

NO. 2003

RESOLUTION

**A RESOLUTION SUBMITTING A PROPOSITION REGARDING THE  
CREATION OF A NEIGHBORHOOD IMPROVEMENT DISTRICT IN  
CONNECTION WITH FIRE PROTECTION, EMERGENCY AND  
AMBULANCE SERVICES PROVIDED BY ROBERTSON FIRE  
PROTECTION DISTRICT**

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**WHEREAS**, pursuant to an election held on June 7, 1994, voters living in a portion of the Robertson Fire Protection District, a political subdivision of the State of Missouri (“RFPD”) approved the annexation of that area into the City of Hazelwood, Missouri, a political subdivision of the State of Missouri (the “City”); and

**WHEREAS**, RFPD initiated a civil action in the Circuit Court of St. Louis County, Missouri, in which after litigation the Circuit Court held the annexation to be valid and, pursuant to the adopted Plan of Intent, RFPD was to provide fire protection, emergency and ambulance services to that area annexed into the City that was formerly within the district boundaries of RFPD as more particularly described on **Exhibits A and B** attached hereto and incorporated herein (the “Fire Service Area”) in exchange for payment of fees from the City; and

**WHEREAS**, on September 20, 1995, the City adopted Ordinance No. 2667-95 which rescinded a previous agreement dated April 6, 1995, and approved the execution of a Fire Service Agreement between RFPD and the City effective as of October 11, 1995 (the “Fire Service Agreement”); and

**WHEREAS**, on December 21, 2017, the City provided a Notice of Termination of the Fire Service Agreement with RFPD to be effective as of December 31, 2018 (the “Termination Notice”); and

**WHEREAS**, the City is prepared to provide fire protection, emergency and ambulance services for the citizens, occupants, businesses and property owners within the Fire Service Area on the same basis and quality level that the City provides to the citizens, occupants, businesses and property owners currently serviced by the City municipal Fire Department; and

**WHEREAS**, certain citizens would like to retain fire protection, emergency and ambulance services provided by RFPD and acknowledge the higher costs for such services because those citizens believe RFPD provides enhanced fire protection, emergency and ambulance services; and

**WHEREAS**, the City Council desires to provide the opportunity for certain citizens within the Fire Service Area to retain fire protection, emergency and ambulance services provided by RFPD and to pay the additional cost for such services; and

**WHEREAS**, the City desires to submit the creation of a neighborhood improvement district (the "*District*") pursuant to the Neighborhood Improvement District Act, Sections 67.453-67.475 R.S.Mo. within a portion of the City boundaries to assess certain properties an additional amount in the event those certain property owners elect to continue fire protection, emergency and ambulance services provided by RFPD.

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

**SECTION 1. Project Name.** The project name for the proposed neighborhood improvement district is the "Robertson Fire Protection District Project".

**SECTION 2. General Nature of Improvements.** The general nature of the proposed improvement is to provide enhanced fire protection, emergency and ambulance for the mutual benefit of the citizens, occupants, and businesses of the City who reside or are located within the District.

**SECTION 3. Initial Estimated Cost.** The initial estimated annual cost for the proposed improvement shall not exceed \$1.3698 per \$100 equalized assessed valuation on real property. The annual assessment shall be for a period of twenty years subject to adjustment to or increase in fire protection and emergency and ambulance services charges by RFPD to the City in connection with the provided services and, thereafter, with the proceeds used solely for maintenance of the enhanced public safety services. The initial assessment shall be prorated based on the date of the establishment of the District, but effective no later than January 1, 2021, provided that the qualified voters residing within the District affirmatively vote to create the District.

**SECTION 4. Boundaries of Neighborhood Improvement District.** The boundaries of the proposed neighborhood improvement district to be assessed are as indicated on the map set forth as **Exhibit A**, attached hereto and incorporated herein by reference. A legal description of the proposed District and other specific descriptions of said District are set forth as **Exhibit B**, attached hereto and incorporated herein by reference. The proposed neighborhood improvement district is located entirely within the City.

**SECTION 5. Cost and Assessment Method.**

1. The cost of any proposed improvement to be assessed against the real property within the District shall be apportioned against such property in accordance with the benefits accruing thereto by reason of such proposed improvement.

2. The proposed method of assessment is for the cost to be assessed against such real property by the amount of \$1.3698 per \$100 of equalized assessed valuation on real property.
3. During the existence of the District, the annual proposed improvement cost shall not exceed, by more than twenty-five percent, the initial estimated cost provided in paragraph 2 of this section; provided, however, that the annual assessment for each property may increase each year subject to adjustment or increased fire protection, emergency and ambulance services charged by RFPD to the City in connection with the provided services that exceed the difference between the RFPD property tax rate and the City property tax rate by greater than \$1.3698 for any calendar year during the existence of the District.
4. The assessed amounts are for the annual costs incurred for the District property owners that desire to retain the fire and emergency services of RFPD in excess of the cost of those services provided by the City.
5. No portion of the annual assessment shall be pledged to the payment of an indebtedness exceeding in any one year the income and revenue provided for in such year plus any unencumbered balances from previous years.

**SECTION 6. Submission to Qualified Voters.** The City proposes submitting the following language to the qualified voters within the District in substantially the following form:

Shall the City of Hazelwood be authorized to create a neighborhood improvement district proposed to enhance fire, emergency and ambulance services and to pay for all or part of the cost of those public safety enhancements within such district to include maintaining and enhancing an existing public safety facility, equipment and services of the Robertson Fire Protection District with said costs to be annually assessed by the governing body of the City of Hazelwood on the real property benefited by such improvements for a period not to exceed twenty years, and, as included in the authorizing resolution, an assessment in each year thereafter with the proceeds thereof used solely for maintenance of the enhanced public safety services with said initial total annual assessment for enhanced public safety services to be \$1.3698 per \$100 equalized assessed valuation applied to all real property (except charitable and religious uses) located within the district?

**SECTION 7. Opportunity to Continue Services Provided by RFPD.** The proposed neighborhood improvement district provides the citizens, occupants, businesses and property owners within the Fire Service Area the opportunity to elect to continue fire, emergency and ambulance services provided by RFPD in lieu of the City providing fire protection, emergency and ambulance services on the same basis and quality level as provided to the residents within the City boundaries.

**SECTION 8. Submission of Proposed Ballot Question.** The City Clerk is hereby directed to submit the proposed ballot question to the St. Louis County Board of Election for the August 4, 2020 election so that the qualified voters residing within the District may have the opportunity to approve the formation of the District and assessment for the enhanced fire protection, emergency and ambulance services of RFPD.

**SECTION 9. Alternative Funding.** Provided that the voters approve the formation of the District, the implementing Ordinance by the City shall provide for the reduction or termination of the District assessment in the event that subsequent legislative or judicial actions provide for fire protection, emergency and ambulance services in the Fire Service Area to be provided by the City Fire Department or other changes to the current arrangements between the City and RFPD to offset a portion or all the present cost to the City for the enhanced services provided by the RFPD.

**SECTION 10. Further Authority.** Provided that the District is approved by the qualified voters, all actions heretofore taken by the authorized officials, officers, representatives, agents and employees of the City in connection with formation of the District are hereby confirmed and approved, and the City shall, and the officials, officers, representatives, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

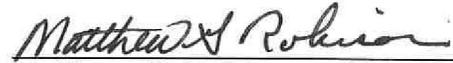
**SECTION 11. Severability.** The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council, as applicable, has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**SECTION 12. Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**SECTION 13.** This Resolution shall be in full force and effect from and after its passage by the City Council.

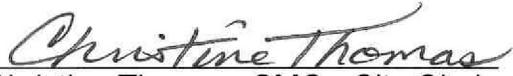
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PASSED this 20<sup>th</sup> day of May, 2020 by the Council of the City of Hazelwood, Missouri.



Matthew G. Robinson - Mayor  
City of Hazelwood, Missouri

ATTEST:



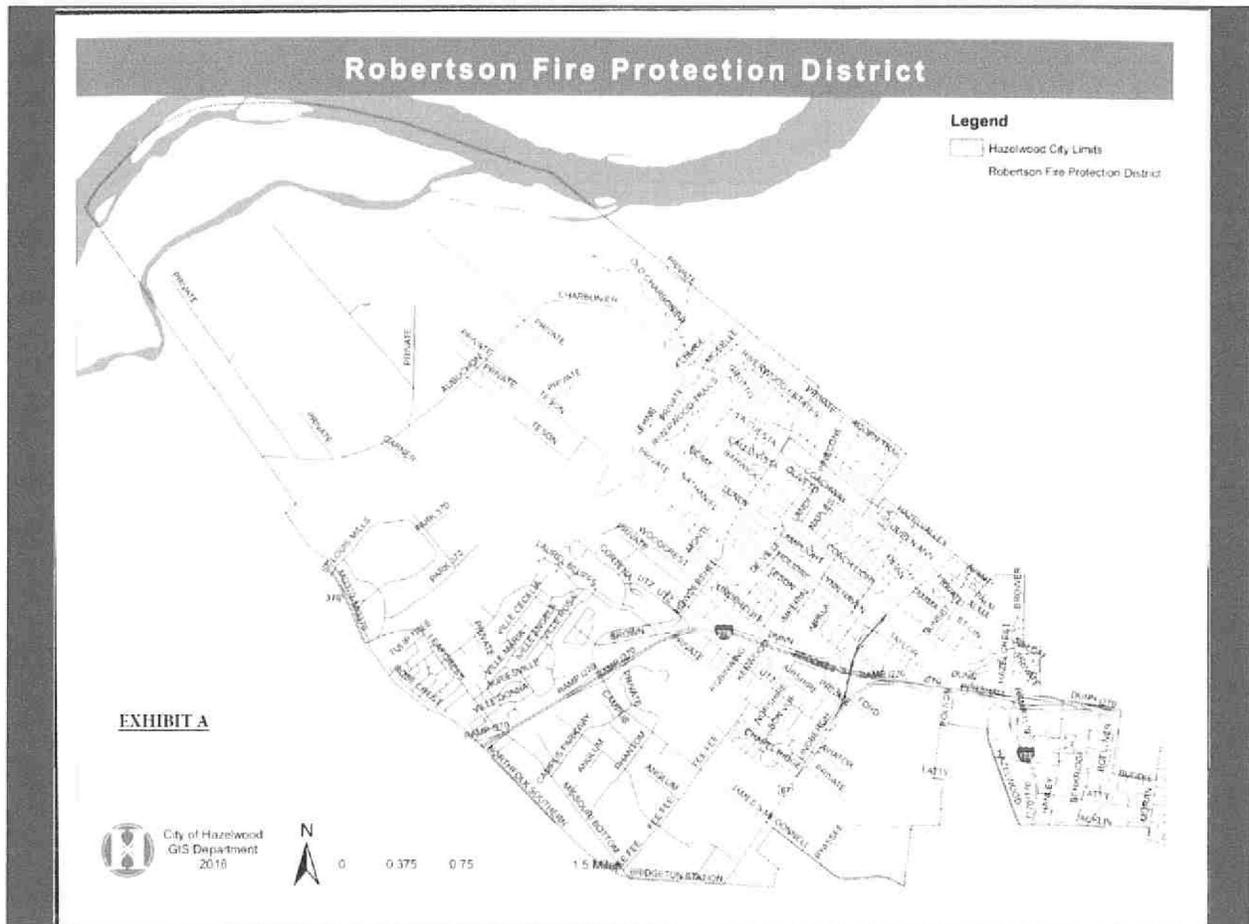
Christine Thomas, CMC - City Clerk  
City of Hazelwood, Missouri

APPROVED AS TO FORM:



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

# EXHIBIT A



## EXHIBIT B

A tract of land being located within U. S. Surveys 3-8 inclusive, Survey 129, Survey 203, Survey 278, Survey 279, Survey 2038, Survey 2039, and Surveys 132-145 of the St. Ferdinand Common Fields, inclusive, (Township 47 North, Range 6 East) and more particularly described as follows:

Beginning at a point in the water's edge of the Missouri River at its intersection with the northeastern incorporated boundary limits of the City of Bridgeton, Missouri, said point also being described as the northern corner of a tract of land now or formerly conveyed to Glen R. and Edna Boenker, husband and wife, as recorded in Deed Book 8158, page 2076 of the St. Louis County Records; thence continuing south 36 degrees 24 minutes east along said boundary limits of Bridgeton a distance of 5,902.5 feet more or less to a point in the center line of Aubuchon Road; thence continuing south 36 degrees 24 minutes east along the north line of a tract of land now or formerly conveyed to Glen R. and Edna Boenker, denoted as "second" parcel and as recorded in Deed Book 6854 on page 2264 of the St. Louis County Records, a distance of 760.32 feet more or less; thence south 36 degrees 34 minutes 31 seconds east along a northern line of a land tract now or formerly conveyed to Kenneth W. Kleiman as recorded in Deed Book 6700 on page 93 of the St. Louis County Records, a distance of 1,150.5 feet; thence south 51 degrees 25 minutes 28 seconds west a distance of 802.11 feet more or less to a point in the center line of Missouri Bottom Road, 40 feet wide; thence continuing along the northeastern incorporated boundary limits of the City of Bridgeton, Missouri, south 36 degrees 21 minutes 19 seconds east along the center line of said Missouri Bottom Road to a point being the northeast corner of a tract of land now or formerly conveyed to Luke and Lola Wilper as recorded in St. Louis County Records; thence southeastwardly along the incorporated boundary limits of the City of Bridgeton, Missouri, and the southeast line of said Wilper tract a distance of 1,038.12 feet, to the most western point at the southwestern corner of Ville Maria West as recorded in Plat Book 119 on pages 64 and 65 of the St. Louis County Records; thence continuing along said City limits of Bridgeton, south 35 degrees 50 minutes 20 seconds east along the southwestern line of said Ville Maria West a distance of 606.94 feet to the eastern point on the southwestern line of Cedar Brook Plat 3 as recorded in Plat Book 98 on page 31 of the St. Louis County Records; thence continuing south 35 degrees 50 minutes 20 seconds east a distance of 158.63 feet to a point on the northeastern line of the railroad right of way, now or formerly conveyed to the Wabash Railroad; thence continuing southeastwardly and eastwardly along this northeastern right of way line of said now or former Wabash Railroad ( 100 feet wide), to a point being the intersection of the southwestern prolongation of the western line of Lot 47 in Block 5 of Fairmount Park, as recorded in Plat Book 3 on pages 28 and 29 of the St. Louis County Records; thence along the established incorporated boundary limits of the City of Hazelwood, Missouri, the following; leaving said railroad right of way along the prolongation of said Lot 47 a distance of approximately 45 feet more or less through Hall Avenue, formerly platted Glencoe Avenue to the southwestern corner of said Lot 47 in Block 5 of Fairmount Park; and continuing along the prolongation of the west line of Lot 47 in Block 5, across Highland Avenue (50 foot wide), along the prolongation of the west line of Lot 62 and Lot 11 in Block 6 across Woodlawn Avenue (45 foot wide), along the prolongation of the west line of Lot 62 and Lot 11 in Block 7 across Fairview Avenue (50 foot wide) , along the prolongation of the west line of Lot 62 and Lot 11 in Block 8 across Summit Avenue ( 50 foot wide) and along the west line of Lot 8 in Block 9 to the

northeastern line of said Fairmount Park; thence northwestwardly along the northern line of said Fairmount Park to its intersection with the east line of Fee Fee Road; thence north 36 degrees east along the east line of Fee Fee Road a distance of 580.37 feet to a point; thence continuing along the western incorporated limits of the City of Hazelwood, northwestwardly across Fee Fee Road to a point on the south line of Lot 1 of Airport Industrial Park Plat 1-H as recorded in Plate Book 126 on page 100 of the St. Louis County Records; thence north 52 degrees west along the southeast line of said Airport Industrial Park Plat 1-H a distance of 1,339.40 feet; thence north 38 degrees 25 minutes 30 seconds east a distance of 472.13 feet more or less to a point in the south line of James S. McDonnell Boulevard, formerly Brown Road; thence northwestwardly along the south line of James S. McDonnell Boulevard, to a point being the intersection of the direct prolongation of the east line of the property now or formerly conveyed to Avon Capital Corporation as recorded in Deed Book 7437 on pages 266 and 267; thence north 38 degrees 29 minutes 30 seconds east a distance of 2,764.40 feet more or less to a point being the southwest corner of the property now or formerly conveyed as Hazelwood Meadows as recorded in Plat Book 217 on page 46 of the St. Louis County Records, thence north 52 degrees 29 minutes west along the south line of Hazelwood Meadows, a distance of 630.93 feet; thence north 37 degrees 43 minutes east a distance of 646.70 feet to a point being 190 feet southwest of Utz Lane and the northwest corner of said Hazelwood Meadows; thence westwardly along the continuation of the incorporated boundary limits of the City of Hazelwood a distance of 491.14 feet to a point, 130 feet southwest of Utz Lane, being the southwest corner of a tract of land now or formerly conveyed to I.M.C. Holdings U.S.A. Inc. and described in Deed Book 7875, page 2351 of the St. Louis County Records; thence continuing northeastwardly along said City of Hazelwood limits a distance of 170 feet to a point in the north line of Utz Lane, 40 foot wide, and northeastwardly 300 feet to a point in the north line of Interstate Highway 270, said point being the intersection with the prolongation of a line parallel and 544 feet more or less southwest of the south line of Mary Jo, a subdivision recorded in Plat Book 99, page 42 of the St. Louis County Records; thence northwestwardly along said line of prolongation parallel to Mary Jo, to a point in the west line of Howdershell Road, 60 foot wide, said point being 117 feet southwest of the southeast corner of Lot 1 of Chatham Church Acres as recorded in Plat Book 119 page 84 of the St. Louis County Records; thence northwestwardly a distance of 300 feet along a parcel of land now or formerly conveyed to the Hazelwood School District said line being parallel with and 117 feet southwest of the south line of Lot 1 of said Chatham Church Acres; thence northeastwardly along a line 300 feet west and parallel with the west line of Howdershell Road, 60 feet wide, to a point in the north line of Lot 6 of Crestwood Acres as recorded in Plat Book 43, page 100 of the St. Louis County Records; thence north 52 degrees 19 minutes west a distance of 3,410 feet to the northeast corner of Lot 6 of the Resubdivision of Lots 11, 12 and 17 of Crestwood Acres as recorded in Plat Book 51, page 90 of the St. Louis County Records; thence continuing along the incorporated boundary limits of the City of Hazelwood, north 37 degrees 46 minutes east to a point being on the south line of Teson Road, 40 foot wide; thence continuing along the established incorporated boundary limits of the City of Hazelwood, the following courses and distances, as formerly described and established: northwardly 45 feet more or less to a point in the north line of said Teson Road and also being in the northwestern line of property conveyed to Richard Wilper and wife by deed recorded in Book 6686, page 1848, of the St. Louis County Records; thence along the northeastern line of Teson Road, 40 foot wide, north 52 degrees, 00 minutes 00 seconds west, 275.64 feet to an angle point therein; thence continuing along said road line south 58 degrees 00 minutes 00 seconds west, 21.28 feet to its intersection with the

southwestern line of Survey 146; thence along said Survey line north 52 degrees 00 minutes 00 seconds west, 890.69 feet to a point; thence continuing along said Survey line north 51 degrees 56 minutes 00 seconds west, 21.74 feet to a point in the center line of a drainage ditch; thence along said center line north 14 degrees 24 minutes 00 seconds east, 277 .02 feet to a point; thence continuing along said center line north 3 degrees 55 minutes 46 seconds east, 355.16 feet to a point on the northeastern line of Survey 146 to the southwest corner of a 3 acre tract conveyed to Peaveler as recorded in Deed Book 6423 on page 4 of the St. Louis County Records; thence northeastwardly along the western line of said Peaveler tract a distance of 216 feet more or less to the northwestern corner of said Peaveler tract; thence northwestwardly along the south line of Survey 148 of St. Ferdinand Common Fields to its intersection with the western line of a 36.6 acre tract heretofore conveyed to the City of Hazelwood, Missouri, as recorded in said County Recorder's Office; thence northwardly along the western line of said 36.6 acre City of Hazelwood tract, 463 feet more or less to the northwestern corner of said 36.6 acre tract of the City of Hazelwood; thence south 52 degrees 16 minutes east 5,001 feet more or less to a point in the northwestern line of Howdershell Road; thence northeastwardly along the western line of Howdershell Road to a point in the north line of Survey 153 of the St. Ferdinand Common Fields, more particularly described as a point in the western line of Howdershell Road, 40 foot wide, being the northeastern corner of a tract of land now or formerly conveyed to St. Louis County, Missouri, as recorded in Deed Book 6556 on page 2418 of the St. Louis County Records; thence northeastwardly to a point in the eastern line of Howdershell Road, also being the southwestern incorporated boundary limits of the City of Florissant, Missouri, more particularly described as the southwest corner of Tahoe Subdivision Plat No. 5 as recorded in Plat Book 104 on pages 24 and 25 of the St. Louis County Records; thence northeastwardly along the eastern line of Howdershell Road to a point being described as the northwest corner of Tahoe Subdivision Plat No. 1 as recorded in Plat Book 96 on page 18 of the St. Louis County Records; thence south 53 degrees east along the northern line of said Tahoe Subdivision Plat No. 1 a distance of 1,559.01 feet; thence continuing south 53 degrees east a distance of 1,840.19 feet along the north line of Tahoe Subdivision Plat No. 2 and Tahoe Subdivision Plat No. 3, respectively recorded in Plat Book 98 on page 54 and in Plat Book 100 on page 76 of the St. Louis County Records; thence north 37 degrees east along the western incorporated boundary line of the City of Florissant, Missouri, a distance of 1,905.43 more or less to the northwest corner of DeSmet Plat 4 as recorded in Plat Book 82 on pages 34 and 35 of the St. Louis County Records; thence north 53 degrees 10 minutes west a distance of 14.95 feet along the southwestern line of Florland Plat No. 2 as recorded in Plat Book 79 on page 11 of the St. Louis County Records; thence north 38 degrees 07 minutes east a distance of 65.34 feet more or less to the southeast corner of Lot 187 of Crest Aire Plat 5 as recorded in Plat Book 127 on page 80 of the St. Louis County Records; thence north 53 degrees 11 minutes 05 seconds west along the southwest line of said Crest Aire Plat 5 a distance of 1,597.14 feet to the southwest corner of said subdivision; thence continuing north 53 degrees 11 minutes 05 seconds west a distance of 282.86 feet to the northeast corner of Crest Aire Plat 7 as recorded in Plat Book 134 on page 30 of the St. Louis County Records; thence south 36 degrees 48 minutes 55 seconds west a distance of 250 feet along the southeastern line of said Crest Aire Plat 7 and north 53 degrees 11 minutes 05 seconds west along the southwestern line of the same Crest Aire Plat 7, a distance of 1 ,679.82 feet to a point in the east line of Howdershell Road; thence continuing north 53 degrees 11 minutes 05 seconds west a distance of 60 feet more or less to a point in the west line of Howdershell Road; thence northeastwardly along the west line of Howdershell Road to a point in

the north line of U.S. Survey 161 of the St. Ferdinand Common Fields, (Township 47 North, Range 6 East) and also being the northeast corner of a tract of land now or formerly conveyed to Desco Investment Company property as recorded in Deed Book 7291 on page 2357 of the St. Louis County Records; thence northwestwardly along the north line of said Survey 161 and said Desco Investment Company property a distance of 3,972.94 feet more or less to a point on the eastern line of U.S. Survey 276, (Township 47 North, Range 6 East) and the eastern line of a tract of land, denoted as Parcels 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 northwestwardly along the northeast line of said McDonnell Douglas Realty Company property to a point being on the water's edge of the Missouri River; thence continuing northwestwardly along the former line of projection, of McDonnell Douglas Realty Company to a point in the Missouri River described as the dividing line between the Missouri Counties of St. Louis and St. Charles; thence meandering westwardly and southwestwardly along said County dividing lines to a point being the intersection of the prolongation of the northeastern incorporated boundary limits of the City of Bridgeton, Missouri; thence southeastwardly along this line of prolongation to the point of beginning.

LESS AND EXCEPTING all property within the Florissant Valley Fire Protection District or serviced by the Florissant Valley Fire Protection District pursuant to a Fire Service Agreement with the City of Hazelwood authorized by Ordinance 2606-95 to include, but not limited to, the following described property:

Beginning at a point on the eastern waters edge of the Missouri River at its intersection with the prolongation north westwardly of a line 300 feet southwestwardly of and parallel with the southwestern line of Teson Road; (measured at right angles thereto) thence southeastwardly, southwestwardly, southeastwardly and northeastwardly from the southern line of Teson Road to a point in the northwest line of the incorporated boundary limits of the City of Hazelwood, Missouri, said point being more particularly described as a point on said northwest line of the City of Hazelwood a distance of 300 feet, (measured at right angles) from the south line of Teson Road; thence continuing along the northwest line of the City of Hazelwood North 37 degrees 46 minutes East, a distance of 300 feet to a point in the south line of Teson Road, 40 foot wide; thence continuing along the established incorporated boundary limits of the City of Hazelwood the following courses and distances, as formerly described and established; northwardly 45 feet more or less to a point in the north line of said Teson Road and also being in the northwestern line of the property conveyed to Richard Wilper and wife by Deed recorded in Book 6686, Page 1848 of the St. Louis County Records; thence along the northeastern line of Teson Road, 40 foot wide, North 52 degrees 00 minutes 00 seconds West, 275.64 feet to an angle point therein; thence continuing along said road line South 58 degrees 00 minutes 00 seconds West, 21.28 feet to its intersection with the southwestern line of Survey 146; thence along said Survey line North 52 degrees 00 minutes 00 seconds West 890.69 feet to a point; thence continuing along said Survey line North 51 degrees 56 minutes 00 seconds West, 21.74 feet to a point in the center line of a drainage ditch; thence along said center line North 14 degrees 24 minutes 00 seconds East,

277.02 feet to a point; thence continuing along said center line North 3 degrees 55 minutes 46 seconds East, 355.16 feet to a point in the northeastern line of Survey 146, to the southwest corner of a three acres tract conveyed to Peaveler as recorded in Deed Book 6423 on Page 4 of the St. Louis County Records, a distance of 216 feet more or less to the northwestern corner of the Peaveler tract; thence north westwardly along the south line of the Survey 148 of St. Ferdinand Common Fields to its intersection with the western line of a 36.6 acre tract heretofore conveyed to the City of Hazelwood, Missouri, as recorder in said County Recorder's Office; thence northwardly along the western line of the 36.6 acre City of Hazelwood tract, 463 feet more or less to the northwestern corner of said 36.6 acre tract of the City of Hazelwood; thence South 52 degrees 16 minutes East 5,001 feet more or less to a point in the northwestern line of Howdershell Road; thence northeastwardly along the western line of Howdershell Road to a point in the north line of Survey 153 of the St. Ferdinand Common Fields, more particularly described as a point in the western line of Howdershell Road, 40 foot wide, being the northeastern corner of a tract of land now or formerly conveyed to St. Louis County, Missouri, as recorded in Deed Book 6556 on Page 2418 of the St. Louis County Records, Missouri; thence northeastwardly to a point in the eastern line of Howdershell Road, also being the southwestern incorporated boundary limits of the City of Florissant, Missouri, more particularly described as the southwest corner of the Tahoe Subdivision Plat No. 5 as recorded in Plat Book 104 on Pages 24 and 25 of the St. Louis County Records, Missouri; thence continuing southeastwardly along the southern line incorporated line of the City of Florissant along the southern line of the Tahoe Subdivisions, Plat No.5, Plat No. 4 and Plat No. 3, respectively recorded in Plat Book 104 on Pages 24 & 25, Plat Book 102 on Page 8, and Plat Book 100 on Page 76 of the St. Louis County Records to a point being the intersection with the western line of Shamrock Meadows Plat No. 2 as recorded in Plat Book 120 on Page 11 of those St. Louis County Records; thence continuing northeastwardly along the western line, southeastwardly along the northern line, northeastwardly along the western line and southeastwardly along the north line of Shamrock Meadows Plat No. 2 to its northeast corner; thence southeastwardly along the north line of the Shamrock Meadows Plat No. 1 as recorded in Plat Book 106 on Page 9 of the St. Louis County Records to the point of its intersection with the northwest corner of Hazel Valley Subdivision as recorded in Plat Book 79 on Page 33 of the St. Louis County Records; thence southeastwardly along the north line of Hazel Valley Subdivision and the northern line of a tract of land now or formerly conveyed to Sonneberg Enterprises as recorded in Deed Book 7830 on Page 1919 of the St. Louis County Records to its northeast corner; thence southeastwardly to a point being the northeastern corner of a tract of land being described as the Re-subdivision of Lot 1 of Sambo Subdivision as recorded in Plat Book 168 on Page 6 of the St. Louis County Records; thence southeastwardly along the northern line of said Sambo Subdivision to a point being the most northern corner on the northern line of the Chez Paree Subdivision No. 1 as recorded in Deed Book 6540 on Page 575; thence eastwardly along the northern line of Chez Paree Subdivision No. 1 and its direct prolongation to a point in the center line of Coldwater Creek

Drainage right of way; thence northwardly along the center line of Coldwater Creek Drainage right of way to a point being the western prolongation of the northern line of a tract of land now or formerly conveyed to the Archdioceses of St. Louis, and known as St. Ferdinand Cemetery as recorded in Deed Book 7057 on Page 1853 of the St. Louis County Records; thence eastwardly along said line of prolongation and continuing eastwardly, southwardly and eastwardly along the northern and eastern lines of said St. Ferdinand Cemetery to a point being the northeast corner of the Hazelcrest Subdivision as recorded in Plat Book 113 on Pages 8 & 9 of the St. Louis County Records; thence southwardly, eastwardly and southwardly along the eastern lines of said Hazelcrest Subdivision to a point being its southeast corner; thence continuing southwardly along the southern prolongation of said Hazelcrest Subdivision to a point in the approximate northern right of way line of Dunn Road; thence eastwardly along the approximate northern right of way line of Dunn Road being a point along the incorporated city limits of Hazelwood; thence southwardly and eastwardly along those incorporated city limits of Hazelwood also being along the right of way line of Dunn Road, North Hanley Road, Interstate Highway 270 and Pershall Roads to a point being the northern prolongation of the western line of Brackleigh Subdivision as recorded in Plat Book 60 on Page 17 of the St. Louis County Records; thence southwardly to the northwest corner of said Brackleigh Subdivision; thence continuing southwardly along the western line of Brackleigh Subdivision to its southwest corner; thence eastwardly along the south line of said Brackleigh Subdivision and continuing eastwardly along the south line of Bellaire Acres Addition, as recorded in Plat Book 81 on Page 3 and along the south line of San Fernando Hills as recorded in Plat Book 54 on Pages 2 & 3 of the St. Louis County Records to a point being the southeast corner of said San Fernando Hills and the western line of Burke City as recorded in Plat Book 21 on Pages 8 & 9; thence southwardly along the western line of Burke City to its southwestern corner; thence eastwardly along the southern line of Burke City, also being the northern limits of the City of Berkeley and the City of Ferguson respectively, to its most southern corner at its intersection with the western right of way of (North) Florissant Road, also known as State Highway "N"; thence continuing eastwardly along the prolongation of Burke City to a point in the center line of Florissant Road, 60 foot wide; thence north westwardly along the center line of Florissant Road and those incorporated limits of the City of Ferguson, to a point opposite and right angles to the eastern line of Florissant Road, 60 feet wide at its intersection with the south line of Calverton Park as recorded in Plat Book 18 on Page 34 of the St. Louis County Records; thence eastwardly, northwardly and eastwardly along the southern line of said Calverton Park Subdivision also being the southern incorporated limits of the Village of Calverton Park, to its southeast corner at its intersection with the western right of line of North Elizabeth Avenue, formerly known as Old Florissant Road, 40 foot wide; thence eastwardly at right angles to North Elizabeth Avenue to a point 200 feet east of the east line of North Elizabeth Avenue; thence northwardly along a line parallel with and 200 feet east of the east line of North Elizabeth Avenue to the northwest line of Lot 4 of Dorndale as recorded in Plat Book 27 on Page 35 of the St. Louis County

Records; thence westwardly along the northwest line of Lot 4 of Dorndale and its prolongation to the center line of North Elizabeth Avenue; thence northwardly along the center line of North Elizabeth Avenue, formerly Old Florissant Road to its intersection with the southern line of Dunn Road, along the north side of U.S. Interstate Highway 270, this being the approximate center line of the former U.S. Highway 66; thence along that Dunn Road right of way to a point being its intersection with the northeastern line of New Halls Ferry Road; thence north westwardly along the northeastern right of way line of New Halls Ferry Road to its intersection with the center line of Douglas Road; thence westwardly in the direct prolongation westwardly of the center line of Douglas Road to the eastern water's edge of the Missouri River; thence southwardly, southwestwardly and westwardly along the water's edge of the Missouri River, to the place of beginning.

#### OTHER DESCRIPTION OF DISTRICT PROPERTY

A list of all known properties currently identified by the County Assessor's office as located in the proposed District is on file at the City Clerk's office and may be viewed during regular business hours. As of January 10, 2019 said list contained 1807 parcels by parcel number and address.