

Legal Description and Map of the Southern Hills Community Improvement District

A PORTION OF SOUTHERN HILLS OF SPRINGFIELD, AND ADJOINING LANDS, AS SHOWN ON THE RECORDED PLATS THEREOF:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 29, RANGE 21, IN GREENE COUNTY, MISSOURI;

THENCE NORTH A DISTANCE OF 1084.43 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHERN HILLS BOULEVARD;

THENCE EASTERLY A DISTANCE OF 83.93 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK S IN BLOCKS P, Q, R, S, T, U AND V IN SOUTHERN HILLS OF SPRINGFIELD, FOR A POINT OF BEGINNING;

THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTHERN HILLS BOULEVARD, A DISTANCE OF 1,227.80 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK U;

THENCE NORTHERLY A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 12 OF BLOCK M; THENCE NORTHERLY A DISTANCE OF 241.75 FEET ALONG THE WEST LINE OF LOTS 12 & 11 OF BLOCK M TO THE MOST WESTERN CORNER OF SAID LOT 11;

THENCE NORTHERLY A DISTANCE OF 420 FEET ALONG THE WEST LINE OF LOTS 11 THRU 8 OF BLOCK M TO THE POINT OF DEFLECTION IN THE WEST LINE OF SAID LOT 8;

THENCE NORTHERLY A DISTANCE OF 290 FEET ALONG THE WEST LINE OF LOTS 8 THRU 6 OF BLOCK M TO THE POINT OF DEFLECTION IN THE WEST LINE OF SAID LOT 6;

THENCE NORTHERLY A DISTANCE OF 358.5 FEET ALONG THE WEST LINE OF LOTS 6 THRU 3 OF SAID BLOCK M TO THE NORTHWEST CORNER OF SAID LOT 3, WHICH LIES ON THE SOUTH RIGHT-OF-WAY LINE OF UTICA TERRACE;

THENCE NORTHERLY A DISTANCE OF 50 FEET TO THE SOUTH WEST CORNER OF LOT 17 OF BLOCK L; THENCE NORTHERLY A DISTANCE OF 289.65 FEET ALONG THE WEST LINE OF LOTS 17 THRU 19 OF SAID BLOCK L TO THE NORTHWEST CORNER OF SAID LOT 19;

THENCE EASTERLY A DISTANCE OF 155.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 19 WHICH LIES ON THE WEST RIGHT-OF-WAY LINE OF MEADOWVIEW AVENUE;

THENCE EASTERLY A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK O; THENCE EASTERLY A DISTANCE OF 585.7 FEET TO THE NORTHWEST CORNER OF LOT 6 OF BLOCK O; THENCE NORTHERLY A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN BLOCK W;

THENCE NORTHERLY A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 IN SAID BLOCK W;

THENCE EASTERLY A DISTANCE OF 167.5 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 IN SAID BLOCK W;

THENCE NORTHERLY A DISTANCE OF 164.3 FEET ALONG THE WEST LINE OF LOT 1 IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE EASTERLY A DISTANCE OF 130 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE EASTERLY A DISTANCE OF 161 FEET TO THE NORTHEAST CORNER OF LOT 9 IN BLOCK X;

THENCE EASTERLY A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF LOT 8 IN SAID BLOCK X;

THENCE EASTERLY A DISTANCE OF 473.5 FEET ALONG THE NORTH LINE OF LOTS 8 THRU 6 OF SAID BLOCK X TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE SOUTHEASTERLY A DISTANCE OF 9.15 ALONG THE EAST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 8 IN SOUTHERN HILLS PLACE, A SUBDIVISION IN SAID CITY OF SPRINGFIELD;

THENCE EASTERLY A DISTANCE OF 215.21 TO THE NORTH-NORTHEAST CORNER OF SAID LOT 8 IN SOUTHERN HILLS PLACE SUBDIVISION;

THENCE SOUTHEASTERLY A DISTANCE OF 49.81 FEET TO THE MOST EASTERN CORNER OF SAID LOT 8;

THENCE SOUTHWEST A DISTANCE OF 47.59 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHERN MOST CORNER OF LOT 4 IN THE AFOREMENTIONED BLOCK X;

THENCE SOUTHEAST A DISTANCE OF 476.6 FEET ALONG THE EAST LINES OF LOTS 4 THRU 1 IN SAID BLOCK X TO THE EASTERN MOST CORNER OF LOT 1 IN SAID BLOCK X;

THENCE SOUTHERLY A DISTANCE OF 50 FEET TO THE NORTH EAST CORNER OF LOT 1 OF BLOCK Y;

THENCE SOUTHEASTERLY A DISTANCE OF 386.3 FEET ALONG THE EAST LINE OF LOTS 1 THRU 3 OF SAID BLOCK Y TO THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK Y;

THENCE SOUTHEASTERLY A DISTANCE OF 140 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE SOUTHERLY A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID BLOCK Y;

THENCE SOUTHWESTERLY A DISTANCE OF 320 FEET ALONG THE EAST LINE OF LOTS 5 THRU 7 TO THE SOUTHEAST CORNER OF LOT 7 OF SAID BLOCK Y;

THENCE SOUTHERLY A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF LOT 8 OF SAID BLOCK Y; THENCE SOUTHWESTERLY A DISTANCE OF 245.0 FEET ALONG THE EAST LINE OF LOTS 8 & 9 OF SAID BLOCK Y TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTHERLY A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID BLOCK Y;

THENCE SOUTHWESTERLY A DISTANCE OF 227.5 FEET ALONG THE EAST LINE OF LOT 10 OF SAID BLOCK Y TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK GG;

THENCE SOUTHWESTERLY A DISTANCE OF 451.8 ALONG THE SOUTHEASTERN LINE OF LOTS 1 THRU 3 OF SAID BLOCK GG TO THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK GG;

THENCE SOUTHWESTERLY A DISTANCE OF 100 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID BLOCK GG;

THENCE SOUTHWESTERLY A DISTANCE OF 100 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK GG;

THENCE SOUTHERLY A DISTANCE OF 100.5 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 OF BLOCK GG;

THENCE SOUTHERLY A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK HH;

THENCE SOUTHERLY A DISTANCE OF 305.3 FEET ALONG THE EAST LINE OF LOTS 1 THRU 3 OF SAID BLOCK HH TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTHERLY A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK "I-I";

THENCE SOUTHERLY A DISTANCE OF 315.0 FEET ALONG THE EAST LINE OF LOTS 1 THRU 3 IN SAID BLOCK "I-I" TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE WESTERLY A DISTANCE OF 160.91 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALPINE DRIVE TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE WESTERLY A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK PP;

THENCE SOUTHERLY A DISTANCE OF 52.84 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK SS; THENCE SOUTHERLY A DISTANCE OF 132.92 FEET ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST

RIGHT-OF-WAY LINE OF SAID CATALINA AVENUE TO THE NORTHWEST CORNER OF BLOCK "Y-Y";

THENCE SOUTHERLY A DISTANCE OF 132.35 FEET ALONG THE WEST LINE OF SAID BLOCK "Y-Y" SOUTHERN HILLS OF SPRINGFIELD SUBDIVISION AND WEST RIGHT-OF-WAY OF SAID CATALINA AVENUE TO THE NORTHEAST CORNER OF LOT 13 IN GLENDALE ESTATES, A SUBDIVISION IN SAID CITY OF SPRINGFIELD;

THENCE WESTERLY A DISTANCE OF 248.1 FEET ALONG THE NORTH LINE OF SAID GLENDALE ESTATES SUBDIVISION TO THE MIDDLE SOUTH CORNER OF LOT 3 OF BLOCK SS;

THENCE WESTERLY A DISTANCE OF 82.1 FEET ALONG THE SOUTH LINE OF LOTS 3 AND 4 OF SAID BLOCK SS TO THE NORTHWEST CORNER GLENDALE ESTATES SUBDIVISION;

THENCE SOUTHERLY A DISTANCE OF 388.3 FEET ALONG THE EAST LINE OF LOTS 4 THRU 8 OF SAID BLOCK SS TO THE ANGLE POINT IN THE EAST LINE OF LOT 8 OF SAID BLOCK SS;

THENCE SOUTHWESTERLY A DISTANCE OF 144 FEET ALONG THE EAST LINE OF SAID LOT 8 AND LOT 9 IN SAID BLOCK SS TO THE ANGLE POINT IN THE EAST LINE OF LOT 9 IN SAID BLOCK SS;

THENCE SOUTHERLY A DISTANCE OF 161.6 FEET ALONG THE EAST LINE OF SAID LOT 9 AND LOT 10 IN SAID BLOCK SS TO THE EAST-SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK SS;

THENCE SOUTHWESTERLY A DISTANCE OF 85 FEET ALONG THE SOUTHEAST LINE OF SAID LOT 10 AND LOT 11 IN SAID BLOCK SS TO THE SOUTH-SOUTHEAST CORNER OF LOT 11 IN SAID BLOCK SS;

THENCE NORTHWESTERLY A DISTANCE OF 449.10 FEET ALONG THE SOUTH LINE OF LOTS 11 THRU 14 OF SAID BLOCK SS TO THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE SOUTHERLY A DISTANCE OF 541.87 FEET ALONG THE EAST LINE OF LOTS 1 THRU 5 OF BLOCK WW TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE WESTERLY A DISTANCE OF 139 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 OF SAID BLOCK WW;

THENCE WESTERLY A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF SAID BLOCK UU;

THENCE SOUTHERLY A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK VV IN SAID SUBDIVISION;

THENCE SOUTHERLY A DISTANCE OF 155 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF BLOCK VV;

THENCE WESTERLY A DISTANCE OF 821.12 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK VV;

THENCE NORTHWESTERLY A DISTANCE OF 165 FEET TO THE NORTHWEST CORNER OF SAID LOT 7 OF SAID BLOCK VV;

THENCE NORTHWESTERLY A DISTANCE OF 690 FEET ALONG THE EAST LINE RIGHT-OF-WAY LINE OF THE CHADWICK BRANCH RAILROAD TO THE SOUTHEAST CORNER OF LOT 35 IN THE AMENDED PLAT OF BLOCK "S", SAID CORNER BEING 130.0' EAST AND 102.5' NORTH OF THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 29, RANGE 21;

THENCE NORTHWESTERLY A DISTANCE OF 976.5 FEET ALONG THE WEST LINE OF LOTS 35, 34, 31 & 30 OF SAID AMENDED BLOCK OF BLOCK "S", AND THE EAST LINE OF SAID CHADWICK BRANCH RAILROAD TO THE SOUTHEAST CORNER OF LOT 8 OF BLOCK S;

THENCE NORTHERLY A DISTANCE OF 994.7 FEET ALONG THE WEST LINE OF LOTS 8 THRU 1 AND THE EAST LINE OF SAID CHADWICK BRANCH RAILROAD BACK TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 11,529,337 SQ. FT. (265 ACRES) AND ALL BEING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER & THE WEST HALF OF THE SOUTHEAST QUARTER & THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 29, RANGE 21 AND THE NORTHWEST OF SECTION 4, TOWNSHIP 28, RANGE 21, WITHIN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.



