



**PETITION TO ESTABLISH
LONE PINE GREENSPACE NEIGHBORHOOD IMPROVEMENT DISTRICT OF SPRINGFIELD, MISSOURI**

WHEREAS, Missouri law now provides a procedure to establish a Neighborhood Improvement District

(hereinafter-referred to as District) and

WHEREAS, the undersigned believe it is necessary to utilize said procedure in establishing such a District near the Galloway Basin of the City of Springfield (hereinafter referred to as City).

NOW, THEREFORE, the undersigned hereby respectfully Petition the City of Springfield, Missouri, to establish such a District under its ordinances and under Sections 67.453 - 67.475 inclusive of the Missouri Revised Statutes.

1. The name of the District would be "Lone Pine Greenspace Neighborhood Improvement District of Springfield, Missouri." The name of the project would be "Lone Pine Greenspace" (hereinafter referred to as Greenspace).

2. The general nature of the project would be to acquire a tract of land consisting of approximately 16.42 acres more or less, lying East of Lone Pine and South of Southern Hills Boulevard and to deed the tract to the City of Springfield for Greenspace or Greenspace-like purposes and storm water drainage and detention and right of way. The legal description of the tract is:

See Exhibit "A" which is attached hereto and incorporated herein for all purposes.

a. The tract, already under contract, would be acquired at cost and deeded to the City, subject to a first lien or liens (if private financing is used) or acquired through gap financing.

b. The indebtedness would be paid off by the residents of the District described below in 20 equal installments collected from their annual real estate taxes.

c. The Greenspace would be developed as solely determined by the City with due consideration of the input of a citizen owner advisory board. The advisory board shall be determined as follows:

1. There shall be nine members who live in the District and are property owners.
2. The first Board shall be selected by Greenspace, LLC.
3. The first board shall have 3 members with 3 year terms, 3 with 2 year terms, and 3 with 1 year terms. Thereafter any vacancies shall be elected for 3 year or unexpired terms by the other members of the board, making it a self perpetuating board. No one may serve more than two consecutive terms without leaving the board for 2 years.

No development is contemplated before the Petition is approved and financing is obtained for the improvements. Inasmuch as the City would get the real estate there is no requirement for right-of-ways and easements to be deeded. Each of the petitioners certify that they do not have a financial interest in an existing development that has delinquent special assessment taxes. Since there is no project cost then there will be no project cost overruns. The costs of the project formation shall be born by Greenspace, L.L.C. if the District is not formed.

d. It is contemplated that the Greenspace would provide low impact Greenspace recreation areas serving the District and the City. The City shall have the final approval of the development plans of the Greenspace. The land would not revert to private ownership. No more than three acres be developed for recreational facilities other than trails. The City shall not be required to develop other facilities.

The City may provide for an assessment for annual maintenance.

3. The estimated costs of the improvement is as follows:

a. Acquisition cost of land	\$1,125,000
b. Closing costs, including professional fees	30,000
c. Phase One Environmental Survey	2,000
d. First year's interest reserve until taxes collected in January of 2004	55,000
e. Other necessary costs provided for in Section 67.453(3) of the Missouri Revised Statutes.	+ 13,000
TOTAL FINAL COSTS OF IMPROVEMENTS TO BE ASSESSED AGAINST REAL PROPERTY WITHIN THE DISTRICT	\$1,225,000

4. The Boundaries for the District, which shall be assessed to pay for this project are the owners of the real property contained in and described in Exhibit "B" which is attached hereto and incorporated herein for all purposes.

5. It is proposed that the owners of the Lots and realty described in paragraph four (4) above to be assessed, shall be assessed pro rata according to their front footage on a street. In case of an owner who has a corner lot or has two or more sides fronting on a street, only the shortest side shall be assessed. Provided that in no case shall any lot holder be assessed for less than 75 feet of frontage per lot nor more than 80 feet of frontage per lot in order to make the assessment as equitable as possible. The assessment shall be made annually, beginning for the year 2004 and shall be made as a part of the general real estate taxes, unless the ordinance is adopted and certified too late to permit such collection. In such case, the assessment shall be made the next year and the next nineteen (19) years thereafter.

6. If any of the undersigned own more than one parcel in the District the undersigned agrees that their signature(s) is approval for all such lots.

EXHIBIT A

Legal Description of Approx
16.42 acres that ~~are~~
make up the Lone Pine
Greenspace NID

TRACT B

PART OF THE SOUTHERN HILLS RESERVE IN THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), AND PART OF SECTION FIVE (5), AND PART OF SECTION FOUR (4), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES, AND EXCEPT FOR RAILROAD RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-ONE (21) WEST; THENCE NORTH 0° 43' 06" EAST ALONG THE EAST LINE OF SAID SECTION THIRTY-TWO (32), A DISTANCE OF 1084.43 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SOUTHERN HILLS BOULEVARD; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 88° 14' 19" WEST A DISTANCE OF 226.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 88° 14' 19" WEST, A DISTANCE OF 414.19 FEET TO THE EAST RIGHT OF WAY OF LONE PINE AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 0° 43' 05" WEST A DISTANCE OF 797.60 FEET; THENCE CONTINUING ON SAID EAST RIGHT OF WAY ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 543.68 FEET, A DELTA OF 35° 39' 43", AND AN ARC LENGTH OF 338.40 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY SOUTH 34° 56' 38" EAST, A DISTANCE OF 627.23 FEET; THENCE CONTINUING ON SAID EAST RIGHT OF WAY ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS ON 603.68 FEET, A DELTA OF 9° 08' 30", AND AN ARC LENGTH OF 96.32 FEET TO THE NORTH RIGHT OF WAY OF COVINGTON STREET; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 46° 26' 33" EAST, A DISTANCE OF 68.79 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 87° 06' 13" EAST, A DISTANCE OF 356.74 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 51° 21' 19" WEST A DISTANCE OF 433.21 FEET; THENCE NORTH 15° 24' 04" WEST A DISTANCE OF 606.28 FEET; THENCE NORTH 0° 42' 49" EAST, A DISTANCE OF 910.63 FEET TO THE POINT OF BEGINNING.

AND IS SUBJECT TO A FLOOD PLAIN EASEMENT WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF BEGINNING OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 88° 14' 19" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 0° 42' 49" WEST A DISTANCE OF 914.88 FEET; THENCE SOUTH 15° 24' 04" EAST; A DISTANCE OF 610.52 FEET; THENCE SOUTH 44° 20' 40" EAST, A DISTANCE OF 358.92 FEET TO THE NORTH RIGHT OF WAY OF COVINGTON STREET; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 87° 06' 13" EAST A DISTANCE OF 116.55 FEET; THENCE NORTH 51° 21' 19" WEST A DISTANCE OF 433.21 FEET; THENCE NORTH 15° 24' 04" WEST A DISTANCE OF 606.28 FEET; THENCE NORTH 0° 42' 49" EAST A DISTANCE OF 910.63 FEET TO THE POINT OF BEGINNING.

TRACT IS ALSO SUBJECT TO A SLOPE EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 51° 21' 19" WEST A DISTANCE OF 42.79 FEET; THENCE NORTH 87° 06' 13" WEST A DISTANCE OF 351.12 FEET; THENCE SOUTH 46° 26' 33" EAST A DISTANCE OF 38.37 FEET; THENCE SOUTH 87° 06' 13" EAST, A DISTANCE OF 356.74 FEET TO THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT.

TRACT C

THAT PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION FOUR (4) AND THE NORTHEAST QUARTER (NE ¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21) LYING WEST OF BURLINGTON NORTHERN RAILROAD, EAST OF LONE PINE AVENUE AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COVINGTON STREET (SAID STREET BEING FIFTY (50) FOOT WIDE), AND NORTH OF BATTLEFIELD ROAD, EXCEPT ANY PART THEREOF PREVIOUSLY DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION FOUR (4), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21) WEST; THENCE SOUTH 0° 17' 58" WEST A DISTANCE OF 710.23 FEET ALONG THE WEST LINE OF SAID SECTION FOUR (4) TO A POINT ON THE SOUTH RIGHT OF WAY OF COVINGTON STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 87° 06' 13" EAST A DISTANCE OF 356.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 7° 13' 28" WEST A DISTANCE OF 83.64 FEET; THENCE SOUTH 34° 44' 35" WEST A DISTANCE OF 98.93 FEET; THENCE SOUTH 64° 54' 59" WEST A DISTANCE OF 68.04 FEET; THENCE SOUTH 79° 01' 10" WEST A DISTANCE OF 89.48 FEET; THENCE SOUTH 85° 40' 04" WEST A DISTANCE OF 172.16 FEET TO THE EAST RIGHT OF WAY OF LONE PINE AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 1° 48' 15" EAST A DISTANCE OF 58.75 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 603.68 FEET, A DELTA OF 14° 55' 47", AND AN ARC LENGTH OF 157.30 FEET TO THE SOUTH RIGHT OF WAY OF COVINGTON STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 39° 10' 55" EAST A DISTANCE OF 35.51 FEET; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 87° 06' 13" EAST, A DISTANCE OF 379.66 FEET TO THE POINT OF BEGINNING AND IS SUBJECT TO A FLOOD PLAIN EASEMENT WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF BEGINNING OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 7° 13' 28" WEST A DISTANCE OF 83.64 FEET; THENCE SOUTH 34° 44' 35" WEST A DISTANCE OF 98.93 FEET; THENCE SOUTH 64° 54' 59" WEST A DISTANCE OF 68.04 FEET; THENCE SOUTH 79° 01' 10" WEST A DISTANCE OF 89.48 FEET; THENCE SOUTH 85° 40' 04" WEST A DISTANCE OF 172.16 FEET TO THE EAST RIGHT OF WAY OF LONE PINE AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 1° 48' 15" EAST, A DISTANCE OF 58.75 FEET; THENCE ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 603.68 FEET, AN ARC LENGTH OF 6.62 FEET, AND A

DELTA OF $0^{\circ} 37' 43''$; THENCE NORTH $85^{\circ} 40' 04''$ EAST A DISTANCE OF 161.39 FEET; THENCE NORTH $79^{\circ} 01' 10''$ EAST A DISTANCE OF 77.67 FEET; THENCE NORTH $64^{\circ} 54' 59''$ EAST A DISTANCE OF 42.48 FEET; THENCE NORTH $34^{\circ} 44' 35''$ EAST A DISTANCE OF 65.49 FEET; THENCE NORTH $7^{\circ} 13' 28''$ EAST A DISTANCE OF 62.80 FEET; THENCE SOUTH $87^{\circ} 06' 13''$ EAST A DISTANCE OF 65.19 FEET TO THE POINT OF BEGINNING.

TRACT IS ALSO SUBJECT TO A SLOPE EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF BEGINNING OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH $7^{\circ} 13' 28''$ WEST A DISTANCE OF 25.07 FEET;
THENCE NORTH $87^{\circ} 06' 13''$ WEST A DISTANCE OF 396.12 FEET; THENCE NORTH $39^{\circ} 10' 55''$ EAST A DISTANCE OF 31.01 FEET; THENCE SOUTH $87^{\circ} 06' 13''$ EAST A DISTANCE OF 379.66 FEET TO THE POINT OF BEGINNING OF THE ABOVE DESCRIBED TRACT.

EXHIBIT B

1. ALL OF LOTS 1-8 INCLUSIVE BLOCK KK, LOTS 1-8 INCLUSIVE BLOCK LL, LOTS 1-8 INCLUSIVE BLOCK MM, LOTS 1-10 INCLUSIVE BLOCK NN, LOTS 1-10 INCLUSIVE BLOCK OO AND LOTS 1-10 INCLUSIVE BLOCK PP ALL IN SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

2. ALL OF LOTS 1-24 INCLUSIVE BLOCK SS, LOTS 1-7 INCLUSIVE BLOCK TT, LOTS 1-24 INCLUSIVE BLOCK UU, LOTS 1-7 INCLUSIVE BLOCK VV AND LOTS 1-7 INCLUSIVE BLOCK WW ALL IN SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI
3. ALL OF LOTS 1-10 INCLUSIVE BLOCK AAA SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI
4. ALL OF LOTS 13-14 BLOCK P, LOTS 1-18 INCLUSIVE BLOCK Q, LOTS 1-21 INCLUSIVE BLOCK R, LOTS 1-3 INCLUSIVE BLOCK U AND LOTS 1-3 INCLUSIVE BLOCK V ALL IN SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI
5. ALL OF 7-11 INCLUSIVE BLOCK DD, LOTS 1-3 INCLUSIVE BLOCK JJ, LOTS 1-16 INCLUSIVE BLOCK EE AND LOTS 1-8 INCLUSIVE BLOCK FF ALL IN SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI
6. ALL OF LOTS 1-28 INCLUSIVE BLOCK XX SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI
7. ALL OF LOTS 1-12 INCLUSIVE BLOCK G SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI
8. ALL OF LOTS 1-11 INCLUSIVE BLOCK H SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

9. ALL OF LOTS 1-12 INCLUSIVE BLOCK M SOUTHERN HILLS OF SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

10. ALL OF LOTS 1-23 INCLUSIVE BLOCK O SOUTHERN HILLS OF
SPRINGFIELD A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY
MISSOURI

11. ALL OF LOTS 1-35 INCLUSIVE BLOCK S SOUTHERN HILLS OF
SPRINGFIELD AMENDED PLAT A SUBDIVISION IN SPRINGFIELD,
GREENE COUNTY MISSOURI

12. LOTS 3-30 INCLUSIVE EASTERN ESTATES 1ST ADDITION A
SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI.

EASTERN ESTATES 1ST ADDITION LOT 31 EXCEPT THE SOUTH 50
FEET, EASTERN ESTATES LOT 1 AND EASTERN ESTATES 1ST
ADDITION SOUTH 50 FEET LOT 31 A SUBDIVISION IN SPRINGFIELD,
GREENE COUNTY MISSOURI.

EASTERN ESTATES LOT 2 A SUBDIVISION IN SPRINGFIELD, GREENE
COUNTY MISSOURI.

SOUTHERN HILLS RECREATION CLUB LOT 1 A SUBDIVISION IN
SPRINGFIELD, GREENE COUNTY MISSOURI.

WEST 360 FEET OF THE SOUTH 210 FEET OF THE NORTH 380 FEET
E1/2 NE1/4 SE1/4 32/29/21 ALL IN SPRINGFIELD, GREENE COUNTY,
MISSOURI.

13. LOTS 1-60 INCLUSIVE BRENTHIL ADDITION AND LOTS 62-68 INCLUSIVE
BRENTHIL ADDITION A SUBDIVISION IN SPRINGFIELD, GREENE
COUNTY MISSOURI

14. LOTS 1-10 INCLUSIVE BRENTWOOD PLACE A SUBDIVISION IN
SPRINGFIELD, GREENE COUNTY MISSOURI

15. LOTS 1-11 INCLUSIVE BRENTWOOD SOUTH 3RD ADDITION A
SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

16. LOT 12 REPLAT OF PART OF BLOCK (I), LOTS 15-20 INCLUSIVE BLOCK
J OF AMENDED PLAT OF BRENTWOOD ESTATES A SUBDIVISION IN
SPRINGFIELD, GREENE COUNTY MISSOURI

17. LOTS 2-11 INCLUSIVE ALL IN AMENDED PLAT BRENTWOOD ESTATES
BLOCK (I) AND, LOTS 7-14 INCLUSIVE ALL IN AMENDED PLAT BLOCK J
A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

18. LOTS 1 BLOCK A ROLLING ACRES ESTATES A SUBDIVISION IN
SPRINGFIELD, GREENE COUNTY MISSOURI

LOTS 1-2 BLOCK B, LOTS 1 AND 2 BLOCK C, LOTS 1-4 INCLUSIVE
BLOCK D ALL IN ROLLING ACRES ESTATES A SUBDIVISION IN
SPRINGFIELD, GREENE COUNTY MISSOURI

W1/2 LOT 1 BLOCK E, E1/2 LOT 1 BLOCK E, W1/2 LOT 2 BLOCK E, E1/2
LOT 2 BLOCK E, W1/2 LOT 3 BLOCK E, E1/2 LOT 3 BLOCK E ROLLING
ACRES ESTATES A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY
MISSOURI.

19. BEGINNING 515 FEET EAST AND 20 FEET SOUTH OF THE SW1/4 SE1/4
EAST 210 FEET SOUTH 360 FEET WEST 210 FEET NORTH 360 FEET TO
BEGINNING 32/29/21.

BEGINNING 725 FEET EAST AND 20 FEET SOUTH OF THE SW1/4 SE1/4
SOUTH 360 FEET EAST 261 FEET NORTH 361.2 FEET WEST 250 FEET
TO BEGINNING 32/29/21.

THE SOUTH 145 FEET OF THE NORTH 380 FEET OF THE WEST 465
FEET OF THE SW1/4 SE1/4 32/29/21.

LOTS 2-4 INCLUSIVE WILLIAMS GURLEY SUBDIVISION A SUBDIVISION
IN SPRINGFIELD, GREENE COUNTY MISSOURI.

THE WEST 187.5 FEET OF LOT 1, WILLIAMS GURLEY SUBDIVISION A
SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI.

THE EAST 137.5 FEET OF LOT 1, WILLIAMS GURLEY SUBDIVISION A
SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI.

THE EAST 250 FEET OF THE WEST 750 FEET OF THE SOUTH 360 FEET
OF THE NW1/4 SE1/4 32/29/21.

THE EAST 200 FEET OF THE WEST 950 FEET OF THE SOUTH 165 FEET
OF THE NW1/4 SE1/4 32/29/21.

20. LOTS 1-14 INCLUSIVE BLOCK A, LOTS 1-4 INCLUSIVE AND LOTS 10-16
INCLUSIVE BLOCK B, LOTS 1-5 INCLUSIVE AND LOTS 9-13 INCLUSIVE
BLOCK C, LOT 1-5 INCLUSIVE AND 13-16 INCLUSIVE BLOCK D
WILOMERE TERRACE A SUBDIVISION IN SPRINGFIELD, GREENE
COUNTY MISSOURI

21. LOTS 1-6 INCLUSIVE BLOCK B REPLAT OF WILOMERE TERRACE A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

22. LOTS 4-5 AND LOTS 9-17 INCLUSIVE COLLIER SUBDIVISION A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

23. LOTS 10-32 INCLUSIVE LONE PINE ADDITION A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

LOT 33 LONE PINE ADDITION A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI AND THE EAST 65 FEET OF THE NORTH 100 FEET OF THE WEST 220 FEET S³/₄ E¹/₂ SE¹/₄ NE¹/₄ 32/29/21

24. LOT 1-5 INCLUSIVE SOUTH LONE PINE ADDITION A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

LOT 6 AND THE WEST 12 FEET LOT 7 SOUTH LONE PINE ADDITION A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

LOT 8 AND THE EAST 12 FEET LOT 7 SOUTH LONE PINE ADDITION A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI

25. TRACT I: A TRACT OF LAND BEING A PART OF THE EAST HALF (E ¹/₂) OF LOTS 1 AND 2 OF THE NORTHEAST FRACTIONAL QUARTER (NE FRL 1/4) OF SECTION FIVE (5), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21) WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 232 FEET SOUTH AND 636 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER OF THE EAST HALF OF LOT 1 OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 13 OF BRENTWOOD SOUTH FOURTH ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE N 54 DEGREES 36' 11" W, ALONG THE EASTERLY LINE OF LOTS 11 AND 10 OF BRENTWOOD SOUTH THIRD ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, 233.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 01 DEGREE 56' 33" E, ALONG THE EAST LINE OF LOTS 9 AND 7 OF SAID BRENTWOOD SOUTH THIRD ADDITION, 315.86 FEET TO THE SOUTH LINE OF BRENTHIL, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE S 88 DEGREES 05' 10" E, ALONG SAID SOUTH LINE OF BRENTHIL, 625.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LONE PINE AVENUE; THENCE SOUTHEASTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 20' 59", A RADIUS

OF 603.69 FEET, AN ARC LENGTH OF 24.76 FEET, AND A CHORD BEARING OF S 13 DEGREES 24' 27" E; THENCE N 88 DEGREES 09' 02"W, 438.00 FEET; THENCE S 01 DEGREE 50' 17" W, 420.53 FEET TO THE POINT OF BEGINNING. ALSO, SUBJECT TO A 10 FOOT WIDE ACCESS EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LONE PINE AVENUE, SAID POINT BEING S 12 DEGREES 51' 38" E, 13.23 FEET FROM THE SOUTHEAST CORNER OF LOT 55 OF BRENTHIL, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE N 89 DEGREES 05' 24" W, 265.83 FEET; THENCE N 84 DEGREES 14' 17" W, 150.44 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 56 DEGREES 04' 45", A RADIUS OF 32.00 FEET, AN ARC LENGTH OF 31.32 FEET AND A CHORD BEARING OF S 67 DEGREES 43' 21" W; THENCE S 39 DEGREES 40' 58" W, 13.18 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40 DEGREES 35' 34", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 2834 FEET, AN A CHORD BEARING OF S 19 DEGREES 23' 11" W; THENCE S 00 DEGREES 54' 36" E, 83.05 FEET; THENCE S 10 DEGREES 49' 25" E, 62.84 FEET; THENCE S 04 DEGREES 33' 50" E, 54.79 FEET; THENCE S 06 DEGREES 23' 55" W, 43.37 FEET; THENCE S 03 DEGREES 57' 18" E, 62.31 FEET FOR A POINT OF TERMINATION, ALL IN GREENE COUNTY, MISSOURI.

TRACT II: A TRACT OF LAND BEING A PART OF THE EAST HALF(E ½) OF LOTS 1 AND 2 OF THE NORTHEAST FRACTIONAL QUARTER (NE ¼) OF SECTION FIVE (5), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21) WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 232 FEET SOUTH AND 389.20 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER OF THE EAST HALF (E½) OF LOT ONE OF SAID NORTHEAST QUARTER (NE¼), THENCE CONTINUING SOUTHWESTERLY, S 79 DEGREES 10' 49" W, 246.80 FEET TO THE NORTHWEST CORNER OF LOT THIRTEEN (13) OF BRENTWOOD SOUTH FOURTH ADDITION A SUBDMISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE N 01 DEGREE 50' 17" E, 420.53 FEET; THENCE S 88 DEGREES 09' 02" E, 322.12 FEET; THENCE S 14 DEGREES 21' 06" W, 375.30 FEET TO THE POINT OF BEGINNING.

ALSO, TOGETHER WITH AND SUBJECT TO A 10 FOOT WIDE ACCESS EASEMENT WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LONE PINE AVENUE, SAID POINT BEING S 12 DEGREES 51' 38" E, 13.23 FEET FROM THE SOUTHEAST CORNER OF LOT 55 OF BRENTHIL, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE N 89 DEGREES 05' 24" W, 265.83 FEET; THENCE N 84 DEGREES 14' 17" W, 150.44 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A

CENTRAL ANGLE OF 56 DEGREES 04' 45", A RADIUS OF 32.00 FEET, AN ARC LENGTH OF 31.32 FEET, AND A CHORD BEARING OF S 67 DEGREES 43' 21" W; THENCE S 39 DEGREES 40' 58" W, 13.18 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40 DEGREES 35' 34", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 28.34 FEET, AND A CHORD BEARING OF S 19 DEGREES 23' 11" W; THENCE S 00 DEGREES 54' 36" E, 83.05 FEET; THENCE S 10 DEGREES 49' 25" E, 62.84 FEET; THENCE S 04 DEGREES 33' 50" E, 54.79 FEET; THENCE S 06 DEGREES 23' 55" W, 43.37 FEET; THENCE S 03 DEGREES 57' 18" E, 62.31 FEET FOR A POINT OF TERMINATION, ALL IN GREENE COUNTY, MISSOURI.

26. ALL THAT PART OF THE EAST 1/2 OF LOTS 1 AND 2 OF THE NE1/4 OF SECTION 5, T-28-N, R-21-W, AND THAT PART OF THE W1/2 OF LOT 1 OF THE NW1/4 OF SECTION 4, T-29-N, R-21-W, SPRINGFIELD, GREENE COUNTY, MISSOURI.

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE WEST 1/2 OF LOT 1 OF THE NW1/4 OF SECTION 4, T-28-N, R-21-W, AND THE WEST LINE OF LONE PINE ROAD (STATE HIGHWAY "A-E"); THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LONE PINE ROAD (STATE HIGHWAY "A-E") A DISTANCE OF 1555.2 FEET, MORE OR LESS TO AN EXISTING IRON PIN SET FOR A BEGINNING POINT; THENCE CONTINUING NORTHWESTERLY ALONG THE WEST LINE OF SAID LONE PINE ROAD (STATE HIGHWAY "A-E") SAID WEST LINE AT THIS POINT BEING ON A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 603.69 FEET, A DISTANCE OF 339 FEET TO A STONE POST, SAID STONE POST BEING THE POINT OF BEGINNING DESCRIBED IN DEEDS RECORDED IN DEED BOOK 1193, PAGES 313 AND 315; THENCE IN A NORTHWESTERLY DIRECTION MAKING AN ANGLE OF 72 DEGREES 55' TO THE LEFT WITH THE TANGENT OF THE AFORESAID CURVE A DISTANCE OF 50 FEET, SAID LAST DESCRIBED COURSE BEING ON THE SOUTH LINE OF THE NORTH 24 FEET OF THE EAST 438 FEET OF PROPERTY DESCRIBED IN THE AFORESAID DEEDS; THENCE IN A SOUTHWESTERLY DIRECTION MAKING AN ANGLE OF 79 DEGREES 37' TO THE LEFT WITH THE LAST DESCRIBED COURSE A DISTANCE OF 350.4 FEET; THENCE NORTHEASTERLY MAKING AN ANGLE OF 112 DEGREES 55' TO THE LEFT WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 302 TO THE POINT OF BEGINNING EXCEPT THAT PART TAKEN OR USED FOR ROADS.

27. ALL OF AN IRREGULARLY DESCRIBED TRACT OF LAND IN THE GENERAL BUT IMPERFECT SHAPE OF A PARALLELOGRAM DESCRIBED AS FOLLOWS, SAID DESCRIPTION ARRIVED AT BY MEANS OF A SURVEY ACCOMPLISHED BY GEORGE H. KASTENDIECK, SURVEYOR OF GREENE COUNTY, MISSOURI, DATED MAY 5, 1964: COMMENCING AT A STONE POST, SAID STONE POST BEING THE

POINT OF BEGINNING DESCRIBED IN DEEDS RECORDED IN DEEDBOOK 1193, PAGES 313 AND 315; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEEDBOOK 1222, PAGE 35, A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID TRACT, MAKING AN ANGLE OF $79^{\circ}37'$ TO THE LEFT WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 350.4 FEET TO THE S.W. CORNER OF SAID TRACT DESCRIBED IN DEEDBOOK 1222, PAGE 35; THENCE SOUTHWESTERLY, MAKING AN ANGLE OF $67^{\circ}05'$ TO THE RIGHT WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 87.2 FEET; THENCE NORTHEASTERLY, MAKING AN ANGLE OF $115^{\circ}13'$ TO THE RIGHT WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 378.8 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, MAKING AN ANGLE OF $77^{\circ}19'$ TO THE RIGHT WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 66.2 FEET TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES MORE OR LESS, ALL OF SAID PROPERTY BEING INCLUDED IN THE EAST ONE-HALF (1/2) OF LOTS ONE (1) AND TWO (2) OF THE NORTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21) WEST IN GREENE COUNTY, MISSOURI