast corner of lot 106 of Seven Oaks Plat 5; hence proceeding northwestwardly along the line being the boundary of Seven Oaks Plat 5, said line also being the city limits of Valley Park, to a point of intersection with the southeast corner of the common ground of Country Lane Woods II Plat 6; hence proceeding northwardly along the west line of said common ground and continuing to a point of intersection with the southeast corner of Lot 244 of Country Lane Woods II Plat 6, said line also being the northern limits of the City of Valley Park; hence proceeding westwardly along the southern line of Country Lane Woods II Plat 6, said line being the Valley Park city limits, to a point of intersection with the east right-of-way line of Country Stone Drive, said line also being the Valley Park city limits; hence proceeding southwardly on said right-of-way line to a point of intersection with the north right-of-way line of Big Bend Road; hence proceeding southwesterly to the point of intersection with the south right-of-way line of Big Bend Road and the east right-of-way line of Country Stone Drive; hence proceeding southwesterly to a point of intersection with the east right-of-way line of Dougherty Ferry Road, said line being the Valley Park city limits; hence continuing southwesterly along said right-of-way and Valley Park city limit line to a point of intersection with the prolonged extension of the southern line of Big Bend Station, Plat 2 and crossing the west right-of-way line of Dougherty Ferry Road; hence proceeding westwardly on said southern line which also is the Valley Park city limits to a point of intersection with the west line of the Pebble Point Association property and the northwest corner of Lot 115 of Dougherty Ferry Woods, Plat 1, hence proceeding southwardly along the west line of Lot 115, said

line being the Valley Park City limits, to a middle point with the west line of Lot 114 of Dougherty Ferry Woods, Plat 1 Subdivision and the intersection of the prolonged southern line of Lot F of the Hartje's Subdivision, said line being the Valley Park city limits, hence proceeding westwardly on said Lot F prolonged line to a point of intersection with the east line of Lots F, E, D, C & B of the Hartje's Subdivision, said line being the Valley Park city limits, hence proceeding northerly on said east line to the point of intersection with the north line of said Lot B, said line being the Valley Park city limits hence proceeding westwardly along said lot line also being the Valley Park City limits to a point of intersection with the east right-of-way line of Meramec Station Road; hence proceeding northwardly along said right-of-way line to a point of intersection with the north right-of-way line of Big Bend Road, said line also being the Twin Oaks village limits; hence proceeding eastwardly on the north right-of-way line of Big Bend Road, said line being the Twin Oaks village limits, to a point on said right-of-way being the point of intersection with the west line of LaBonne Parkway Estates Resubdivision, hence proceeding northwardly on said line a distance of approximately 518 feet to a point being the northeast corner of the Dierberg, Four LPA Dela Ltd. Partnership property, said line also being the Twin Oaks village limits, hence proceeding westwardly along the said Dierberg northern property line and continuing to the point of intersection with the east right-of-way line of Meramec Station Road; hence proceeding northerly on the east right-of-way line of Meramec Station Road to a point of intersection with the northeastward prolongation of the south line of Lot 506 of Chadwick Estates, Plat 17, said line also being the Twin Oaks village limits, hence proceeding southwestwardly along the south lines of Lots 506 through 512, 514, 516 of Chadwick Estates, Plat 17; said line also being the most northern line of the Village of Twin Oaks; hence proceeding southward along said Twin Oaks village limits to a point being the northwest corner of Lot 16 of Eagle Glen Plat 2; hence eastwardly along said Twin Oaks village limits, said line also being the northern line of said Lot 16 and Lots 17 through 22 of Eagle Glen, to the northeastern corner of said Lot 22; hence turning southward along the village limits of Twin Oaks a distance of approximately 613 feet to a point, said point being the southeast corner of Lot 32 of Eagle Glen; hence westwardly on said village limits a distance of approximately 213 feet to a point; hence southwardly along the Twin Oaks village limits a distance of approximately 404 feet to a point, said line also being the rear line of Lots 36 through 40 of Eagle Glen, said point being on the northern right-of-way line of Big Bend Road; hence continuing southward approximately 65 feet to a point on the southern right-of-way line of Big Bend Road, said point being the north line of Lot Pt. 6 of Big Bend Square Subdivision; hence proceeding westwardly along the said Big Bend right-of-way to a point of intersection with the eastern right-of-way line of Hanna Road, said point being the most southeast corner of the City of Manchester, Missouri; hence proceeding northward on the eastern right-of-way line of Hanna Road, being the Manchester city limits, a distance of

approximately 4,400 feet to a point of intersection with the prolonged southern line of Lots 64 through 77 of Bainbridge Plat No. 1, said line being the Manchester city limits; hence proceeding easterly on said line to the southeast corner of said Lot 77, hence proceeding northeasterly along the east line of Lots 77 through 87 of Bainbridge Plat 1,, said line being the Manchester city limits; hence proceeding eastwardly on the irregular Manchester city limit line a distance of approximately 1650 feet to the point of beginning.